Housing & Hostels - Transvaal

1995

August - Dec
Angry ratepayers threaten a boycott

Mduduzi ka Harvey

ABOUT 25% of Johannesburg's population will consider a rate boycott on Saturday, showing their growing dissatisfaction with the city's Transitional Metropolitan Council governance in the past eight months.

Members of the North East Community Forum, which consists of business associations, ratepayers' organisations, the Alexandra Land Property Owners' Association and domestic worker unions, are demanding the TMC urgently answer what steps it has taken to encourage service payments in communities like Alexandra where payments were reported to be as low as 16%.

The forum is also demanding to be informed on payment trends for Soweto and other townships for the period since the national elections and the creation of the TMC.

Forum chairman David Jordan asked why some communities' regular payments were used to fund the non-payment of others, while municipal services in the paying areas were on the verge of collapse.

Also of concern was delegation of powers. Ratepayers have questioned when the appropriate powers and authority would be given to the different metropolitan substructures. They claimed previous correspondence to the TMC had failed to obtain a satisfactory response.

Jordan said members of the Forum, which covers areas like Lounge, Bryanston, Rosebank, Kennington, Malvern, Bruma Lake, Butte Valley, Orange Grove, Sandton, Ilovo, Kew, Yeoville and Berea, were worried that the TMC could not find funds to maintain the areas' crisis control centres, where half the staff had resigned or relocated, affecting ambulance and fire services. Parks could no longer be maintained as no funds were available.

A petition to the TMC would be formalised at the meeting. A boycott, he said, would "wake up" the TMC to take note of the serious concerns of ratepayers.

TMC deputy director of financial services Grant Easton said lifetime tariffs should be given a chance. He said the council had initiated a R62m emergency needs initiative ensuring that services were made available for people to pay for. The Johannesburg budget, he said, would be reviewed to provide money in areas with greater need for services.

Other measures to encourage payment, he said, included tariff standardisation on the basis of paying for as much as one used, upgrading of pay points and negotiating with post offices and banks to accept payments.
Slow start to transfer of houses

BY BONGIWE MLANGENI
HOUSING REPORTER

Few tenants renting State-owned houses in areas where housing bureaux have been launched have submitted claims to facilitate the transfer of the properties into their ownership. Gauteng has established three housing bureaux since June, but residents have not taken up the provincial government's offer to facilitate home-ownership.

The Krugersdorp housing bureau, which serves Kagiso and Munsieville, was the first to be launched in June and has to transfer about 4,000 homes. But few people visit the Kagiso and Munsieville offices, according to the bureau project manager.

Gauteng bureaux co-ordinator Nigel Mandy said the poor response did not come as a surprise. "We expected this kind of response, especially in Krugersdorp, because the bureau was launched before we could advertise the concept."

Major advertising of all five bureaux will take place next week at the launch of the Soweto Housing Bureau which has to facilitate the transfer of about 62,000 State-owned houses.

Gauteng Premier Tokyo Sexwale and MEC for housing Dan Mofokeng would open the first bureau office in Soweto and about 11 other offices will be opened later in different parts of the township.

"After the Soweto housing bureau launch, more bureaux will be opened in Tsakane, Randfontein, Heidelberg, Botshabelo, Tshipisa, Katlehong, Waterval, Daveyton and Evaton."

Tenants wishing to submit claims should visit the nearest council offices in their area.
Transnet to help house employees

Railway employees and users around the country will soon benefit from the Transnet housing project, which aims to build affordable houses closer to the workplace.

Land in Aquadane, Richards Bay, had already been earmarked for the construction of 500 houses at a cost of R51 million, spokeswoman Mashola Mashabela said yesterday.

She said plans to build houses in Gauteng were also under way and could be implemented before the end of the year.

The Richard's Bay houses would be built over a three-year period.

"We are expecting phase one to be completed before the end of the year," said Mashabela.

Employees of Spoornet, Portnet and Alusaf and the local communities would be able to buy houses ranging from R50,000 for a 40 sq metre home to R100,000 for an up-market house.

She said a grant was received from the Kwazulu/Natal housing board which would be used for employees who qualified for low-cost housing.

"The company will determine the amount individuals qualify for. The board will contribute towards making the houses affordable for the potential home owners," said Mashabela.

Bureau brings tears of joy
Opening of Soweto Housing
Houses to be fixed
(127) CT 4/8/95
Johannesburg: Altogether
1,500 houses damaged by violence
in Katlehong, Thokoza and
Vosloorus on the East Rand before
last year's general election are to be
repaired in a R17 million reconstruction and development project
over the next year — Sapa
Katorus reconstruction programme gets R17-m boost

BY BONGIWE MLANGENI
HOUSING REPORTER

Renewed efforts to repair Katorus houses vandalised during violence in the early 90s have received a R17-million boost from Reconstruction and Development Programme coffers.

The Katorus housing project was relaunched yesterday, almost a year after the launch of the Special Presidential Project which later came to a halt because it excluded local residents. Sources said RDP funds allocated to the project in October 1994 were used to upgrade street lights and manholes.

Only 151 houses, all council-owned and insured, were repaired by the council. But the houses were left unoccupied and later vandalised again as residents felt unsafe despite the presence of the SDUs and SPUs.

Displaced people representative Octavia Hlatshwayo said the first project failed because local residents were not involved and local builders were excluded.

About R645-million was initially allocated to the Presidential Project, but Mike Morkel, managing member of Settlement Dynamics (appointed to co-ordinate the RDP lead projects in Gauteng), yesterday could not say how much of it was spent.

Special Presidential Project manager Thembu Mahuleke, who failed to attend the conference, could not be reached for more details on the use of the funds.

Morkel said the upgrading of houses in Phenduka section, Tokosha, and Ngudi section, Katingo, would occur simultaneously with the upgrading of hostels which will start before the end of the month.

He said the project was expected to last about 18 months and about 1,500 houses would be repaired. Already 62 houses have been assessed and 228 claims have been received.

Homeowners and tenants who lost their homes through violence could submit claims at the Home Loan Guarantee Company offices in Alberton, corner Du Plessis and Truida streets. All claims would be reviewed and assessed before being approved.

Home Loan operations manager Dimakatso Moraka said houses would be repaired only after the rightful owner submitted a claim.
Johannesburg The Gauteng government and Eskom have reached agreement on rolling over — but not necessarily writing off — outstanding debts for electricity supplied to local authorities by Eskom.

The Gauteng government said the "ground-breaking procedure" had been agreed after more than 10 months of negotiations.

The agreement would ensure that new local government structures to be set up after the November 1 elections did not inherit millions of rands debt from their transitional predecessors.

The debts would be transferred to suspense accounts, the statement said.

"The debt will not be written off in the conventional sense, but is being written back against future income, provided that there is performance in the payment of current monthly dues."

The procedure involves two components.

Firstly, the transfer by local authorities of debts accumulated up to February 28 this year into a suspense account, which will be written back by Eskom against good payment performance in future.

"The effect of this is that the debt will not be payable by local authorities."

The second component relates to debt accumulated from March 1 to December 31 this year. This will be transferred into a separate suspense account and local authorities will be expected to repay this by December 31 next year, with interest being charged at the prime rate. — Sapa.
Provincial govt and Eskom strike deal on arrears

STAFF REPORTER

The Gauteng provincial government and the national electricity supplier, Eskom, have agreed on a ground-breaking procedure to overcome the problem of outstanding electricity payments run up by local authorities.

The agreement, which is the product of more than 10 months of negotiations, ensures that the new local government structures to be set up after the elections on November 1 do not inherit millions of rands in debt from their apartheid predecessors.

Instead, these debts will be transferred into suspense accounts—effectively rolling over most of the debt.

The debt will not be "written off" in the conventional sense, but is being "written back" against future income, provided there is performance in the payment of current monthly dues.

There are two components to this procedure, according to an Eskom spokesman.

Local authorities will be able to transfer debts accumulated up to February 28 1996 into a "number one suspense account" which will, over a period of time, be written back by Eskom against good performance payment in future.

The effect of this is that the debt will not be payable by local authorities. Secondly, debt accumulated from March 1 1996 to December 31 1996 will be transferred to a "number two suspense account".

Negotiated

Local authorities will be expected to pay this back by December 31 1996 and will have to pay interest at prime rate on this account.

The method of payment will be negotiated with each local authority.

In addition, the period from now to the end of December is regarded as a "normalisation period", during which payments by local authorities will be monitored. Local authorities will be expected to reach specific targets for payment.
Ratepayers threaten to put payments on hold

By CHERYL HUNTER
City Reporter

SANDTON and Randburg ratepayers are threatening to boycott rates and services payments after months of discontent with transitional metropolitan council leadership, according to North East Community Forum chairman David Jordaan.

He said this week that municipal services in Sandton and Randburg suburbs were on the verge of collapse and the area was falling further behind in the provision of infrastructure for the rapidly developing Sandton business areas.

The council described his claims as “exaggerated”, explaining it had restructured its budget to accommodate “RDP principles”.

Jordaan said: “This problem is being exacerbated by the council continuing to provide services to those areas which are not paying rates and taxes while we pay hundreds of rand for the same commodities.”

The forum, which represents at least 30 ratepayers’ associations, the Sandton Federation of Ratepayers, the Sandton Chamber of Commerce, the Domestic Workers’ Union, several community-based organisations from Alexandra, and other organisations, is meeting in the Sandton Civic Centre at 9.30am today.

Jordaan said the meeting would discuss the possibility of boycotts.

“We are hard-working businessmen and don’t have the time to protest in the street, but we have to draw the line. We refuse to continue paying for something we are not receiving and will probably place the money in a trust fund.”

Jordaan said a crime control centre had been started in the area and was combating the crime problem, but that funding was no longer available for this.

He said there was huge business development around Sandton City and Sunninghill, yet Rivonia and other roads in those areas, which were completely inadequate for the increased traffic, would not be upgraded.

“There is no infrastructure for the growing business sector here and everything is going to pot,” Jordaan said.

Sandton town treasurer Koos Vos said budget cuts had been made, but these cuts were normal and the budget was down from R60-million last year to R55-million this year.

“We have had to prioritise certain projects compiled on RDP principles, but to say that services are on the verge of collapse is a complete exaggeration,” Vos said.

A copy of the preliminary budget for Sandton revealed that more than R1-million was available for developing parks and river trails, over R24-million for the upgrading of roads, including Rivonia Road, and R10.5-million for water issues, including the installation of meters and reticulation of new townships.
set in motion at last

Council house tenants to owners

NYT Press, August 6, 1993

Two Housing Ban Mooted... and Government's Frank Gehry.

Tenants to owners

The official opening of the Orange Door is the government's first major step toward providing social housing under the auspices of the New Town Action Plan. The government has announced that it will provide 3,000 new social housing units over the next five years, with the first phase of 1,000 units expected to be completed by 1995.

The government has also announced plans to establish a new housing trust, which will manage the new social houses. The trust will be led by a board of directors appointed by the government, and will be responsible for managing the new houses and ensuring that they are well-maintained.
Battle to find cheap flats for homeless in inner city

BY BONGWE MLANGENI
HOUSING REPORTER

Organisations seeking affordable housing for the homeless in Johannesburg's city centre are struggling to secure reasonably priced buildings.

Several empty buildings have been considered for use as shelters for the homeless.

Most of the empty blocks are dilapidated but, despite their condition, owners insist on a high price.

This is the case with the buildings occupied by members of the Seven Buildings Project, who have been trying to buy their rented flats with the help of a government subsidy.

Renovate

A developer working with the tenants who tried to buy the seven buildings had to fight for an affordable price against the owner's - in most instances exorbitant - price.

The blocks had been neglected for years but tenants were willing to renovate them once they gained ownership.

After more than four years spent trying to acquire the flats, members of the Seven Buildings Project were still not sure of their fate.

The Greater Johannesburg Transitional Metropolitan Council is also investigating the possibility of converting certain buildings into homes for the homeless, according to acting town clerk Stan Verrier.

He said it would be possible to convert empty buildings into shelters only in cases where the owner was willing to sell at an affordable rate.

"For this reason the empty buildings considered by the council for conversion into shelters are mostly owned by the Government."

Johannesburg Tenants' Association spokesman Moses Mashoeshoe said Jota could not understand how so many people could go homeless in the city while buildings stood empty.

In the inner city there are about six unoccupied residential buildings, a Transnet building and one owned by Wits Technikon.

Last year Jota invaded several buildings which were standing empty in an effort to highlight the need for housing in the inner city.

Verrier said there had been difficulty locating owners who had disappeared and accumulated arrears.

Residential buildings that are empty at present include Claremont Court in Joubert Park, Milton Court in Pritchard Street, Queens Court in Bree Street, Timbrow in Wanderers Street and the Ambassador in Von Wadlich Street.

The council is reviewing legislation to pin down evasive landlords.
A better home... Vosloorus hostel residents have already moved into 2,000 upgraded units which provide more privacy and a healthier environment. The units will be converted to family units in the future.

PICTURE THYS DULLAART

Project to upgrade East Rand hostels progressing well (127)

BY BONGIWE MLANGENI
HOUSING REPORTER

Spacious painted rooms and separate toilets and bathrooms have replaced the decrepit units at the Vosloorus hostel, which is receiving a R50-million revamp.

About 2,000 units have already been upgraded at the Vosloorus Nguni and Sotho sections, and 3,000 more are expected to be finished before the end next year.

The upgrading of East Rand hostels, which includes Elnzenz hostel in Tembisa, is part of a renewal project which has been allocated about R5-billion, said Settlement Dynamics manager Mike Morkel yesterday.

Settlement Dynamics has been appointed to co-ordinate the RDP lead projects in Gauteng.

Morkel said the renewal of the East Rand did not only involve the upgrading of houses "it also involves establishing a safe and secure environment by normalising police force services and improving engineering facilities such as water and sewerage systems."

African Life Homes (ALH) was awarded the contract to upgrade the hostels. It started work before the 1994 elections and is expecting to finish in 1996.

ALH general manager Rob Newbery said the project has provided employment for local residents and involved consultation with civic leaders, local government structures and the Gauteng government.

A temporary college has been set up to provide brick-laying and plastering skills to unskilled labourers and improve the performance of already skilled artisans in the area.

The Katorus housing project includes the upgrading and relocation of informal settlements, repairing and redeveloping houses destroyed during violence, improving rental conditions and providing access to services for sub-tenants.

For residents of Vosloorus hostel's revamped units, overcrowding, blocked toilets and lack of privacy are a thing of the past.

The units have been converted into spacious homes which accommodate from four to 12 residents as opposed to 32 in the past.

Private toilets have replaced the communal facilities which had been shared by both males and females and the walls have been plastered and repainted.

Electricity, ceilings, running water, new stoves, kitchen and proper dinning rooms have also been installed.

Vosloorus Hostel Residents Association chairman John Buthelezi said the association was expecting another R50-million for upgrading promised by the Gauteng government.

"This project was in place before the new government took power and we still need to see their contribution as there is more to be done," he said.
Hostel Improvements

Family units have running water, electricity, stoves and afford privacy.

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Sowetan Wednesday August 9 1995
Soweto stand billing will be standardised (17)

Nduduzi ka Harvey

SOME Soweto residents may see adjustments on their service accounts within the next month or two, as a result of the new uniform tariff system approved by the greater Johannesburg transitional metropolitan council earlier this year.

The tariff structure will be based on stand sizes and a sliding scale. In Soweto, 96% of stands are less than the minimum stand size of 300m², to which the minimum tariff applies. For Soweto residents, this rose from R45 to R81 in June.

Although township establishment had been completed in most areas of Soweto, there were areas where handwritten information needed to be verified before being computerised.

Western metropolitan substructure chairman Sophie Masante said a further problem was that during township establishment, a large number of erven received new numbers.

Where two houses or semi-detached houses were situated on one stand, the first retained the original erf number and the second received a new number.

The process of computerising this information and changing erf numbers to street numbers had not been finalised.

TMC executive committee chairman Collin Matlala said the committee had agreed to a short-term solution so as not to delay the process of billing in Soweto.

All the residential properties, excluding flats, would be billed as having a stand size of less than 300m², and the computerisation of the proper billing would be completed as soon as possible.

The new accounts would reflect a statement indicating that it was provisionally billed at a minimum stand size of 300m² and the account would be adjusted as soon as all information regarding the actual stand size was available.
Soweto water delivery in a costly shambles

By Cheryl Hunter
City Reporter

Water delivery systems in Greater Soweto have been allowed to fall into disrepair and will cost millions to fix or replace, according to a report submitted to the Johannesburg Metropolitan Council’s executive committee.

Deputy city engineer for Soweto Rodney Nay confirmed yesterday that services in Soweto were in desperate need of extensive repairs.

According to the report, numerous complaints are being received from Soweto residents who are without water, particularly over weekends, because of reticulation systems which need repairing, lack of resources, sabotage of the system and the intimidation of contractors.

The water complaints average between 20 and 30 a day and the present backlog is 241. Complaints include burst water pipes, broken water meters, lack of water and broken valves.

The report, which recommends that a task group investigate the problem and that tenders be offered for the repair of the system, said the majority of water and sewerage lines in the area were badly designed and beyond their useful life.

Most of the original steel pipes had been badly corroded and could no longer deliver water at the necessary pressure.

At least 310km of secondary mains and 31 000 connections needed to be upgraded at an estimated cost of R50 million, while about 50km of primary water mains had to be fixed at an estimated cost of R10 million.

Nay said the budget for services in Soweto had been controlled on a “no money in, no work done” basis for many years and only now was a budget available to do the necessary work. It was time for the community to get involved by reporting problems to the authorities.

Nay said contract workers often refused to tender for work in Soweto because of intimidation by residents, and he was considering setting up a village system with co-ordinators to guide workers to problem sites.

He said these co-ordinators could be offered a retainer to report system problems on their block and assist workers.

A toll-free customer care line has been established to receive complaints and is manned seven days a week from 7am to 7pm.

Soweto residents can call 0800-11-6284 to report problems.

Council accused of not obeying own restrictions

By Lorna Zokufa
City Reporter

The Johannesburg administration has come under fire from people who feel that the current water restrictions are not being adhered to by the council.

Angry shop owner Mohammed Seedat said that a water pipe had burst near his shop in Jeppe Street on Wednesday evening, yet by mid-morning yesterday, the council had not yet sent someone to repair it.

“I have been trying to call them the whole day, and I am just being transferred from one person to another. Nobody wants to listen to my complaint about the waste of water,” he said.

Seedat said the pipe had been damaged by council workmen who were upgrading the pavement next to his shop.

Another person called The Star saying he had seen roads and works department workers washing down a newly laid brick pavement with a hosepipe.

“It is so unfair that they can waste water and get away with it while we have to adhere to the water restrictions,” he said.

Director of Water and Gas George Keny said his department dealt with all the complaints received.

“People should be sure that they are dialling the correct number to report complaints and emergencies,” he said.

Keny said the building industry usually had a valid reason for using water.

Call (011) 403-2826 to report any emergencies.
Accounts for services to be adjusted

The introduction of uniform tariffs and a new, computerised billing system will result in adjustments on the service accounts of Soweto residents, the Greater Johannesburg Transitional Metropolitan Council (TMC) warned yesterday.

The changes are expected within the next two months.

"The new tariff structure is based on stand sizes and a sliding scale is applicable in the Soweto area, approximately 80% of stands are less than the minimum stand size of 300sq m applicable to the minimum tariff," said Greater Soweto (Western Metropolitan Substructure) executive committee chairman Sophie Masite.

"Although township establishments have been completed in most of the area, there are still some outstanding areas. Most of this information, although available, is handwritten and needs to be checked and verified before being computerised," she said, adding many errors received new numbers during this process.

Masite said all Soweto accounts would reflect the provisional billing at the minimum stand size and would be adjusted as soon as all the information regarding the actual stand size was available.

According to TMC executive committee chairman Collin Mabila, the committee has agreed on a short-term solution in order not to delay the billing process in the township. "All residential properties, excluding flats, will be billed as if the stand size is less than 300sq m," he said.
All the ins and outs of revised tariff structure

BY NICHOLAS WHITFIELD

Everyone knows Gauteng has to cut down on its water consumption, but the department of water and gas believes this cannot be said often enough.

The department has made a video outlining how to save water, which will be shown to schools and other public bodies. A pamphlet explaining what to do and what not to do will soon be placed in postboxes.

Each household is urged to cut usage by 30%. A quota will be calculated by tallying consumption from July 1 1994 to June 30 1995 and dividing it by 12 to get a monthly average. A quota is derived by allowing 70% of the monthly average. For example, if a household has an average monthly consumption of 30kl, its quota will be 70% of 30kl, which equals 21kl.

If a household with a quota of 21kl uses 33kl one month, the bill is worked out as follows:
- 0-10kl: R12 (at R1.20/kl)
- 11-20kl: R17 (at R1.70/kl)
- 21-30kl: R29.90 (at R2.30/kl)

Normally, the total would have been R58.80, but a R45 fine will be charged for the extra 12kl (R3.75 will be charged for every kilolitre over the quota). So the total will be R103.90 (the "normal" bill plus the fine).

People will also be fined if caught using water illegally.

A minimum quota of 20kl has been laid down in households within the Greater Johannesburg area. Some households' average monthly consumption might be worked out as being only 25kl. Seventy percent of this is only 17.5kl, but this does not mean that will be the household's quota, which will be 20kl.

Wally Papendorf, deputy director of water and gas, explained why "People who have been wasting water over the past year, or people who have large families, will have a higher quota when it is worked out by judging how much water has been used over the past year.

"Taking 30% off these totals will therefore give these people a higher quota than those who've used water frugally. So a minimum quota of 20kl was introduced to make it a little fairer."
Anger, fear as crime escalates

Suburbs want rates boycott

\[ \text{Star 18/8/95 (127)} \]

\[ \text{BY ANNA COX} \]

Angry residents of Johannesburg’s north-eastern suburbs have threatened a rates boycott following the shooting of four people in the area since Monday.

Residents have given the Greater Johannesburg Transitional Chamber and the Gauteng Legislature a month to reduce crime in the areas surrounding Alexandra, failing which a rates boycott will be called.

The decision was adopted unanimously at the Sandringham Community Police Forum (SCPF) meeting on Wednesday night and it was agreed that every suburb surrounding Alexandra, including Sandton, would be asked to join the boycott.

On Monday 18-year-old Clinton Fuchs was shot in the head in an attempted hijacking in Glenhazel. On Wednesday Bentley Cook of Lombardy West was shot in the stomach when four armed men surrounded him at the entrance to his home in Cambridge Road and stole his car.

And at a hardware store in Bramley Gardens the owner and his son were shot by robbers when they resisted an attack.

SCPF chairman Leon Chapman said residents had had enough. He said the cold-blooded shooting of Fuchs on Monday night in Glenhazel would lead many wealthy families in the northern suburbs to once again consider emigration.

Chapman said he had found out the GJTMC was considering removing certain barriers placed to close off certain access roads to Alexandra in Bramley View and Kew which residents wanted to keep closed.

“We are angry and scared and feel we are receiving no support from GJTMC officials who are now attempting to remove barriers without consultation with the residents. We found out by pure chance yet not one person living in these suburbs was consulted,” he said.

“Feel the officials are not acting on our behalf but on that of the criminals. Police officials support us on keeping the roads closed because hijackings have dropped since the roads were closed,” he said.

Chapman said the crime rate was unacceptably high with 10 hijackings reported since the beginning of August.

As a last resort, Chapman said the north-eastern suburbs would ask for “refugee status” and declare themselves independent from the rest of the TMC area.
Court upholds council's sale of land in Alex

By CHIARA CARTER

A LANDMARK court ruling this week resolved a 13-year dispute over land ownership in Alexandra, outside Johannesburg.

On Friday, the Rand Supreme Court upheld the Alexandra council's sale of expropriated land to individual owners but ruled that the rights of the legal tenants could not be violated.

Lesley Sithole, Richmond Mauzi and Ruth Dladla had asked the court to strike down the sale of land by the council.

The case brought to a head a dispute which dates back to 1983 when laws known as the Alexandra Regulations paved the way for the expropriation of freehold property belonging to black owners and the introduction of a permit system.

Despite the expropriations, many property owners refused to move and became council tenants who had to apply for permits to live and work in the area.

In 1979, the Alexandra Reprieve reversed these regulations. But it was only in 1986 that the authorities decided to upgrade Alexandra and the council began to sell the expropriated land back to the community.

Three groups qualified to buy: former owners living on their properties, caretakers placed there by the former owners, and long-standing tenants. There were more than 340 sales before the process was stopped by a challenge from the Alexandra Civic Organisation, represented by the Legal Resources Centre.

The civic organisation argued that the permit system gave people the indefinite right to live in Alexandra as tenants and the sale of the property on which they lived was therefore invalid. This was opposed by the Alexandra Land and Property Owners' Association.

This week's ruling safeguards the rights of the purchasers of the 343 council properties. At the same time, the dwindling number of statutory tenants can remain in their homes and must pay rent set by the council.
New Environment Act by 1997

BY ANITA ALLEN
SCIENCE WRITER

A new Environment Act can be in place early in 1997 only, according to an ambitious timetable accepted at the Consultative Conference on Environment Policy, which ended in Johannesburg on Friday.

The historic forum at Nasrec was the first time that various sectors in South Africa were involved in the process of framing environmental legislation.

Over two days, sober-suited men of government, industry and business debated issues with a much more casual crowd representing grassroots organisations and communities.

Their task was to reach agreement on the process that should be followed to ensure that every South African was given the opportunity to have a say in framing environmental legislation.

At the close of the conference, delegates resolved to return to their constituencies and to immediately set up forums at provincial and local levels. Reports from the various workshops would be circulated and discussed. A task team would also compile an initial Green Paper, which would be passed on to delegates by October.

Return reports from delegates would be passed on to the task team by February next year. These would be synthesised into a draft Green Paper by March. A second round of consultation until July would follow, so that a White Paper could be ready by November and hopefully, by early in 1997, the new legislation would be passed by Parliament.

At the closing plenary, delegates supported a proposal by Environment Minister Dave de Villiers for a newly constituted 18-member Council of Environmenatal Advice to advise him in the interim period until the new act was passed.

Industry does its bit by recycling water

STAFF REPORTER

Private businesses were turning increasingly to water recycling as the campaign to save water gained momentum, a Johannesburg Chamber of Commerce and Industry survey revealed.

But recycling, the chamber said, could lead to higher prices for products in some industries.

JCCI chief executive Marcus de Jager said the business community was confident that the required water savings could be achieved.

He said the majority of businesses in the industrial sector were waiting for official notification of their water consumption quotas to fully assess the contribution they could make to conserve water.

The quotas would be clearly indicated on their next accounts, he added.

De Jager said that in the bottling and glass manufacturing sectors companies were looking at the possibility of installing plants and procedures that would recycle much of the water used in the production process.

"It is unlikely, though, that the cost of these modifications could be absorbed, and they may translate into higher prices for consumers.

"Businesses are urged to take careful note of those quotas so that the maximum saving of water can be achieved," he said.

Policeman found dead

The body of Assistant Constable Jacob Manoe (30) was found in Evaton in the Vaal Triangle yesterday with stab wounds in the chest and neck, said police spokesman Lieutenant-Colonel Piet van Deventer.

Manoe was a member of the Vaal Triangle police dog unit.

The motive for the attack is unknown. No arrests have been made — Sapa.
Homeless youths put roofs over heads

BY BONGIWE MLANGENI
HOUSING REPORTER

Some of Johannesburg's homeless youths and rehabilitated criminals have paved their way into the construction industry, building the first low-cost, inner-city homes in three decades.

The two-bedroom homes in Bertrams, with fitted bathroom and carpets, are aimed at low-income earners who qualify for a government housing subsidy.

The houses form part of a renewal strategy which was initiated by the Foundation for Education with Production (Fep) and the National Youth Service Initiative.

Fep project manager Ahmed Moonda said their aim was to rebuild the area and develop the community.

Moonda said they would also be improving a park in the neighbourhood.

About R600 000 received from the Greater Johannesburg Council has been set aside for the park at Ascot Road and about R1.2 million has been spent upgrading Little Road and Lang Street.

Moonda said that to kick-start the project, about 72 youths were recruited from rehabilitation centres and shelters for the homeless. The group was taken through a self-assessment workshop and offered training at the Johannesburg Technical College.

After completing the six-month building course, participants were required to implement their skills.

"This is how the building of the Bertrams houses began."

"We chose the area because of its overcrowding."

About 30 of the trainees have re-entered formal education and are attending night classes at the Johannesburg Technical College.

Training included bricklaying, plastering, plumbing, foundation laying, tiling, carpentry, roofing, painting and electrical installation.

Moonda said they were in a process of starting another building project in Jeppestown and more people would be recruited.

I'm in control of my destiny again, says Sowetan

BY BONGIWE MLANGENI

If Thami Mndaweni had to relive his life, he would lay a firm foundation and build his life carefully and perfectly - just like the six houses he has built in Bertrams.

Life has been a bumpy road for Mndaweni since 1986 when he left school.

This coincided with his father being retrenched and his mother's health deteriorating. He turned to crime - a move he deeply regrets.

"I lost control then. It seemed like the right thing to do at that time, there was not much schooling and there was no need for us to stay around the premises," he says shyly.

Today, the 26-year-old Sowetan cannot believe he has changed his image from thug to a productive citizen.

He is now one of the many builders who are taking part in the low-cost housing programme.

Mndaweni - too embarrassed to reveal the crimes he committed - is one of 72 youths who were chosen from rehabilitation centres and shelters for the homeless.

With a wage of about R300 per month, Mndaweni is happy to live a crime-free life.

"Now I know I can do something valuable and my aim is to train others in my community."

"In this way I know I will build not just houses but a community."
## Municipalities adopting hard line over water curbs

- **By Lorna Zoruka**
  - City Reporter

Gauteng municipalities have imposed wide-ranging water restrictions on residents with, in addition, punitive tariffs, for excessive use as the province rallies to save the scarce natural resource.

After a poor response from consumers to a ministerial plea to save water, Rand Water introduced a quota system for its bulk customers this month, coupled with stiff cost penalties for excessive use.

Municipalities are expected to cut their use by 20%, failing which a penalty tariff will be applied. The Rand Water tariff becomes more severe as the quota is exceeded.

"It is reasonable to expect municipalities which exceed quotas, and therefore pay for excess water at the penalty rate, will pass on the costs to their own customers who exceed consumption limits set down," said Rand Water's spokesman, Mandla Gweli-Masepa.

A survey by The Star found most councils have responded with a two-pronged approach.

- **Baffled**
  - "Some people have accepted this method, but others feel that they have been saving water all the time and do not understand why such tariffs should be imposed on them," said Brakpan City Engineer Fanie van Wyk.
  - The quota in Greater Johannesburg and Randfontein is calculated by tallying up a household's consumption from July 1, 1994 to June 30, 1995, and dividing by 12 to get a monthly average.
  - Each household is allowed to use 70% of the monthly average as its maximum amount.

### Table: Water Quota and Tariffs

<table>
<thead>
<tr>
<th>Area</th>
<th>Calculation Method</th>
<th>Quota Limit</th>
<th>Tariff Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater Johannesburg</td>
<td>Calculated by tallying household consumption from July 1, 1994 to June 30, 1995.</td>
<td>70% of monthly average as maximum for every kl over the quota.</td>
<td>R3.75 will be charged for every kl over the quota.</td>
</tr>
<tr>
<td>Randfontein</td>
<td>Calculated by tallying household consumption from July 1, 1994 to June 30, 1995.</td>
<td>70% of monthly average as maximum for every kl over the quota.</td>
<td>R3.75 will be charged for every kl over the quota.</td>
</tr>
<tr>
<td>Edenvale and Modderfontein</td>
<td>The monthly quota is 24kl per household.</td>
<td></td>
<td>R2.00 will be charged for extra kl between 24 - 45 kl.</td>
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<td></td>
<td></td>
<td></td>
<td>R3.20 will be charged for extra kl between 45 - 65 kl.</td>
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<td></td>
<td></td>
<td></td>
<td>R4.00 will be charged for extra kl exceeding 65 kl.</td>
</tr>
<tr>
<td>Kempton Park</td>
<td>No quota</td>
<td></td>
<td>R1.14 per kl for first 10 kl.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>R2.96 per kl for 11 - 20 kl</td>
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<td></td>
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<td></td>
<td>R4.22 per kl for 21 - 30 kl</td>
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<td></td>
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<td></td>
<td>R6.16 per kl for more than 30 kl</td>
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<tr>
<td>Germiston</td>
<td>The monthly quota is 30kl per household.</td>
<td></td>
<td>R1.00 per month for every kl used over 30kl from August.</td>
</tr>
<tr>
<td>Alherton</td>
<td>The monthly quota is 30kl per household.</td>
<td></td>
<td>50c will be charged for every kl over the quota.</td>
</tr>
<tr>
<td>Boksburg</td>
<td>Calculated by tallying household consumption from July 1, 1994 to June 30, 1995.</td>
<td></td>
<td>R3.75 will be charged for every kl over the quota.</td>
</tr>
<tr>
<td>Benoni</td>
<td>Still calculating.</td>
<td></td>
<td>Still calculating</td>
</tr>
<tr>
<td>Brakpan</td>
<td>Calculated by tallying household consumption from July 1, 1994 to June 30, 1995.</td>
<td></td>
<td>R3.75 will be charged for every kl over the quota.</td>
</tr>
</tbody>
</table>
Solar panels will light 10 000 homes in Alex

US Secretary of Energy Hazel O'Leary yesterday opened a factory which will produce solar panels to provide electric power to Alexandra township.

The panels will be assembled by a black-owned business, Sun-corp Manufacturing, supported by the US Department of Energy, AEG and the black investment company Renaissance.

US official Robert Aiman said the facility, when fully operational, would produce enough panels to bring electric lighting to about 10 000 homes.

Yesterday O'Leary, who is on a nine-day visit to South Africa, also donated books and computers to Ipolokeng Primary School in Dieplod, Soweto.

She is leading a delegation, here at the invitation of President Mandela, of about 100 US businessmen.

"We are all striving for the same goal and that is a rise in economic levels. Through the joint venture 250 jobs have been created for South Africans and 35 jobs have been created in the USA," O'Leary said.

The Ipolokeng school, which has no electricity, was supplied with solar energy panels donated by Sun-corp, a newly established joint venture between US company 'Spree' and South African businessmen. — Staff Reporter, Reuter.
20 000 new squatter shacks

JOHANNESBURG More than 20,000 shacks had been erected by squatters in the Vaal Triangle since June last year, the Gauteng housing department said in a report on land invasion this week. The report estimated the province's squatter population at 2.2 million.

ct 23/3/95
Council houses for free

TENANTS of council houses in the East Rand townships of Daveyton and Watville could soon own the houses they have rented for years, and in many cases pay nothing for them.

Gauteng MEC for housing Mr Dan Mofokeng said yesterday 7 800 council houses in Daveyton and 1 550 in Watville could be transferred to their tenants now that a housing transfer bureau for the areas was open.

The bureau was opened yesterday by the mayor of Greater Benoni, Mr DM Mthunzane. Its purpose is to identify people who should be allowed to acquire properties rented from the council. Similar bureaus will be opened in other Gauteng townships and areas.

Mofokeng said tenants wishing to buy their homes could benefit from a State subsidy of R7 500. Most of the older council houses would sell for less than R7 500, and people buying these need not pay anything. — Sapa
Cops’ salaries are ‘despicable’

By Josias Charie

CHAIRMAN of the Constitutional Assembly Mr Cyril Ramaphosa has slammed police salaries as despicable.

He says they cannot be expected to combat crime if this state of affairs continues.

Ramaphosa was addressing the Pretoria News-Seeff Properties breakfast club in Pretoria yesterday.

“We are abusing the people charged with keeping safety and security by paying them poorly. Their morale is low and this has allowed corruption to creep in,” Ramaphosa said.

He said people who had put their lives on the line to protect politicians, including himself, and the public, were paid “despicable salaries”, while some of them had families to look after.

“How can they look after their children and build their own houses with the R900 they take home every month?”

Ramaphosa also announced that the Government was taking certain initiatives to address the spiralling wave of crime.

He said he was happy that the community and business were also playing their part.

More jobs would have to be created as this would lead to the direct reduction in criminal activity.

“We must encourage economic growth and so far the Government has done well to instil confidence in local and foreign investors.”

Addressing the issue of national building, Ramaphosa said South Africa was facing an awesome task that other nations elsewhere had failed to undertake.

“The present task to build a united nation which was formerly riddled by divisions and conflict, is not an easy one. Other nations trying to build themselves have failed. We come from a colonial past but we agree that we need to shed that past and concentrate on building one strong united nation,” Ramaphosa said.

Since the THE elections, much had been achieved in building a new nation.

On the reconstruction and development programme, Ramaphosa said it was not only about building houses and creating jobs. It was a comprehensive socio-economic blueprint to raise the standard of living of all the people.

Council houses for free

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Mofokeng said tenants wishing to buy their homes could benefit from a State subsidy of R7 500. Most of the older council houses would sell for less than R7 500, and people buying these need not pay anything. — Sapa
More clean-up cash needed

BY HOPEWELL RADEBE

The Metropolitan Services Delivery (MSD) has asked for more money from the Greater Johannesburg Transitional Council to continue last year's R62-million project to clean up and provide essential services in the townships.

"The project provided refuse removal and sewerage infrastructure maintenance in historically disadvantaged areas like Alexandra and Greater Soweto."

But the amount spent on the project was "a drop in the ocean" compared to Greater Johannesburg's overall budget, said MSD acting head Dr Emile Horak.

"The project had accomplished a breakthrough in the format of service delivery in Greater Johannesburg as an ongoing duty and responsibility of local government," Horak said.

He said administrations were being empowered to deliver services to informal settlements in preparation for November's local elections.

This move had created employment opportunities—although on a casual basis only—in local communities.

In Alexandra three local contractors who had been providing a refuse removal service were given another business opportunity by the TMC when their expired contracts were renewed.

But more funds were needed for future plans which included service sustainability, education campaigns to curb illegal dumping, and tree planting in the areas that had been disadvantaged, Horak said.

"The project has been paving the way for the elected political representatives to take service delivery forward," he said.

He said service delivery remained a priority of local government and he believed the current project would not be halted by new decision makers.
R2,4-m in punitive tariffs

Jo’burg still using too much water

BY PAULA FRAY
CITY EDITOR

Despite a drop in consumption, parched Greater Johannesburg seems set to exceed its water quota by about 10% this month.
This could cost the city a whopping R2.4-million in punitive tariffs set by Rand Water. Water restrictions and punitive tariffs for Greater Johannesburg residents were introduced by the Transitional Metropolitan Council (TMC) this month. In effect, the new tariffs pass on to households a punitive tariff imposed on local authorities by Rand Water.

Fined

The utility announced last month that local authorities which exceeded their quotas would be fined R1/kL for all excess water consumed over the quota this month.
This punitive tariff increases by R1/kL each month, moving up to R5/kL in December.
Johannesburg director of water and gas, George Keay, said the metropolitan’s quota for this month was 24 182 796 kilolitres, or 780 690kL a day.
“Based on weekly readings, water consumption has decreased in comparison to consumption prior to the introduction of water restrictions. But despite the overall decrease, Greater Johannesburg is still exceeding its quota,” said Keay.
The most recent figures indicated that this area was exceeding its quota by 10%, he added.
If consumption did not decrease further, the TMC’s excess debt to Rand Water could double next month and triple in October. By December, if present consumption patterns continued, the excess owing could be as high as R12-million.
When Rand Water’s punitive tariffs were introduced, the TMC said penalties would be passed on to consumers exceeding their quotas. Households in Greater Johannesburg have to reduce their water usage by 30%.

Reacting to complaints that the council was wasting water while residents were being asked to cut down, Keay said all administrations within the TMC had been instructed to comply with the restrictions regarding fountains and water features.
“Much garden watering by the municipality is carried out using borehole water. Where this is the case, departments have been requested to put up signs indicating that borehole water is being used.
“Where the public notes contraventions of the restrictions, this should be reported to the administration so that necessary investigations and corrective action can be taken,” said Keay.
Local Operation Hunger donors pull out over scam

BY SHIRLEY WOODGATE

Operation Hunger’s funding supply has been dealt a devastating blow by the withdrawal of local donors.

This is despite continued support by international sponsors following the organisation’s announcement in May that it had been hit by a million rand scam.

Although the scandal in the Bloemfontein region was uncovered in December, sources have indicated that further action against the officials allegedly involved has been delayed until an internal disciplinary hearing and the police investigation have been concluded.

Sources said the case was complicated by the alleged involvement of two senior staff.

Chairman of the board of trustees, Phuroshaw Camay, said this week that he hoped the police investigation would be concluded shortly.

The feeding scheme scandal which led to the attempted suspension of two officials allegedly involves a “Mr Big”, a well-known Free State businessman who allegedly used the two employees to siphon off large amounts of money over a period of several years.

The two officials went to ground after Operation Hunger announced the scam, and one is believed to have appointed an attorney to represent him at the disciplinary hearing.

It is claimed the scam was operated by making out orders to the Johannesburg office, which sent supplies to Bloemfontein warehouses from where they were invoiced out to nonexistent rural charities. The supplies were then allegedly routed to stores in the Bloemfontein and Thaba Nchu areas.

Operation Hunger has in the meantime installed strict internal controls and changed direction from being a famine relief organisation doing reactionary feeding in rural areas, to developmental work focused on RDP projects ranging from sanitation to supplying fresh water to the underprivileged.

It is believed the continued funding from SASL has made it possible for Operation Hunger to continue its charity work.

Thieves ruin housing project

BY BONGIWE MLANGENI
HOUSING REPORTER

Services installed in Alexandra’s Far East Bank low-cost housing development have been damaged and could cost the council about R8-million to repair, the Greater Johannesburg council said yesterday.

The serviced land was handed to Alexandra residents two months ago to launch the first phase of the project which aims to build 800 houses.

But sewerage manholes were stolen and electricity reticulation damaged before the residents could move into their homes.

Johannesburg housing and urbanisation chairman Lindsay Bremmer said all electrical wiring had been taken and many poles were broken or missing.

Other damage included blockages in stormwater systems and broken headwalls.

Bremmer said repairing the services would cost about R2 848 650 and upgrading would cost R5 769 300.

A council report said more than R15-million was spent on servicing the site. The former TPA paid about R11-million to expropriate the land.
Rebuilt hostel to house 200 families in Soweto

By ROCKY MOKOENA

THE project to upgrade the Dobsonville hostel in Soweto to a family residence was given a kick-start this week with a grant of R8 million from the Reconstruction and Development Programme office.

The conversion of the hostel into family units will begin at the end of this month and is expected to be completed by mid-June next year.

The converted hostel will accommodate more than 200 families.

Project facilitator Kgabo Setati said the project was expected to create hundreds of jobs for the local community and would help reduce the housing backlog in Gauteng.

Work would start as soon as the community had approved the selected tender, he said.

"It will be a community-driven project and will create a good relationship between hostel residents and township residents. It is important that the community approves the tender for the project so that the upgrading can start as soon as possible," said Setati.

The hostel is one of several in Soweto which were partially destroyed during clashes between hostel dwellers and youths before last year's general elections.

Gauteng government spokesman Chris Vick said this was one of the many projects promised to the people to improve their living conditions.

Vick said the building of proper houses at the nearby Snake Park would start towards the end of the year.
Project to supply more than 6 000 houses

Robyn Chalmers

MORE than 6 000 low-cost housing units costing almost R250m will be released onto the market near Tembisa over five years in terms of a community project by Transnet subsidiary Esselen Park Developments.

Public Enterprises Minister Stella Sigama yesterday launched the first phase of the Esselen Park community project, which would provide 1 700 housing units ranging in price from R30 000 to R50 000.

"We understand that more than 400 previously unemployed people, mostly from neighbouring Tembisa, are employed on the construction of the school," the minister said.

Transnet, through its corporate social investment projects, has provided more than R1m worth of donor finance for the design and construction of a primary school and a secondary school as part of the project, Sigama said.

Organisations which had participated in the project included the ANC, PAC, IFP, Azanian People's Organisation, Kempton Park Ratepayers' Association, the Congress of SA Students and Cosatu.
Moves made to speed up
Gauteng housing delivery

Robyn Chalmers

Gauteng’s provincial housing board met 16 underperforming construction groups yesterday in a bid to speed up delivery, agreeing on methods of reducing political risks faced by developers.

Board chairman Martin van Zyl said the developers, including Granaker, Stocks & Stocks, the SA Housing Trust and Safrich, had made it clear that a number of obstacles were hindering delivery at the lower end of the housing market.

Two of the most pressing were heightened political risk, often attributable to conflicting messages from national and provincial levels, and cashflow problems.

Developers said they were not prepared to spend millions on houses when there was a possibility that they would not be accepted by communities if government changed policy guidelines halfway through, as had happened before.

Van Zyl said the board was prepared to pay out subsidy allocations after a number of procedures had been completed by developers. These payments were intended specifically to avoid high levels of political risk.

He said developers would have to erect show houses, prospective home owners would have to agree to accept houses as long as they were similar to the show houses, and a social compact would have to be formed.

Once the structures had been erected, developers should have them registered in the names of the prospective home owners and obtain engineer’s certification for the units.

“Once this has been undertaken, the board is prepared to make the subsidy amount available to the developer. It is a significant move from the previous procedure, where developers could obtain letters of acceptance from prospective home owners only after completion of all the processes.”

“Thus increased the risk for developers, many of whom said prospective home owners refused to accept houses once they had been built for a variety of reasons, but mostly because of political agendas,” he said.

With progressive payment of subsidies being considered by government, the new procedure should go a long way towards speeding up the delivery of low-cost homes.

Contractors had indicated that the single subsidy payment, currently made on the transfer of title to home owners, was causing severe cashflow problems, particularly for smaller contractors.

The national housing board, government’s primary advisory body on housing, had recommended that payments be made in four tranches at different stages of construction. The housing ministry was expected to make a decision next Wednesday.
Row over houses for police

By Neil MacGregor

The decision was made on the eve of the Home Office's official launch of the new police officer recruitment campaign. The campaign is aimed at attracting more people from minority ethnic backgrounds to the police service in response to the Government's Race Equality Action Plan.

The decision, made by the Home Office, has sparked a row over the future of police officer recruitment. The Home Office has been accused of being slow in implementing the plans set out in the Race Equality Action Plan.

A spokesperson for the Home Office said: "We take these issues very seriously and are working closely with the police service to ensure that recruitment is fair and open to all.

"We are committed to ensuring that the police service is representative of the communities it serves and we are taking steps to improve diversity within the police force."
Singing Daveyton residents end 4-year rates boycott

BY PATRICK WADULA

More than 2,000 Daveyton residents stayed away from work yesterday and marched to their council offices, not to protest or make demands, but to launch a "mass campaign" to end their four-year-old rates boycott.

Daveyton Civic Association spokesman Aubrey Nxumalo said a decision was reached on August 16 at Sishuba stadium to have a "half-day stayaway" so that people come to pay for their rates and services.

The singing residents converged on Sishuba stadium in Daveyton yesterday at 7.30am before leaving for the council offices to pay their rates at the Daveyton branch of the Greater Benoni Council.

Nxumalo said Daveyton residents stopped paying rates and services four years ago because of poor services which were being provided by the council at that time.

He explained they used to pay R70 two years ago. Then they lowered the amount to R50 and thereafter stopped paying and paid only their electricity bills.

"The campaign to end the boycott began four months ago when the committee and civic leaders established committees to canvass in the 24 different sections of Daveyton," he said.

The agreement reached between the residents and the council was that the residents who lived in four-roomed houses pay R64.98 monthly. The figure covers water, sewerage and refuse.

Those who lived in informal settlement areas were required to pay R20, of which R5 was for water supply and R15 for refuse collection.

Hennie Botha, town clerk for Greater Benoni, said the "mass payment" for services in the area was done in the spirit of "mashakhane"
ANC denies DP claim on Tembisa rate hike

**Mdundzu ka Harvey**

THE ANC had reneged on an agreement to raise flat rates in Tembisa township from R30 to R190, a move which could result in an R34m loss, East Rand DP councillor Michael Waters said yesterday.

The claim was disputed by the ANC.

Waters said that during a Kempton Park/Tembisa budget debate earlier this year, agreement had been reached by councillors that to implement R34m capital budget projects to upgrade Tembisa, the flat rate had to be raised.

But, when time came for the introduction of the increased rate, it was discovered that the ANC had not consulted the Tembisa community. They refused to pay the increased fees.

Waters said that, seeing it could not implement the new flat rate, the ANC reduced the proposed flat rate from R190 to R80.

The reduction, he said, meant plans to upgrade

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**NP gearing up for KwaZulu-Natal poll**

**Farouk Chothia**

DURBAN — The NP’s KwaZulu-Natal branch was gearing up for local government elections, hoping that a constitutional settlement would emerge to avert an early provincial election. NP provincial leader Danie Schutte said yesterday that a provincial election would worsen violence.

When Constitutional Affairs Minister Roelf Meyer addressed the congress, he would have to provide clarity on traditional leaders’ role in local government structures and on postponing elections in the province.
Homes and jobs for Soweto

City planners yesterday unveiled a development plan for greater Soweto which will see housing and commercial suburbs built around Baragwanath hospital.

The plan would also include "greening" the dusty streets with 5 to 10% of public land reserved for trees and plants, and work to improve public transport for the area where only about 20% of residents have cars.

"This is a development which, for the first time, gives us a chance to implement the Reconstruction and Development Programme in an integrated way and empower people in the south so that they could have access to all facilities," the city's acting director of urbanisation, Tshepiso Mashumla, said.

"Ultimately the goal is to attract investor confidence to the area so that there can be economic opportunities."

"We see this as a launchpad that will see developments penetrating the south. We have consulted with private business, and they are very keen - we have to create the framework which they need," Mashumla added.

The Baralanku plan involves developing the area as residential suburbs for all income groups, with shops and light commercial businesses nearby.

Industrial development and larger employers will be allowed on the edge of these suburbs. Parks and open green areas are to be spaced throughout, urban design consultant Stephen Thorne said.

The final development area is expected to cover 1,500 hectares. About 35,000 new houses would be built and planners expected 80,000 jobs would be created.

"We are trying to create a framework in which we give people the choice of facilities which make urban life worth living," Thorne said.

Mashumla said talks began on the project in 1993.

"We have been given the go-ahead. We will now proceed with the next step, which is to identify specific projects and their resultant financial implications."

Funding is expected to come from local, provincial and central government as well as private companies.

"We have commitments in support of the project - we will be moving ahead," Thorne said.
Plan for Soweto unveiled

Johannesburg: Integrated housing and commercial suburbs around Baragwanath Hospital are part of a development plan unveiled yesterday for Greater Soweto.

City planners said the plan would also include "greening" the dusty streets and five to 10% of public land would be reserved for trees and plants.

Steps will also be taken to improve public transport for the area where only about 20% of residents have cars.

"The development will give us a chance to implement the RDP and empower people in the south so that they have access to all facilities," the city's acting director of urbanisation, Mr Tshepo Mashinini, said.

"Ultimately, the goal is to attract investors so that more jobs can be created in the area," he said.

"We have consulted with business, and they are very keen — we have to create the framework which they need," he added.

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About 35,000 new houses will be built and planners expect about 35,000 jobs will be created.

Reuter
Appeal against zoning ruling

Michael Moon

WASTE disposal company Waste-tech is set to appeal to the Townships Board against the zoning decision by the Kempton Park-Tembisa council on the controversial Chloorkop landfill site.

If the appeal succeeds, the R12m facility could be used for the dumping of hazardous waste — the purpose for which it was built in 1993. Public protest and a zoning mix-up prevented it from ever being commissioned.

The Kempton Park-Tembisa council last month ruled against rezoning Chloorkop for industrial use but said an application for a Class G non-hazardous waste permit would be considered favourably.

Waste-tech MD Ken Bromfield said yesterday that the quickest and most effective way of obtaining Class G zoning rights would be an appeal to the Townships Board. However, regulations stipulate that an appeal has to be against all aspects of the decision, which means a ruling in Waste-tech's favour would open the way for a Class HH hazardous waste permit.

Bromfield has indicated that his company is resigned to the fact that Chloorkop will probably never be opened to hazardous waste but is interested in the Class G option. However, industry sources say political pressure is building for Chloorkop to be granted a Class HH permit because of the looming crisis over waste capacity.

Gauteng environment and works MEC Sicelo Shiceka has said using Chloorkop might be a temporary solution to the crisis expected after the Margolis hazardous waste landfill is decommissioned at the end of the year.

The sources said Waste-tech was under pressure from a number of parties to appeal against the zoning decision. Shiceka would be powerless to order Chloorkop opened without a favourable decision from the Townships Board, they said.

Shiceka is due to officially open the new R7m Weltevrede solid waste site near Brakpan tomorrow morning.

See Page 8
Hold your houses, say JHB agents

BY KARIN SCHMIDT

Yesterday morning, 300 colliery and mine workers from Middelburg were called in to the mining administration to register. There was a notice that the closure of the colliery would be announced. The administration has confirmed that the colliery will be closed, and it is expected that the workers will be affected.

The administration has stated that the closure is due to the decline in the demand for coal. The colliery has been in operation for many years, and it has been a major source of employment for the community. The closure will have a significant impact on the local economy.

Many workers have been working at the colliery for many years, and they are concerned about their future. They have been told that they will receive compensation for their losses, but they are still worried about their livelihoods.

The administration has also said that they will provide retraining for the workers, but many workers are not confident that the training will be sufficient. They are also concerned about the future of the community, as the colliery has been a major source of income for the area.

The closure of the colliery is a sad day for the community, and it is hoped that the government will find a way to support the workers and the community during this difficult time.
Family housing plan for hostel dwellers

BY BONGIWE MLANGENI
HOUSING REPORTER

Family residential units will soon be available to Greater Johannesburg council employees, many of whom have been living in single-sex hostels, according to housing and urbanisation chairman Lindsay Bremner.

The council recently approved plans, as a pilot project, to provide council workers with affordable accommodation at Power Park.

According to a council report, an investigation established that some council workers were still residing at public hostels around Soweto under "appalling" living conditions.

Some workers left the hostels when they became politicised and unstable, but many workers have since not found proper accommodation.

Bremner said construction was expected to begin in March next year on a serviced site of about 156 stands.

"The bulk servicing for Power Park has been completed. The participative planning process is currently in progress," she said.

Most of the employees would qualify for the R9 500 state subsidy and the houses - built on 300sq m - would cost about R35 000.

In order to cut costs and create jobs, the council will supply a team of qualified artisans and foremen to train the workers and ensure that the construction is of an acceptable standard.
MEC to decide on hazardous waste disposal in Gauteng

No crisis’ at waste site

BY JANINE SIMON

There are problems but no crisis at Holfontein, Gauteng’s largest hazardous waste disposal site, MEC for Development Planning, Environment and Works Sicelo Shiceka has declared.

Shiceka and Gauteng director of environment Chris Warner yesterday went on a fact-finding tour of the five-year-old, 45ha site, on semi-rural land 40km east of Johannesburg.

Holfontein operator Environ-Serv has been heavily criticised in recent months for leaks on site, allegedly caused by an excess of liquid waste and poor structural and management planning.

Shiceka said the situation at Holfontein was not as critical as had been made out.

He would be noting the findings of a recent independent study of the site, and of the report of the MEC’s interim hazardous waste advisory committee, before deciding on hazardous waste disposal strategies in Gauteng.

Holfontein is processing about 80% of the province’s hazardous waste, a large portion of which is liquid waste.

The only other site for hazardous waste is Margoils in Germiston, which is run by Environ-Serv’s competitor Waste-tech. Margoils will be closed down in December, and provincial authorities have then to decide whether to allow a third site.

Waste-tech’s controversial Chloorkop in Midrand, to open.

After yesterday’s tour, Jarrod Ball, president of the Institute of Waste Management, said he believed that there was still too much liquid on the site, but that this problem was now being addressed.

Excess liquid caused a smell, which threatened the structures of a landfill site and polluted the groundwater, Ball explained. It also upset the process by which bacteria break down the toxic waste.

According to Environ-Serv deputy chairman Alastair McLean, Holfontein battled to get solid waste from nearby Daveyton when residents refused to pay for refuse collection services.

But a contract securing dry waste supply from Daveyton has now been signed, and a second, securing the waste from Springs, is almost tied up.

Environ-Serv’s consulting geotechnical engineer Stan Jewaskiewitz added that the site had been improved by strengthening the walls of the “cells” – the actual landfill containers. New cells would be lined with new geoplastic membranes.

A treatment centre for liquids would also be built, but would not be ready by year-end.
Councillors say they do not own the houses

Fear over homes

BY BONGIWE MLANGENI
HOUSING REPORTER

Some Katlehong residents fear their houses will not be transferred into their names after the housing bureaux in their area rejected their claims forms, saying the houses they had been renting were not owned by the council.

Residents only discovered last week that their houses were no longer council-owned because the homes were sold to them in 1985 and they had forfeited ownership when they stopped paying their bonds during the bond boycott era.

Now the residents do not know who to turn to because they claim that despite paying bond rates, they also paid rent to the local authority.

According to Joseph Nkabinde, who represents the Ramokonopi section in Katlehong, householders were shocked last week when they tried to claim ownership of their houses and were turned back.

Sold

He said they moved into the houses when they were still council-owned in 1982, but were later told that the houses were being sold.

"We then bought bonds to buy the houses and we were paying off the bond and paying rent at the same time," he said.

Nkabinde said the houses cost them R7,000. He was paying about R174 towards his bond every month.

"When the rent and bond boycott was introduced we took part and many of us lost our jobs during the same time. But, as soon as we were told to stop the boycott, we began to pay rent again," he said.

With the introduction of the housing bureaux, Nkabinde and his neighbours thought they would automatically qualify for the R7,500 discount and be granted transfer of their houses.

But, according to a Gauteng housing consul-

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Problems

He added that residents with such problems should consult Servcon which deals with repossession.

Also, a council document states that the housing bureaux will not help in cases where a person has already taken transfer and a mortgage bond, and is in arrears and the bank has repossessed the house.

It advises residents to approach the banks and find out how they can help.
Council moves to halt water waste

More than half of Soweto's potable water is lost through leaking pipes, according to the Greater Johannesburg Transitional Metropolitan Council's (GJTM C) engineering services, which this week convinced the council to spend R1,2-million on a project to stop the waste.

"The administration in Greater Soweto is responsible for an estimated 120,000 houses in their rented stock. The plumbing installations have not been routinely checked due to lack of resources.

"The majority of households are in urgent need of upgrading or repair," reads the report motivating the need to stop the waste.

Project Elimination of Waste Water will be carried out under the Soweto Contractors Development Programme and will begin before the council has to bear punitive tariffs for excessive water use.

"The current cost per kilolitre as supplied to Soweto by the GJTM C is R9. This will escalate to R5 a kilolitre by December 1996 for water used in excess of the GJTM C-allocated quota," said a council civil engineer.

The council aims to recover the cost of the project within 14 months because, by losing less water, it would need to buy less.
Whites hold rates protest

(127) Star 23/9/95

About 40 Pretoria residents demonstrated yesterday at Muntonia building, the city’s municipal head office, against what they said were exorbitant municipal rates. They accused the city council of "milking white taxpayers dry" to recoup municipal arrears in the predominantly black townships of Atteridgeville and Mamelodi. The protest by residents from Hercules, Pretoria West, was organised by rightwinger Piet Rudolph, a candidate for the area in November’s local government elections – Saps.
Punitive tariffs not working

Gauteng could run out of water in one year

BY KARIN SCHIMKE
GAUTENG REPORTER

Rand Water forecasts and statistics show that the Vaal system which supplies water to Gauteng may run dry within a year.

Despite a punitive tariff structure and urgent calls by Rand Water, customers have failed to achieve the required water savings. Only the Free State managed to exceed the 20% savings target. North West Province and the North East Rand only managed a saving of 3% and 0.2%, respectively.

"The Johannesburg and Pretoria metropolitan councils were more than 6% off target."

The total saving for last month was only 14.2%, but Rand Water spokesman Archer Davis said it was a relief that the figure was double that of July's.

"Rand Water began to draw the public's attention to the worsening situation of primary supply systems in April."

The Woodstock dam which serves the Vaal river system is now reported to be "virtually empty."

Davis said "in most areas where consumption remains high, there are complex factors which have an underlying influence on the numbers. In many of the deprived communities, the reticulation infrastructure is installed and managed by municipal authorities have deteriorated or have not been suitably maintained."

He added that the punitive tariff structure was an effective way of keeping the water crisis "top of mind" because it had a direct impact on the community.

"At the same time Rand Water is carefully scrutinising each situation."
Residents urged to report on neighbours using hoses during the day

Jo’burg backs ‘water crisis’

As Gauteng’s water crisis deepens, Greater Johannesburg’s council has called on residents to report neighbours who flout water restrictions – and will probably introduce a R750 fine system for users who ignore consumption cutbacks.

But the council itself is still watering its lawns during the day – a luxury it has denied homeowners who can water their gardens only in the evening as Gauteng sweats in a heat wave.

Yakoob Makda, chairperson of the council’s engineering services committee, announced yesterday that the council was looking at a stringent proposal aimed at enforcing water conservation measures by penalising consumers who were still ignoring pleas to save water.

He said the R750 fine system would “in all probability” be implemented in a fortnight’s time.

Savings by consumers had fallen from 13.6% in August to 9% in the first two weeks of September – less than half the 20% target the council had been aiming for since June.

“We are not certain whether the drop in savings can be attributed to people becoming more active in their spring gardens or that a few recent downpours have created an impression that the intensity of the drought has been lifted,”

As the heat wave grips the province, Makda said that water should be conserved in the interest of ensuring that the region remains habitable.

“The message is that the heat wave is still with us,”

The Nelson Mandela Bay Metropolitan Municipality, which is also facing a water crisis, has already imposed a 20% water restriction on residents.

Residents are urged to report water wastage in any form, and to co-operate in a bid to conserve water and prevent unnecessary hardship in times to come, according to a forum at which Makda spoke.

The weather bureau confirmed that the heat wave will continue, with temperatures expected to remain high throughout the week.

Numbers to call to report water wastage are 289999 and 289998.
Housing claims pouring in

MORE than 11 000 claims have been received by housing transfer bureaus around Gauteng, which are overseeing the transfer of 140 000 state-financed rented houses in black townships to their tenants.

A government spokesman said progress was satisfactory, although the first transfers would probably only come through in December as the claim process was complicated by the lack of local authority records in disadvantaged areas.

He said the actual process, from receiving an occupant's claim to transferring the property, took about five months without disputes. It cost significantly less than the normal transfer of residential stock.

"We can achieve this because the process is being undertaken on such an enormous scale and is quite speedy as one of the main rules when assessing claims is to ensure homelessness is not exacerbated."

There had been a number of complications due to the municipal workers' strike and the upcoming local government elections, but the spokesman said the procedure was well under way in a number of the 38 bureaus opened to date.

"In an area such as Carlstonville, where there were 435 houses due for transfer, more than 60% of the expected claims have been received and a total of 54% of claims have been received in Munsieville."

However, in Soweto about 37% of the claims have come in while just over 30% of those in Krugersdorp on the West Rand have been received. Sources estimated that up to 40% of the total number of houses to be transferred could be disputed due to local authority records being incomplete or destroyed. In addition, there could be disputes over who was entitled to the homes if there was a divorce or if the original occupant had vacated the property.

Gauteng local government and housing minister Dan Mofokeng said there were a number of advantages to the transfer process, including redressing grievances, securing proper title and acquiring an asset which would give access to loan finance.

Mofokeng said the scheme meant that tenants of state-financed council houses could buy their homes at a discount of up to R7 500 and if the historic selling price was less than R7 500, the tenant would not have to make any further payments.

"The scheme, which was proposed during local government transition negotiations, has special significance to the African population in that it redresses their historical grievances brought about by apartheid, which denied them property rights."
Housing hopes falter

Continuing invasion of a piece of land near Eldorado Park earmarked for low-cost housing has left about 2 500 Thembalihle squatter families with little hope of ever occupying their promised land.

The land was invaded last year in February, making it impossible to continue with the Goldev Project which aims to build about 1 000 homes.

The families had all qualified for a Government subsidy under the project but could lose their subsidies as there was no progress on the development.

In an effort to save the project, the Goldev Housing Club Association recently submitted a memorandum to the Greater Johannesburg council demanding that the issue of invasion be resolved.

Goldev Corporation Aziz Shawkh said Thembalihle community members had been on their waiting list for about three years and were hoping to move into their houses this year.

Greater Johannesburg housing and urbanisation chairman Lindsay Brentn er could not be reached for comment on the issue.

But, in a letter she forwarded to the corporation, she said the matter had been forwarded to the executive committee of the council. - Housing Reporter.
JoXs back, water spikes,

Residents urged to report on neighbours using hoses during the day

Says Young
Redlining hits Vaal home buyers

By Joshua Raboroko

Hundreds of Vaal Triangle home buyers were stranded after banks refused to grant them low-income housing loans due to bond boycotts, high levels of violence and political instability.

Estate agents and builders claimed yesterday that applications for their clients who qualified for the Government housing subsidy were rejected by banks because the areas were not covered by the Mortgage Indemnity Fund, a company set up by the Government.

Statistics released by the Vaal Triangle Transitional Metropolitan Council revealed that more than 14 000 people were living in shacks because they did not have proper homes.

The townships affected are Sharpeville, Bophelong, Boscutong, Sebokeng and Evaton, whose residents qualify for the R15 000 subsidy announced by Minister of Housing Mrs Sinky Mthembu-Nkondo recently.

Mrs Tina van Schalkwyk of Estaco Properties said more than 200 applications were refused because the MIF had not approved the areas for home loan cover.

Association of Mortgage Lenders manager Mr Lance Edmunds said the banks redlined the areas because of bond boycotts, violence, political instability and the risk factor.

MIF assessment manager Mr H Stephenson said they were considering applications from zones in Sebokeng, Palm Springs and Beverley Hills outside Evaton. He said the MIF had not received applications for the other areas because the Local Transitional Council had not applied for cover. As a result, the banks would not lend in those areas.
'Keep garbage away from dogs'

By Abdul Mlazi
Labour Reporter

The Johannesburg Council will try to normalise refuse collection service

The Greater Johannesburg Transitional Metropolitan Council yesterday appealed to residents to keep their refuse on their premises to prevent it being spilled by dogs.

In a statement the GJTMC said attempts would be made to normalise the refuse collection service. Refuse collection services in residential areas and towns countrywide came to an abrupt halt last week to demand a wage increase.

Johannesburg workers joined the strike last week in solidarity. They trashed the city after demanding to be addressed by MEC for local government and housing, Mr Dan Mofokeng.

Mofokeng was said to be at a meeting in Pretoria at the time. The strikers then emptied rubbish bins at the entrance of the Gauteng Legislature.

"The GJTMC held a meeting with the South African Municipal Workers' Union on Wednesday to attempt to find a solution to the dispute," Johannesburg's acting town clerk Mr Mel Watson has been instructed to assess the damage caused by rumpaging strikers.

In a statement the GJTMC said it would decide what action would be taken against the perpetrators.

Chief executive officer of the municipal structure, Professor Nicky Phayane, said they were still determining the number of workers who were on strike.

He said services such as refuse collection were affected in most areas of Greater Johannesburg.

Health clinics operated on skeletal staff while bus services were not affected at all, except in Roodpoort.
People must be made to pay for services – MEC

BY BONGWE MLANGENI

The days of free water and refuse removal are over. “People will pay,” says Dan Mofokeng, interviewed by The Star at the weekend.

The Gauteng MEC for local government and housing believes that the incoming local councils will play an effective role in their communities. But local residents should know that casting a vote in November means taking responsibility for upgrading their environment.

The biggest challenge for local government structures will be to formulate and implement business plans and create an environment that will attract investors.

But, most important will be to make local residents pay for services.

Despite the launch of Campaign Masikane, payment levels have stayed low in most areas and services have not improved. But Mofokeng says the public should begin to see service delivery and payment of services as a package. “It is not a matter of either-or. Communities should realise that local structures will work if they make them work.”

He emphasised payment of services would be important to keep local councils on track, especially those that have been dysfunctional for many years.

Mofokeng added that once the local structures were formed, provincial government would have a minimal role to play in the development of communities.

“These local structures will have to think globally, but act locally. They will be responsible for all local issues and will have to work at making themselves economically independent,” he said.

“We will encourage them to compete among themselves. Attracting business in their areas will be the main goal ... people and investors choose to live in areas because of advantages offered.”

The provincial government is discussing the possibility of changing the current Local Government Act.

While the Act was being reviewed, local structures would continue to use the existing Act, but only implement its positive aspects, Mofokeng said.
Mayor leads march against himself

BY PATRICK PHOSA

There is always a first time for everything - and Heidelberg mayor Obed Nkosi probably achieved a little first of his own yesterday when he marched against himself.

Angry residents of neighbouring Ratanda township toyed into town yesterday to voice their displeasure about the cutting off of electricity supplies.

But instead of a gold-chained, helmeted city father meeting the dusty marchers on the steps of the town hall, a dusty Nkosi, resplendent in a blue baseball cap, was at the head of the protest.

When the 500 marchers arrived, he simmered himself from petitioner to receiver outside his own office.

ANC local leader Johnny Taxtela handed over two memorandums to Nkosi and Heidelberg chief executive Tony Cleric.

Gustave Heymann said he was unable to explain why he had marched himself.

A note by the marchers asked to be sent to German Premier Tokyo Sexwale and MEC for Housing and Local Government Dan Mofokeng.

Residents demanded an end to the disconnection of electricity which they said was being done in the name of ANC councilors.

"They said Heymann should resign, urging Mofokeng's intervention, and that local elections should not be disrupted by white councilors," Taxtela said they threatened a consumer boycott, suspension of payment of services and withdrawal of their representatives from the TLC if their demands were not met within 48 hours.

Nkosi said it was unlikely that a township resident who went to work during the day could consume 200kW of electricity and 428l of water a month, which was what some people were billed.

"White councillors want people not to vote for the ANC in the local elections. They spread lies that ANC councilors are the ones who said electricity should be cut until accounts are paid," Nkosi said.

Heymann said it was agreed in August that current accounts should be paid in full and that services would be terminated if residents failed to pay.

He said electricity supply to 1000 residents had been cut, and that 457 residents had illegally reconnected their supply.
Gauteng medical waste disposal sites sought

Michael Moon

DEMAND for the disposal of medical waste in Gauteng has doubled in the past four months, and urgent discussions are taking place between government and waste management companies to seek solutions to the problem.

The water affairs department has issued an emergency permit to the Eastern Services Council to use its Platkop landfill site for the disposal of an excess of 300 tons of medical waste.

Disposal company Waste-tech said yesterday that in May it had handled 100 tons of medical waste at its Rietfontein incineration facility. It had been expected to climb to 200 tons for the month of August.

Other commercial disposal companies had reported similar increases in demand.

Waste-tech MD Ken Bromfield said it seemed genuinely alarmed the medical waste issue earlier this year, when Waste-tech was barred — then unbarred — from burning or dumping hospital waste, had alerted the health care sector to availability of services.

Bromfield also believed that the controversy had prompted some local authorities to crack down on hospitals illegally dumping on municipal tips.

This was an encouraging development, because most medical waste produced in the province (estimated at 345 tons a month) was now being handled legally. However, existing commercial incineration facilities could not cope.

Waste-tech and others were currently investigating new waste sites.

The deadline for public input for the environmental impact assessment for the new incineration site is October 20. Waste-tech said that only a handful of submissions had been received so far.

Truck drivers given say at talks for first time

Renee Grawitzky

ABOUT 40 000 truck drivers and their assistants will be party to central level negotiations in the goods transport industry for the first time when wage negotiations start on Friday.

These negotiations come one year after the Turning Wheel International Workers Movement claimed responsibility for the Mooi River truck drivers' blockade, where workers demanded, among other issues, the establishment of a national forum for negotiations.

One of the reasons for the delay in starting negotiations was the failure of the Turning Wheel Workers Union and the Transport and Allied Workers Union to commit themselves to observer status at the negotiations because they had not complied with the requirements for registration with the labour department and the industrial council. It is understood that if these unions were observers, they would have to commit themselves to the outcome of the negotiations even though they were not party to them.

Ben Peterson of the Turning Wheel Workers' Union said the union had received notification of its registration and would be taking part in the negotiations. He said the union — with an estimated membership of 13 000 — was an important player in the industry and there could be "severe repercussions" if the outcome of negotiations did not have "our blessing".

An agreement was reached by six of the seven unions, excluding Turning Wheel, operating in the sector, and three employer organisations representing 1 000 employers, to begin central level negotiations even though the national industrial council had not yet been registered.
Gauteng housing board approves 65 projects

Sello Mothabakwe

THE Gauteng provincial housing board says it has approved 65 housing projects with an estimated value of R900m since May last year, spurring predictions that housing delivery could begin on a large scale by the end of this financial year.

Housing board chairman Martin van Zyl says the projects are expected to deliver 78 000 houses. Among approved projects, only 41 contractors have complied with funding regulations and will build 43 000 houses with a projected value of R550m.

Van Zyl says 24 projects still have to comply with funding conditions, while 21 developers have started procedures to open township registers.

Since May 1994, 18 000 serviced erven have been established. The revised programme for April this year indicates that 1 200 houses have been built, while the number of houses transferred to owners has risen to 2 100, involving R20m in subsidies.

The number of houses still to be delivered in terms of the revised programme is estimated at 3 600, with a value of R430m.

Gauteng housing department deputy director technical services Sydney Barnard says most projects are progressing well, the only hold-ups caused by procedural matters such as bond registrations, land surveying and pegging.

Emerging developer Victor Solane, who has a joint venture with Stocks & Stocks in Homes for Gauteng, said financiers were inclined to pay contractors only when the top structures had been completed. He preferred a draw whereby funds were paid to contractors as sections of the project were completed.
R750-M for Townships

Water, sewerage, electricity and services to be provided or upgraded.

BY PATRICK BURDEN
2-million people don’t pay - Leon

Rates debt in Gauteng is R1,8-bn

BY ANNA COX AND MANDLA MTHEMBU

Greater Johannesburg is on the brink of financial disaster with more than two million residents not paying their rates and service charges, and the Masakhane campaign was a total failure, Democratic Party leader Tony Leon claimed last night.

He said only 220 000 people out of Greater Johannesburg’s population of between 2,5- and 3-million were actual ratepayers.

The situation was the same in other areas and had led to the Gauteng rates and services debt standing at a huge R1,8-billion.

Leon warned that if current low levels of service payment continued, local government faced collapse and millions of rands spent on the November election would go up in smoke.

If the situation were not rectified at once, ratepayers were looking at a minimum increase of 20% in rates and service charges next year — excluding inflation and maintenance of the city’s infrastructure.

Leon said the Masakhane campaign, launched by the Government to encourage people to pay for services, was a total failure with payment rates having in fact dropped in some areas such as Alexandra and Soweto.

He said an election meeting in Soweto that the situation was not confined to Gauteng and in the Western Cape, debt was accumulating at a rate of R80-million a month and more than R300-mil-

Leon in old services arrears had been written off.

Masakhane, which had cost the Government R40-million, appeared to have cost more money than it had saved.

Leon accused the Government of being soft on defaulters and tolerant of those who continued to boycott payments.

“This places the burden of funding the RDP on those who do pay. Unless immediate action is taken to tackle the problem, the culture of non-payment and entitlement could win the day.

“Law-abiding citizens will become increasingly bitter and might themselves cease to pay because of the double standards which make them cash cows for municipalities while boycotters have their debts written off.”

Instead of simply writing off a campaign which appeared to be failing, it would be more practical and cost-effective to implement workable solutions.

Money spent on tougher actions against defaulters and improved billing and collection systems rather than expensive advertising campaigns may stand some chance of success.

The DP was proposing “radical economic surgery” by contracting out council services, privatisation, and the creation of enterprise zones in high unemployment areas, he said.

Local authorities should be given strong powers so they were free to make quick decisions without having to refer to higher levels of government.
Legal action on waste site possible

BY TAMSEN DE BEER

The Springs Town Council is investigating all legal options open to it – including obtaining a court order to force EnviroServ’s Holfontein hazardous waste site to comply with permit regulations, the council said yesterday.

The council would also consider asking for a court order to force EnviroServ to comply with CSIR recommendations on waste management, a statement, issued after a council meeting said.

The site became embroiled in controversy when waste leaked from a storage pond on Monday, the third leak from the site in 18 months.

The CSIR was commissioned by the Department of Water Affairs and Forestry earlier this year to launch an investigation into the site, following numerous complaints from residents.

The CSIR found that certain chemicals occurred at unacceptably high levels in some residential areas, and could be a health risk should people be exposed to them over long periods.

The council has said it “shared the concerns of residents regarding the conditions under which the Holfontein disposal facility is operating”.

However, the council had little authority to monitor or penalise EnviroServ. The facility’s permit was granted at national level by the then Department of Water Affairs, the council said.

The DWAF earlier this week requested that EnviroServ take all possible steps to reduce the concentration of unacceptable substances in the air.
New political row brews over land reform

David Greybe

CAPE TOWN — A new political row broke out yesterday between the NP and ANC over the inclusion of both property rights and land reform clauses in the new Bill of Rights.

NP senior negotiator Sheila Camerer disputed inferences by ANC negotiators, Constitutional Assembly chairman Cyril Ramaphosa and technical experts drafting the new Bill that the parties had agreed in principle to the inclusion of both.

She conceded that the NP had not voiced its objection to the announcement, after intense behind-the-scenes negotiations in the Assembly deadlock-breaking committee on Tuesday, that broad agreement had been reached on the inclusion of both. She said the NP was not part of the private talks.

However, Ramaphosa, also ANC secretary-general, restated yesterday that the NP had not voiced any opposition at the time and they know that.

Camerer contended the NP had merely given its go-ahead for the reformulation of the clause to facilitate further negotiation. "There is no agreement in principle. The only agreement reached was that the technical advisers should try again to come up with a draft that, in the light of the discussions, is more acceptable to all parties."

Camerer's view differed sharply from that of ANC negotiator Baleka Kgqoisteile, who described Tuesday's proceedings as "absolutelyhistoric."

Ramaphosa said the NP position remained that while the property rights clause should be included in the Bill of Rights, land reform should be dealt with separately.

She denied the ANC claim that the current property rights clause inhibited government land reform. According to the ANC, the constitution referred only to restitution, and not to redistribution and the land tenure system.

Ramaphosa said the ANC "will never" accept a property rights clause without reference to land reform, as in the present Bill of Rights.

He said the NP could raise its objections next week, when negotiators were expected to debate a first draft of the new constitution.

Rand Water fines total R13m

Michael Moon

FINES totalling more than R13m have been imposed by Rand Water on bulk consumers in its distribution area for failure to meet the monthly water savings target of 20% in September.

An overall saving of 12.3% was achieved by the city, municipalities, local councils, mines and regional services councils during the month.

This is a decline from the 14.2% saving recorded in August, the first month of a seven-month campaign to cut water consumption through the imposition of escalating penalty charges for overuse.

A Rand Water statement released yesterday said there had been no run-off into major storage dams in the catchment area.

The water crisis was "becoming more serious by the day." The statement appealed to the public to intensify savings to "help secure our supplies for the next year or so."

Free State towns were the best performers for the second month running, notching up a monthly saving of 22.5% on average consumption.

Next best was the mining industry with 21.4%, slightly down on its 21.7% for August.

The worst collective performers were the regional services councils which used 14% more than their usual amount and received a R20 510 fine. The services councils only consume an average of 1-megalitres a day.

This compares with the Johanesburg transnational metropolitan council which swallowed 694 megalitres a day during the 1994/95 year.

Johannesburg earned itself a whopping R3.35m fine after achieving a saving of only 14.1% for September. However, this was a big improvement on the 9.6% monthly average saving recorded between May and September.

The biggest fine was slapped on the East Rand towns, which will have to cough up an extra R36.6m for the month after managing only a 10.9% saving (7.5%)
Huge loss of water in Soweto

BY TROYE LUND

Water shortages Greater Johannesburg residents face are made worse by the fact that almost half the water piped to the millions living in Soweto leaks away into the ground, authorities have admitted.

While all residents struggle to meet tough water restrictions, about 125 megalitres — equal to about 2,500 average-sized residential swimming pools — of the 250 megalitres piped to Soweto each day disappear.

It is lost due to badly maintained piping systems and illegal usage, Greater Johannesburg director of water and gas George Kaey has told The Star.

Water loss for similar reasons in the rest of Greater Johannesburg is much less: about 15% of 480 megalitres a day.

The revelation by Kaey confirms charges by the ANC that the public was not to blame for the region's bad record in water savings, which was in reality caused by large quantities being lost through badly maintained pipe systems.

“Forty percent of water bought for disadvantaged communities is lost because of inadequate, badly maintained piping systems,” said the ANC’s North East branch executive member Clive Gilbert.

He condemned the former Johannesburg city council for approving “white elephant athletics stadiums, R250-million revamps on the City Hall and five-star travel instead of fixing leaking water systems.”

According to a TMC engineering committee report, the water consumption in Doornkop, west of Soweto, increased by almost 4% between May and August this year, while the Soweto and Delsmead area sawed little more than 2% in the same period.

Sandton, often praised for its tree gardens and planned for future growth, uses 15% less water, saved almost 15% more than any other area.

Kaey said more affluent, traditionally white suburbs lose less water because they benefit from better systems.

He said 15% of the water bought for Johannesburg last year had been lost and about 25% of water bought for Greater Soweto had leaked out of the system.

Randburg had recorded a 9% loss, Roodepoort 10%, and Sandton 12%.

“All systems do lose water, mainly through leakage and also theft, illegal use, inaccurate meters and accounting flaws.”

A programme to replace old distribution mains had begun in Greater Johannesburg in 1999, Kaey said, adding that 50% of the mains had been replaced so far.

This seven-year programme is reported to have reduced the annual water loss in Johannesburg, excluding Soweto, from around 30% to 15%.

This year the TMC has budgeted R260-million to replace some 85km of piping throughout Greater Johannesburg. It has also allocated money it received for savings systems in council-owned houses and will embark on a R2-million leak protection programme in Soweto, said Kaey.
**Gauteng does nothing about water losses**

BY TROYE LUND

The Gauteng legislature has known for nine months that the province loses water worth well over R200-million each year but has done nothing about it, claims DP member of the legislature, Jack Bloom.

In January Bloom tabled questions in parliament relating to unaccounted water, how serious the problem was and what steps were being taken.

In his reply, given to the house in February this year, Housing and Local Government MEC Dan Mofokeng said R200-million in water was lost each year by the province's municipalities. Mofokeng called this a "matter for serious attention".

According to Mofokeng, there is merit in legislation which forced municipalities to use water loss management systems and water audits.

"A prerequisite for good management of water is a well-metered distribution system," said Mofokeng. Mofokeng's reaction

But this week, following recent ANC accusations that huge water losses must be blamed on local authorities, Bloom slammed the MEC for "having done nothing nine months after recognising how serious the problem is".

Bloom, now calling for compulsory water audits of all local authorities and "it is absolutely appalling that nothing further has been done since the matter was first raised and the water crisis has deteriorated further".

Several attempts over 24 hours, were made to get comment from Mofokeng through his communications officer, but no calls were returned.
Experts propose zone system

BY TROY LUND

Gauteng's water funds are unanimous: there is only one solution to the province's R200-million annual water loss.

Dividing the province into water zones of 2,000 households each, installing proper water management systems and employing expert private contractors to monitor each zone, will save the province R4 for every R1 it spends, Dave Moore, manager of the SA Bureau of Standards' Water Loss Services and Basil Bold, MD of Melnicke Metres, the world's largest supplier of bulk water metres, claim.

Replacing the piping is not where to begin, both experts say. "No matter how appalling the condition of the pipes, only when the local authorities know what's happening in their systems can it be controlled and the correct replacement be made," Moore said.

"To measure is to know. When you have identified the leak you fix it. Proper measuring to identify the worst leaks is not being done at the moment," Bold said.

"He believes all municipalities should keep the correct tools, which costs around R300,000. But he is convinced not all municipalities have the money or the expertise to use the equipment effectively," Moore added.

"Private contractors, who could serve numerous local authorities in the province, should be employed to do this. This would ensure all the leaks were identified and fixed correctly. It would drastically reduce water loss.

"To install zone meters and employ outside experts will cost far less than it is costing us to lose the amounts of water we are losing. For every rand the province spent, consultants would be able to save them four," Bold said.

Bold has just returned from a visit to Berlin in Germany where the city's municipality had reduced a 60% water loss to 14% using the method. Bold and Moore advocate.

An engineer who specializes in water loss said: "I have identified huge leaks which are not being fixed because they are deemed to be difficult. Some towns are losing five kilolitres of water a minute, 24 hours a day, 365 days a year."
Flat and townhouse bills will double, says ANC candidate

**Water charges ‘unfair’**

**BY SHIRLEY WOODGATE**

Gilbert said not only were domestic users being hit four times harder than businesses, but sectional title owners and flat tenants were being unfairly penalised under the domestic heading.

“About 90% of townhouses and flats do not have separate water meters.”

“The body corporate/building owner receives a single account for one building on a single stand. This means they have not made allowances for the fact that more than one user is consuming the water. Their total consumption therefore draws the most onerous penalties or surcharges.”

“There should be a quota for each occupant, not one quota for the entire building.”

“Local authorities are aware of the number of separate consumer units in each building as they charge a separate sewer connection fee of R34 for every unit in a building or sectional title complex,” he said.

Gilbert said it would therefore be a simple and equitable procedure to apportion the surcharge on a fair basis in accordance with the number of residential units in the building.

“This is not the case as any usage above the first 20kl is currently subject to the surcharge and the increase in tariffs on a sliding scale,” he said.

“This additional burden is being compounded by 14% VAT on all additional tariffs and surcharges,” Gilbert said.

Keay said the minimum quota applied to a complex was based on the number of units multiplied by 20kl a month.

It was important that body corporates managed the water quota system within their own complexes.

There was nothing to stop the installation of separate water meters for each flat.

But the council could not afford to read and bill individual meters due to the extra work and high cost involved.

Each complex would have to read its own meters and bill occupants accordingly, Keay said.

Assuming a householder used an average of 30kl a month before the new tariffs were introduced, the householder would be limited to 70% of the 30kl, which would be 21kl a month.

Assuming actual usage for a month is 35kl, the householder would be charged R1.20 per kl up to 10kl in excess, which equals R12, R1.70 a kl up to 20kl in excess, which equals R34, R2.30 per kl up to 35kl in excess which equals R34, 50.

The normal charge would be R63, 50 and the additional charge would add R32. 50 to the water bill for a total of R116.
Public baths for homeless

BY HOFMANN RADEBE

A building which formerly housed the influx control offices in Albert Street has been turned into a public bath facility for homeless people by the Johannesburg Metropolitan Council.

The facility includes four shower cubicles with hot and cold water with a capacity to serve about 76 people a day.

"Each person entering the facility will be provided with a towel, which is returnable, and a cake of soap," health, housing and urbanisation executive director Ian Taiz said.

Laundry facilities were also available for those who needed to wash their clothing, and people without a spare change of clothes would be supplied with a bath robe while washing their clothes.

"We know that this is a drop in the ocean, but we hope to see more such facilities built in the near future," said Taiz.
W Rand rates hike slashed 285%

BY TROYE LUND

Tenacious Muldersdrift residents refused to accept a recent 300% rates hike and have succeeded in reducing the increase by 285%.

When the 300% increase was first announced three months ago, the media and residents were told by the Krugersdorp Transitional Local Council (TLC) that the increase was unavoidable and could be justified in terms of the area’s running costs.

“It was all a big mistake – one of those things when people press the wrong buttons,” said Muldersdrift councillor Philip Ndien.

After residents met with the TLC and made it clear they would not pay, the council announced that the increase was the result of a computer error.

TLC councillor Wynand van Vuuren said the error was made when Muldersdrift was made part of the Krugersdorp TLC.

“The computer automatically gave Muldersdrift the same rates charges as Krugersdorp, when it had been agreed that Muldersdrift would pay less as it does not get the same services as Krugersdorp. The decrease was only reversing the error,” he said, adding that Muldersdrift had now agreed to pay 10% more than Krugersdorp’s annual rates increase in order to get parity.

“Muldersdrift will eventually pay the same as Krugersdorp but only on condition that they get the same services,” said Van Vuuren.

Muldersdrift Ratepayers’ Association chairman Hugo Vorster is satisfied with the new 15% hike but is adamant it came about only through the residents’ unity.

“This proves unity is strength. We would like to see every landowner join forces as this is only the beginning of a long struggle to ensure that landowners have a fair dispensation according to their constitutional rights,” Vorster said.
Water restrictions cost greater Johannesburg R5,8m in fines

Bonilo Nggiyaza

A TOTAL of R5,8m in punitive tariffs has had to be forked out by the Greater Johannesburg Transitional Metropolitan Council since the imposition of water restrictions in August this year, director of water and gas George Keay said at the weekend.

About R26m a month in water tariffs had to be paid by the council before the restrictions.

The R5,8m, he said, had to be paid because greater Johannesburg had exceeded the 20% quota imposed by Rand Water. "For the first month of August, we paid an additional R2m. In September the additional charge amounted to R3,8m." Commenting on recent rains in greater Johannesburg, he said they would not make "much of a difference" as the Vaal river catchment area supplied the water in the area. "The decision whether to continue water restrictions or not will depend on the inflow of water to this area." Keay said, however, restrictions had had some measure of success in reducing water consumption in greater Johannesburg. "There has been some saving on consumers’ part, but it is still unsatisfactory because the target of 20% has not been achieved."

In August, an overall reduction of 14% was achieved and the amount of water saved dropped in September to 13.8%.

Meanwhile, director of natural resources Kobus Verster of the SA Agricultural Union said the current drought affected especially irrigation farmers because they not only had to deal with the 40% water restrictions, but were also dependent on government water schemes and rivers.

"It means such a farmer has to scale down on labours or crop farmers have to decide on whether to concentrate on certain crops."

It had a negative effect on finance, he said, and a "huge impact" on labour. "It is a very big issue for us at the moment."

Rand Water spokesman Archer Davies said restrictions would not be lifted until an assessment of the amount of rain this season had been made. "By the end of December we will have done that and only then will we be able to make a decision."

The levels of the Vaal and Sterkfontein dams were so "dangerously low" that greater Johannesburg had less than one year of water to go on. "The Vaal Dam is at 13% and the Sterkfontein dam is below 48%. Unless we have extreme rains this year, we are going to run into problems." Less than 13.2% of water was saved last month. "The target for restrictions is 20% and we are not achieving that at all. People have not been saving."

Durban council in moves to control CBD’s informal traders

Nicola Jenvey

DURBAN — Business has welcomed as "a clean-up move" the decision by the Transitional Metropolitan Council to gazette by-laws restricting street trading within the Durban central business district.

The Durban Chamber of Commerce and Industry Chamber Digest said yesterday there was a "political will and ability" to enforce the by-laws and find other sites for the traders. These could include moving informal traders away from the main thoroughfares and into side streets towards the harbour.

"The city council acknowledges that informal businesses are the lifeblood of the CBD and there is therefore a determination on their part to actively clean up the city centre," said chamber law and business affairs committee chairman Richard Parsons.

The by-laws would prohibit informal street trading "outside shops selling the same type of items, in places "substantially obstructing" either pedestrians on the sidewalk or traffic flow on the streets and in areas where the trader would interfere with a building entrance. Street traders would also be restricted from trading on public roads and places, sleeping overnight at their place of business or erecting any structure, except an umbrella for shade, without the council's written consent. Informal traders would also have to be responsible for their own littering and would be barred from depositing any refuse outside of garbage bins.

Parsons said the new by-laws should guarantee improved display facilities for informal traders and raise their standards. The council could also ensure the trader was the owner and not "a slave labourer" working for a larger illegal business.

SA ‘worthy road network partner’

Theo Rawana

THE UN Economic Commission for Africa saw SA as a very important partner in the realisation of trans-African highway networks in southern Africa, commission transport, communications and tourism director Mpekeni Bongoy said yesterday.

Delivering the keynote address at the African Highways — the Road Ahead conference outside Johannesburg, Bongoy said SA had a performing interprovincial highway network which facilitated international connections.

"The Economic Commission for Africa invites SA to play a more active role in the realisation of the trans-Africa highway networks programme and, in this connection, the commission will continue to co-operate with the International Road Federation, whose goals and objectives it fully shares," Bongoy said.

A total of 19 African countries and Belgium, Canada, France, Germany, Hungary, Italy, Japan, Norway, Sweden and Switzerland
Plea for Gauteng govt help

Land invasion threatens mass homes project

Robyn Chalmers

GAUTENG's largest mass housing project, the Golden Highway Development (Goldenv), is facing collapse following the invasion by squatters of more than 400 hectares earmarked for resettling 15,000 homeless people.

A crisis meeting is to be held between Housing Minister Sanane Mthembu-Nkondo and co-developer Goldenv Corporation on Monday in a bid to resolve the issue.

Goldenv Corporation CEO Artz Shiakh said yesterday he had been thwarted in his attempt to get help from the Gauteng government, despite repeated requests. "We have been in a consultative process on the project for two years with more than 12,000 homeless people, a number of whom are located in the dangerous dolomite areas of Lenasia Extension 9 and 10."

The process had involved weekly workshop sessions with prospective home owners on all the development issues such as town planning, roads and services, and a high level of consensus has been reached. "But this process has been eroded by ongoing land invasions, and no one seems prepared to sort it out despite us having knocked on every door available," he said.

Shiakh said that after an urgent request to President Nelson Mandela, a meeting was set up with Mthembu-Nkondo which he hoped would produce results and allow the construction of low-cost homes to proceed.

He said almost 1,500 subsidies had been approved under the capital subsidy scheme for development of phase one of the project, while a further 2,200 subsidies were in the pipeline.

In conjunction with co-developer Newhoco, a total of 825 stands had been serviced and a number of showhouses were under construction. Further development, however, was being stymied by the land invasions.

"We have received threats from invading squatter communities that they will take over any houses that are built, and the Gauteng provincial board has indicated that no further subsidies will be approved until the situation is sorted out," he said.

Goldenv — located southwest of Johannesburg near Eldorado Park — was launched two years ago after the former Johannesburg council made land available for development through a joint venture between Newhoco and Goldenv Corporation. The project was a response to the massive housing needs of the surrounding areas, including Soweto, Kliptown, Klip- spruit, Lenasia and Eldorado Park.

The project launch became possible after the formation of a compact between representatives of the Civic Associations of SA, landowners in the area, the city council, the former Transvaal Provincial Administration, the Development Bank of Southern Africa, financial institutions and members of the private sector.

Fellow low-cost housing developer Newhoco, meanwhile, warned that the lack of delivery on the housing front had forced the group to restructure and become more commercially oriented to survive. Its annual report released this week showed Newhoco's delivery component lost R8.7m on turnover of R9.1m for the year to June. It had lost R8.45m the previous year.

"The fact that it was not possible for Newhoco to operate profitably for the second successive year reflects the extent to which lack of political commitment to a clear governmental housing policy has prevented large-scale delivery," MD Rod MacGillivray said yesterday. "(It also) underlines the urgent need for firm and unambiguous direction to emerge from the policy environment," the report said.

MacGillivray said the group's delivery arm had merged with The Land Investment Trust, the group's bridging finance arm, in a bid to improve the capitalisation of Newhoco.
Consumers could be penalised despite savings

Ingrid Salgado

Residents in the greater Johannesburg area could be paying surcharges on water consumption even if they had cut back on usage in September when punitive tariffs for excessive use became effective.

Johannesburg’s water and gas director George Keay said yesterday the council read most residents’ water meters only every three months. Monthly bills in the periods when meters were not read were based on average consumption in each household’s previous period.

The council had paid about R5.8m in fines.

See page 21
Gauteng Housing and Local Government MEC Dan Mofokeng yesterday launched a R12-million reconstruction and renovation project of houses and hostels which were damaged during pre-election violence.

Addressing about 200 residents in Meadowlands, Soweto, Mofokeng said to applause "We are here today to prove that when we make promises, we keep them. You have asked us, as the Government, to repair your damaged homes and the process we are launching today is to try to make sure that most of you celebrate Christmas inside your rebuilt homes."

He lashed out at those who "go around telling lies that the Government is unable to deliver on its pre-election promises."

With the funds and a million bricks donated to the Reconstruction and Development Programme by Corobrik, the Government is planning to rebuild houses in Meadowlands, Dobsonville, Alexandra and in the Vaul Triangle at a cost of R16 000 for each house.

Asked whether residents who had already rebuilt their homes would be compensated, Mofokeng said this was being investigated.
R35-m for upgrading of Alexandra

Alexandra is to receive R35-million from the Greater Johannesburg Transitional Metropolis Council (GJTMC) for upgrading of services and infrastructure.

A new clinic, taxi rank, water meter installation, and upgrading of roads are some of the projects which will take place within the next few months. The first project, launched on Friday, will be the construction of a R1,9-million clinic in 8th Avenue.

Local labour and entrepreneurs will be used and the projects will be associated with the RDP and Masakhane, said head of the GJTMG RDP unit John Singh - Staff Reporter.
400 homes for repairs

By Joshua Raboroko

THE Gauteng provincial government is to spend R6 million to repair 400 homes destroyed during violence in the Greater Johannesburg Transitional Metropolitan substructures starting in December.

Speaking in Alexandra yesterday at the launch of low-cost housing projects, MEC for housing Mr Dan Mofokeng said the average cost of a house should not be more than R15 000 to bring it into line with the directives applicable to the hostel development programme.

Amounts needed for the repair of houses were Alexandra (R4 million), Dobsonville (R300 000), Diepkloof (R1 million), and soweto (R700 000).

Mofokeng said each affected metropolitan substructure should appoint a committee to identify the damaged houses and to prepare budgets for the needed materials. The committees should ascertain whether insurance existed at the time of the violence and to recover from insurers where possible.

“We are formulating a process to determine the rightful owners of those houses requiring restoration,” he said.

“It is important that this process is transparent, fair and just to all communities.”

Those who were illegally occupying the houses would have to vacate them or action would be taken against them.

Mofokeng said his department was prepared to build low-cost housing for the thousands of squatters living in shacks in Alexandra. Hostels would be upgraded to cater for families in Alexandra, Dobsonville, Soweto, Vierland and Meadowlands.

Black builders would be invited to play a role in providing the houses.
Proposed units will help township people quickly

By Musa Zondi

CAN you imagine the Jabulani complex - once home of the now-defunct Urban Bantu Councils - being the centre of the new civic centre for the Greater Johannesburg Metropolitan Chamber?

It seems far-fetched but Mr. Denis Rogers, chief executive officer of the Western Metropolitan Sub-Structure, would like to believe that this is possible.

In fact, this is his dream and he hopes that plans to achieve just this will be put into place after tomorrow's elections.

Sell their wares

Rogers would also like to see a tourist attraction centre being established in central western Jaba, an opportunity that will give many unemployed people in Soweto a chance to sell their wares, curios, mats and other goods to visitors.

"This would be one way of redistributing wealth to our community and also a way to distribute funds within the community itself," he says. "This is what tomorrow's elections are about - democratising local services and involving ordinary people in their destiny."

Rogers adds that the current situation - where 800 000 people in the suburbs are serviced by 21 000 civil servants and 2.5 million people in Soweto are serviced by 7000 people - is unacceptable.

He suggests that what he calls Strategic Response Units should be created in the townships. These would cut through bureaucratic red tape and deliver services immediately.

He remembers an incident on June 16, the coldest day of this year. A family suddenly found itself without a roof over their heads after their house was demolished when a bus crashed into it.

As it was so cold, something had to be done and fast. With the help of his colleagues, Rogers organised a tent, gas to warm the stranded family and some blankets.

What might have been a crisis that would have taken a long time to solve if they had to rely on bureaucrats, was quickly solved.

That would be the work of these response units - to help people in distress and to do so immediately.

He says it will take a long time to change people's mindsets, especially in bureaucracies.

In the meantime, says Rogers, some other means to help people immediately are required. A hands-on approach that such response units will provide is critical to proper local governance.

He also envisages a stage where implementing some of the new Reconstruction and Development Programme policies will cut crime and hopefully, in the long run, eradicate it altogether.

Spirit and letter

These policies encompass the spirit and letter of the RDP, like creating jobs, delivering services and building houses.

"We are already delivering," Rogers says. "We are paying people to clean windows and also to paint where and when it is needed."

Moving the heart of the Johannesburg Metropolitan Chamber to Soweto would have a spin-off. There will be more investments in roads and other infrastructure, something that is seriously lacking in the townships.
Action is promised over land invasion

DEVELOPER Golden Highway Development Corporation (Goldenv) yesterday held an urgent meeting with Housing Minister Sankie Mthembu-Nkondo to resolve the land invasion at Gauteng’s largest mass housing project southwest of Johannesburg.

Goldenv CEO Aziz Shaikh and yesterday the meeting had been positive and Mthembu-Nkondo had agreed to look into the issue after the local government election tomorrow.

“We are very positive that we will be able to come to some sort of resolution on this issue which has now reached critical proportions," he said.

Shaikh said he believed the housing ministry would hold talks with the Gauteng provincial government to resolve the problem and speed up delivery of mass housing in the province.

The meeting was held as the Goldenv project faced collapse after the invasion of more than 400 homes by a group of 15,000 homeless families. This followed more than two years of consultation with about 12,000 homeless people, a number of whom were located in the dangerous dolomite areas of Lenasia Extensions 9 and 10.

Shaikh said the Goldenv initiative recognised that for sustainable development to take place housing delivery for lower income households had to be community driven. He said while different portions of the land were owned by various landowners, significant portions were held by the former Johannesburg City Council, Bankorp and the Angolan Church.

The council had agreed through a land availability agreement with developer New Housing Company (Newhco) to make its land available for development by a joint venture between Goldenv and Newhco.

In addition, Bankorp, which owned Devland Extension 1, had reached agreement with the SA Housing Trust to acquire the land and make it available for further development in a joint venture between the Trust and Goldenv.
On his campaign trail, Minister without Portfolio Jay Naidoo stopped off at Alexandra Community Centre where he spoke to residents about the reconstruction and development programme on AlexFM

Homeless to be given land

MORE than 1 000 people who lost their homes as a result of political violence in Alexandra, Sandton, would get land to live on by next year, Minister without Portfolio Jay Naidoo said yesterday.

On a tour of the suburb, he visited a home for mentally handicapped children, the Helen Joseph women's hostel and some of the displaced families.

The 750 families who lived in the former Beurut area of Alexandra have been living in community and church halls for the past four years after clashes between the ANC and the IFP left them homeless.

"I have been acutely aware of the problems that these families have faced," Naidoo said.

"It has taken time to negotiate a way forward, and I am very pleased that I could break this good news to the people involved today." 17/11/95

Naidoo gave no details of where the families would be relocated, for fear of land invasion. — Sapa

TV workers pull plug on Northwest's govt

MMABATHO — The Northwest government's pre-election message was apparently sabotaged as it was being broadcast by the Bophuthatswana Broadcasting Corporation last night, threatening an agreement between the provincial government and corporate workers.

The live broadcast was apparently interrupted when footage of an earlier public row between a provincial government delegation and workers was shown instead.

At the time, provincial government officials, led by broadcasting MEC Moletsane Sebako, were locked in discussions with worker representatives to resolve a retrenchment dispute.

Earlier, the SABC announced it could not provide full coverage of the poll in Northwest today, following the unresolved dispute between the provincial government and Bophuthatswana Broadcasting's management and staff.

SABC acting CEO Govan Reddy said facilities and staff from other provinces would be deployed to provide limited coverage of the Northwest poll.

Staff are demanding retrenchment packages totaling R400m. Premier Popo Molefe has said there will be no mass retrenchment. Last week he said staff had been promised retrenchment packages by officials not authorised to do so.

He said the Northwest government did not recognise packages agreed to by management and staff and approved by former broadcasting MEC Kiam de Wet.

Yesterday hundreds of employees angrily questioned the government delegation. Posters likened Molefe to the president of the former homeland, Lucas Mangope.
Homeless vote to get sheltered

2/11/95

THE homeless in inner-city Johannesburg went to the polls yesterday in the hope that a new local government will start to address their problems.

"Maybe we'll get houses once a new system is in place," said founder member of the Johannesburg Homeless Association Mr Ebrahim Modimokwane.

The majority of the people who were members of the JHA registered as voters by using the addresses of churches or the names of the streets where their shacks are built, he said.

Modimokwane was a party agent for an ANC candidate in Pageview, and spent most of the day mustering people to the voting stations.

"I've been homeless for many years but I want that to change. I'm hoping that a new local government will make housing the homeless a priority for the city.

Some of his colleagues in the JHA were sceptical. "We must learn from our mistakes. We voted last year and nothing has changed, why must we vote now?" questioned Josias Moloi, leader of the Park Station Homeless Committee."
The success of Mponamanga’s housing programme depends on the ongoing commitment of the government, the local authority, and the private sector developer. According to the programme’s lead developer, the project is risky due to the limited skills and experience of the community organisations involved.

Different factors, such as government subsidies, the ANG’s conditions, and community involvement, are key to the programme’s success.

The programme targets low-income families and aims to provide affordable housing solutions.

The programme’s impact has been positive, with many families benefiting from improved living conditions and increased community participation.

However, challenges remain, including the need for continued funding and support from various stakeholders.

The programme is an example of how community involvement and government support can lead to successful housing projects.

The programme is an example of how community involvement and government support can lead to successful housing projects.
Appeal for human feel in urban planning

Johannesburg must protect itself against the onslaught of suburban developers who could destroy the fabric of community life by the year 2010, columnist The Star James Clarke said on Friday.

Speaking at a conference of the South African Property Owners Association in Sandton, Clarke said poorly designed, urban areas were destroying the peaceful cooperation between people.

"Johannesburg has an exciting future — no other city has the opportunity we have in the CBD," he said, adding that the 34ha of "blank land" around the inner city was proof of the potential.

"The only thing that can ruin it all is city management that is geared towards developers — we need a human scale in our environment," he said.

Clarke sighted Parkhurst as the ideal suburb in Johannesburg, saying it had the right population density combined with a village atmosphere "where shopowners know the names of their customers."

However, he said the suburb was constantly having to protect itself from developers wishing to build offices and supermarkets.

"The relationship between developers and home owners should be a beneficial one, not a confrontational one," — Staff Reporter.
‘Councils don’t measure up in the water works’

By Troye Lung

The Auditor-General is likely to intervene in the water affairs of Gauteng’s town councils after reports that they are not measuring their own monthly consumption. Rand Water confirmed this weekend.

For exceeding water quotas went up by 75% this month which means consumers will be paying R5 for each kiloliter by which they exceeded their quota.

While town councils are adamant they apply the same restrictions on themselves as they impose on the public, only one of seven councils asked could give the exact number of kiloliters they use and save each month.

Rand Water spokesman Archer Davis said “Like a household, councils should be able to say exactly how much water they use a month. Generally they can’t because their consumption is not measured and is included in the unaccounted-for water that monthly percentage which is lost through leakages, bad accounting and theft.”

Davis added “Municipalities need assistance. They should be running their own shops like their consumers are expected to.”

A water engineer, who does not want to be named as he does contract work for various councils, is adamant. They have no clue how much they are using and what they say they use is a thumb-suck and a manipulated guess.

Water used by the council’s various departments is lumped into the vast amount of unaccounted-for water. Treasury departments will manipulate the figures to suit wastage.

When asked how many kiloliters was saving and saving each month, the only reply the Alberton Town Council was prepared to give was that it was saving an average of 30% a month.

To Page 2
House subsidies of R96m approved

Robyn Chalmers

The Gauteng provincial housing board has approved housing subsidies worth R96m for 100,000 people at KwaThema, Langaville and Tsukane east of Johannesburg, among the largest housing projects under way in Gauteng. (127)

Gauteng provincial housing board chairman Martin van Zyl said nearly 15,000 stands would be serviced in Tsukane and Langaville at a cost of more than R73.5m. A further 3,000 consolidation subsidies have been approved at Tsukane and KwaThema for top structures to be built at a total cost of about R22.5m.

"The project, which is already well under way, will provide a major boost to the housing process in the province, as well as provide serviced stands and houses for the thousands of squatters who have taken occupation of land in the area," he said.

Van Zyl said about 60,000 squatters had moved onto the land, formerly owned by Goldfields, during the Vosloorus and Khetlepong riots in late 1993, and had been living there without any form of services.

"As part of the Gauteng government's essential services strategy, we decided to put in essential services such as water and sewage where there were squatters and then extend this to include top structures in certain cases."

Burton Maree, a member of consultants Towncon, which has been assisting with the project, and the Brakpan transitional local council had already accepted tenders for almost 11,000 stands valued at R53.9m. These stands would be serviced by August next year, and the remaining 4,000 stands by October. To date, more than 3,000 stands had been serviced and transferred to recipients.

The contracts were being undertaken mainly by Stocks Civils, HJC Civils and Optimum Civils, all of which were making use of local labour.

Van Zyl said the new progressive payments subsidy system, expected to be formally announced and implemented this month, would help boost housing delivery and increase the board's spending.

To date, the board had paid out R36m and 3,000 housing units had been constructed. This was out of R437.4m allocated to the province during the 1995/96 financial year, while a further R384.4m was rolled over from the previous financial year.
Only 3,000 houses built after approval of 77,000 subsidies

Although the Gauteng Provincial Housing Board has approved 77,000 subsidies, only R31-million in project-linked and individual subsidies have been paid out, resulting in 3,000 houses being built this year.

Board chairman Martin van Zyl said this week that most of the approved subsidies had not been used and that out of 65 projects planned, only 15 were performing well.

However, he stated that delivery of houses was expected to speed up now that there were democratically elected local councils.

The formation of legitimate councils coincides with the board’s recent decision to approve R96-million for upgrading and servicing of land in KwaThema and Tsakane.

“We believe that the newly democratically elected local councils will expedite the delivery process, in that councillors will be accountable and encourage development,” Van Zyl said.

As of mid-October the board had paid out R18-million on project-linked subsidies and the amount represented 1,897 houses built (A project-linked subsidy is paid out to a community that wishes to build several houses with a developer’s help).

Individual subsidies paid out amounted to R13-million, representing 1,200 housing units.

Van Zyl added that despite slow delivery, 25,000 sites had been serviced, while some of these were in the process of being serviced.

Other projects still under way were in Protea Glen, Rosettenville, Tembisa, Wadeville, Zithombe, Bronkhorstspruit and Pretoria. A total of 1,322 units had already been completed in these areas.
Caution: Cities in political control crisis.
Severe curbs on water are in the pipeline

The situation could become critical by next year if there is not substantially better-than-average rainfall in the coming season, says Rand Water.

BY TROY LIND

Water savings targets have not been achieved and more severe water restrictions will have to be implemented for users of the Vaal River system if there is no increase in rainfall, said Minister of Water Affairs and Forestry, Prof Kader Asmal yesterday.

To date, average savings on urban use, which is the main user sector of the Vaal system, has been less than 9%. The target is 20%.

Rand Water spokesman Archer Davis said recent rains had no significant impact on the levels of storage dams.

He added that the scattered rains which had fallen in the catchment area had mostly been intercepted by farm dams, absorbed into dry ground and used by the current rapid rate of plant growth.

"Water levels are still dropping rapidly. Water levels of the major dams in the Vaal system are abnormally low," said Davis.

He warned that the water situation could become critical by next year if there was not substantially better-than-average rainfall and runoff over the coming rainy season.

A spokesman for Asmal, Henne Smut, stressed that the Bloemhof and the Vaal Dams were at their minimum operating levels and were not in a position to supply water, even with support from Sterkfontein Dam.

"In practical terms, the Sterkfontein Dam, which is the last resort for water users in the system, has been carrying the full burden of water supply for quite some time. Its level of storage has fallen by an average of 1.25% a week since mid September (from 56% to less at 45% at present)," he said.

Smut emphasised that all users who drew water from the main stream of the Vaal River, as well as its tributaries, were affected.

This included consumers as far upstream as Standerton, as far downstream as Kimberley as well as the Free State Goldfields. Users from pipelines that serve Eskom power stations in the Highveld region of Mpumalanga are also affected.

Existing restrictions - calculated from the user's average consumption from July last year to June 30 this year - which now stand to be increased are: 40% saving on June's use for agricultural irrigation; 20% for urban purposes (household, industrial and mining); 10% of use for intensive livestock feeding schemes, and 5% of use by Eskom.

For each kilolitre these quotas are exceeded by, nearly 95% is currently being charged - effectively more than the normal cost per kilolitre.

"Unless the restriction targets are met and good rainfall is experienced, restrictions will have to be increased to ensure adequate water supplies for sustaining the economy," Smut said.

The situation is closely monitored and a decision will be made in early January next year," according to Smut.
United effort advised to integrate Soweto

Robyn Chalmers

LINKING Soweto and Johannesburg would require partnerships between all levels of government and the private sector. Greater Johannesburg Transitional Metropolitan Council acting CEO Nicky Padayachee said yesterday.

Speaking at the partnerships for urban development seminar, organised by the Prince of Wales Business Leaders' Forum, an international network of business leaders, Padayachee said the Baraline development plan to link the two areas was a major step in achieving the integration of greater Soweto with the rest of the metropolitan urban fabric.

In terms of the framework, it was proposed that about 35 000 houses would be integrated with more than 500 000m² of commercial and retail space and about 700 000m² of industrial space.

Local government's role in the project would be to facilitate private sector investment in Baraline — the area between Johannesburg and Soweto — by making the area attractive for investment.

"The council will be responsible for providing sufficient infrastructure to make it accessible, and for servicing the vacant land and releasing it for development," he said.

He said the inner city of Johannesburg was another high priority for the council to boost economic investment and growth, leading to employment opportunities.

The inner city contained 800 industrial companies focusing on small and medium enterprises, representing about 40 000 jobs.

Johannesburg mayor Isaac Magagela called on the business community to help improve Johannesburg's inner city with more developments like Bank City.
Row between Metro Rail and train drivers grows

Renée Gravitzy

THE SA Footplate Staff Association (Safas) last night lashed out at Metro Rail, calling the organisation irresponsible for saying it would not be held to ransom by the union and would begin employing 300 black train drivers.

Safas spokesman Chris de Vos said if Metro wanted to declare war, "we will be ready.

Contact had been made with a number of Transnet officials to join in the war against Metro, and if another strike was planned, the union would not be alone.

Metro spokesman Zukile Nomvete said the recruitment of black train drivers was part of the company's long-term strategy to ensure it reflected the broader demographics of the country.

He denied the union's assertion that this process would begin immediately.

"The company had been unable to fill 55 vacancies because of union problems," he said.

De Vos rejected allegations that the union's recent action was an attempt to reassert its power base in the event of the mass employment of black drivers. He said it was incorrect to portray the union as predominantly black as it had a number of black members.

The union initially said the one-day strike was in response to the decision to continue with internal disciplinary hearings against employees linked to the Maraisburg train disaster last year which claimed the lives of 68 people.

However, recent statements from the union and management have concentrated on other issues, such as the company's move towards implementing its affirmative action programme.

The disciplinary hearings continue today.

Sapa reported that the SA Railway and Harbours Workers' Union had said that the internal hearings against those involved in the train disaster should continue unhindered.

"Safas indicated it was not opposed to the recruitment of black drivers provided they had the necessary qualifications and skills," De Vos said.

However, De Vos said: "You cannot train a driver overnight and the initiative by Metro indicates its preparedness to throw safety standards aside." Nomvete said the company would look at the requirements for the employment and training of black drivers.

Meanwhile, Labour Minister Tito Mboweni has intervened in the row between the union and Metro Rail.

De Vos said Mboweni had contacted him to express his disappointment with the disruption to commuter train services that left workers stranded.

Mboweni had indicated that he would try to facilitate a meeting between the union and management to try to rebuild their relationship, De Vos said.

Metro has indicated that drivers involved in the one-day strike will be disciplined in accordance with the company's internal disciplinary procedures.

Spornet has not taken a final decision on the matter.

Harsher Vaal water cuts loom

Kathryn Strachan

MORE severe water curbs loomed for all Vaal River system areas unless people co-operated in saving water, or unless there was a sharp increase in rainfall, Water Affairs and Forestry Minister Kader Asmal said yesterday.

The targets set for water consumption for the Vaal River system had not been achieved and rainfall was well below average for this time of year. The rainfall, thus far, had had no significant effect on the levels of storage dams.

"The situation is serious and may well become critical next year," Asmal said.

The water levels of the major dams in the Vaal River system are abnormally low. The Bloemhof and the Vaal Dams are at their minimum operating levels. The Sterkfontein Dam — the last resort for system water users — has been carrying the full burden of water supply for a while. Its level of storage has fallen by an average of 1.25% a week since mid-September (from 56% to less than 45% at present).

For more than average rainfall and runoff will have to occur in the rainy season to alleviate the situation.

All users who draw water from the main stream of the Vaal River and its tributaries, or from the dams in those rivers, as far upstream as Standerton and as far downstream as Kimberley, including the Free State Goldfields, are affected by the restrictions. They also apply to users from pipelines that serve Eskom power stations in the Highveld region of Mpumalanga.

Restrictions imposed earlier this year were 40% for irrigation, 20% for urban purposes (30% on household use and 10% on use for industrial and mining purposes); 10% of use for intensive livestock feeding schemes, and 5% of use by Eskom.

The situation is being monitored and a decision will be made in January.

Loophole for killers

Susan Russell

THE DP's spokesman for justice, Douglas Gibson, has expressed concern about an apparent loophole in the Criminal Procedure Act, created by the scrapping of the death penalty, wherein the state forfeits the right to prosecute serious crimes after 20 years.

Gibson was referring to a letter from Wits University law lecturer Morvin Dendy published in the latest SA Law Journal.

Dendy said the state's right to prosecute a crime lapse after 20 years, except for a crime where the death penalty could be imposed.
Business Day Reporter

MORE than 47,000 applications have been received by the office of Gauteng Housing and local government MEC Dan Mofekeng from tenants who want to take ownership of state-financed houses.

To encourage the process, 31 housing transfer bureaux were operating on the Witswatersrand and in the Vaal Triangle as joint ventures between the provincial government and the local governments.

New housing offices were opening at a rate of one a week.

The Zola office in Soweto had received claims for 78% of the houses in the area, while in Meadowlands, applications for 69% of houses had already been submitted.

Applications

Several other offices also had a high number of applications, with Tshela, Khunou, Krugersdorp and Muneneville all receiving applications for more than 60% of the houses in those areas.

"However, the overall average in respect of former black local authority areas has been brought down to 31% because of the large proportion of offices which opened only recently, and because of the impact of labour strikes and organisational difficulties," the office said.

Initially, the Gauteng government had allowed tenants three months to claim their houses.

Thousands apply to own state-financed houses in Gauteng

To facilitate the scheme, Mofekeng's office said some tenants had failed to make claims in the belief that home owners would be angling out for service charges. "Others are saying they will not pay for services until they have been given a transfer," the office said.

Assets

These payments were essential for the restoration of normalcy and for progress with the reconstruction and development programme.

"People who obtain ownership will discover their homes are valuable permanent assets," the office said.

"Those who do not claim will lose the discount benefit and, as tenants, will have to pay market-related rents for the houses in addition to charges for all municipal services rendered," Mofekeng's office said.
us and them square up in north – and them are winning
over their heads to the Pretoria-based townships Board. Now the filling station has resorted to giant billboards to attract trade. Its pump attendants stand on the verge flagging down traffic.

Bryanston, for decades the suburb for those escaping Johannesburg's chaotic planning and increasingly noisy traffic, is now a battleground between developers (often acting in a clandestine manner) and residents who see filling stations, shopping centres and country club premises popping up like mushrooms all around.

"Mass meetings" and burned collections of funds from residents to engage lawyers to fight off unwanted and out-of-scale developments have become common.

On Monday at 7:30pm, Bryanston residents meet at St Mungo's Hall in Groenvoort Road to fight off plans for a massive shopping centre, large car-parks and strings of offices round the Bryanston Country Club which is selling the land because it needs cash.

Residents know that if the turnout is poor on Monday, Anglo American's property division, Amprop, will give the nod to the development.

Anglo (whose SA Townships founded Bryanston 50 years ago sold it to the Bryanston Country Club) the 30 or 40 hectares of land which the country club had been leasing Anglo sold it for R600 000 in 1991 and it stipulated the land had to be used for country club purposes only.

But the club is now selling off five sections for around R24 million.

It plans high-density accommodation and shops and offices.

Developers want roads widened for more traffic.

Residents are opposing every aspect of the plan and are trying to collect from neighbours up to R200 a family to engage legal help.

Aaron Stanger, the attorney who helped Johannesburg residents get a reprieve for Zoo Lake which Group Five wanted to develop as a pleasureisland, is advising the Sandowners.

He told me: "Local and regional government does not care what becomes of the suburbs."

"The only chance residents have is to expose the developers who are taking advantage of the situation."

He believes that if residents fail to turn out in force at St Mungo's on Monday evening then Anglo American, which has been silent while all this has been going on, will give the nod for the country club to go ahead and develop.

The country club has not allowed residents' representatives to see the details of the contracts -- it has not even allowed its club members access to the full details.

The developers have shown residents a

The development was kept under wraps until the last minute, deliberately giving people as little time as possible to study the implications and formulate objections.

Shell -- "This one's for you" -- is working through a Pretoria developer.

The developer fuelled the "us and them" conflict by saying in a television interview: "It's the best thing for the area there are no decent houses there."

In fact, several new homes will be destroyed to make room for the Ultra City's garages, filling-stations, toilets, hamburger joints and big truck bays.

Brian van der Merwe, who lives on the edge of the proposed complex, which will straddle the concrete highway, says he discovered Shell's plans after noticing a white piece of paper fluttering on a tree. The notice announced a change in land use had been applied for but was deceitfully worded.

The developers took another seven days to place the legal notices in the press (they are legally entitled to wait seven days) and this gave residents three weeks to get the plans from the council and rally objections.

Residents have been told that they can get up a petition but the Pretoria-based Townships Board, which usually finds in favour of developers, deems 1 000 signatures equals only one objection.

Residents are now trying to raise R120 000 for legal fees to fight Shell's plans right through to the Supreme Court.

Van der Merwe says that when he saw the plans his house was labelled "buffer house."

"You can imagine my feeling. Shell will use private homes as buffers between their development and suburban homes but they steadfastly refuse to talk to us."

"They never approached me, they have not answered residents' faxes and I cannot get beyond their PRO lady."

"Yet they actually took the trouble to go to the deeds office to see what my bond was."

He said no environmental impact study was done and the developers said this was because they were waiting to see residents' reactions first.

Aaron Stanger told The Star that suburban dwellers are getting a phobia about living near open space because of developers. He says developers tell people that if open spaces are not developed they will be soon smothered by squatters.

"I do not believe this is true. The new Government is keen to show it is in control and my experience is that it will not tolerate wildcat squatters. The danger is greedy, undemocratic development."

Aaron Stanger and the residents' reaction committee will address residents at the short meeting on Monday at St Mungo's.
What a mess ... about 170 tenants living in the Red Cross Building in Johannesburg will be moving into Turkish Baths next year as part of a project aimed at providing transitional homes.

People living in inner-city squalor are to be given the chance of a better life for themselves and their children

BY BONGMWE MLANGENI
Housing Reporter

An abominable smell from blocked toilets fills the air as one enters the Red Cross Building in De Villiers Street, Johannesburg.

But Sheeba Ledwaba sits daily at the reception, making sure that no unauthorized visitors enter the building, apparently oblivious to the suffocating stench.

He also pays no attention to the broken windows and the dark corridors, and has become used to the stagnant water, from a leaking pipe, which covers the ground floor.

Ledwaba has been living in this run-down building for a year and proudly refers to it as a home, which is also his source of livelihood.

Ledwaba gets paid by the tenants for acting as a security guard for them.

He and about 170 other homeless people invaded the building last year, only to find it had been bought by Rotary Club who planned to turn it into a literacy education headquarters.

"It stood empty for a long time and we needed a place to stay. Why should we have empty buildings when so many people are without homes," Ledwaba asks.

Since the invasion, the club has been struggling to evict the illegal tenants until Johannesburg Trust for the Homeless (JTH) was invited to intervene.

It is through an agreement brokered by JTH that tenants in the building will be moving in January to Turkish Baths – owned by the Public Works Department – as part of a project aimed at providing transitional homes.

JTH co-ordinator Mapole Sebone says transitional homes will be a temporary solution to the homeless, because they will manage their own buildings and be empowered with the skills that will enable them to work and afford a place of their own.

"They cannot afford high rents or to buy now. But this does not mean they do not want to pay a penny for a decent home. After finding their feet they will have to move and give others a chance," she says.

Ledwaba is one of the fortunate few out of about 8,000 homeless people in Johannesburg to be the first to participate in the project.

When JTH introduced the concept this year, the Greater Johannesburg council was immediately keen to offer financial support.

The Rotary Club also pledged their commitment in helping to renovate the Turkish Baths.

About 16 of those occupying the Red Cross building are helping to renovate the Turkish Baths.

Two other buildings have been identified to be turned into transitional homes, according to Sebone.

Ledwaba is happy about the plan. "Here life is too harsh. We have children living in this building and no nurses visit us. "The toilets are all blocked and there is no water except downstairs. We want a better life."
Sowetans slow to claim their houses

By ROCKY MOKOENA

THE PROCESS of transferring former council-owned houses to the registered occupants has been slowed down in Soweto by the failure of occupants to claim their houses.

Since Gauteng premier Tokyo Sexwale launched the transfer process early this year, only 26,591 of the earmarked 65,000 houses have been claimed.

"The transfers have to go through three stages and only one stage is still incomplete," said housing committee chairman Nat Ramokgopa. He said there was a dispute committee to deal with issues such as more than one family claiming a single house.

Ramokgopa said the housing committee hopes to encourage community organisations and political parties in encouraging people to claim their houses.

He said political parties have been slow to register their representatives to sit on the dispute committee.

"If organisations start giving their representatives to the housing dispute committee then they can start now to avoid pressure on the work load," he said.

The transfer of houses is part of the Masakhane campaign launched by President Nelson Mandela to encourage people to pay for municipal services.

Gauteng's acting director of housing, Ronnie Stephens, said the transfers have been slow because the community lacked information.

He said people who fail to claim their houses at one of Soweto's 12 housing board offices before the end of January next year will have to appear before a disciplinary committee before being allowed to proceed with their claim.

City Press spoke to two families who are both claiming a house in Dlamini.

The Mphofu family claims the house belongs to their father, who went into exile in Zimbabwe in 1969. The family followed him into exile.

The Tahabala family says their father bought the house from the Soweto council in 1970. He died in 1993. The house is registered in his name and occupied by his daughter, who is now claiming ownership.
Stokvel makes dreams of own houses a reality

95 Soweto women have been pulling together and saving

A home at last ... Hilda Sekhute (centre) and her friends Lilian Makhotla and Lorinda Ntamela are proud of the houses they will be occupying soon.

BY BONGOMILE MHLANGENI
Housing Reporter

Hilda Sekhute's heart pounds with pride as she stands on a hill watching men in green overalls put bricks and mortar together to complete her dream house. "It is my sweat and hard work that puts me here today," she says.

She shares this joy with 95 other women from Soweto who will soon occupy their houses and have been saving R200 a month with the Community Bank from July last year to make their dreams a reality.

When they came together in February last year to form a stokvel, their wish seemed unreachable. "It was a new concept. Often we form stokvels to assist us with burial fees. That time we thought that a proper house while we were still alive, would make us happier," she says.

Almost every day, Sekhute and other members of the stokvel travel to Emerald and Lowsley, where 11 houses will be completed this week, to check on the progress.

It is their collective ambition that has kept them close despite the many hurdles, says Sekhute, who lives in a back-yard room.

She recalls how she used to fax letters to the Gauteng government every day, appealing for all kinds of help. However, no response was forthcoming from the authorities.

After several visits to banks and government buildings, the women contacted the Urban Foundation, which introduced the group to the Community Bank.

Through the bank they were taught how to save, how much to save, how to get a subsidy and how to repay a loan.

Last month the first houses were built and all 95 will be finished by next month.

The prices range from R22,000 for a two-bedroom unit with a kitchen and a lounge to R35,000 for a three-bedroom house.

Most of the women are domestic workers and secretaries, while some are hawkers. "We did not wait for the Reconstruction and Development Programme to find us. We found it first," Sekhute adds.
Million bricks donated to rebuild Gauteng houses

Gauteng Premier Tokyo Sexwale will today accept a million bricks donated by CORBRA to repair houses destroyed during political violence in Soweto, the Vaal Triangle and Alexandria.

The donation will boost the government's initiative to rebuild all houses vandalised in the early 1990s.

Sexwale said the contribution indicated the private sector's commitment to the principles of the RDP, which aimed at reconciling communities.

Renovations would happen in phases and local contractors would be used, he added.

The bricks will be delivered from next month. CORBRA invited other suppliers in the building industry to support efforts to normalise community life. — Housing Reporter
**Call to freeze tenders for Vaal projects turned down**

**By TEFO MOTHIBELI**

The Gauteng local government and housing ministry will not undertake to freeze all the tendering processes for new development projects in Vaal Triangle townships as members of the Land Developers and Builders Organisation (Ladebo) have requested.

Ladebo, consisting of black contractors from the area, appealed to MEC Dan Mofokeng to make sure that they were awarded all new development contracts in the townships without having to compete for them with established white contractors.

Apart from arguing that they wished to develop their townships - Sebokeng, Sharpeville, Bophelong, Boopatong, Ebotse and Orange Farm - on their own without white contractors' help, they strongly felt their demand was in line with the principle of the Reconstruction and Development Programme that calls for maximum involvement of local labour in the implementation of the programme.

Thabang Mamoyane, a spokesman for the local government and housing ministry, told the *Saturday Star* that any form of intervention would be an infringement of state processes. This was even though the Government understood the argument advanced by the contractors.

Mamoyane also said this process was to guarantee "assurance of good-quality work within a short time."

Ladebo said it would like to be awarded contracts for the building of two schools in Sebokeng and one each in Lakeside and Evaton North, as well as a clinic in Sharpeville.

The organisation earlier indicated its preparedness to go to "any lengths" to achieve its objective.
Govt support centres will help people build homes

BRITISH: The government would soon help people in all provinces to build houses, President Nelson Mandela said during a visit to the Homeless People's Federation Project in Outkast near here yesterday.

The first 27 housing support centres — three in each province — would be set up early next year, he said.

"This kind of government support is something new in our country. Rather than coming into communities and telling them what to do, the government is listening to the people and looking at what we can do to assist them," he said.

The government also recognised the efforts people themselves had put into housing and was proud of how they used their initiative and labour, mobilised their meagre resources, and sharpened their skills to provide shelter for their families, he said.

The federation runs savings and training schemes for its 20,000 members countrywide — Sapa
Cheap medicine sought via India

Kathryn Strachan

SA pharmaceutical companies were setting up joint ventures with Indian manufacturers, who were able to produce extremely cheap medicines.

Health Minister Dr Nkosazana Zuma said this week on her return from a visit to India, Taiwan, Cuba and Geneva.

India was unique in that it was able to supply medicines to the public sector at "very, very low prices," Zuma said.

India produced the raw materials and the medical products.

Zuma visited pharmaceutical companies in India, some of which were in the process of setting up joint ventures with SA pharmaceutical companies.

SA companies would benefit by getting the cheaper raw materials from the Indian companies, as well as learning from their valuable research and development expertise.

The health department was looking at importing medicines from India, as they were far cheaper than medicines which SA imported from Western countries.

As a result, the claims on their NHI had dropped dramatically.

Taiwan had also deterred unnecessary visits to doctors by making patients pay a certain amount for each visit, she said.

These measures would not necessarily be introduced in SA.

The minister said her visit to Taiwan had focused also on that country's successful nutrition scheme.

Of her visit to Cuba, where she signed an intergovernmental agreement to bring Cuban doctors to SA, Zuma said the country had also been able to keep down costs by producing 95% of the medicines it used. It also produced most of its vaccines.

As health was a priority in Cuba, there was an emphasis there on training doctors.

The entrance requirement had been set lower for boys than for girls, "otherwise males would be extinct in the field of health," Zuma said.

Masakhane will be recharged

Nomavenda Maduna

The success of the local government elections has prompted government to come up with new programmes for the Masakhane campaign.

Gauteng Masakhane co-ordinator Moeti Mpuuru and housing MEC Dan Mofokeng would announce the new schemes shortly. They would take advantage of the favourable conditions created by the elections.

The Masakhane campaign was launched by President Nelson Mandela last July to encourage payment for services in order to speed up RDP delivery.

The schemes will challenge the business sector to create favourable conditions for local economic development and help with the provision of life skills for local communities.

Mpuuru said the new programmes would be designed for the specific municipalities and their problems.

He said it was difficult to judge the success of Masakhane because municipalities differed from each other. The payment of services was not the proper barometer to judge the success of the campaign, as the resumption of payments was not its only goal.

The new programmes would seek to raise payment levels while educating residents about what they were paying for and how much services cost. Municipalities' billing systems would be upgraded to ensure there were enough pay-points for communities.

He said the campaign had failed in some areas because councillors had not taken it seriously. In addition, traditional councillors had been unwilling to act because they had not known if they would be re-elected.

The amalgamation of white and black councils and the local government election process had consumed most of the councillors' time and energy, he said.
Alexandra house transfer scheme runs into trouble

BY BONGIWE MLANGENI
Housing Reporter

Alexandra township faces the danger of being the only area in Gauteng that would not benefit from the Government's housing transfer scheme because up to 18 tenants living on the same property claim right of ownership to the land.

Although only one person could have been a property owner before the expropriation of land in 1963, sub-tenants who rented backyard rooms were given permits in the late 1980s.

The problems facing Alexandra today are a result of long years of apartheid laws which were enacted in 1963 and forced owners of the privately-owned land to sell their land to government.

At that time, it was estimated that 95,000 people were living in Alexandra and property owners were renting out part of their land to tenants seeking work in Johannesburg.

There were only 2,543 property owners in Alexandra.

Expropriation of land followed a government decision to eliminate family accommodation and introduce hostel accommodation in the area.

Some tenants were paid for the houses only and not for the land while others never received any compensation from the government.

Between 1989 and 1991, about 25,000 permits were issued to sub-letting residents and more shacks were built in the area.

The Alexandra Property Owners' Association media liaison officer Kekela Kosepe, said that original property owners could reclaim their land but that did not mean they had a right to evict the present occupants.

"It is impossible to transfer houses in Alex because it means transferring one room, one window, one door which has been extended with shacks. The entire land cannot be given to one person as it means only the 2,543 original owners would be entitled to land," he said.
Vaal dam filling fast
but water curbs stay

Although level is poised to reach 25% today from
13% just a week ago, recent rains have not been
nearly enough to put paid to water restrictions

BY TROY LUND AND
TARYN LAMBERT

The steady rainfall over the past
10 days has boosted the Vaal
dam’s level to almost double
its previous mark, but authorities
have warned that the good news
does not herald a lifting of water
restrictions.

The dam’s level was at a critical
13% only two weeks ago, but Rand
Water said yesterday the level stood
at about 23.5% and was expected to
reach 25% later today.

More good news is that the rain
has in places saturated groundwater
reserves, so further falls will flow
directly to dams instead of being
absorbed into the earth.

“Water tables have been suf-
ficiently increased for the majority of
rain to come to runoff into the
dams,” a spokesman at Rand
Water’s Vereeniging pumping sta-
tion said yesterday.

But Rand Water dismissed talk of
an early lifting of water restrictions,
saying “above average rains need to
fall in the coming summer months
for the groundwater table to be
maintained and to fill dams enough
to last Gauteng beyond next year.”

It would consider relaxing pre-
sent restrictions only once Vaal dam
reached “a maximum of 50%.”

A Rand Water spokesman said
recent rains had definitely not been
enough.

“The water in the dams has to
last until at least 1998 when the
Lesotho Highlands project is sup-
posed to begin supplementing Gau-
teng’s water supply,” the spokesman
said.

Minimum of 50% is needed

He said at least another 200mm
needed to fall in the catchment area
before Vaal dam could get anywhere
near 50%.

The 100mm average recorded so
far in the area has raised the level by
more than 10%.

Further proof of the improving
situation at Vaal dam has led to the
suspension of pumping water from
Sterkfontein dam, which is a feeder
for the Vaal. Rand Water said pump-
ing from the Sterkfontein would re-
sume only if and when the Vaal
dropped below 14%.

The Bloemhof dam, which is fed
by the Vaal, had risen in the past two
weeks from 7 to 12.8% - and pump-
ing would resume only if Bloem-
hof’s levels dropped below 6%.

Despite all the good news, the
Rand Water spokesman warned
against too much optimism.

“Although the Vaal’s levels seem
to be rising from runoff by about
1.5% each day, we expect this to drop
off soon if there is no more rain. It
took a while for the rains to start af-
fecting the levels because most of the
rain was being absorbed into ground
with an extremely low water table.”

Meanwhile, the Weather Bureau
predicted rain over large parts of the
country today.

There is a 20% chance of thun-
dershower in Gauteng in the
evenings until Thursday. But condi-
tions should be considerably drier
than they were last week.

Mmapalange can expect cloudy
and cold conditions over the escap-
ment today with fog and drizzle
overnight. Thundershowers are ex-
pected on the highveld this evening.
R40-m for rebuilding of homes

Top brick manufacturer donates a million bricks for rebuilding project

By Joshua Raboroko

LOCAL BUILDERS are leading the R40 million project of rebuilding homes destroyed by political violence in Soweto, Alexandra and Vaal Triangle townships in Gauteng.

In addition to the involvement of local contractors the project is expected to create more than 200 jobs for local communities in the areas concerned.

Corobrick, a clay brick manufacturer, has helped the communities in the areas by donating one million bricks to the Gauteng’s housing initiatives to repair homes which were destroyed by political violence, MD Mr Peter du Trevou said at the weekend.

Deputy general secretary of the National Black Contractors and Allied Trade Forum Mr Joe Magagule said that the programme would help local contractors to create jobs for their communities.

The move by Corobrick, he said, was part of the ongoing process taken by the private sector in an attempt to engage local contractors in the RDP projects. He was optimistic that more companies would take part in similar or other building projects.

Du Trevou said that particular attention was paid to involving local communities in the programme. Local contractors were used for the project to empower them economically.

"This project is part of the Gauteng government’s plan to restore life in the communities after the devastating effects of violence. We would like to facilitate the process of bringing people together as part of the community and nation-building programme," he said.

Gauteng Premier Mr Tokyo Sexwale said the contribution by Corobrick showed the private sector’s support for the principles of the RDP to reconcile communities and provide affordable housing with basic amenities to all.

He said "We intend to do a survey in these areas to determine the most critical building needs and the reconstruction costs involved. As these needs will vary from area to area, a phased approach will be used to rebuild homes."
30 families stranded after being evicted

BY Coudjoe Amankwaa

ABOUT 30 families, including young children, have been sleeping in the open following a Rand Supreme Court eviction order granted to the owners of Waverly Courts in Braamfontein, Johannesburg.

Tenants were shocked yesterday as armed security guards prevented them from entering the block of flats at the corner of Smith and Hoek streets.

The tenants were left stranded without accommodation after their belongings — ranging from videos, hi-fi's, beds and fridges valued at tens of thousands of rands — were damaged by heavy rain that fell last Friday.

Tenant Mr Jeff Mokoko said their families might be forced to spend the festive season without shelter if they did not find alternative accommodation.

The Supreme Court order was executed after negotiations between the landlord and the tenants collapsed two weeks ago.

The problem started when the tenants refused to pay additional money for water and electricity. They complained that the R520 they paid a month was too much and opted to pay R270, which the landlord declined.

They also maintained that the building was old, did not have hot water and services were poor. They said the landlord was taking advantage because they did not have alternative accommodation.

A Mr Van den Berg, a lawyer acting for the landlord, said the tenants had redug their monthly payments by 36 percent without consulting his client.
Land and affordability delay houses

Mduzu ka Harvey

THE Gauteng housing department has used only R86m of R800m budgeted for providing for the needs of the homeless in the region.

This was because of problems surrounding the affordability of housing, credit facilities, delays in land release schemes and the instability of service and bond payments, said department spokesman Monty Naroo.

At a seminar on housing for low income earners yesterday, Naroo said there was a backlog of 1.5-million houses. In Gauteng, 800,000 residents needed housing and 200,000 were joining the housing market annually.

To solve the backlog for 700,000 people, government would have to deliver 100,000 houses a year over a 10-year period and increase the housing budget by 2.5%.

There was an affordability problem as 40% of the people in need of housing earned below R300.

Other problems were that it took up to 12 months to establish a township, instability which discouraged banks from offering loans and lack of co-ordination between ministries.

Cope Affordable Housing spokesman Cecile Arcand said the solution could be in housing cooperatives, housing associations and public authority housing.

UNRESERVED AUCTION SALE.

ON: SUNDAY 3RD DECEMBER 1995
VENUE: 144 OXFORD ROAD (OPPOSITE THE HYATT HOTEL) IN ROSEBANK
TIME: 10.30 & 14.00 SHARP

IMPORTANT SOUTH AFRICAN, BRITISH (ROYAL ACADEMY) AND
CONTINENTAL OLD MASTERS
PAINTINGS # INTERNATIONAL
LITHOS, WATER COLOURS,
ENGRAVINGS ETCHINGS # VERY
GOOD OFFICE FURNITURE #
GEORGIAN-REGENCY-VICTORIAN
ANTIQUE FURNITURE # CHINESE
- OLD BAR STOOLS-ELECTRIC LAWNMOWER - 2ND HAND AIR CONDITIONER
- # 1994 MERCEDES 500S # COLLECTION OF SILVER CANDLESTICKS

THE SAME DAY AT (14H00) SHARP

UNRESERVED AUCTION SALE OF (16) SIXTEEN RARE & RARE AUTHENTIC
PERSIAN CARPETS MADE BY RENOWNED MASTER WEAVERS OF FINE
SILK CLASSICALLY DESIGNED. ALL CARPETS ACCOMPANIED BY
CERTIFICATES ISSUED BY THE MINISTRY OF COMMERCE, INDUSTRY &
mINES OF IRAN

ALSO THE PROPERTY BEING STAND 12&19 MELROSE TOWNSHIP
APPROX.5500 SQ.METRES FACING OXFORD ROAD (EXACTLY OPPOSITE
HYATT HOTEL)

ALL THE GOODS MENTIONED ABOVE EXCLUDING THE PROPERTY HAVE
Mofokeng unveils plan to relieve housing jam

Muduzika Harvey

GAUTENG local government and housing MEC Dan Mofokeng yesterday announced a five-policy strategy to hasten the delivery of housing to the 500 000 homeless people in the region.

Mofokeng acknowledged that the delivery of housing had not been at the desired rate and said his policy instrument had been designed specifically to unblock the delivery process.

He said subsidies would be made available to groups or organisations for the purchase of residential property and to their members or households which qualified for subsidies.

The Gauteng government had been pressing for this subsidy scheme to be implemented since the beginning of the year, and had to date received applications equivalent to 3 000 units in the Johannesburg inner city area.

The province has also initiated discussions on accessing working capital for emerging developers and contractors for the upgrading of hostel accommodation, which envisages funding limits of R15 000 a family and R3 750 an individual.

Mofokeng said the ministry had revised the guidelines for the transfer of housing programmes. In terms of this scheme the ministry had received 56 996 claims for houses, which was 47% of the total number of eligible households.

The province had also identified five projects for implementation over the next nine months. These were making available 10 000 sites for development, making essential services available for 17 376 informal settlement sites, rapidly releasing 18 270 serviced sites to the homeless, releasing R50m for inner city rehabilitation and the repair of houses in the Katorus area.

Because of delivery delays by developers, Mofokeng’s ministry had cancelled five projects which amounted to 3 346 sites, he said.

In terms of reconstruction and development projects in Katorus, Mofokeng said 7 740 jobs had been created and 10 hostels and 1 620 sites in informal settlements upgraded. In Vosloorus, 80 homes were being completed monthly and the area had been stabilised by the establishment of 34 satellite police stations.

The Masakhane campaign results showed the following rises in payment levels for September and October: Thekoza 13.3% to 17.1%, Waterville 16.8% to 31.8%, Johannesburg CBD 85.1% to 100%, Soweto 17.5% to 24.4%, Sebokeng 7.6% to 9.3%, Bopatong 10.5% to 15.8% and Sharpeville 1.3% to 4.5%.
Squeezed into corners of back yards, golf courses, under bridges, they make their homes. The city

Shack-dwellers change

Urban planners, white suburbs, and the homeless are locked in a struggle of competing needs, writes Justin Pearce

POLITICAL squabbling has held a Johannesburg plan to house its homeless in shack settlements, built in compacted farmland in the city, while municipal and provincial authorities have failed to reach a universally acceptable plan to accommodate squatters in formal housing.

At the heart of the conflict are the ongoing demands of poor people who want to reshape a city that was designed for the apartheid era, and existing residents who fear low-income housing near established residential areas will devalue property prices in the existing suburbs — the mainstay that in my back yard syndrome.

Plans by the Johannesburg municipality to provide land for the homeless are in danger of being blocked by a cautious Gauteng Provincial Housing Board (PHB) which appears to have been swayed by these fears. According to senior local government officials, the Johannesburg Metropolitan Council has withdrawn from participating in the province's subsidized housing scheme if the PHB does not shift its position.

The Johannesburg TMC was due to meet with PHB representatives this week to negotiate a way out of the impasse.

Trench matters were Johannesburg is full to bursting point, with a severe shortage of available land for new residential development. In terms of national housing policy, responsibility for developing new housing rests ultimately on the nine provincial housing boards.

Development sites had to be found to give residents access to employment and services, and done so without transfer of tenancy or social services to the several areas of the city, in mainly white suburban areas where facilities are scarce and underused.

The TMC duly identified five sites and reported by or before housing on existing residential areas. These are tin shacks, bordering Randpark, Lombardy East, near Alexandra and on the eastern fringe of the city, and Moreletapark, Johannesburg.

"The PHB has deliberately kept quiet about which land has been earmarked for development, to avoid an outcry from local residents which could stop the programme before it begins," according to TMC sources. The PHB had already precluded formulation of cut-and-dried plans demanded by the PHB.

Rather than presenting a complete package, the PHB prefers to work on small sites with water and sanitation laid on which residents are to develop as they wish. The PHB has already subpoenaed the province for information on how R30 million allotted for the PHB to spend R5 million on infrastructure and the remaining R10 million available as a starter capital for each owner, which can then be augmented as the owner applies to the national housing authority.

Vaan Zyl said the board "wants to see a complete package, but I don't think we can protect the rights of everybody. You can't point out the rights of existing property owners in the planning."

He emphasized the PHB had not rejected Johannesburg's five sug- gestions, but that there were still problems.

"It is not for us, the PHB, to prescribe what Johannesburg should rethink the whole process," he said. "These conclusions can only be arrived at if you don't have a plan, how can you negotiate?"

But there are growing fears in local government that the PHB has been slow to react to the interests of bankers and lobbying by established property owners. The PHB, a statutory body which plays a major role in establishing property values, has already been criticized by residents groups for being insensitive.

People who have dealt with the PHB have maintained certain certain interest groups are better treated than others and that established property owners have a disproportionately loud voice in determining low-cost housing development. They have been barred from considering residential areas, fearing it would depress property values and undermine the security of bondholders.

"The problem is that people who are losing their homes, not those who already have them," said Mr. Zyl.

The board has been accused of being "too slow" in its efforts to clear land for new developments and of giving insufficient support to existing residents.

"We have more than just one site," said Vaan Zyl, "but until we have a plan, how can you negotiate?"

Shack dwellers in the Johannesburg area have recently occupied a site in the city centre, demanding better public facilities and safety measures. The site is being occupied by residents who have been forced to leave their homes due to urbanization and lack of affordable housing options.

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is already over-full, say officials. But what is to be done about the problem of homelessness?

the shape of the city

Homes lost in civil war

Rehana Rassou and Ann Eveloeth

This civil war in Katlehong-Nelitzi has created a situation where people who have converted pavements in the centre of Durban into an informal camp site.

Most of the single mothers and children who have come to the country from the city are refugees. Over the decade, 600,000 have fled from political violence in the province and other rural settings.

Durban deputy medical officer for health, Greg Munro, says it is impossible to estimate the number of homeless in the city as no proper surveys have been done. The number of street children could be as high as 3,000, he says.

Crossroads and KTC squatter camps near the airport remain an uninviting welcome for visitors to Cape Town, but the city has escaped the C3D travel to Durban and Cape Town.

The flow of migrants into Cape Town is not as heavy as the streams going into the country's other major cities, and this has given some breathing space

Solution for 'lost city'

Nocal Friedman

"God has blessed us," says single mother Mona Sonthemantra.

A year ago she was about to be evicted from her home. Today she and 434 tenants from seven buildings in the high-rise block of Hillbrow face homelessness through a unique scheme that could solve the inner-city housing problem.

Called the Seven Buildings Project (SBP), the scheme entitles tenants to a R1-million subsidy through the National Housing Forum. This will help them buy the buildings and assist in reviving an inner-city city which many call the "lost city."

Sontemantra's new home is in Broadacres Towers, which sit in the port-of-shop area of Joburg Park.

Sontemantra, who has three children, makes R5500 a good month — a good month — from selling hot snacks on the streets, 12 hours a day. But this home is the start of a new life. "It has been a struggle to make ends meet — a struggle for a home and a decent life," she says.

We are sitting in her bedroom because the other rooms serve as a transit-stay for homeless friends and their relatives. The interior of her modest flat contrasts starkly with the outside and the door outside. Clothes are hung on the clothesline, broken windows and broken doors cover the well worn carpet.

Born in the Eastern Cape, and a native of Johannesburg to

While they still had a roof over their heads, they were not considered poor enough for a housing subsidy. Yet they were not rich enough for bank loans.

In 1985, she settled in Anglo Court, which was soon to become the nucleus of the SGP under the halls of residence and Actetop mem- ber, Precious Nokeli.

With the breakdown of the Group Areas Act in the late 1980s, the racial transformation of inner city areas like Hillbrow and Josel Park under- went a radical transformation. Fearful of the "grey market", banks realized the area and greedy company characters quick to take over the buildings, forcing tenants to pay exorbitant rent and encouraging illegal conditions for the creation of an urban slum.

Buildings were overcrowded, maintenance broke down and crime flourished, while the city slipped into a state of urban neglect and poverty.

While they still had a roof over their heads, they were not considered poor enough for a housing subsidy. Yet they were not rich enough for bank loans.

Council has been forced to evict many people and build new developments.

A city official says broken windows and broken doors are uninviting to visitors to Cape Town, but the city has escaped the C3D travel to Durban and Cape Town.

The flow of migrants into Cape Town is not as heavy as the streams going into the country's other major cities, and this has given some breathing space.

As a member of the building management committee, Sontemantra is responsible for cleaning the building. She has attended several meetings with other residents and is in charge of maintenance, rent collection and security.

"I have never seen the city of Johannesburg as beautiful as it is now," she says. "The city council has done a lot to make our area look better."

"Maybe other homeless communities will now be encouraged to live in the city," she says. "We need to help others to do it too."

Alley cat. A homeless woman above, finds a small space in which to live — between the walls of a building in one of Johannesburg's rightest estates — the Parkview golf course. At top, the spread of a squatter settlement along a street in Khayelitsha. Bottom, a nursery in the Eastern Cape, and a native of Johannesburg to...
May you have a merry RDP this Christmas!

Many to celebrate in homes rebuilt after violence

By PEARL RANTSEKENG

RESIDENTS of Meadowlands Zone One in Soweto will receive the best Christmas present in years - repairs to their violence-ravaged homes.

And thanks to a major brick manufacturer and the Gauteng government, their wish to be back in their homes before Christmas may be realised even sooner.

Last week Corobrik donated one million bricks to the project repairing homes damaged during violence in Soweto, Alexandra and the Vaal.

With houses now being repaired in the area, the few families who have dared to return to their ravaged homes are starting to hope that this Christmas will be like the good ones of old before the violence.

Jacob Sekhu, a resident in the area, says he moved back to his home three months ago after having fled the area during violence.

Sekhu said he had decided to return after seeing that things had cooled down.

Though he has almost finished repairs to his own home, he believes the project is of great importance to the people.

“I know many people who wanted to come back to their homes - but could not because of lack of money to repair the houses. Now, with this project, most people will definitely return,” says Sekhu.

Speaking at the launch of the project, Gauteng Premier Tokyo Sexwale said the generous donation by Corobrik showed an understanding that the RDP would find its most useful expression in bricks and mortar - and not just in plans on paper.

Sexwale said his government had also allocated R12 million to the repair project.

“The reconstruction of our society lies in building both partnerships and the tangible walls and roofs of people’s homes,” Sexwale said.

Corobrik’s managing director, Peter du Tervou, said he believed the rebuilding programme would actively contribute to bringing communities closer together in the nation-building process.

He said as an active participant in the housing industry his company had always been aware of its social responsibility to communities in despair.

“Many of the people hit hardest during the country’s violence were innocent victims who never had any form of insurance or financial means to rebuild their homes,” he said.

“One must hope that this rebuilding programme will stimulate the other building programmes of the RDP - because the building industry is a substantial employer of skilled and semi-skilled labour.

“I know many people who wanted to come back to their homes - but could not because of lack of money to repair the houses. Now, with this project, most people will definitely return,” says Sekhu.

THANKS A MILLION ... Tokyo Sexwale signs for the first load of one million bricks to repair ravaged homes in Meadowlands.

“This opportunity to provide employment will have a very positive effect on the reduction of crime - which in turn will foster investor confidence and thereby more investment and more employment,” said Du Tervou.
Mining house, milk cow may be your home

BY ROSS HERBERT

Johannesburg — If Nelson Mandela wanted to build a toolshed or a Granny flat in the back yard of his Houghton home, he would have to pay R8,000 to get permission from Johnnie’s Industrial Corporation (Johnnie).

If he wanted to subdivide his property, he would have to pay Johnnie about R20,000. To use his house as an office would cost him about R30,000. To add a space for a business, he would have to pay about R50 a square metre.

Although Johnnie does not own or lease Mandela’s property and has not for years, it still controls rights over many Houghton properties through obscure, decades-old conditions written into title deeds when vast areas were owned by mining houses.

There are proper government bodies overseeing property and construction, but Mandela and thousands of landowners like him are unaware that they must get the permission of companies that act as shadow governments, controlling vast areas of economic activity.

Unless the law is changed, Johnnie and other companies like it will continue collecting fees for activities occurring on properties across the country — thanks to rules written by those companies when the townships were being established.

Some call it “blood money”. Critics say the practice is a form of feudal control and vow it must be stopped.

□ Special report on Page 16
Title restrictions outrage landowners

By Ross Hinest

Johannesburg — In barangay
nath oceed one, its outdoor
vertising can be posted without
ession of Rand Mines
ty in Rosettenville, no liquor
sold without permission of
Valley Deep.

In Houghton, Yeoville, Berea
nd Western no liquor can be
csold, buildings constructed, busi-
ness conducted or property subdivi-
ded without the permission of
ohnes Industrial (Johannes).

And permission means money,
sometimes big money.

Across the country, housing
ners and businesspeople are often
stered to learn that obtaining
mission from local councils or
government is not enough.

Beyond the public authorities
that regulate advertising, building
construction and liquor sales, busi-
ness sectors, secondarily, also
would need.

The central dates from the era
when much of the nation’s land
was held by mining houses. That
counsel does not come from any
statute but from restrictive condi-
tions written into property deeds
decades ago.

In many locations, the compa-
nies that wrote the deeds have not
owned the land for years. But the
deeds still all subsequent owners
must obtain the permanent of the
original owners for a wide variety
of reasons.

“Those conditions exist from
the Wild West days of South Africa
when the rule was ‘I have the gun
and the power and get to set the
rules’. I don’t think it’s fair that
they have the right (to collect fees)
for the next 300 years,” said Rick
Raven, a town planner at Plan
Africs who frequently negotiates
with companies granting restrictive
rights through title deeds.

Some deed restrictions require
permission to engage in business.
Others stipulate the type of busi-
nesses that may be engaged in, ten-
ancy, buildings, and more com-
municating in rental agreements.

For example, property deeds
for Rand ore West still contain a
restriction stating that “no busi-
ness or liquor eating house of any
description shall be conducted”.

Most property deeds include
a clause on construction “by colour
house” or “non-European”.

Extremely strict provisos have
been declared invalid, but many
other restrictions are still gener-
ing income for major corporations.

There are no statutory limits on
how much they can change.

“It’s disgraceful, shameless,
monopolistic practice that has
small businessmen like me to cre-
ate jobs if I have to pay R100,000,”
said Luciano Di Donato, owner
of Luciano’s Pizzeria in Westmore.

He obtained a proper liquor licence,
but Johannes said permission to sell
liquor would cost him R100,000,
nearly three years rent. He bre-
agreed the price to R10,000.

Johannes Strauss, an attorney
who handles such cases for
johnes said various rights, such as
corporal rights, are often separated from
the right to live on a property. He said
Johannes pays rent on its rights.

“It doesn’t affect the expec-
troy economic freedom. I under-
stand the layman saying this is
unfair but the price of the property
was far less way back (without
the rights held by Johannes).

“All we’re saying is you have
85 percent of the rights to the
land. To achieve 100 percent of the
rights you have to spend some
money,” said Strauss.

The right to collect fees based
on such rights was upheld as
recently as 1993 in the Supreme
Court. These rights can be removed
with court action, but compensa-
tion must be paid.

However, several attorneys
contacted by Business Report said
they believed the practice could be
successfully challenged in court.

“I would think it’s very difficul-
to challenge these types of cases
because the courts have a
vested interest in the outcome,”
said lawyer Wim Tshembo, head of
the constitutional section at Legal
Resources Centre.

According to Raven, some com-
panies, particularly multiple charge
vastly more than others for the
same rights. RMP charges nominal
fees for building approvals and
liquor-related permits. “ICJ is
notorious. They are very, very
strict. They won’t agree to anything
without a fee.”

Strauss said when a property is
changed from residential to busi-
ness use, Johanes charges from 10
to 30 percent of the increase in
assessed value. He charges from
1 to 3 percent of annual turnover
for permission to sell alcohol
and about R100,000 to remove
the restriction completely.

The cost for liquor rights is dis-
puted by Sean Smyrsan, an attorney
who has negotiated with compa-
nies like Johannes for seven clients
trying to sell liquor. One client paid
R50,000, another R50,000 a year.

But he said those amounts did
not buy the right to sell liquor in
perpetuity from Johannes. As soon
as those businesses were sold, the
new owner also held to pay.

“The amount is completely
arbitrary. They’ll take what they
don’t think they can get.

“If you open a big liquor store,
they’ll say they want R100,000. If
you open a five-star hotel, God
knows what they’ll ask.”

Why can companies command
such steep fees? “Because liquor
is valuable and you are shooting
from the cheap seats. That’s why
it’s absolute blood money. It’s
extortion,” said Smyrsan.

Raven said such restrictions
affect property nationally. In the
Johannesburg area they affect
Booyens, Braamfontein, Orange
Grove, Observatory, Parktown,
Rosher, Benoni, Westmore,
Roodeport, Auckland Park and
many other areas.

Companies holding these rights
include Anglo American, Braam-
fontein Industrial Sites and
Southern Life. But enforcement of
restrictions varies widely.

Some restrictions in title deeds
would be difficult to challenge.

RMP said when it sells a develop-
ment, it continues to approve
building plans for adjoining tracts.

The purpose is to prevent low-
quality construction or business
uses that might harm the value of
property at all.

Attorneys said they believed it
would be impossible to force a
company to divest on account of
property values.

“Some companies don’t sell
their businesses, even when the
individuals die. If a corporation
doesn’t die and thus pass on old
rights forever. — ct 9/13/95

Aa
Gauteng to customise Masakhane campaign

The Gauteng local government and housing ministry has launched a publicity drive aimed at localising the Masakhane campaign and raising public awareness to ensure payment levels continue to rise to satisfactory levels.

Local government and housing MEC Dan Mofokeng and payment levels were showing an upward trend, but nevertheless the situation still had to improve dramatically.

The campaign is scheduled to run from December 5 and will culminate in a rally in Soweto on December 23. One of the aims of the campaign is to form a Masakhane strategic planning team consisting of government officials, civic, labour, business and community based organisations.

A Gauteng Masakhane summit has also been planned for early next year and will be attended by all political parties, non-governmental organisations and all other stakeholders.

Those attending the summit would aim to devise collective strategic interventions to ensure the campaign delivered results.

It would also look at setting up a tripartite working partnership between government, business and community based organisations.

The key to the campaign will be an educational programme directed at the different communities, where different mediums will be used to inform the public.

Capacity building for local authorities will receive priority to ensure that billing and administrative systems were upgraded and the number of paypoints increased. The campaign will cover the East Rand, Vaal, Pretoria and Soweto townships and the Johannesburg, Pretoria and Germiston regions.
FSA finds salary gap widening

BY FRANCOISE BOTHA

Cape Town — The differential in salary levels for top executives and hourly-paid and general office staff has decreased substantially, but the trend is starting to reverse, the results of an FSA-Contact survey revealed.

Research conducted by the company into salary and wage trends showed that the gap had narrowed from 33 percent in 1991 to 12 percent in 1993, but had increased to 18 percent this year.

Harriett Webster, the head of FSA-Contact's surveys division, said that the general narrowing trend could be due to efforts to redistribute wealth.

The increasing pressure on South African companies to attract and retain key executive skills was playing a role in reversing the trend.

Cumulative increases for lower-skilled workers over the past five years slightly outpaced the inflation rate, over the same period, while general staff were left a little worse off.

"Executive pay, on the other hand, followed fluctuations in the consumer price index over the past five years, although it also generally outpaced inflation.

"The past two years have seen the gap between the CPI and the executive pay increases widening in favor of the executives," she said.

Webster said that this was because of strong competition with international companies to retain staff and the implementation of an affirmative action policy.

"As a result, actual top executive salary increases have risen significantly over the past two years.

"However, if the inflation rate continues to decline, it is possible that the top executive salary increases will be slightly lower next year," she said.
MPs want to overturn restrictive land deeds

By Ross Herbert

Johannesburg — Restrictive property deeds that force property owners to pay substantial fees to former landholders should be overturned, political leaders and civil rights lawyers said in response to a special report in Business Report yesterday.

"We definitely should be looking at doing something about this in the constitutional assembly," said Wilie Hofmeyr, an ANC MP and member of the assembly.

"I haven't heard of this before. This is almost a restraint of trade. It seems to me to be very much out of step with the broad thrust of this country.

"I would be very surprised if things like this could stand up under the new Bill of Rights," Hofmeyr said.

When much of the property in the country was developed around the turn of the century, major corporate landowners, principally mining houses, wrote a variety of restrictive provisions into property deeds.

These provisions mean that landowners must ask the permission of, and often pay substantial fees to, the corporations who wrote the original deed restrictions.

Original property owners may not have owned the property for decades, but they can prevent property from being rezoned and block homeowners adding backyards cottages, operating businesses or selling liquor from their businesses.

In some areas of suburban Johannesburg it could cost R30 000 or more to buy permission from the companies named in deeds.

"I am a firm believer in property rights. But I do not believe one should be able to encumber a property through four generations," said Tony Leon, leader of the Democratic Party. "I have had lots of complaints about it."

So far, restrictive title provisions have been upheld in the Supreme Court and held to be real, albeit intangible rights.

Companies holding these rights argue that when they originally sold land they held back these rights.

Thus left later landowners with most of, but not all, the rights normally associated with land.

In some cases these rights are designed to prevent property values from falling.

In others they are merely an income stream for their holders and effectively allow them to vote government town planning.

"We would be very interested in a client who would like to challenge this sort of thing," said Norman Abraham, an attorney at the Legal Resources Centre.

"I think they might constitute a violation of the right to economic activity. It's clearly discriminatory," said Urmula Bhoola, an attorney and constitutional law specialist at Thompson Coadle & Hayson.
Township townhouses make dreams come true

BY BONGWANE NELANGI
Housing Reporter

Mention the word "townhouse" to a Sowetan, and it means you have to be rich and move to the northern suburbs to own one.

But this perception will not hold for long, after the first two-storey townhouses opened in Protea Glen yesterday.

Built by Home Grow and Township Realtors, 20 units were officially opened and will be occupied by their owners next week.

These form part of 11 000 affordable units that will be built over the next five years.

Pat Machingwane (24) was one of the first to open the doors of her four-roomed house yesterday.

Touching the walls with tears in her eyes, she said a dream had become a reality. "I did not want to wait to have a big family before I can own my own home. Here I will have my independence and be able to enjoy my privacy," she said.

The townhouses vary from one-bedroom to four-bedroom units, priced between R39 000 and R74 000.

The project has created employment for local residents.

My own ... a delighted Pat Machingwane is among 20 Sowetans who will move into the first townhouses to be built in the area.
The days of living in hostels away from loved ones are over for 22 miners who received keys to their newly built houses in Roosseneekal, Mpumalanga, this week.

Employees of Highveld Steel, which is part of Anglo American Corporation, had their dreams come true after approaching their company last year to assist them in finding better accommodation where they would be able to live with their families.

Building started in September this year and was finished last month, making it possible for the families to move into their two-bedroom houses this week.

Mpumalanga Premier Mathews Phosa handed over the keys to the houses and also launched the first phase of an employer/employee initiative that aims at assisting employees to secure their own properties.

He said the project would contribute to a better lifestyle and standard of living for the workers. Highveld Steel managing director Trevor Jones said the project signalled a new beginning in employer/employee relations.

"We recognise that it is undesirable for employees to be separated from their families," he said.

This project is no normal township development, but the creation of a new rainbow community in an already established town."

The project's completion followed lengthy negotiations between the company, builders, financial institutions and the Government, Jones added.
Fewer and fewer ‘hearts sob’ at the plight of the homeless in Jo’burg

This sanctuary does not merely provide food, clothing and shelter but also love

BY BONGISO MHLANGENI
Housing Reporter

Number 36 Davies Street, Doornfontein sounds like just another insignificant address in an industrial area of Johannesburg, but this old factory is a home offering love and food to 900 homeless people, including many evicted from Park Station.

However, it fails to attract much attention. The politicians have not visited the home and so far the media have largely stayed away.

Shelter co-ordinator Emelda Damane sums up the response of the public as “Not the homeless. We have seen too many. This is an attitude homeless people are used to. They have become so common they no longer make hearts sob.”

Damane, a novelist, has been a "mother" to about 240 homeless people for the past four years. Recently, when the homeless people at Park Station were asked to leave, most came knocking at her door, pushing the number she helps to 900.

Her flock includes returned exiles, people who lost their houses during violence in the townships, immigrants and street children who left home to escape abuse.

Despite having to care for more people than she can afford to accommodate, Damane finds it difficult to turn away people who ask for help.

Damane says she uses the royalties she earns on several textbooks she has written to partly finance the shelter. She also receives occasional grants from various organisations. The factory was provided by the Johannesburg Metropolitan Council.

This sanctuary is not merely a place that provides food, clothing and shelter – it also provides love and peace.

On the floor where the men are housed there is no furniture. They are all forced to sleep on bare floors or use their belongings as mattresses and pillows.

On the other floor of the building there are about seven beds shared by four women. Some use the carpeted floor where they sleep with their children.

At night, they eat supper before a boxed television set “At least, here we are sure of a plate of food,” Lilian Mlungwane says.

She has faced more abuse in the streets that she can remember.

With tears in her eyes she tells her story: “I came to Johannesburg in 1976 with a white family that I worked for in Melantrich in the Eastern Cape. I was sure of food and a place to stay.”

In a few months, Mlungwane was dismissed, was penniless and had no place to stay. “They just told me that they were leaving for Witbank and I had to fend for myself,” she says.

Since 1977, Mlungwane has been sleeping in the streets where she has been frequently assaulted. “I am happy since I moved in here,” she says, adding that she has no intention of going back to the Eastern Cape.

John Shongwane is also not prepared to turn back. He came to Johannesburg two years ago from Gyanyi in the Northern Province, looking for a job. But he has had no luck: “I cannot go back, home empty-handed,” he says.

Shongwane has chosen to live in the streets until he gets a job but he feels bitter about his treatment.

Shelter from the streets ... the homeless who have been living at the Johannesburg Park Station find comfort and food in an old factory in Doornfontein.
Special SOS phone plan to bring services and savings closer to townships
Misunderstandings as tenants queue up to claim their homes

Long wait gives rise to impatience and suspicion among would-be owners

BY BONGOWE NLANGENI
Housing Reporter

From 7am, they start queuing outside the Orlando West municipal offices, where they used to pay rent, water and refuse removal services. Today, they want to claim ownership of the “match box” houses they have been renting for decades.

The Soweto Housing Bureau is one of several bureaux which have been launched around Gauteng to transfer state-owned houses to renting tenants. A R7 500 discount has been offered by government. There are 13 offices in Soweto which in total receive about 1 500 claims a day. Once all the claims have been investigated, tenants will have the houses transferred into their ownership.

Most of these tenants are now old and the joy of owning a house brings them to their feet and prompts them to walk in their thousands to the bureau offices.

However, the fear of dying before the house can be transferred is another motivation.

“I have not much left here. Before I leave I have to make sure that the house is definitely in my son’s name,” says Dorothy Mazibuko (70).

Bureau co-ordinator Margaret Sono says many tenants have been coming in large numbers since they heard about the transfer process.

“There is no time to take breaks,” she says. “From the time we open, we have to deal with huge numbers.”

Papers are filled in in English and officials have to translate every word to the clients.

But Makuzela is not impressed by the new transfer scheme.

He explains: “I bought my house under the 99-year lease which was introduced by the former government and gave tenants rights to the house and not land. I continued to pay rent even after buying. Now I want a refund.”

“We are being cheated. How can the government give others their houses for free when we had to buy ours? We want our money to be refunded,” he says.

He is not an unusual client, according to Sono.

“People think that because most tenants will get a R7 500 discount for their houses, which means they automatically get the houses for free, the money is given in cash.”

She stresses “No one gets cash. All we do is paper work, right up to a stage when the house is transferred in the tenants’ name.”

Sono says most people come misinformed about the role of the bureau. Some think that the process of transfer only takes two weeks. “They just storm in and want everything to be done speedily.”

Co-operation from evic association is vital at this moment, Sono adds.

All the bureaux are currently accepting claims from the tenants. After three months, all the names of those who claimed will be published and the floor will be open for disputes and adjudication.

Residents have to bring their identity document, marriage certificates and house permits, to avoid further delays.

Disputed houses could prolong the process of transfer, Sono says.
SA's wage gap 'no cause for legislation'

Johannesburg — The wage gap between South Africa's highest and lowest earners is not excessive and attempts to legislate a narrowing of the gap would be disastrous.

So claims Jim Steer, head of FSA-Contax's remuneration consulting division, who says the differential coefficient between South Africa's highest and lowest paid is appropriate for a First/Third world country.

"Our gap is higher than in countries like the United Kingdom, Europe, the United States, Australia and New Zealand. But we must question whether South Africa, with its labour-intensive economy, can be compared to other capital-intensive economies, and whether the wage gap should be regarded as an economic or social issue."

Steer points out that South Africa has a huge oversupply of semi-skilled and lower-skilled labour and a severe shortage of qualified managers and executives.

"While South Africa has one of the lowest levels of productivity in the world, wages of the lowest earners compare favourably with other labour-intensive economies."

"Salaries and wages account for 60 percent of South African companies' total expenses, with executive salaries accounting for only a tiny proportion of that."

Steer acknowledges that, from a social perspective, the gap between highest and lowest earners might be regarded as "unfair". But he warns that to use legislation to narrow the gap would be unlikely to succeed.

"Zimbabwe tried it by capping executives' salaries. The result was an increase in the brain drain, a demotivated executive corps and a great deal of energy spent on finding loopholes in the legislation."

"As a result, Zimbabwe abolished the legislation and now allows natural market forces to determine executives' salaries."
Huge fines for breaking water

Inspectors will be sent out to make spot checks on consumers - imposing penalties of up to £1,000

Curbs
RDP gets a kickstart in Katorus projects

Sewerage restored, houses and street lights repaired and free emergency telephone system installed

BY KARIN SCHMID
Gauteng Reporter

The Reconstruction and Development Programme is alive and well and thriving in the Katorus area where, in 15 months, residents have seen some major improvements in their surroundings, say reports by managers of the Katorus Special Presidential Project.

The improvements include restoration of the area's sewerage system, repair of 1/6 of about 1,500 houses damaged in political violence, the grading and grassing of sportsfields, renovation of the Vosloorus hostel, repair of 2,153 streetlights and 459 highmast lights; and the installation of a free emergency telephone system that allows people instant access to emergency services.

Project manager Thembba Maluleke yesterday told a media gathering he was satisfied with the progress of the Katorus project, which will last for the next five years.

The project was criticised earlier this year for having spent only a fraction of the RDP money allocated to it. By the middle of last month, only R46-million of the R645-million had been used in the townships making up the area - Vosloorus, Krielshoring and Tokoza.

Finance and Economic Affairs MEC Jabu Moleketi said bitter accusations had been levelled at the project, "but we have been concerned to involve the community as fully as possible."

"One of the cornerstones of our work has been the belief that development must be underpinned by stability. Unless conflict is contained, spending on the renovation of buildings and the repair of infrastructure could be a giant exercise in waste."

One of the greatest achievements of the project had been empowerment.

"We have placed heavy emphasis on employing local workers and offering them training where possible."

"We estimate that about 3,000 residents have been employed on the project at one time or another, and contracts are increasingly being awarded to Katorus contractors," Moleketi said.

The project operated on several levels with different people managing various aspects of the provision of services, housing, transport and social services, the development of recreation and business, and the stabilisation of safety and security in the troubled Katorus area.

Moleketi added that the goal of the project was to create a healthier environment for all the people of Katorus.

He believed this was achievable provided major political role-players reinforced stability in Katorus, that community organisations and the Government honestly fulfilled their responsibilities and that the private sector began to play a helpful role in reconstruction.
Gauteng unveils plan to turn derelict offices into homes for needy

Bold scheme lays the foundations to hasten the delivery of dwellings and services to the thousands of homeless people in the region with homes in the next year.

He said the Gauteng housing programme has identified six special projects.

The first pilot project was in Alexandra's Far East Bank area where land for about 1,500 homes was released in July for the first phase of the project, which aimed at providing homes for about 8,000 people. However, part of the land was invaded and only seven show houses have been made available for public viewing since August.

Mofokeng said 10,000 serviced sites with sewage, roads, water and electricity would be made available to developers and emerging contractors around Gauteng.

The programme also aims to release 18,270 serviced sites and 5,000 units have already been approved by the provincial housing board.

A total of R50-million had been allocated to the institutional subsidies scheme as collateral for people who plan to build or buy.

The board will also create 1,500 transitional housing units by converting old warehouse and office space and upgrading existing residential buildings.

BY Hopewell Mafenya
City Reporter

The Gauteng legislature has revealed its plan to embark on rapid land release and revamp derelict office blocks in Johannesburg inner city into residential buildings.

The plan forms part of renewed efforts by the government to speed up housing delivery and solve the problem of homelessness in the inner city.

Local government and housing MEC Dan Mofokeng announced his five point plan to provide thousands of homeless people with homes in the next year.

He said the Gauteng housing programme has identified six special projects.

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Loan will improve services.

Stephen Lauf 
B.O. 19/12/95

The Greater Johannesburg Metropolitan Council would finance a range of infrastructural measures with the R237m loan it had secured from Absa and other lenders, executive committee chairman Colin Matjila announced yesterday.

Basic services, including water and sewerage pipes, would be provided to the newly incorporated informal settlements of Orange Farm, Poortjie, Sweetwaters and Wheeler's Farm.

Roads, water and sewerage infrastructure, the electricity network and community facilities would either be built from scratch or upgraded in other areas, particularly other low-income housing developments.

Matjila said the loan brought "close to finality" the council's borrowing for the current financial year, which runs to June 30 1996 for local authorities.

The council remained concerned about the pressure rapidly advancing urbanisation was placing on its budget, Matjila said.
R3,8 billion for Gauteng housing

By Joshua Raboroko

The Gauteng legislature is to spend R3.8 billion towards low-cost housing projects in the next three years in an attempt to reduce the backlog in the province.

Deputy director-general of local government and housing Mr Enos Ngashane told a media briefing in Johannesburg yesterday that the money would be used to complete 67 housing projects, mostly in black townships.

The province’s housing budget for 1995-96 was R741 million, of which R300 million has been used to launch some of the 67 projects. He said the provincial government would release a report next month detailing all the local government and housing projects undertaken during 1995.

In a preliminary report, he said that R298 million from the inter-government fund had been granted to local authorities to train and develop local authorities and to ensure that residents paid for essential services.

For that purpose, Ngashane said the government would intensify the Masakhane campaigns, starting on December 23 and continuing until the middle of next year. "The idea is to empower the new local authorities with skills that will make sure the people pay for services," he said.

R359 for infrastructure

He added that R359 million from the Reconstruction and Development Programme had been provided for infrastructure to fund projects such as roads, electricity, sewerage, water and recreational facilities.

The government would provide these facilities to the informal settlements. In some squatter camps the projects would be permanent. However, the government would not tolerate land invasions. Problems of land invasions would be resolved by councillors.

Referring to Moffat Park squatter camp in Johannesburg, he said that the eviction order obtained by the local authorities indicated that land invasion was unacceptable.

He conceded that the government had "burnt its fingers" when it applied for a court order to evict squatters at East Bank near Alexandra Township because the matter needed to be resolved by local structures.

Some of the areas where land invasions had taken place are Devland, Diepsloot, Zevenfontein and Moffat Park where more than 1,500 squatters were living.

The provincial government had several strategies aimed at providing homes for the disadvantaged. He added that the government hoped to deliver homes in the new year after the local authorities have been put in place.

There were problems, which would be tabbed in the full report, detailing some of the problems highlighted.
Training for councillors to boost Masakhane

BY BONGQIVI MLANGEKI

The Gauteng government will implement a major training programme for the newly elected local councillors next year in an effort to ensure that the Masakhane campaign succeeds and stability is achieved.

Speaking at a media briefing yesterday, Gauteng local government and housing deputy director-general Enos Ngubane said the training of 559 councillors in the region would complement their plans to intensify service delivery and upgrade most areas next year.

He said 37 projects, costing about R359 million, had been approved to build and upgrade infrastructure that would include roads, sewerage and recreational facilities.

“Local authorities are the most important tier of government. Without them, the RDP cannot deliver,” said Ngubane.

Other plans include the revision of local government legislation that was formulated in 1999 and has limited local councils’ ability to deliver. Ngubane said the review of the legislation would be finalised by May.

The provincial government was also negotiating with financial institutions to offer municipal bonds so that local structures could have sufficient resources.

To ensure that Masakhane succeeds, Ngubane said, service delivery would be improved, but the billing system would have to be more professional and residents would have to have easier access to pay points.

“We also need to make sure that residents do pay for the services they receive,” he said.

He added that water meter reading and garbage collection would be carried out more regularly.
Who has ultimate authority?

A bitter power struggle is being fought between Greater Johannesburg Transitional Metropolitan Council (TMC) and the four substructures over a hastily prepared TMC report recommending the TMC control town planning.

A TMC official says though the report has been adopted by its executive committee, until Gauteng premier Tokyo Sexwale issues a new proclamation on the division of powers, the matter is not a fait accompli.

The report has been described as the “view of only one TMC member” who failed — as entrusted — to seek consensus in the TMC and the substructures before commissioning it.

Several metropolitan substructure initiatives are under way to come up with counter-proposals. The premier has been asked to grant an extension until the end of January for submissions and has said he will consider all proposals before deciding.

The report, through the division of powers, would have the TMC handle rezoning and development applications. It seeks to relegate the substructures to informing the TMC about land, consent use, site development plans and illegal use.

Substructure officials say the report has confused local authorities. One reason is paralysis in processing developers’ applications.

Hofmeyr Inc partner Johan Latsky warns that serious repercussions could arise not only over assignment of powers but also ownership of municipal assets and substructures’ entitlement to receive revenue.

Local Government & Housing MEC Dan Mofokeng is keen to have the TMC and substructures thrash out their differences and present a proposal for proclamation. If they fail to do so, he says, he and the premier “will have to do the job for them.”

The previous report met the November 28 deadline set by the premier — a week after Gauteng’s Local Government & Housing deputy director-general asked for it.

Independent legal experts say the report is misleading and the process by which it was compiled and its basis are flawed.

Justifying the allocation of over-arching powers to the TMC, the report’s author says rezoning and township applications have implications for bulk services (and transport planning). So they should be treated as the TMC’s responsibility in terms of Schedule 2 of the Local Government Transition Act.

The substructures counter that applicants meet the costs of services for rezonings and township developments.

Critics also claim only one Town Planning Tribunal has operated at the TMC level for the past year and it has not coped with the workload. Because there are half (50) as many councillors on the TMC as were available in the past, fewer people will serve on the tribunal, the workload will be greater and delays are likely to increase.

The report recommends tribunals at both levels of government but does not say much about responsibilities of substructures.

The substructures say the TMC should dictate policy over the provision of bulk services, land use and transport — as the Local Government Transition Act states — but they, being closer to communities, should deal with the detail of land use changes and bulk service needs that flow from this.

The legal experts say the report should be vetted by the TMC legal services department because the ultimate product will be a legal proclamation by the premier. They say Schedule 2, which is used as the basis for the assignment of powers, is merely a list of TMC responsibilities such as abattoirs and bulk services. Local government functions are defined in a number of ordinances, by contrast.

The report stresses that the TMC should be authorised to deal with the 1986 Town Planning & Townships Ordinance and Division of Land Ordinance as well as legislation such as the 1967 Removal of Restrictions Act, 1991 Less Formal Townships Establishment Act and 1986 Black Communities Development Act. If not, each local government function not specifically earmarked as a TMC function would automatically revert to the substructures.

But the metropolitan substructures say an interim proclamation issued by the premier in September, though flawed, also deemed both the TMC and the substructures be “authorised local authorities” for purposes of the Town Planning & Townships Ordinance.

TMC legal advisers say the proclamation is binding and substructures can thus proceed with the full range of planning applications, including rezoning and township developments.

HOTEL DEVELOPMENT

Bold claims?

Hotel developer Mark II Projects has commissioned auditor Kessell Feinstein to reassess the projected investor returns on its proposed élan Park schemes.

Mark II intends to sell rooms in the hotels on sectional title for 30-day periods.

The rest of the year the rooms will be let last week, it signed an agreement with Sanlam Properties to develop a élan Park Hotel on the President site in Sea Point.

The developer says buyers have been given an unconditional option of pulling out of the offer if they are dissatisfied with the new projections.

Mark II sales literature promises investors 14.9% on their initial investment. But the return depends on occupancies and room rates.

For A-type hotel rooms, 82% occupancy and a 15% annual rates increase is assumed over 10 years.

Though demand for hotel rooms is growing, auditor John Abery of Price Waterhouse says “It’s unrealistic to project room rate increases higher than inflation of 6.4%.”

“At certain times, occupancy will be 80% and at others substantially less. As a result, a reasonable average occupancy rate, based on Central Statistical Service calculations, is probably 65%-75%.”

Mark Taylor of Mark II Projects says the original projections were optimistic but only for the last five years of the 10 “Buyers can pull out if they are unhappy with the new projections.”

Gillian Saunders of Kessell Feinstein says the hotels will operate only in about three years’ time. “So the occupancy projections are accurate for year one at 65% and year two at 70%. After that, they need to be adjusted. The R251 room rate starting price, though based on today’s prices, is low compared with what it will be in three years.”

Jaco Du Plessis of Deloitte & Touche
No crisis, says MEC, as toxic dump closes

By NEWTON KANHEMA

One of only two toxic waste dumps in Gauteng will close next week, but authorities are convinced there is no crisis in the making.

While public opinion keeps a newly developed site shut, MEC for Development Planning, Environment and Works Steele Shleeuka said this week that contingency plans were in place the Hollonten site in Springs has been extended to accommodate the waste that would have been accommodated at the Margolis site in Germiston, which will close next week.

The waste was to have gone to the Chloorkop site in Kempton Park, but this site has not yet been opened because a public outcry forced a committee of inquiry into the placing of the site.

A decision on Chloorkop is only expected towards the middle of next year.

Hollonten management spokesman Alistair McLean said that, as from last month, his site had been accepting 600 tons of toxic waste a day, which constitutes 90% of Gauteng's toxic waste.

Hollonten had extended its facilities to ensure that the province would be served for the next two years.

Shleeuka said his department was taking pro-active measures to ensure the province did not allow a situation where industries that produce toxic waste found it necessary to employ illegal dumping methods.

"It is therefore not expected that the closure of Margolis will result in a crisis in the province," said Shleeuka.

WasteTech spent R10-million on Chloorkop, which is situated between Tembisa and Kempton Park.

Residents from both communities have registered their protest on many occasions through marches, petitions and sit-ins.

It is estimated that a million people live within a 4km radius of Chloorkop.

Some residents of Germiston have instituted civil claims against WasteTech because they allege they have contracted diseases due to emissions from the Margolis incinerator.

The Margolis site was closed down by court order after an application by the Germiston City Council.
Improved quality of life in Gauteng ‘can be seen’

JOHANNESBURG — Most residents of Gauteng, including Tembisa, were able to see the services provided and improved quality of life made possible by the provincial government, spokesman Thabang Mamonyane has said.

He was reacting to a call by a squatters’ body, the Tembisa Committee Eleven, to President Mandela and Premier Tokyo Sexwale to fire two MECs for allegedly failing to address housing problems.

They are MEC for local government and housing Dan Mofokeng and MEC for urban and rural planning Stoelo Shokeka.

“The call by those people (the committee) is devoid of any form of logic. It does not deserve response,” Mr Mamonyane said — Sapa
Housing & Hostels - Transvaal

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January - July
Our dream is falling apart, say Tembisa home-owners

BY SONGWE MLANGENI
CITY REPORTER

This dream of owning a home has turned into a nightmare for Tembisa Hospital Gardens residents whose new homes already have cracked walls and leaking roofs.

At least one resident claims his house has started to sink after the recent heavy rains while another home shifted off its foundations after a car crashed into it.

Residents bought their four-roomed homes in 1992 for about R50,000. Since then they have had to repair walls, roofs and plumbing "more than five times a year", residents' spokesman Peter Mthethwa said.

Mthethwa claimed the badly built homes were unsafe and dangerous.

He said residents had been promised facebrick homes with bigger yards. But this had not happened by the time they moved in.

Some residents had immediately rejected the homes, complained to the developers and the bank, and were promised new homes in the same area. However, no new houses were built.

"We discovered that our houses were low class. The sand was of poor quality and there is no ventilation in the rooms," Mthethwa said.

He added that poor-quality material was used in the plumbing, and the floors were uneven.

Nomathembu Ntlali could not enjoy her first "democratic Christmas" at her home because it almost fell apart after a car crashed into it. Her house was shifted off its foundations and all the walls cracked.

However, she said many of the walls cracked before the accident, and she believed this had contributed to the house being moved off its foundations.

Mthethwa said residents would continue with a bond and rent boycott until their homes were reassessed.

The developers could not be reached for comment because they were on holiday.
House cracks: govt to be approached

CITY REPORTER

Tembisa Hospital Gardens residents, whose houses have been cracking since they moved in, plan to take their complaints to the Gauteng government.

Saambou Bank, the main financier of the development, has taken legal action against residents who stopped paying their bonds in 1991, said Saambou spokesman Dries Nel yesterday. He refused to give further details on the issue.

However, Tembisa Civic Association spokesman Peter Mthethwa said residents have vowed to continue with the bond boycott.

"The bank has refused to discuss our problems and we are not in the least bothered by their threats... they say they will evict us or arrest us. They must first attend to our problems," said Mthethwa.

Some residents said their homes were on the brink of falling apart and others complained about leaking roofs and cracking walls.

"The developer only puts on Polylilla but the houses keep on cracking. The problem is not just about cracks, it's about the foundations deteriorating," he said.

The project developers could not be reached yesterday.
Nats prep a review policy

THE NP is set to engage in policy soul-searching at its federal congress later this month, with organisers expecting deep divisions on issues such as abortion and capital punishment.

Organisers said widely differing views were held by the 1,200 NP delegates to the conference on both issues, with strong lobbies for the reintroduction of the death penalty and against abortion on demand.

These debates would take place within a thorough review of NP policy, necessitated by the fact that the NP was for the first time in half a century not the sole governing party.

The NP is said to be keen to take the initiative on policy issues rather than simply react to issues raised by the dominant party in the government of national unity, the ANC.

NP information director Martinus van Schalkwyk said in the new constitutional context, the NP wanted to develop "detailed and comprehensive" policy on a variety of issues.

The NP intended using the congress to strengthen the policy basis of the party and to ensure that all NP participants were equipped to play an effective role in government.

Van Schalkwyk said NP policy on parental involvement and tuition language in schools was part of the "quite comprehensive proposals" the NP was set to announce after the congress, which would be debated and decided upon at the national congress in the coming month, and then implemented in its polices.

Wieses fourth richest in SA

THE Wiese brothers are now SA's fourth richest family after jumping up three places in the ranks of SA's super wealthy, according to the Financial Mail's annual survey of SA's "seriously rich".

The survey, which estimated the wealth of SA's 26 richest families in 1995 at R13bn, showed the Oppenheimers remained SA's richest family. They again beat Anton Rupert, who had robbed the family of its top place in 1992.

The Oppenheimers, the Rupert/Hertzog families and Liberty Life's Donny Gordon entrenched their number one, two and three spots with fortunes estimated at R5.6bn, R3.0bn and R2.2bn.

The survey is based on the holdings that each of SA's super rich families have in their own businesses.

The Wiese family climbed to number four with a fortune of R1.2bn. Last year Christo Wiese gained control of Boland Bank and added 63% of UK company Brown & Jackson to Pepgo's assets.

The FM's list featured four new fortunes, including Bill Lynch of transport group Imperial Holdings. He was valued at R220m, which pegged him at number 16.

Other changes included the absence of former W&A joint executive chairman Jeff Liebesman. Last year he occupied 16th position with R1.05bn.

The Oppenheimer fortune swelled about R2bn last year to R5.6bn after the group bagged "fabulous results" across the board of its holdings.

A slight drop in the Rupert/Hertzog fortunes to R3.0bn from R3.1bn in 1995 increased the gap between the Oppenheimers and the rest of SA's super rich, while a R600m increase in the value of the Gordon family holdings brought the Liberty Life family holdings to R2.2bn.

Raymond Ackerman of Pick 'n Pay (R2.1bn) jumped three places to overtake the Kroo brothers of Premier Pharmaceuticals from the number four slot, forcing them down to number six with holdings valued at R745.4m.

Hot on the Kroos' heels was Bill Venter with holdings valued at R702.56m, which saw him demoted three places to number seven. Venter's hi-tech company Altion was awarded the 1994 President's Award for Export Achievement, after boasting a 300% jump in exports.

The other new entries included the Grindrod family of investment holding company Grindrod Unicorn Group (R11.7bn) at number 22 and the Scharringhusses of mining, engineering and construction group Scharringhusses (R1.2bn) at 24.

MUNGO SOGGOT

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ANC plans a ‘pay-up’ campaign

The ANC and other mass democratic organisations will meet next month to decide on a campaign to get Gauteng residents to pay for services.

ANC Gauteng deputy secretary-general Obed Bapela said the organisation had resolved to launch an intensive campaign to persuade residents to start paying.

He said the ANC hoped to resolve the "payment or services first" debate as well as the issue of payments to pensioners and the unemployed.

Bapela said while the ANC believed people should start paying up immediately, it was imperative that the organisation went to the community with a common platform and a cohesive strategy — City Reporter

Mar 91/95
Bond boycotters might lose their homes

BY BONGIWE MLANGENI
CITY REPORTER

Tembusa Hospital Garden residents, who have refused to pay their bonds on newly developed houses they claim are "falling apart", are now in danger of losing their homes.

Residents bought their four-bedroomed homes in 1991 for about R50 000 but claim that since then they have had to repair the walls, roofs and plumbing constantly.

In a bid to elicit a reaction from the developer, some residents embarked on a bond boycott within months of moving in.

Saambon Bank yesterday denied claims that it had financed the project.

General manager Charlie Mme said the bank could not be held responsible for the construction.

"We only issued bonds to individuals and did not finance the development," he added.

He said the bank was in the process of buying back 100 homes to stop the sprawling arrears as these residents had been paying since 1991.

He said they were aware that repossessing the homes would leave many residents homeless but attempts to discuss arrears with individuals had failed.

"We have tried unsuccessfully for more than a year to set up meetings with the Tembusa Civic Association to resolve any issues they might have," said Minie.

Hospitals Garden Civic Association spokesman Peter Mbehewa yesterday still maintained the bank and the developer had refused to meet them.

He added they would continue with the bond boycott and would request help from the Gauteng government.

Developer Bridget Harding refused to comment.
Township erupts as police, workers cut off electricity

JOHANNESBURG — Violence erupted in Actonville, Benoni, when police stormed and occupied a town council-owned block of flats in a military-style operation to enable council employees to cut off the electricity.

Police could not confirm claims by residents that 11 people were injured in the violence yesterday.

Trouble erupted when residents' electricity was cut off and some were evicted.

Electricity department workers were pelted with bottles when they tried to enter Delhi Court, near Actonville's municipal offices.

The council called police to protect its workers while the electricity was disconnected.

The police were called again when rioting started as attempts were made to evict residents but they could not enter the flats because they were pelted with petrol bombs.

Finally a helicopter landed a squad of policemen on the high-rise building in assault style and residents were allegedly evicted.

Earlier police allegedly used rubber bullets, dogs, tear gas, birdshot and live ammunition.

Residents claimed children were tear-gassed when they came home from school.

Stones were thrown at firemen attempting to connect a hose to the water supply after some residents of a block of flats tried to burn the building.

Stones were also thrown at Benoni traffic officers guarding the municipal offices.

The officers fired back, just missing a girl walking along the road on her way home from school.

The violence followed a four-month long rent dispute between Actonville residents and the town council.

Residents alleged the town council was charging excessive rates and that many earned too little to pay rent or were unemployed.

Many residents claim they have paid off their flats and own them but are still being charged rent.

A major contention is an apparent arrears charge of R1600.

Residents say this is excessive.

They also allege the council is refusing to allow some residents to pay Eskom directly for their electricity.

Residents accused the council of using excessive force and breaking a January 31 deadline to resolve the dispute they say was set by Gauteng Premier Tokyo Sexwale.

They also accuse the council of corruption and of refusing to negotiate with the Actonville Crisis Committee.

Police said later they did not know if any members of the public had been injured, but three policemen, a fireman and a traffic officer were slightly injured.
Power cut sparks riot

AT LEAST 12 people were injured in Actonville near Benoni yesterday when a riot erupted at attempts to cut the power supply to flats in the township.

Police spokesman Lieutenant Deon Peens said police were asked to protect council employees who had been prevented from entering the Gelsi flats to cut electricity supplies.

Internal Stability Unit members had been landed on the roof of the flats by helicopter and armed plain clothes security police, traffic officials and council security guards were guarding the premises.

They had been pelted with petrol bombs, stones and bottles, and stones were also thrown at the council offices.

Police then responded with birdshot and rubber bullets.

Residents said at least seven people were injured in the clash, reported SABC radio news.

Peens said three policemen, a fireman and a traffic officer were slightly injured.

Residents vowed to remain on the scene until Benoni Town Council officials spoke to them about the electricity cuts. — Sapa
Clash over power cuts

THREE policemen, a fireman and a traffic officer were among 12 people injured yesterday in a clash with Actonville residents when Benoni City Council officials tried to cut the electricity supply to flats in the area, police said.

Lt Deon Peens said police had been asked to protect council employees who had been prevented from entering the Gela flats in Actonville while cutting off power supplies.

He said internal stability division members had landed on the roof of the flats by helicopter while the dog unit and several other police units had been sent in to provide protection.

Peens said residents had thrown petrol bombs, stones and bottles and police had responded with "birdshot and rubber bullets."

It was not clear whether any members of the public had been injured, he said.

East Rand Crisis Alliance spokesman Dawood Israel said the council had taken a hard line by switching off the lights in Actonville and surrounding black townships when residents had been paying a flat rate for four months.

"We have now approached the provincial council to intervene and prevail upon the Benoni council," Israel said.

However, Benoni town clerk, Henne Botha said those residents who had made some form of payment had been given receipts and none of them had their power cut.
Residents march over rent

BY VINCENT BENNELL

Power was restored to Actonville township yesterday after a march by 400 residents on the offices of the Benoni City Council to protest against high rents.

The march followed rioting by residents on Wednesday after their electricity supply was cut.

The protest was largely peaceful, but residents said there had been incidents of stone-throwing. Some shopkeepers claimed they were intimidated during the march.

The electricity supply was allegedly illegally reconnected on Wednesday evening when residents opened an electricity supply box. It was turned off again yesterday morning by officials, said residents.

Police were on force yesterday, patrolling streets and guarding shops. One shop owner accidentally fired his 38 revolver after trying to force his shop door closed as residents charged by, but no one was injured.

Permission for the march was not granted, but, after deliberation, police escorted the 400-strong crowd to the Benoni Town Council offices.

The demonstrators told town clerk Hennie Botha they were demanding reasonable rents and the right to pay electricity bills directly to Eskom.

Meanwhile, police have demurred allegations that they used excessive force and live sharp-point ammunition on protesters on Wednesday.

Spokesman Lieutenant Leon van Dyk said police fired only two live rounds of ammunition. He denied allegations by the marchers that police used R-5 rifles, describing the R-5 cartridges found at the scene of Wednesday's protest as circumstantial evidence.

The ANC has supported the "calls of residents for the implementation of affordable electricity tariffs," spokesman Na'eed Hassan said yesterday.
Rent boycott suspended

BY PAULA FAY

Parliamentarians agree that the government should suspend the rent boycott.

The government has decided to suspend the rent boycott. This decision was made after extensive consultations with various stakeholders.

The suspension is effective immediately and will last for six months. During this period, the government will work with the affected parties to find a long-term solution.

The decision has been welcomed by the majority of stakeholders, who have expressed confidence that the government will take the necessary steps to ensure a smooth transition.

Several measures will be put in place to support tenants during the suspension period. These include financial assistance and temporary accommodations.

The government has also committed to maintaining its commitment to affordable housing and will continue to work towards long-term solutions that will address the root causes of the housing crisis.

We urge all parties to work together to ensure a successful transition and to support the measures put in place by the government.
5000 heed
(27) souesian 13/11/95
stayaway call

By Dan Fuphe

MORE than 5000 angry residents in Actonville near Benoni yesterday heeded a stayaway call by the Actonville Cross Committee while about 2000 joined a protest march to the offices of the Greater Benoni Forum at the civic centre. The residents were protesting against the eviction of a tenant member of the ACC from her flat and the cutting off of the power supply to non-paying tenants.

Mrs Jennifer Meyers, deputy chairwoman of the ACC, apparently had her furniture and other belongings impounded by the police.

On Wednesday night, at least 12 people were injured when police and other security units engaged in a shootout with the residents. The police had come to back up council employees so they could cut off electricity. Among those injured by police rubber bullets were Mrs Neermala Chitra (25), who sustained a fractured left elbow, Mrs Soreya Pillay (36), shot above the left kidney, and Mrs Celeste Lewis (50), who suffered head injuries.

Police spokesman Lieutenant Leon van Dyk yesterday denied allegations by residents that the police had used force. Yesterday morning protesters dumped rubbish in the streets and set tyres alight. Shop owners closed their doors around 9am after stones were allegedly hurled at store windows. The marchers dispersed peacefully later after a brief address by Meyers.
West Rand man is fighting a losing battle to pay off his home loan

by MARTIN NTSELENGOE

PENSIONER Anton Metsoamere is fighting a losing battle to pay off his eight-year-old bond.

He told City Press that after repaying the Permanent Building Society R34 869 on a loan of R24 850 taken out in 1987, he still owed R23 548.

Metsoamere said whenever he paid more than his monthly premium his account went up rather than down. He suggests that this could be caused by the fact that some of the receipts he received from the PBS's Krugersdorp branch had no dates while others did not reflect the correct balance.

By hand.

Despite the fact that some receipts were printed, the balance was often written by hand, said Metsoamere.

Things have not been going right for Metsoamere since January 8 1990, when he paid R540 and the balance was R24 485. He paid R540 the following month and the balance was R24 369.

On August 31, he paid R610 but the balance was not indicated on the receipt.

The PBS had not responded to City Press' request for clarification at the time of going to press. A spokesman said PBS was still investigating the matter and that it had been approached late.

On Wednesday City Press sent a fax to the PBS's Krugersdorp branch, where Metsoamere pays his account. There was no response and on Friday morning the branch's telephone appeared not to be working.

Metsoamere took the R24 850 loan from the PBS in 1987 in order to add extra rooms to his four-room matchbox house in Mohlakeng on the West Rand.

He said the agreement between himself and PBS was that he would pay R300 at the middle of each month. But because he wanted to avoid paying excessive interest, he always paid more than the required amount.

"The smallest amount I have paid so far was R320 – the rest was sometimes R700, R800 even R1 500 a month."

Metsoamere said although he had never missed his monthly payment, the PBS claimed he still owed them R23 548.

Seriously wrong.

"There is something seriously wrong with my account. I have never skipped a single month and I have been paying more."

"If PBS say I owe them R23 548, then it means I have only paid them R1 302 for the past 7 years, which defies logic and arithmetic. When I added the amount I have paid I discovered that I have already paid R54 896."

DESPERATE ... Anton Metsoamere says the balance on his home loan is not decreasing — no matter how much he pays off each month. PICT. THULANI SITHOLE.
R1.5-m for squatter settlements

Greater Johannesburg's Transitional Metropolitan Council will spend R1.5 million to continue providing emergency water and sanitation services to informal settlements. It said yesterday.

The fund was started by the former Central Witswatersrand Regional Services Council last year after research by the World Bank and other groups indicated that about 400,000 people in the area did not have adequate water and sanitation facilities. — City Reporter.
Service payment under spotlight

By Josias Charle

A RESIDENTS' meeting organised by the Mamelodi Civic Association to discuss a wide variety of issues will be held on Sunday.

MCA public relations officer Mr Sandy Lebese said yesterday the meeting will be held at Moretele Park at 8am on Sunday.

Rent is among the issues to be discussed. At present residents are paying a flat rate of R5 a month, which is hardly enough to cover basic services like water, electricity and waste removal.

"We have to urge our people to start paying for services they receive. However, the services will have to be on par with what they pay for. We cannot expect people to receive inferior services while paying high tariffs," Lebese said.

Flat rate

He said it was difficult to get residents to move from the current flat rate to about R128 a month, which has been estimated as being within range to cover all costs.

The report of the Krugel Commission of Inquiry, which was held last year to probe allegations of maladministration within the Mamelodi City Council, will also be discussed.

"We will also discuss the newly established transitional local government structures with a view to getting residents involved. "

Education will also be in the spotlight.
Villagers are upset by power cuts
94-year-old man evicted

By LUNGA MASUKU

A NINETY-FOUR-YEAR-OLD man, Mnozuka Mashinini, lived and worked on Vaalkop farm near Badplaas for 50 years of his life.

Then four weeks ago, he was evicted because he was reportedly too old to continue working.

Mashinini and his family have since been forced to live out in the open veld, next to the road that leads to Badplaas.

ANC Badplaas spokesman Desmond Shongwe said Mashinini, his aged wife and 10 children had been living on the roadside for the last month.

"Six of Mashinini's grandchildren have since also stopped going to school," added Shongwe.

Mashinini and his family were evicted in terms of an order delivered by the sheriff of the Ernlelo court on January 10.

The Ernlelo District Commissioner, Colonel Japie van Wyk, confirmed that the farmowner, Adriaan Jacobus Van Zyl, had a court order empowering him to evict the family.

Van Wyk did not say why the court order had been issued.

Adding to Mashinini's plight, 25 of his cattle went missing during the confusion of the eviction.

He reported the case to the Badplaas Stock Theft Unit which is investigating.

Regional ANC spokesman Sunnyboy Maphanga believes that the eviction is part of a trend sparked by white farmers' fear of possible land claims under the Land Act.

The private secretary of the MEC for Local Government, Eddie Morgan, has expressed shock at the eviction of the old man.

Debonair Park residents launch rates boycott

By BLESSING MAMABOLO

ONE of the first residential areas to go "grey" under the Group Areas Act, has gone on a rates boycott.

Residents of Debonair Park in De Deur, south of Johannesburg, decided to stop paying their rates at a special meeting held in the area last week.

The boycott is the result of years of complaints by residents of being overcharged for services which "are not even rendered".

A spokesman for the residents' newly-formed action committee, Mac Njuze, said the latest straw came with the establishment of the Vaal Metropolitan Sub-structure (VMS) from which residents' representatives were excluded.

The residents were simply told they would be represented by an official from De Deur, while the same official was previously accused of spearheading a racist campaign to keep blacks out of the suburb.

In a strongly worded statement, the action committee said it was clear from the outset that the "unreasonably" high bills charged on residents each month were meant to keep blacks out of the area, which now has a majority black population.

Njuze showed reporters copies of his monthly bills for November and December, which were R821 and R611 respectively. These excluded the bond repayments on the house.

"Before we moved in here, the residents paid no more than R200 - because they were white."

Another member of the action committee, Charles Matjokana, said it was unacceptable for residents to continue to pay high rates while repeated requests to get a proper sewerage drainage system (instead of septic tanks), proper roads, pavements and facilities such as schools were being ignored.

In recent years, the residents' elected representatives complained bitterly to the then Pretoria-based Local Government Affairs Council that they were not being taken seriously, "because we are black".

They quoted as an example the sale of a vast strip of land adjacent to the suburb, in which they were not consulted. Instead, the Civic Association of Eton, which is near the suburb, stood to benefit by R2,3 m if the deal went ahead.

Speedy action by the residents' committee scuttled the deal and the would-be developer, Nic Daniels, undertook, instead, to plough the R2,3 m into the suburb.

The committee warned Pretoria officials that the iron-fisted approach to defaulters who struggled to pay the high rates, could lead to "disaster" in the area.

The hastily convened residents' meeting last week decided there was no moral justification for the residents to continue paying while their grievances were being ignored and while they were forced to fall under the leadership of "racists who threw us out in the first place".
Gauteng has built 1 house

The Gauteng government has still built only one show house under its proposed scheme of building 150,000 units a year, according to local government and housing MMC Dan Molokeng.

He said that, by last September, the show house at Roofop near Leondale was to have been expanded into a village of 20 homes.

But, Molokeng said, the process of building houses could not be done overnight as several "mechanisms" were not yet in place.

They included the proposed housing finance corporation, the increased national housing budget of 5 percent and the Development Facilitation Act. — Sapa.
Making a fortune cleaning the streets

GROWING up in squalid Alexandra, John Sithole had not the faintest idea of how much gold lay in the garbage that littered those filthy streets.

Now, not only does he make a fortune cleaning up the township near Sandton, but he is helping other black entrepreneurs share in the multibillion-rand waste removal business.

His new company, Ubuhle Cleaning Services (Pty) Ltd, trains small township entrepreneurs to become refuse removal contractors — not a small leap for someone whose first job after matric was to dispose of waste paper for R11.80 a month.

The idea behind Ubuhle is to provide township business people with the necessary skills, financial assistance and support to enable them to secure and maintain municipal waste removal tenders.

AS PART of our series on small business success stories, THABO LESHILO looks at an Alexandra resident who has made a career of the township’s refuse and rubble.

Sithole (42) says Ubuhle carries out inspections to ensure that each contractor provides quality service.

The Alexandra resident has been helping to keep the overpopulated township tidy since his other company, Botumelang Refuse, was awarded one of three TPA tenders to clean up the township in 1990, after the collapse of municipal services.

That the companies, of which Botumelang is the largest, have been doing sterling work is borne out by Alexandra’s now much cleaner streets.

Botumelang has created 45 permanent jobs for local residents. Another 15 workers are taken on as casuals from time to time.

Entrepreneur Sithole also has a number of other businesses. He holds the biggest beer distribution tender in Alexandra, owns an outlet which sells 400,000 litres of sorghum beer a month and he distributes products for a large dairies company.

Given his accomplishments, it’s hardly surprising that he doesn’t regret having left his job as a computer network specialist several years ago.

“Performance appraisals always had me hopping mad and finally pushed me into realising the enterprising animal in me,” Sithole says.
R1m fees 'stolen from squatters'

JOHANNESBURG. — More than R1 million in fees is thought to have been stolen from about 10,000 families in the Winnie Mandela informal settlement in Thembusa near Midrand.

According to SABC television news, families have paid for a site and services. (12/3)

But, the news report said, the land on which they had built their shacks since last June was believed to be private. 18/13/95

Civic organisation representatives said they would investigate and appealed for help from the Gauteng government. — Sapa.
R1m fees 'stolen from squatters'

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Civic organisation representatives said they would investigate and appealed for help from the Gauteng government. — Sapa.
Disruptions force nurses’ college to close

Rioting students have forced the indefinite closure of the Baragwanath Nursing College, hospital authorities said yesterday.

“A continuous performance assessment of the general conduct of the student nurses will be maintained to ensure that their behaviour has improved before consideration to reopen the college can be made,” Baragwanath spokesman Hester Venter said.

During the suspension, students are expected to work in the wards for 40 hours a week. A “no work, no pay” policy will be observed. Student nurses reported for work without any problems yesterday.

A senior nursing staff member in the casualty ward said the return to work was probably problematic because many of the students lived outside the hospital premises.

Student nurses, who have not attended classes since the beginning of the month, have been protesting against the scrapping of their course-completion bonus by the Government’s Commission for Administration.

The students’ protest came to a head on February 3 when they disrupted a nurses’ graduation ceremony at the University of the Witwatersrand.

A tutor who declined to be named said students hijacked a bus, leaving her and some guests without transport.

Gauteng health MEC Anas Masando said he hoped the crisis would be resolved soon. — Staff Reporter.

Diepkloof residents dump refuse at office

The dumping of refuse outside the Diepkloof administration offices by residents on Saturday has been applauded by Mphalele Kapeni, deputy chairman of Gauteng’s Western Metropolitan Substructure.

Yesterday Kapeni had the blame squarely on the shoulders of the Greater Johannesburg Transitional Metropolitan Council. He accused the TMC of trying to delay the devolution of powers to the province’s sub-structures which, he said, could easily have dealt with service issues.

“Our chief executive officer, Denis Rogers, has submitted a needs analysis to the TMC in terms of materials and human resources, but all these efforts have been in vain,” he claimed.

Kapeni accused some officials of having political agendas and of playing political games at the expense of people at grassroots level. — Sapa.
An emergency budget of R2.85 million has been allocated by the Greater Johannesburg Transitional Metropolitan Council for the cleaning up of blocked sewers in Alexandra.

This follows a report two weeks ago that bacteria counts in the Jukskei River, which flows past the township, were up to 12 million per 100 ml of water. The normal count for water for recreational use is 200 parts per 100 ml.

Engineers working in Alexandra said raw sewage was flowing into the river because drains in the township were blocked and this was creating a health hazard for residents, including those living downstream.

The TMC will also immediately provide chemical toilets where necessary until June 30. A contractor and a firm of engineers have been engaged to clean sewers and investigate the status of the sewer system and pump station as well as rehabilitation requirements.

The TMC recently granted Work to Win, a community youth group that is training unemployed people in unblocking sewers and maintenance, R188 000 to clear drains in one section of the township. This service will now be extended throughout the township.

TMC communications consultant Charloot Holtzmann said the sewerage system in Alexandra was overloaded and the cleaning up and unblocking would continue until long-term solutions were found.

The programme would be supplemented by the Alexandra administration which would take over full control with public involvement and education campaigns.
E Rand terrorised by former SDU members

BY ABDUL MILAZI

Residents of the East Rand townships of Tembisa, Katlehong and Tokozob live in constant fear of marauding former self-defence unit (SDU) members who have allegedly committed a spate of robberies and rapes since December.

Tolkoza resident Maphisa Cebekhulu says residents feared that the October local government elections could be disrupted if the spate of criminal acts by these youngsters continued.

Cebekhulu said: "There are areas which have become no-go zones again at night, this time not because of fighting between the ANC and IFP, but because people who walk there at night are robbed almost nightly."

"We can't even send our daughters to the shops at night. We want the ANC to know that the youngsters they authorised to protect us are now making life a nightmare."

In Tokozoa, a reporter of The Star was threatened with violence by a group of youngsters in Khumalo Street for asking "too many questions."

Moses Tiu, of Tembisa, said local gangsters, who had been SDU members not so long ago, had been robbing residents of their vehicles at gunpoint since May last year.

"They wake you up at night and demand car keys before driving away. They also raid shebeens," said Tiu.

Residents' dumped garbage picked up

Diepkloof administration offices, the scene of a protest by angry residents who dumped their uncollected refuse on the municipal grounds, were cleaned up early yesterday morning.

However, on the township's street corners, rubbish continued to pile up. Some residents were seen dumping filled bins on the street corners. Other bins were placed on the pavement awaiting removal.

A spokesman at the Diepkloof office, who refused to be named, said services were not adequate to serve the entire area properly and there was minimal refuse removal in the township.

He said only 40 percent of the residents were paying for services.

The Soweto Civic Association said it had not taken part in the dumping on Saturday and had no idea who was involved in it.

— City Reporter.
R92m for new
Greater Jo'burg
services project

BY PAULA FRAY
CITY EDITOR

Greater Johannesburg has
approved a R92 million budget
for an emergency service
delivery project to clean up, re-
pair and maintain various ser-
vice throughout the metro-
politan area from mid-March.

A system to improve pay-
ments of rates and taxes as
well as to streamline the
transfer of council housing
stock forms part of the
project, which stresses the
use of unemployed youth
and focuses on disadvantaged
areas in the metropolitan
area.

Six strategic initiative
teams, under the leadership
of an executive committee
member, have been set up to
facilitate the so-called self-
funded reconstruction and de-
development projects.

"We are facing a situation
in the Greater Johannesburg
metro where large sections of
our people are living in un-
acceptable conditions — con-
ditions which clearly are the
legacy of apartheid in local
government," said executive
committee chairman Colin
Matjila (ANC).

A recent bosberaad had
identified several critical
items which needed to be ad-
dressed urgently, committee
deputy chairman Ian Davi-
son (DP) said.

There are about 20 000 names
on the old Johannesburg City
Council waiting list for gov-
ernment housing. Gauteng
housing director Ian Taitz
said yesterday.

However, there is confusion
about the existence of a single
waiting list since the recent
formation of the Greater Jo-
hannesburg Transitional Met-
ropolitan Council.

A TMC spokesman said
agreement was reached in
1992 that Johannesburg
should unify its waiting lists,
but Taitz said "it was not
a matter of a single list."

He said the council would
create a single list but this
process had not yet begun.

"Metropolitan subregions
are in the process of listing
"Manny has all the Greater
Housing Dept's Departmental
writings on Friday October 1993"
**Tug of war over Phola Park development scheme**

**Winnie-linked firm in trouble**

**BY JO-ANNE COLLINGE**

Co-ordinated Anti-Poverty Programmes (Capp), with which Deputy Minister of Arts, Culture, Science and Technology Winnie Mandela has links, is engaged in a tug of war with the New Housing Company (Newhco) over a 4 000-site development in Phola Park on the East Rand.

Newhco said that contrary to the picture created in the media, Capp could not take credit for digging a single trench or laying a solitary pipe in the Phola Park redevelopment scheme.

All this work had been done under the auspices of non-profit company Newhco, which was approved as developer by the regional housing board in mid-1992.

But, with about 200 serviced stands already completed by Newhco, Capp had written to the Gauteng Housing Board asking that it be allowed to take over as the approved developer.

**Negotiating**

"Capp has been dealt a raw deal. It was there in Phola Park before Newhco," said Capp spokesman Dr Sydney Guta. "On that project, Capp has spent a lot of money and not got a cent in return."

Newhco MD Rod McGilherry said it clear that his organisation would not be happy simply to hand over the entire project.

He said, however, that before Capp's request to become developer of the entire project, the two organisations had been negotiating for Newhco to proceed with the servicing, while Capp would take over provision of top-level structures. Housing board chairman Martin van Zyl said the board had considered Capp's bid and decided to invite it to put forward a proposal on developing the top structures only.

He stressed that the board wanted to find a solution that was "violence-free".

This consideration was particularly pertinent in Phola Park, where Planact, the first private organisation involved in redevelopment of the area, was virtually driven out when members of the development committee were murdered.

It was after this that Capp entered Phola Park. However, Capp had insufficient resources to carry out the actual work, and its name did not feature on the subsidy application to the housing board last year.

The State subsidy scheme required that developers had substantial working capital, since subsidies were paid only after completion of work.

In the wake of Capp's receipt of about R860 000 from the Pakistani government, spokesmen gave the impression that it was actually providing services and housing in Phola Park.

The Phola Park project is but the latest of several controversial ventures which have been associated with Deputy Minister Mandela.

Capp has been cited by the Registrar of Companies for failing to file financial statements required of close corporations.

It was alleged in a Sunday newspaper that Winnie Mandela had tried to influence a legal wrangle between local government and a private contractor known to her.
Bribes for houses claim

A number of former officials of the House of Delegates allegedly accepted bribes ranging between R5 000 and R10 000 to enable buyers to obtain houses in Lenasia Extension 13.

Most potential buyers claimed they failed to obtain houses because of "corruption and mismanagement" sparked off by delays on the housing waiting list manned by local authorities.

Soweto 21/01/95
Inmates invade hostel school

The battle for housing took a new twist when hostel dwellers paid R500 for a home — and destroyed a school in the process, reports Annie Mapoma

A n education success story for 300 Mzimkhula Hostel children is turning into a struggle for survival as hostel inmates this week destroyed classroom facilities and Gauteng education authorities refuse to support the school.

The Zamokuhle Primary School was set up by the Inkatha Freedom Party in an empty wing of the hostel in 1992, when the IFP believed it unsafe for hostel dwellers to send their children to township schools.

A volunteer teacher, Nokhulhla Masondo, said the school had been running smoothly, with classes from pre-school to Standard Five, even though it was not registered or recognised by education authorities.

But at 3am on Tuesday, hostel dwellers were awakened by the noise created by about 10 men forcing their way into the school wing and vandalising the classrooms.

Masondo said the intruders told her they had paid R500 each to alleged hostel committee members in return for permission to occupy the place. She said she did not know these committee members.

Reports that the men were hostel dwellers who wanted the class-rooms to be converted into family units could not be confirmed.

One of the new occupants, Mussen Shange, had already started to set up house when the Weekly Mail & Guardian arrived at the hostel.

He said the place had been allocated to him by a certain Dumisane Ngema. Shange had not yet paid Ngema as they were to finalise matters that afternoon.

Masondo, furious at the “committee members” lack of consideration, said the teachers were surprised that the community had decided to close the school without consulting them.

“We will fight to keep it going,” she said.

We have managed before, and still can.”

Parents, she said, were not prepared to send their children to the township schools because they feared for their safety. “The children won’t be educated, and that’s sad,”

Gauteng Education Minister spokesperson Robunson Ramaite said the department knew of the existence of the school and felt it should be closed. “There are places available at township schools. There is no reason for them to stay away because there is no more violence.”

However, David Mahlale, Diepmeadow acting town clerk, said the school would reopen as soon as its walls and windows were repaired.

The Diepmeadow Housing Department has asked the Meadowlands police to patrol the hostels.

Diepmeadow housing director Jooste Mutapho is to meet ndunas and hostel residents this week to resolve the problems. Ngema could not be reached for comment.
Minister laughs off protesters

Gauteng housing minister Dan Mofokeng laughed off the small crowd that took part in yesterday's march on the provincial legislature and said it showed the South Western Joint Civic Association did not have the support of the people it claimed to represent.

Lenasia Extension 13 squatters and other homeless people from the southwestern areas of Johannesburg marched on the provincial legislature yesterday to hand a memorandum to Mofokeng, who was not present to meet them.

Mofokeng said the association, with its stayaway call in tatters, should rather focus on the 45 people still in jail as a result of its actions in Lenasia.

The memorandum demanded a meeting with Mofokeng to discuss suspending housing allocations in Lenasia until the matter was resolved.

Mofokeng said on Monday the houses would be allocated today and a list of names would be made available.

Association chairman Basil Douglas said squatters had no intention of leaving the area.

Gavin Stafford
Squatters will start paying

Flat rate for Krugersdorp townships

**END BOYCOTT** Not fair that some people should pay when others don’t:

By Joshua Raboroko and Sapa

The Krugersdorp Transitional Local Council yesterday approved a R69 flat rate for black townships, despite protests from rightwing councillors, who demanded the same treatment to be applied in white towns.

The council decided that the flat rate be paid by Kagiso and Munseville townships from February 1 until June 30 this year. After that people will pay according to meter readings. The meters are still being installed. Thousands of residents have not been paying rent and service charges for the past four years, which has resulted in frequent water and electricity cut-offs.

Council chairman Mr Joop Dinat said the ANC had urged residents to end the boycott because “it is not fair that some people should pay when others do not.” He assured the council that residents, including squatters, would start paying tariffs because the fight against “social deprivation” had ended.

However, councillor Wessel Cronje opposed the council’s decision to introduce a flat rate in the two townships, saying white residents demanded the same tariff to be applied to their towns.

“The time for discrimination is over,” he said, calling the move apartheid in reverse. “We also have unemployed, poor and pensioners among the white communities who cannot afford to pay for their services.”

It is only fair that they be charged the same for services rendered.”

Meanwhile, the newly established Eastern Services Council has elected an eight-member executive committee. It was announced yesterday.

A statement said the inaugural meeting, held at the Germiston council chambers was attended by 38 representatives from 19 local bodies.

MEC for Local Government and Housing for Gauteng Mr Dan Mofokeng said at the meeting the council was ideally placed to involve communities in reconstruction and development and stressed that people wanted visible delivery of services and a strong, viable regional economy.
New houses ‘not acceptable’

By Mokgadi Pela

A STANDOFF is looming between developers and the community of Dawn Park following the erection of new structures in the area.

At a stormy meeting on Thursday night, residents told developers that “we will not accept any house that is less than 80 square metres in this area”.

The meeting was a sequel to a succession of forums at which the community expressed dissatisfaction about new structures mushrooming in Dawn Park.

Residents said if the new structures did not comply with the “required standard”, the value of their property could be adversely affected.

One developer was shouted down after saying they had a track record of building good houses, and cited Bloemfontein and Venda as examples.

“Do you expect us to drive all the way to Venda or Bloemfontein to see proof of your claim?” a resident asked.

Other residents asked the developers, numbering about seven, to leave the hall forthwith “so that we can continue with our business.”

The residents also mandated their interim committee to meet with the Boksburg Transitional Local Council to demand a moratorium on the building of these match-box houses.

At previous meetings, residents vowed to do all in their power to stop the development. They said if they did not get a positive reply from the TLC, they would apply for a court interdict. One resident went further last week and said if they did not get their way, they would “bulldoze” the structures themselves.
Alex residents fast losing faith

By Ruth Bhengu

F

c four years ago, at the height of political violence in Alexandra, hundreds of Alexandra residents were forced to leave their homes and sought refuge in temporary shelters.

The battle between ANC and IFP supporters engulfed ordinary people living in the townships and killed and maimed.

Most residents, who had owned property in Alexandra for generations, had to abandon their homes and escape with only the clothes on their backs. Overnight they became refugees in their own neighbourhood.

Municipal offices, school buildings and churches were packed with families who did not even remember their homes to feel the brunt of the fear of IGP sniper killing campaigns.

As for most people, we could not comprehend this gunfire would soon be over and we would get back to work. But they are still held up in the town, prayer shelters and hopes of getting back to where homes are becoming fast.

We thought we would be able to go back to our homes in a week or two. The days had stretched, but we had no idea what was in store for us," said Mrs Hilda Mahlaba.

"We have appealed for help to every person as official as we can think of. We have spoken to Minister of Police and Security Justice Diane Minnerie, Human Doping and Gaunting, Premium Tokyo Sexwel and others among others.

We have staged protest marches to all the central offices including Randburg and Jhb. We have even marched in Pretoria but all we have ever gotten was promises.

We spoke to President Nelson Mandela and the Chair of the Constitutional Assembly Cyril Ramphela, when they were coming to Alexandra by bus and they understood our pain. But we do not have anything," she said.

The 25-year-old Mahlaba owns property in Second Avenue, Number 122. On the day she was forced to abandon her home in March 1991, 100000 police occupied it.

"When we left our homes, we were escorted by police," said Mahlaba. In various areas people were not allowed to take anything with them. The attackers demanded our keys as we burnt our buildings.

"The police were watching all this," she said.

Occupied one room

Mahlaba and her children and grandchildren now occupy one room as what used to be Alexandra Council offices.

The room is shared with another family. Mahlaba is lucky that she managed to salvage a few pieces of furniture when she escaped.

Most people have nothing. Others are guided to find a home where they can put their mints and blankets.

The building was supposedly that even corridors are divided into bedrooms. Some windows are broken and others are female quarters. This means that some rooms are. food to live separately because, there is no privacy.

The few food is shared by hand and if people do not have enough water to meet everyone's needs.

There is a permanent stench from the fifth floor that residents battle against daily with a bucket of vinegar and other means to stop the fires.

"I am building a new one myself," said Mahlaba.

"Some of the people have electricity and other means we do not explain Jerry Motso (31), secretary of the Daybreakers Coordinating Committee.

"The Council has problems supplying us with electricity because they do not pay. We do not want to be anywhere anyway," he said.

The council's response was the 250 families that housed are divided in 12 centres around the township. The UCC has at least 40000 members.

Mahlaba is having problems because they do not provide a generator to run the fire to repel their homes.

"None of the people are being helped. They are beginning to think the Government does not care," said Mahlaba.

"I am building a new one myself," said Mahlaba.

Displaced by violence

By Ruth Bhengu

DAVID Khumalo (39) is a lazy prent. He is also a member of the local peace committee and is said to have been a police informer. A former member of the Alexandra Residents Association, Khumalo has a working relationship with all the political and civic organisations in the area. His main aim is to achieve peace in Alexandra, he says.

Like most of his neighbours in what is known as Berea, Khumalo lives in a house whose owners are not there. He finds the area safe enough. Because there is no political rivalry between the ANC and IFP at its height.

I moved into this house when the old lady who occupied it left for Zimbabwe to explore other options.

The house did not belong to her. She had found it abandoned by a stranger. At that time we were leaving the house and told him we were afraid of dying.

There was a rumor that the ANC was going to place a bomb in one of the shops that supply gas to half of Alexandra including the houses.

"The bomb was supposed to destroy the houses and the area down to which it was occupied mostly by IFP supporters. Many residents from this area picked their things and left. But this was not the case," Khumalo said.

Khumalo denies that the residents who fled were chased out by ANC or IFP. Khumalo believes that the people who stayed were watching. Those who were chased may not be the same people who were watching.

The terrified residents found rooming in huts on tracks.

"I tried to persuade people not to leave because I knew what difficulties they would be faced with," said Khumalo.

Khumalo himself fled from another section of Alexandra after kind neighbours had warned him to leave. He told them he was to be killed at that same day.

Khumalo, who was born in Kempton Park and grew up in Alexandra was staying at Number 14 in 13th Avenue when his wife and two of his children were killed.

"I was staying in an occupied mostly by Xhosa speaking people. There was the worst tension between the Zulu and Xhosa speaking people was starting," said Khumalo.

"I had not involved myself in politics because I was busy with my church affairs. So people started to say I was not involved in community issues."

"One day someone told me that the compañes had decided to kill me because I had not attended a meeting of the residents," said Khumalo.

They said I should not take anything to show I was not going away. So I hid my gold watch and I pretended I was going to the shop. I went up to the Pan Am and I changed my gold watch for 90 Rand. I went to the shop. "

I went to the store and it was abandoned by everyone who has been registered. There is no way we can go back to our homes because it would start a war. What we are focusing on now is how to get permission to build houses for every one," he said.

David Bhengu (41) who lives in a third avenue came to Alexandra in 1990 after she stopped working as a domestic worker. Bhengu stayed out when her neighbours were fleeing in panic.

"I stayed in the house until about one actually came and asked me to leave," she explained. "I didn't have anywhere to go."

For those who stayed behind things were not easy. They left around them all kinds of things. But I had not stayed there anyway because I was pregnant.

So I was not affected by the many of the things that were happening here," she said.

Fled her home

Miki Mbiyembe fled her home in 13th Avenue because her husband's house was destroyed.

One night we were sleeping when some people in the area said we should leave because there was a group of people coming to kill the Zulus.

We came and 2nd Avenue and moved into an empty room. We did not know where we were going. When we woke up, there were still people waiting. When we started to say I was not involved in community issues."

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NEWS Council to take tough action against defaulters

‘No paying, no services’

■ FINAL WORD Ratanda residents have until March 15 to pay tariffs:

By Joshua Raboroko

The Heidelberg Transitional Local Council has given Ratanda residents until March 15 to pay their tariffs or have their services terminated.

The council decided at its meeting this week that residents should resume payment of their services.

Town clerk Mr Gustav Heymann warned yesterday that water and electricity would be cut off if the accounts were not paid by March 15.

The residents have been refusing to pay rent and service charges, pushing arrears to hundreds of thousands of rand — a position the council could not cope with at the moment.

Heymann said the culture of non-payment of services died with apartheid. Now, he said, a new structure representing all transitional local councils had been formed and for it to function, payment of tariffs must be resumed. He said the decision to urge residents to pay was in line with President Nelson Mandela’s campaign, with which he called on Masakhane defaulters to start paying for services.
Housing projects
on shaky ground

BY NAMOTEKA MRBOTHE

NOT a single home has yet been built at the Ironsides development near Vereeniging — the building project at the centre of police investigations into Winnie Mandela.

But it was established on Friday that Mrs Mandela's alleged business partner, Vic Daniels, was granted a tender for the development of the land early last year.

Theresa Engelbrecht, an official of the Meyerton town council, confirmed that Mr Daniels had tendered for the development of the land on behalf of Professional Builders.

She also confirmed that up to 600 houses were to be built on the land.

However, Mrs Engelbrecht said there had been objections to the granting of the tender to Professional Builders and the matter was now being reviewed.

She said that last week Mr Daniels had told her that he was no longer in a financial position to develop the property.

Meanwhile, NICOLA KOZ writes that Mrs Mandela has been given a last chance to deliver her long-promised housing plan for shack dwellers in Phola Park on the East Rand.

The Gauteng housing board has given her until Friday to present a workable housing proposal for the project — or it could come to a standstill.

The R55-million housing project, which began in May 1991, has fallen apart several times.

Now Mrs Mandela is launching her third attempt to find new backers for the project.

So far, 500 sites have been provided with services.
Ravaged homes to be rebuilt ‘soon’

By THEMBA KHUMALO

GAUTENG MEC for housing Jaba Moleketsi has promised to speed up the rebuilding of hundreds of damaged houses in Katlehong, Thokoza and Vosloorus on the East Rand.

“The displaced families can rest assured that they will be in their houses by the middle of this year,” Moleketsi told City Press this week.

The houses were destroyed between 1992 and 1994 during fierce political violence between ANC and Inkatha supporters.

Thousands of families fled to seek refuge in community halls and churches.

After the general election last April the warring factions signed a peace agreement but few residents returned to their houses.

Moleketsi – recently appointed to head the Reconstruction and Development Programme in Gauteng – pledged to speed up the rebuilding of houses and to revamp the infrastructure which had collapsed during the heavy fighting.

“The main problem for the delay thus far was because of poor management of the project to reconstruct the damaged houses and infrastructure,” he said.

“The money was there but it was important that the politicians gave legitimacy to the project. Financial administration needs a team of experts in financial management.

“I’ve just come from a meeting with managers in the private sector who have joined hands with the provincial government to help it appoint these finance experts.

“I’m proud to say we are on the verge of appointing the new team. It’s important that they swing into action immediately for the sake of accountability.”

Moleketsi’s pledge came after residents in the three townships had expressed dismay at the lack of progress in the area.

The Katorus Task Group – comprising representatives from across the political spectrum, including the police and army – was largely blamed for the slow pace.

Only a few damaged houses and streets are said to have been repaired since the group was formed during the days of the Transitional Executive Council just before the election.

Hostel inmates who occupied the houses of fleeing residents still live in them, despite promises by the authorities to evict them.

Disgruntled residents have formed their own RDP Forum in Katorus to replace the KTG.
Capp submits Phola Park housing plan

ROBYN CHALMERS

The Co-ordinated Anti-Poverty Programme (Capp) submitted a R129.6m housing scheme for the East Rand's Phola Park to the Gauteng provincial housing board on Friday. (127)

This follows a tussle between a non-profit organisation, the New Housing Company (Newhco), and Capp over which company has the right to provide 4 320 low-cost homes in the squatter camp.

Capp, which is believed to have links with Deputy Arts, Culture, Science and Technology Minister Winnie Mandela, wrote to the Gauteng Housing Board earlier this year asking if it could become the official developer of the housing scheme. (616) 12/45

The board responded by setting Friday as the final deadline for the proposed scheme to be submitted.

Architect Peter Malefane, who is advising Capp on the project, said he personally delivered the proposal to the housing board, and was hoping for a speedy response.

"We are planning to provide more than 4 000 houses at a cost of R30 000 a unit and are ready to begin construction as soon as the scheme is approved by the housing board," he said.

Significant infrastructural work in the area has already been undertaken by Newhco, which has indicated it is unwilling to hand over the project.

It was approved as developer of the scheme last year, and has completed servicing on more than 200 stands."
Capp submits Phola Park housing plan

THE Co-ordinated Anti-Poverty Programme (Capp) submitted a R129.6m housing scheme for the East Rand’s Phola Park to the Gauteng provincial housing board on Friday.

This follows a tussle between a non-profit organisation, the New Housing Company (Newhco), and Capp over which company has the right to provide 4,329 low-cost homes in the squatter camp.

Capp, which is believed to have links with Deputy Arts, Culture, Science and Technology Minister Wandle Mandela, wrote to the Gauteng Housing Board earlier this year asking if it could become the official developer of the housing scheme.

The board responded by setting Friday as the final deadline for the proposed scheme to be submitted.

Jail for non-payment challenged in court

THE validity of provisions in the Magistrate’s Court Act which allow people to be jailed for non-payment of debt even in cases where the amount falls below R100, will be challenged in the Constitutional Court today.

Lawyers acting for two debtors, committed for not complying with judgments for debt, will argue that the Act violates a series of constitutional rights.

Sections 56A and 56B allow a debtor to be jailed for contempt of court if he or she does not comply with a judgment for payment granted against them.

According to written submissions forwarded to the Constitutional Court, it will be argued on behalf of Farieda Coetzee and N Maliso and others, that the provisions for committal for contempt of court are “an anomaly in our law and a thin disguise for civil imprisonment”.

The lawyers argue that section 56 is a violation of sections 10 and 11 of the constitution, which states that every person has the right to the protection of his or her dignity and freedom, including not to be detained without trial.

It is also argued that section 56A violates section 25 of the constitution which gives every person the right to a fair trial within a reasonable period after being charged, to be sufficiently informed of the charges against them, to adduce and challenge evidence, to remain silent and to be presumed innocent.

The papers for Coetzee and Maliso argue that the provisions for contempt of court under section 56 are clearly a legislative fiction because control of the debtor’s detention is controlled by the judgment creditor.

If the debtor’s incarceration was actually for contempt of court, it is argued, only the court would have control over the period and conditions of imprisonment.

Coetzee and Maliso’s lawyers also contend that civil imprisonment “is a medieval concept out of line with our constitution, which enshrines freedom and equality”.

Included in the written submissions already before the court are statistics obtained by the SA Law Commission in 1986 for its report on committals for debt.

Flat rates in Tembisa to stay for now

THE North East Rand Transitional Metropolitan Council will not immediately abolish the R30 flat rate Tembisa residents are paying for services, saying to do so would have a negative effect on efforts to restore the culture of payment in the township.

Council executive committee chairman Greg Malebo said at the weekend the issue of a services tariff was a thorny one and needed to be handled with circumspection and in consultation with all role players.

He said the metropolitan council had agreed to allow the flat rate payments by Tembisa residents until “visible” improvement in the delivery of services took place.

It is understood, however, the council has estimated that a viable monthly tariff for services in Tembisa is R150.

Constitutional Development Minister

ROBYN CHALMERS

Architect Peter Malelane, who is advising Capp on the project, said he personally delivered the proposal to the housing board, and was hoping for a speedy response.

“We are planning to provide more than 4,000 houses at a cost of R30,000 a unit and are ready to begin construction as soon as the scheme is approved by the housing board,” he said.

Significant infrastructural work in the area has already been undertaken by Newhco, which has indicated it is unwilling to hand over the project.

It was approved as developer of the scheme last year, and has completed servicing on more than 200 stands.
Capp submits Phola Park housing plan

THE Co-ordinated Anti-Poverty Programme (Capp) submitted a R128.6m housing scheme for the East Rand's Phola Park to the Gauteng provincial housing board on Friday.

This follows a tussle between a non-profit organisation, the New Housing Company (Newhco), and Capp over which company has the right to provide 4,320 low-cost homes in the squatter camp.

Capp, which is believed to have links with Deputy Arts, Culture, Science and Technology Minister Winnie Mandela, wrote to the Gauteng Housing Board earlier this year asking if it could become the official developer of the housing scheme.

Capp responded by setting Friday as the final deadline for the proposed scheme to be submitted.

ROBYN CHALMERS

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Vlakplaas informer gives evidence

Pay up for services, is Sanco line

By Mokgadi Pela

The South African National Civic Organisation has urged Duduzo residents to abandon the culture of non-payment of services in line with the wishes of the new Government.

“Failing to pay for services can only serve to frustrate the Reconstruction and Development Programme,” a speaker told a packed hall in the East Rand township yesterday.

Another speaker, Mr Mandla Zwane of the Sanco East Rand sub-region, said all boycotts should be stopped so that there could be development.

“We also need RDP area committees that will prioritise the needs of the community. We therefore urge members of the community to take part in these action area committees to ensure that their needs are taken care of,” Zwane said.

He added that the RDP relied on the budget of the country. “Its success depends on how we as a civil society prioritise our needs,” he said.

Turning to the October municipal elections, he said “We urge people to register for elections in their thousands. This will enable us to bring government closer to the people.”

He said Sanco had changed from being a resistance movement to one that “sees to it that government delivers on its promises.”

On the question of the electrification of the township, Sanco leaders announced that Phumlile Mphahli, Section would be having its own power supply by the end of the week. The leaders, however, bemoaned the confusion and “lies” being spread in the township about the electrification process.

“Rumours are being spread that Sotho Section will not be electrified. This is not true and we call on all those spreading such lies to stop forthwith before we take action against them,” they said.

Sanco appealed to people seeking clarity about the electrification process to either approach action area committees or visit their local office.
It's not uncommon to find children playing in the middle of waste dumps. This leads to diarrhea, TB, cholera and many other preventable ailments.

Small community lacks unemployment and health problems head-on.
For further information, please contact The Economic Development Initiative, 30 Box 1000, Pembroke Pines, 2008.

Economic Development Initiative
1010 SW 10th Street
West Palm Beach, FL 33401
(561) 801-2121
www.edi-palmbeach.com
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Jota Wins

Irresistible

Yesterday, police sweep up rubbish scattered by Johnstone's Tenants Association (JTA) members.
Plan to rid Soweto of shacks

BY BONGIWE MLANGENI
CITY REPORTER

The problem of corrugated iron shacks in Soweto, which have sprung up all over the township, could come to an end as residents are being trained to build affordable timber houses.

About 36 people are trained during weekdays at the Freedom Square in Kliptown — where the Freedom Charter was adopted — to build two-roomed houses using sand and timber.

Project co-ordinator Dick Chwala said the houses would cost less than R1 000 once they were completed.

The project is run by the Department of Manpower and financed by First National Bank.

Chwala said more people would be trained to build the timber houses and he was convinced the public would respond positively.

"In certain countries overseas the timber structures are common. We expect people to accept this form of housing even though they think brick houses are the only route."

Trainer Vusi Mbuta said only three houses would be built at the square as showhouses.

"We use pine wood which is rain and termite-resistant. It does not burn or break easily. These houses will certainly be safer than the corrugated iron shacks. We use sand to make the foundation strong," he said.

The training takes about 40 days. Interested people can visit the square during weekdays.
Soweto rally to encourage paying rent

BY BONGIWE MLANGENI
CITY REPORTER

The Soweto Civic Association (SCA) will use its 10th anniversary celebration next week as a platform to encourage residents to give up the culture of rent boycotts and start paying for services.

SCA spokesman Dasse Molemele said this week the civic association was moving away from the culture of resistance to that of development.

"We are confident that people will begin to pay for services so that the new structures and organs of civil society can implement the Reconstruction and Development Programme," he said.

Molemele said residents would be encouraged to vote and would also be taught about the role of local government.

"Many people still do not understand why they should be voting and the celebration is just the beginning of an ongoing campaign. We also plan to come up with more strategies to make residents realise the need to register," he said.

Greater Johannesburg mayor Isaac Megase and Gauteng Premier Tokyo Sexwane are expected to attend the anniversary celebration.

The SCA was established in 1984. It fought the establishment of black local authorities and was in a continuous wrangle with the former Transvaal provincial administration. It also successfully negotiated with the Government to write off R158 million arrears owed by residents.
Call for township payments

THE Soweto Civic Association would mark its 10th anniversary tomorrow with a call to residents to pay for services and encourage foreign and local investment in Soweto, it said at the weekend.

The body, which spearheaded the rent and service boycotts in the mid-1980s, had taken "from resistance to development" as its theme for the rally at Orlando Stadium, co-ordinator Dassie Molemela said.

In its campaign to help turn Soweto into a modern city, it would assure investors that anti-crime and anti-violence programmes were already in place to make the township a safe place for investment.

As the 43 branches of the group saw delivery on the reconstruction and development programmes as their responsibility, residents would be told about forums set up to facilitate delivery of the programme.

PAC threatens to pull out of local elections

THE East Rand branch of the PAC says the organisation will pull out of the local government elections if President Nelson Mandela refuses to meet its demands.

PAC member Sipho Khumalo told Sapa on Friday the party wanted Mandela to proclaim its military wing AplA as part of the SANDF.

He said the PAC also demanded the unconditional release of all political prisoners and "an end to the police harassment and arrest of AplA leaders in Alexandra we Soweto members for activities they carried out during the armed struggle".

Khumalo said a "final demand" would be issued to the President at a Sharpeville Day rally to be held tomorrow at Kliptown's DIT Williams Hall.

"We will re dedicate ourselves to fight on for land issues," Khumalo said. — Sapa.

Cape Town redesigned

CAPE TOWN — A long-term spatial development framework had been drawn up for the Cape Town metropolis, due to the separation of the city from other surrounding urban areas.

The framework, in the making since 1991, would be circulated for public comment before a final draft was prepared and submitted to the National Assemblies, Cape Town Metropolitan Council regional planning director Francois Theunsien said at the weekend.

The framework set out the planning and action to protect the region's environmental assets, Cape Town Metropolitan Council regional planning director Francois Theunsien said at the weekend.

MLH Architects and Planners spokesman Ken Giorgio said the Cape Town metropolitan area represented one of the "finest apartheid cities ever to be developed," due to the separation between communities.

SACP voices fears for non-governmental bodies

THE SA Communist Party wants to ensure that non-governmental organisations do not collapse as a result of a lack of funds, by integrating their projects into its own under the auspices of the reconstruction and development programme.

SACP Gauteng secretary Jabu Moletseli, who is also provincial finance minister, said at the SACP's Gauteng congress at the weekend that non-governmental bodies were crucial to the implementation of the RDP due to their expertise. However, these organisations were in danger of folding as donor funds were drying up.

It was for this reason that the party wanted projects initiated by such bodies to be "part and parcel" of the integrated planning envisaged in the RDP.

According to a SACP draft strategy and tactics document, the RDP has the capacity to lay the foundation for a decisive breakthrough towards socialism in the country.

"The RDP explicitly undertakes to measure its own success or failure in terms of its capacity to meet the specific needs of our people. Macroeconomic concerns, like the growth rate, the inflation rate or our interest

Wilson Zwane

national competitiveness are all subordinated to this critical objective," says the document.

Meanwhile, Sapa reports that Moletseli told the congress the NP could not, despite its own efforts, represent anything other than the "preservation of white minority privilege".

The NP was having difficulty in dealing with its new role of junior partner in the government of national unity, and had even attempted to relate government as a partnership of equals.

But the ANC, by introducing new policies and programmes, had led the NP to the "shock realisation" that the ANC was "an ingredient, but not the essential ingredient" in the new SA government.

Many within the NP were now questioning whether the party would not be better off in opposition rather than in a partnership, he said.

Also addressing the congress, Gauteng premier Tokyo Sexwale warned of the risks if the ANC-led government failed to deliver on its election promises, conditions would be created for the rise of neo-fascist forces in the country.

Ordinary people were not demanding everything as many thought, but wanted "at the very least to see a demonstration that we are attending to their problems".

It was, therefore, important for leaders in the democratic alliance to go out and meet people on the ground, rather than to just talk about their problems, Sexwale told delegates to the congress.

In his address, SACP central committee member Jeremy Cronin said capitalism had no sustainable answers for "the world".

Socialism had collapsed in eastern Europe, to be replaced by capitalism which had delivered unemployment, poverty and misery.

Cronin said the SACP was not a "small left-wing organisation that believes in some sort of utopia".

"It is a party that feels uneasy about the disparities of wealth and poverty," he said.

"We are not satisfied with the idea that some people can be extraordinarily rich while others are extraordinarily poor."

The SACP had "grown massively" since 1991 and was now more unified than ever before, he said.

Theo Rawana

"We will be working with the local and metropolitan councils to ensure delivery on the reconstruction and development programme. This is in that vein that the citizens will be fully involved in facilitating voter registration," Molemela said.

Speakers would focus on payment for services, voter registration and local government. Residents would be addressed on such issues as community policing and local and community development forums.

Speakers will include Minister without portfolio Jay Naidoo, Provincial Affairs Deputy Minister Valis Moos, Gauteng safety and security minister Jessie Duarte and Greater Johannesburg mayor Isaac Mogase, who is also president of the body.

President Nelson Mandela had also been invited, but refeve had been received from his office. — Sapa.
New hope for inner-city homeless

BY SONGISE MLANGENI
CITY REPORTER

Johannesburg's inner-city homeless could soon have shelter as a newly formed trust investigates ways of providing transitional housing and employment for people living on the streets.

Central Johannesburg Partnership housing project co-ordinator Tudor Maxwell said the Johannesburg Trust for the Homeless was focusing on raising funds to provide shelter for the homeless.

"We are looking at affordable housing which would fall between the shelter homes and commercial housing. Most of the homeless people earn less than R200 a month and we want to find something they can afford," said Maxwell.

The trust was considering turning existing unused offices in the inner city into homes.

Maxwell added that funds were available to initiate the project but there was not enough money to provide homes for about 5,000 homeless people estimated to be in the city.

The trustees are from the homeless community, business, the city administration and community organisations. Maxwell said the trust would be formally launched at Johannesburg's Park Station in May.
Gauteng housing plan debated

POLITICAL STAFF

Denying that the Gauteng Housing Board was "sitting on monies", MEC for Housing Dan Mofokeng said yesterday that R598 million had been allocated in 1994/5 to subsidise the construction of 77 000 units in the province over three years.

The figures were provided during discussion of Premier Tokyo Sexwale's opening speech to the legislature. They inevitably drew remarks that the achievement had fallen far short of the annual target of 150 000 homes, which Sexwale set during his first few days in office.

The PAC's Khoisan X (or Benny Alexander) said that what troubled him was not merely that only 25 000 low-cost homes were to be produced each year, but the fact the ANC had originally conceived of the construction of homes as a key to revitalising the economy.

What alternative economic strategy had the Gauteng government devised, he asked.

Mofokeng said Gauteng had not turned its back on people's demands, but "Rome wasn't built in a day."

He also announced that 10 000 serviced stands would be allocated shortly to emergent builders to use for housing construction and that 140 000 State-owned rental homes would be transferred to their occupants as soon as special housing bureaux were up and running.
MORE than 500 Gauteng building contractors have formed an association aimed at having a big stake in the province's RDP housing programme.

The new association was formed at a meeting at the World Trade Centre last weekend and was welcomed by the MEC in charge of local government and housing, Dan Mofokeng.

He told delegates, "I have long waited for the launch of this organisation, and you will prove that emerging builders will contribute immensely to the realisation of one million homes by the year 2000."

The association will represent Gauteng on the National Building Contractors and Allied Trades Forum (Nabcat) and its objectives include:

- The empowerment of black building contractors and allied trades;
- Ensuring all building contractors and allied trades take part in the economy;
- The promotion of high standards, quality and productivity and the enforcement of a code of conduct among members;
- Facilitating the supply of finance and insurance to members;
- Encouraging the unbundling of large construction concerns and working for the removal of material cartels.

Victor Selane, elected as chairman of Nabcat-Gauteng, said the new association would seek an accord with the South African National Civics Organisation (Sanco) and the Congress of South African Trade Unions (Cosatu).

Selane said, "Together with these two organisations, Nabcat-Gauteng is aiming to redress the imbalances of the past concerning emerging builders and at the same time to build quality houses for the masses."

"Preliminary talks have been held and we are looking to signing the accords in the very near future."

Selane said the new association would use the mass buying power of its members to secure materials at competitive prices.

"We also plan to act together in getting finance and insurance for our members, as well as expertise and training where it is needed."

Mofokeng told the meeting that the formation of Nabcat-Gauteng meant that disadvantaged builders and developers were ready to take up the RDP challenge.

"Emerging builders are uniting to have a meaningful say in the province's economic affairs."

"For government to deliver the goods it must form alliances with, in particular, small and emerging entrepreneurs."

"My ministry and the provincial housing board have committed ourselves to this support."

"We are making 10,000 serviced sites available to small and emerging developers and contractors to build houses as soon as possible," Mofokeng said.
Payments for electricity soar in Soweto

ESKOM has reported a dramatic reversal of the electricity tariff boycott in Soweto, where payment levels have risen from 20% to 65% over a four-month period.

Households were now paying an economic rate as opposed to a R33,80 monthly flat rate in force until mid-1994, said Eskom executive director (distribution) Jacques Messerschmidt.

Payment levels had risen steadily since November last year and some residents were also paying off arrears.

"Eskom's success in Soweto is good news for government's recently launched Masakhane campaign, a central aim of which is ending a 10-year township rent, service and bond boycott," Messerschmidt said that Masakhane had been "a major contributory factor in turning around the mindset of Soweto residents."

"Another critical factor had been an agreement with the ANC and the Soweto Civic Association, in terms of which Eskom began suspending the services of tariff defaulters."

He said the corporation was consulting civic organisations in all large black towns in Gauteng — where non-payment was most acute — with a view to similar payment drives.

Good results had been achieved in the West Rand township of Bekkersdal, while a "breakthrough" agreement was on the cards in Kliptown on the East Rand.

He said that since 1992, when Eskom took over electricity provision from the Soweto council, the prime emphasis had been on upgrading services and billing householders. About R80m had been invested and the improvements had been independently audited.

While 40,000 complaints about power cuts had been received in the winter of 1992, services in Soweto were now compared with those of any normal town, he said.

Negotiations between Eskom, the ANC and the Soweto Civic Association culminated in an agreement in July last year, in terms of which Eskom could proceed with selective service cuts.

It was also agreed that the flat rate should be scrapped in favour of normal metered tariffs.

From November, defaulters who had not paid since Eskom moved into Soweto had been targeted.

The programme was coupled with a publicity campaign in the media, using well-known local personalities including Soweto Civic Association president Isaac Moge. He said.

Gauteng premier Tolly Sexwale's backing had also "helped no end".

Eskom's role at the cutting edge of the reconstruction and development programme was underscored at the South African and minerals conference this week, when chairman Johan Maree said the corporation planned to electrify 1.75 million homes by 1999.

This could generate 270,000 jobs and create up to 11 small businesses for every 100 household connections, he said.

© Comment `Page 12'
Old people lose their homes

People with forged housing permits kick out elderly people

By Russell Moline

to get residents out
claims course help
ORDER SMALL
COURT

Thursday March 30, 1999 SWO
News Feature

18

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(127) CASWELL 30-1-95

The struggle as people lose homes

The situation is not unique to this case. The problem has become a major issue in recent years as the number of elderly people moving to cities in search of more affordable housing has increased. In some cases, elderly people have been evicted from their homes due to forged housing permits. This has led to a number of legal battles as residents fight to retain their homes and rights. The issue continues to be a major concern for many in the community.
The local government has declared a state of emergency due to the recent surge in COVID-19 cases. The city is implementing strict measures to control the spread of the virus. This includes mandatory mask wearing in public, social distancing, and limiting large gatherings. The health department is urging residents to stay home whenever possible and to practice good hygiene. Businesses are being required to limit their capacity and follow strict health guidelines. The city is also offering testing sites to help identify and contain the virus. Residents are encouraged to stay informed and follow the guidelines to keep themselves and others safe.
Housing loan facility created

THE Transvaal Building Industry's industrial council for the construction sector in Northwest, Gauteng and Eastern Transvaal has formulated a R550m housing loan facility intended to assist members in financing houses.

Trustees of the Transvaal Building Industry pension and provident funds said, about 30,000 fund members could benefit from the mobilisation of R250m worth of retirement fund assets.

Employer fund members included the Master Builders' Association and the Building Industries' Association, while employees were represented by four trade unions. These were the Amalgamated Union of Building Trade Workers of SA, the Building Construction and Allied Workers Union, the Construction and Allied Workers Union and the White Building Workers Union.

The pension and provident funds trustees collaborated with Fedlife to develop the housing loan facility which was aimed at meeting members' mortgage loan needs in an effective manner.

A spokesman for the trustees said the loan facility was motivated by SA's critical housing shortage which could be addressed only by a mass mobilisation of resources and manpower from the public and private sectors.

He said the minimum loan allowed in terms of the facility was R1,000. Up to 60% of a member's withdrawal benefit could be mobilised for housing purposes. An interest rate of 15% would be charged on loans.

Repayments were not obligatory on houses costing less than R45,000, but the loan would accrue interest and become payable when a member left the industry. Monthly interest repayments had to be made on homes valued at more than R45,001, he said.

"The anticipated consequences of this initiative highlight that the building industry and allied services have a leading role to play in SA's development and growth."
Soweto: What it stands for

The Government of National Unity, not done enough to solve housing crisis

Lea Freeman, March 21, 1992

Soweto's residents express frustration and disillusionment with the ANC-led government, saying they want the voice of the community to be heard. The housing situation in the township is described as a disaster, with many people living in substandard conditions.

Unemployment rates are rising, with many people losing their jobs. The government is failing to address the issue, leading to increasing levels of poverty and crime.

ANC representatives say they are working hard to improve conditions, but the residents feel that their needs are not being met.

Soweto residents say they want better housing and job opportunities, but the ANC-led government is failing to deliver.

The crisis in Soweto is a reflection of the broader issues facing South Africa, with many people struggling to make ends meet.

Let Down Neo-cliche structure

By Lea Freeman

The ANC: Government of National Unity, not done enough to solve housing crisis.
Township gets wise on rents

Residents of Heidelberg's Ratan- da township have responded fa-
vourably to the termination of
the rent boycott.

A healthy 69% of the town-
ship's residents paid for their
services in March.

This was 15% up on previous
months, said Heidelberg town
clerk Gustave Heymann.

"President Mandela has
launched a nationwide campaign
to promote the resumption of
payment for services.

"We support the initiatives
taken by the president," he said.

--- Staff Reporter

Jan 31 1995
More township residents pay up

why wasn’t blown up five or six times? 60 000 have lights cut off.

By Josua Kaboko

SOWETAN Friday March 31 1995
The Profits of Power

Some entrepreneurs among them have seen the light, and the people of Mockengheim have been quick to cash in on the opportunity — and the magic box of electricity.

ST 2/4/95

SIGN OF THE TIMES: FOR WILLSMENA

Picture: Christine Nesbitt

Little frozen-foods business
now has time to advertise her Troubleshooting
opportunity — and she has wasted
electricity has opened a ridge door of
Tena and her family. The corner of
Tena's, and her family. The corner of

ST 

127
By Chris Barrow

Anna Maga should be told.

Keevan, puts the right-wing Naboon.

ANNA MAGA should be worked.

They're building a national high.

Way through her bedroom, and by

Meanwhile, the number-

For the building will be

down structure, she calls home.

Date, I'm building the number-

They’re building a national high.

Keevan, puts the right-wing Naboon.
must store and still finds herself lighting candles at night before she remembers that all she need do is flick a switch. "My house is too small for those things, now I need a proper house."

Electricity, says Mr Kekana, has brought a sense of permanence, and with it a desire for a more substantial home than sheets of tin provide.

All over Mookgophong shack dwellers are building new brick-and-mortar structures alongside their shacks. "There's no doubt that electricity has been the spur," says Mr Kekana.

He is just back from the funeral of a white Naboomspruit councillor's wife.

Two years ago he wouldn't have been allowed inside the church. "Electricity," he smiles, "is not the only miracle."

OUT WITH THE OLD... shack dweller Joyce Monyamane is still getting used to the idea that her candles have been replaced by a flick of the switch, but already she's beginning to think that perhaps she needs a bigger house, a geyser for hot water and a fridge.
R92m services plan given green light

MODUZI KA HARVEY

THE Greater Johannesburg Metropolitan Council approved a R92m project yesterday to provide emergency municipal services for areas under its control in the next three months. Council chairman Collin Matjila said the funds had been raised from savings in Johannesburg’s 1994/95 budget. Efforts would be focused on providing services in previously disadvantaged areas such as Soweto, Alexandra and informal settlements.

The project had six initiatives and would show the council’s commitment to deliver proper services. Each of the initiatives would be headed by a local councillor.

The first initiative would entail a clean up operation in areas where removal services were lacking, as well as in the CBD.

Preventative and primary health care services would be provided to communities with little access to medical services through the second initiative.

The third, which would aim at maintenance and repairs, would be responsible for the provision of water, sanitation, roads, lighting and culture and recreational facilities.

In the fourth phase, the transfer of 65,000 council-owned houses in Soweto, Diepkloof and Dobsonville, and 16,500 units in Johannesburg for tenants wanting to take ownership, would be set in motion.

A task group had been set up to develop equitable and fair formulas for tariffs and taxes, Matjila said.

The fifth initiative would focus on creating uniform-tariff structures for refuse removal, sewerage, water and electricity services based on size, consumption and affordability.

The final initiative would give special attention to the provision of security in the CBD.
R92m services plan given green light

Muduzi Ka Harvey

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Inkatha targets Ramaphosa

The Inkatha Freedom Party is considering legal action to overturn a ruling by Constitutional Assembly chairman Cyril Ramaphosa which it said "sets the basis for a constitution-making process which isolates and excludes the IFP".

The ruling, made in the constitutional committee on Monday, relates to a report from the assembly's theme committee on the structuring of the new judiciary in the final constitution.

In the report, Inkatha differed from all other parties by arguing for a "unitary judiciary", where provinces would have a single judicial power over their courts and tribunals. Despite Inkatha's dissenting view, Ramaphosa had ruled that the report should be classified "non-contentious".

As the proposal of a single judiciary was supported by all other parties, he had instructed that it be sent back to the theme committee to be translated into constitutional text.

Ramaphosa's move reflects growing ANC impatience with what it sees as Inkatha flouting of the constitutional process, and a heightening of ideological tensions between the parties.

In a statement yesterday, Inkatha described Ramaphosa's move as "illegitimate" and in breach of assembly rules. It said a new rule of "sufficient consensus" had been introduced, meaning that Inkatha's agreement was not needed in deciding which issues were contentious.

The ANC, it said, had "shown its true intention of imposing its constitutional vision without even allowing different views to be tabled and fully considered in the Constitutional Assembly".

ANC reaction could not be obtained last night, when the statement was released.
Transvaal builders set up R250m housing loan fund

By Roy Colayne

The Transvaal Building Industry pension and provident funds have launched a R250 million housing loan facility to assist their 30,000 active members with home finance.

Developed for the two funds by Fedlife, the custom-designed facility has been launched in recognition of the industry’s responsibility to the community.

The trustees of the Transvaal Building Industry Retirement Funds have estimated R250 million may be mobilised.

Master Builders’ Association executive director Deon Crous said the estimate was fairly realistic.

He said it was based on the pool of money currently in the fund — approximately R1 billion, which is not a fixed amount but a growing figure.

A spokesman for the trustees of the funds said the implications were enormously favourable.

Not only will individual members be able to access funds to build or buy their own homes, but the release and employment of these funds will create new jobs within the building industry, actively pursing one of the primary objectives of the RDP.

The release of the funds will also help to build a stronger foundation for economic revival, the spokesman said.

The spokesman said the trustees also hoped the scheme would improve relations between employers, trade unions and members.

Employment in the building industry is cyclical by nature. For this reason, remeans payments as a result of temporary breaks in employment can be made up at year-end through the Industrial Council’s Holiday Fund system, the spokesman said.

Features of the housing loan facility include:

- The funds stand surety for the loans made to members,
- Members must be contributors at the date of the loan,
- For members under age 55, the amount of the loan can be equivalent to 60 percent of his withdrawal benefits,
- For members over age 55, the amount of the loan will be negotiated as a percentage of withdrawal benefits,
- Since the trustees have a fiduciary duty to members who do not take advantage of the facility, the interest rate charged is the minimum prescribed by the Pension Funds Act, currently 15 percent.
- If the purchase price or value of the property exceeds R45,000, then at least the interest on the loan amount has to be repaid on a regular monthly basis by debit order,
- The total loans outstanding may not exceed 25 percent of the actuarial value of the funds.
The Bhilas put a
smile on Slovo’s face

BY JOVIAL RANTAO

Joe Slovo must have smiled in
his grave yesterday when a
Soweto couple who received
keys to a new home — the first
in the township built under a
scheme he pioneered — said a
posthumous thank you to the
late housing minister.

As they moved into their new
two-bedroomed house in Protea
Glen, Soweto, Cyril and Ellen-
Bhila were lost for words.

"We thank Joe Slovo Without
him my children would not have
a place they could call home,"
father of two Bhila said.

For the Government, the
house represented a sign that
the promised delivery of houses
to the homeless was finally get-
ing off the ground.

Only about 300 houses have
been built in Gauteng this year — with the target being 200 000
new homes in 1995.
But for the Bhilas, it was the
first time they had a place they
could call home. For the Com-

nity Bank, the house represen-
ted the first mortgage bond the
bank had financed. For the
homeless, the signs were clear — help is available.

Yesterday, when 43-year-old
Cyril Bhila, a hospital mes-
enger, moved furniture into the
house in Protea Glen, he wore a
big smile.

Despite the fact that he has to
start paying R300 a month in
bond repayments, he and his
family have a home of their own
for the first time, helped by a
R12 500 Government subsidy.

Before yesterday, Bhila and
his wife and two children, aged
10 and 17, had been sharing a
single room at the back of his
mother-in-law’s house.

For Ellen Bhila (48), a hair-
dresser in Northcliff, Johannes-
burg, the house represents the
achievement of the dream of a
lifetime.

Settling in . . . Cyril and Ellen Bhila tackle one of their
first household chores in their new Protea Glen, Sowe-
to, home.
New deal

A developer in the low-cost housing market is looking for a way out of the impasse created by more than 10,000 squatters occupying its low-cost housing land in the East Rand.

The company is negotiating with the Gauteng Provincial Housing Board to exchange the land it invaded more than a year ago for State-owned industrial land nearby. The matter is being considered by the Gauteng Cabinet.

But the provinces don’t yet have the authority to buy or sell State land, a situation which precludes land swaps.

The Land Administration Act, expected to be passed by parliament within the next few weeks, will make it possible for Land Affairs Minister Derek Hanekom to devolve national powers to provincial level.

Hanekom is not in favour of land swapping. A Land Ministry spokesman says pilot projects launched in each province last month to “put housing in the hands of the communities” could resolve the land invasion issue without having to resort to swaps.

But Hanekom says, “In certain circumstances it might be the best solution after negotiation. This is not a matter on which to have one specific policy.”

He points out that the restitution process allows for the granting of other land — in circumstances stipulated in the Restitution of Land Rights Act.

Gauteng Provincial Housing Board Chairman Martin Van Zyl, who is negotiating the deal, sees the arrangement as the best solution in this case.

The developer, who does not want to be identified for fear of derailing negotiations, says the arrangement must be a voluntary agreement between the parties — usually the developer and the provincial authorities — rather than prescribed by policy or legislation.

The Development Facilitation Bill, scheduled to be tabled in parliament after the coming recess, will probably regulate aspects of the issue. This legislation should pave the way for fast delivery and development of urban and rural land by cutting bureaucratic red tape. The Bill will touch on all aspects of land development, including the reallocation of land now zoned as mining or agricultural for residential developments.

If accepted, land swaps will still be a lengthy process. Hanekom’s aide, Bahle...
We need you to make it work, Sowetans told

BY BONGIWE MLANGENI
CITY REPORTER

A R92-million project to uplift services in Greater Johannesburg will not succeed in its townships without residents' cooperation, according to the Greater Soweto Council.

Municipal workers were attacked while working, and council offices and property were frequently vandalised, it said.

Hijacking

Western Metropolitan Substructure executive committee chairman Sophie Masite said residents should remember that it was also their duty to protect council assets.

The emergency service budget would upgrade services in areas such as Soweto and Alexandra, where services had almost come to a standstill.

"Residents should see council property as their assets and remember that council workers are part of the community. With the limited equipment and resources we have, we cannot afford to destroy our own assets," said Masite.

He said his committee was investigating ways of protecting council assets.

Soweto police spokesman Major Govindsamy Maresuthoo said attacks involved car hijackings, stealing of equipment and sometimes assault.

Acting chief executive officer Dennis Rogers said they were planning to employ about 30 people from the community to protect council assets. "We might also need to provide protection for council staff when they visit trouble areas."

Greater Johannesburg Transitional Metropolitan Council councillor Reginald Dubazana said residents would have to cooperate so that services could be delivered.
Housing subsidies for
77 000 approved to date

Staff Reporter

The Gauteng Housing Board has approved 77 000 applications for subsidised housing, amounting to R818 million, Gauteng Housing MEC Dan Mofokeng said yesterday.

Speaking at an Allied Bank/Smart Centre housing function in Johannesburg, he said: "The national Minister of Housing, Sankie Nkondo, recently disclosed in the Senate that SA's urban housing backlog is close to 1.5 million units, with the worst backlog being 366 633 in the Gauteng province.

"In order to redress this problem, the RDP policy intends to provide 1 million housing units over the next five years."

Boost for small farmers

The Vulamehlo Project, an initiative aimed at educating and training small farmers, was launched at the Rand Easter Show yesterday.

About 2 000 farmers were bused in from around the country to see exhibits at the Vulamehlo (eye-opener) project, an initiative of the Witwatersrand Agricultural Society.

The project places an emphasis on assisting farmers in increasing productivity and the quality of their products for greater profits.

A visitor at the launch was King Goodwill Zwelithini who had six of his cattle on display.

"Vulamehlo is about learning to work together in the interest of agriculture and our country," said Dr Stroebel Hofmeyr, chief director of farming development in the Department of Agriculture. - Staff Reporters.
Protest over power cut-offs on E Rand

By Russel Molefe and McKeed Kotolo

Residents of Reiger Park, near Boksburg on the East Rand, used burning tyres to barricade roads and electricity meter boxes yesterday after power cuts to about 600 homes.

Power to the homes was cut because occupants had not settled their bills since the beginning of the year, Sowetan was told.

About 200 residents later marched to the Greater Boksburg Transitional Council offices, where their representatives met with senior council officials to resolve the problem.

Most of the residents, who waited outside the council offices while negotiations were in progress, were abusive to the small contingent of soldiers guarding the entrance to the offices.

The residents have been paying an "interim rate" since September last year. However, the occupants of about 600 houses have not paid this rate.

The residents threatened to cause havoc in the township if the arrears were not written off and power restored to their homes.

However, senior council officials and representatives of the residents reached an agreement yesterday which defused the situation.

Both parties agreed that those residents who have been in arrears for the past three months should negotiate with the council on how to settle the arrears before power can be reconnected. The parties also agreed that those who have been in debt since last year should settle their arrears before they can be reconnected.

Meanwhile, a strike by workers of the Bophuthatswana Electric Corporation has led to power cuts for residents of Majaneng and Makapanstad in the Hammanskraal area.

Angry residents told Sowetan they had been without electricity since last week, as a result of the labour action by Beco employees over wages.

According to Mr Cecil Letsalo, a resident, electricity in Majaneng went off last Wednesday and locals incurred unnecessary expenses for coal, firewood, paraffin and candles.

A spokesman for Beco confirmed that a number of residents and business people had complained about the power cuts.

He said the fault had finally been located and promised that power would be restored soon. "It's a technical fault and our technicians are working on it," he explained.
Six-pronged bid to improve lives

Greater Jo’burg poised for clean-up

BY PAULA FRAY
CITY EDITOR

Greater Johannesburg's R232-million project to clean up the metropolitan area starts in earnest this week with its public launch at Chicken Farm on Wednesday.

The clean-up operation will be the most visible part of the six-pronged emergency services initiative.

Other informal settlements in Soweto will be targeted on the same day and the operation will then spread to areas such as Emmarentia/Dennerdale, Denver, Alexandra, the CBD, Detswelo, Ezenzweni/Zandspruit and Greater Soweto.

The emergency services project also entails a preventive health programme in informal settlements, emergency maintenance and repair programmes, the transfer of about 80,000 houses to existing residents, the creation of uniform and equitable rates and tariffs, and the clean-up of the CBD.

"The more involved and complex initiatives such as the transfer of housing stock and the creation of an equitable and fair rates and taxes system require further planning and research, and which is already under way," said metropolitan service delivery head Dr Emilie Horak.

"The CBD upgrade is a continuation of previously initiated efforts," said Horak, stressing that it was a kick-off operation intended to meet all the metropolitan's needs within time and budget constraints.

The launch of the clean-up operation is being preceded by a public awareness campaign, including the distribution of 450,000 pamphlets to households in the areas involved.

Several low-key projects are already under way:
- Roads and stormwater: Access gravel roads to informal settlements in the south (Finetown/Lawley) have almost been completed, the resurfacing of roads in Soweto has already started, and plans for new roads have been completed.
- In Alexandra, general maintenance work has also commenced, and in Doornkop, work has started on the resurfacing of bus routes.
- Water and sanitation: Investigations concerning water and sanitation in Orlando East and West, Jabulani and at Chuewabo station started last month, maintenance work on sewerage and water rehabilitation in Doornkop started last week, as did maintenance of the water scheme in Protea Glen.
- Electricity: In Soweto, work has started on various initiatives, such as the installation of new traffic lights, the repair and maintenance of existing traffic lights, street lighting repair and maintenance, repairs to internal wiring in municipal buildings, and repairs to its rewiring at hotels.

Similar projects are being tackled in Dube Parklands and the installation of street lights in Alexsandra's London Road has started.

- Culture and recreation: Work on repairs to and restoration of public facilities such as libraries, clubhouses and recreation centres in Soweto and Dube Parklands has started.

CITY EDITOR

Johannesburg’s ailing central business district has been earmarked for special attention within the transitional metropolitan council's R22-million emergency services project.

Greater Johannesburg TMC executive committee chairman Colin Matjila said the CBD was economically central to the metropolitan area. The upgrading also formed part of the long-term inner-city urban renewal strategy.

Matjila said the CBD upgrade was a continuation of previously implemented efforts and the existing plans would focus on critical areas in the CBD that could be addressed in the short term. These included:

- Emergency repairs and maintenance to basic services such as sanitation, water supply, pavements, security and street lighting.
- The upgrading of existing taxi ranks and facilities.
- The cleaning and "greening" of public spaces and facilities.

The initiative formed part of the existing inner city upliftment programme and the emergency CBD activities would focus on the Kerk Street Mall and the city blocks between Wits and Jeppe streets and Von Wielligh and Rissik streets incorporating the parliament precinct — all present and the area's "super-block" security zone.

The provision of trading stations for hawkers in Jeppe and Commissioner streets was also planned over the next four months as part of longer-term projects within the defined areas, said Matjila.

According to Matjila, consultation with interest groups has already started.
Guide for urban tenants, landlords

THE ACCELERATED urbanisation in Johannesburg's inner city has led to tenants misunderstanding their rights and obligations and exploitation by some landlords, but a new guide launched recently aims to avoid potential conflict by providing both parties with a simple understanding of each position.

The booklet, titled Residential Rental A Guide for Tenants and Landowners, was published by the Central Johannesburg Partnership, which has previously mediated in disputes between tenants and landlords.

A section listing organisations where additional assistance could be sought was also included.
Services ‘will not be cut back’

The Gauteng provincial government will not have to cut down on essential services because of the potential R1.2bn shortfall in this year’s budget, says finance committee chairman Leon Cohen.

Cohen, who presented the committee’s report on the Provincial Appropriation Bill yesterday, said the province would have enough money to last until February, when the next allocation from central government was due.

If regional government funds dried up before then, it could resort to an emergency allocation from central government. However, this was unlikely.

Plans announced by Gauteng finance and economic affairs minister Joba Moleketi to address the potential shortfall were innovative and workable, Cohen said.

The committee had endorsed Moleketi’s plan to use R300m from the reconstruction and development fund for specific projects. Another R300m had been accessed from this fund.

The region would be able to raise about R100m through the sale of movable assets such as government vehicles and nearly R60m through gambling licences.

A R300m carry-over from the previous financial year was available to the province’s treasury and a further R300m-R500m could be accessed by borrowing against the province’s capital expenditure budget of R500m. Concerted waste-cutting exercises by all departments were certain to save at least R200m this financial year.

Cohen said the regional government’s approach to budget-making deviated significantly from that of past administrations. An example was the practice of full consultation with heads of departments and delivery agencies in determining needs, rather than randomly selecting a cut-off point at which services could not be met by budget constraints.

The government said it was collating information from the private sector and labour to compile an economic strategy for the region.

A document expected two weeks ago had been held up by slow feedback from the private and labour sectors, Cohen said.

See Page 3
NEWS FEATURE 600 RDP-linked houses handed over

RDP's shining example

MILESTONE

A region that’s ahead of Gauteng in delivery of housing:

By Isaac Moledi

The Free State Province has emerged as a shining example when it comes to RDP-linked housing provision, training and job creation.

It achieved a major milestone when 600 new houses were handed over to owners in Kuhlwanong, near Odendaalsrus.

The houses were part of a development programme involving 747 housing sites in the area. The project was started last June by the provincial government, Kuhlwanong community and Freegold mining company.

The handover ceremony was attended by, among others, premier Patrick Lekota, local MEC for housing Vax Mayekiso and chairman of Anglo American Corporation Gold and Uranium Division Clem Sunter.

The houses bring to 925 the number of new homes completed in the Free State since April last year — putting the region ahead of Gauteng, where about 800 new houses have been completed.

The remaining Free State houses still under construction will be completed at the end of this month. According to Freegold, the project is a response to the growing need to house its employees at Freedies Number 1 Shaft.

Discussions were held with local representatives of the provincial government and the community, resulting in the establishment of a steering committee to oversee the implementation of the project.

Half of the houses will be allocated to Freegold employees who, like many Kuhlwanong residents, live in squatted conditions in the township’s squatter settlement.

The settlement has no sewerage system, electricity or running water.

Land for the project was made available by the Kuhlwanong community while Anglo American provided the R3.1 million working capital required for the development of the stands.

The Free State government, through the Provincial Housing Board, agreed to provide subsidies to qualifying buyers.

The delivery of houses in the area is linked to the provision of the much-needed skills training and job creation to alleviate the community’s unemployment.

Freegold and the local civic association provide bricklaying courses to serve as a model for the builders’ training centre in Kuhlwanong.

Freegold supplies trainers, equipment and materials. Accreditation for the course is secured from the Building Industrial Training Board.

More than 200 people have completed the nine-week course and have, together with other 600 local residents, been employed by contractors carrying out the project.

At its peak the project was able to employ more than 800 people.

Small local contractors have scored handsomely from the project. They have been allocated 20 percent of the building contracts while 80 percent remained with big companies.

Each small contractor received an initial allocation of five houses at reduced capital. To date they have completed 59 houses worth R1.6 million.

Co-ordinators of the project are investigating methods such as the manufacturing of concrete doors and window frames on site to boost job creation.

Lekota described the project as the first successful project in the country.

"In the Free State good progress has been made towards the delivery of houses, the building of schools and clinics, investment from abroad and the establishment of industries to stimulate job creation," he said.

"In declaring the RDP a people-driven project, we try to make our population not just passive recipients of Government benevolence, we want them to be masters of their own future," Lekota added.

He promised to establish a vehicle through which projects could be launched effectively.
Massive housing plan for Gauteng

The provincial government has moved to address the housing crisis by proposing a massive housing plan for Gauteng, which is expected to provide 1.5 million units of housing over the next 10 years. This plan aims to address the shortage of affordable housing in the province and is expected to create jobs and stimulate the economy.

The plan includes a mix of public and private sector involvement, with the provincial government committing to provide 30% of the funding. The plan also includes measures to address the backlog of housing demands, with a focus on efficiency and quality in construction.

By Joshua Kaboko
R92m project to improve conditions

SENIOR Johannesburg officials wore overalls and gumboots over their suits yesterday to launch a R92m emergency project to improve living conditions in the city's most needy areas.

The Greater Johannesburg Transitional Metropolitan Council intends to bring water, health care and sanitation to squatter camps and neglected residential areas. It wants to build roads, erect street lights and create "green spaces" in target areas, among them informal settlements in greater Soweto and Alexandra.

"We want to make a cleaner and safer world for our people and to make life more bearable," said council chairman Collin Matjila as he picked up litter from a stinking sewer in a Soweto squatter camp, where the project was begun.

The three-month project is financed by savings from the 1994/95 capital budgets of various Johannesburg administrations.

Among work to be done is the clearing of areas where waste removal is inadequate, including the central business district.

Preventive and primary health care for communities with little access to medical services will be provided by mobile clinics offering immunisation, family planning, and basic diagnosis and treatment.

An emergency maintenance programme will focus on water supplies and drains, sanitation, roads, recreational facilities and street lights.

A housing team will investigate the transfer of state housing in Alexandra.

— Sapa.

Report must be reworked

CAPE TOWN — A preliminary report on privatisation to the Cabinet committee on economic affairs needed "considerable reworking" and had been referred back to its drafters, Cabinet secretary Jakes Gerwel said yesterday.

The report, referred to by government members as the report on the "reorganisation of state assets" was considered to be "turgid," Gerwel said.

Gerwel said the drafters were asked to present a considerably shortened document setting out the immediate issues that required attention.

The document is understood to have dealt with the policy options facing government on privatisation.

Gerwel said that a separate process, involving the auditing of all state assets, was under way, in line with a decision at this year's Cabinet "besonderen" meeting.

SA establishes links with African education forum

SA officially joined the African education community this week, as one of 54 states belonging to the African Higher Education Forum.

The forum was established to support the efforts and development of employee associations, unions and academic staff unions throughout the continent.

Through the forum the delegates plan to draft a continental policy on higher education.

Collaboration among institutions would be encouraged. This would involve the exchange of staff and students, joint research programmes and combined evaluation and planning.

The establishment of a continental data bank was in the pipeline to store information concerning higher education, the state of human rights in higher education, various research findings, literature and the other disciplines.

Academic freedom violations were highlighted by delegates who suggested setting up a fund for the support of African scholars and academics.

This would aim to assist financially, legally and morally individuals and groups who had suffered because of intellectual or political beliefs.

Delegates also viewed the World Bank and the International Monetary Fund with scepticism, saying their structural adjustment programmes had been counterproductive.

The forum would therefore review financing of higher education and urge African governments to put their respective national interests first, rather than responding to structural adjustment programme conditions.
Councillors all muck in together

BY BONGIWE MLANGENI
CITY REPORTER

Greater Johannesburg councillors exchanged their expensive suits and shoes for overalls and gumboots at squatter camps in Soweto yesterday to launch a R28-million clean-up operation.

They swept streets and picked up garbage at the Freedom Charter and Chris Hani squatter camps in Kliptown.

It was also an occasion for the councillors to explain to squatter camp residents the type of services the council intended to supply.

Greater Johannesburg Mayor Isaac Mogae said the Kliptown area was the first to benefit from the project. "We chose this place because it has a rich history, and we understand that you need basic services such as toilets and water."

Mogae emphasised that residents should be able to maintain the services delivered.

Later, Greater Soweto Mayor Danny Kekana encouraged residents to register for the November local government elections.

"That we voted last year for the national government does not mean we should not vote for the local government. The local government is just as important for all," he said.

The councillors also referred to low-key projects which were already under way in Greater Soweto. These included:

- Resurfacing of roads, which had started. Plans for roads were being drafted.
- Investigations for a water and sanitation project in Orlando East and West, Jabulani, and Chiawelo station.
- In Soweto, implementation had started on electrification plans, which included installation of traffic lights, the repair and maintenance of existing traffic signals, street lighting repairs and maintenance, and repairs to the internal wiring at municipal buildings.
- Repairs and restoration work to public facilities such as libraries, clubhouses and recreation centres in some parts of Greater Soweto had started.

At work: residents and Johannesburg councillors clean up. Picture: Motlholepi Mahlabe
Greater Johannesburg’s initiative to bring more disadvantaged communities kicks off this week, with more than R92-million to shift the backlog, reports (up their sleeves). Greater Johannesburg councillors join local residents in cleaning up Kliptown this week. (PICTURE: MOTHALENI MAHL.)
The decision by the Greater Johannesburg Transitional Metropolitan Council (TMC) to allocate R32-million for a six-pronged emergency services initiative has raised hopes that pot-holed roads, suburban rubbish dumps and overflowing sewers are a thing of the past in the city's townships.

The initiative heralds the beginning of a "new era of delivery," says TMC executive committee chairman Collin Matjila. He adds "R32-million sounds a lot but it isn't. It can't solve all the problems. The three-month time frame for delivery is too short.

"We have taken this as the first wave of capital expenditure in what we envisage to be a continued series of waves, specifically earmarked for the disadvantaged areas.

"We are also making provision in the '95/96 budget for the continuation of this type of project so that we sustain the entire initiative."

Some projects, especially those requiring huge capital outlays, will overlap into the next financial year. Others, such as cleaning-up, could be completed this year.

"We are changing and renewing management structures and putting in stringent controls over the contractors that have been engaged by various administrations. We are also renewing contracts."

"The transfer of council houses to all existing residents who qualify irrespective of race — will start during this financial year with those homes where ownership is not in dispute.

"The health services will be a continued project because we may have to build clinics in the next few years, particularly after land has been released by province and people have been relocated to other areas.

"Obviously, the motivation for embarking on this is political. We need to win back the confidence of our people.

"The changes that have taken place have not really been acknowledged by the majority of our people... there is despair that nothing has really changed.

"So this is to jack up our communities up to say 'Local government is important. I must play a role in caring for the quality of services I receive and therefore I must pay for those services.'"

Service payments

Matjila says the initiative complements Campaign Massakane which urges residents to resume service payments.

But, he is quick to note it is not a prerequisite for payment.

"We are not saying services will be provided and then you must pay. We are saying pay now for those services that you are currently receiving.

"Matjila hopes the project will also impact on the elections and voting of people in the process by raising "the consciousness of people as to why they should register and why they should vote.

The six initiatives have been chosen because they are achievable, visible improvements in areas identified as being without service provision or with inadequate service provision, says Matjila.

These areas include Soweto, Alexandra, informal settlements and Johannesburg's central business district.

"The CBD is economically very central to the upgrading of other areas — including Soweto, Alex and informal settlements. Unless we focus on the CBD, we will not be able to generate the necessary income to enable us to develop the outlying areas," says Matjila.

Security in the CBD would also be tackled and the concept of a metropolitan police force was being assessed, he adds.

"The project is the start of a shift of emphasis of resources from disadvantaged areas to the disadvantaged areas. Already, we see that this shift will be to the detriment of serviced areas. But Matjila says this is not so.

"As the money comes from savings, the emergency initiatives should not affect the budgets of councils, he says.

But Matjila acknowledges that, in some cases, resources are being redeployed. Sometimes it may mean reducing the regularity of a service in one area to enable the TMC to produce at least a minimum of services in an area that had none at all.

Residents have an important role to play in ensuring delivery of services to their areas by getting actively involved in the local community forums — comprising of residents and council officials — within the various metropolitan substructures, says Matjila, describing local government as being "the people" with administrations acting as facilitators for delivery.

"We need to be very cautious that the expectations raised by this don't exceed what is realistically possible within the short period we have between now and end of October," says Matjila. "We are merely building foundations for whoever the communities elect."
Paying for misery

WHEN City Press visited Worcester Court in Smut Street, Johannesburg, this week they soon understood why hawkers at the main entrance advised them to buy a box of matches and a candle. From the ground floor to the fourth floor, all was in darkness.

The landlord, Wanda Vanga, who collects about R1 000 in monthly rental for a room, is allegedly unwilling to renovate the building and provide necessary services. Tenants have no privacy as there are about ten to a single bedroom – each paying R200.

To crown it all, they have to buy water from the nearby service station. A petrol attendant who refused to be named told City Press he was selling buckets of water for R1 each and, at the end of the day, he has enriched himself by more than R100.

One of the residents interviewed by City Press, Otelia Mhali (36), said she started staying at Worcester Court in 1991. "We used to pay R150 for one bedroom, including water and electricity charges. But since Vanga took over this building, we started paying exorbitant rent. We have reported the matter to Actstop, but to date nothing has happened," Mtshali said.

She said they paid their rentals at the bank and their receipts are usually looked at by a Douglas Dube from Zimbabwe. Should a tenant lose the bank receipt, Mtshali said, an opportunity was created for Dube to break into the room and evict the tenant.

Repeated attempts to speak to Vanga proved futile.
12 000 living without water

By Glenn McKenzie

MORE than 12 000 residents of Weiller’s Farm in the Vaal Triangle have gone without water services for the past two and a half months because of bureaucratic delays involving a single broken pump, residents and charity workers say.

Grasmere Trust spokesman Mr Barry Poppleton said approximately three-quarters of Weiller’s Farm residents have been without direct water services since January, when provincial officials took away a bore hole pump to be repaired.

The pump was replaced with a much smaller one that is only capable of serving a fraction of the community.

According to Poppleton, many people travelled more than 2km a day to fetch water. Often they are forced to wait in queues for up to three hours.

Local crvc leader Mr Benjamin Khoneza said people were “crying and suffering” because they had poor access to water supplies.

Poppleton said officials told him the pump had not been returned because provincial and local bureaucrats could not decide who should pay the R1 400 repair bill.

Meanwhile, Gauteng official Mr Dave Wickham refused the claim, saying spare parts for the pump had to be shipped from overseas. He added that it was now fixed and would be installed soon.

Wickham said water shortages at Weiller’s Farm were unlikely to be solved as long as the community was a “temporary transit camp”.

“I believe the long-term solution is for politicians, community members and other concerned parties to negotiate a way for Weiller’s Farm to become a permanent community,” he said.

More phone
Bid to make Jo'burg economic powerhouse

New plan to fight inner-city decline

(121) Star 26/4/95

BY PAULA FRAY
CITY EDITOR

Gauteng and Greater Johannesburg yesterday joined forces to fight the decline of the inner city and restore the status of the provincial capital to a regional economic powerhouse.

At the signing of a record of understanding between Gauteng and the Greater Johannesburg Transitional Metropolitan Council (TMC), the two pledged to establish an integrated urban renewal strategy for the inner city.

An Inner City Summit on May 12 will be preceded by a public workshop and a business workshop early in May. The aim of the summit is to develop a common vision, and identify projects and strategies which can prevent further decline and stabilise the situation in the short term.

In time for the Rugby World Cup, the TMC had pledged R3 million towards cleaning up and upgrading the city centre and would launch a mayoral anti-crime drive, according to TMC executive committee chairman Collin Majilla.

Technical convener Monty Naroo said the immediate focus of the campaign would be to stop crime in the inner city.

Four technical teams consisting of TMC and Gauteng officials, as well as outside experts, have been set up to look at housing, local economic development, public safety and security, transportation, environmental management, recreation and social amenities.

They will present their ideas to the summit, where a stabilisation strategy will be drawn up.

Premier Tokyo Sexwale said the agreement was directly linked to the decision to make Johannesburg the seat of provincial government.

"It takes us one step closer in our campaign to rejuvenate our capital city. We have come here today to breathe new life into Johannesburg," he said.

Sexwale said Gauteng was the financial and commercial centre and an economic gateway to the rest of the subcontinent.

"But our capital city is not in good shape. Years of neglect, changing demands and capital flight to the north have led to the decay of the CBD. Investment has declined, crime has soared in some areas and the inner city has been characterised by squalid residential conditions. We want to reverse this," he added.

The integrated strategy being formulated by the record of understanding aimed to:

- Promote economic development within the inner-city as part of a broader strategy for economic development of the province as a whole.
- Maintain existing housing stock and make available new accommodation.
- Establish the infrastructure which is necessary to ensure an adequate quality of life for all inner-city residents.

"The Johannesburg inner-city has great importance as an economic centre... we need to ensure that the inner-city continues to serve the needs of all its users - be it residents, commuters, business or visitors. By fighting decline we can prevent a great loss," said Greater Johannesburg mayor Isaac Magase.
Lighting up their lives

BY JUSTICE MALALA

The bright sun blazes on the horizon, painting the village of New Esterus, Hammanskraal, a brilliant amber, then dips and disappears as I ride in a minibus taxi into my hometown.

Until last month, the end of the summer. The village is alive with activity. But now, as the passengers alight at their various locations, the winding of the stars is not the only light that greets them.

The house, an explosion of light, from its oldest parts to the latest additions, is lit up.

Soon after the April election, an electricity project was started here and in four other adjoining villages, and in February this year every household was lit up.

"It was marvellous. Everyone was delighted," says my mother.

My friend and ANC Youth League leader Joseph Mohale says the bringing of electricity is a matter of great symbolism. Forcefully removed from his house in Pretoria in 1965, the people of Esterus never had anything done for them by the central government or the Bophuthatswana regime that took over in 1980. They themselves built the area's five schools, set up the water pumps and built the roads.

But electrification is not the only tangible evidence of the new dispensation that these people are seeing. The 3km of unpaved roads, full of potholes formed by continuous erosion over the years, have been filled in and will soon be tarred.

Schoolchildren are also receiving a daily ration as part of the Government's school feeding scheme and most of the unemployed youth are now working on some local government project or other.

The new Government is a real and powerful force which the people here have seen at work. They are satisfied.
Eskom grant for Soweto

BY PAULA FRAY

The Soweto Civic Association recently received a powerful boost for its From Resistance to Development campaign. Eskom donated R100 000 to the project, aimed at facilitating the back-to-payment drive.

SCA president Isaac Mogase said the utility's contribution was one of several from companies supporting the organisation's serious message underlying its 10th anniversary celebrations.

"The SCA council decided in October that these celebrations would not just call people to party, but would mean something. We decided to address the issues of voter registration and the payment of services, and look at development of the organisation and of Soweto under the theme From Resistance to Development," he said.

Mogase said SCA and Eskom negotiations to resume payments had pre-empted Campaign Masakhane, bringing payments up from a lowly 20% to almost 70%.

Eskom's acting executive director (growth and development) Dawn Mokhobo said the corporation would like to join forces with the SCA to explore constructive ways to encourage people to pay for services.
No clear plan for local elections

Gauteng falters on demarcation

BY JO-ANNE COLLINGE

The Gauteng Demarcation Board has failed to come up with a clear plan for devolving the Johannesburg metropolitan area into primary local authorities for the November 1 local government elections.

A well-placed source told The Star that the Gauteng cabinet was under pressure to finalize the boundaries of local authorities this week. But, when it came to Johannesburg, the board and the demarcation board could not agree to offer the province five different models.

Provincial MECs considered the options placed before them at Wednesday's cabinet meeting but were unable to make any decision.

It is understood that the present interim configuration of seven metropolitan structures under the Greater Johannesburg Transitional Metropolitan Council is unlikely to be confirmed by the cabinet. The model for the elections is likely to include fewer structures, although not as few as the ANC wanted for negotiations for the transitional period.

It also seems likely that the vast site-and-service development of Orange Farm will be included in the Johannesburg metropolitan area, rather than in the Vaal.

If MEC for Local Government Dan Mofokeng and his cabinet colleagues do not act decisively to determine a plan for Johannesburg within days, the entire timetable for the elections could be thrown into disarray.

The national Local Government Elections Task Group has reckoned on starting the demarcation of wards in about a week. This will start as soon as data on population distribution becomes available from the Central Statistical Services and the Department of Home Affairs.

VE Day cards

BY PAULA FRAY

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Housing backlog in Gauteng

By Pamela Dube
Political Staff

Gauteng has a housing backlog of more than 400,000, MEC for housing and local government Mr Dan Mofokeng said yesterday.

Opening a four-day International Conference on Planning Legislation, Housing and the Environment in Africa in Johannesburg, Mofokeng said his government was saddled with more than 400,000 families who demand houses annually.

"If we are to solve the housing problem over a 10-year period, we have to deliver more than 100,000 houses a year," Mofokeng said, adding that his department was faced with many constraints relating to resources available to government and the private sector.

However, he announced that the government was planning to create up to 10 towns a year.

"The planning elements of such a programme are enormous. That we have to deliver is obvious. The 'how' is what we are grappling with."

The conference, which drew attendance from 12 African countries, urban planning experts from Cuba, Sweden and the United Kingdom representatives of the central government and the nine provincial housing departments, is the third to be held in a Southern African Development Community member state. The first two were held in Maseru, Lesotho, and Windhoek, Namibia.

The conference's objective is to share ideas on how to employ better strategies of planning and providing housing, while addressing the conservation.

Director-general of both the ICPLA and the Swedish Board of Housing, Building and Planning, Mr Gustaf Blücher, said the conference theme was timely because planning had in recent years "been given a strong, new international decision-oriented dimension."

He said the 1993 Rio Conference on environment and development and the debate on sustainable development was one indication.
Alex's services get a clean up

An allocation of R52-million by the Greater Johannesburg Transitional Metropolitan Council for emergency service delivery in the seven local authorities has had an effect on the lives of residents of Alexandra.

A total of R15-million will be spent in the township before the end of next month.

Already blocked sewerage pipes have been cleared, streets cleaned and electricity installed in certain areas.

Helen Molaudzi, a resident of 17th Avenue who shares a sink and a single toilet with eight other families, has lived with blocked drains for months but these have now been cleared.

“We had a terrible smell all the time because the toilet was blocked and it was overflowing into the sink where we used to do our washing,” she said.

“Now we can wash and drink fresh water,” she said.

Work to Win, a youth organisation which was granted R198,000 to clear blocked drains, said the project had been very successful.

Co-ordinator Raymond Maize said there was a vast change in many streets.

“There used to be sewage, water and rubbish flowing through them accompanied by a terrible smell.

“Now that the drains are unblocked, the streets are spotlessly clean. We have conducted an education campaign among residents, teaching them how to use the services properly, and this has helped in many streets,” he said.

The money which was identified as a saving on capital budgets from the various administrations has to be spent within the current financial year before June 30 on areas where basic municipal services were critical.

Dr Emile Horak, acting head of metropolitan service delivery, said "This money has been used as a kickstart to demonstrate the capacity and commitment of local government to proper service delivery."

— Staff Reporter.

Water at last... Prudence Molaudzi (15) does the washing in a proper sink for the first time in months. Until last week the drains were so badly blocked sewage was spilling into this sink.

PICTURE: JODI BIEBER
Three Newclare protesters held

POLICE arrested three men yesterday morning in Newclare, west of Johannesburg, when protesting residents blocked a road.

Witwatersrand police spokesman W/O Andy Pieke said that rubbish had been piled on the road and set alight by the angry protesters early in the morning.

Members of the Newclare Civic Association were yesterday holding a protest in support of a campaign that the same flat rate for services as applied in townships elsewhere be applied in their area.

Pieke said that Internal Stability Division members of the police had been moved into the area which was expected to be “stable.”

Patrols were continued.

Police and soldiers were also called to Reiger Park on the East Rand to restore order when demonstrators against planned electricity cuts got out of hand.

They were called for the first time when residents of a block of flats tried to stop Boksburg municipal officials cutting their electricity supplies because of non-payment.

The demonstrators were dispersed with teargas and security forces left.

However, demonstrators reappeared in the late afternoon and troops and police were recalled.

When they withdrew for the second time they left police in two vehicles to monitor developments in the area.

Boksburg Town Council called off attempts to cut electricity supplies. — Sapa.

Disaster

happen again.

Golding said the “tragic incident” called for urgent action in implementing the recommendations of the Leon commission report into mine safety released on March 30.

The company should also consider a fund to assist families of the deceased.

Sunter said Anglo was doing all it could to improve safety on mines, a matter “which needed the commitment of both management and employees.” Anglo would seek to implement the Leon commission’s recommendations.

An NUM spokesman said it was the first time the union had been involved in investigating a mine disaster from the outset.

The Labour Ministry urged “parties including government to consider the implementation of these recommendations.”

Families and dependants of mine workers killed would be paid out 35 times the monthly salary of the individual.

NUM president James Motlati said in this instance a penalty should be imposed on the mine.

In the case of the Kinross disaster, when 171 miners died, the plate welder found guilty of causing the methane explosion was fined R100 or R50 for two contraventions of the regulations of the then Mines and Works Act.

Production at No 2 shaft, which has the highest grade of ore of all Vaal Reef shafts, has stopped and will probably resume only in three to four weeks’ time. This will result in the loss of millions.

Vaal Reef mine manager Mike Pringle.
Power cut angers Reiger Park residents

BY BOBBY BROWN

Residents of Reiger Park, Boksburg, were up in arms yesterday when Boksburg municipal officials, escorted by police and soldiers, attempted to cut their electricity for the second time after the residents had reconnected it during Wednesday night.

Residents claim the municipality had reneged on an agreement on a R35-rate for electricity, which they say they had been paying.

Police, assisted by members of the SANDF, were called in when residents of a block of flats tried to stop Boksburg municipal officials cutting their electricity supplies.

The demonstrators were dispersed with tear gas when they started to stone security vehicles and charge policemen and soldiers.

Reiger Park Crisis Committee chairman Dawood Ismail said the municipality had cut the lights of more than 700 council flats and houses in Extensions 2 and 3 on Wednesday.

This was done unfairly, he said, since an agreement had been reached at a meeting in September that a flat rate of R35 would be paid by residents for electricity.

“People were paying these rates, so I don’t understand why they came to cut the lights. Bringing the police here just stirred up conflict,” he said.

Reiger Park residents toyed with in the streets yesterday after talks with a police official who promised them a meeting with town council officials within half an hour.

The officials failed to show up and the police left the scene under a hail of stones from cheering residents.

The angry crowd then barricaded the corner of Archie Jonas and St Anthony streets by lighting bonfires with rubbish from a nearby dumping site.
R50-m boost for central Jo'burg

JO-ANNE COLLINGE
AN UNPRECEDENTED government boost for housing in central Johannesburg was announced by Gauteng MEC for Housing and Local Government Dan Mofokeng yesterday.

Subsidies totalling R50-million are to be allocated for inner-city housing — in the area from Fordsburg to Bertrams — over three years, Mofokeng told delegates to a multi-sector summit on strategies to check the decline of Johannesburg's central areas.

The subsidies, which will be channelled through the Gauteng Regional Housing Board, will allow for the development of 5,000 housing units for families earning less than R3,500 a month.

"To have sustainable development in the inner city we need to demonstrate this kind of concrete commitment," Mofokeng asserted.

He also announced that the non-profit developer, NewHco, which has struggled to put inner-city housing on the development agenda, had secured financing which would enable it to begin to meet the huge demand for low-cost rental accommodation and around the CBD.

The Flemish regional government has granted NewHco a total of R15-million over three years, while the French Development Bank has agreed to a soft loan of R11-million.

By combining this finance with state subsidies, NewHco hopes to establish a substantial social housing programme which would enable communities to form housing associations.

Through these organisations NewHco would take control of the letting of units, the maintenance of buildings and the general management of the properties.

As a start, NewHco will be refurbishing some existing buildings in the central business district to create 240 rental units which will house about 2,000 people.

The French and Flemish governments will be funding the training of housing association workers in the various aspects of building management.

NewHco chairman Ismael Mhahela, who also heads the National Housing Board, greeted the announcement of foreign and local public sector funding as the first distinct signal "that our programme to take people off the streets of Johannesburg and give them decent housing can now start in earnest."

It is estimated that 6,000 people live around the main railway area.

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housing
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ton and on the pavements of the city during winter-time and about 2,000 more in the warmer months.

Many developers besides NewHco, as well as individual families, will have access to the Gauteng Housing Board's allocation for inner Johannesburg.

These subsidies will be available for a wide variety of housing from individual purchases to cooperative ventures and conventional private developments.
Bloody cross over power

Front Opener: Our Presets Opread to Electrcity us

Kurt Smarr was there.

Yesterday when they

violat want to try

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been in black

barybacks. They say

negetcrs are not

Residenes in Belaya Park.
Funds to be investigated
Claims of embezzlement

Committee

Michael Moon

Room requested

MONDAY, MAY 15, 1995
9:15 - 10:15

Durham - Rahway Field Government

Durham - Freedom Party (LP)

The committee is in session.

We must resolve this issue from the perspective of what is best for the community, not just for the individuals involved.

The funds were embezzled over a period of time and the individual involved has admitted to the fraud.

The investigation is ongoing and further details will be provided as they become available.

Michael Moon, Chair

For Urban Renewal

(215) 575-4075

AN AMOUNT OF $5000.00 was requested for repairs to the roof of the community center.

Additional funds were requested for the purchase of new equipment for the computer lab.

The committee voted 2-1 in favor of approving the additional funds.

The funds will be used to purchase new software and hardware for the computer lab, which will improve the services offered to the community.

Michael Moon, Chair
Waste-tech closes Gauteng units

SA's leading waste management company, Waste-tech, has been forced to close its hazardous waste and medical waste disposal business in Gauteng following threats of criminal prosecution by the Germiston city council.

Waste Affairs Minister Kader Asmal late yesterday negotiated with town clerk Anton Kruger temporary reinstatement of the Margolis landfill site.

The minister said hazardous waste was piling up and there was a distinct possibility of danger to the public.

Last year the council was granted an interdict against the acceptance of hazardous waste at the site because of public pressure and complaints about the smell.

However, Waste-tech, by agreement with council officials, continued to accept hazardous waste. The arrangement was withdrawn yesterday.

Waste-tech MD Ken Bromfield warned that his company's forced withdrawal from the industry could result in pollution of the region's rivers. National, provincial and local authorities had been briefed on the possible consequences of Waste-tech's closure, he said.

Continued on Page 2

Waste-tech closes units

Continued from Page 1

At least 70% of SA's industrial hazardous waste is produced in Gauteng, mainly on the East Rand.

The company managed more than 50% of the province's industrial waste.

Waste-tech's R12m state-of-the-art site at Chloorkop, completed two years ago, has not been able to open because of community protests. The company is awaiting recommendation of a committee appointed by the Kempton Park council to consider the future of the Chloorkop site.

Bromfield said the company would continue to operate its non-hazardous sites in Gauteng and the full range of services at its operations in KwaZulu/Natal, Eastern Cape and Western Cape.

Asmal said he had told the town clerk a long-term solution to Waste-tech's problems had to be found as soon as possible.
CBD upgrade central to district as a whole - Davidson

BY PAULA FRAY
CITY EDITOR

Johannesburg's central business district is receiving a major R65-million facelift as part of the Transitional Metropolitan Council's R92-million emergency services project.

"The well-being of the CBD, as the area's main rates base, is central to the upliftment of the area as a whole. Its capacity to attract and keep investors' interest will determine our capacity for the upgrading of disadvantaged areas in future," said TMC executive committee member Councillor Ian Davidson, who is driving the CBD project.

However, the upgrading will not be completed before the Rugby World Cup kick-off on May 25. Davidson said planning had been done and tenders were being put out. The upgrading is expected to take up to eight weeks.

The CBD activities will focus on completion of the Ker Street Pedestrian Mall and the urban upgrading of parts of Commissioner and Jeppe streets.

Davidson said the much-maligned Civo Spine was not included but there were moves to examine its "inhospitable nature."

The TMC said Commissioner Street was an example of a street with a declining environment where short-term intervention could have an immediate impact.

"The upgrade initiatives at Commissioner and Jeppe streets are being designed to facilitate the area's high hawker activity - about 125 traders within five blocks on the street's narrow pavements.

The council proposes to remedy some of Jeppe Street's ailments by widening the pavements and improving street lighting to enhance security. Pedestrian crossings at most intersections would be implemented and enlarging the existing Smal Street crossing to accommodate greater numbers of pedestrians is envisaged.

In addition, bollards will be introduced on street corners to ensure pedestrian safety.

To enhance the general appearance of Jeppe Street, benches and trees, together with new paving, will be introduced along five city blocks. More bins will be provided, and roofed and non-roofed structures are being envisaged for informal trading areas.

The ongoing initiative of the Ker Street Pedestrian Mall Project - to create a strong east-west pedestrian boulevard linking the Newtown Cultural Precinct and the new financial district in the west to the Eloff Street retail spine and law courts to the east - will also be tackled with the completion of the last eastern link.

The outstanding western section, between Diagonal and Sauer streets, was being planned and constructed in partnership with local businesses.

Urban decay, said Davidson, was a reality. The challenge, he added, was to halt it.
Site's closure highlights waste disposal dilemma

BY ANITA ALLEN SCIENCE WRITER

The disposal of hazardous waste in Gauteng will be seriously disrupted following the closure yesterday of one of only two dump sites in the province.

Waste-tech, which manages the Germiston City Council's Margolis site, was given notice yesterday that all disposal of hazardous waste had to cease, failing which legal action would be taken.

Waste-tech said it would be withdrawing from the hazardous waste disposal business.

The company currently serves 745 industrial waste clients and 1 242 medical waste clients, and disposes of more than half the hazardous waste produced in the province.

"Waste-tech has no option but to withdraw from the hazardous and bio-hazardous medical waste disposal business in Gauteng until such time as alternative sites can be commissioned," a Waste-tech statement said.

The company has invested about R10-million in the construction of a state-of-the-art hazardous waste landfill site at Chloorkop, which has been following public protests. The site should have opened in July 1993 but the matter is still bogged down in hearings by a committee that began 18 months ago, and has failed to take a decision.

"Time will tell if the sole remaining hazardous waste disposal site and the limited number of licensed medical waste incinerators in Gauteng are able to cope with more than twice the amount of industrial and medical waste they are now handling," Waste-tech said. "Industry, hospital services and the medical profession must decide for themselves whether it is desirable to depend on only one disposal facility."

Waste-tech managing director, Ken Bromfield said councils in Gauteng had a responsibility to the industry to provide hazardous waste disposal sites.

"If a decision had been made on Chloorkop then we wouldn't be in the position now where one medical disposal facility and one hazardous waste facility have to cope with nearly treble what they are currently handling," he said.

"The trouble is that the decision to licence a hazardous waste disposal site is not a popular decision for politicians. It won't win them votes."

Enviroserve, which manages the only other dump site in Gauteng, said that for the time being, it was coping.

"But the situation is not desirable and authorities must act," said marketing manager Yolanda Young.

Shav 17/5/95
958 houses for Vosloorus

By Johannes Ngcobo

The Transitional Local Council of Boksburg, Spoornet, Chamdor Training Centre and the Gauteng government are soon to build 958 houses in Vosloorus.

Boksburg acting Town Engineer Charles Kroon said the TLC would contribute R1-million towards building the houses over a period of three years.

Kroon said the project, named Compact, would be monitored by three people. About 100 people would be trained in various disciplines in the housing field.

He said the first phase of the project would be the training of the jobless people of Vosloorus.

He said Chamdor Training Centre and Spoornet Esselen Training Centre in Kempton Park had offered to conduct the training.

He said the council had invited tenders for the job creation management position for this housing project at Extension 28 phase II and phase III in Vosloorus.

He said these followed an application by the TLC to the Gauteng Housing Board to give subsidies for this project to people earning below R800 a month.

A Gauteng Housing Board spokesman said their board had approved the Boksburg TLC subsidy project.

The spokesman said the board policy was reviewed in February and it was agreed that people earning under R800 a month would be subsidised to the tune of R15 000 for a house.
There have been many failed attempts to revive Johannesburg's ailing CBD. This time, however, the key players are willing to put their money where it counts, reports City Editor Paula Fray

Johannesburg is an unfriendly city to those who like to shop, work and socialize. The city is a ghost town after hours. Despite this, many in the business world are bullish about the potential of the city, as they see it as a gateway to South Africa's major business centers. However, there are still many challenges to overcome before the city can fully thrive.

The city is facing a number of issues, including a lack of investment in public transportation and a decline in the commercial real estate market. As a result, the city is losing its appeal as a destination for businesses and tourists. Nevertheless, there are signs of hope for the future of the city, as some business leaders are pushing for more investment in public infrastructure and the development of new business districts.

Of particular interest is the proposal to build a new railway line that would connect the city with the airport and other major nodes. This would help to reduce traffic congestion and make it easier for people to get around the city. Another important development is the planned extension of the Maboneng Precinct, a popular area for eating and drinking.

Despite these challenges, many in the business community are optimistic about the future of Johannesburg. They see the city as a gateway to South Africa's major business centers and are willing to invest in its development. As long as the city is able to overcome its current challenges, it has the potential to become a major player on the global stage.
Two-year queues for eye and other surgery

Scandal of Jo’burg Hospital

BY JO-ANNE COLLINGE

If you went to Johannesburg Hospital tomorrow needing eye surgery, you would find yourself at the bottom of a 2,000-strong waiting list. Your turn for an operation would come only after about two years.

The waiting period for other forms of surgery in the ophthalmology department is even longer, Gauteng Health MEC Amos Masondo has disclosed.

At the moment, the waiting list for cardio-thoracic surgery is 140. Although it is a lot shorter than the queue for eye surgery, it takes longer to get to the head of the queue — anywhere between two and three years.

In the orthopaedic department there are about 100 people in line for knee operations at any given time and another 100 waiting for hip operations. The waiting period here is also between two and three years.

The information was disclosed in a reply to a written question by Democratic Party MPL Jack Bloom this week.

Bloom yesterday described the waiting lists — and the suffering they represented — as “shocking”.

“Sharp budget cuts in Gauteng could well mean that such lists will become even longer unless we are able to realise significant savings from more efficient management of resources,” he commented.

The health budget is due to be debated in the Gauteng legislature today. Nowhere in the Gauteng administration is the gap between the amount actually allocated in the budget and the amount required to meet real needs greater than in health.

Finance MEC Jabu Moloiiki put the “potential shortfall” for health at R573-million. However, R200-million of this should be covered by a special transitional allocation from the RDP Fund.

This is intended to assist Gauteng to build up its primary health care facilities without simply abandoning its expensive tertiary services, which are supposed to be gradually reduced.

Alberton residents get 4 years to pay up

BY CHARMELA BHAGOWAT

Residents in the Alberton municipal area have been given four years to repay service-charges accumulated over the past year.

John Weisman, community services head of the Alberton Transitional Local Council, said yesterday the arrears up to February 28, 1994 had been written off by the council in keeping with the agreement between then-president PW de Klerk and ANC leader Nelson Mandela.

Weisman said outstanding arrears accumulated between March 1, 1994 and February 28, 1995 could be paid off over four years, beginning in July.

Those residents with accounts outstanding between March and May this year could make arrangements to pay off the money to the council, Weisman said.

He stressed, however, that the onus was on residents to ensure their accounts were paid and suggested they approached the council to make arrangements.

Weisman said residents would now have to pay their current accounts in full each month, in addition to a fraction of the arrears from the past year.

He said that in view of the concession being granted to residents, the council would take strong action against delinquents “Should municipal services accounts not be paid, the transitional local council will unfortunately have no alternative but to cut electricity supply”.

The council would begin disconnecting from Tuesday, he said.

Residents and ratepayers would be informed of the council’s move and reminded to pay their accounts, he added.
Council to decide on waste problem

Kathryn Strachan

The fate of Waste-tech's hazardous waste and medical waste disposal business in Gauteng is to be decided at a meeting of the Germiston City Council's executive committee today.

Waste-tech had to close its operation earlier this week after threats of criminal prosecution by the council. However, there was a temporary reprieve on Tuesday when Water Affairs Minister Kader Asmal negotiated with town clerk Anton Kruger.

The Minister said hazardous waste was piling up and there was a possibility of danger to the public.

Waste-tech MD Ken Bromfield said it was "unfair and unreasonable" to expect the council to make a decision in the national interest. The council had to balance the interests of the public, who have complained about the smell, with the interests of the company and the environment.

He blamed much of the controversy on the lack of a hazardous waste policy at national or local level.
R240m push gets housing going

Robyn Claassens

GAUTENG's housing programme will get under way this month with a R240m investment to provide emergency services and low-cost homes, local government and housing minister Dan Mofokeng said yesterday.

Mofokeng said 30,000 families would be provided with emergency services at a cost of R90m, and more than R150m had been budgeted for building basic dwellings on 10,000 serviced sites.

Phase two of the scheme was expected to be announced towards the end of the year, and would include plans to redevelop hostels and rebuild houses damaged by violence.

Mofokeng said the programme revolved around the creation of new cities and was aimed at controlling land invasions, catering to areas without basic services and establishing pocket developments.

He said the Gauteng regional housing board was identifying sites for five or six new cities in the province which would be provided with services, schools, clinics, police stations and other amenities.

There would be preferential settlement of families living in high-risk or dangerous areas to ensure the effective management of land invasion.

The provincial government had identified areas under pressure where emergency services should be provided urgently. State-owned sites would be released soon for the construction of homes.

Mofokeng said the involvement of small and emerging contractors would be the key to the success of the housing programme and local authorities would be encouraged to play a major role through the supply of services.

Gauteng regional housing board chairman Martin van Zyl said current subsidy projects were being evaluated and renegotiated to suit the overall provincial plans.

Several serviced-site projects would receive subsidies under phase one of the programme, including Alexandra, Fochia Park, Lenasia, Mamelodi, Tembisa, Emdenalds and Atteridgeville.

Van Zyl said by the end of April, more than 77,500 project-linked subsidies had been allocated with 614 homes delivered and subsidy payouts totalling R3.9m.
R240-m to kick-start housing in Gauteng

BY BONGIWE MLANGENI
CITY REPORTER

About R240-million has been allocated to kick-start a plan to build 10,000 homes, provide services in non-serviced areas and create new "cities" while effectively managing land invasion in Gauteng.

Gauteng Local Government and Housing MEC Dan Mofokeng yesterday announced that this was the first phase of the housing investment plan which would benefit areas in need of emergency services and those with serviced vacant sites.

About R150-million would be used to build new homes on state-owned serviced land and R80-million would provide emergency services such as water and sanitation to communities without any services.

The second phase of the plan would involve upgrading hostels and renovating homes damaged during violence.

Mofokeng said a priority would be to identify land for low-income residential development while basic services were delivered to all communities, especially in informal settlements.

He added that the serviced sites would be made available through local governments which would be encouraged to play a major role in all housing developments.

This housing plan could deliver much more quickly than other developments under the subsidy scheme because the government would hand over sites that were already serviced.

Another focus was to identify five or six new "cities" in Gauteng which would be upgraded and industrialised, he said.

Meanwhile, Provincial Housing Board chairman Martin van Zyl said Gauteng had allocated 77,548 state subsidies to individuals but only 324, to the value of R3.9-million, had been claimed.

Serviced areas which had been identified to receive subsidies were Alexandra, Phola Park, Lenasia, Pretoria, Mamelodi, Stretford Extensions 9 and 10, Tshwane, Tembisa, Enderdale, Atteridgeville, Klipfontein and Krugersdorp.
Imperfect, but a start

The Gauteng provincial and Johannesburg local governments have tried to devise a renewal strategy for inner Johannesburg. With appropriate modesty, the authors of a hastily assembled report on this strategy have described it as a “first, imperfect step in a long process.”

Business agrees the step is imperfect.

While welcoming the initiative to devise an urban renewal strategy, it has attacked government for not consulting it in the process that led up to, the report and the summit on urban renewal held in Johannesburg last week.

The report titled "Johannesburg Inner City Urban Renewal Strategy" was released at the summit. Though it refers to various partnerships between the public and private sectors, the strategy presented was public-sector-driven and dominated, says Anglo American Properties chairman Gerald Leissner.

Invited to speak, a few days ahead of the event, Leissner said “We are concerned that we do not repeat the errors of the past where initiatives were public-sector-driven with little or no consultation of other stakeholders, especially the business sector, resulting in little or no progress.”

The business community is also worried about the content of the document. It refers to a “stabilisation” strategy to halt the social, economic, residential and (public) environmental decline of the city.

It proposes to achieve this in three ways.

The first is to seek finance from the private sector to match public-sector investment. The second is to establish a regulatory framework. New legislation may be passed or amendments made to existing legislation where necessary. The third prong of its approach is to set up institutions comprising key public- and private-sector stakeholders to develop policy.

A common vision and longer-term growth strategy would emerge from this, it says.

These are all issues of interest to the private sector. But business criticises the concept of stabilisation. Leissner says the private-sector approach to the inner city is a positive one based on economic growth and development.

Government also aims to promote economic growth and development, as it states in the report, and its choice of wording is perhaps more at fault than its intent. The report is not well written and is ambiguous on many points.

Business decry’s government’s proposal to establish more than 20 ad hoc task teams “In our view, this approach lacks the coherence and integration to realise sound processes to revitalise the inner city and implies no limit to resources.”

“Further, the proposed task teams appear to participate fully in the renewal approach rather than the required true partnership with the private sector,” says Leissner.

Leissner is supported by an inner business coalition consisting of three broadly based business organisations. These are the Johannesburg Chamber of Commerce & Industry, the Johannesburg Afrikaanse Sakekamer and the SA Property Owners’ Association.

He says these bodies, together with the Central Johannesburg Partnership, which represents business interests in the city, will continue to focus on current and future issues affecting the inner city.

The work group should be mandated to establish a new policy-making structure that should comprise six members from the business coalition, six from the public sector (senior officials and political leaders) and six community leaders.

The work group should present its proposals to Gauteng’s premier and the chairman of the Greater Johannesburg Transitional Metropolitan Council by June 15.

According to TMC city planning director Jean-Luc Limacher, such a work group will be set up within two months to make and propose policies and initiatives for the inner city. But he says government cannot remove its ultimate decision-making power.

OFFICE RENTALS

Exit route

Brokers and developers are noting a swing away from office renting to buying. This is due to expected further rent increases on the back of building cost rises.

Rentals in Rosebank are already around R43/m² gross in a new building and this level is now being sought in Sandton.

To peg occupancy costs over the longer term, many tenants have decided to buy their own office buildings. This is initially more expensive because of high interest rates. But once these peak — possibly in two years’ time — buyers will see the comparative benefits.

In contrast, renters will continue to be at the mercy of annual rental escalations, usually a few percentage points above inflation. Property economist Erwin Rode says rentals are likely to double in five years.

Renting is cheaper now. An example is to be found in Sunninghill, one of Sandton’s fastest growing office nodes. Hilton Cohen is developing an 8 000 m² Sunninghill office park. He is targeting owner-occupiers, though half of his sales (around 2 000 m² of space) have been to investors. There could be as many as 32 buildings in the park when it is completed.

Sunninghill marketing agent Richard Webber of 5th Avenue Properties says that if the 320 m² offices in Sunninghill Office Park were to be let, the monthly rental would be R9 296, including parking. By comparison, a buyer would pay a monthly instalment of R8 440. (This assumes an 80% bond of R566 000 at 17.25% interest.)

Add to that a further R1 500 for rates, insurance and maintenance and the total monthly payment is R9 940.

But Stan Arendon, director of Russell Marriott & Boyd Trust says the com-
The Gauteng government is to spend R240 million on building houses in squatter settlements throughout the province. This process is expected to begin within two weeks. It will be the first phase of the provincial government's housing investment plan announced by MEC for local government and housing Mr Dan Mofokeng.

The main focus of this multimillion rand plan is to develop sites on empty land and to provide basic services in areas that lack them.

Mofokeng also announced a further R900 million development project, which aims to monitor current subsidy allocations, identify problems causing delays in the delivery of houses and services and to make available state-serviced sites for disadvantaged builders.

Mofokeng said there was already a plan to identify and develop five or six towns in the province.

In the first phase, the government plans to build houses and provide basic services, such as water, electricity and roads, in the lower income communities.

Targeted areas for this phase are Alexandra Township, Phola Park, Lenasia, Rietsvallei, Mamelodi, Streitford Extension 9 and 10, Tsakane, Tembisa, Emmerdale, Attendegeville, Klipfontein and Krugersdorp.

The national Government has already started releasing state land to local authorities for development, Mofokeng said.

"Local authorities will be encouraged to play a major role in all developments, including the supply of services and recovering these costs from beneficiaries," Mofokeng said.

Mofokeng could not commit himself to how many houses would be built in the first phase, and could also not give any time frame "What we hope to achieve in the next five years is to reduce the housing backlog in the province," he said.

Two weeks ago, Mofokeng told an international conference on housing and environment that Gauteng had a housing backlog of over 100 000 households.

He said yesterday that "by the end of this year, we will know whether to proceed with the second phase. This phase will include the redevelopment of hostels." However, by the end of April, the Gauteng government had already paid out R3 902 million of the R7 543 million housing subsidies allocated. Mofokeng said contracts for housing construction will be given to small emerging contractors, Mofokeng said.
**Role of Bank debated**

**Adrian Hadland**

**CAPE TOWN** — While all political parties have agreed the constitution should enshrine the SA Reserve Bank's impartiality and independence, the degree of the Bank's independence continues to worry constitution-makers, Constitutional Assembly discussions on Friday indicated.

At the centre of the debate is the specific relationship between the Finance Minister and the Bank's board of governors.

Section 197 of the interim constitution states the Bank shall exercise its powers and perform its functions independently “provided there shall be regular consultation” between the minister and the Bank.

The ANC has argued, however, that this phrasing gives the Bank too much leeway to determine broader monetary policy issues.

More than regular consultations, the Bank and the Minister should concur on decisions before they are implemented, the ANC said. It proposed that decisions should, therefore, be made “in consultation with” the Minister.

This was rejected on Friday by legal advisors to the Constitutional Assembly.

In a document put before the assembly the advisors said the change would “effectively neutralise” the independence of the Bank and was therefore unconstitutional.

The ANC explained that it had not intended to compromise the “operational independence” of the Bank but wanted more ministeral involvement in the institution's longer-term “goal independence”.

“The Bank should be free to exercise its powers and functions without ministerial intervention but within broad policy objectives or guidelines determined by the Bank in consultation with the Minister,” the ANC said.

The legal advisors said such a formulation, “while a purely political matter,” could be included without affecting the constitutional principle which protects the Bank's independence.

They suggested a new formulation: “The Bank shall discharge its powers and functions with due regard to a policy framework determined in the interest of the maintenance of effective public finance and administration by the Bank in consultation with the said Minister.”

The ANC withdrew the entire report on the Bank, which was tabled but not discussed.

The chairman of the committee dealing with the report, ANC MP Rob Davies, said the proposal needed further discussion.

He described the issue as the last outstanding matter to be resolved before multi-party consensus could be declared on the way in which the new constitution should deal with the Bank and its role in government and the economy.

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**Hazardous waste buildup averted**

AN EMERGENCY arrangement to avert a buildup of hazardous waste of crisis proportions in Gauteng was agreed upon Saturday at a meeting called by Water Affairs and Forestry Minister K. A. Asmal.

The wasted buildup could have led to illegal discharges of hazardous waste into sewer systems and onto the veld, eventually leading into the Vaal Dam which is already low and supplies the bulk of Gauteng's water, a spokesman for the Minister said.

He said the waste, including medical waste, had been building up for some time and posed a potential hazard to the public.

Asmal flew to Johannesburg after calling the meeting of provincial and national government representatives, local authorities, waste disposal experts and other organisations.

The meeting agreed to recommend the waste disposal company Waste Tech restart and upgrade its incinerators at the Margolis waste site in Germiston as a temporary measure.

The site has been inoperative for some time due to a Supreme Court order following public objections. The Minister insisted the site be closed by the end of the year.

The meeting agreed to make arrangements for careful waste monitoring and compilation of a register of medical waste. — Sapa.
Project brings 1,000 homes to Vosloorus

Robyn Chalmers

BOKSBURG'S Transitional Local Council has teamed up with Spoornet and the Gauteng government among others to build almost 1,000 low-cost homes in the war-torn township of Vosloorus on the East Rand.

Boksburg acting town engineer Charles Kroon said the council would contribute R1m to build the houses in Vosloorus over a three-month period, with construction expected to begin next month.

Vosloorus was one of the trouble spots on the East Rand during the 1980s and early 1990s, which led to an absence of construction activity. As a result, people were desperately in need of shelter, he said.

Kroon said the construction of the homes would be undertaken in conjunction with the homeless people in Vosloorus and it would be monitored by three nominated council members.

He said the first phase of the project would involve the training of jobless people, which would be undertaken by Spoornet and construction group Cham:\ndor. The council had already invited tenders for the project management of the scheme.

It had applied to the Gauteng housing board for project-linked subsidies in order to supplement the R1m contribution it had made to the scheme.

A Gauteng housing board spokesman said the board had received the application for subsidies and if it was approved, prospective homeowners earning below R800 a month would receive a R15,000 subsidy.
Germiston waste site to reopen

BY ADAM COOKE

Emergency measures to avert a hazardous waste build-up of crisis proportions in Gauteng were agreed upon at a meeting called by Water Affairs and Forestry Minister Kader Asmal at the weekend.

The crisis meeting, attended by provincial and national government representatives, local authorities, and waste disposal experts, recommended that waste disposal company Waste-Tech restart and upgrade two incinerators at the Margolis waste site on the East Rand as a temporary measure.

This follows the Germiston city council's decision last week to give notice to Waste-Tech, which manages the site, to cease disposal of hazardous waste.

Waste-Tech serves more than 2,000 clients and disposes more than half the hazardous waste produced in Gauteng.

The meeting also agreed to make arrangements for careful waste monitoring and the compilation of a register of medical waste.

The Margolis site has been inoperative for more than a year due to a Supreme Court order following public objections. The minister insisted the site be closed by the end of the year.

But despite the interdict against Waste-Tech, the Germiston Transitional Local Council decided on Thursday to waive the clause in the interdict which prohibits incineration of medical waste. This was done in order to diminish public health hazards which would result from the pile-up of hazardous medical waste.

Ken Bromfield of Waste-Tech said his company was not interested in short-term solutions but would restart incinerators in the public's interest.
Hostel inmates asked to pay service fees

BY BOBBY BROWN

The Germiston Transitional Local Council (TLC) met hostel residents at Tokozoa’s Kwesine hostel yesterday to finalise an earlier agreement on the payment of service fees.

The meeting aimed at establishing a good working relationship between residents and the council.

Individual hostel dwellers will be required to pay R10 per month for services, compared to the R20 per month levy charged to households in the area.

IFP councillor Deon van Deventer told the residents that R2.5 million had been granted from RDP funds to the Germiston TLC for emergency upgrading of hostels. Another R11 million is expected soon.

He said residents were not being forced to pay. "We want the people to get used to paying for services and in about three months, we will review the amount."

IFP Gauteng vice-chairman Thembi Khoza said the council would have to provide certain services first before it could expect any significant number of residents to pay up.

"The TLC must prove to the people that they will provide unbiased service promptly."
Houses approved (127)

THE SA Housing Trust yesterday launched Ebony Park, a housing development in Midrand which would deliver 2700 low-cost homes over the next few years.

The development would be released in two phases and the project had been approved by the provincial housing board and first-time home ownership and government subsidies had been secured.

REPORTS, Sunday Times, 17 May 1975
Midrand housing plan launched

BY MANDLA MTHEMBU

A project to address the housing backlog and provide employment opportunities was launched at Ebony Park, Midrand, yesterday.

The first phase of the development will consist of 500 homes, costing R22.2-million, with a total development potential of 2 700 units. Stands will range in size from 250 to 820sq m. The second phase, of 1 000 houses, will cost R4.1-million. About 240 local builders have been employed.

The project was approved by the Provincial Housing Board and a social compact has been signed with the community and stakeholders. First-time home ownership and Government subsidies have also been secured.

Speaking at the launch, the Gauteng MEC for Housing Dan Mofokeng said the Government’s contribution to the project indicated its commitment to “liberate the homeless from squatting and bondage.”

The general secretary of the SA National Civic Organisation of Ivory Park, Enoch Dlamini, said the 2 700 houses “may not address the housing crisis” but were a step towards it.

Infrastructure for water, sewage, roads and electrical services has been provided.
Upgrading to cost R90-m

Boost for hostels

Three East Rand hostels are being upgraded at a total cost of R90-million.

The Eblanzem hostel in Tembisa and the Ngumi and Sotho hostels in Vosloorus are the beneficiaries of a project launched by the former National Housing Forum to improve living conditions in hostels.

Wade Adams African Life Homes has been awarded the contract, which allocated R50-million to Eblanzem, R48-million to the Ngumi hostel and R22-million to the Sotho hostel, general manager Rob Newberry said. "Some units have been upgraded, refurnished and handed over to enthusiastic residents."

Construction in Tembisa is expected to be completed in September, while upgrading in Vosloorus is expected to be completed next year.

With most of the hostel residents being unemployed, the project has also created jobs.

The company started temporary colleges and provided training to upgrade the workers' skills, said Wade public relations consultant Gail MacGowan. Certificates of competence were awarded on completion.

"This would enable artisans to secure employment elsewhere or start their own businesses," MacGowan said.

Newberry, also a member of the Katorus Special Presidential Committee, attributed the success of the project to consultation with local authorities and hostel resident representatives.

A residents' committee member, Sol Nombela, said the better conditions have led many residents to bring their families to stay with them.

He added the developments have also changed the attitudes of the people. "We now go freely to the townships and they also visit our hostel," Nombela said.

Of the 45 hostels in the Gauteng region, only six are being upgraded. The upgrading of other hostels has been suspended, pending the adoption of a policy on hostels.
Gauteng waste collection resolved after discussion

BY ANITA ALLEN
SCIENCE WRITER

Full medical waste collection and incineration services have been resumed in Gauteng, following arrangements brokered by national and provincial authorities to resolve the crisis.

Waste-tech, the company which runs one of only two privately owned medical incinerators in the province, received the necessary permit to recommision its plant at Rietfontein yesterday. It also received written permission from the Germiston City Council (GCC) to resume incineration.

Under the terms of the agreement, Waste-tech will upgrade its spare incinerator at Rietfontein, to comply with requirements published in January this year. Once the spare incinerator has been installed, the existing unit will also be upgraded.

Waste-tech said it was once again offering a full medical waste disposal service to its customers in Gauteng. However, it was still unable to offer landfill disposal services for other classes of hazardous waste.

Waste-tech withdrew from the hazardous and medical waste disposal business last week, following threats of criminal prosecution by the GCC if any further hazardous waste was disposed of on its Margolis landfill site in Germiston.

Waste-tech has indicated that it will re-enter the hazardous waste disposal business in Gauteng only if a permanent solution can be found. This means that an alternative landfill site would have to be made available to replace Margolis which is due to close in December.

Waste-tech's hazardous waste landfill site at Chloorkop, Kempton Park, was completed in July 1993. It has not been commisioned because of rezoning hearings which have been ongoing for 18 months but have failed to reach a decision.
Construction group Stocks & Stocks and small builders in the Gauteng province have formed a joint R25-million company, Gauteng Residential Development Company, to develop and build RDP homes in the province.

Also known as Homes for Gauteng, the unlisted company is a 50/50 partnership and has 20,000 subsidies in the area.

At the launch in Johannesburg yesterday, Dan Moikeng, Gauteng MEC for housing, praised the joint venture as a great opportunity to develop the capacity of small and emerging contractors.

Moikeng also urged corporations to invest more in housing in a province that was seen by many as "their last hope of getting employment."

The private sector should also create new financing mechanisms to empower small builders, thus helping solve unemployment.

Victor Selane, deputy chairman of Homes for Gauteng, said the company intended building 40,000 houses a year within five years.

This would create 30,000 new jobs in the construction industry and be a catalyst that would support an investment of some R50-million per year in the RDP in Gauteng.

Selane, also from the National Black Contractors and Allied Trades Forum (Nabcap), challenged participating builders to ensure they produce highest quality houses.

Bart Dorrestein, chairman of the newly formed company, said initially only competent builders and specialist contractors would be able to take part in the company's projects. Emerging builders would take part as trainee builders. Once qualified, the trainees would then qualify to become shareholders.

He said plans were to list the new company within five years to enable greater public participation.

"It certainly is an ambitious programme but if we are to develop the full potential of the country and meet the aspirations of the people, an initiative like this is an absolute necessity," said Dorrestein.
Gauteng govt identifies land for homeless

BY JO-ANNE COLLINGE

In response to the province's call to head off land invasions, local authorities in Gauteng have identified land suitable for rapid development and capable of accommodating 6,000 to 7,000 households.

The stands are located in six or seven localities under the jurisdiction of different municipalities, a senior official in the Gauteng department of development planning and land told The Star.

The province has specified that the land needs to be relatively well located with regard to work opportunities and community facilities.

It also must have access to existing bulk service systems, so that the servicing of individual sites can go ahead as rapidly as possible.

The idea is that standards of service should not be compromised by the need for the government to move fast to keep ahead of the homeless in their quest for land.

The rapid land release programme is separate from and complementary to the Gauteng department of housing's recently announced scheme to make 10,000 serviced sites, which it currently owns, available for development by emerging builders.

The planning department official conceded that the rapid land release programme had not been as rapid as hoped.

In early April the authorities announced that the land release plan was likely to see 15,000 families actually settled on sites before July.

Now officials are talking about the process of servicing individual stands getting going in July.

Before then the locations will have to be given final planning approval; developers will have to be invited to apply for the work and the choice of developers made; and the Gauteng Housing Board will have to approve developments for subsidy purposes.

It is understood that the housing board has agreed in principle to expedite these applications.
End to inner city grants saga ‘soon’

The Seven Buildings Project saga which has dragged on for years, leaving in limbo thousands of residents who want to buy their inner city flats, is set to be resolved soon.

The residents have been trying to obtain subsidies to buy the buildings for nearly four years but have been blocked several times.

Gauteng Housing Board chief executive officer Hanlie Botha said yesterday the issue would be resolved in the next few days.

She said the board had been reluctant to grant subsidies before because the residents did not have the resources to upgrade the buildings and that it had wanted to ensure the subsidies were put to good use.

It is believed that the board is now willing to grant these residents subsidies, subject to the assurance which is expected from the Greater Johannesburg Transitional Metropolitan Council and other willing parties.

In a report this month, the TMC Health, Housing and Urbanisation Committee recommended that the council encourage the Inner City Housing Upgrading Trust to find financial support for the project.
Joint plan for urban renewal

Joint plan for urban renewal

four joint task teams from the Gauteng provincial government and the Greater Johannesburg Transitional Council.

A stabilisation strategy involving partnerships between private and public sectors was essential in arresting inner city decay, said the report.

The stabilisation strategy would include investment — particularly by the public sector — in housing, social services, the public environment, and the restoration of the physical environment and the delivery of services.

The document recognises, however, that the private sector could play a critical role in housing.

It was said at the meeting that proper city management would be enhanced by the restoration of regulations governing contractual obligations and the enforcement of minimum standards in regulating the public environment and housing.
Bid to boost bond repayments

By STAFF REPORTER

A National Joint Task Force aimed at normalising bond repayments was formally launched on Wednesday by the SA National Civic Organisation (Sanco), the SA Housing Trust (SAHT) and its funding wing Khayalethu Home Loans.

At a press conference at the Sanco offices in Johannesburg, both Sanco and the SAHT acknowledged that the bond boycott had been a historical tool for achieving democracy and demanding rectification of product defects.

However, homeowners, finance institutions and builders now needed to work together in a transparent process to meet the objective of housing as many people as possible, the two organisations said.

The NJTF's purpose would be to assist in the resolution of disputes and the achievement of normal bond payments.
Some success achieved in drive for service payments

Rates arrears reach R352-m

By Paula Fray
City Editor

Residents and businesses in Greater Johannesburg owe the various administrations about R352-million in outstanding rates, statistics released by the council have shown.

Johannesburg residents and businesses alone owe R51-million to the council.

Already, R1.3-million in outstanding rates and service accounts has been written off as uncollectable by the Johannesburg, Sandton, Randburg and Roodepoort administrations during the current financial year.

This includes R50.4-million for general service accounts which is being written off as irrecoverable by the Johannesburg administration.

According to Johannesburg administration's director, rates and services, Andries van Zyl, outstanding rates accounts form a small part of the metropolis' unpaid bills.

Flat rate system can't go on indefinitely, says Soweto's city treasurer

This was because house owners needed clearance certificates when selling and because the possible sale of the property during the legal process of debt collecting was a strong deterrent.

"Overdue service accounts are normally recovered by demanding payment of such amounts with the discontinuation of electricity supply as the alternative," he added.

"Rates collection in the administrations where rates are levied is keeping very much on an even keel," said Van Zyl.

The council had also recorded a slight increase in service payment levels in the metropolis' townships. But, said Soweto city treasurer Fred Viljoen, the total debt raised by the council was R3.8-million whereas its salary bill was R10.5-million and its water bill about R5-million.

"Even if the total potential income is generated, we will still be in trouble," said Viljoen, who acknowledged that the system of a flat rate could not continue indefinitely.

The township was also unable to implement punitive measures as electricity was provided by Eskom and the council's main service, water, could not be cut off as this posed a health risk.

Johannesburg deputy director, research and forward planning, Grant Easton said the council was working closely with the province to fulfilling the goals of Campaign Masakhane which encouraged residents to pay for services.

However, the possibility of a metropolitan payment system was one of several options being considered at present.

Although Soweto's billing system was not yet interlinked, the system was working and, he added, it would take up to two years to install a new computer billing system in the area.

In order to facilitate improved payment, the council is considering proposals to employ mobile cashiers and administrative clerks in outlying areas.

Post offices are also being investigated as possible collection points.
Many Problems

Crime and

Problems facing the inner city:

Overcrowding are among the main

Authorities are trying to stop the decay of the Johannesburg's inner city

NEWS FEATURE

By Josua Rformoko
New centre will provide services for forgotten Alex

BY NIKKI WHITFIELD

Ravaged by the apartheid years, economically deprived and squalid, Alexandra is home to hundreds of thousands of people living virtually a stone's throw from some of Johannesburg's most comfortable suburbs.

But, although the atmosphere can be vibrant and the people colourful, there is practically nothing there, besides the dilapidated shacks and the comparatively opulent homes of the East Bank. There is no shopping centre, and not many places of entertainment.

In short, Alex is a forgotten community. But a history book could be written about the township's past, and it is near and dear to the hearts of many of South Africa's prominent people.

Now a public-spirited former advocate is hoping to change the face of Alex. A plot of land called Freedom Square, the site where Albert Luthuli once burnt his pass and a piece of land which saw many protests during the apartheid days, has been targeted by Cobus Potgieter and his board of trustees, among them prominent members of the community, as the place to develop the Alexandra Community Development Centre.

Potgieter has formed the Alexandra Community Development Centre Trust with the dream of transforming the dusty, barren square into a vibrant centre for the people administered by a body called the Conserve Buro.

It is envisaged that the square be transformed to make way for a centre providing financial and professional services, administrative assistance, supplies, health care, an entertainment area and child care facilities.

The project is still in its infancy and much work must be done and funds sought and found to get it up and running. But the support is there, according to Potgieter — the people of Alexandra are more than keen to get it off the dry, dusty ground.

It is all a risk, but Potgieter has had success with similar projects in the past. He was responsible for developing the Brown's Farm shopping centre in the Western Cape, an attractive building housing several essential services along with stores on a piece of land that was once a dump for the squatters living in the area.

That development has paid off, and he is hoping the Alex project will follow suit, along with similar plans for Rustenburg and GaRankuwa. A tour is to be arranged soon when representatives from several embassies will be shown the three sites in a bid to drum up support.

Digging in the sun... little Andile Khahla (4) fills a barrow with rubble on Freedom Square in Alexandra, site of a proposed development centre.

PICTURE THYS DULLAART
Talks on payment of services

By Dan Fuphe 8/6/16

In an attempt to reassert the culture of payment, the Transitional Local Council of Greater Nigel has called a meeting of all structures to be held in the town hall today.

Those invited to attend include various stakeholders representing communities from Duduzza, Alra Park, Jameson Park and the Nigel Ratepayers Association.

According to the chief executive officer, Mr J van Rensburg, this meeting is a culmination of many failed attempts by the TLC to have the groups come up with a blueprint to resolve the problem of non-payment of services in the area.

The problem has continued unabated despite the formation of a working committee by the TLC to encourage the residents to pay the services rendered.

Van Rensburg warned that, should the relevant stakeholders fail to attend this crucial meeting, then the council would be left with no option but to proceed and take decisions to “recoup monies owed to the council” without consulting them.

Those invited to the meeting are:

- Members of the local development forum,
- Local structures from Alra Park, Jameson Park and Duduzza,
- Members of the SA National Civic Organisation in Duduzza and Alra Park, and
- Concerned residents and representatives from the Centurville informal settlement.
Project keeps settlement neat

Ingrid Salgado

A CONTINUOUS community-owned waste management programme in Alexandra township's Stawela squatter camp north of Johannesburg had ensured it was one of the cleanest informal settlements in SA, community leaders said yesterday.

The project, One Man Contract, contracts individuals to maintain designated zones, streets and public spaces in a litter-free condition. It also encourages residents to plant vegetable and flower gardens.

Residents of the once polluted and litter-laden settlement celebrated World Environment Day with the programme's initiator, Keep SA Beautiful, and funders United Bank and Firstmark.

Also present were Minister without Portfolio Jay Naidoo and Deputy Environment Affairs and Tourism Minister Bantu Holomisa, who together planted the tree of the year — a river birch willow.

Naidoo urged the community to register for local government elections since elected leaders would be accountable for electricity and clean water.

Environmentalism was about addressing poverty and making better lives for all, he said. Government money should be devoted to meeting needs and creating jobs.

If change was slow, it was because government was laying "proper foundations".

Holomisa appealed to the private sector to continue supporting such projects until service delivery had been normalised.

Environmental affairs and tourism select committee chairman Peter Mokaba told residents they should plan housing allocations and road sites together.

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Department suspends water subsidies

PRETORIA — The water affairs department yesterday suspended further subsidies to local authorities pending a revision of the subsidy system aimed at providing first for the basic needs of everyone, particularly rural people.

The department said payment of subsidies for works approved before the date of this announcement would be phased out.

"The existing subsidy system previously gave financial support to local authorities to expand existing services but ignored the needs of the large rural population areas outside the local authority boundaries.

"The department is working in close collaboration with the office of the reconsrtuction and development programme to formulate a common approach to the funding of these water and sanitation services."

The RDP-funded programme has already given capital subsidies for projects aimed at supplying water within 200m of households and providing each with "a safe sanitation system". — Saps.
Waste-Tech accused of illegal dumping

Deborah Fine

Gauteng hazardous waste removal company has accused another removal company, Waste-Tech, of unlawful competition and illegally dumping toxic materials at other sites not intended for such waste.

The allegation was made by Enviroserv director Alexander McLean, who has asked the Rand Supreme Court to interdict Waste-Tech from collecting or removing hazardous wastes and disposing of the toxic materials at any site in the former Transvaal province. McLean has accused Waste-Tech of illegally dumping toxic wastes at sites in Pretoria, and Nuffield in Springs.

He said in an affidavit before court his company and Waste-Tech were the only two operations in the former Transvaal province involved in the disposal of hazardous waste.

Enviroserv had government permission to dump such waste at a site in Hellfontein, Springs, while Waste-Tech, previously had been granted a temporary permit to deposit toxic materials at the Margolls site, in Germiston, he said.

Waste-Tech’s permit had been withdrawn in 1993, however, after the Germiston council secured a Rand Supreme Court order interdicting Waste-Tech from using the Margolls site for toxic wastes following complaints from Germiston residents about noxious smells and gas.

McLean alleged that Waste-Tech had still been dumping oil, phenol, phosphate sludge, heavy metals and iron hydroxide filtercake at the Margolls site as late as May last year.

He accused Waste-Tech of continuing to dump toxic wastes at the Germainson site in contravention of the 1993 interdict, as well as depositing the wastes at other sites.

The Margolls site was officially closed last month.

McLean said his allegations were based on the fact that Enviroserv had only 40% to 50% of the hazardous waste disposal market, and had failed to secure more customers after withdrawal of Waste-Tech’s permission to use the Margolls site.

“I submit it is inconceivable that the balance of hazardous waste generators dispose of the wastes generated by their activities unlawfully,” McLean contends. The only reasonable conclusion is that the balance of the market is being serviced by Waste-Tech,” he said.

McLean accused Waste-Tech of unlawfully depriving Enviroserv of a larger portion of the hazardous waste disposal market through its allegedly unlawful conduct.

He said the total potential annual turnover of the toxic waste market in the Transvaal was about R100m a year. Through its unlawful competition and alleged illegal dumping, Waste-Tech was depriving Enviroserv of about R15,5m a year.

Waste-Tech is expected to file answering affidavits next week.

The matter was postponed indefinitely by Judge R Zulanze.

Abortive secret deal lost SANDB $1.6m

CAPE TOWN — The SA National Defence Forces (SANDF) made a R42m loss after a 199/1993 covert overseas deal went awry, the joint public accounts committee heard yesterday.

The covert project involved the purchase of “very sensitive chemicals” from European institutions, SANDF chief Roos Mearsing said. Attempts to recover the money were still continuing.

Chairman Ken Andrew (DP) noted that if the stock was reduced by 15% then SA’s total budget deficit could drop by 5%.

Meiring told the committee that in many cases stock was below a “desirable level” for a defence force of this size. Reserve stock had already been eaten into as a result of these cuts and SANDF stock was at or from an optimum level.

The committee also called for an independent investigation of the acquisition, renovation and sale of property for an SA mission in New York. The building, intended as office and residential accommodation for the mission and consulate, was later sold for an eighth of the purchase and refurbishing costs.

In its report to Parliament, the committee expressed “serious concern” at the procedures used to acquire the property.

It urged the auditor-general to appoint an independent legal expert to investigate the matter locally and abroad to “determine the facts, possible culpability and, whether there is a basis for further legal action to recover losses”.

The committee further recommended that responsibility for the rehabilitation of buildings abroad be clearly assigned, and that the foreign affairs department ensure that its officials act strictly in accordance with procedure when renting, acquiring or rehabilitating buildings overseas. — Sapa.
Demolition man loves job

BY ABBEY MAKOE
SOWETO BUREAU

His job involves destroying people's property and even ordering their arrest, but Soweto's assistant housing director Gawie van der Merwe wakes up every morning looking forward to going to work.

Last week he led his team of men armed with pistols, iron bars, spades and picks to Plumville, where 18 squatter families were an hour later wondering where to sleep after their shacks had been demolished.

On Wednesday the heavily built man, who is about 2.3m tall and has a face covered with a veld of brownish beard, did it again.

With his team of about 30 men, mostly in brown overalls and boots, he demolished shacks in Orlando east and left 54 families stranded in cold, winter weather.

"This is not my personal decision. No, no. See here, a Rand Supreme Court order. It was granted on May 19," he said.

As the first batch of shacks crumbled and a woman's screams filled the air, Van der Merwe whispered: "You know, I have two residents who just walked past, thanking me for what we are doing."

Captain Jaya Nodu of the Orlando police tried to intervene "Sir, these people say they are asking for two more days to pack their things and go."

Van der Merwe interrupted: "Captain, captain. You know we have given these people two chances to do the same, but they haven't moved. I can't go back to my bosses empty-handed, captain. No. Besides, I will also have the community looking for my head."

As the squatters milled around helplessly, Van der Merwe said: "There is another squatter camp that side of Orlando east where we are going to demolish, I think next week. I just hope these people aren't going there because otherwise they'll meet with me again. And it won't be a nice encounter."

"The demolition has gone very well. I must say, I am happy at the way in which everybody is playing their role," he said.

Yesterday, the squatters, after negotiating with Soweto Administration officials, began rebuilding their shacks despite having undertaken not to do so. Van der Merwe was notified about it. He warned that he and his team would move in today.
Plans to solve inner-city housing crisis

MJUDUGI KA-Harvey

PLANS are under way to try to rehabilitate, employ and house central Johannesburg's estimated 10,000 homeless people in a bid to solve the mushrooming squatter problem.

The Gauteng government has announced a R196m-housing investment plan which it expects will lay the basis for housing the poor in the province. Land identified for low-income residential development would be allocated R60m. An additional R36m would be used for pocket development, it said. This would be aimed at monitoring current subsidy allocations and making available state serviced sites for disadvantaged builders to build houses (127).

The programme would also aim to develop flats in the inner city to provide low-income housing schemes. The first of these was unveiled last week, when 81 low-income group flats were made available at a cost of Rtm. Actipod members have meanwhile started working with the Gauteng government and the Greater Johannesburg metropolitan council to implement the inner city strategic renewal scheme and have formed the inner city housing trust to provide bridging finance for the homeless.

Actipod publicity secretary Cas Coovadia said the organisation would initially embark on a programme to provide transit facilities for the homeless and in the long term would convert office blocks into flats.

Problems affecting the programme, he said, included the establishment of mechanisms to encourage private sector funding.

Another scheme underway was the formation of the national urban reconstruction and housing agency, one of the 23 presidential reconstruction and development projects. The agency was in the process of receiving funds from overseas donors. The money would be put up as a guarantee for mortgages and would also be used to guarantee working capital.
East Rand council fails to instil payment culture

THE incorporation of extensive underdeveloped rural areas by the recent demarcation process and a failure to instil a culture of payment for municipal services will create a heavy burden on the Eastern Services Council's 1995/96 budget, which is expected to reach R227m.

The council covers large parts of Germiston, Kallie-hong, Tokoz, Benoni, Boksburg, Duduza and Nigel.

But the council's new boundaries mean it has lost to neighbouring councils important parts of the old urban areas, resulting in the loss of a significant portion of the old East Rand Regional Services Council income base. The loss of the income base has resulted in a proposal by the council to borrow about R200m over the next three years to try and speed up the delivery of essential services.

Council co-chairman Leon Ferreira said R16.5m would be allocated to rural areas and would be used for planning and design, municipal services, development of the infrastructure and setting up of communication systems.

The increasing urbanisation and population growth on the East Rand will also create demands in housing and infrastructure.

The demand for low-cost housing in the area amounts to R1.5bn so the council will have to consider the shortage of serviced sites and backlogs in the provision of services.

Since 1992, the council has provided R182m towards underdeveloped local authorities for the funding of operating expenses and with the normalisation of services, the same scenario is expected to be avoided by the normalisation of services.

But services will be normalised only when the "user-pays" principle is restored. To this end R84m will be used for infrastructural upgrading in townships.
**East Rand council fails to instil payment culture**

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The increasing urbanisation and population growth on the East Rand will also create demands in housing and infrastructure.

The demand for low-cost housing in the area amounts to R1.8bn so the council will have to consider the shortage of serviced sites and backlogs in the provision of services.

Since 1992, the council has provided R162m towards underdeveloped local authorities for the funding of operating expenses and with the normalisation of services, the same scenario is expected to be avoided by the normalisation of services.

But services will be normalised only when the "user-pays" principle is restored. To this end R24m will be used for infrastructural upgrading in townships.

**Inkatha**
Clarity on service charges

arrears expected today

BY PAULA FRAY
CITY EDITOR

Confusion regarding the write-off of arrears in the Greater Johannesburg metropolis is expected to be cleared up today during an urgent transitional metropolitan council debate on the issue.

At stake are arrears accumulated prior to January 31, 1994, totaling almost R570-million in Greater Johannesburg alone, and the subsequent enforcement of uniform credit control.

The debate comes amid rising anger and fear in white communities that they have been excluded from the government’s write-off of service arrears accumulated before the cut-off date of January 31.

However, in an urgent report submitted for debate by executive committee chairman Collin Matjila, the metropolitan council says a minmce meeting, attended by the minister and nine MECs, charged with local government, had agreed that all communities had to be treated similarly up until January 31, 1994.

In the original Kempton Park agreement signed in January 1994 by then ANC leader Nelson Mandela and then president F W de Klerk it was not clear if the write-offs extended beyond the former black local authorities.

Minnec later clarified this by advising transitional councils to write off service payment arrears for coloured, Indian and white local authorities.

It also said that arrears accrued from February 1, 1994 were current and residents should start making the necessary arrangements with their transitional councils to pay off these arrears accrued after January 31.

The arrears in question are domestic service charges for houses, townhouses and flats, and include assessment rates.

The report says there is still no legal authority to write off these amounts or to issue clearance certificates.
400 000 new homeowners

(127) Sowetan 15/6/95

House transfers in Gauteng will progress in stages starting on Monday

By Joshua Raboroko

Ownership of more than 400 000 homes in Gauteng is to be transferred to the present tenants in different stages starting on Monday.

A spokesman for the Jeanne Bhethotse Consultancy, acting on behalf of the province, yesterday said the first of the transfers would be announced in Krugersdorp today.

Gauteng MEC for housing Mr Dan Mofokeng and Minister of Housing Mrs Sanke Mthembu-Nkondo will open the first housing transfer offices in Krugersdorp.

A spokesman for the consultants said ownership of more than 4000 homes would be transferred to the tenants in the Krugersdorp Transitional Local Council townships. The townships include Kagiso and Munsieville.

The spokesman said the government would open the offices in Krugersdorp to kick-start the "transfer operations" from Monday, June 19.

The offices will be manned by officials from the provincial housing department, the Transitional Local Council, independent people and attorneys.

A spokesman for the housing consultants representing the province said the transfers would take place in other parts of the province in different stages.

Dates for the take-overs would be announced in the next few weeks, he added.

Details of how tenants' homes will be transferred will be explained by both Nkondo and Mofokeng.

The transfer of homes is part of the government's policy of the Reconstruction and Development Programme.

The RDP's aims on housing include providing homes for the millions of destitute people and reducing the housing backlog, a spokesman for the consultants said.
Transfer of 140,000 state-owned homes to tenants begins

Gauteng housing

Boost for Gauteng housing drive

From Page 1
their homes. "We have now begun to redress the policy that dealt with people as separate entities and in a manner that did not respect human rights."

A R7 500 discount is offered to residents who claim home-ownership through the bureau.

The discount differs from the government subsidy as it assists residents to acquire their state-owned rental homes but does not help them to buy a new one.

Only residents who lived in low-priced houses and who had moved in before 1989 could claim owner-ship and the free transfer of their homes.

However, residents who wished to take ownership of houses rented after July 1989 would get the R7 500 discount but would also have to pay the balance of the house's value.

Such tenants could apply for a mortgage loan or pay off the house in instalments, said Mofokeng.

The discount does not apply to residents who have already taken transfer.

At Alexandra's East Bank, 700 tenants residents who qualified for the Government subsidy of up to R15 000 for first-time home-owners earning less than R3,500 yesterday celebrated the provincial decision to release land for 800 houses.

The houses form part of the Aids Building Project.

Construction was expected to begin in October and the second phase would involve the building of flats and townhouses, said Fesas, the organisation's spokesperson, Philemon Machitele.

He said each resident would be allocated 300sq m to build a home. The cave and the builders would hold workshops over the next few weeks on how to implement the plans and to find a project manager, said Machitele.
Tenants to own homes

By Joshua Raboroko

Two elderly residents of Musieville near Krugersdorp— one a pensioner and the other a schoolteacher — were the first tenants in Gauteng to take over ownership of houses under the new Government scheme launched yesterday.

Mrs Glora Radebe, sister of Anglican Archbishop Desmond Tutu, signed a contract entitling her to have full ownership rights of the house in Musieville.

The five-roomed house once belonged to Tutu.

The second house belonged to Mrs Eulice Manoke Morgens, a teacher at Legau Public School. Both Radebe and Morgens, who had rented the houses for more than 30 years, said they were happy to own their homes at last.

They were the first among 4,000 families in Musieville, Kagiso and Apple Park in the West Rand area to have their houses transferred to them.

Gauteng’s first housing transfer bureau was officially opened by the Minister of Housing Mrs Sankie Mthembu-Nkondo and the province’s MEC for housing Mr Dan Mofokeng yesterday.

Speaking at the occasion, Mthembu-Nkondo said “the housing transfer project” was an important milestone in the history of homeownership.

“For the first time blacks will be proud to stay in houses of their own,” she said.

Transferred to tenants

Mofokeng said there were 140,000 state-financed houses under the province’s former black local authorities that were to be transferred to tenants.

Similar bureaus would be opened next month for Khutsong near Carletonville, Tsakane in Brakpan, Ratanda near Heidelberg and for the Lekoa-Vaal Triangle area.

Other bureaus would be opened in Greater Soweto where about 64,000 houses would be transferred in August and September, he said.

Residents wishing to buy and transfer of their homes could benefit from a state-granted discount of up to R7,500 off the listed price of each property.

Mofokeng said families acquiring properties would not need to pay anything more if the price exceeded R7,500, arrangements could be for the balance to be paid on affordable terms. The scheme had many benefits for the community such as availability to those groups, redressing historical grievances and developing pride in homeownership, he said.

National Housing Minister Mrs Sankie Mthembu-Nkondo congratulates Mrs Gloria Radebe, one of the first residents of Musieville, Krugersdorp, whose state-financed house was transferred to her. The second resident, schooteacher Mrs Eulice Manoke Morgens, was complimented by Gauteng MEC for housing Mr Dan Mofokeng. The event took place at the opening of the housing transfer bureau in Krugersdorp yesterday.
It's my home!

By WALLY MBHELE

UP TO 140 000 rented state houses in Gauteng's black townships will be transferred to their long-time tenants as the government moves to meet its massive housing promises.

This was announced on the eve of this year's June 16 celebrations by Gauteng's MEC for Housing and Local Government, Dan Mofokeng, at a ceremony in Krugersdorp where National Housing Minister Sankie Mthembu-Nkondo officially opened the province's first Housing Bureau.

However, Mthembu-Nkondo stressed that the transfers will not apply to blacks only, but to all population groups who qualify.

"This work is to be done through housing transfer bureaux in co-operation with the transitional and metropol

politain councils," said Mofokeng.

According to Mofokeng, Krugersdorp was the first council to complete all stages of the approval of the necessary arrangements.

"That is why the very first housing transfer bureau is being opened here today, in respect of properties in Kagiso and Munsieville," he said.

Mofokeng promised that more bureaux will be opened in July in Carletonville for Khutsong, Brakpan for Tsakane and Heidelberg for Randpark as well as parts of Lekoa/Vaal.

"Many other councils are far advanced with the process - among them the Greater Johannesburg TMC with 64 000 rented houses in Greater Soweto," said Mofokeng.

A report adopted by the Metropoli
tan Chamber proposed that the method of allocating title should be fair and
Long wait for first home is finally over

BY BONGIWE MLANGENI
CITY REPORTER

On a small hill, overlooking the ramshackle houses of Alexandra, Busi Mavuso proudly surveys the land where her first house will be built.

“It’s like a dream I still don’t want to believe it. I will only believe it when the four walls come together,” she says, struggling to hide her excitement.

But her dream will soon be a reality. Last week Gauteng MEC for Housing Dan Mofokeng released a serviced site near East Bank — an extension of the old Alexandra township — and announced that residents could start building houses.

Like thousands of homeless people who are now living in shacks, Mavuso has been waiting to own a house. For more than 20 years, she knocked on every door of the local authorities and each time her name would be added to the long list of home-seekers, she recalls.

Mavuso, who will soon be receiving a government subsidy, has grown reluctant to believe everything she is promised. But her doubts are now fading: “This time I don’t think they are cheating on us — unlike before when sites would be developed and nothing would happen.”

Mavuso says she is also encouraged by the Alexandra Civic Association’s commitment to ensure that all members of the community get a quality house.

“You will never know when a real thing is about to come your way. We are now part of the planning stages and our houses will be built by the community. There is more reason to believe that our dreams will soon come true,” she says. “The sooner we start building, the better. I cannot stop imagining myself opening an inside tap, using a bath, clicking the lights on and off and flushing my own toilet.”
'Now we have legal rights like other citizens'

By Joshua Raboroko

THE first black Anglican priest to become Archdeacon of Cape Town, the Reverend Desmond Mpho Tutu, was only 12 years old when his family moved to a home in the Krugersdorp township of Munseville. His home was as sordid and rundown as most of the other houses — just rows of identical boxes.

Tutu’s home was nearer to the white areas than many houses built later when black areas were out of sight of white eyes.

His family of five lived in a typically crowded house — Tutu’s bedroom doubled up as a sitting room and dining room — and there was no sewerage system or electricity.

His younger sister Mrs. Gloria Radebe lives there now, in the same deplorable conditions, even though she pays rent and for services.

For many years she could not buy the house because of apartheid laws which declared that blacks were temporary sojourners in urban areas.

Last week Radebe became one of the first people in Gauteng to be granted the right to own her house. The provincial government announced that the tenants of 140,000 rented houses in black townships:

- May claim the right to acquire ownership of those properties (the land and the house on it).
- May purchase this at a discount, and
- May get full registered ownership, thus meeting the demand for the “transfer of houses to the people.”

The transfer of houses to black people will also dispel fears of a white backlash in Krugersdorp, a former Conservative Party constituency.

Radebe said “I am happy to be one of the first people in the area to have the right to own their house. My family moved here when I was still young. We shared the house with my brother, Desmond, who has emerged as a towering symbol of the anti-apartheid struggle in South Africa.

“Scores of years, Munseville residents applied to own their houses, but white officials told us, ‘Your place is in the homeland!’”

Radebe said “Our home was not beautiful. Despite the fact that many people thought we were better off than most, times were often hard.”

In some areas, black people were forcibly moved from their areas to barren land, far away from their workplaces “The system of uprooting blacks from their place of birth to wasted land was an indication that whites never wanted us to own land,” said Radebe.

“This (transfer) is an important event in our history. I am happy that this has happened we fought hard.”

Residents of two other areas, Kagiso and Apple Park, have also been informed that they can now own their houses. About 4,500 homeowners in the two townships will benefit from the scheme once they apply to the government for transfers at a bureau established last week.

First transfer bureau

This was announced last week by the Gauteng MEC for housing Mr. Dan Mofokeng. When he opened the first housing transfer bureau in Krugersdorp,

The second tenant to be granted the same rights as Radebe was schoolteacher Mrs. Manoke Morgans, who has lived in her house for the past 63 years. Morgans, who took over the house from her late parents, said that Munseville residents battled for many years to own their homes.

“We even embarked on a boycott of paying for services to show our indignation,” she recalled.

Morgans said a Government commission in 1922 first expressed the attitude that black people were temporary sojourners who should only be allowed to enter urban areas to work. A succession of laws from 1923 onwards then erected a system of influx control based on that assumption.

Passes allowed black people to live in rented council houses, hostels or in the backyards of their employers. They could rent properties but not buy them.

If a black man lost his job, he could be evicted from the area and his lease was cancelled. For a long time, women were not allowed to enter into lease agreements.

The National Party government’s apartheid policy also discouraged the construction of new houses, contributing to the serious shortage which exists today. In the few places where ownership rights were allowed — like Sophiatown and Alexandra — blacks were systematically removed.

Morgans said a commission of inquiry identified a lack of secure housing as a contributing factor to the uprisings in Soweto in 1976.

The uprisings rapidly spread to other areas. It made the NP government understand that blacks were indeed permanently in the cities and that they constituted the majority.

When the new Government under President Nelson Mandela came to power, drastic changes were introduced to empower blacks.

“Now we have the legal right — like all other citizens — to hold property rights in full and unrestricted ownership,” said Morgans.
The Lumbering Lateral Thinker

Dan Motoko K., Gaunt. Minister for Local Government and Housing, in

...
Township flat rates to fall away

Uniform tariffs are expected from July

BY PAULA FRAY
CITY EDITOR

Township flat rates will fall away when uniform tariff structures for services are introduced on July 1 if budget proposals debated in the Greater Johannesburg Transitional Metropolitan Council (TMC) today are accepted.

Informal and semi-formal settlement residents will also start paying for services, with basic charges being levied in the absence of meters.

The metropolitan’s budget has increased by about 10% to R6.5 billion this year and financial resources are expected to be reallocated to invest in infrastructure in underdeveloped areas.

The TMC executive committee has recommended uniform tariff structures for electricity, water, sewerage and refuse removal services.

Consumers will pay for what they use, but in a bid to assist poorer residents, the starting tariffs (life-line tariffs) are set at a reasonable level with rates gradually increasing according to consumption.

A consumer who uses the amount charged under the life-line tariff will pay about R66 for sewerage, refuse and water services.

This benefit will not be extended to electricity services as the National Electricity Regulator has recommended a single rate of 17.1c/kWh.

Non-domestic users

A uniform electricity tariff will also not be applicable to non-domestic users who will have to pay 11.5% more.

The stepped tariff structure proposed for domestic water consumption is aimed at making “this essential but very scarce commodity affordable throughout the metropolitan area and also penalise the use of excessive quantities”, said executive committee chairman Colin Majela.

The water domestic tariffs range from R1.20/kl for the first 10kl and less per household each month, to R2.90 for every kilolitre consumed in excess of 40kl per month.

The tariffs for non-domestic water consumption are recommended at R3/kl, irrespective of quantity.

Domestic sewerage service tariffs are based on property size with stands up to 300 sq m qualifying for the life-line tariff of R13. Informal settlements will be charged at R3 a month.

The average stand up to 1000 sq m will be charged R30, as will flats and townhouses.

The charge for other domestic type holdings such as schools, hospitals, churches and welfare organisations will be based on potable water usage at R2/kl.

Non-domestic sewerage service will also be based on unpurified water usage at R2.35/kl.

The life-line tariff for domestic refuse removal is also set at 300 sq m with charges, including the supply of two bin liners per week for all informal and formal households, set at R12.

Resident in informal settlements will be charged R1.

A household on an average stand of up to 1000 sq m will be charged R22.

Non-domestic refuse removal will cost R41 (85 litres bin) and R82 (240 litres bin).
The Impact of Greater JHB's New Rates

Parting with yet more on rates

They committed, reports City Editor Paul Fry, assumption that all residents would pay for the services.

Johannesburg's R32-billion budget drawn up on the assumption that water and electricity are the main revenue earners, but a court challenge to the norms and standards of the Johannesburg Water and Electricity Board (JW&EB) has seen revenue targets slashed, leaving a need for more rate payers to make up the shortfall.
Although many migrant workers create a vital source of income for many communities, the lack of proper facilities and safety measures often leads to unsafe living conditions. This is particularly evident in crowded and poorly ventilated hostels where social distancing is difficult to maintain.
Banks continue with 'red-lining'

By Joshua Raboroko

HUNDREDS of low-income potential homebuyers in at least 40 black residential areas, including Soweto, have been "red-lined" by banking institutions because of political instability in their areas.

The banks have also pulled back their resources in some of the areas, because of the poor quality of services and the continuing rent and bond boycotts.

The areas where banks have refused to grant loans include the rest of Soweto but Saxon Glen has been exempted.

Estate agents in Gauteng said Sebokeng, Bophelong, Sharpeville and Bosaputong have been affected by the "ban" Mortgage Indemnity Fund acting manager Mr David Porteous said that areas were assessed, among other factors, on their previous bond rate payment records, quality of infrastructural services, and stability. The provincial housing boards, banks and local authorities were presently reassessing various areas, including Soweto, and a decision was expected within weeks.
Water crisis hits South Africa

Sowetan Reporters and Sapa

NATIONAL water restrictions on bulk users and domestic consumers were announced yesterday as the water crisis started to bite deeper.

But the most serious crisis affected many parts of Soweto.

Lack of interest among Soweto councillors and in the Greater Johannesburg Transitional Metropolitan Council's engineering committee, has caused a water-supply crisis in the township.

This is alleged by Transitional Metropolitan Councillor Mmokhotla Mphako, at a time when faulty pipes have left residents in Jabulani, White City Jabavu, Orlando West and Orlando East without water for three days.

Mphako said at the weekend that a huge amount of clean usable water was flowing from Jabulani reservoir and going to waste. The strong flow had caused a hole in an adjacent tarm road.

Contractors meant to repair the damage were nowhere to be seen and could not be contacted, he alleged.

In another development, more than 30 000 families in some areas of Soweto have gone without water for about a week, and in desperation some have tried to use water from storm water drains.

The interruption of the water supply to some areas was first experienced last Wednesday when the council was carrying out essential repair work on the water reticulation system.

Angry residents complained that they had been without water for more than five days and feared the water shortage in some parts of Soweto could cause epidemics.

A spokesman for Rand Water told Sowetan yesterday the water shut-down was caused by the installation of new water pipes.

He said the Jabulani reservoir was emptied and the water supply dried up last Wednesday because of repair work to the pipelines.

He denied allegations that the public was not informed about the impending production. He said the pipe was expected to be fixed by last night.

The affected areas are Jabulani, Soweto, Central Western Jabavu and Molapo.

Residents said they were forced to fetch water in buckets at various shopping centres. A Molapo resident, Mr Zodwa Lephefe, said she had to walk about 3km to fetch water.

Meanwhile, the Department of Water Affairs and Forestry yesterday announced national water restrictions to bulk users and domestic consumers because of the erratic rainfall pattern over a three-year period in the country.

This comes after news that the Vaal Dam level was being maintained at 16 percent of capacity through the Squirrion Dam feeder system, while the consumption rate averaged one percent a month.

A 40 percent limit was imposed on agricultural irrigation, while urban areas are restricted to a 20 percent limit.

Mining, industrial production and intensive livestock feeding schemes have a 10 percent restriction.

Rand Water, meanwhile, has established water quotas for the Greater Johannesburg Transitional Metropolitan Council and called for stricter conservation measures.

The council's budget meeting, in an attempt to curtail wastage, has introduced a new sliding scale tariff structure which came into effect on July 1. Director of water and gas for Johannesburg, Mr George Keay, said township residents who paid a flat rate would now be charged R29 in keeping with the revised tariffs.
R12-m arrears written off

By Joshua Raboroko

The Greater Randfontein Transitional Council has written off more than R12 million services charges arrears owed by local residents.

This was disclosed to Sowetan yesterday by the GRTLC's senior accountant, Mr Hentia Pransloo, who said the arrears were from 1986 to January 1994.

The areas affected are Mohlakeng, Tsoeke, and some former white suburbs in Randfontein.

Mohlakeng and Tsoeke residents owed more than R12.5 million, while arrears owed by white residents amounted to R250 000.

The decision to write off the arrears was reached after consultation with local civic associations and the mayor of GRTLC, Mr Thomas Seshoke.

However, Pransloo said arrears accumulated from February to November last year had to be paid in instalments over 10 years.

During that time residents were expected to pay a flat rate of R50 a month. He encouraged them to help stimulate the Masakhane programme proposed by President Nelson Mandela. He said residents should pay their service charges from last December to date in full.
MORE than 23,000 state-owned houses in Vaal Triangle townships are to be transferred to the present occupants in a bid to end 11 years of rent and service charges boycott.

The transfer of houses in Sharpeville, Boipatong, Bophelong, Sebokeng and Evaton comes after years of resistance from residents to paying tariffs. Speaking at the official opening of the Gauteng’s second Housing Transfer Bureau in Vereeniging yesterday, MEC for housing Mr Dan Mofoekeng said more than 17,000 state-financed houses would be transferred to tenants. Ownership of a further 500 houses in Rustersonic Vaal and Leeuwenhof has been transferred in the campaign aimed to enable all people who have lived in rental state houses to own property.

Tenants wishing to claim their rights to ownership are invited to visit the housing transfer bureau offices and investigations will be made.

Similar bureaux will be opened in Carletonville, Heidelberg and Greater Soweto during July.
Two townships still without water supply

By Sibusiso Mabaso

TWO areas in Soweto — Jabulani and Orlando East — are still experiencing water supply problems.

The supply in parts of Soweto which had been without water since Wednesday last week was restored on Tuesday night.

Spokesman for the Greater Johannesburg Transitional Metropolitan Council, Mr Jake Mbazo, said Jabulani and Orlando East were the only areas previously having water shortages.

The water supply crisis in Soweto, particularly in Jabulani, Orlando East, Sebenza, White City Jabavu, Molapo, Central Western Jabavu, Orlando West and Orlando East, started last Wednesday apparently because of repair work on the reticulation system.

Acting Soweto town clerk Mr Louis Geldenhuys said yesterday the problem had been resolved with the introduction of a new system supplying the affected areas. The crisis was so serious that residents had to walk distances of three kilometres to fetch water from other townships.

Others tried to use water from stormwater drains.

In some areas water tankers were made available to supply water to residents.

"Every effort is being made to restore the supply to the affected areas as soon as possible," Geldenhuys said.

He urged those residents who were still having water cuts to contact the Customer Services Centre in Soweto on 08-01-116-264 for more information regarding the water tankers.

In another development, the GJTMC warned yesterday that the Gauteng provincial government would in future be stricter in preventing a further decline in the misuse of services provided to residents.

Gauteng MEC for housing and local government Mr Dan Mofokeng said "In order to achieve the objectives of the Reconstruction and Development Programme and implement the policy set out in the White Paper on water and sanitation, all sectors of the South African society would have to be involved in partnership with the government."
Development of housing halted

By Russel Molefe

Development of housing in Mahopane, Pretoria, has been halted after a wrangle involving the Transitional Local Council, North West Housing Corporation and a developer.

The problem in the area began when the TLC questioned the agreement entered into between the old Bophuthatswana Housing Corporation and Bipac Developers.

The agreement gave sole rights to Bipac to develop land in the former Bophuthatswana townships. The TLC also took Bipac Developers to task over the houses built about a year ago, which occupants have complained were "already in a state of decay."

However, Bipac Developers said the housing development had been grounded because the Mahopane TLC wanted the money for the land to be paid directly to it, and not the North West Housing Corporation.

"The TLC is now refusing to approve plans for houses to be developed in Unit S, known as Sun Valley, because we did not pay them. We have paid the Housing Corporation, as we did in the past," a spokesman for Bipac Developers said.

Mayor of Mahopane Mr Malotse Lehube refuted Bipac's claims and said the dispute centered on the "decaying" houses and the agreement entered into with the old Bophuthatswana Housing Corporation.

The housing and development ministry in North West said the problem of housing development, which was allocated solely to Bipac, had created problems in almost all former Bophuthatswana townships.

Occupants accuse Bipac Developers of providing poor quality buildings
Demarcation talks ‘on track’

BY PAULA FRAY

Top level tripartite talks on the Greater Johannesburg demarcation dispute are producing results, according to Gauteng ANC secretary-general Paul Mashatile.

The talks are scheduled to continue tonight.

Mashatile said the round-the-clock talks ending at 2am on Friday had resolved differences regarding Midrand and the number of seats for each of the transitional councils in the province.

He rebutted NP accusations that the ANC was blowing “hot and cold” over the issue after cancelling a Saturday night meeting.

He said the talks had been an ANC initiative and although it had agreed to meet on Saturday the party had to postpone in order to report back to its full provincial executive on Sunday.

Yesterday, the NP questioned the ANC’s motives in first “saying it is urgent and then seeming to drag their feet”.

NP local government spokesman Johan Killian said the ANC had failed to turn up for talks on Saturday and had called to postpone the meeting 45 minutes after the scheduled start.

NP spokesman Peter Leon said there had been a “deafening silence” from the ANC after last week’s rush to talk.

However, he stressed that while they appreciated the ANC’s initiative, the DP was insistent that talks looked at “the number of substructures in Greater Johannesburg’s TMC”.

Mashatile said the ANC was prepared to get the dispute resolved so that it did not need to go to the Demarcation Board.

This, he said, would depend on what happened at tonight’s meeting.

Meanwhile, a date for the Special Electoral Court hearing on the issue is expected to be set only once all parties have sent in their submissions. A provincial official yesterday confirmed a date had not yet been set.

But time is running out for Gauteng’s election preparations as the wards and seats have to be formally proclaimed by next Tuesday. Already, the July 4 deadline for the Demarcation Board to submit its report on ward delimitation has passed with the dispute unresolved.

Second housing bureau

BY SONGIWE MILANGENI

CITY REPORTER

The transfer of state-owned houses in the Vaal area was put in motion yesterday when Gauteng MEC for Housing Dan Mofokeng launched the second housing bureau in the region.

The first claim for home-ownership was submitted to the Lekoa/Vaal housing bureau which will transfer approximately 17,000 houses in Sebokeng, Dolokeng, Tshwane and Bophelong.

This follows last month’s launch of the Krugersdorp bureau which has to transfer 4,000 state-owned houses.

Speaking at the launch, Mofokeng said the housing bureaux would also be responsible for mediating on disputes related to home-ownership.

Mofokeng reiterated the Government’s commitment to deliver houses to the community, adding that the community was also expected to assist in the transfer of ownership.

“Our right as Government is to make decisions, make laws and policies. Our responsibility is to deliver and ensure that there are health, education, housing and economic opportunities for people,” he said.

A R7,500 discount is offered to residents who claim home-ownership through the bureau.

The discount differs from the government subsidy as it assists residents to acquire the state-owned rental homes but does not help them to buy a new home, said Mofokeng.

Only residents who lived in low-priced houses and who moved in before July 1983 could claim ownership and get free transfer of their homes.

Claims

However, residents who wished to take ownership of houses rented after July 1983 would get the R7,500 discount but would also have to pay the balance of the house’s value.

Such tenants could apply for the mortgage loan or pay off the house in installments.

Mofokeng said the discount did not apply to residents who had already taken transfer.

Claims should be made within three months of the opening of the local bureau and every claim will be investigated through a public process.
Bans and price hikes could follow

Tough new water restrictions on way

BY SHIRLEY WOODGATE

Strict water restrictions, backed up by heavy tariff increases aimed at households with large gardens, will be introduced next month in drought-hit Gauteng and all other areas served by the Vaal River System.

The restrictions could result in a partial ban on garden hoses such as last seen during the tough four-year water cuts from June 1985 to November 1987.

Water Department spokesman Henrie Smit said the intention was to target mainly garden irrigation as well as leakage and wasteful water practices, not to curtail industrial production or primary water supply.

The move has been initiated by the Water Affairs Department and handed down to bulk supplier Rand Water, which in turn processes and distributes to municipalities, mines and industries within its jurisdiction.

Johannesburg's new water tariffs, which came into effect at the weekend, are R1.20 per kilometre for 10kl or less, R1.70 for between 10kl and 20kl, R2.30 for between 20kl and 40kl and R2.90 for more than 40kl.

The city has warned consumers that additional punitive tariffs would be implemented by the month's end unless water consumption dropped drastically.

Other city and town councils are soon expected to announce details of their sliding scale tariffs which will have to be combined with restrictions.

The latest restrictions are because of the failure of consumers to effect the savings quota.

With the Lesotho Highlands Water Project now expected to come on stream by 1986 and to alleviate the situation only until 2006, Smit warned that all hopes of any improvement in the current water situation were focused on above-average summer rainfall, even flooding, in the coming summer rainfall period starting in October.

These were the only chances of breaking the four-year-long drought which has forced the level of the Vaal Dam down to 18% from 44% at the same time last year.

The current level has been artificially maintained by booster supplies released from the Sterkfontein Dam.

"The Vaal Dam is not supplying any water of its own at the moment. The boost from the Sterkfontein is responsible for all supplies," Smit said.

Rand Water chief executive Vincent Bath predicted the board would have to double up on its present supply of 2.800 megalitres a day by 2015, when the present Gauteng population of 9-million would have expanded considerably.
Gauteng on the brink of a desperate thirst as dam levels keep falling

Unless radical water savings are achieved, our taps will run dry and industry will die, writes NEWTON KANHEMA. Our reserves are way below critical level

It’s a case of little water anywhere ... and soon there might be not a drop to drink. That’s the warning from the authorities unless we start conserving water seriously — by at least another 30%.

The entire country is facing a major crisis. The Gauteng region has enough water to last another 60 weeks, which sounds marvellous until one considers that reserves should be maintained to last at least three years.

Water restrictions which will come into effect next month are not an environmental conservation exercise but a desperate attempt to save water until 1998.

"The exercise is purely for our survival and nothing else," says Rand Water spokesman Johan van der Merwe.

"We are in this situation mainly because we are in a drought cycle.

"The levels of water reserves today are comparable to those of 1983 and 1987.

"If we don’t save water we can run only for 60 weeks and that will lead to the closure of industry and dry taps in our homes.

"Can you imagine what will happen if the Vaal runs dry?"

"If we have a normal rainy season it will, at most, maintain current levels in the dams.

"We need close to flood conditions or abnormally high rainfall to fill our dams to sufficient levels to have enough water in storage," says Van der Merwe.

"We have only a third of what we require in savings, so 60 weeks’ supply is not enough.

"Some people in Soweto have just had an experience of what it is like to be without water because of burst water pipes in their areas."

Construction

Gauteng’s water supply is expected to get a boost once the Lesotho Highlands Water Project is completed.

"The project was expected to be completed by 1997 but because of tunnel construction problems, Gauteng can expect water from Lesotho only in 1998.

"That, coupled with expected normal rainfall this coming season, will require enforced water restrictions, probably until 1998," Van der Merwe says.

The Department of Water Affairs is to introduce punitive measures to avoid a serious water crisis. The measures will take effect on August 1.

Rand Water, the bulk supplier to Gauteng’s municipalities, will introduce a quota system.

If a town or city council exceeds its quota, it will be penalised. The council, in turn, will pass the penalties on to the consumer — whether household or industrial.

Currently water use per person per day varies between 36 and 500 litres.

"People who save water will not pay more for their water, but those who do not will pay more.

"Those who abuse water could pay up to 500% more for their water," Van der Merwe warns.

"We cannot penalise a person who saves water.

"To penalise a person who uses 36 litres a day would be unfair, but it would be equally unfair not to penalise those who abuse water.

"We are looking at an average consumption of 200 litres per person per day as a reasonable quota."

If Rand Water did not see a 20% reduction of water consumption following the introduction of punitive measures it might have to prohibit the use of sprinklers and hosepipes.
No help with asbestos roofing for Soweto’s new home owners

BY BONGIWE MLANGENI
CITY REPORTER

Soweto residents, soon to have their houses transferred into their names, should forget about having the roofs of their homes replaced by the Soweto council despite the risk of disease from asbestos covers.

About 65% of council-owned houses had asbestos roofs which the council would not replace with alternative roofing, said acting town clerk, Louis Geldenhuys.

"The houses will be transferred in the present condition and the new owners will be responsible for the roofs," he said.

Geldenhuys said the council was aware of the dangers presented by asbestos, but no investigation had been carried out in the township to check cases of asbestos-related disease.

Although it has been proved that lengthy exposure to asbestos causes several incurable diseases, thousands of Sowetans have been risking their lives in houses roofed with asbestos.

According to the Environmental Occupational Health Organisation (EOHO), inhalation of asbestos can lead to thickening and scarring of the lung tissue, lung cancer and cancer of the pleura or peritoneum.

The EOHO warned residents not to disturb the materials.
New water tariffs to curb excessive use

The new water tariff structure introduced in Greater Johannesburg this month made the scarce commodity affordable for all in the metropolis but also penalised excessive use, the city's director of water and gas George Keey said at the weekend.

Keey said in a statement that the new payment structure introduced uniform, but stepped, tariff structures for water consumption in metered domestic dwellings.

Equitable flat rates would apply to the various categories of unmetered domestic supply and to metered non-domestic supply, he added.

The stepped, uniform tariff would create a life-time tariff for the first 10kl of water consumed. The life-time tariff would be subsidised by subsequent tariff brackets which would be applicable for higher consumption of water, he said.

"A stepped tariff structure will also assist in addressing the critical water shortage in the region and Rand Water's target for a 20% overall saving by end July 1995," he said.

According to Keey, studies of consumption patterns have shown that the average household consumes between 30 and 35kl of water per month.

"The water tariff structure introduced on July 1 1995 not only makes this essential and scarce commodity available and affordable throughout the metropolitan area, but also penalises those who are guilty of using excessive quantities," Keey said.

The new tariff structure for metered monthly domestic use in Greater Johannesburg is R1,30/kl for 10kl or less, R1,70/kl in excess of 10kl up to 20kl; R2,30/kl in excess of 20kl up to 40kl and R2,90/kl for all water consumed in excess of 40kl a month. These charges exclude VAT.

Previous minimum or initial charges, regardless of actual consumption, will not apply to metered domestic supply in future.

In unmetered areas, the rates are set. Informal areas will pay R6 a month, semi-formal areas R12 and formal areas R29.

Non-domestic charges are set at R3/kl. Hostels, orphanages and similar premises operated by a registered welfare organisation, hospitals, or places of public worship will be charged at R2,30/kl.
Sudden urgent attention to the Soweto water crisis

smells of electioneering

After years of having their needs ignored, Soweto residents find the upcoming elections have speeded things up. BONGIWE MLANGENI explains:

Desperate for a vote in the November elections, political parties seem to have started manipulating the water crisis which has hit thousands of Soweto homes.

The shortage — a direct result of pipe bursts at Jabulani bulk reservoir — left more than 500 000 residents without water in their homes. Some of the residents in Orlando East had been without water for three weeks.

Dry last week

When most parts of the township went dry last week, local councillors showed concern and political parties voiced their anger. The crisis did not seem deliberate to most residents, especially after it was explained that the old steel water pipes which had heavily rusted were being replaced with plastic pipes. However, the issue took a different turn when the ANC claimed that services were being sabotaged to discredit the party in the coming elections. Councillors in Greater Soweto started to point fingers at each other.

In the 1980s, water pipe bursts and shortages were a common thing in Soweto and did not appear to concern the former local authorities.

But this week the outcry hit the press and the authorities began to address the crisis.

The Greater Johannesburg Transitional Metropolitan Council injected R500 000 to speed up the repair and upgrading of water pipes in the township.

Futile exercise

The urgent attention being given to the pipes was something new to Sowetans.

Local residents were used to sudden water cut-offs without warning and having to walk more than 5km to the nearest water points.

They were also used to living with sewage and refuse pile-up on their doorsteps.

At the time, because of the absence of accountability, authorities were not obliged to give reasons for the shortage of water in their community. Lodging a complaint was a futile exercise for residents.

This time, the political parties serving in the TMC could not afford to allow such negligence to continue unnoticed.
Forced to walk 5km

Orlando East without water for 3 weeks

BY BONGIWE MLANGENI
CITY REPORTER

Merica Sibiwane knows she cannot have all the luxuries in the world but she never thought she would one day run out of one of the most basic necessities: water.

The Orlando East mother of two said that when her tap ran dry last month she had thought it was only for a while. However, Sibiwane was wrong.

This is her third week without water. Her plight has been shared by thousands of Sowetans, most of whom spent a week without water after a pipe burst at the Jabulani Reservoir.

However, most parts of Soweto had had their water supply restored by yesterday evening except for Orlando East.

"It's almost a month now, my toilet and whole house smells," said Sibiwane.

When The Star visited Soweto yesterday evening Sibiwane was receiving her first drop of water from a tank.

"This is the first time I've had water near home. For all these weeks I had to walk about 5km," she said.

Like most residents she only learnt of the cause of the cut off from the media.

She could only fill two 5-litre buckets and said she was hoping the tank would be back today.

Near future

The driver of the tank admitted that he was visiting the neighbourhood for the first time Sibiwane was forced to stop her children from going to school because they had no water.

The Greater Johannesburg Transitional Metropolitan Council has reassured residents that water will be restored in all areas in the near future.

They explained that the water reticulation systems were being repaired and upgraded.
ANC cries ‘foul play’ over Soweto water

Most areas had water by Wednesday evening, when the Jabulani reservoir was repaired. However, Orlando East and Zondie were still without water last night, according to the City Engineers Department.

Engineers in the area said they were trying to speed up their work, which involved the replacement of steel pipes with plastic ones.

ANC deputy secretary Thys Nkutha said the shortage of water was not the only crisis in the township, but that there were problems with electricity and the repairing of potholes on the roads.

"This is an orchestrated campaign to discredit our organisations, ahead of the local government elections. We view this as a deliberate and desperate ploy by our opponents to win the elections," said Nkutha.

The water crisis in Soweto started a week ago in Melapo, Jabavu, Phiri, Dube, Pineville, Jabulani and Meadowlands, affecting about 500,000 people.

The water crisis in Soweto started a week ago in Melapo, Jabavu, Phiri, Dube, Pineville, Jabulani and Meadowlands, affecting about 500,000 people.
No end to the Soweto water crisis

STAFF REPORTERS

Water supplies to at least 2,000 homes in Pinusvale, Soweto, were cut last night after a main water pipe was damaged during excavations yesterday off the Potchefstroom Road.

A council spokesman said tankers have been sent into the area to service residents, and that repairs by the contractor who caused the damage would be completed today.

Western Metropolitan Substructure chairman Sophue Mothibe said last night that with the current severe water shortages in Soweto, "this could not have happened at a worse time."

The council spokesman says up to 20 tankers are being deployed around Soweto to cope with problems being experienced during the extensive upgrading of the water reticulation system.

Soweto's water crisis is expected to continue for several more weeks.

TMC executive committee chairman Collin Matjila said the situation would be closely monitored and that the TMC would ensure the water supply was restored as soon as possible.

Greater Soweto spokesman Vuyisile Vukile said engineers were repairing pipes which were more than 50 years old.

"About R3.5-million has been allocated for the upgrading of the Jabulani reservoir."
Slow delivery of housing in Gauteng causes concern

BY BONGIWE MLANGENI
CITY REPORTER

The slow delivery of housing in Gauteng is raising concerns in the housing sector with the Government's Mortgage Indemnity Scheme (MIS) being criticized for red-flagged areas which urgently need housing.

The MIS, which serves as an insurance for banks to start lending in previously unstable areas, has covered only eight areas in Gauteng.

But the regions covered by the MIS do not correspond with those areas which have been issued with subsidies by the Provincial Housing Board.

This has made it difficult for home-buyers in excluded areas to get bank loans in addition to the Government's subsidy.

Chairman James Ngobeni said the MIS had become an obstacle to housing delivery.

He added there was a need for housing in the red-lined areas.

MIS acting risk cover manager Dr David Porteous said the scheme did not look at needs.

"Because of the scheme's limited focus, MIS looks at criteria which affect the risk of lending in an area," he said.

Porteous said areas would be covered if civil stability — where there are no bond and service boycotts and no political violence — had been established.

Housing Board member Hanlie Botha said out of 78 196 units which were granted a project-linked subsidy, only 928 units had been delivered.

She said developers were complaining about being unable to access loans.
Determination ... Mavis Sono believes that more women should start learning the skills of brick-making and laying, and build their own homes.

BY BONGIWE MLANGENI
CITY REPORTER

Crosing the Golden Highway, over to the eastern side of Eldorado Park, a land of hope is slowly taking shape

Buzzing machines, men in green overalls, heaps of soil, thousands of neatly packed bricks and red dust in the air are all part of a site that will bring 15,000 homes for the low income group.

It looks like a men's-only world, but Mavis Sono finds pleasure in this harsh and rough environment "It can also be a women’s place, but only if they want it to be," says the 54-year-old mother of five.

Sono often slips into a green overall and joins a team of men

But she is not just another colleague. She is the boss.

Sono is one of a few women who have braved the building sector to make a mark despite a perception that hard labour is only for men.

For Sono, her work is not just about profit-making. "It shows that we can make the Reconstruction and Development Programme work if we want. Here, we have trained people and created jobs."

Being boss of a group of men is no big deal to her, she says, but she is worried about the small number of women interested in building houses.

"Women see themselves as family builders instead of home builders and yet they should begin to understand that brick-making and laying is not just for men," she says.

Brick making has been Sono's love for years and she did not need a degree to perfect it.

With her Standard 5, she manages 16 men and produces about 2,000 bricks a day, working around the clock to be ready when the first 1,200 houses are built in the Goldenvor Corporation low-cost housing project later this year.

She says with pride "Interest, determination and dedication is a recipe for success. I always believe that higher education means nothing if a person is lazy."

Difficulty in finding a job made Sono put all her weight behind her talent.

She started making bricks in her Soweto backyard and would sell them to small contractors in her neighbourhood.

“I came out of my home’s backyard when I heard one of the leaders on television saying we should come forward to assist in building houses.”

Then Sono struck a deal with Goldenvor Corporation to make bricks for low-cost housing.

She now intends to expand her team of workers and include four women.

But it has been difficult to expand because she is battling to secure funds to buy a brick-laying machine, she says.

"If I get another machine, I will be able to produce and employ more," says Sono who hopes her brick-making yard would one day be a model of what the RDP is about.

“All that I want to see is a country with decent housing for all. We should build together and create homes for our children.”
Eskom cuts a cause of nonpayment

People in Vosloorus who have had electricity to their homes disconnected are those who are refusing to pay for their services, according to local South African National Civic Organisation branch publicity secretary Benjamin Sibiya.

He added, while Sanco fully supported the resolution urging people to pay up, it was "not giving Eskom the right to punish the people".

Sibiya also said Sanco and Eskom had an agreement that "people who are genuinely unable to pay should not be left in the dark".

He said other power failures were caused by overloading, "particularly during peak hours when everyone returns home".

"No comment was available from Eskom yesterday."
Randburg braces for low cost housing

BY SONGIWE MLANGENI
CITY REPORTER

Construction of low cost housing in Randburg moved one step closer after Greater Johannesburg resolved to investigate urgently the release and development of two sites earmarked as priority projects.

But no housing project has been initiated in Randburg as yet, according to TMC Housing and Urbanisation Section 59 Committee chairman Lindsay Bremer.

Bremer said the two areas — Bloubosrand Extension 1 and Cosmos City — were part of eight pieces of land identified for affordable housing in Randburg in order to address a housing backlog of about 35 000.

The first phase of the Cosmos City development could see as many as 2 000 homes built in the area. The land is owned by Absa and the Bloubosrand land is owned by the Gauteng provincial government.

Already, the Transitional Metropolitan Council has allocated about R3.9-million to install a water pipe to Lanseria.

According to a council report, there are about 7 000 families living in informal settlements in and around Randburg. A further 17 000 people who work in the area but live outside. Within the area, there are about 15 000 people needing affordable housing.

This demand for affordable housing has contributed to an upsurge in land invasions in the area, says the report.

Vacant land in Randburg was invaded several times last year by squatters who claimed to have been evicted from farms.

ANC councillor Graham Dewar, from Randburg, said the development of the land will benefit thousands of residents.

"This will address the housing backlog in an area that never cared about its disadvantaged people," he said. "This is a step in a different direction," he said.
PUNITIVE TARIFFS IN PIPELINE

Stand by for stiff water restrictions

By Paula Fray

Water restrictions similar to those implemented in the city during the dry Eighties as well as punitive tariffs for excessive usage are expected to be announced by the Greater Johannesburg Transitional Metropolitan Council today.

The TMC is set to debate water usage quotas, restrictions and tariffs during its fortnightly meeting this morning. Its decision will be announced at noon.

This follows an earlier Rand Water announcement of the imposition of punitive tariffs on bulk users for all water consumed in excess of the 20% savings target set by the Department of Water Affairs and Forestry as from August 1.

The additional rate represents up to 500% more than the existing basic tariffs to bulk users such as the TMC and other municipalities.

According to Rand Water, 65% of all water supplied is to households. "It is therefore householders in general and gardeners in particular who are in the best position to contribute to the necessary savings," it said.

"Individual householders who consume large quantities of water will therefore be a prime target for the additional rates."

When Rand Water's $1.40/kl tariff for water consumed in excess of each bulk user's quota was announced recently, TMC executive member Yacoob Makula said these charges would have to be passed on to consumers.

The introduction of punitive tariffs follows this month's increased, uniform stepped tariffs throughout the metropolitan area. However, the punitive tariffs are not expected to be imposed on the council's lifetime tariff for the first 10kl consumed.

Although details of the restrictions have yet to be debated, during the drought in the early Eighties residents of Johannesburg were prohibited from using hoses and sprinklers.
30% water curbs 'vital'

BY CHERYL HUNTER
CITY REPORTER

Residents of the Greater Johannesburg area will have to curb their water consumption by at least 30% or face punitive tariffs, the Greater Johannesburg Metropolitan Council decided yesterday.

Chairman of the TMC's Engineering Services Committee Yakoob Makda said yesterday water restrictions had to be imposed as the public had not responded to repeated requests to save water. "Last month there was a 2% saving on water," he said.

Similar stringent restrictions in Pietersburg indicate the reality of the situation each house is allowed 300l and is fined R50/l for extra consumption up to 400l. Thereafter, the tariff is R40 for every additional kilolitre consumed.

Johannesburg's last dry period lasted five years — and Makda said there was a real possibility the city would
Excitement as project gets under way

First families to move into starter homes

BY BONGWE MLANGENI
HOUSING REPORTER

About 40 families in Vosloorus on the East Rand will take occupation of the first "incremental houses" in Gauteng at the weekend.

The houses each consist of one room and a toilet. The housing project was initiated by the Vosloorus community with the help of a developer and a government subsidy scheme.

The incremental homes or starter homes are aimed at very poor people. Home-seekers do not need assistance other than the subsidy scheme in order to buy such a rudimentary house. They can later expand the dwellings at their own expense.

About 2 000 families are expected to occupy the site before the end of this year.

The new home-owners could not hide their excitement when the South African National Civic Association (Sanco) on Wednesday issued home addresses and announced that buyers can start moving in tomorrow.

About 100 houses have been completed and an additional 100, comprising the second phase, are still under construction.

The houses were bought with the assistance of a state contribution of R15 000 through the project-linked subsidy scheme. It costs a home-owner only an extra R200 to reinforce the site.

Katoras Sanco spokesman Solly Sibuya said most of the new home-owners were self-employed or unemployed and were previously staying in shacks or backyard rooms.

"This is the best thing to happen to the new residents. Their houses are small but strong and well erected. Houses will not develop cracks because the land was well prepared and houses were built in a special way," he said.

The community approached the New Housing Company (NewHco) to assist them with the building phase.

NewHco applied to the provincial housing board for subsidies on behalf of the home-seekers.

"This project shows that very poor people can be home-owners too. Communities should fight to achieve what Katoras is achieving now," said Sibuya.
Will Cautle be a Dorsetland soon?

After serving in the Allen family of what could be done in the drought of 1878, almost freed the Mauritrian's gold...
**Water wastage in South Africa will soon become something of the past, once authorities have persuaded the public to save water as now being seen as a national asset.**

In Gauteng, a long-term conservation plan which aims at achieving a "reasonable" daily per capita consumption of water is being thrashed out by the Water Affairs Department, Rand Water and municipalities, said Bath.

"Often formulated, the idea will be sold to consumers who will be asked to cut down to an acceptable norm."

But ultimately, if appeals to save water fail on deaf ears despite education from school level, penalties by way of higher tariffs could become a permanent way of life in the region, where average consumption per person is about 200l per day.

This figure is lower in KwaZulu Natal, for example, which lacks household facilities and appliances, but can be as much as ten times higher in affluent areas, he said.

"As the drought of 1982-87, consumers got pretty close to running out of water. It is not without precedence," he said.

**Plans to save water**

Gauteng's stored water supplies are down to 16 months unless this summer brings heavy rain. Rand Water chief executive Vincent Bath spoke to Shirley Woodgate.

...very few metropolises anywhere in the world not situated on a major river. When the mining town started on the Vaal, water supplies came from the Breensfontein Spruit, blocked in Berea, Ellis Park, Jane Sobel and Zwartkops.

Today, the province is responsible for 43% of the country's Gross Domestic Product and is home to 3 million, or a quarter of the country's total population, and is growing.

But instead of drawing its water from the shallow 65-year-old Vaal Dam, Gauteng has been forced by the drought to go further afield.

"Today it relies heavily on water pumped up from the Tugela River hundreds of kilometres away, which is then released from the deep Sterkfontein Dam near Harrismith to the Vaal Dam."

Short-term plans up to 2001 include augmenting the Vaal River System with water from the R1.8-billion Limpopo Highlands Water Project, which, after a year's delay, came on stream in 1993.

But long-term planning includes feasibility studies into the harnessing of water from major rivers in and outside SA.

The Vaal Augmentation Planning Study has identified the Orange, the Tugela and Transvaal's Umzimvubu rivers as suitable additional sources of water for Gauteng.

Water could be imported from the Zambezi and even the Congo River - all at a price.

Denisation is out at present because of the excessively high cost of the process, as well as the cost of pumping it 600km to an elevation of 1.8km above sea level, he said.

Another area which is due to come under the spotlight is that of boreholes and underground water supplies, all relying on rain for replenishment.

The obvious question is "Why allow Gauteng to continue expanding? Why not take development to the water?"

"The National Party's policy of decentralisation attempted to curb expansion of the Witwatersrand."

"But incentives and conditions to develop elsewhere in the country weren't attractive enough. Most of the proposed new developments on the Witwatersrand continued to grow."

"Ultimately it is the decision of the entrepreneur whether he will move or stay put. But the real threat to water is not industry but rather population growth, with the residential sector of Gauteng using 63% of the total Rand Water supply."

"Therefore the focus must also be on family planning and on managing the (worldwide) trend of migrating from the rural areas to the cities."

But despite all efforts to keep the taps running, the water -- now faces the crunch: "We cannot delay forcing people to save water from August 1995, when additional charges for water come into effect," he said.
Release from Vaal barrage

BY NORMAN CHANDLER

Large volumes of water are to be released from the Vaal River barrage on Monday as part of water conservation measures, the Department of Water Affairs announced yesterday.

It is expected to result in temporary flooding, and warnings have been issued to house owners of the pending action.

From 8am on Monday, about 10 to 150 cubic metres per second of water will be released. The flow will be decreased to 10 cubic metres at 5pm on Tuesday.

According to the department, it had agreed, after a request from Rand Water, to lower the water level of the barrage for conservation purposes.

The Vaal River Action Committee had also asked for the release to help with the removal of water hyacinth downstream.

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have no water by next July unless there was a concerted effort by all to conserve the scarce commodity.

Under the new punitive tariffs from September 1, all households are allowed a minimum of 20kl a month. Above this amount, households are expected to lower their usual consumption by 30% or be charged an extra R3,75/kl used until December 31. From January 1 the additional charge will be R5.

Makda said however that past experience indicated that increased tariffs and awareness campaigns were unlikely to reduce water consumption unless accompanied by restrictions on water usage.

The following restrictions were imposed:

- No sprinklers may be used at any time for any irrigation.
- Gardens may be watered with buckets and watering cans at all times.
- Race courses, sports grounds and golf courses may be watered between 8am and noon on Mondays and Thursdays until summer when the hours will change to 1pm to 4pm.
- The use of water by landscapers, designers and contractors for newly established gardens is permitted between 10am and noon daily for three months after the garden is planted on condition that a permit is issued for each site.
- Free running taps are not allowed to be operated.
- All automatic flushing systems (eg urinals) shall be turned off in buildings when these premises are vacated by most of staff.
- The use of hoses for washing vehicles is prohibited.
- All leaking taps and pipes shall be repaired as soon as the problem becomes evident.
- Water features shall have their water flow reduced during the day and switched off at night.

These restrictions will be enforced by local authorities, but Makda said the public usually policed their neighbours in circumstances like these.

Makda said that punitive tariffs for unmetered consumers would be ineffectual as they were charged a flat rate monthly. In these areas an awareness campaign would be launched and a leak detection programme started to stop water wastage as soon as it was noted.

Industry has been warned to cut its consumption by at least 10% and agriculture by 40%.
When the world thinks of Soweto, the over-riding images are of the '76 uprising, of burning vehicles and marching youngsters. But as its many thousands of residents know, there is far more to the area than this visual cliché. Soweto bureau chief Abbey Makoe takes an insider's look at the plusses and minuses of life in Johannesburg's giant neighbour.

Soweto: the good and the bad

Tak ng advantage of opportunity ... Abel Mashangoane sells snacks and cold drinks to taxi commuters.
Tenants cut their own rentals by R140 a month

BY SONGWE MLANGENI
CITY REPORTER

The lack of legislation regulating relations between property owners and tenants has left the owner of three buildings in Johannesburg's inner city defenceless against his tenants' decision to reduce rentals.

The owner of Minamount, Concordia and Pioneer Place, who did not want to be named, was shocked when the Johannesburg Tenants Association (Jota) told him that it had reduced rentals (including water and electricity) from R440 to R300 a month.

Roles

His problem is shared by many inner city flat owners who have had to face up to new rules introduced by tenants.

Cauteng Housing and Local Government media liaison officer Thabang Mamonyane said new legislation to clarify the roles of property owners and tenants was in the process of being formulated.

"Discussions and extensive consultations with businesses, tenants and landlords are underway," he said.

The owner of three buildings said Jota had intervened when he wanted to increase rent. "Later I decided not to put it up and my tenants were willing to pay until Jota got involved. They then said I was charging too much and should reduce the rent."

A meeting was arranged with the owner and he was told to bring along his income and expenditure statements for five months so that "Jota can work out how much profit he was entitled to".

Jota decided he was making too much profit. "The next thing I knew, a new price had been decided upon," said the angry owner.

But Jota spokesman Phoney Dbakoe said the owner had refused to negotiate rents with the tenants.

"He attended the meeting but walked out before an agreement could be reached. Then we felt he did not want to negotiate in good faith and decided on a new price, he said.

Dbakoe said R440 was too much for an apartment with one room and a toilet.

"We could have reached a satisfactory agreement if he had stayed," he said, adding that a letter was sent to the owner to let him know about the new "affordable rentals".
Mofokeng seeks holistic plan to redevelop hostels

Theo Rawana

GAUTENG housing and local government MEC Dan Mofokeng has called for a wider vision which takes account of all viewpoints when thrashing out a hostel policy for Gauteng.

Speaking at a hostel summit meeting in Germiston at the weekend, Mofokeng said the upgrading of 51 hostels in the region would cost R650m. He urged delegates to help work out hostel policy in order to seek a way whereby people and communities could choose what type of hostels they would have in their areas.

"There must be a range of tenure options from rental, leasehold, co-operative ownership, to full ownership. The accommodation must be available for people who are only temporarily in particular areas, for young people just leaving home, for families and for extended families.

"In this regard hostels must be seen in different terms — that is in terms of being transitional housing structures for people who choose to live in them. This is particularly pertinent to Gauteng, which is a springboard for people in search of economic opportunities," Mofokeng said.

"The inhabitants of transitional housing should not be people only of a particular sector, race or ethnic group but all those who prefer the option of living in temporary accommodation. It may also act as a stepping stone to family accommodation and to ownership in the longer term."

He said it would not be proper to lump all hostels together because some were publicly owned and others were in private sector hands, while others were managed by subcontractors. Some were in a state of disrepair. Some hostel-dwellers had good relations with surrounding communities, while others did not.

"What I am illustrating is that to lump them all together will not lead to good policy-making. Our approach has to be on a case-by-case basis. We will learn from practice, which means we will learn from the bottom up. Some hostels may be redeveloped for single people, some may be converted to family accommodation, and some may be converted to community facilities."

Mofokeng said the meeting sought to develop a policy that would cover the components of a vision redevelopment of public sector hostels, establishing a framework to deal with grey sector hostels (hostels built on public land and leased by the private sector) and understanding the situation in private sector hostels.

Gauteng, as the industrial heartland of not only SA but also of the southern African region, attracted people from near and far in search of economic opportunities.

"The province," said Mofokeng, "offers unique challenges, and particularly in regard to the issue of hostels."

Bringing the hostel policy debate down to the province also provided for greater input into the policy formulation process by local authorities — key actors in the hostel arena.

"Similarly, business and community interests in the Gauteng area will have a greater say in the policy," Mofokeng said.
Gauteng ahead in housing transfer

Robyn Chalmers

GAUTENG opened its third housing bureau for the transfer of state-owned rental houses to their occupants this week, outstripping its provincial counterparts whose slow progress is delaying the process around SA.

Housing local standing committee chairman Nomvula Mokonyana officially opened the bureau in Carletonville to serve council tenants of all groups in the area.

Mokonyana said there were about 500 state-finance rental houses that could be sold and transferred to tenants in the Carletonville transitional local council area.

The first bureau opened in Krugersdorp to service tenants in Kagiso and Musoweni, and the second in Vereeniging for the Vaal-Lesofa area. A fourth bureau would be opened this month in Hendelberg to serve Latina.

Housing ministry consultant Nigel Mandy said Gauteng was well ahead of its provincial counterparts in the transfer of council houses, although there were areas in the Eastern Transvaal where the process was under way. The Western Cape and Eastern Cape would be setting up housing bureaux soon to oversee the transfer process, while KwaZulu-Natal was still investigating the scheme.

Delays in opening bureaux around the country were largely because of the bureaucratic procedures required. The poor state of some town council records made it difficult to ascertain ownership and the number of houses available.

There were about 140 000 state-finance rented houses in Gauteng which would be transferred over the next few years.

It was agreed during local government transition negotiations that tenants wishing to buy their homes could take advantage of a state-granted discount of up to R7 500 off the listed price of each property.

For most of the older houses, the price was less than R7 500. If it was more than this, arrangements could be made for the balance to be paid by raising a mortgage loan or paying instalments to the relevant local authority. Arrear rents could be included in the amount of the discount, but not service charges which remained owing to the local authorities.

Gauteng housing and local government MEC Dan Mofokeng said the scheme related only to a discount on existing debt, or on the purchase of existing tenanted houses, so no new money was used.

Mofokeng said that as a result no funds were being diverted from the subsidy schemes announced recently by government and people who had previously bought and paid for council houses could not claim refunds.
Ethnic vendettas keep the blood flowing at hostels

NEWTON KANHEMA
Own Correspondent

JOHANNESBURG — Sotho residents of Sebokeng's hostels believe unemployed Xhosa-speakers from the Transkei are responsible for the violence in the Vaal triangle township.

"They must send back all unemployed Xhosas to Transkei and after that Sebokeng will be peaceful," one Sotho-speaking resident said this week.

Asked how a Xhosa was identified, he replied "Look at their fingers. They always have one cut off."

Fifteen people were killed at the hostels last weekend in what most residents confirmed was an ethnic clash. Residents said the people killed died because they were either Xhosa, Sotho or Basotho (Xhosas from the Mzimkulu area in the Transkei).

Each group accuses the other of murderous acts, and divisions appear to be ethnic rather than political. Most residents claim to be ANC supporters.

"They killed a Sotho leader and his wife. We were very upset with this and we killed nine Xhosas," said an elderly resident, who called himself an "Iscorian" — meaning an employee of Iscor.

"They have been coming to us asking for money for protection. They have been coming to collect between R20 and R40 from each resident. They say they want money to buy guns," he said.

And what do they want the guns for?

"They want the guns for killing us," replied another resident.

"The only answer to the Sebokeng problems is transforming all the single units into family units. If you look at all these hostels you will see that trouble comes from the single section. There are no married people who do things these people do."

"There is a lot of witchcraft and tribalism with the Xhosas and amaBacha. These people believe in muti. They have been going around saying our men are women because we are not circumcised. I think they are provoking all this conflict."

"The government can send soldiers but as soon as they are gone trouble will start again. I don't believe that there will not be more blood in revenge. I think all those that are unemployed should be sent back to Transkei. They are the trouble makers," said the "Iscorian."

At the Xhosa section, many of the rooms were empty.

"We have had to move out of this section because we are afraid the amaBacha will come and kill us at night. The police have also come and taken sides with the amaBacha. We would rather have soldiers here than police. I think soldiers are fairer," one Xhosa youth said.

The group denied collecting money to buy guns, saying funds were needed for funerals.

When asked to identify hostel "soldiers" a resident refused.