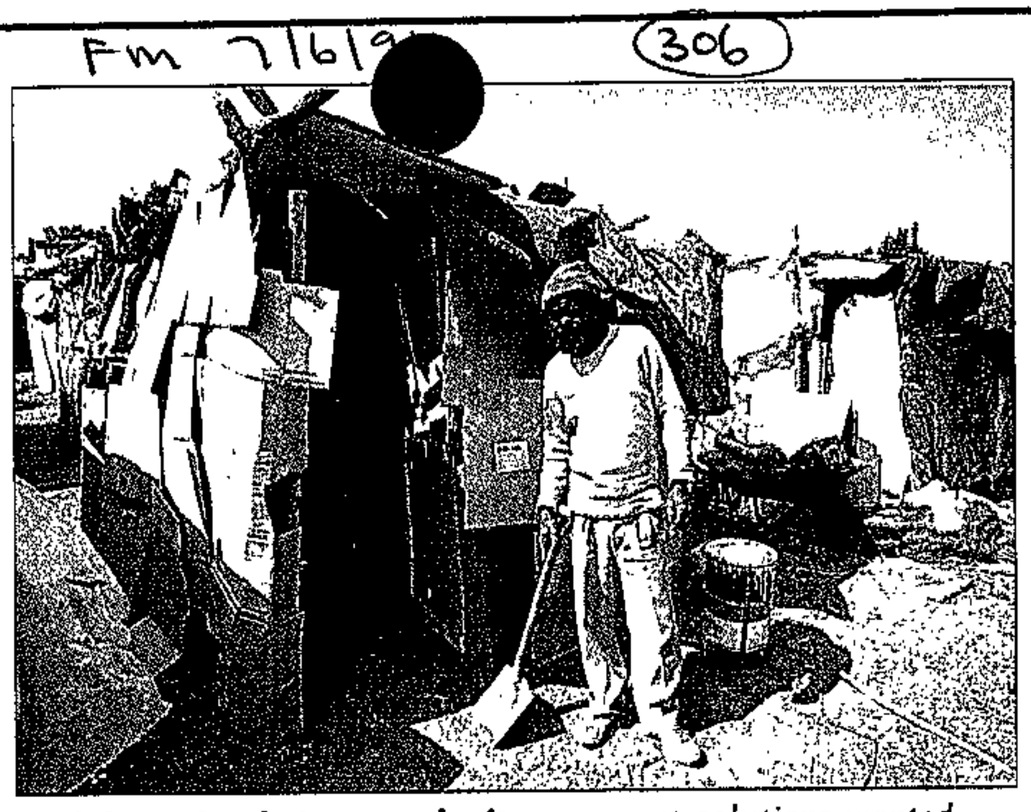
SQUATTERS — GENERAL

1991

police and soldiers.

The Supreme Court this week gave judgment against the squatters — an outcome expected to have significant implications for other communities who lost their land under similar circumstances. Clearly, the matter won't end there.

Legally, communities removed from their land probably don't have the right to return. However, they hold the moral high ground and it's up to government to offer alternatives to reclaiming land of which communities were unjustly dispossessed — or face the political consequences of evicting them.



A home is what you make it ... *urgent solutions wanted*

But what happens if the illegal occupation of rural land becomes the widespread focus of the "struggle," or if squatting on whatever ground is unoccupied in urban areas simply becomes uncontrollable?

A threatened "organised squatting" campaign in District Six late last year was only averted after talks between community leaders and the ever-diplomatic Cape Administrator Kobus Meiring.

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

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

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

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

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

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

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

Is this enough? Critics argue that, despite scrapping apartheid land laws, government is repeating the mistake of unilaterally imposing its will. For this reason, they say, the land reform package won't work. Urban squatting will get worse and rural communities will continue to take back "their" land.

The National Land Commission (NLC), an ANC-aligned organisation which monitors land issues, says the land reform Bills "repeat a classic hallmark of apartheid by placing unchallengeable discretionary powers in the hands of officials and put black people in the position where they are the objects of administrative decrees."

It argues that while the Bills may deracialise the language of land laws they do not "democratise" them and in some cases allow people less control over their lives than they had under apartheid. The NLC says that between 1960 and 1982, apartheid laws forced more than 3,5m people to move — more than 600 000 from land they owned. It's those people who have flocked to the cities as "squatters" from economically depressed homelands or who are trying to regain possession of land in rural areas.

The commission acknowledges that finding consensus on land reform will be difficult, but says it's essential to do so for the sake of future stability and prosperity: "No one party can impose its solution on others."

The Urban Foundation's Ann Bernstein believes consultation on rural and urban development plans is essential before passing new legislation. She says government's "courageous decision" to scrap race-based land laws is an opportunity to formulate generally acceptable land policies.

The foundation believes widely representative interim working groups should be established to consult all interested parties and debate the content of new policies before laws are drafted.

Meanwhile, agencies such as Jan Steyn's Independent Development Trust continue to do what they can to solve some of the problems. Earlier this year the trust announced the release of R750m — nearly 40% of its original R2bn capital base — for land ownership subsidies. The money is expected to help about 100 000 impoverished people acquire land for low-cost shelter.

The home builders' association has set as its "vision" the building of 1m affordable homes and the provision of 2m affordable sites by 2000.

Chairman Llewellyn Lewis says this is necessary not only for the survival of the industry, but to create a politically stable environment within which to negotiate a transition to democracy.

But the immediate outlook is gloomy. He points out that building activities in the market for houses costing less than R12 500 has effectively ceased, mainly because of various township payments boycotts.

Own affairs Housing Minister David Curry says rapid population growth and urbanisation demand that existing State subsidy schemes be re-examined.

He says: "Ways and means will have to be directed at giving poor people access to land ownership in order to achieve political and economic stability."

He argues, however, that subsidies to home owners — already substantially down on previous years — can't simply be stopped overnight and believes a transition period during which recipients will be "weaned" from subsidies is necessary.

Curry agrees that a national policy on "informal settlements" is needed. He wants local authorities to be primarily responsible for ensuring the availability of housing opportunities in their areas and the State to provide financial assistance to lower-income groups. A one-off capital grant — as announced recently by De Klerk — is all very well as a start, but it won't be enough to ensure the successful development of a stable community. "A further interest subsidy on loans by financial institutions is needed," he says.

New ideas on how to deal with the problem are expected later this year in a report by the SA Housing Advisory Council under the chairmanship of former Auditor-General Joop de Loor. Government has asked the council to formulate a national policy.

Can we wait that long? Current willingness among opposition groups like the ANC to talk about solutions may wane as things worsen. Government claims it wants to depoliticise land and housing. It has the opportunity to do so, but it must move fast. ■

THE SQUATTERS ISSUE

Fm 7/6/91 (306)

UNSTEMMABLE TIDES?

A LEGAL FRAMEWORK IS NEEDED TO AVERT POLITICAL 'SOLUTIONS'

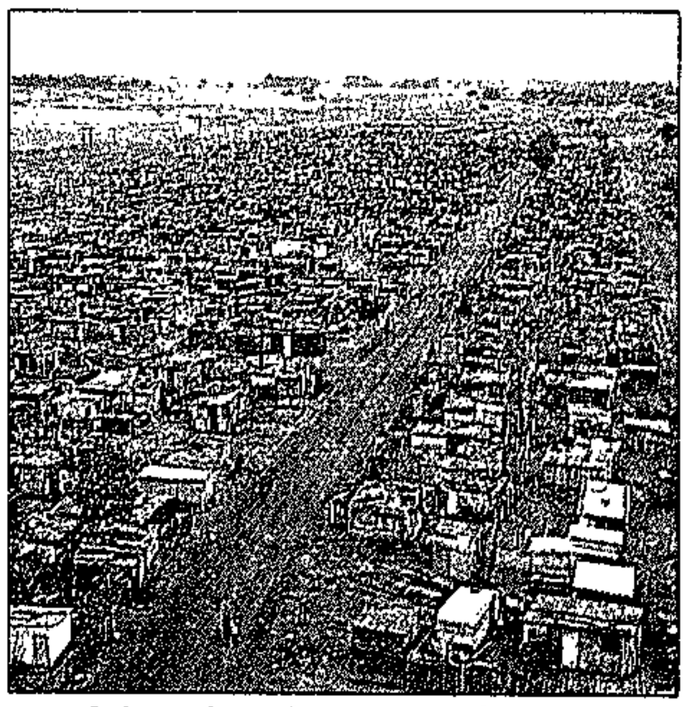
About 70% of blacks are so poor they can't afford a house costing R10 000 — and live in shelters made of zinc sheeting, plastic and cardboard.

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

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

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

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



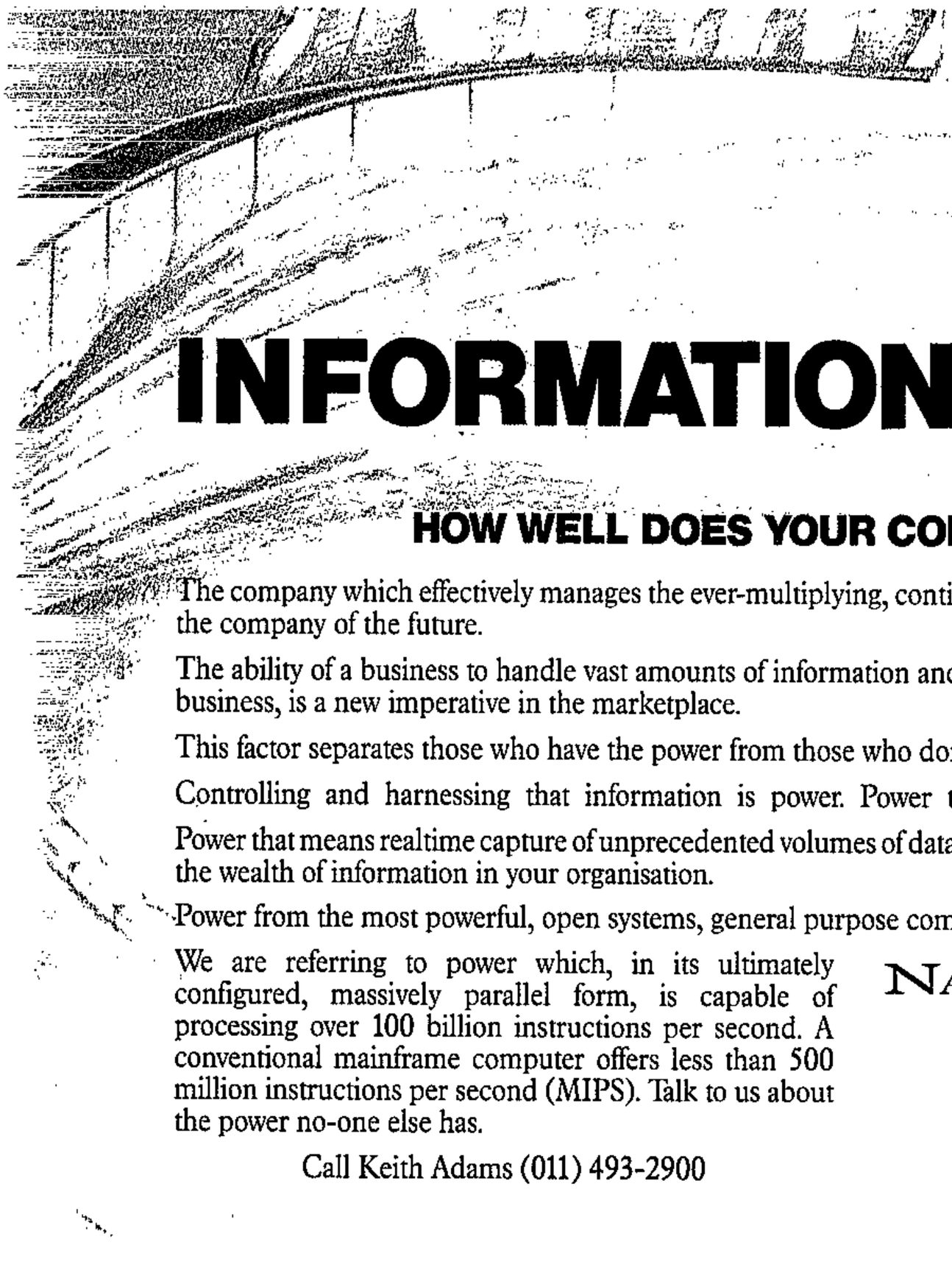
Informal settlement ... *future shock up close*

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

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

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

PTO →



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Look East for urban solution

S/Times 6/11/91

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

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

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

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

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

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

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

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

The Seoul system of land use intervention has relevance here.

Reluctance

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

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

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

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

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

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

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

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

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

Conscience

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

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

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

● *Peter Gardiner is a director of Anglo American Property Services.*

3,5-million removed by apartheid, report claims

POLLY JONES

THREE-and-a-half million people had been forcibly removed under apartheid legislation during the past 40 years, says the National Land Committee (NLC).

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

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

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

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

☐ The people of Sedawa in the northeastern Transvaal were moved by Lebowa's government in August 1990. They now share the London Mission with other communities, but there is no water and the plots are small.

Other affected communities are the Madiboa of Machaviestad, near Potchefstroom; the Tsitsikama Fingoes and the people of Roosboom in Natal.

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

Relief in sight for squatters

Sowetan 6/2/91

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

By ISMAIL LAGARDIEN
Political Correspondent

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

With local governments likely to merge under the rule, "one city one tax base", informal housing would become a mainstay of the new South Africa.

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

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

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

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

Economic growth must be established and sustained.

People must be able to afford to establish "formal houses", Kriel said.

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

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

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

New 'face' for urban areas

Political Staff

Informal housing would change the face of urban South Africa, the Minister of Planning, Provincial Affairs and Housing, Hernus Kriel, said yesterday.

This would happen "because we will have many more informal houses or shacks around metropolitan areas", he said.

"We haven't got the money to make formal housing available to these people."

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

The Government believed market forces would determine the process of the scrapping of the Group Areas Act and intended introducing firm standards, which would differ from one neighbourhood to the other.

In addition, the Government had no plans regarding compensation for people deprived of their homes and property by the Group Areas Act, Mr Kriel said.

New plan to provide land for the poor

Sowetan 21/2/91

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

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

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

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

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

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

A subsidy of R6 000 would also be

ISMAIL LAGARDIEN
Political Correspondent

available for first-time owners.

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

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

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

The Budget will be tabled by the Minister of Finance, Mr Barend du Plessis, on March 20.

'SA must act now to stave off slums'

B/D day 2 27/2/91

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

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

"There are lessons we can learn from Brazil," he says. "Municipalities should concentrate on sewerage and water reticulation so that water and electricity are generally available.

"Low income schemes should be located close to business hubs. Informal building and economic activity should be allowed to flourish, and squatters should not be relocated."

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

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

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

"The greatest problems lie in low cost housing."

"It is important to note that 60% of the urban population cannot afford housing costing more than R12 500," Weil says.

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

Reports by PETER GALLI and CHARLOTTE MATHEWS

On this issue, Hardy says neither government nor the private sector has the range of skills and resources to find a solution to the housing crisis on its own.

"It is imperative that the two consult and co-operate to ensure that houses are put on the ground on a daily basis," he says.

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

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

306 Shelter

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

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

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

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

Industrial

State is set to curb squatting

Sowetan 5/3/91. 306

By ISMAIL LAGARDIEN
Political Correspondent

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

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

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

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

Serious about rights

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

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

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

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

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

"And the Government is continuously working on the problem but there are financial limitations which af-

To Page 2

Measures to curb squatting

306 Sowetan 5/3/91

From Page 1

fect the handling of urbanisation problems," Kriel warned.

About group areas and related issues, *Die Burger* says the Government is busy working on a white paper over the implications of the repeal of the Group Areas Act and the Land Acts.

Kriel confirmed that Parliament would deal with the Group Areas and Land Acts during this session.

Overseas experts for talks on housing

306

South 7/3-13/3/91

From Shafa'ath-Ahmed Khan
Johannesburg

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

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

WNH coordinator Mr Maki Kuaho said visitors would include Mr Enrique Ortiz, general secretary of the Habitat International Coalition, a worldwide body campaigning to improve housing, and Mr Lalith Lankatilleke, who was formerly in charge of the Sri Lanka Million House Programme.

A FAR-REACHING package of farm and urban land reforms is contained in a white paper to be tabled in parliament on Tuesday. Five bills which will bring about profound changes in land tenure, and control of land usage will follow the next day.

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

By MIKE ROBERTSON: Political Correspondent

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

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

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

● Offering 1,2 million hectares of land presently owned by the SA Development Trust for purchase, at low cost, by black farmers.

Loans

● The creation of a new land bank (or transforming the activities of the existing Land Bank) to extend loans to such farmers for buying land.

● Allowing black farmers access to financial assistance schemes such as those operated by the white "own affairs" Department of Agricultural Development.

These include extending loans at an eight percent interest rate to enable farmers to buy livestock and cultivate crops.

● Opening access to agricultural extension services provided by the Department of Agricultural Development to all races.

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

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

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

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

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

● Approval in principle for a one-off capital subsidy for serviced sites.

Finance Minister Barend du Plessis is expected to announce in the budget that R6 000 subsidies, most likely in the form of a site, will be made available.

● Giving freehold rights to those people who have 99-year leaseholds on their property.

● Cutting all red tape involved in establishing informal housing settlements.

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

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

● The introduction of the City and Town Environs Bill, which will allow local authorities to set varying norms and standards for different areas.

● The establishment of a land development agency with powers to enforce "proper usage" of land.

Levy

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

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

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

Instead it was proposing that the SA Development Trust land be made available to the disadvantaged as a first step towards redressing imbalances.

Page One for Land Proposals

Debate over basic land and housing rights gains momentum

Star 11/3/91

The Government White Paper dealing with policy measures to follow the scrapping of the Land Acts and the Group Areas Act goes before Parliament tomorrow. It is released as the debate about land and housing as a fundamental human right gains ground and substance. JO-ANNE COLLINGE examines this debate.

IT IS easy to assert that access to land and housing is a fundamental human right. And reasonable, in a sense, since the internationally acknowledged right to life itself cannot be fulfilled without people occupying their own space and having some shelter.

But how objectively enforceable is the right to land and housing? Unlike the right to freedom of association or conscience, access to land and a home is dependent on financial considerations — on the capacity of the individual to afford a home or the State to assist in providing it.

Questions of morality, economics and vested interests twist and twine as experts try to envisage a constitution and a body of legislation guaranteeing land and homes for all.

Wits University researcher Aninka Claassens observes that South Africa is not alone in having to manage the tension between the right to private property and the need of the population to have land for survival.

"Some countries have decided not to entrench property rights in their constitutions, others have decided to balance the right of property by including the opposing material rights of shelter, life and adequate nutrition for everyone," she writes in a pamphlet, Who Owns South Africa?, released last week by the Centre for Applied Legal Studies.

Even political figures remote from the Left — such as Sir Winston Churchill, Abraham Lincoln and John Stuart Mill — have acknowledged that land cannot be equated with less finite, manufactured forms of property, Ms Claassens argues.

"They stress that security of tenure, which provides the owner of the land with the confidence to develop and improve the land, is vital to economic growth and political stability."

She suggests there are specific policy and legislative measures which could underpin these principles. For instance, land ownership could be limited to areas which are settled and productively used. Or limits could be placed on the amount of land owned by a single person. Speculative holding of land could be outlawed. Ownership of rural land could be subject to proper use and care of the soil.

She concludes that this would assist in achieving land redistribution in a post-apartheid South Africa "not by largesse, decree or bureaucratic favour, but within a regulated legal system under which all parties can invoke protection of their rights".

In a more particular examination of the pressures for urban housing, Legal Resources Centre attorney Geoff Budlender argues that housing can be elevated from a mere "social goal" to a fundamental right.

In a paper entitled "Towards a right to housing" delivered at a Unisa conference in November, Mr Budlender acknowledged it was difficult to envisage that a constitutional right to housing could oblige Parliament to make laws guaranteeing housing to all.

He argues there should be a constitutional presumption against homelessness against which acts taken by officials could be judged.

In addition, notes Mr Budlender, a constitution should be an "aspirational document, which binds the nation together by its highest ideals".

It might embrace something similar to article 11 of the 1966 International Covenant on Economic, Social and Cultural Rights, which recognises the "right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions".

The ANC's bill of rights enjoins the State to refrain from actions which would create homelessness, and it subjects the actions of the State to the scrutiny of the courts. It provides, in the most general terms for redistribution of land, which Ms Claassens argues to be essential if access to land is in any way to be enjoyed as a right. But the "aspirational" note on land and housing to which Mr Budlender refers is clearly lacking.

Whether such a gap will continue to exist in a bill of rights adopted by a future government remains to be seen.

The Witwatersrand Network for the Homeless is campaigning on eight "entitlements" which international housing experts discern as present in international housing law. They are: security of tenure; affordability; accessibility; habitability; control and participation; choice; equal access and non-discrimination; and legal remedy when denied housing.

It is self-evident that the National Party has travelled some distance since 1980 when Minister of Community Development Marais Steyn asserted that those whom the Group Areas Act had made homeless should "go back to where they came from" and stay clear of "white" South Africa. Tomorrow's White Paper will tell how far the NP is prepared to go in meeting demands for land and housing. □

Restitution issue sparks broadside

Star 13/3/91.

JO-ANNE COLLINGE, PETER FABRICIUS and members of The Star's Political Staff examine the White Paper on land reforms, tabled yesterday in Parliament.

THE Government's outright denial of special-restitution for more than 3,5 million victims of forced population removals has drawn fire from political organisations and land rights groups.

It has also set the Government on a collision course with half a dozen communities in the Transvaal and Natal who have begun to reoccupy the land from which they were removed — or have advanced plans to do so.

The White Paper on land reform states explicitly: "The Government is of the opinion that a programme for the restoration of the land to individuals and communities who were forced to give up their land on account of past policies or other historical reasons would not be feasible.

"Apart from the vast potential for conflict inherent in such a programme, overlapping and contradictory claims to such land as well as other practical problems would make its implementation extremely difficult, if not impossible.

"The Government believes it is in the interest of peace and progress that the present position should be accepted and that the opportunities afforded by the new land policy should be exploited to bring about a more equitable dispensation. An attempt to return to the previous order will only disrupt the country's pace of development to the detriment of all."

Joanne Yawitch of the National Land Committee commented: "We believe that until the Government deals with the question of land restoration and accepts the fact that injustices were committed, its land reform policy will lack legitimacy."

Aninka Claassens of Wits University's Centre for Applied Legal Studies said the situation of many black communities trapped in unresolved actions for restoration of their land was prejudiced by the new policy.

"This (White Paper) exacerbates the uncertainty of these people," she said.

A typical example was that of the Mfengu of the Tsitsikamma. White farmers who bought their farms (with 100 percent Government loans) after the removal are set to resell — apparently prompted by fears that the Government might bow to demands from the Mfengu for the return of their land. The Mfengu plan to take court action to halt the resale.

Ms Claassens said the Government had to make fundamental political choices. "The choice is whether to acknowledge the past and develop terms which address it, or to pretend the past can be wished away," she said.

The immediate response of Pan Africanist Congress spokesman Patricia de Lille was: "Our people were dispossessed by force of arms. It is illogical and insensitive to expect us to buy the same land we were dispossessed of."

Between 1960 and 1983 alone, according to the Surplus People Project, at least 3,5 million persons were forced off their land.

The largest category of removed people were labourers and tenants on white farm-land (and their families), who accounted for about 1,13 million.

A further 860 000-odd removals took place during that time in terms of the Group Areas Act, and about 730 000 were forced out of black townships.

Another substantial category was constituted by the 614 000 people removed from "black spots" — farm land which they owned by virtue of freehold title or some form of historic land grant and which was "inconveniently" situated because it was amid white farm-land, rather than in a homeland.

It is the "black spot" communities who have been most vociferous in their claim for the land to be restored to them. Many regard it as flagrant double-speak for the Government to promise white farmers that title deeds will be held sacred, when titles held by blacks provided no protection against removal.

In terms of the land White Paper, all that victims of forced removal can hope for is:

- In the case of rural removals, consideration for inclusion in an agricultural settlement scheme planned by the Rural Development Bill. The legislation envisages that units for small farmers will be established on some 474 000 ha of land currently belonging to the South African Development Trust and such other land as the State may eventually buy for agricultural settlement.

The landless will have to compete for allocation of this limited land on a nonracial basis.

- Upgrading of title to the land to which they were removed, most often located in one of the self-governing homelands which are to be included in the land reform programme.
- Greater freedom to move from the rural areas to the urban areas in terms of a policy of positive urbanisation, which includes speedier acquisition of well-located urban land for housing, quicker establishment of settlements — and, hopefully, a corresponding reduction of virtually enforced squatting/trespass on land not intended for housing. □

MASSIVE CAMPAIGN TO HOUSE THE POOR

SOUTH AFRICA is poised to launch a massive "homes for the poor" campaign which will involve the government and the private sector.

A White Paper on land use released last week paves the way for non-racial land ownership throughout the country.

The private sector and development agencies have begun filling in the details:

● Independent Development Trust chairman Jan Steyn announced that the trust had earmarked R750-million to finance more than 100 000 serviced sites for people earning less than R1 000 a month.

● Anglo American chairman Julian Ogilvie Thompson, this week pledged "broad support" for a master plan which proposes an injection of R13,2-billion into "site-and-service" schemes to house the homeless.

The new initiatives complement existing schemes. The SA Perm has announced a plan to allow employed home-owners to raise capital based on future earnings.

Earlier in the week, Planning and Provincial Affairs Minister, Hernus Kriel, said the government would soon announce a scheme for households whose income did not exceed R3 000-R3 500 a month.

He said the government was thinking of providing grants of between R6 000 and R7 000.

He "guesstimated" that the scheme would initially provide land for about 250 000 first-time buyers. Mr Kriel said the government planned to develop about 107 000ha in urban areas for squatters who would qualify for the first-time capital grant scheme.

The need for a major government housing initiative has been given an added boost by a confidential scenario presentation commissioned by Old Mutual and Nedcor.

The researchers — Paris-based Paul Wack and Harvard's Bruce Scott — warn that because of inappropriate economic policies in the past, South Africa will not be able to pay for a major political transformation unless it takes radical steps now.

Among the social investment proposals: a job corps for the unemployed, funded by levies on the private sector; prescribed investment by financial institutions in housing development and greater private sector investment in education and skills.

The bottom line is expenditure of R13,5-billion over three years for housing development. The private sector will be called on to provide R2-billion a year and government subsidies on services and infrastructure could run to R2,4-billion a year.

In supporting the basic proposals, Mr Ogilvie Thompson spoke of the need for a dynamic "kick start" to renewed economic growth in South Africa.

Mr Steyn, explaining the IDT plan, said the scheme would redress some of the inequalities and injustices of the past.

HOUSE OF ASSEMBLY

INTERPELLATIONS

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

General Affairs:

Orderly settlement of squatters

*1. Mr J H HOON asked the Minister of Planning, Provincial Affairs and National Housing:

Whether proper provision had been made for the orderly settlement of squatters before the Abolition of Influx Control Act, No 68 of 1986, was passed by Parliament; if so, what provision had been made; if not, why not?

B634E.INT

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, my time has almost expired by the time you have said my title!

I want to start with four basic statements. Firstly, urbanisation is a fact, a reality, and squatting is a by-product of urbanisation. Secondly, urbanisation could not and cannot be controlled by means of influx control. [Interjections.] Thirdly, squatting must be dealt with administratively. Fourthly, the result of urbanisation and squatting is people's quest for a better future for themselves and their children.

Black urbanisation is not something new. The Black people in the so-called White South Africa have increased in number under every Prime Minister since 1910. Squatting is not something new either. Do hon members remember Crossroads—Soweto by the Sea? It is by no means a new phenomenon in our country.

*Mr S C JACOBS: Are you talking about the new South Africa?

*The MINISTER: That hon member has never been a Nationalist. He should therefore keep quiet. [Interjections.]

It was the NP's policy that Black people were here on a temporary basis. Our first step towards reversing out of that dead-end was in 1978 when this Parliament gave its approval to 99-year leasehold for Black people, and at that stage half of the people were Nationalists. [Interjections.] Parliament also recognised the permanence of Black people.

We acknowledge that we abolished influx control in 1986 and said that it did not work. We acknowledged the permanence of Black people in that year.

We immediately started identifying land, because we knew that there were people who would move out of back yards, and that there were people who would come to the cities. We knew it! [Interjections.] For that purpose this Government has so far identified 112 000 hectares of land within the metropolitan, urban and township areas for Black housing or Black urbanisation.

Yes, development is expensive. Yes, in reply to the hon member for Kuruman, I maintain we have made provision for this. Yes, we acknowledge that squatting also exists. No, the Government is not in favour of squatting because it has a prejudicial effect on people's rights. [Interjections.]

One must try to achieve a balance in life. [Interjections.] That hon member will not know what I am talking about; he is aware that all he knows about balance is what he read about it in a book. There are poor people. [Time expired.]

*Mr J H HOON: Mr Speaker, after listening to the reply of the hon the Minister I should like to refer to the Minister at the time, Minister Heunis. When the influx control measures were abolished he said they foresaw an increase of 17% of Black people in the urban areas, and that if these influx control measures were abolished this would rise to 23%. He said the Government would easily be able to absorb and deal with this additional increase of Black people in our cities. [Interjections.]

If one looks at the rapidly growing squatter problem in and around our cities and towns, it would appear that since 1986 no provision, or at best completely inadequate provision, has been made for the orderly settlement of the massive influx of Blacks to our cities and towns. It is clear that a powerless Government has completely lost

control over the situation and that in their panic they continue, full time, to condone the ANC-planned squatter camps and to provide basic services here and there.

If one makes provision for this influx in 1986 and says one is going to plan to deal with the problem, and then in 1991 one discovers that the squatting problem is more serious than ever before, then there is a big screw loose, and I think that screw is the Government. [Interjections.]

Mr Piet Muller wrote the following in *Rapport* of 24 February 1991:

Plakkery en verstedeliking is vinnig besig om Suid-Afrika se dringendste maatskaplike probleem te word, en nog is daar geen teken van 'n gekoördineerde beleid vir die vestiging van hierdie nuwe stedelinge nie.

There is no indication that the Government has gained control over this social problem which is getting out of hand. On 4 March—that is 15 days ago and two days before the by-election in Maitland—that hon Minister stated, and it was a headline in *Die Burger*:

Plakkery word nou vasgevat.

[Interjections.] Further on in the report it was said:

Hy sê stappe sal geneem word om mense wat sonder huisvesting is te neem na plekke wat vir die doel geïdentifiseer en voorberei is.

He has just referred to 112 000 ha that have been provided for this purpose. Influx control measures were abolished in 1986. The Government knew and foresaw that thousands of Black people would pour into cities and towns. In the 1989 annual report the Director-General of that department indicated that approximately 61 000 ha of land had been identified as development areas for Black people, and this has now practically doubled. It would appear that enough land has been identified. Why did the Government not take the necessary steps at that early stage to channel Blacks to those places that had been identified for settlement? [Time expired.]

Mr J VAN ECK: Mr Speaker, it is a pleasure to hear that the hon the Minister and his party are adopting a much more human attitude today than in the old days. Although the hon the Minister gave us a long list today showing how his policy has failed, it is nevertheless striking that he made out that it was a success. The Government's whole policy in regard to the subject of squatting has failed, and the Government must admit this today.

There is no doubt that the abolition of influx control in 1986 was a real highlight in the life of Black South Africans. If one takes into account the way so-called illegal Black people were chased about like animals and the way that hundreds of thousands of people landed up in our jails, then one realises that the average Black man and woman whose daily life was directly influenced, most certainly benefited from the abolition of that legislation. To maintain, as the CP does, that we should return to those days is senseless and extremely dangerous. [Interjections.]

However, the abolition of these despised systems is also indicative of a turning point in the life of the NP which, in taking this step at that time, acknowledged that Black people would not simply disappear, that they would not return to their homelands and that they consequently had to be treated as full South African citizens.

Today, with new legislation and with the the negotiating process, the Government is trying to give further practical expression to this aspect at the constitutional level. However, even if the system has been abolished, we will have to deal with the consequences of this system for many years to come, particularly in relation to the shortage of land, and try to arrive at a situation in which Black people with a low income may live legally somewhere close to their work. It must be close to the person's place of work. If squatters are regarded as a so-called problem, we should look for the reasons for this in Government policy over the decades, rather than in the people who have no alternative but to resort to squatting due to a lack of suitable land. [Time expired.]

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, I should like to refer to the hon member for Kuruman who said that we were ostensibly going to legalise ANC-controlled squatter areas. I want to associate myself with what he said about balance and the word compassion.

Last week I had the privilege of visiting one of these Black areas where we had resettled squat-

ters. The gratitude which shone from those people who came up to one and said Sir, thank you very much for giving us an opportunity to live legally, thank you very much for giving us an opportunity for our children to go to school and for our husbands to find jobs . . .

*An HON MEMBER: Where was that?

*The MINISTER: It was Duduza.

It touches one's heart, but the hon member does not visit those places. That is the problem. He is a mere onlooker who goes about accumulating grievances. This is the curse of racism, namely that one has no compassion whatsoever for other people. [Interjections.] This is the truth. [Interjections.] They do not even know where . . .

*The ACTING SPEAKER: Order!

*The MINISTER: The hon member for Claremont said that we should find the people places close to the cities so that they can be close to their jobs. Of course this is the correct course to follow. The hon member knows this, because we have already acknowledged this. However, it is not all that easy to accomplish this, because if one has to find land for poor people, one cannot buy the most expensive land in the country. Unfortunately, the most expensive land is around the metropolitan areas. The closer it is to the cities, the more expensive the land. The hon member knows this as well as I do. This is why we cannot always succeed in accommodating people at a maximum level. We must temper the ideal with the reality we are faced with.

*Mr P H DE LA REY: Mr Speaker, if there has ever been a demonstration that a government is unfit to govern a country, it is the way in which this Government has dealt with this problem. [Interjections.]

The Government passed this legislation in 1986 without concern of any kind for where these people were to be accommodated, where they must live or work and where their children must go to school. Nothing is being planned. Hordes of people are simply being allowed into our towns and cities. We are faced with a tremendous problem now. The problem is so serious that this Government will not be able to solve this problem either now or in the future. In spite of what the hon the Minister says, I want to tell hon members that there is chaos in these squatter towns. I wonder whether the hon the State President and his Cabinet should not go and have a look what is going on there. I know that they most probably fear for their safety, but perhaps the hon the State President could take his 700 policemen along with him to take a look at what is going on there.

*Mr J H VAN DER MERWE: And his frogmen!

*An HON MEMBER: Yes, and his frogmen.

*Mr P H DE LA REY: It is clear that the Government is going to govern this country like this, on an ad hoc basis, without any planning. Nothing is being planned for the future, nor is any provision being made for all the things that might happen and nothing is being done to try to reassure people and there are no plans for any dangers that might crop up.

Let me mention only one problem, one example. Over the past few days the same hon Minister has from time to time appeared on television and radio to inform people about the laws that will deal with these landownership matters. We heard what he told the people, the Black people, and what he promised them—the money he is going to provide to finance them. [Time expired.]

*Mr J H HOON: Mr Speaker, the hon the Minister spoke about compassion. Let me say that the way they are dealing with the squatter problem that hon Minister and his Government are compassionately turning South Africa into a Third World state which will eventually have a Black majority government. They are doing so with compassion. [Interjections.]

When the hon the Minister talks about squatter camps he has visited, I want to ask him this: has he been to the Oliver Tambo camp in Bloemfontein, the Walter Sisulu camp, the Joe Slovo camp, where the commander of the SA Police, Col Vosloo says the unemployment rate is estimated at 99%, and where the camp is characterised by a lack of services, a lack of planning or infrastructure and appalling hygienic conditions?

Let us examine what happened here in Milnerton. In February 1990 there were three squatters' shacks in Milnerton on the property of the Post Office. In September 1990 there were 60 shacks and the local residents were up in arms about this. In January 1991 there were already 200

shacks and this was when the election began in earnest. The two hon Ministers went creeping around the squatter camps with compassion. [Time expired.]

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, if I have ever made a true statement in this House, it has been borne out by the two previous speakers, the hon members for Maraisburg and for Kuruman. They have no compassion for other people. [Interjections.] They have displayed no compassion in their actions.

The hon member for Maraisburg said there was chaos and that we had not planned anything. However, we have accommodated thousands of squatters over the past few years. I have already stated how much land we have identified. Is this chaos, is this a lack of planning? Of course not.

The hon member for Kuruman spoke about camps. I want to tell that hon member he has never been in a Black squatter camp. He must tell me if he has ever been in one. [Interjections.] What squatter camp has that hon member visited? He does not know what he is talking about. I want to give him the undertaking that in the discussion of my Vote . . . [Interjections.]

*Mr J H HOON: There are no camps in my constituency.

*The MINISTER: No, that hon member must wait, I am talking now.

I shall deal with this matter thoroughly in the discussion of my Vote, and then we can talk. I am extending an invitation to that hon member: Let us go next month, or as soon as Parliament is prorogued, then I will be able to show him a few squatter camps. [Interjections.] Will the hon member accompany me?

*Mr J H HOON: I do not want to accompany you.

*The ACTING SPEAKER: Order! The hon member for Kuruman must contain himself. The time allocated for the first interpellation has expired. We shall now proceed to the second interpellation.

Debate concluded.

Sports moratorium

*2. Mr J H MOMBERG asked the Minister of National Education:

(1) Whether he intends withholding financial support from sporting bodies who are in favour of the moratorium on sports tours; if so, what sporting bodies are involved; if not,

(2) whether he will make a statement on the Government's standpoint on the sports moratorium?

B639E.INT

*The MINISTER OF NATIONAL EDUCATION: Mr Speaker, the hon member for Simon's Town asked whether I intended withholding financial support from sporting bodies who were in favour of the sport moratorium on sports tours. [Interjections.] I must also indicate which sporting bodies are involved, and also whether I will issue a statement on the Government's standpoint.

I believe that the hon member asked the questions in response to a remark which I made in a speech on 25 February on the occasion of the opening of the swimming championships in Newlands. On that occasion I said the following:

> The Government, although maintaining its distance and not interfering in sport, cannot in its financial support from taxpayers' money be asked for much sympathy from those who play and those who succumb to political games in sport.

*Mr J H VAN DER MERWE: Who are you quoting now?

*The MINISTER: I want to tell the hon member at once that that is not a threat. It is merely a standpoint of principle that the Government cannot use the taxpayer's money to promote the interests of people who are being taken in tow by politicians. That is basically the approach.

There is also the standpoint of principle with regard to the moratorium itself. The Government has always adopted a standpoint against sanctions against South Africa. We have always been opposed to sanctions and the moratorium is regarded in the same light as being a sort of boycott against South Africa and cannot be supported in general.

Squatting out of control, claims CP

306

Star 20/3/91.

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

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

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

"The Government admits that squatting takes place but is not in favour of it because it intrudes on other people's rights."

Jan van Eck (DP Claremont) said it was gratifying to see the Government taking a much more humane approach to the problem. The Government would, however, still be sitting with the consequences of its former policies for many years to come. Land close to cities and work opportunities had to be provided, he said.



Jan Hoon . . . MP for Kuruman

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

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

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

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

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

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

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

306

Housing for the needy gets a boost

Star 2/13/91

Political Staff

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

Announcing a R1 billion budget for housing, Finance Minister Barend du Plessis said: "In the light of more rapid urbanisation and the necessity of providing both new and existing urban communities with land and basic infrastructure, it is proposed that an additional sum of R90 million be voted to the Department of Planning, Provincial Affairs and National Housing.

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

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

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

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

"It is estimated that over 1,6 million people in South Africa can be regarded as squatters, while another 1,7 million live in backyards.

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

Conference on homeless

306

By SOPHIE TEMA

A TOP-LEVEL international conference on the shortage of land and housing, featuring experts from as far afield as India, Hong Kong, Colombia and Bangkok, was held in Johannesburg this week. Argus 24/3/91

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

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

The largest and most important sector was made up of homeless and landless people from the entire sub-continent.

These included people who live in hostels and lack security of tenure, people who face eviction from farm lands and those who have been dispossessed of their land.

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

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

Homeless reject Govt White Paper

Staff Reporter Star 25/3/91

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

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

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

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

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

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

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

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

HOUSE OF ASSEMBLY

QUESTIONS

†Indicates translated version.

For written reply:

General Affairs:

Blacks: housing shortage

104. Mr P G SOAL asked the Minister of Planning, Provincial Affairs and National Housing:

(1) What is it estimated was the shortage of housing for Blacks in the Republic, excluding the self-governing territories, at the end of 1990;

(2) how many houses were provided in each province in 1990 for such Blacks by (a) the State, (b) local authorities and (c) the private sector;

(3) when is it estimated that this shortage will be eliminated?

B289E

The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING:

Transvaal

(1) 323 848 houses.

(2) (a) None.

(b) Material loans were granted to local authorities (5 212 loans were provided to individuals to erect houses).

(c) 23 690 houses.

(3) It is the aim of the Government that by the year 2000 shelter be provided for all South Africans.

Natal

(1) 180 000.

(2) (a) ± 500.

(b) None.

(c) ± 550.

(3) It is the aim of the Government that by the year 2000 shelter be provided for all South Africans.

Orange Free State

(1) 68 378.

(2) (a) 741.

(b) None.

(c) 1 651.

(3) It is the aim of the Government that by the year 2000 shelter be provided for all South Africans.

Cape Province

(1) 184 760.

(2) (a) 415.

(b) 2 685 houses erected by way of self-help loans granted to individuals by local authorities.

(c) 5 020.

(3) It is the aim of the Government that by the year 2000 shelter be provided for all South Africans.

Persons/communities: resettled

132. Mr P G SOAL asked the Minister of Planning, Provincial Affairs and National Housing:

Whether any persons or communities have been resettled under section 5(1)(b) of the Prevention of Illegal Squatting Act, No 52 of 1951, as amended in 1990; if so, (a) how many persons or communities, (b) (i) from and (ii) to which areas and (c) who applied for the resettlement in each case?

B372E

The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING:

Yes.

(a) 214 Black families.

(b) (i) From an area without services in the Black residential area of Dordrecht.

(ii) To serviced sites in the Black residential area of Dordrecht.

(c) On request of the Black Town Council of Dordrecht.

Apart from the 214 families mentioned which have been resettled under section 5(1)(b) of the Prevention of Illegal Squatting Act, No 52 of 1951 as amended in 1990, numerous voluntary removals have taken place which led to the orderly settlement of approximately 245 000 people up to 31 December 1990, inter alia 16 250 at Mangaung near Bloemfontein, 18 000 at Odendaalsrus, 24 000 at Duduza near Nigel, 80 000 at Orange Farm near Vereeniging and 47 760 at Zonkesiswe near Germiston.

Transvaal Black local authorities: services

162. Mr J VAN ECK asked the Minister of Planning, Provincial Affairs and National Housing:

(1) (a) (i) In how many Black local authorities in the Transvaal has the provision of any services been discontinued and (ii) in respect of what date is this information furnished and (b) in respect of each such case, (i) what is the name of the relevant (aa) town and (bb) township, (ii) what services were discontinued and (iii) on what date was each of these services discontinued;

(2) whether these services were discontinued only in townships that were in arrears in respect of service payments; if so, (a) what total amount is owed by each of the Black local authorities concerned and (b) to whom is it owed; if not, (i) what procedure was followed in discontinuing services and (ii) why was this procedure followed;

(3) whether he is taking or plans to take any steps to restore the provision of services; if not, why not; if so, (a) what steps and (b) when?

B438E

The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING:

(1) (a) (i) Seven.

(ii) 7 March 1991.

(b)

(i) *Name of town*	(ii) *Services suspended*	(iii) *Date of suspension*
(aa) and (bb)		
eMzinoni (Bethal)	Electricity	14 January 1991
Siyathuthuka (Belfast)	Electricity	19 November 1990
eThandakukhanya (Piet Retief)	Electricity	6 February 1991
Tswelelang (Wolmaransstad)	Electricity	17 October 1990
Borolelo (Swartruggens)	Electricity	29 January 1991
Tokoza (Alberton)	Electricity	1 December 1990
Munsieville (Krugersdorp)	Electricity	4 March 1991

(2) Yes.

(a)

Name of town	*Amount*	(b) *To whom outstanding payable*
eMzinoni	R 672 787	Bethal
Siyathuthuka	R 75 407	Belfast
eThandakukhanya	R 157 975	Piet Retief
Tswelelang	R 28 279	Wolmaransstad
Borolelo	R 4 935	Swartruggens
Tokoza	R2 248 908	Alberton
Munsieville	R 58 225	Krugersdorp

(b) (i) Falls away.

(ii) Falls away.

(3) No steps are to be taken to restore the respective services. Consumers should pay for the electricity they use as the services cannot be rendered unconditionally without payment. Available bridging finance is not intended to finance payment boycotts.

OFS Black local authorities: services

164. Mr J VAN ECK asked the Minister of Planning, Provincial Affairs and National Housing:

(1) (a) (i) In how many Black local authorities in the Orange Free State has the provision of any services been discontinued and (ii) in respect of what date is this information furnished and (b) in respect

756 900 families homeless

Sowetan 3/4/91

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

In reply to a question in Parliament, Kriel said there was a shortage of more than 323 800 houses in the Transvaal, 180 000 in Natal, 68 370 in the Free State and 184 760 in the Cape.

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

Last year, Transvaal local authorities provided loans to 5 212 individuals to erect houses, the private sector provided 23 690 houses, while the State provided none, Kriel said.- *Sowetan Correspondent.*

Black NP leader shuns cameras

Staff Reporter

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

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

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

Asked why he had joined the NP, the branch chairman said: "I sat down and thought of all the changes that have taken place in our country since February 1990.

"It suddenly dawned upon me that the changes were not brought about by the ANC, PAC, Azapo or Inkatha.

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

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

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

HOUSE OF REPRESENTATIVES

QUESTIONS

†Indicates translated version.

For written reply:

General Affairs:

IDT: amount paid over

2. Mr P A C HENDRICKSE asked the Minister of Finance:

(1) Whether the State has paid over an amount of approximately R2 000 million to the Independent Development Trust; if so, (a) when and (b) what is the exact amount involved;

(2) whether any houses have as yet been built with these funds; if not, why not; if so, (a) how many and (b) where;

(3) (a) how much of this amount has been used to defray administrative expenses, (b) how much interest has the Trust earned on this amount and (c) how many persons are working for the Trust;

(4) whether the Trust is allowed to avail itself of the services of Government Departments on an agency basis; if not, why not; if so, what are the relevant details?

C11E

The MINISTER OF FINANCE:

The following information was given by the Independent Development Trust (IDT) in response to this question.

(1) Yes

(a) 17 July 1990

(b) R2 000 million

(2) (a) and (b)

The IDT which came into existence on 1 August 1990, aims to stimulate a dynamic development process through the allocation of its funds.

It concentrates on those people in our communities who can be described as being "very poor".

The focal areas identified are housing, education and health.

An amount of more than R1 300 million has already been allocated in respect of these focal areas, to a variety of institutions and initiatives.

Funds have already been allocated towards the upgrading of hostels and squatter settlements in respect of land and housing. An amount of R750 million over the following 24 months has specifically been allocated to making property rights and housing accessible.

Full details on the application of these funds was made available in a press release on March 15.

(3) (a) The total administrative expenses until 31 January 1991 were R1 176 000 — less than 1% of the interest and capital growth earned by the Trust, or less than 0,1% of the original amount.

(b) Interest and capital growth from 17 July 1990 to 31 January 1991 amounted to R207 682 000.

(c) The following people are currently working for the Trust:

Permanent staff: 12
Temporary staff: 5
People seconded by other companies to work for the Trust for a specific period: 4
The Trust makes use of the services of independent consultants and fund managers. Compensation for these services was not included in the calculations for administrative expenses.

(4) In terms of its memorandum of association the Trust may make use of all institutions which are suitable and competent to enable it to reach its objectives. The Trust places particular emphasis on community involvement to promote self-sufficiency. Therefore any institutions which meet with its criteria are consulted.

HIV infection: safeguards

9. Mr W J DIETRICH asked the Minister of National Health:

(1) Whether, with reference to her reply to Question No 3 on 12 March 1991, any measures are taken to safeguard doctors, surgeons and nurses at provincial hospitals in the Port Elizabeth/Uitenhage area against HIV infection; if not, why not; if so, what measures;

(2) what was the Aids-related death rate in the above area for each of the five years preceding 1989;

(3) whether she will make a statement on the incidence of Aids in the above area?

C45E

The MINISTER OF NATIONAL HEALTH:

(1) Yes, the same measures as in all CPA hospitals are applicable.

In cases where HIV-infection had been diagnosed, protective clothing is available, barrier nursing implemented and a strict protocol followed in respect of the drawing of blood and handling of patient products.

In unconfirmed suspected cases of HIV seropositive patients, the patient and his/her products are treated as potentially contagious. Although barrier nursing is not implemented, the same protocol for the drawing of blood and management of patient products is followed as stipulated in the above case;

(2) no statistics of AIDS-related deaths before 1989 in respect of the region concerned are available;

(3) no.

Squatters our top priority, says DET

Sowetan 16/4/91

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

By PHANGISILE MTSHALI

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

Protest marches

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

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

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

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

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

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

It cited protest marches and sit-ins as activities which contributed to this breakdown.

HOUSE OF ASSEMBLY

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INTERPELLATIONS

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

General Affairs:

Squatters: increasing number

1. Mr H D K VAN DER MERWE asked the Minister of Planning, Provincial Affairs and National Housing:*

> Whether a committee has been appointed to determine the causes and consequences of the increasing number of squatters in the Republic scientifically; if not, why not; if so, (a) who are the members and (b) what are the terms of reference of this committee?

B785E.INT

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, this is not a very original interpellation because it is a variation on the theme of 19 March which was raised by the hon member for Kuruman. Seeing as it is the Day of Goodwill, I shall not go into that any further.

The hon member asked whether a scientific investigation had been conducted into the causes of squatting. A special committee has not been appointed in this regard, because with all due respect is is entirely unnecessary to appoint such a committee because we know what the cause of squatting is. Squatting is a direct consequence of rapid urbanisation. It is as simple as that. Squatting, or illegal occupation, arises because the demand for land exceeds the supply of land.

We can, admittedly, look at the sources of origin of squatting. Firstly, squatting arises as a result of the natural population growth among people who have been present in this country for generations and for whom no opportunities for expansion have been created. Secondly, there are back yard dwellers who, over the years, have lived in back yards and who are now coming out and standing in the queue in order to obtain a legal dwelling. Thirdly, there is the question of migration from the rural areas and the self-governing and independent states. These are the sources of origin of squatting.

The hon member asked whether a scientific investigation had been conducted into the consequences of squatting.

*Mr F J LE ROUX: That was the actual question.

*The MINISTER: In this regard a scientific study was, in fact, conducted by 30 highly competent people, and I want to quote what the consequences of squatting are. [Interjections.] It is that people are permanently present in South Africa. I quote for hon members:

> Swartmense is permanent in Blank Suid-Afrika. Hulle moet politiek geakkommodeer word, en dit is nie meer haalbaar om alle Swartmense na hulle state terug te stuur nie. Daar bestaan nie 'n ontsnaproete nie. Daardie mense moet in Blank Suid-Afrika politiek tot op die hoogste vlak geakkommodeer word.

This is a highly scientific report that has been published. [Interjections.] That hon member is certainly not the Van der Merwe who was chairman of that particular scientific committee; on the contrary, I have serious doubts as to whether the hon member was ever a member of that committee. I have serious doubts as to whether Koos van der Merwe invited Daan van der Merwe to serve on this committee. [Interjections.] [Time expired.]

*Mr H D K VAN DER MERWE: Mr Speaker, I want to tell the hon the Minister that his answer to one of South Africa's most acute questions was superficial and flippant. [Interjections.] His answer is aggravated by his indifference and his attitude towards the squatter situation in South Africa. He did not answer my question. [Interjections.] The hon the Minister is laughing.

The Government says its policy is irreversible in South Africa. If that is the Government's standpoint, then South Africa is irreversibly on the way to becoming a country of squatters. I have no doubt about that.

I asked the hon the Minister who the members of the committee were. He did not say. Now he is sitting over there and sniggering with his people.

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*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: No, I am looking for some water. [Interjections.]

*Mr H D K VAN DER MERWE: Oh, he needs some water! I want to say that he needs more than water; he needs something stronger!

The Government is one of the chief causes of the squatter situation in South Africa. Not only is it one of the causes, however, but it is perpetuating it. I want to ask the hon the Minister whether he has ever been in a squatter camp. He has no heart, he has no compassion for the people. [Interjections.] If he had been in a squatter camp, he would not sleep at night. I want to tell him that he should take his wife and children and go and live in a squatter camp for a week, away from his Ministerial home, away from his Ministerial allowances. Anyone with a knowledge of South Africa knows that squatter conditions arouse people's compassion. They cause the disintegration of the family unit, and the family is the smallest unit of a society. This gives rise to a lack of security among people.

Is the hon the Minister aware of these people's financial status? Just look at how many Blacks are standing at the roadside in Cape Town in an effort to find work. Look how Coloured and Black children are begging here in our streets. The hon the Minister laughs about this, however. He tries to make a joke of it. [Interjections.] The Government has no conception of what is going on in South Africa today.

*Mr C J W BADENHORST: You really are sanctimonious! [Interjections.]

*Mr H D K VAN DER MERWE: That hon member says I am sanctimonious. [Interjections.] I sat in the NP for years, and the NP that I knew from 1948 onwards did not permit squatter camps to arise. One of the first things the NP, the apartheid Government, of 1948 had to do, was to rectify the failures and the squatting of the Saps and the liberal government prior to 1948.

*Mr F J LE ROUX: Mr Speaker, on a point of order: Is it permissible for the hon member for East London North to refer to the hon member Mr H D K van der Merwe as sanctimonious?

*The ACTING SPEAKER: Order! The hon member for East London North must withdraw that word.

*Mr C J W BADENHORST: I withdraw it, Sir.

*Mr F J LE ROUX: Mr Speaker, the hon member for Kimberley South also said something, but we could not hear what it was.

*The ACTING SPEAKER: Order! What did the hon member say?

*Mr J J NIEMANN: I confirmed it, but I withdraw it.

*Mr J J LEMMER: Mr Speaker, I also said it and I withdraw it. [Interjections.]

*Mr J VAN ECK: Mr Speaker, I wish those hon members would apologise for greater things than for such a flippant remark. [Interjections.] We have been hearing for a year and a half now about the advent of the new, apartheid-free South Africa. The hon the State President's Government says it believes in reform and things have now changed in South Africa to such an extent that the world may feel free to lift sanctions. Is this a true picture of reality? Does the Government honestly mean this or is it pulling a confidence trick?

Early this morning workers from the regional services council at Somerset West began to indiscriminately demolish the modest huts of squatters at Sir Lowry's Pass without the inhabitants having been given any prior warning, and this whilst negotiations between the authorities and squatters are still under way. What a scandalous method of negotiation!

As usual these people were accompanied by a large number of policemen just to ensure that the people whose houses were being demolished did not resist the demolition of those modest huts. [Interjections.] Is this the new South Africa the Government is talking about? As far as these people are concerned—they are people—there is no sign of a new South Africa. It is no wonder the ANC is directing demands and ultimatums to this Government. [Interjections.]

What is the hon the Minister of Planning, Provincial Affairs and National Housing going to do about it? What is the hon the Minister of Law and Order going to do about what is happening at Sir Lowry's Pass? What are they going to do today in an effort to change the climate that has

been created today against this Government and the entire negotiating process? If this Government does nothing about it whilst two hon Ministers could do something about it, we may as well write off the negotiating process!

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, hon members will really understand when I say that I was completely taken aback by the hon member Mr H D K van der Merwe's reaction to the effect that they had compassion and that we were doing nothing for the squatters, etc. I was completely taken aback! [Interjections.] The hon member asked me whether I had ever been in a squatter camp. I asked the hon member for Kuruman that very same question and he chose not to answer me. [Interjections.] I shall give the hon member an answer. I have been in several—not 10, but 30 or 40—in the time I have been Minister. [Interjections.]

*The ACTING SPEAKER: Order! The hon member for Hercules must contain himself. The hon the Minister may proceed.

*The MINISTER: We know what is going on, but what is that side of the House's solution to squatting, with this great compassion which they have spoken about here? They want to flatten people's houses and chase them back where they came from. [Interjections.] That is the wonderful compassion we can expect from those hon members. Then that hon member has the gall to take us on this side of the House to task about compassion! I really think it is a bit much for him to have the guts to say such a thing in this House! He heard the people laughing at him. [Interjections.] He accused me of flippancy; we thought that hon member was making a little joke when he told us that. [Interjections.]

As for the hon member for Claremont, I shall look into the position at Sir Lowry's Pass. It is not our policy to chase people around indiscriminately. [Interjections.]

*The ACTING SPEAKER: Order! No, I am not prepared to allow the hon member for Hercules to give a running commentary. [Interjections.] The hon the Minister may proceed.

*The MINISTER: We shall look at the situation and I shall immediately look into the matter to see whether we can find an answer to it. However, there is something else we must be frank with one another about. [Interjections.]

*The ACTING SPEAKER: Order! The hon member for Hercules must leave the Chamber! [Interjections.]

[Whereupon the hon member withdrew from the Chamber.]

The ACTING SPEAKER: Order! [Interjections.] Order! The hon the Minister may proceed.

*The MINISTER: Mr Speaker, we cannot allow squatting and the unlawful occupation of land to be used for political objectives. Where people deserve compassion, they must be given compassion, but people must not be mobilised to make political statements where this is not the case.

*Mr J H HOON: Mr Speaker, the hon the Minister said today that no committee had been appointed to conduct a scientific investigation into this tremendous problem that is threatening South Africa. [Interjections.] Piet Muller recently wrote the following in *Rapport*:

> Plakkery en verstedeliking is vinnig besig om Suid-Afrika se dringendste maatskaplike probleem te word, en nog is daar geen teken van 'n gekoördineerde beleid vir die vestiging van dié nuwe stedelinge nie.

There is no sign whatsoever!

That was on 24 February 1991, after the organisation had ceased its activities. At this moment there is no sign of a co-ordinated policy to address this squatter problem. There is no sign of it.

The newspaper went on to say that this looked like a panic solution and that developers were already warning that this could prove in the near future to have been a serious and expensive mistake. The Government is implementing panic solutions in regard to squatting.

The hon the Minister spoke about people coming from back yards, but Blacks are streaming from the homelands into the Western Cape at a rate of—*Die Burger* said this—26 000 per month. *Die Burger* reported in July 1990 that a further 20 million Blacks would come to our cities during the next 20 years. The most squalid conditions are prevailing . . . [Interjections.]

*The ACTING SPEAKER: Order!

*Mr J H HOON: The most squalid security and health conditions are prevailing in these squatter camps. In this way social problems arise. What I find strange, however, is that this hon Minister approaches this very serious problem in South Africa with the greatest flippancy. [Time expired.]

*Mr H D K VAN DER MERWE: Mr Speaker, I want to tell the hon the Minister that he must remember that one must reap what one has sown. The NP is creating a situation in South Africa that cries out against every meaning of Christian justice. I want to tell the hon the Minister that not one of these squatters comes from a poorer living environment than the one in which they are now living. I also want to tell him that both we and the DP want to warn him that with all the problems it is creating for South Africa, the NP is going to leave South Africa with a next generation that will have all the elements of a society that is poorer than the most primitive society I know of.

*The STATE PRESIDENT: What are you going to do with the squatters?

*Mr H D K VAN DER MERWE: When we come to power, we shall at least put a stop to what is happening.

The hon the State President grew up in a house which his father paid for with apartheid money. He grew fat on apartheid money. [Interjections.]

The STATE PRESIDENT: [Inaudible.]

*The ACTING SPEAKER: Order!

*Mr H D K VAN DER MERWE: I want to tell the hon the State President that he is chiefly responsible for the squalid conditions that are prevailing in South Africa today. He is laughing about this. He is like Gen Smuts, who laughed at Adv Mentz in 1948. [Time expired.]

*The MINISTER OF PLANNING, PROVINCIAL AFFAIRS AND NATIONAL HOUSING: Mr Speaker, the hon member for Kuruman admitted by his silence that he had never been in a squatter camp. [Interjections.]

He said there was no sign of our doing anything about squatting. We have reporting points throughout the country. Last year we spent approximately R600 million on the purchase of land and the development of erven. Before the end of this year we are going to provide an additional 100 000 serviced sites for people to live on. The hon member said we were doing nothing about this. I think it is scandalous for the hon member to say such a thing.

The hon member Mr H D K van der Merwe said we had created a situation here which conflicted with Christian justice because people were moving from a better milieu to a poorer one. Has the hon member asked himself why people do this? Why do people do this? [Interjections.] It is because they are hungry and they are looking for work. [Interjections.] That is why they are coming from the rural areas to the urban areas, in order to seek work. [Interjections.]

*The ACTING SPEAKER: Order! There are so many hon members speaking at once that I cannot hear the hon the Minister. The hon the Minister may proceed.

*The MINISTER: It is a total recognition of the urbanisation problem that people should move from a better house and come and squat, because they are seeking food and employment. Does the hon member not understand that? [Interjections.] That is why influx control does not work for hungry people. It does not work. [Time expired.]

Debate concluded.

Carrying of dangerous weapons

2. Mr J H MOMBERG to ask the Minister of Law and Order:

Whether he intends to ban the carrying of all dangerous weapons in public; if not, why not; if so, what are the relevant particulars?

Hansard 16/4/91 B800E.INT

*The MINISTER OF LAW AND ORDER: Mr Speaker, in many countries of the world the possession of weapons is a sensitive and sometimes highly emotional matter. It is no different in South Africa. It is part of our history and must be recognised as such and must therefore be dealt with circumspectly. A dangerous weapon is defined in section 1 of the Dangerous Weapons Act, 1968, as any object, other than a firearm, which is likely to cause serious bodily injury if it were used to commit an assault.

In terms of section 2(1) a general statutory prohibition already exists in respect of the possession of any dangerous weapon unless a person is able to prove that he at no time had any

New brick machine a boon for squatters

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JAMES CLARKE

SOUTH Africa probably has 7 million inadequately housed people with 4,2 million squatters on the Rand and around Durban alone.

To house them properly the country needs to build 1,8 million homes — right now.

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

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

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

No policy

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

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

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

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

"While I appreciate that building homes will gain momentum only when land is available, we could be moving much faster with the actual building of homes," he said.

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

"But the tragedy is that they are available but people don't know it."

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

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

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

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

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

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

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

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

He was unable to hide his irritation when talking of the disparity between what squatters are expected to pay for bricks and what they "really need to pay". A tiny four-roomed core house — one that can easily be added too — would cost only R2 500, he says.

The "low-cost" houses now on the market start at R15 000.

Mr Herbstein believes squatter communities could be helped to buy these machines. He has suggested this to 65 of South Africa's major companies. Only three replied saying they were "already doing enough".

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

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

Huge cracks

People buy as they get the cash.

I saw "show houses" of quite appalling quality costing up to R25 000. One was made of concrete wall slabs and I could see the sky through many gaps in all four walls. Cost: R15 000.

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

"My idea of earth bricks is neither new nor untested," said Mr Herbstein. France has built whole towns from earth bricks, and architects across the world now see them as appropriate, aesthetic and durable.

Plan now for squatters, warns expert

THEO RAWANA

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

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

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

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

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

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

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

"Government and local authorities must take immediate steps to implement suitable planning and management procedures.

"The object should be to identify areas which are unsuitable for development, grade the remaining areas according to suitability, and identify local sources of construction material," he said.

Squatters 'receiving top priority'

Star 24/4/91

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

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

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

To date, about 106 000 ha of land had been identified and approved for this purpose.

An amount of R69 million had been budgeted for land last year, especially to provide for the needs of the lowest paid.

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

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

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

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

Surety from peer pressure

B/Day 26/4/91. (306)

LINDA ENSOR

JAN Steyn's Independent Development Trust, with R2bn of public money, will be relying heavily on peer group pressure for the success of its recently announced scheme to provide housing finance to the poor.

The scheme, developed in conjunction with UAL Merchant Bank, has already raised R120m from eight financial institutions through a private placing of Collateralised Housing Investment Paper (Chips). This is the first tranche of a total of R500m to be raised from the private sector.

The Trust will provide funds to the Independent Development Trust Finance Corporation (IDTFC) for the purchase of a portfolio of fixed interest rate securities which will be used to collateralise cashflows due to the institutional investors.

The average loan will be between R5 000 and R12 500. It is hoped loans for about 12 000 site and service homes with a basic superstructure will be granted this year.

Peer group pressure to repay debt is to be the bedrock on which the Trust will depend for repayment. There will be no mortgage bonds as the quantity of loans advanced will make this impractical. Assets will not be secured because of the vast amount of documentation this will require.

"Peer group pressure will be the only form of insurance," says Trust finance director Jan Kitshoff.

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

As Nasasa president Andrew Lukhele explains: "In the black community the spirit of communalism is very important.

"It is an abomination for a member of a stokvel to default, and to do so carries the risk of ostracism which tarnishes not only the member but also his whole family. This pressure minimises the default rate considerably."

Lukhele says that default is rare in stokvels.

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

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

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

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

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

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

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

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

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

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

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



☐ KITSHOFF

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

"Public embarrassment does wonderful things," she adds.

LETTERS

NATIONAL

Farm land taken back by 'victims of apartheid'

306
Mail 25/4/91

The Argus Correspondent

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

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

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

Unauthorised attempts

It is apparent that unauthorised attempts to reclaim land will continue despite government opposition.

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

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

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

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

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

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

Private property interests

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

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

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

Forced-removal victims 'should get priority'

B Day 29/4/91. A/M B/P 306 BAGEN

SUSAN RUSSELL

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

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

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

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

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

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

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

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

He added, however, that the basis for federation could not be the homelands.

864 camps for 2-m squatters

Star 11/5/91

CAPE TOWN — There were 864 squatter camps in South Africa with more than 2 million inhabitants, Minister of Planning, Provincial Affairs and National Housing Hernus Kriel said in the House of Assembly yesterday. (306)

He said those with the highest number of squatters were Diepmeadow in Soweto (97 314), Ebalenhle at Secunda (103 600), KwaGuqa at Witbank (55 080), Soweto-by-the-sea/KwaZakhele/Zwide (130 000), Uitenhage (60 128), Inanda (245 000) and Groutville at Lower Tugela (60 000). — Sapa.

2 million squatter figure far too low?

By BARRY STREEK

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

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

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

The Independent Development Trust and the Urban Foundation have also estimated that one in six South Africans, about 7,8m out of a total population of about 40m, live in informal housing.

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

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

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

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

Mr Kriel also said 103 600 squatters were living at Mookgophong at Naboomspruit, 42 000 at Ikageng at Potchefstroom, 55 080 at KwaDela at Davel, 47 500 at Thembisa at Kempton Park, 130 000 at Soweto-by-the-Sea at Port Elizabeth, 60 128 at Uitenhage, 68 764 at Reeston/Gompo at East London and 30 000 at Crossroads.

APARTHEID BAROMETER

SQUATTER CAMPS

wlmail 3/5 - 9/5/91

THERE are 864 squatter camps in South Africa with more than two million inhabitants, Planning, Provincial Affairs and National Housing Minister Hernus Kriel told parliament this week. (306)

Those with the highest number of squatters were Diepmeadow in Soweto (97 314), Ebalenhle at Secunda (103 600), kwaGuqu at Witbank (55 080), Uitenhague (60 128), Soweto-by-the-Sea/kwaZakhele/Zwide (130 000), Groutville at the Lower Tugela (60 000) and Inanda (245 000).

Paarl squatter plan is opposed

306
ARGUS 10/5/91

By JOHN VILJOEN, Staff Reporter

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

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

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

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

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

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

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

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

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

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

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

Mr Philip Malherbe, action committee secretary, said the municipality was calling the plan an emergency housing scheme, but this was just "a pretty name for something ugly".

White farmers shot in police raid on squatter camp

JOHANNESBURG — Several white farmers have been wounded — by police gunfire, according to some reports — after vigilante-style raids on squatter camps near Ventersdorp.

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

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

Unconfirmed reports said at least four rightwing farmers had been shot and wounded by police after about 2 000 farmers confronted the squatters, who have resettled on ancestral land from which they were removed during the peak of land upheavals. Other unconfirmed reports said at least 10 people were wounded.

Police spokesman Major Ray Harrald could not immediately confirm the shooting, but said police had taken action against the farmers. He declined to elaborate at this stage because of the "sensitivity of the situation".

Extreme rightwingers are also reported to have attacked a second squatter camp outside Ventersdorp today, leaving up to 10 people seriously wounded, most with stab wounds.

A resident and secretary of the ANC Youth League, Mr Cornelius Lerefolo, said dozens of balaclava-clad white men wearing khaki clothes smashed and stabbed their way through the squatter camp adjoining the Tshing township outside Ventersdorp. His telephone conversation was abruptly cut off when he said khaki-clad men on horseback had returned to the township and he had to flee.

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

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

Sharp ammunition

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

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

Today's confrontation between the farmers and the squatters began soon after midnight when about 2 000 CP supporters gathered outside the farm, which is between Ventersdorp and Derby.

Cordoned off

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

One witness, Ezekiel Segele, said some farmers evaded the cordon and began to tear down shacks. Radios, clothing and other household contents were thrown about as the farmers allegedly harassed squatters. He had taken several injured squatters to Ventersdorp Hospital. — Sapa.

Trouble spots are socio-economic projects' targets

BDay 13/5/91 306

LESLEY LAMBERT

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

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

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

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

More than R60m has been set aside for funding. The IDT Finance Corporation will use R46,6m to mobilise R100m worth of housing finance from the private sector, while the Group Credit Company will receive R16m for the provision of short-term loans to funding institutions.

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

A grant of R233 000 has been made for the establishment of housing and community facilities for the squatter community in the greater Cape Town area and an additional amount of R300 000 has been set aside for development of community projects in Crossroads and Khayelitsha.

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

The IDT has made provision for a R10m loan to the Pinetown Regional Water Services Corporation for the construction of bulk water supply schemes in areas identified for low-cost housing projects. It has also agreed to lend the Umgeni Water Board R5,2m for the upgrading and provision of water supply schemes in tribal areas in the Valley of a Thousand Hills.

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

Rebuilding

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

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

Rural areas in KwaZulu will receive almost R3,5m for new classrooms over a three-year period.

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

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

Health care is expected to feature strongly in the next round of allocations from the Trust's R2bn.



ABUSIVE FARMERS . . . White farmers insult members of the press as they leave the site of a confrontation with police near the Western Transvaal town of Ventersdorp, where at least three farmers were shot on Saturday.

Pictures: AP



WOUNDED . . . A Western Transvaal farmer shows his injuries on Saturday after being shot by police druing a confrontation with black squatters near Ventersdorp.

Squatter attack: Right-wingers 'warn police'

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

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

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

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

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

Boerestaat Party leader Mr Robert van Tonder said yesterday that the BP sought the identities of officers commanding police who opened fire, and planned "warning action" against them.

The alleged organiser of the operation, Mr Wilco Beukes, said yesterday that the operation was not political, nor were the farmers taking part linked to any political organisation. — Sapa, Own Correspondent

Tension as AWB warns on squatters

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

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

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

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

● The government should set its proposed Advisory Commission on Land Abolition in motion immediately to avoid such confrontations, the SA Council of Churches and the Black Sash said at a press conference in Johannesburg yesterday.

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

Swanieville: Residents plan protest strike

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

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

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

Police have categorically denied involvement in the massacre.

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

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

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

In other incidents reported by police yesterday:

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

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

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

Farmers' complaints on squatters 'groundless'

CT 15/5/91 (306)

Political Staff

THE most serious complaint laid by farmers against squatters in the strife-torn Ventersdorp area proved groundless when police found that 38 "missing" sheep were found grazing in the farmer's own fields.

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

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

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

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

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

After he had visited the area on Saturday, he had invited farmers to bring charges they might have, of whatever nature, but by noon yesterday no further charges had been laid.

"It is therefore disappointing that the farmers decided to take the law into their own hands by trying to remove the squatters.

"All that has resulted from this is conflict, confrontation, racial friction, even shooting by the security forces and a mountain of unfavourable publicity," Mr Vlok said.

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

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

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

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

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

The Democratic Party's law and order spokesman, Mr Tian van der Merwe, said that when 1 000 people came looking for confrontation, they came looking for trouble and there was little evidence the police had acted irresponsibly.

Plan to give squatters house-building skills

BDay 16/5/91

WILSON ZWANE

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

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

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

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

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

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

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

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

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

He cautioned, however, that the training programme alone would not solve the squatter housing problems.

"What is also needed is building materials at affordable prices. Timber dealers often found it insufficiently profitable to supply this market due to the risk factor.

"However, the sawmilling industry has started a process to set up a direct distribution channel in cooperation with communities in informal settlements," he said.

New status for squatters

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

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

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

Squatters trained to build timber homes

306

WILSON ZWANE

INNOVATIVE timber-frame houses could revolutionise the provision of low-cost housing as they were much cheaper than conventional homes, SA Lumber Millers' Association (Salma) executive director Andries Swart said yesterday.

Swart was speaking at the launch in Isando, Kempton Park, of a Salma-sponsored training programme, aimed at helping squatter communities acquire the necessary skills to build themselves timber houses.

Salma yesterday unveiled a two-bedroomed house made almost entirely from timber which, Swart said, could be built for R9 000 — making it one of the cheapest low-cost housing options.

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

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

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

Whites in attack on squatters

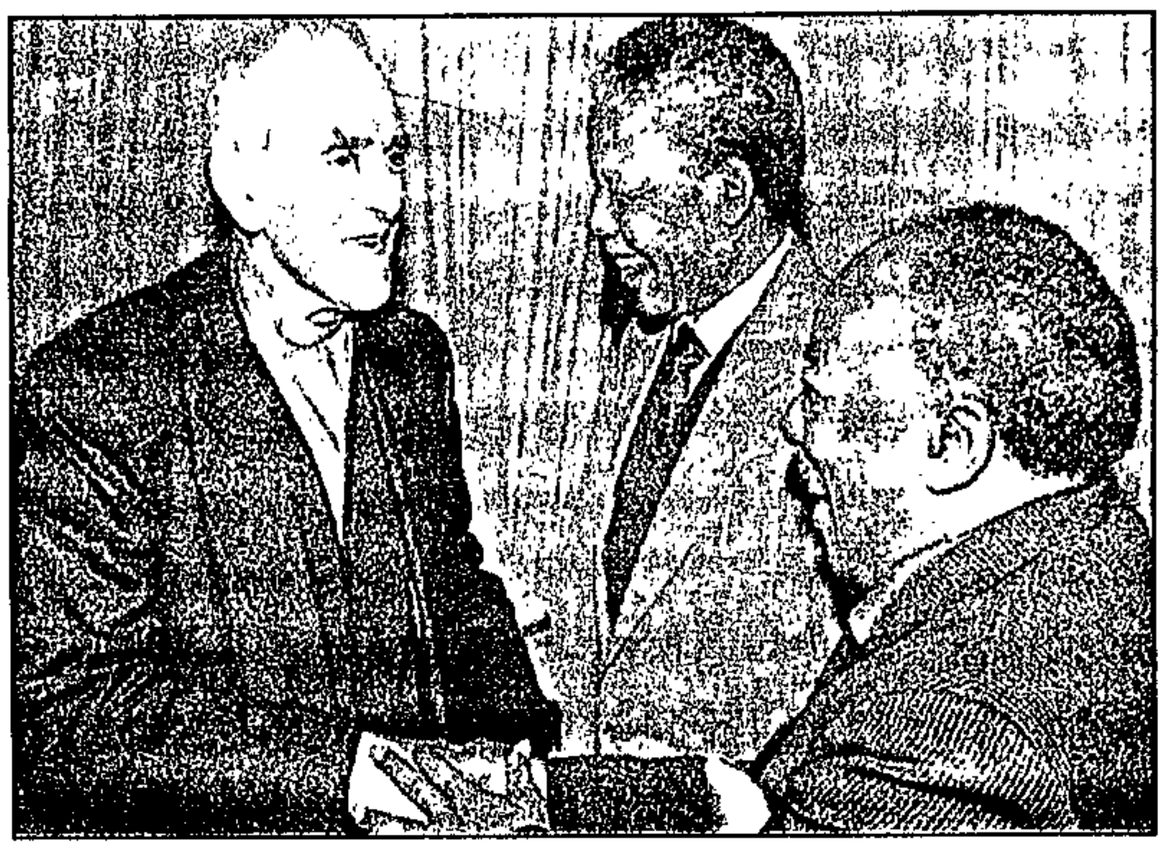
GERMISTON. — Squatters who had received permission by court order to remain on the premises of the old Goedehoop High School in Railway Street here were set upon on Saturday night by a group of white people armed with sjamboks and knobkerries.

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

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

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

"The situation is pretty calm at present," the spokesman said. — Sapa



Anti-apartheid activist Father Trevor Huddleston (left) greets ANC leaders Nelson Mandela (centre) and Alfred Nzo yesterday at the start of a three-week visit to South Africa for the first time since he left 35 years ago.

FW's son to wed girlfriend Erica

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

By walking down the aisle together, the couple will shatter the pillar once held sacred by the architects of apartheid - the Mixed Marriages Acts.

Had this pillar still been in force today Mr FW de Klerk - the longest serving Cabinet member of the party which created, and repeatedly endorsed, the legislation - would have seen his son face a prison sentence.

The couple have told close friends in Cambridge they preferred and had planned a July wedding in England. They have been living together there for five months.

But the marriage was postponed at the request of both families. Apart from wanting the two to have more time before taking the final step, it was felt that a "quiet, family affair" would be impossible on Fleet Street's home turf.

"The chances of the entire De Klerk family slipping out of South Africa and arriving at Heathrow Airport unnoticed are virtually nil," said the friend.

The love affair, once it became public knowledge in January, temporarily ousted the Gulf war as a lead story in many newspapers.

Trauma

It also caused trauma in the families of both De Klerk and Labour Party MP Deon Adams.

"De Klerk, during his official visit last month, asked to see 'Klein Willem' alone on a one-to-one basis. Adams had a similar meeting with his daughter," said the friend.

"The issues were thrashed out then and there."

Mr and Mrs de Klerk were aware

● To Page 2

The people's friend back

Sowetan 24/6/91

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

Sowetan Reporter and Sapa

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

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

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

"Rather, my sole purpose is to make whatever contribution I can to further the

● To Page 2



New data in black urbanisation book

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

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

Kane-Berman, the executive director of the SAIR, said in August 1990 the government had made a commitment not to demolish the shacks of squatters without first consulting the communities concerned.

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

The book also deals with the rapid growth of the African school-going population, pass rates and wage inequality. — Sapa.

'More shack dwellers than whites'

Political Staff Star 4/16/91

The number of blacks living in shacks or other owner-erected housing around the cities of South Africa, apart from those living in conventional housing, exceeds the total number of whites in the country, according to SA Institute of Race Relations (SAIRR) executive director John Kane-Berman.

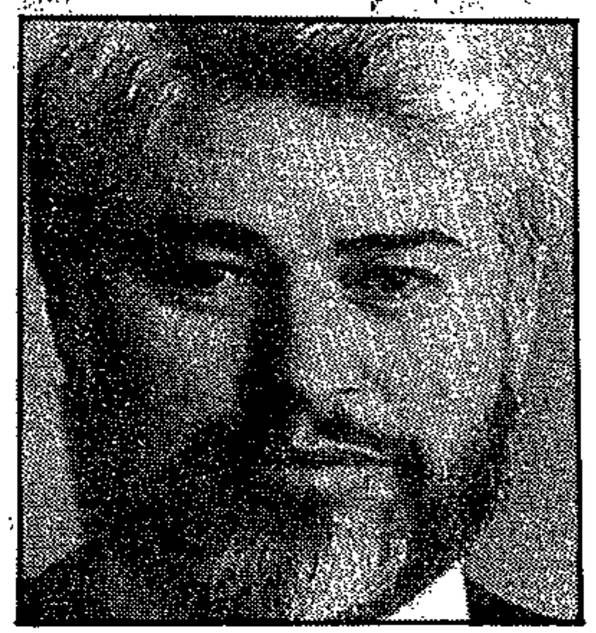
Writing in the second edition of his best-selling book, "South Africa's Silent Revolution", Mr Kane-Berman says blacks living in shacks and other informal housing around the country's cities number more than the total number of whites in the country. Informal housing is a reality the Government has finally begun to accept, he adds.

Mr Kane-Berman's book, published jointly by the SAIRR and Southern Book Publishers, was released yesterday. It will soon be translated into German in time for the annual Frankfurt Book Fair later this year.

Mr Kane-Berman says the Government made a commitment in August last year not to demolish shacks without first consulting the concerned communities. He says this, coupled with a statement by Planning and Provincial Affairs Minister Hernus Kriel early this year, amounts to a recognition by the Government that informal housing will change the country's face.

He says that instead of seeing informal housing as a nuisance, the Government now regards it as part of the solution to the country's huge housing shortage. A landmark event in the evolution of policy, according to Mr Kane-Berman, was when Eskom introduced electricity into Orange Farm, a site-and-service housing scheme south of Johannesburg, in December.

Mr Kane-Berman says the rapid growth of the black schoolgoing population has resulted in blacks accounting for one-third of all university entrance matric passes this year as opposed to only one-fifth 10 years ago, and this despite the low pass rate of 36 percent last year.



John Kane-Berman . . . the second edition of his best-seller was released yesterday.

Other revelations made by Mr Kane-Berman are that:

- The proportion of black managers in all sectors remains small, with the highest proportion occurring in the petroleum industry where the figure is 3,4 percent.
- Progress has been made in reducing the wage inequality between whites and blacks in the country, although a high degree of inequality still exists.
- Blacks' buying power has increased tremendously, with the result that black radio services were the fastest-growing advertising media at the SABC in the first nine months of 1990.

Supporting his thesis that ordinary people have dictated political change by ignoring apartheid legislation, Mr Kane-Berman says that by the beginning of this year more than half the houses in Mayfair, once a white conservative stronghold, were occupied by Indians and 60 percent of the homes in Mayfair West were also occupied by Indians although the Group Areas Act had not yet been repealed.

Mr Kane-Berman tells how:

- An Afrikaans church in Mayfair West was bought by an Indian organisation and converted into a Hindu temple.
- A white school in neighbouring Homestead Park, which had closed at the end of 1990 as a result of poor student enrolment, reopened as a multiracial school under the House of Delegates this year.

Squatters exceed total number of SA whites

CT 4/6/91 (306)

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

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

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

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

(1) Whether he approves or will approve of South African Defence Force officers attending occasions where the hymn *Nkosi Sikelel' i-Afrika!* is played; if not, why not;

(2) whether he will make a statement on the matter? B1086E

The DEPUTY MINISTER OF DEFENCE:

(1) The hon member is referred to my discussion thereof in the Defence Vote on 26 April 1991, Hansard: Columns 6914 and 6915.

(2) No.

†Adv S C JACOBS: Mr Chairman, arising from the hon the Minister's reply, will he stand to attention at an occasion where the song *Nkosi Sikelel' i-Afrika* is played?

†The DEPUTY MINISTER: I shall if the hon member straightens his peppercorn hair. [Interjections.]

†Mr SPEAKER: Order! I am not prepared to allow that. The hon the Deputy Minister must withdraw it.

†The DEPUTY MINISTER: I withdraw it, Sir. [Interjections.]

†An HON MEMBER: It is a disgrace.

†Mr J H VAN DER MERWE: Mr Speaker, arising from the hon the Deputy Minister's reply, what is his reply to the question of the hon member for Losberg? The hon the Deputy Minister did not reply to it.

†Mr SPEAKER: Order! The hon the Deputy Minister has already replied to it.

IDT: funds for White housing

*7. Mr J CHIOLÉ asked the Minister of Finance:

(1) Whether, with reference to the reply to Question No 1 on 7 May 1991, any funds have been allocated from the Independent Development Trust for White housing or essential repair work in respect of existing White sub-economic housing; if so, what amount has been so allocated;

(2) whether he will make a statement on the matter? B1091E

†The DEPUTY MINISTER OF FINANCE (Mr T G Alant):

The following information was given by the Independent Development Trust (IDT) in response to this question:

(1) The Trust's funds are allocated on a non-racial basis. For example, the capital subsidy is allocated to all citizens whose income is less than R1 000 per month. No funds are earmarked for specific groups based on race, colour or other ethnic criteria.

(2) No.

†Mr J CHIOLÉ: Mr Chairman, arising from the hon the Minister's reply, is he aware that R13 million is needed extremely urgently for repair work to sub-economic housing in Pretoria?

I refer the hon the Minister to the reply on 15 April 1991 in the House of Representatives, where R1 300 million has already been voted in respect of various institutions and initiatives with the focal point being housing, education and health . . .

†Mr SPEAKER: Order! Order! When the Chair calls the hon member to order, he shall react and not deliver a speech when he puts a supplementary question.

†The DEPUTY MINISTER: The hon member for Pretoria West can apply to the Independent Development Trust for funds for those cases.

†Mr J CHIOLÉ: Mr Chairman, further arising from the hon the Deputy Minister's reply, I would like to know whether no application was thus submitted to that body following on a meeting held in Pretoria in this connection.

†The DEPUTY MINISTER: Mr Speaker, the Independent Development Trust is not a government department. The hon member must appeal to them in these matters and not to the Government.

Business interrupted in accordance with Rule 180C (3) of the Standing Rules of Parliament.

Medical technologists: private practices

*8. Mr M J ELLIS asked the Minister of National Health:

(1) Whether, with reference to her reply to Question No 2 on 16 April 1991, the pathology groups furnished any reasons

for their opposition to the decision by the South African Medical and Dental Council to allow medical technologists to establish their own private practices; if so, what were these reasons;

(2) whether her Department has done any research to ascertain whether this decision has precedents in any overseas countries; if so, in which countries have such precedents occurred?

B1094E

The MINISTER OF NATIONAL HEALTH:

(1) No, the Department of National Health and Population Development has also no access to information concerning representations made by the pathology groups to the South African Medical and Dental Council;

(2) no, since the profession of medical technology falls within the province of the South African Medical and Dental Council, the Department of National Health and Population Development has not assessed the situation abroad.

Tugela Ferry police station: charges

*9. Mr P C CRONJÉ asked the Minister of Law and Order:

(1) Whether, with reference to his reply to Question No 8 on 14 May 1991 in regard to the charges contained in CR 31/12/89 at the Tugela Ferry police station, the complainants in the case were instructed to attend identification parades in Pietermaritzburg on 20 March 1990, 2 April 1990 and 11 April 1990, respectively; if so, (a) why and (b) what was the outcome in each case;

(2) whether the members of the South African Police who laid the charges referred to in paragraph (4) of his reply to the above question had been involved in any incidents requiring an internal investigation or any other steps to be taken against them; if so, what incidents in each case?

B1096E

The MINISTER OF LAW AND ORDER:

(1) Yes.

(a) Although the suspects were known, it was regarded as necessary, for purpose of completeness of the investigation, to hold an identification parade.

(b) The parades were not held because on numerous occasions the suspects had to perform essential duties elsewhere at short notice to stabilise the unrest situation in Natal. As a result of the urgency in having to finalise the investigation, the case docket was referred to the Attorney-General to determine whether he could reach a decision on whether or not to prosecute on the available evidence in the docket.

On the basis of the available evidence, he has since decided to institute prosecution against two members, one ex-member of the Force and a member of the KwaZulu Police Force.

(2) Since then, one of the members has resigned from the Force and no internal investigation, or other steps are being taken in respect of him. In view of the prosecution which is being instituted against, inter alia, the other member, it will not be in the interest of the administration of justice to disclose information of this nature. The member concerned has, however, been transferred from the area.

Grants to foster parents: equalisation

*10. Mr R F HASWELL asked the Minister of National Health:

(1) Whether, in view of the impending removal of racial restrictions on the fostering of children, it is the intention to equalise the grants paid to foster parents; if not, why not; if so, (a) when and (b) what procedure will be followed in this regard;

(2) whether she will make a statement on the matter?

B1099E

The MINISTER OF NATIONAL HEALTH:

(1) Yes,

SA's housing headache

Star 4/6/91 (306)

By Kaizer Nyatsumba
Political Staff

The acute shortage of housing in South Africa would remain a major problem for the next 10 to 15 years and considerable amounts would have to be spent to address the issue, according to South African Housing Advisory Council (SAHAC) chairman Dr Joop de Loor.

Interviewed by the RSA Policy Review, a monthly Government publication, Dr de Loor — whose council was commissioned last year to advise the Government on a new national housing policy — said the new housing strategy had to be relevant for at least 10 to 20 years and priorities had to be modified from year to year depending on circumstances.

Dr de Loor, who said the housing shortage would "remain a bottle-neck for the next 10 to 15 years" and that much money would be needed to deal with it, stated that the rapid rate of urbanisation would continue for the next decade or so before levelling off.



Dr Joop de Loor . . . housing shortage will remain a bottle-neck for the next 15 years.

Squatting, he said, could not be wished away and would become fairly common in future. However, disorderly squatting on private land had to be prevented.

"It is necessary that squatters be permitted to settle on identified land where minimum health standards apply and which is as close as possible to areas of employment.

"Even if nothing but clean water, a place for shelter and some or other inexpensive form of sewage disposal are provided, the hazard from a health angle is eliminated."

Dr de Loor said the proposed new housing strategy would have to address two separate but interdependent factors. In addition to giving a clear indication of the manner in which the bridging period between the present and a new constitution should be handled, it also had to state how housing at all levels — structural, institutional and financial — should be managed in a new dispensation.

Dr de Loor said the housing policy's aim was to allow maximum participation and aid from the private sector and other countries.

The policy had to be such that the State would be the facilitator in channelling aid, and overseas organisations which wished to develop residential areas had to be allowed to do so, to save the State money.

The SAHAC chief said that since the approval of the White Paper on Urbanisation in 1986, about 111 000 hectares of additional land, most of it in the metropolitan areas, had been identified for urbanisation. The main problem was converting that land into erven for the low-income groups.

Dr de Loor said that following a previous investigation it had been established that the amount the State had to spend on housing must increase from less than 2 percent to at least 2,5 percent as a percentage of the total Budget and from 2,5 to 2,63 percent as a percentage of gross domestic product.

He said the housing backlog could be eradicated only if sufficient funds were made available long before the urbanisation curve started levelling off within the first decade of the next century.

"In comparison with countries such as Hong Kong, Mexico, Singapore and Greece, South Africa does not spend enough on housing as a percentage of its gross domestic product. The country's priorities will, therefore, have to be rearranged to catch up and keep up," Dr de Loor said.

Repeal brings no joy to homeless

Sowetan 7/6/91

By THEMBA MOLEFE
and
Sowetan
Correspondent

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

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

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

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

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

Meanwhile the scrapping of the Group Areas



NEFOLOVHODWE

Act has been widely welcomed in Natal by churches, community organisations and political groupings alike.

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

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

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

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

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

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

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

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

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

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

'War' on squatters

Sowetan 10/6/91

306

Baby it's cold outside ...



By ISMAIL LAGARDIEN
Political correspondent

THE Government has declared a war on squatters - but will stop short of bulldozing their shacks.

Minister of Planning, Provincial Affairs and National Housing Mr Hernus Kriel said at the weekend the creation of squatter camps would be monitored around the clock and police would enforce anti-squatting laws.

The Commissioner of Police, General Johan van der Merwe, has already informed

● To Page 2

Government gets tough on squatters

Sowetan 10/6/91

306

From Page 1

the police force that they are bound by law to defend the rights of property owners.

Members of the public have been urged by the Government to report all occurences of squatting to either local authorities or the police.

Kriel also said auxiliary units were being established to investigate reported cases of squatting "immediately".

The units would intervene "when necessary", but would insist that landowners and local authorities "take action themselves".

This leaves room for any militant group or faction, under instruction from a landowner to, with the assistance of the police, forcefully remove squatters.

He indicated that while the Government would not use bulldozers, police would provide, on request, "security services when squatter structures are to be removed legally".

Kriel said the SAP had a legal obligation to investigate complaints of alleged contravention of the Prevention of Illegal Squatting Act.

Any landowner, including Regional Services Councils, own affairs administrations and other Government departments could lay a charge with police if such a person felt that his or her land ownership rights were being violated through squatting.

"When land is occupied unlawfully, or structures are erected, the owner can lay a charge with the police.

"He can demolish a building or structures erected without his permission, without a court order and remove the material from his property," Kriel said.

Kriel added that besides having the support of the police, a landowner was backed by statutory and common law.

His department was, on an ongoing basis, identifying land for urbanisation and "orderly settlement".

Kriel said, however, that local authorities had an important role to play in ensuring this "orderly process".

"When a local authority is faced with a concentration of squatters where the inhabitants cannot immdiately be provided with housing, the area may be declared a temporary transit area," Kriel said.

Do squatters have rights? If so, what are they? Telephone Radio Metro DJ Tim Modise between 4.30 and 5pm today and share your opinion with the nation. The hotline number is 714-8063. Listen to the *Sowetan*/Radio Metro Talkback programme on mediumwave at 576 KhZ.

"Claasie" Claassens, director general of the Department of Water Affairs, and a copy of the R400m tunnel contract. Picture: Benny Gool

11/6/91

Squatter units 'a war declaration'

(30b)

Own Correspondent

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

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

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

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

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

● Operation Masekhane for the Homeless (Omhle) said yesterday that the introduction of the squads could only lead to further civil strife.



Harmse ... *SABC should not be singled out*

despite some uncertainty which accompanies all restructuring processes, the majority of personnel are positive. He says various forms of communication are used to address staff members on latest restructuring developments. Harmse points out that staff in other organisations, which have undergone restructuring processes, also experience uncertainties. The SABC should not be singled out, he says.

A number of SABC staffers face retrenchment. Some are threatening industrial court action (see box), while others are still waiting to be told officially (*Current Affairs* June 7).

Eddie Botha

SQUATTERS

RISKY BUSINESS

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

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

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

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

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

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

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

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

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

The police also have a responsibility to investigate all reports of squatting on private land and take action if necessary. The Commissioner of Police has sent a circular to all police stations detailing the SAP's responsibilities regarding squatters. Members of the public should report squatting at their nearest police station, says Kriel.

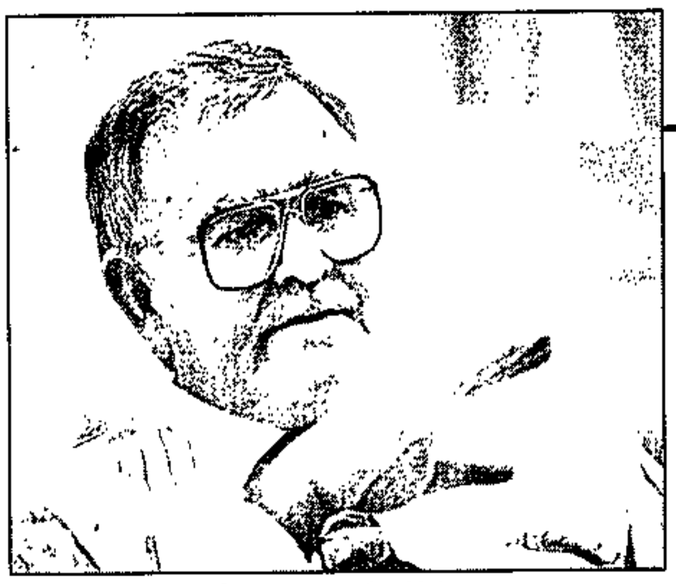
Local authorities must ensure that land owners within their areas of jurisdiction protect their land against squatters, and landowners themselves, including the State and other authorities, must protect their property.

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

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

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

"There's no question of a bulldozer mentality," says Kriel. "These units must be seen as assisting in the handling of cases of unlawful possession of land and with the resettlement of people in suitable legal areas, but



Kriel ... *no bulldozer mentality*

they don't relieve landowners and local authorities of their duty to act (against squatters)."

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

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

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

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

Urbanisation measure approved

Star 18/6/91

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

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

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

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

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

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

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

IDT promotes 'group loans'

BD 25/6/91 306

GROUP-based lending schemes, with democratic control by the community, feature strongly in the Independent Development Trust's funding of shelter for the poor.

The schemes are proposed in a draft document outlining the lending criteria of IDT subsidiary the Independent Development Trust Finance Corporation (IDTFC).

The draft document, drawn up by the IDT's Franz Pretorius, disclosed that the AECI Pension Fund, Fedlife, Metropolitan Life, the Mine Officials' Pension Fund, Old Mutual, Sanlam, Southern Life and Syfrets Managed Assets have invested in the R120m issue of Collateralised Housing Investment Paper (Chips).

Group schemes are seen as offering two particular advantages over more conventional methods. Firstly, individuals with low incomes normally do not qualify for the traditional forms of loan finance.

Secondly, group pressure, similar to that which operates in stokvels, is expected to ensure that each member repays the loan. Group pressure is brought to bear on stokvel members in that they are expected to attend meetings and contribute to the pool of funds.

Other group schemes such as the Cape Town-based Group Credit Organisation — which has as yet had no bad debt experience — have found that the failure to pay debt is a sufficiently great source of embarassment in the community to ensure that loans get paid.

In a speech last week, IDT chairman Jan Steyn stressed the need for local community-level involvement in development projects. He suggested that development pacts involving "the very local level leadership" of competing factions might have a role to play in working for peace.

The democratic thrust of the scheme is evident in the requirement that the ultimate decision-making structures of the group credit organisations (GCOs) which will administer IDTFC loans, must be representative of the communities and groupings it serves, and must have borrower representation.

"Here the emphasis is on the legitimisation of the GCO as a dedicated financing resource owned by borrowers for the benefit of borrowers and not serving any other interests," the document states.

LINDA ENSOR
in Cape Town

Also, the group is responsible for vetting borrowers within each group, a GCO's role being to inform group members of its borrowers' eligibility criteria.

A fundamental condition of IDTFC financial support to a GCO is that group collateralisation must form the basis of the GCO's loan finance. It is proposed that each group of borrowers be required to make a minimum 10% deposit towards loans to be advanced which a GCO must then pledge to the IDTFC. The document recommends that an initial credit limit of 30% of the maximum loan amount per individual member be set by a GCO for each group, and that the maximum loan period be five years.

Borrower groups must demonstrate cohesion and stability before loan advances can be made. A minimum of 10 members per group and a maximum of 20 is recommended.

The document distinguishes between emergent GCOs and those with proven track records.

In the case of the latter, lending will be on an unsecured, direct basis except for the outright cession of a GCO's loan book and a pledge of its deposits. For emerging GCOs, the IDTFC will jointly manage the organisations for a short while.

To be eligible for IDTFC finance, a GCO will have to have acceptable levels of profitability and be able to completely recover its operating costs. The IDTFC will not prescribe the lending rate applied by GCOs and will encourage competition among the various organisations.

The document proposes a performance bonus — to be paid for from a GCO's reserves — for each borrower group which repays its loan, saying that the "unproven aspect of this initiative remains the unwillingness of borrowers to repay once loans have been fully disbursed. It remains essential that incentives be created to entice borrowers to service their obligations to the GCOs."

As an incentive for GCOs which have demonstrated a high level of debt recovery and managment of arrears, it is proposed that the IDTFC will offer an incentive in the form of a reduction in the cost of borrowing in respect of its overall debtor book.

The appointment of an independent ombudsman to protect consumers is recommended.

To raise finance from the private sector for its housing intiative, the IDTFC issued R120m in April in the form of Chips with a seven-year term as a first tranche under a private placement of R500m to institutional investors. This paper is partly underwritten through the provision of collateral security in the form of an asset-based guarantee of R46,6m.

Also, there is a cession to investors of up to 10% of loans advanced to financial intermediaries by the IDTFC and cash deposits held by it.

LETTERS

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IDT to work towards stability

27/6/91

By JOSHUA RABOROKO

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

This was said this week by Mr Jan Steyn, chairman of the Independent Development Trust.

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

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

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

The IDT would continue to make what it believed to be a significant contribution to alleviating tensions.

CT 29/6/91

Minister talks on police, squatters

306

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

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

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

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

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

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

He said strict action would be taken against owners if they permit structures for occupation to be erected on such land illegally. — Sapa

Jo-Anne Collinge reports on the 'forgotten' squatter issue

When homelessness is a crime

Star 1/7/91

THE Land Acts and the Groups Areas Act were the lumbering giants of racial land legislation. They dwarfed many lesser statutes, created to ensure that the principal Acts were observed.

While the Land and Group Areas laws are dead, some of their subsidiaries have survived this session of Parliament. It remains to be seen whether they will be used to further retard the limited deracialising of the landscape which the De Klerk land package affords.

The Prevention of Illegal Squatting Act is probably the most contentious of the remaining laws. Its disrepute stems mainly from the fact that it places people living in unapproved dwellings virtually beyond the courts' protection.

When AWB leader Eugene TerreBlanche said recently that the Government had the means to remove squatters, he was not wrong. In terms of the Squatting Act, once a magistrate has found someone to be a squatter, he has no option but to order the eviction of that person. Furthermore, the usual presumption of innocence is abandoned. The onus is on the accused to prove he is not a "squatter".

It is not yet clear whether Mr TerreBlanche was also correct in his assessment that the Government was too "papbroek" to use its considerable powers against shack dwellers spilling out of the townships into what was designated, until two weeks ago, as "white" territory.

The Squatting Act incensed every shade of vaguely liberal to militantly democratic opinion when it was passed in 1988. It has been used repeatedly by local authorities to destroy shack settlements and it is still in use. The Star is aware of a fresh prosecution, brought virtually as the parliamentary session closed, against a land owner in the Eastern Transvaal district of Leandra who has about 300 people on his land.

The Act imposes a duty on local authorities to drive squatters off the land under their jurisdiction. They do not require court orders to demolish on their own land and if they fail to do so, the province can step in on their behalf.

Last year alone the anti-squatter action occurred thick and fast in the PWV. The councils of Midrand, Tokoza, Alberton, Benoni, Tembisa, Dobsonville, Soweto, Katlehong, Westonaria, Daveyton were among the demolishers.

The Trespass Act is also frequently used against shack dwellers. It does not render them homeless, but subject to repeated arrest, court appearances and a maximum sentence is a R2 000 fine and/or two years' jail.

Housing rights groups regard the Trespass Act as a means of criminalising the homeless. In the urban areas it is often used in tandem with demolitions under the Squatting Act. In Midrand last year, community leaders were sitting in court on trespass charges while fresh demolitions were taking place.

Virtually all recent attempts at reoccupation of land by victims of forced removal have elicited trespass charges. This applied at Goedgevonden in the Western Transvaal, MacLeantown near East London and Roosboom, Charlestown and Criemen in Natal.

Commenting on the Government's failure to repeal squatting and trespass measures, the Community Research and Information Network said:

"The Government has not even made provision for a moratorium on demolitions and evictions from existing shacks. Shacks comprise a significant portion of the existing housing stock of this country. In the absence of suitable affordable alternatives, existing shacks should be protected against demolition." □

No-frill homes for R5 000

Star 16/7/91

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

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

Steel product

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

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

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

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

Police chief spells out property rights

Star 18/7/91

306

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

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

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

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

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

Members of the public were urgently requested to notify the police of any illegal squatting. In the case of private property, the owner of the land must make a statement to police.

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

Landowners and officials who turned a blind eye to illegal squatting would be charged, warned Mr Scheepers. — Sapa.

will visit at the end of September.

For autograph hunters it is open season — if they can avoid being trampled in the rush.

cause they were bulging out of the old ones," she said.

"If the reason for this is to do with health, we want to know why male employees are

to Durban for uniform fittings, and would not comment on Aids or other medical allegations as the issue in question is purely aesthetic.

New 'hut squads' threaten negotiations

w/ment 19/7-25/7/91. (306)

By GAYE DAVIS: **Cape Town**

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

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

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

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

The crackdown is seen as a violation of the spirit of the agreement reached in August last year between Minister of Planning, Provincial Affairs and National Housing, Hernus Kriel, and the United Democratic Front. The meeting came about as a result of the UDF's campaign of occupation of vacant land. Kriel undertook that there would be no forced removals or shack demolitions without prior consultation with the communities concerned. No specific distinction was drawn with regard to privately owned land, although the UDF and ANC understood Kriel's undertaking to encompass this. In terms of the Prevention of Illegal Squatting Act, provincial authorities can stop land-owners ejecting squatters until alternative land is found.

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

This assertion should be seen against the dimensions of the problem. A South African Housing Trust estimate put the housing shortage in 1989 at about 3,4-million units countrywide, with the shortage in the independent and non-independent homelands estimated at 1 093 808 and 908 962 units.

Democratic Party MP Jan van Eck said the action against squatters was "a refined form of apartheid".

Door to the promised land about to open for the poor

New plan will benefit 100 000 families in SA

THE DOOR to land-ownership is about to open for some 100 000 low income families in the country, according to the Independent Development Trust.

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

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

"This decision will enable poor people to acquire ownership of a serviced stand to which an Independent Development Trust subsidy of R7 500 will be attached. However, conditions on which these approvals are to be based will still have to be negotiated with the successful applicants."

Disputes

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

"The allocations consume all but a tiny residue of the R750 million earmarked by the IDT for the capital subsidy scheme," the statement said.

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

A total of 66 percent of the applications were linked to city environments and 34 percent to smaller towns.

Some 65 percent were new site and service projects, while the balance involved the upgrading of existing informal settlements.

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

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

Evaluate

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

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

"The scheme seeks to give very poor people access as fast as possible to the housing process in a way they can afford and in areas which are likely to become economically sustainable communities."

The chairman of the IDT, Mr Jan Steyn, in releasing details of the initiative, said that because the need to relieve the country's acute housing problem was so great, "we have had to move with almost abnormal speed in implementing our capital subsidy scheme," according to the statement.

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

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

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

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

Strategy

"The consultants also interacted with the applicants themselves. They will be advised of the outcome in writing within a week."

Applications approved in principle would now be subjected, among others, to the following assessments before final endorsement was given:

* A projected programme of activity in completing the development;

* Details of a monitoring process to be applied to that programme;

* The developer's policy in allocating sites to individuals;

* A commitment to community involvement;



JAN STEYN

* An agreed strategy for advising the public and potential beneficiaries that subsidies have been granted.

The process of allocating R750 million had already had positive spinoffs in the housing field, according to Van der Ross.

"Many actors have been attracted into the process through the opportunity to gain access to our resources," he said on Saturday. This must increase the country's capacity to deliver suitable and affordable housing projects to the very poor.

"Secondly, the limits we set have compelled many proposers - both the authorities and communities - to accept the inevitability of lower standards.

"Thirdly, we know of many instances where previously hostile communities and authorities have co-operated in developing proposals.

"Also, our criteria have forced many developers to come to grips with the concept of community participation for the first time. Thus, even where applications are unsuccessful, we feel that this experience will influence them positively in future," Van der Ross said. - *Sapa*

Trust injects nearly R750m into housing

LINDA ENSOR

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

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

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

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

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

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

The PWV region has been allocated the most stands — 31 800 (32%) to 26 developers. Natal/KwaZulu will get 22 900 stands (23%) allocated to 26 developers; the eastern Cape 13 000 (13%, 14 developers); western Cape 9 000 (9%, 13 developers); Free State 7 300 (7%, four developers); northern Transvaal, 5 200 (5%, six developers); eastern Transvaal 4 900 (5%, eight developers); western Transvaal 4 000 (4%, seven developers) and northern Cape 1 700 (2%, four developers).

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

In all, 404 applications involving 640 000 sites were submitted by land developers. About 65% of the applications were for new site and service projects with the balance involving the upgrading of existing informal settlements.

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

□ To Page 2

Housing

□ From Page 1

"A massive exercise — unique in SA — was mounted in recent weeks through the deployment of 83 hand-picked consultants across the country to evaluate the applications," an IDT spokesman said.

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

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

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

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

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

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

Fears that squatting will get out of hand

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

The union said that while there could be no justification for the public acting against squatters, the "extreme provocation" to which farmers were subjected had to be taken into account before such action was summarily denounced.

"Squatters are usually unemployed and tend to resort to theft so as to live," said the SAAU. "The theft is not limited to food and other articles, but includes large quantities of expensive equipment.

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

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

The SAAU general council said at a recent meeting that the emphasis should be on the prevention of squatting rather than on reactive measures against squatters. Government should prevent illegal squatting and act promptly and effectively when it occurred.

The union welcomed the recently established policy framework announced by Planning and Provincial Affairs Minister Hernus Kriel. However, it said that, as with the Squatters Act, this would be successful only if implemented strictly so that a tense situation could be defused in good time.

Squatters:

ET 18/7/91 (30b)

Govt set to act

By ANTHONY JOHNSON
Political Correspondent

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

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

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

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

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

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

Public urged

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

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

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

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

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

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

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

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

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

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

Mr Bruwer said a number of Transvaal farmers had been forced to stop keeping small stock near squatter communities because of theft.

'Hutsquad' no more: now they talk to the squatters

(306) ARG 10/8/91

IN the halcyon apartheid years they were at the forefront of the battle against illegal squatting, and the sight of their thundering bulldozers spelt disaster for squatter settlements.

But changing times now see them putting their tools of destruction into mothballs and learning to negotiate with the people whose homes it was their job to pull down.

Officially known as the Department of Land Occupation in the Cape Provincial Administration, cynics have already dubbed them "hutsquads", a nickname they reject.

The MEC for local government, Mr Koos Theron, admitted this week that the announcement of "high-powered squatter units" had given the impression of teams of men in combat uniforms armed with bulldozers, truncheons and teargas.

"They are skilled negotiators with years of experience who will liaise with squatter communities and local authorities and assist in identifying

LINDA GALLOWAY
Weekend Argus Reporter

land for informal housing settlements," he said.

The man who will head the units in the Western Cape is Mr Henk van Dyk, who has negotiated with squatter settlements at Bloekombos in Kraaifontein, Hottentot's Holland outside Somerset West, Milnerton and as far away as Port Nolloth and Koekenaap in the Northern Cape.

His attitude is: squatting is illegal but living in an informal house is not. It's not what you do, it's where you do it, that counts.

"These units, at all our regional offices, are a way to increase our ability to manage urbanisation in an orderly way," said Mr Theron.

Where people are squatting — as opposed to living legally in informal settlements — the local authority will be helped to identify suitable land to which services can be provided. They will give advice where a local authority cannot cope and needs this service.

"Many local authorities have taken the attitude that squatters are not their problem," said Mr Theron.

"We have told them that they have to make provision for informal housing. There are restraining factors — often the squatters are not happy with the land identified and established communities object to having informal housing settlements next door to them — the 'not-in-my-backyard' (Nimby) syndrome."

It was also "a very important planning principle" to take into account how the provision of sewerage and water would slot into bulk services.

"It is not our attitude to put people as far away from work opportunities and transport as possible, but all these things have to be considered," Mr Theron said.

He acknowledged that in rural areas there was often bad feeling between local authorities and black people over the provision of land, particularly in areas where land has never been designated for black housing.

"Yes, we know that is the case in some areas. We have had long talks with these councils and I believe we are winning. The fact that we have got some of these authorities to identify possible pieces of land shows that we have made breakthroughs."

Mr Theron said a decision would be taken this month on land for an informal housing settlement at Port Nolloth and several possible sites had been identified at Koekenaap, near Lutzville.

The Land Occupation units did not relieve landowners or local authorities of their responsibility not to allow squatting on their property.

"We will definitely act against land owners who start farming with squatters," said Mr Theron.

"They let squatters on to their property, and even charge them to stay there, but when it gets out of hand then suddenly it's our problem."

Suspects' deaths: police deny lawyers' allegation

Star 27/8/91

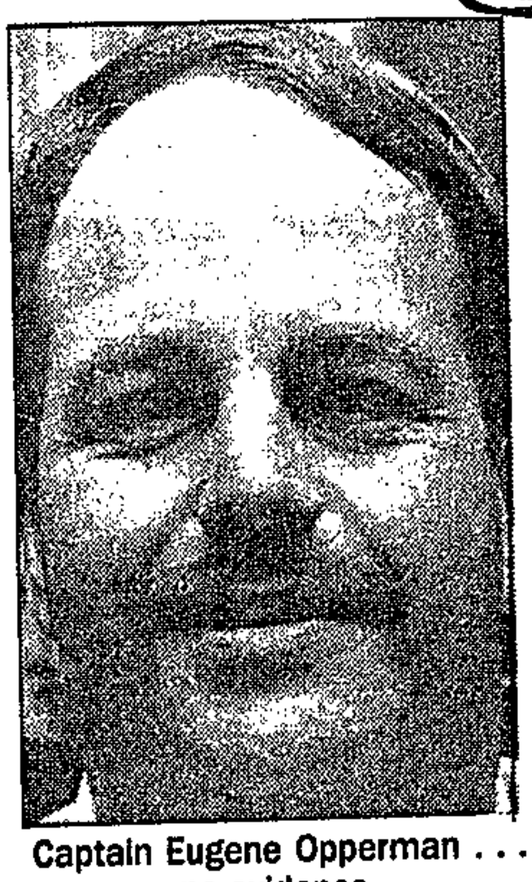
Crime Staff

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

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

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

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



Captain Eugene Opperman . . . no evidence.

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

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

Mr Currin said the killings of the suspects smacked of "coincidence".

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

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

There was no evidence that the policemen involved had acted *mala fide* or outside the bounds of the law.

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

Southern Africa seeks SA boost

Star 27/8/91

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

Ending the 11th annual summit of the Southern African Development Co-ordination Conference, chairman Quett Masire, President of Botswana, said the poor region needed South African participation to boost economic growth.

"The region cannot afford to wait any longer for South Africa to join the community of SADCC. We are impatient for the end of apartheid," he said.

The southern African grouping was founded in 1980 by the leaders of Angola, Botswana, Lesotho, Malawi, Mozambique, Swaziland, Tanzania, Zambia, and Zimbabwe to co-ordinate efforts to counter-balance South Africa's economic power.

Namibia joined after gaining independence last year.

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

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

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

Zimbabwe's President Robert Mugabe said earlier that the SADCC was ready to admit South Africa once it was democratic and apartheid-free.

He told the heads of state and government in Arusha, a town at the foot of Mount Kilimanjaro, that South Africa's gross domestic product was three times that of all SADCC economies combined and its giant economy could help to restructure the economic imbalance of the region. — Sapa-Reuter.

Two stabbed men still to be identified

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

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

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

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

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

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

Both men were between 22 and 25 years old.

Anyone with information is asked to telephone Sergeant Kukard of the Brixton Murder and Robbery Unit on (011) 839-3322.

Staff Reporter

'Informal housing' is seen as future mode

306

Star 27/8/91

By Kaizer Nyatsumba
Political Staff

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

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

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

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

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

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

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

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

● **Urban living wears a new face — Page 23**

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Urban living wears a new face

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Star 27/8/91.

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

By KAIZER NYATSUMBA.

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

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

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

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

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

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

The report says at least 61 000 housing units will be required each year to clear the nationwide backlog over the next 20 years. In addition, 113 000 units a year will be needed to cater for "new household formation" up to 1995.

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

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

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

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

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

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

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

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

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

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

"Home ownership is possible until all South Africans are assured of access to safe, secure and affordable housing in an environment that supports viable and permanent communities." □

to stop having children unless she could care for them. Sapa

R100 million for electricity.

Explaining the boycott, a spokesman for the Soweto Civic Association said about

the Soweto Peoples D

"The three council without the SCA/SP said

R1 000-m lifeline

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

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

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

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By ISMAIL LAGARDIEN
Political Correspondent

28/8/91

The R742 million has been freed from the contingency funds that were created to beat oil embargoes against the country.

The Department of Planning, Provincial Affairs and National Housing will, on a site-and-service basis, prepare 53 770 sites for this purpose.

The Department of National Health and Population Development has been allocated

To Page 2

From Page 1

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

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

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

Squatter communities and underprivileged communities around the country will also get basic sports facilities in the form of 83 soccer fields, 39 netball courts and 12 rugby fields.

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

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

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

Housing, jobs for the poor

306

Sowetan 28/8/91

25/8/91

About 18 500km of the country's roads will be improved.

Altogether 667 projects were approved by the Cabinet for funding after proposals amounting to more than R8 000 million were studied.

A spokesman from the Central Economic Advisory Service told *Sowetan* yesterday the recent petrol price increase had had no influence on the freeing of oil reserves.

The decision to free the funds was taken by President FW de Klerk on April 29 - four months before the price hike.

Last week's price increase was "tax increase" to cushion the impact of the reduction of VAT from 12 to 10 percent, the spokesman said.

When De Klerk announced earlier this year that he would release funds from the oil reserves, he said the money would be used in the interest of economic restructuring "in a way which will ensure the greatest possible contribution to the promotion of economic growth and job creation".

In this regard, the Government will channel funds into projects which will provide jobs for about 59 000 people for a period of about 15 months.

Many of the people, like nurses or teachers, who will get jobs made possibile by the new money, will be retained by the Department of Health or Department of Education.

There will, therefore, not be 59 000 people unemployed at the end of the 15 months, the Minister of Economic Co-ordination and Public Enterprise, Dr Dawie de Villiers, said in Pretoria yesterday.

He said that unemployment in South Africa had serious negative effects on the economic potential of the country and that there was an "inverse" relationship between the extent of unemployment and the level of social stability and order within communities.

The spending of the money will be carefully monitored.

Developer calls for action on housing

Star 4/9/91

306

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

The group is a leader in housing development.

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

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

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

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

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

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



Gavin Hardy

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

"We believe this can be achieved only by merging the 13 housing authorities into a single, representative authority," he says.

'Learn to live with squatters'

(306) CT 6/9/91

Political Staff

DURBAN. — Privileged whites would simply have to get used to the idea of having squatters as neighbours, top National Party members warned yesterday.

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

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

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

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

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

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

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

Major new housing deal soon

B1 Day 6/9/91

306

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

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

The new approach would be outlined in at least one White Paper to be tabled during the next session of Parliament, amounting to "a major policy statement" on a par with government's "orderly urbanisation" strategy announced in 1986.

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

Political Staff

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

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

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

☐ To Page 2

Housing

B10 Day 6/9/91

306

☐ From Page 1

He told delegates that short cuts would have to be found to speed up the provision of housing to the poor. SA faced the "awful spectre" of 16,6-million people living below the poverty line.

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

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

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

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

He said the "developing" component of SA society was marked by a high rate of illiteracy, poor or inadequate housing, a high infant mortality rate and unhygenic living conditions. "The hardest hit are the aged, children and the disabled. If their plight is not addressed, dependency and deprivation will strip them of the human dignity that is their birthright."

● See Page 4
● Comment: Page 10

'No quick fix for economic crisis'

LINDA ENSOR

CAPE TOWN — The Nedcor-Old Mutual scenario's proposal for a massive investment in housing for the poor as a way of kickstarting the economy has been called into question by Stellenbosch economics professor Colin McCarthy.

Speaking at the western Cape Sacob regional congress McCarthy said economic quick fixes did not exist.

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

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

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

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

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

To attract foreign investment, the economy would have to be competitive internationally and therefore have an export orientated development strategy.

Govt fund to build creches for squatters

By Helen Grange
Pretoria Bureau

Some 64 creches are to be built in squatter areas throughout the country with the help of the Government and Family Council for Child and Family Welfare and Fanmily Council for Child Welfare.

The announcing of the major projects to be embarked on as a result of the recent visit to the country of Dr Dawie de Villiers, Minister of National Education and Planning, by Dr Viljoen, Minister of Co-ordination and Development and Economic Affairs.

Mr Viljoen said the pre-primary school child would benefit greatly from the allocation of R1 billion to the Government's Urban Development Programme.

Dr de Villiers said an amount of R84 million had been allocated to the Department of Health, Welfare and Pensions for the building of creches.

The Government would be responsible for the maintenance of the creches.

Mr Viljoen said the Government would act as co-ordinator for the projects, which would be undertaken by local authorities, welfare organisations and the private sector.

The Department of Health, Welfare and Pensions would be responsible for the training of the staff.

Mr Viljoen said the Government would also be prepared to consider requests for financial assistance from welfare organisations for the establishment of nursery schools in the townships.

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Participation

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The Government would also be prepared to consider requests for financial assistance from welfare organisations for the establishment of nursery schools in the townships.

Moves were set in motion for the establishment of a committee in order to ensure that the building of clinics in the particular community is carried out by the local authorities, welfare organisations and the private sector.

The Government would also be prepared to consider requests for financial assistance from welfare organisations for the establishment of nursery schools in the townships.

Mr Viljoen said the Government would act as co-ordinator for the projects, which would be undertaken by

Housing plan gets nod despite censure

Star 9/9/91

By Michael Chester

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

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

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

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

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

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

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



Undeterred . . . Jan Steyn.

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

Participation

Also, the World Bank has explained that it favoured the alternative of direct payment of subsidies to homeless families because it enabled them to make their own decisions about what sort of shelter they preferred and where they wanted to be located — in turn leading to more competition between builders to win contracts.

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

Moreover, the IDT had made it mandatory that its consultants ensured full community participation in negotiations going on at a nationwide network of 108 developments.

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

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

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

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

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

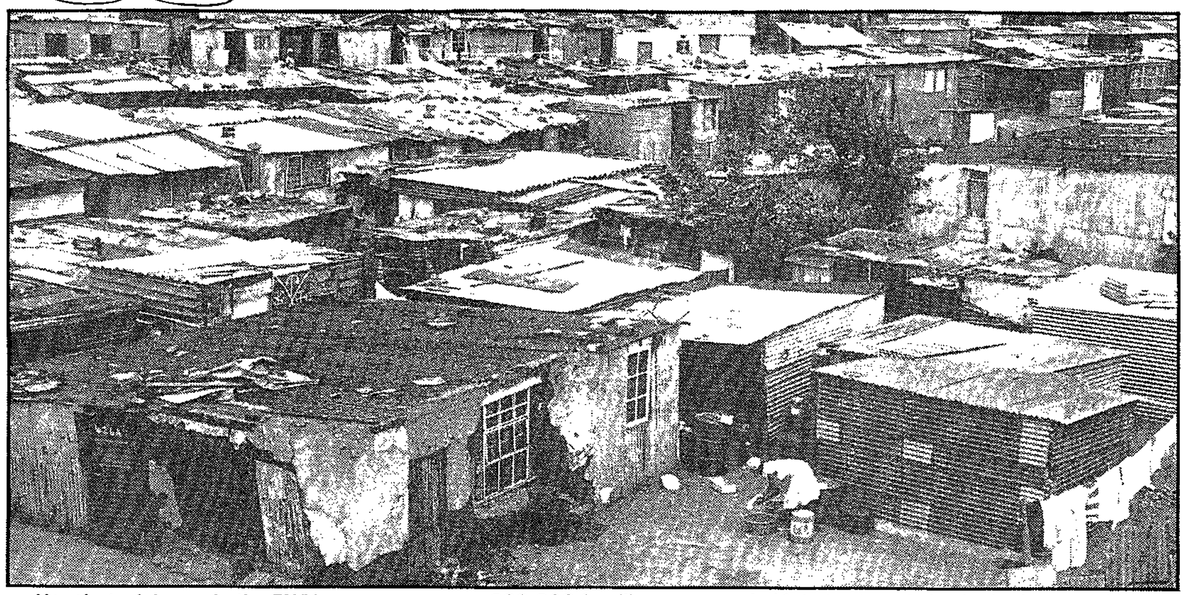
The IDT was disappointed that it had not even been consulted by a World Bank team that carried out the special study of South Africa's urban development policies.

● **Black housing plans under fire — Page 11**

Black housing plans under fire

Star 9/9/91 306

While the number of homeless black families reaches crisis levels, the World Bank has hammered South African housing policy as hopelessly inefficient and full of contradictions and duplications. It has advised the planners to go back to the drawing board in earnest, reports MICHAEL CHESTER.



Housing crisis . . . In the PWV zone as many as 380 000 families are crowded into backyard shacks in the townships.

SOUTH Africa'a housing policy is in a shambles, according to the World Bank. Planners have been urged to undertake a radical rethink about multimillion-rand proposals on how to tackle the massive black housing shortage.

Current schemes may be on the wrong track, says a confidential report compiled by a team of experts sent on the first of a series of "reconnaissance missions" from the World Bank to study urban development in a post-apartheid society.

The hard-hitting report warns: "The present structure for formulating and implementing housing policy is hopelessly inefficient, contradictory and duplicative.

"Concrete proposals for reform should be made as early as possible."

Not even the Independent Development Trust (IDT), launched last year with a R2 billion grant to serve in the vanguard of black socio-economic advancement, has escaped criticism.

"At present," says the World Bank, "the housing sector in South Africa is highly distorted, with major implications for the performance of the economy, the economic efficiency of the cities, the economic welfare of non-whites, and the performance of the housing sector it self.

"The key feature of this distortion is the spatial segregation of different racial groups within cities. The benefits of correcting this problem have implications that far transcend the housing sector."

One of the first priorities, it argues, should be far better land use and closer integration of white and black areas — with vast improvements in the planning of new residential zones interwoven with shopping centres and business operations.

A main objective should be to cut down the high transport costs — as well as the countless hours taken in travel time — that burden black commuters forced to live far away from their jobs by former apartheid laws.

The researchers found instances where the cost of transport in household budgets was even higher than housing and electricity costs combined.

New approaches were needed in town planning to ensure more freedom for black families about where they choose to live — with the provision of jobs and community services near at hand.

Freedom to select the location of new homes, as well as freedom to select the type of dwelling each family selected, emerges as one of the issues that has brought the World Bank to loggerheads with the IDT.

The World Bank suspects that the IDT, too, may be on the wrong track with its R750 million capital subsidy scheme to create at least basic serviced sites for 100 000 homeless black families.

It says the scheme, as designed at the moment, should be re-evaluated.

Instead, it says, funds should be aimed at casting a far wider net to provide better services — even if subsidies had to be spread in thinner layers to reach a bigger proportion of homeless black families.

"Proposed levels of subsidies implicit in the current IDT plan, and the standards associated with them, appear to be higher than would be desirable if the goal is to reach the broadest population of eligible households," says the World Bank report.

Limited public-sector funds would make a far greater overall impact if they aimed at broader rather than deeper schemes of subsidisation.

The IDT scheme, unveiled in March, envisages capital subsidies of R7 500 on the selling price of each serviced site intended for the upgrading of informal settlements earmarked for impoverished black families with incomes below R1 000 a month.

A major point of World Bank criticism is that the IDT intends to pay each R7 500 subsidy to the developer of the particular site — rather than pay subsidies directly to homeless families.

The critics say they base their view on international experience with the effectiveness of subsidy programmes.

For example, experience in Chile showed that when negotiable subsidy certificates were issued directly to beneficiaries, families had greater freedom about selection of location — and what sort of shelter they decided on.

In turn, home builders had to compete to win contracts — and vigorous competition ensured that unit costs had to stay low.

There had been considerably less success in countries which channelled subsidies through developers, which could raise the risk of widespread graft and payment of bribes to developers and officials.

The advice of the World Bank to seek a far broader spread of benefits from housing subsidies — even if it entailed a thinner spread — was clearly influenced by discoveries about the magnitude of the housing problem.

The researchers found that in the PWV zone alone as many as 380 000 black families were crowded into backyard shacks scattered around small houses in the townships.

Another 250 000 families were packed into garages and outbuildings. Yet another 100 000 families survived in freestanding units in squatter settlements.

The overcrowding suffered by many black families was also underlined when comparisons were made of the average residential living space at the disposal of each person — depending on the racial group.

Each white person enjoyed an individual average living space of 33,2 sq m at home. The number of square metres per person shrank to 18,2 in the Asian community and down to 12 for members of coloured families.

In the black community, the average plummeted to 8,9 in formal housing and all the way down to 4,8 in backyard shacks, and barely 4,2 in squatter settlements.

Massive Government intervention to cure the problem by the provision of completed houses, or at the very least serviced sites, looked likely to cost R6,4 billion a year — over a sustained period.

However, the World Bank adds: "When thinking about housing policy in South Africa during the upcoming transition, it is important to consider more than simply whether or not the country can afford to allocate 5 percent or more of gross national product towards housing.

"The real issue is whether or not the country can afford *not* to put in place a sustainable system of housing delivery." □

Squatter areas to get crèches, 141 clinics to be built to help the poor

(306) ALG 9/9/91

The Argus Correspondent

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

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

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

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

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

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

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

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

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

Apart from creating employment, other uplifting actions could take place by means of community involvement.

PROPERTY

Shanties and shacks to stay

306 AMG 14/9/91

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

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

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

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

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

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

WILLIAM BARKER
Business Staff

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

Such changes would include:

■ Frameworks which offered people a range ot choices and encouraged them to help themselves;

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

■ Access to land.

Difficulties arose when governments built homes for the poor.

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

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

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

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

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

"Informal housing should be acknowledged as a basis for a practical housing policy — in short a recognition of the poor's ingenious answer to their housing needs."

A TIMBER REVOLUTION!

306

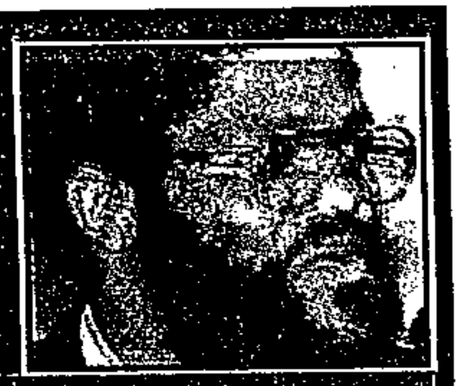
CP Reporter
C/Press 15/9/91

TIMBER-FRAME houses could revolutionise low cost housing in South Africa, says the executive director of the South African Lumber Millers' Association (Salma), Andries Swart.

A move away from brick buildings to cheaper, easy-to-build, timber-frame homes could help rid South Africa of its backlog of one million homes and solve the country's housing crisis, Swart told delegates to the recent conference on Affordable Housing for South Africa.

Timber houses are virtually unknown in South Africa, but in the rest of the world there are more timber and timber-frame houses than any other kind. In America more than 98 percent of houses are built out of timber, while in Australia the figure is 89 percent.

Homelessness is one of the most urgent problems South Africa has to address. Opening the recent conference on Affordable Housing for South Africa, the chairman of the Civic Associations of Southern Transvaal (Cast), Moses Mayekiso, right, said a national forum to shape housing policy should be formed as a matter of urgency. This should be made up of civic associations, trade unions, political organisations, government bodies and employers. The conference was jointly hosted by Cast, the South African Lumber Millers Association, Operation Masakhane for the Homeless and City Press.



With the massive increase in informal settlements in South Africa in the past few years, millions of shacks have been built using timber for the basic structure, with corrugated iron walls.

Salma's research had shown this timber was usually of poor quality, expensive and difficult to transport to building sites.

In addition, shack builders – very often homeless people building their own homes – did not have the skills to build strong, durable and lasting wood structures.

Salma, seeing itself as the "custodian of timber technology in South Africa", felt it could play a role by supplying timber straight from the sawmills to the communities – and by training people free of charge to build sturdy, properly constructed timber-frame buildings.

Salma plans to run free three-week training courses for people chosen by community organisations such as civic associations.

It will also help communities set up and run non-profit materials supply depots. It is envisaged these depots will sell timber at about a quarter of the current retail price, and will cut the cost of other materials by half.

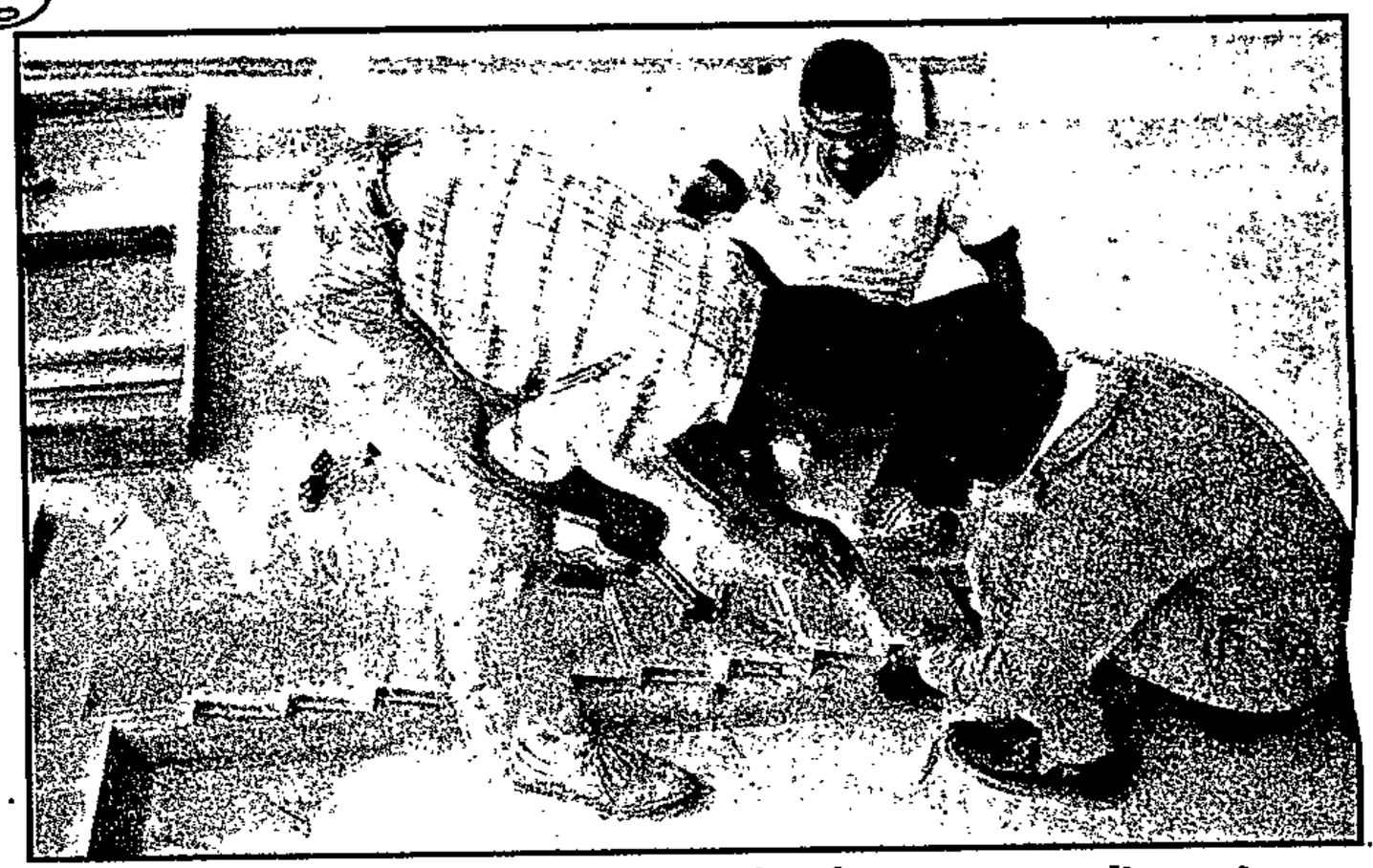
Salma will also provide timber-building inspectors to regularly visit projects to ensure houses built by trainees are of a minimum standard.

Training projects, involving a number of civic associations, are already starting in the Transvaal, Free State and Cape. A materials depot at Hout Bay in Cape Town is already running well and trainees there are completing a large community centre.

These projects qualify for subsidies in terms of the Department of Manpower's Job Creation Programme and communities can choose whether they want their training funded in this way. Trainees who opt for the Manpower subsidy receive a daily allowance while training – and wages while they build houses for people in the community.

"Our belief is that we must play our part in helping solve the housing crisis in our country," Swart said.

"We believe our country does have the resources, if wisely spent, to provide a decent, affordable home for every South African family," he said.



EASY DOES IT ... Trainees erect a timber-frame community centre.

The weekend was an occasion to remember at the Sebokeng College of Education held an "open day" celebration called "The Art Day." Here students entertain guests with traditional dancing and songs. Pic: LEN KUMALO

More land for poor urged

THE Administrator of the Cape, Mr Kobus Meiring, yesterday called on all municipalities to make land available for the housing of poor communities who need to live close to their workplaces. Sowetan 24/9/91.

Meiring said local councils and the public should realise that enforcing one-sided legislation was not the solution. People should be aware of the need to uplift the poor community. - *Sapa*

Solar energy: Bringing power to the people

By JOSHUA RABOROKO

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

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

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

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

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

Emphasis

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

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

Guilty are local authorities, municipalities and black workforce employers.

Everyday we create new slums where we cattle-herd people into train type "houses" or matchbox-like structures.

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

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

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

What is the answer?

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

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

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

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

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

See more on this at the Golden Highway Housing Expo.

SURVEY

September 26 to October 2 1991

INDEPENDENT DEVELOPMENT TRUST

GROUND UNDER PEOPLE'S FEET

South 26/9-2/10/91

H·O·U·S·I·N·G

306 ~~329~~

Land ownership leading to homes is the biggest thrust in the IDT's assault on poverty and its programme for the economic empowerment of poor communities.

Of the R1,5 billion allocated so far, nearly 61% — or R898,7 million — has gone to housing. The IDT has decided on a tight focus, choosing to spend its money in three main ways:

- R750 million on setting up a capital subsidy scheme, the IDT's biggest programme, for the development of nearly 100 000 new serviced sites that will accommodate about 700 000 people;
- R102,1 million to the promotion of ongoing development in informal settlements; and
- R46,6 million on the setting up of the IDT Finance Corporation (IDTFC), through which the IDT is developing new forms of housing finance for poor people.

The capital subsidy scheme accounts for just over half of all IDT funds set aside so far. It covers 108 projects, of which nearly two thirds will be new settlements.

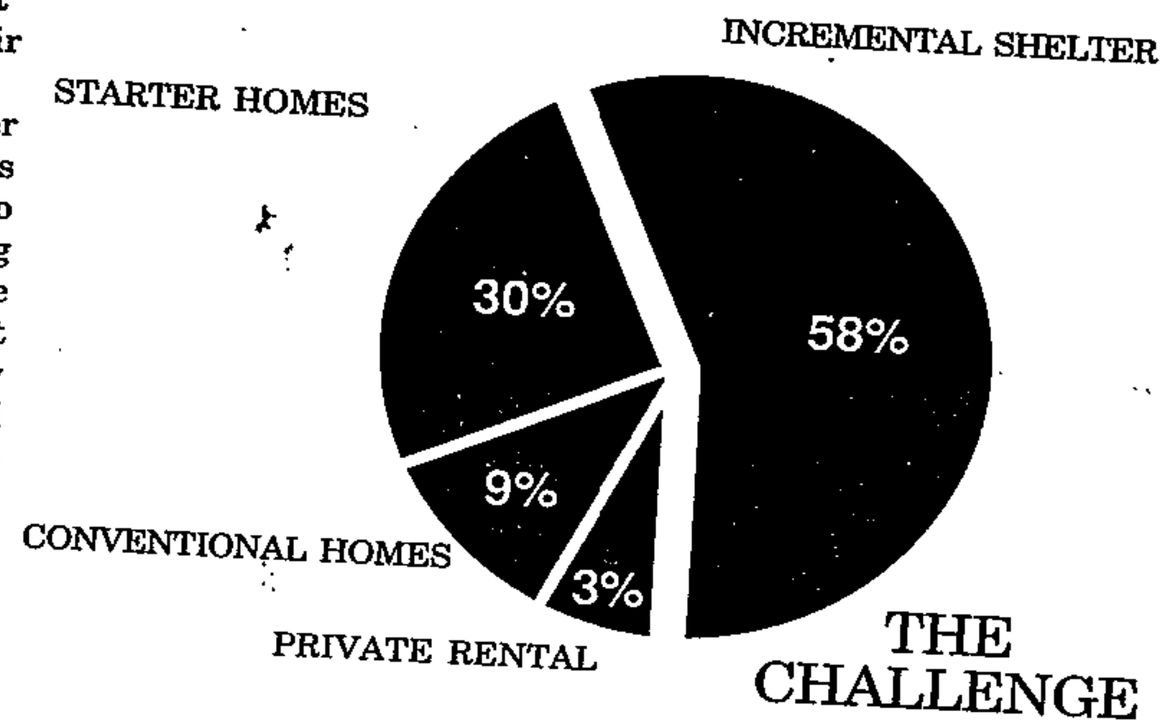
The money will pay for the development of serviced sites for a total of 99 800 of South Africa's poorest families. An average cost of R7 500 per site has been set.

With building costs high and incomes low, the scheme puts "ground under people's feet" rather than a roof over their heads.

Housing director Ben van der Ross says the scheme has brought many new actors into the business of providing housing, because of the chance to use IDT funds. "This must increase the country's ability to provide suitable and affordable housing products to the very poor."

"Secondly, the limits we set have forced many proposers — both the authorities and communities — to accept the need for lower standards in providing services and housing. Thirdly, we know of many cases where previously hostile communities and authorities have cooperated in developing proposals.

"Our conditions for support have also forced many developers to come to grips, for the first time, with the idea of involving the community in discussions about their needs. So, even where applications have been unsuccessful, we feel this experience will influence them positively," says Van der Ross.



The IDTFC was set up in March to make small loans for accommodation and homes to people whom banks and building societies would normally not be able to help. The IDTFC will work through community lending groups, thus offering the additional benefit of helping to set up small community "banks". (See article — "Small loans for the very poor").

Other projects include loans to other agencies in the housing and development field, and the promotion of consumer education and protection services.

The IDT, with the Development Bank of Southern Africa, is also facilitating a national debate aimed at developing strategies for dealing with the problem of single-sex hostels.

on the cross-over from mother- emphasis is on a general middle- a type of tax on graduates.

SMALL LOANS FOR THE VERY POOR

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

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

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

The IDT has provided R46,6 million to guarantee their investments.

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

Groups will allocate five-year loans of no more than R5000 to each of their members — people who cannot borrow money for building homes in the normal way.

Each member of a borrower group stands surety for the others. Loans are paid out to each person a bit at a time, instead of in a lump sum, over the first two years.

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

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

Upgrading of squatter sites

LINDA ENSOR

CAPE TOWN — The first contracts in the Independent Development Trust (IDT) R750m capital subsidy scheme to provide serviced land to the poor were signed with four developing agencies yesterday.

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

Once difficult community negotiations had been finalised, contracts would be signed for upgrading about 10 000 sites in Soweto-by-the-Sea in Port Elizabeth, 11 000 in Besters camp near Durban, 4 000 in Namibian Freedom Square in Bloemfontein and 4 000 sites in Phola Park on the Reef.

The four contracts, worth R13,7m, signed yesterday were for a total of 1 827 sites, and were signed with developers who had worked closely with the community in drawing up their plans.

Business must tackle the housing crisis



Guy Smith is CE of KPMG Aiken & Peat.

306

FM 27/9/91

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

A recent analysis by the Urban Foundation estimated the current backlog at 1,2m houses — that's 60 000 units a year if it's acceptable to reduce the backlog over a 20-year period. And to handle the projected population growth, another 113 000 houses must be constructed each year. That's a total of some 173 000 houses a year, but the foundation estimates that less than 10% of this is being built now.

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

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

The crucial and urgent nature of this problem was recognised last year by government when it voted R2bn to the Independent Development Trust set up by Jan Steyn. That money has collected considerable interest and R1,25bn is now being distributed. Numerous authorities and developers are being assisted in the development of, among other things, new townships.

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

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

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

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

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

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

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

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

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

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

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

The fact that these good deeds need not be entirely without benefit to the company should weigh heavily in favour of early and generous action.

Business must tackle the housing crisis



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All they want is a roof

Star 30/9/91.

The R2 billion fund used to launch the Independent Development Trust is nearing exhaustion. The hunt has started for more cash, reports MICHAEL CHESTER.

NEW STUDIES by the Independent Development Trust show that the Government will need to go on ploughing at least R500 million a year into subsidy schemes to make even a dent in the black housing crisis.

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

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

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

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

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

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

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

The first foray into the international money market will aim to raise at least $100 million (R280 million), and the total could be higher if there is a good response.

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

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

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

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

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

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

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

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

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

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

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

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

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

Duduza makes history

WOMAN

Sowetan 8/10/91 (85)

By BULI SIWANI

A CLINIC constructed out of tin containers, the first of its kind in the Southern Transvaal has been opened in Duduza, Nigel.

A group of local businessmen who call themselves Corporate Outreach Trust, donated the containers towards the clinic's construction.

Dr Rina Venter, Minister of National Health Services and Welfare officially opened the clinic which is situated in the middle of the township's informal housing sector.

She spoke of the poor socio-economic conditions and how they lead to consequent health problems in poverty-stricken communities.

"The rapidly increasing urbanisation process has had vast implications on the health situation of communities living in informal housing around our cities," Venter said.

"The prevailing poor living conditions and unemployment in the areas have also led to the lowering of the standard of living and consequent health problems in these disadvantaged communities."

She said that provision of primary health services helped to prevent unneccessary deaths and alleviated much human suffering.

Primary health care services entail health education on many aspects of health, as well as a healthy life style, advice on nutrition, mother and child care including family planning, immunisation and the treatment of diseases that are common in the community.

Venter said the Government, health authorities and the private sector could only be defined as facilitators and that without community participation it was unlikely that primary health services would succeed.

"Although the Government is responsible for ensuring that health services are available, it does not mean that the Government has to render the health sevices on its own. (306)

We have evidence of community participation through the involvement of the Duduza Town Committee," she said in praise of the association.

Dr W Clewlow, of Barlow Rand Limited and a member of Corporate Outreach Trust, said it was sheer ingenuity on the part of Duduza businessmen that they had the vision to convert the containers into something.



Businesswoman Angie Makwetla presents a cheque for R200 to Buli Siwani of *Sowetan Woman*. The cheque will go to the *Sowetan* /DMZ Relief Project. Makwetla has challenged all businesswoman to equal or exceed her donation to the project which will benefit victims of the recent spate of violence in the Reef.

Friday October 18 1991

Food for safety's sake

Sowetan 18/10/91 306

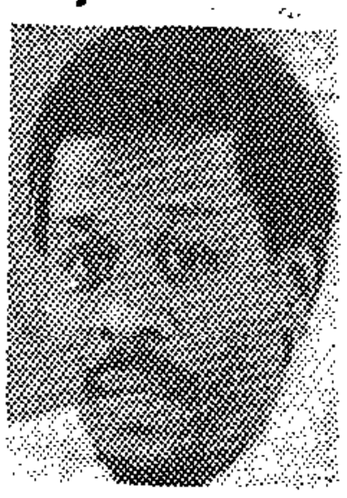
Plan to alleviate squatter camp misery

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

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

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

By NKOPANE MAKOBANE



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

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

One of the items likely to be included in the pack is "vegetable milk'.

Wessels says the soya-based milk contains more vitamins, calcium and minerals than dairy milk.

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

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

"The people in the cities and towns are scared of squatter camps, but we cannot wish them away.

"The food packs would go a long way to furthering safety and security in South Africa. It would be shortsighted of us to barricade our neighbourhoods without addressing the cause of the problem.

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

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

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

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

"Our starting point will be Durban because this where we have been doing our research."

VALUE-ADDED TAX

Informal sector endgame

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

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

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

According to Independent Development Trust Finance Corp figures, there is a 1,2m black housing backlog with an additional 1,1m homes needed this decade. That translates into an annual demand for the construction of 174 000 houses between 1990 and 2000. But only about 25 000 dwellings are being built each year.

To cap it all, says Gavin Hardy, chairman of the National Association of Home Builders (NAHB) and head of Murray & Roberts Housing, VAT is adding another nail to the coffin of the housing industry — both from a contractor's viewpoint and for the country's estimated 7m shack dwellers.

Ironically, he says, measures taken to ease the building and property markets into the VAT era through a gradual phasing in have created a virtually unworkable situation for contractors. "Inland Revenue has provided guidelines on the phasing. But it is so complex that we, as a large organisation with the resources to do it, have qualified chartered accountants employed to decipher them — I don't know how smaller companies are managing. An unworkable number of permutations can be worked out from the matrix.

"VAT may well be a better system of tax collection but if the methods introduced to facilitate this are impractical it all comes to naught," he says.

But if VAT makes things difficult for home-builders, M & R Housing's Noel Ayres believes it makes home ownership well nigh impossible for the country's millions of shack dwellers, euphemistically known as the informal housing sector.

Based on an Eskom survey of 260 households at the Orange Farm settlement outside Johannesburg, the approximate household income is R770 a month. Even at this level, Ayres explains, home ownership, coming to an average of around R5 000 a dwelling, needs to be financed. Prior to the introduction of VAT, this required a deposit of R750 or less with monthly instalments of just over R148 over four years.

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

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

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

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

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

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

Shaky foundations

There are seven million shack dwellers in S A
Each shares his home with six to nine others
Total income per shack averages R800 a month
which is spent as follows:

MONTHLY BUDGET	R	VAT could add 5%
Taxi, bus and train	200	15
Food (R1 a person a day)	300	15
Repayment on house over four years	163	15
Clothes	50	-1,32
Drinks, tobacco and sundry	50	-1,32
School fees and related costs	15	1,50
Fuel, coal and gas	45	-1,19
Doctors' bills	10	1
Church donation	5	-
Stokvels/Funeral	20	-
	858	43,67

Homes of straw are a reality

Sowetan 31/10/91.

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

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

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

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

By JOSHUA RABOROKO

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

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

"Many homes in this country are insufficiently insulated and require excessive energy to heat them, leading to wasted resources and air pollution," he said.

URBANISATION

Man's basic desire

Sowetan 31/10/91.

ONE of the main reasons for rapidly increasing urbanisation and, consequently, the squatter problem, may be attributed to man's basic desire to improve his living conditions.

Unplanned urbanisation, or squatting, as it is generally called, is a worldwide phenomenon, and even such highly developed countries as Britain and the United States have been unable to escape it.

Orderly urbanisation is of the utmost importance for the sake of, for example, rendering services, planned upgrading, and the protection of property owner's rights and interests.

The biggest problem regarding the process of urbanisation, is the fact that simply not enough erven are available to meet the enormous demand for housing.

It should be stated clearly, however, that the so-called squatter is not necessarily a pauper. People should not be judged by the fact that they are squatting. Not all of them are unemployed or destitute. They may be living in squatter conditions only because no erven are available.

It is interesting to note that about 90 percent of the people living in squatting conditions are found within black residential areas, mainly in the backyards of built-up erven (some 204 000 million).

This can create problems if these people move out of the backyards and to open spaces to make themselves visible in order to acquire stands.



An example of how people can improve their living conditions — after initially living in an informal dwelling, this man proudly stands in front of his new house in a formal town that was developed by the Transvaal Provincial Administration.

Role-players in dealing with squatting

Sowetan 31/10/91

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

*** Central Government**

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

*** The provincial authorities**

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

*** The South African Police**

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

The SA Police also provides security on request when squatter structures must be removed by law.

*** Local authorities**

As landowners, Local Authorities are very closely involved in dealing with squatting. A local authority should ensure that its land is not occupied unlawfully, and should act in terms of the Act when this occurs. It is also their duty to ensure that landowners falling within their jurisdiction do not allow land to be occupied unlawfully.

It is essential to identify and acquire suitable land for the estanlishment of towns, in time, so that serviced erven could be made available. Although the province is making a tremendous effort to eliminate the backlog, it is a comprehensive task that cannot be addressed by one body only, and local governments have a major role to play in this regard.

*** Landowners**

All landowners are in the first instance responsible for whatever happens on their land. Where land is occupied unlawfully, the owner may lodge a complaint with the SA Police.

A landowner may also demolish a building or structures erected without his permission without a court order and he may remove the materials from his property. He has recourse to civil legal remedies based on statutory and common law.

The mere entering of somebody's land without that person's permission is an offence according to the Trespass Act, 1959 (Act 6 of 1959). Immediate action is one of the most effective means of preventing squatting.

URBANISATION



With the establishment of formal towns for informal settlement, the TPA is creating an opportunity to allow people to own land and to improve it according to their means — this man is doing just that.

WHAT IS A SQUATTER?

A SQUATTER is regarded as somebody who occupies land and property unlawfully.

According to the Prevention of Illegal Squatting Act, 1951 (Act 52 of 1951), illegal squatting is prohibited.

Furthermore, no person may enter, or remain on or in any land or building without the permission of the owner or the lawful occupier of such land or building, whether such land is enclosed or not.

Backyard dwelling is not in itself regarded as unlawful.

Informal residential areas or settlements that were officially approved and where residents occupy informal houses on allocated sites, are not regarded as squatting areas.

Squatter areas consist mostly of poor families who are seeking better living conditions.

In the development of formal towns for informal settlement, the Government is addressing the needs of the poor in providing erven with affordable services where the people may upgrade their homes and the standard of services in the course of time.

Government policy

SQUATTING as a worldwide phenomenon has become synonymous with accelerating urbanisation.

The period after 1986 is characterised by the presence of larger numbers of people in urban areas. It is believed that a large intra-urban movement of people is taking place and that the majority of the people who are now visible, were already staying in the areas.

According to the latest sources, 56 percent of the black community are already urbanised and it is expected that 75 percent will be urbanised by the year 2000.

This means that more than 10 million people will have to be provided with living space in the near future

This figure reflects the magnitude of the problem and the enormous demand it will place on the country and its resources.

In order to manage and deal with squatting efficiently, it is necessary that the Government's policy be stated clearly.

The objective of the Government is to manage urbanisation effectively to prevent squatting. In striving to achieve this objective, the Government accepted the following policy positions:

* that a landowner's rights be respected and that these rights be protected against any unlawful infringement;

* that land be designated to accommodate squatters lawfully in an orderly fashion — this mainly entails the provision or erven with a basic services infrastructure in the area, where an individual may erect his own structure according to his needs and means; and

* that where illegal settlement occurs, orderly resettlement be undertaken after consultation with those involved.

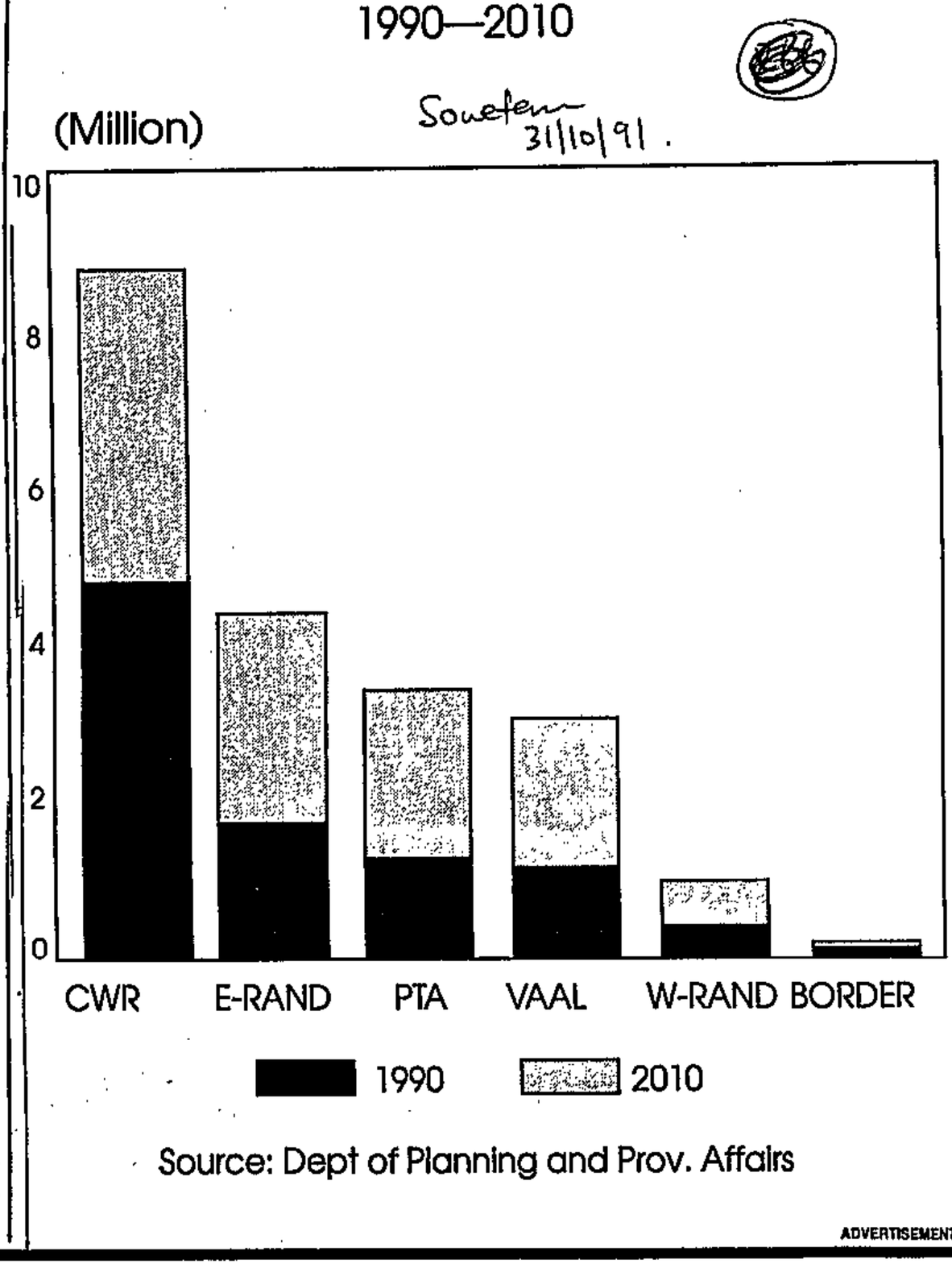
The prevention of squatting is not only the responsibility of the central and provincial authorities. Local authorities must accept that land has to be made available for low-cost housing to prevent squatting.

Local authorities are called upon to share the responsibility for the provision of land and the rendering of services to low-income settlements with the other authorities in future.

It is also believed that the private sector has an important role to fulfil by also providing for the needs of the lower income groups in the different communities.

Co-operation between the Transvaal Provincial Administration and the private sector may enhance the Transvaal's ability to address its housing need.

This may also serve to be to the advantage of the country as a whole.



ADVERTISEMENT

HOUSING 2

New Nation (Learning Nation)

1/11 -- 7/11/91.

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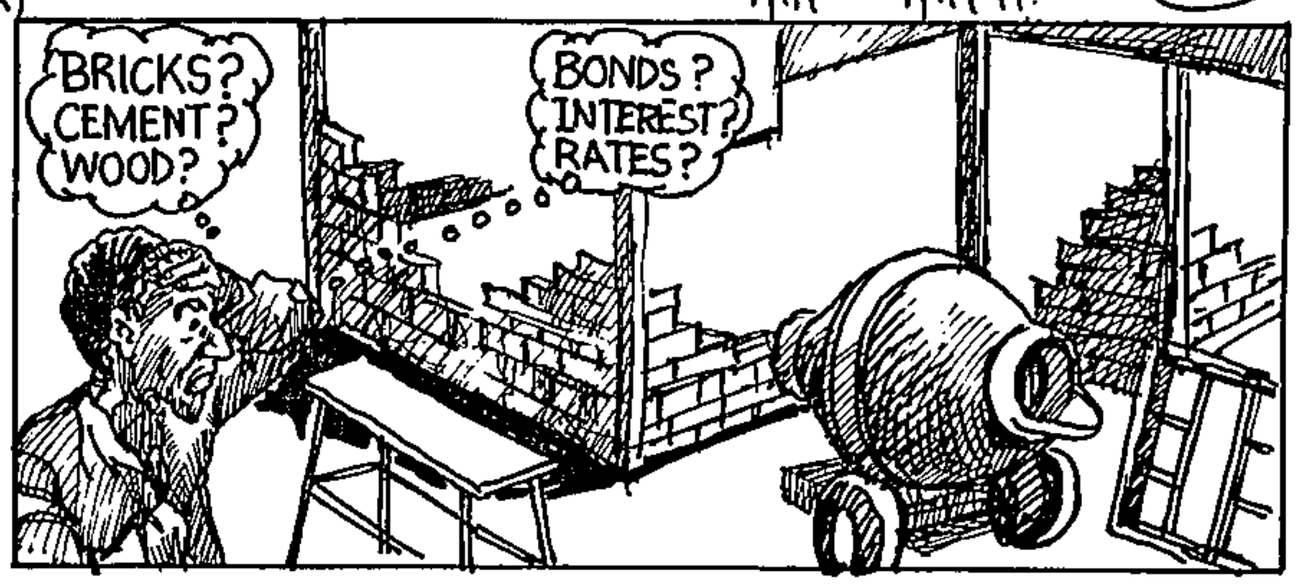
Last week, we looked at the fact that the majority of the working class in South Africa do not have access to proper housing. We observed that workers' wages do not enable them to buy proper houses at market prices. From this, we drew the conclusion that capitalists are not likely to have any interest in building proper houses for the working class in the foreseeable future. We saw that the government too does not want to build houses for the working class. The result? - a huge housing shortage, estimated by the Urban Foundation to be 1,8 million.

This week we will look at what the state and the capitalists are doing about the housing crisis. We will also look at Cosatu's proposed solution to the housing crisis. Finally, we will raise some additional problems that will need to be tackled if the housing crisis is to be solved in a 'new' South Africa.



STATE STRATEGY AROUND HOUSING

The state first involved itself in working class housing in the 1940s, when the manufacturing industry was growing rapidly. Throughout the 1950s and into the 1960s, many townships were built, to house a growing black 'labour force'. But, by 1968, the state had stopped building townships in 'white' South Africa and was building townships only in the 'homelands' - as part of an emerging 'homelands' strategy aimed at exploiting workers but getting rid of the 'evidence'. Since the 1980s, the state has been trying to get the capitalists to build houses in the urban townships, and to sell rented township houses to residents.

The present strategy of the state is a continuation of the policy started in the 1980s. Instead of actively trying to solve the housing crisis by building more houses for the working class, **the state is in fact moving away from building any houses at all. It is leaving this entirely to building companies and private 'developers'.**

This is not to say that the state now has nothing to do with housing. Its present strategy includes:

- selling existing township houses to residents at a discount.
- making land available for 'development' by building companies.
- providing infrastructures and services through the Regional Services Councils.
- giving direct subsidies to state employees and to first homeowners who buy houses costing less than R65 000.
- giving tax reductions to companies that have housing schemes.
- providing site and service where 'orderly' squatting has occurred.
- the involvement of the Development Bank, together with black local authorities, in housing - through the extension of credit at a reduced rate of interest for housing.
- the establishment of an Independent Development Trust (IDT) with R2 billion for 'development', including housing.

What is most obviously missing from this list is the actual building of houses.

HOUSING FOR PROFIT

The capitalist building companies have been building houses in the townships. None of these houses cost under R35 000 and therefore they have only been sold to the better-off sections of the middle class. Loans and bonds for buying these houses have come from private banks and building societies. The capitalists have therefore been involved in township housing through

- bonds and loans given by the financial institutions and
- The provision of market-priced housing - built by the building companies on a pure profit basis.

These initiatives have catered only for sections of the black middle class and have done nothing to solve the crisis faced by the working class.

SITE AND SERVICE

The state and the bosses are both very keen on and proud of the site and service approach. Yet all that this means is that a small number of working class families will end up with a tiny plot of land, some services such as running water and sewerage, but ..... no house! So, we see that this much-applauded solution of the state and the bosses means that, in order to solve the housing crisis, the state and the bosses will build no houses! Workers will again build their own 'houses'; in other words, they will end up in shacks again.

COSATU'S SOLUTION TO THE HOUSING CRISIS

At its fourth congress in July this year, Cosatu adopted a (composite) resolution on land, housing and hostels. The resolution notes that the present housing crisis is the direct result of the apartheid capitalist system. It goes on to say that it is the state that has overall responsibility for the provision of housing, and spells out how this should be done.

The Cosatu resolution is weakened by its composite nature, that is, by trying to combine different affiliates' resolutions on the question. The result is that while the resolution clearly recognises that housing is the overall responsibility of the state, it still goes on to direct its demands at both the **state** and the **bosses**. Thus, the resolution is not clear on **whose responsibility it is to solve the housing crisis**.

For example, there is one clause which demands of both state and the bosses that they initiate housing programmes. Yet we have already seen that the bosses only build houses for profit.

At the same time, the resolution calls for the elimination of profiteering from housing. But if you eliminate profiteering, then there will be less and less reason for bosses to build houses. It is therefore clear that, on its own, this resolution won't help matters.

Another clause calls for the state to underwrite and/or subsidise any provident fund investments in low cost housing. But, if housing is a state responsibility, as Cosatu is calling for it to be, then there is no reason why workers' money should be used to build houses.

Yet another clause calls for measures 'to force financial institutions to make small loans available to all citizens .....' Once again, if the state is building houses on a non-profit basis, than why should a person need to apply for a loan to get proper housing?

In spite of these criticisms, aspects of the Cosatu resolution can at least serve as a starting point for solving the housing crisis. This applies particularly to the following two clauses from the resolution, namely that:

- the land and housing markets be regulated to eliminate profiteering and speculation;
- the cost of building materials be substantially reduced either through subsidies, state control of this market and/or nationalisation of this sector.

These points both go to the heart of the housing crisis. **The fact that housing is built for profit creates the huge housing shortage for a working class which cannot afford to buy houses.** Secondly, monopoly control over the building materials industry makes housing particularly expensive, even for the state. So, it is only when the profit motive is taken away from the provision of housing, and the control of monopolies over the building materials industry is broken, that the housing crisis can be solved for the working class.

What do these things mean practically? The only way for profiteering and speculation to be removed from housing is for **the state to take responsibility for housing**. It would be pointless to make housing a state responsibility and then leave the building material monopolies in place. These would simply continue to make high profits, except that the money would now be paid by the state out of workers' taxes. Secondly, the cost of building materials would remain high and this would definitely limit how many and what quality houses the state could build.

So, not only must the provision of housing be made a state responsibility, but **the building materials cartels must also be broken**, with laws passed that regulate the price of building materials. It is with combined strategies of this nature that progress can be made in addressing the housing crisis.

1,2-m houses needed: Govt

SOUTH Africa is in dire need of a non-racial national housing policy, Government Minister Mr Leon Wessels said yesterday.

Addressing a housing conference in Durban this week, Wessels - Minister of Planning, Provincial Affairs and National Housing - said there was a housing shortage of about 1,2 million units and a yearly demand of a further 175 000 houses.

He said the housing problem could only be addressed by a partnership between the Government and the private sector. The Government's role in addressing the problem should primarily be a "facilitative" one, he said.

"The Government's approach is to approach South Africa's problems pro-actively and constructively with the participation of all interested parties.

"The community must help us to identify the (housing) needs and the priorities of these needs."



Builders putting up houses in the townships.

Wessels said a person remained ultimately responsible for his own housing.

"It is not possible for the State to take the responsibility of supplying conventional houses to meet the need for low-cost housing."

He said unconventional solutions were required such as "informal towns" where services could be supplied initially at an affordable level.

"The residents can erect basic shelter until they can obtain permanent jobs and develop the capacity to consolidate their housing position by saving, using their own initiative and labour".

Wessels explained that the Government had instructed the South African Housing Advisory Council to recommend a new housing policy which would ensure that as many families as possible had access to at least a residential site, and that there was greater involvement by the private sector in providing low-income housing.

He said the council had found that the present proliferation of institutions dealing with housing had a negative impact.

South Africa was moving toward a housing policy based on affordability, he said.

Said Wessels: "We can no longer deny a man a shelter merely because he cannot afford to buy or build a house which must comply with ludicrous and inappropriate standards." - *SA Press Association.*

(h) activities, including design and construction engineering, related to the construction, relocation, rearrangement, or start-up of facilities or

(c) the formulation and design of possible new or improved product or process alternatives; and

PROPE

Homeless pose a problem for SA

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B/Day 13/11/91

Reports by
PETER GALLI

IT WOULD be unrealistic to look forward to a stable and peaceful new SA in an environment of widespread homelessness, Institute for Multi-Party Democracy executive chairman Oscar Dhlomo said at the national congress of the SA Institute for Housing in Durban recently.

"The future SA will be required to facilitate and promote — not hinder — people's access to education, health care and housing. No post-apartheid government that remained quiet or was indifferent about these issues, would win a future election," he said.

The principle of wealth-creation advocated by the free enterprise system normally started with the ability of citizens to own property.

"It is therefore true to argue that if the policy of the future government is the economic empowerment of the deprived masses, then wealth creation through property ownership will have to be part of that policy," he said.

The future government needed to look carefully at ways of making more land readily available for housing and the bureaucratic red tape, accompanied by sheer inefficiency in some cases, characterising the entire process of acquiring and developing land for housing, needed to be done away with, he said.

Speaking at the same conference, SA Development Bank and SA Housing Trust chairman Simon Brand said private sector institutions had yet to adjust on the financial and construction sides to the changing pattern and demand in SA housing.

"After some tentative financial sallies into the lower to middle income market, there had been almost a complete withdrawal. In a new SA, considerable further adjustment will be required in national housing policy, and it will be desirable to have the widest possible support."

It was clear that the housing standards set in the past for a limited section of the population under artificial policy conditions were not sustainable under the new policy and market conditions.

"Given the extended scope of national housing objectives, important adjustments in housing technology and design will be required, in addition to adjustments in the financial and construction sectors if the housing needs and demands of the new SA are to be adequately met," Brand said.

SOWETAN Building the Nation
PROPERTY Focus

Cheap bricks for low-cost housing

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Sowetan 14/11/91.

SEEMINGLY South Africa has seven million insufficiently housed black people with four million squatters on the Witwatersrand and in the vicinity of Durban alone.

For these people to be properly housed, the country will need to build 1,9 millions homes - right now and not later.

But the main actors in the building scenario - the Urban Foundation, the South African Housing Trust and the Independent Development Trust - have only touched the tip of the iceberg by building slightly more than 13 000 homes.

Judging at that rate it will take 138 years to clear the critical housing shortage that has caused disease and violence in the so-called changing South Africa.

As aptly put by one observer: "South Africa is tackling the legal institutions, financial and land ownership issues - all prerequisites in meeting affordable homes."

The situation is becoming catastrophic. However, a former financier and now a low cost-housing entrepreneur, Mr David Herbstein, says the situation is not disastrous - it is challenging.

He believes the country can do it - given the will. It certainly has the technology. But he does acknowledge that the picture is bleak.

"While I appreciate that building homes will gain momentum only when land is available, we could be moving much faster with the actual building of homes," he said.

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

The tragedy is that they are available but people do not know it.

Hebstein is determined to provide a solution to the housing shortage. He has developed a new brick machine - a boon for squatters. He put all his capital into developing a machine that makes high-quality bricks.

The cost of the bricks needed for one house is around R450, he explains, saying that is five times cheaper than normal. With unskilled workers, it is possible to turn out enough for two houses a day.

What is good about the machine is the fact that it can be towed - and it makes bricks on the spot by using subsoil dug from the house's own foundation.

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

He believes that the squatter community could be helped to buy these machines and also create employment for many. He has suggested this notion to many companies and a few have responded.

He was unable to hide his irritation when talking of the disparity between what squatters are expected to pay for bricks and what they "really need to pay".

A tiny four-roomed core house - one that can easily be added to - would cost only R2 500, he adds.

He was perturbed about the national debate aimed at developing strategies for dealing with the housing problem.

"A more positive and vigorous approach has to be taken soon, otherwise the next century would see us still faced with a huge problem," he said.

SA Housing Trust helps house 190 000

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THEO RAWANA

THE SA Housing Trust had granted R400m in loans and provided housing to about 29 000 families (190 000 people) over the past four-and-a-half years, trust chairman Simon Brand says in his annual report.

Brand said financial institutions had been reluctant to enter the low-income market because of repayment boycotts and other civic actions.

"In addition, extremely limited funds were available from government to support first-time home owners with interest subsidies," he added.

The trust, through its subsidiary Khayalethu Home Loans, granted about 20 000 loans at an average value of R22 000. B Idaily 14/11/91

The aggregate amount of subsidies provided to home owners during this time was about R40m.

"By providing the required long-term finances, the SA Housing Trust was able to ensure continuation of building activity for some 44 developers (excluding small builders), providing employment to about 10 000 people," Brand said.

He warned the provision of long-term finance at subsidised interest rates put increasing pressure on the trust's resources.

"Continuation of a significant role will be directly dependent on the future capitalisation of Khayalethu Home Loans (Pty) Ltd and the nature and extent of government subsidies to individual first-time home buyers, be that by way of capital subsidies on land or interest subsidies," Brand said.

Cheap housing goes on show

FABCOS and timber company Sappi have joined forces to find house designs which can help solve the housing backlog, the two organisations announced in Pretoria this week.

Fabcos chief executive officer Jabu Mabuza told a press briefing at the organisation's offices in Pretoria West that the houses on display ranged in price from R1 500 to R4 500, which could be paid over five years.

Four houses, with two and three rooms, with tiled roofs and walls built with hardboard and asbestos, were on display.

Mabuza said it was surprising that most squatters chose a flat-roofed hardboard house costing R3 500, instead of a stronger one roofed with ceramic tiles.

He said Fabcos and Sappi, which also deals with building materials, took into account that there was a growing number of squatters, especially in the PWV and Durban areas, "because of the acute shortage of housing in the black community".

"If we are to address the backlog, we will have to provide 1,8 million families with houses now and build 400 000 units every year for the next 10 years." – Sapa

Black property market takes dip

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Sowetan 5/12/91

THE property market is heading for rough times which could result in cutbacks on a number of houses supposed to be built for blacks.

By JOSHUA RABOROKO

The main factors that could lead to this situation are financial institutions' reluctance to offer home loans and the escalating violence that has reached alarming proportions in the townships.

Banks and building societies are refusing to give loans because of non-payment of bonds caused by townships boycotts and violence.

Rabie Holdings has cut back on the number of houses it is building in black areas to 30 a month from its peak of about 300 a month a few years ago, the company's finance director, Mr Ken Maggs, said in Cape Town this week.

The group, which was previously one of the largest black housing developers, was now heavily involved in the upmarket residential market in Cape Town.

This trend is likely to be followed by other developers at a time when there is an acute shortage of houses for blacks resulting in the mushrooming of squatter camps.

Sources in the industry have indicated that there are many obstacles although they are optimistic that things will change in the so-called new South Africa.

Maggs said that Rabie had drastically reduced the exposure in the black housing market after a R708 000 operating loss for the year to June - last year a R5,7 million operating profit was earned.

However, he added, although the company remained exposed to the market in the Transvaal, it had withdrawn in Natal and the Cape.

"The group is continuing in the Transvaal - in areas such as Soweto and Tembisa - because it still has some land holdings to develop," he said.

Rabie still remained committed to the affordable homes market through their 40 percent holding in Kwikspace, which included the Zozo, Portacamp and CI Park Homes businesses.

Sources in the building industry said they believed the black housing market was dead.

In his chairman's report Dr Simon Brand of the South African Housing Trust said financial institutions were reluctant to enter the low-income market in any meaningful way.

In addition, extremely limited funds were available from the Government to support first-time owners with interest subsidies.

"It follows clearly that new and innovative ways will have to be found to address socio-economic development in South Africa during the period of political transition.

"To achieve this we will require the commitment of all concerned to increasing the momentum of development," he said.

Director of Mepco Construction and Developers Mr JC Mtshali said financial institutions had throttled their lending.

Fabcos gets a big praise

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Sowetan 5/12/91

By JOSHUA RABOROKO

THE Azanian Students Convention has welcomed the Foundation of African Business and Consumer Service's involvement in low cost housing.

Azasco's deputy president, Mr Vusi Hlongwa, said his organisation applauded the timely move by Fabcos to intervene on behalf of the toiling black people by pledging to assist in building affordable houses for the poor.

He said: "The white Government has failed with its moral obligations to provide housing. White companies and multinationals took advantage of the plight of black people by reaping super profits out of the housing problem.

"This failure has led to the mushrooming of squatter camps countrywide, which are fertile ground for being a killing machine, evidenced by current massacres of our people."

He was responding to a major move towards alleviating the acute housing shortage taken by Fabcos to build more than a million low-cost housing within two years.

Fabcos has identified poor housing standards and the general housing shortage as the most pressing socio-economic problem facing South Africa.

Y

Housing advice group in action

Sowetan 5/12/91 (306)

By JOSHUA RABOROKO

HOUSING Advice Centre, a legal aid voluntary association specilising in housing, has been launched in Johannesburg.

Under the leadership of a leading attorney, Mr Brian Leveson, the centre aims to help improve consumer protection in the lower income home ownership market.

It also aims to:

● Take legal reasonable steps to educate the public about the legal and financial implications of home ownership and associated matters;

● Help the lower income community with their legal problems of a home ownership or associated nature by offering legal advice and assistance including proceeding with litigation.

They can be contacted at Room 404-407, 4th floor, Gloucester House, 66 Rissik Street, Johannesburg. Tel (011) 333 2476/7.

Business as usual not possible in SA

Business as usual is already impossible in South Africa, especially in black communities.

By JOSHUA RABOROKO

According to Mr Ben Pieters, head of Khayalethu Home Loans (Pty), attached to SA Housing Trust, a totally new approach is needed - such as a joint venture involving low-income communities themselves, the private sector and the Government.

Such a partnership could at least trigger renewed funding for low cost housing and funding for attendant social infrastructure in low-income communities.

Pieters said he believed that the timing was right for such a joint venture.

Funding

South Africa's reintegration in the world community would encourage access to funding models and innovations tried in similar markets. Many of these models involve government intervention and private enterprise participation.

But the key, Pieters said, lay within black communities themselves. Failure to counteract rampant instability was tantamount to pressing the self-destruct button.

Khayalethu continually interacts with all potential participants in the suggested joint venture. It is regularly consulted by Government agencies and tries to attract private sector finance to low cost housing. It also educates low-income communities to the importance of a stable environment.

He said: "Ultimately, the business and the black communities have to form a joint venture. Maybe we'll have to play middleman for a few years. The important thing is to make a start.

"Communities which fail to honour commitments and seek confrontation on every conceivable issue will fall behind communities which genuinely seek development. Investment funds will go to the stable environment."

He believes that the Government and the private sector could establish their credentials inside black communities by showing their commitment to seeking innovative solutions to the housing crisis and the lack of social infrastructure.

Simultaneously, specific black communities could establish their good faith by taking steps to reintroduce stability to their areas.

He believed the Government had to shoulder responsibility for basic shelter at the lowest end of the scale, and an equitable subsidy system needed to be put in place as soon as was practical.

He added: "The Government's role in encouraging investment in housing and infrastructure will come increasingly under the spotlight. The business community should look at various instruments now so it can advise and co-operate. Time is running out."

Studies

According to him, the United Nations Centre for Human Settlements has made in-depth studies of financial resource mobilisation for low-income groups. Its findings might be adapted in South Africa.

He said the situation was serious, but certainly not hopeless. Innovation and change will make a difference. But lip-service to peace had to cease in black communities just as it had to stop in upliftment of in some other quarters, he said, adding, "it is time for action."



Right: Former chief minister of Kangwane Mr Enos Mabuza has been appointed a non-executive director of Volkswagen of South Africa. He is a well known figure in political circles and serves on the boards of many companies.



Left: Soweto businesswoman Mrs Marina Maponya has been appointed a non-executive director of Volkswagen of South Africa. She is a popular figure in business and serves on boards of many business and women's organisations.

PROPERTY
SOWETAN Thursday December 5 1991

Call for flexibility in informal areas

B/Day 18/12/91

(306)

THEO RAWANA

THE House of Representatives' housing directorate has broken with previous standpoints on informal housing by calling for more flexible control over settlements.

In its policy document, the directorate recommends that the ultimate objective of informal housing should include full land ownership.

The document proposes the provision of all basic services to informal housing areas, with the assumption that the upgrading of this basic system is the ultimate objective.

Housing director Anton Fuchs says the directorate seeks to keep restrictive measures to a minimum and to create machinery which will afford squatters the opportunity to acquire a house.

"For example, we recommend that building restrictions on the back and one side of the property be dropped. We are trying to adapt housing to the conditions, with as few regulations as possible," Fuchs says.

The local authority in whose jurisdiction the settlement falls must accept responsibility for it. Central housing departments will become directly involved only in exceptional cases, Fuchs says.

The document also recommends increased community involvement in the development. "The creation of employment opportunities within the informal settlement is extremely important, and should lead to self-sufficiency."

The document says informal housing areas should be created within existing communities, where people can contribute to the upliftment of the informal sector.

Some of the recommendations in the document are that:

- ☐ Purified water must be provided to individual properties, or at least to a central point for every five to six houses;
- ☐ No communal toilets may be provided, and some or other form of sanitation on every property is advised;
- ☐ Refuse removal be provided by a resident entrepreneur;
- ☐ Street lighting, and not the provision of electricity to public facilities such as shops, schools and community centres, be made a priority;
- ☐ An overall reticulation system be provided immediately, while a low tension system can be supplied to individuals according to their needs;
- ☐ Electricity be provided on the pre-payment system;
- ☐ The planning of informal township layouts must take place according to the same principles that apply to formal towns;
- ☐ Community facilities such as clinics and creches must receive priority; and
- ☐ A support service regarding the erection of houses must be available on an ongoing basis.

Schemes to bring light to everyone

(306)

(BDay) 24/12/91

DAVE LOURENS

ALTHOUGH most South Africans can afford electricity, it remains unavailable to about two-thirds of the population, says the SA Institute of Race Relations.

In its latest Social and Economic Update, the institute noted homes without electricity spent an average of R90 a month on fuel in the form of paraffin, candles and coal, while electricity could be supplied for less than half that cost.

In addition, almost 81% of the Department of Education's 7 845 schools did not have electricity, thus limiting their potential to provide a well-rounded education programme, including audio-visual aids or technical education involving electrical tools.

Card

The Update said both the National Energy Council and Eskom aimed to provide energy to all South Africans, and Eskom hoped to supply 80% of the population with electricity by the year 2000.

The pre-paid meter, known as the budget energy controller, was widely accepted as an alternative means of electricity supply. The system operated with a disposable magnetic card slotted into a meter box in the user's home. The advantage of the system was that the user bought only as much electricity as he could afford.

Municipalities were making use of this system, and in Durban a plan had been introduced to electrify every home within its boundaries, including shacks, within the next five years, using the budget energy controller. It was hoped that by 1996 168 000 homes would be electrified.

Update said one system Eskom was considering to provide electricity to communities in areas without access to the national grid was Remote Area Power Supplies (Raps), which would generate its own electricity by making use of either conventional electricity or a hybrid of energy sources such as solar power, diesel generators, and wind and hydro turbines.

Farmers, rural schools and clinics and individual dwellings were seen as the potential market for Raps.

The publication's business section noted that in March this year government had estimated the informal sector was growing at 8% a year, while further research indicated the number of people involved in the informal sector on a full-time basis had increased by 20,5% between October 1989 and October 1990.

Consequently the job creation possibilities in the informal sector were of increasing importance.

The publication noted that the Johannesburg City Council had convened a group of 10 officials to advise hawkers on a one-to-one basis, and intended to expand this programme into other areas at a later stage.

Eskom to connect 160 000

SQUATTERS — GENERAL

1992

OUTLOOK '92

Housing in crisis

By Gavin Hardy
executive director
Murray and Roberts
Construction (Housing)



Gavin Hardy.

STAR 2/11/92

With 1991 now behind us, it is worth taking stock of developments of the past year and looking forward this new year, which in many ways will be a turning point for the South African housing industry.

Last year's highlights included the repeal of the Group Areas Act, establishment of the Independent Development Trust (IDT), restructuring of the Urban Foundation, a visit by representatives of the World Bank and the mooting of a National Housing Strategy.

These events happened against the backdrop of further economic decline, unprecedented violence, high interest rates, a squeeze on credit and subsidies, increasing politicisation of housing and a severe downturn in the number of business opportunities in the housing industry.

Faced with these problems, many players suffered horrific losses. Others simply withdrew from the housing arena. Those remaining private sector players have increased their support for their association (NAHB) which has redoubled its efforts to develop solutions.

Still, the reality of South Africa today is that fewer and fewer houses are being delivered.

The ravages of inflation, economic stagnation and higher costs as a result of VAT have further battered less fortunate consumers' ability to afford housing.

This scenario appears to have prompted the various industry players to go into stall mode, waiting for the De Loor task group's recommendations for a NHS which, hopefully, will signal the beginnings of an upturn.

What little State money is made available for "urbanisation" increasingly favours Government and quasi-government development organisations at the cost of the private sector.

Partnership

One can only hope that these organisations will soon realise that the housing crisis is too vast and too pressing to be tackled in splendid isolation.

The truth is that the State needs the private sector in order to solve the housing problem, and a mutually satisfactory partnership arrangement is both vital and long overdue.

It is also clear that the housing delivery process is in desperate need of a re-think.

To get the show back on the road requires either immense Government intervention or a radical freeing up of the environment to allow easy and effective participation by the private sector.

Further, the housing delivery process must be de-politicised as a matter of urgency, as a continuation of the present situation will further discourage pragmatic businessmen from becoming involved.

As with sanctions, the politicising of housing is hurting the less fortunate.

There are other major areas of concern that must be addressed through a combined public and private sector effort.

Perhaps the most vexing is the issue of housing affordability. A very large and growing number of South Africans cannot afford to buy a conventional home without a subsidy.

This problem has to be addressed from the point of view of providing financial assistance and developing innovative products to proivde shelter for the needy.

It is worth bearing in mind that no solution to this problem will be forthcoming while disposable income continues to decline, especially at the lower end of the market.

Of major concern is the reluctance of the vast majority of private sector institutions to develop mortgage finance instruments for informal housing (below R12 500), because of perceived risk.

Given that at least 60 percent of blacks cannot afford a conventional home, this state of affairs cannot continue.

Attention must also be given to reducing the bureaucracy that is stifling the housing delivery process, and to formulating an effective, co-ordinated housung policy and strategy.

In this regard we look forward to the publication of the De Loor task group's findings.

Not all recent developments on the housing scene have been negative.

The scrapping of the Group Areas Act and formulation of a concerted housing strategy are among the positive moves, as are the "site-and-service" programmes initiated by the IDT, Transvaal, Natal and Cape provincial administrations, House of Delegates and House of Representatives.

These projects are laudable efforts to assist the poor. However, development agencies must remind themselves of the need to plan for the numerous and diverse needs of the community, not just their immediate need for shelter and the need for a balanced community across a spectrum of affordabilities.

It is unfortunate that more and more government and quasi-government organisations are operating as developers (at a cost to the taxpayer) and to the detriment of the few remaining private sector developers.

gn guests visit-
er, 60,8% were

1,2% — came

increase in business in October — from 14,1% in 1990 to 18,4% in 1991.

Cape Peninsula hotels recorded a 3,8% drop in bed nights sold — 20,6% in 1990 compared to 16,8% last year.

Azayo. The ANC and Sama had broken the forum's trust and Azayo "decided to do something about it", Mcerwa said.

Duncan warns of threat to property rights bill

BIDay 6/11/92.

306

A BILL of rights guaranteeing private ownership of property would be useless unless the homeless millions in SA were adequately provided for, Black Sash advice office co-ordinator Sheena Duncan has warned.

Writing in the latest edition of the organisation's journal, Sash, Duncan says such a bill of rights runs the danger of being ignored and overthrown, however valuable its provisions.

She says despite the repeal of the Land Acts and the Group Areas Act, more than 86% of land remains in white control.

She goes on to raise the possibility of provisions in a bill of rights which would compel owners of unused land to grant leasehold tenure on such land.

Much of the ground owned by white interests is not used, and is being kept for investment purposes or as a tax advantage. Duncan asks if any person has the right to own land which is not used, and to seek constitutional protection to keep out people who need it.

GAVIN DU VENAGE

She questions the right of protected ownership of property that can be seen as having been taken from others — people who had no legal protection and no rights to reparation.

Duncan believes the debate should begin by looking at the fundamental right to adequate shelter — loosely defined as protection from the elements and security of tenure. Establishing a legal system based on the present situation would perpetuate past injustice and almost certainly doom the efforts of a democratically elected government to meet expectations.

Instead, she calls for creative approaches to the problem, means that exclude nationalisation which Duncan describes as expensive and unproductive in the long term.

The difference between ownership and usage must be recognised. In traditional African culture land is communal property, allowing tenants to make use of it productivly while enjoying security of tenure.

Bold new plan to aid homeless

Sowetan 16/1/92

By JOSHUA RABOROKO

STOKVELS, which are black informal clubs investing about R170 million annually, are to embark on a business venture to provide housing options for the homeless.

The president of the National Association of Stokvels of SA, Mr Andrew Lukhele, said yesterday that a seminar would be held in Johannesburg on February 7 where details of the project would be explained.

He said the whole Stokvel City Housing Project as a business was dedicated to black economic empowerment in the interests of nation building.

Solving

He said the limitation of the State's housing and local authority policies suggest that other options could be used in the search for stability in the townships.

Research has shown that most blacks stayed in shacks or informal houses which have sprung up in open places either within or adjacent the townships.

In the Pretoria, Witwatersrand, Vaal Triangle townships there are more than 412 000 formal township houses, 422 000 backyard shacks and 635 000 shacks on vacant land, according to research.

Lukhele said stokvels were planning to help alleviate the black housing crisis by diverting millions of savings from banks to unit trusts, which would serve as collateral for housing loans.



ANDREW LUKHELE

The arrangement would allow black savings to be ploughed back into the black communities, rather than having the money loaned to affluent whites.

Catering

The South African financial system had until now been catering for regular earners with assets, fixed abodes and a track record of payment.

He said while that was a proven method of reducing the risk of non-payment, it excluded millions of blacks from formal financial assistance.

It also meant that savings by blacks were largely used as loans to rich whites in the suburbs and "very little or nothing is in turn ploughed back into the black communities who provide it and need it most", Lukhele said.

The acute housing shortage could be reduced if ingenious methods were used by concerned people in South Africa.

Sprung up

Stokvel members could use their unit trust certificates as collateral for home loans from banks.

As a result of reluctance to lend money to blacks because of violence, unrest and boycotts "black self-help" was important to solving the chronic shortage of housing.

"Members of the stokvel for housing will include people who are members of stokvel groups affiliated to Nasasa and relatives who are owners or tenants in rented township houses.

Venture

It would also be ideal for houses in one street to be taken as a stokvel group because they know each other.

He said one of the first steps to be taken in this venture was for experts in town planning and related research fields to visit "targetted areas" such as Soweto.

"Some of the unique features include the adherence to health standards and kickbacks to tenants other than rents from backyard dwellers," he said.

PROPERTY

Trust is to acquire land for the poor

Sowetan 16/1/92



JOLYON NUTTAL

THE Independent Development Trust will this year concentrate on acquiring land to help poor black communities build homes.

Of the R1,5 billion in the kitty, nearly 61 percent has gone to housing. The IDT has decided on a tight focus, choosing to spend its money in three main ways:

● R750 million on setting up a capital subsidy scheme, the IDT's biggest programme, for the development of nearly 100 000 new serviced sites that will accommodate about 700 000 people;

● R102,1 million to the promotion of ongoing development in informal settlements; and

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By JOSHUA RABOROKO

● R46,6 million on the setting up of the IDT Finance Corporation, through which the trust is developing new forms of housing finance for the poor.

IDT's director of community affairs, Mr Jolyon Nuttal, said the capital subsidy scheme accounts for just half of all IDT funds set aside so far. It covers 108 projects, of which nearly two-thirds will be new settlements.

The money will pay for the development of serviced sites for a total of 100 000 of South Africa's poorest families. An average of R7 500 a site has been set.

With building cost high and incomes low, the scheme would be able to help many poor people build homes.

The scheme had brought many new actors into the business of providing homes and there would clearly be a lot of activity this year because of the chance to use IDT funds.

He added that the scheme would increase the country's ability to provide suitable and affordable homes, especially among the poor communities.

"We are serving the poor - some of them earning less than R1 000 - and hope that the scheme will stimulate a lot of interest in the home building market," he said.

Shaping up for a

w(may 17/11 - 23/11/92 306

BOOK REVIEW:
SOUTH AFRICAN CITIES:
A manifesto for change
by D Dewar and RS Uytenbogaardt
(University of Cape Town)

ANYONE who has had a take-away pizza delivered to their front doorstep in New York but failed to achieve the same here will have come to grips with one of the shortcomings of South African cities: they are too spread out to be efficiently serviced.

This is one the of the arguments presented in this fourth and culminating publication in a series about the future of South African cities, albeit without this trite example.

According to Dewar and Uytenbogaardt, who are attached to the Urban Problems Research Unit at the University of Cape Town, the "urbanisation explosion" occurs predominantly among the poor, leading to increasing unemployment and inequality in the big cities.

"Dominant urban planning and management practices in South Africa are based largely either on simple ideological considerations of race separation or on conventional planning wisdoms developed ... in Western Europe and the USA." The authors question both these practices.

Firstly, they believe that although political orders will change, "the human issues raised by urban growth will not". Based on this premise they believe it is neccessary to develop an urban theory which is "humanist ... and thus capable of transcending political ideologies".

Secondly, they believe that planning solutions which have been developed in the context of the First World are bound to prove inappropriate in a developing country such as South Africa.

The largest portion of the book is devoted to describing how this can be achieved:

●By ensuring a balance between primeval nature, the rural and the urban. This means the best land should be set aside for conservation while the worst is improved by being built upon.

●By establishing a town plan which provides an over-all guide without inhibiting "the positive freedom for individuals to act". This will guarantee maximum diversity and complexity.

●By creating urban environments that are "equitable" or accessible to everyone in the city.

●By structuring ribbons of intense activity along roads, pedestrian networks and railway lines incorporating shopping, working, living and communal facilities. These high-intensity, and high density environments will ensure "high levels of ser-

new South Africa

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vice, opportunity, convenience and interaction".

●By ensuring "continuity of the urban fabric" to blur the artificial boundaries between areas. This is relevant to apartheid planning practice which created unnatural buffers between the white city and surrounding dormitory townships.

●By increasing density to counteract urban sprawl. The authors argue that this is a prerequisite for an effective public transport system. W(Mail 17/11-23/11/92

The real value of Dewar's and Uytenbogaardt's manifesto is to be found in the appendixes at the back of the book. Here they apply their theories to greater Cape Town and develop the embryo of a new town-plan.

The starting point is what the authors identify as "good" in the existing plan of the Cape Town: Main Road, Lower Main Road and the railway line ribbons that structure activity through the southern suburbs. Extending the geometry of these routes, they drape a large grid over the rest of greater Cape Town, extensive enough to envelope all its far-flung townships.

This achieves urban continuity, establishes routes along which activities can cluster, and provides a legible pattern along which public transport and public buildings can be structured.

While the planning tendency internationally is to contain cities or even encourage independent satellites, Dewar and Uytenbogaardt advocate a plan that can only make Cape Town bigger and more unmanageable. This is understandable in a political context where the rallying cry has been for "one city" and "one tax base".

To advocate that Mitchell's Plain or Atlantis become independent cities would be to echo apartheid planning and deny township inhabitants access to the adantages of urban life.

This is why, notwithstanding the authors' bona fide "humanist" intentions, the context in which they are operating inevitably politicises their plans.

Their manifesto demonstrates the futility of trying to transcend ideological considerations. Few town planners are ever presented with a a blank slate on which to sketch out their schemes.

The starting point for design is the existing, which is always politically based.

Notwithstanding these criticisms, if Dewar and Uytenbogaardt's plans were to be implemented, Cape Town would be a better place for many more of its citizens. And that is the acid test of any town-planning exercise.

Melinda Silverman

Homeless in need of urgent assistance

STAR 22/11/92

By Michael Chester

The Government has been urged by the National Association of Home Builders (NAHB) to allocate a massive R1 650 million chunk of the 1992 Budget to special subsidies for homeless low-income black families.

Minister of Housing Leon Wessels has been told that bold intervention has become vital to reverse a disastrous slowdown in the flow of affordable new homes.

The NAHB has suggested the expenditure programme should be launched this year.

The subsidies should take two forms:

- R1 500 million a year in capital subsidies to accelerate the provision of serviced sites to no fewer than 200 000 stands every 12 months.

Momentum

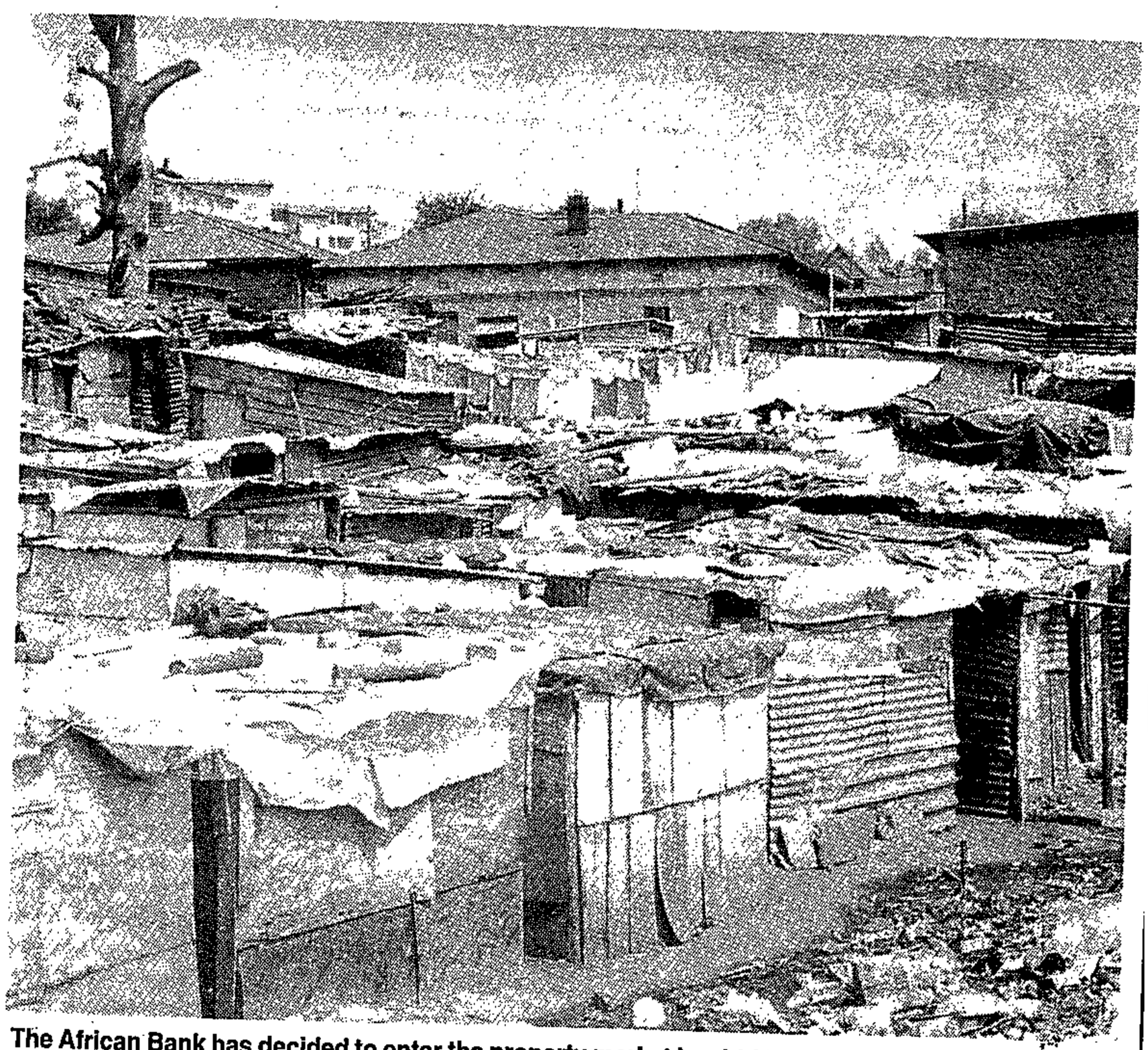
A portion of the total should be channelled into the Independent Development Trust (IDT) to maintain the momentum of the R750 million scheme it has launched to provide 100 000 serviced sites for homeless families with incomes below R1 000 a month.

The remainder should be handled by the Development Bank and earmarked for homeless families whose joint incomes peaked above R1 000 a month.

These subsidies should be in a combination of schemes to finance the delivery of serviced sites or else in direct cash subsidies tied to spending on whatever sort of shelter was chosen by the beneficiaries themselves.

- R150 million a year should be ploughed into first-time home-buyer subsidies aimed at families in slightly higher income brackets — covering one-third of the interest paid on home bonds for seven years.

The NAHB estimates that this second programme would facilitate the building of at least 110 000 houses a year in the price range between R12 500 and R65 000.



The African Bank has decided to enter the property market in a bid to alleviate the housing crisis in the black community.

African Bank's new homes plan

THE African Bank has decided to enter the property market to help alleviate the housing crisis.

By JOSHUA RABOROKO

Chief executive officer Mr Jack Theron said the bank was concerned about the housing shortage and it wanted to help poor communities to acquire houses.

The bank, through its Homesavers' Plan, would grant loans to applicants in the normal way in which financial institutions lend money to those needing it.

He said: "We will look at every case and consider its merits and demerits. It is our aim to help poor families find a roof over their heads."

"Most financial institutions have burnt their fingers in the property market by lending money to people who at a later stage failed to pay their bonds. We are prepared to take the risk."

The bank would also look at violence, unrest and other problems that might hamstring the building of houses for blacks.

Theron said the past year had witnessed the establishment of a rising number of squatter settlements throughout the country.

Research has shown that blacks who are unable to find a formal house live in the backyards of friends' and relatives' houses or in the servants' quarters of white homes, or in hostels, compounds, or shacks.

It has also been shown that formal black houses have an average of 13 people living in them. The majority of formal houses are rented.

Shacks are more typically a home to black people than are formal houses, according to research.

In the PWV region for example, there are 412 000 formal houses, 422 000 backyard shacks, and 635 000 shacks on vacant land.

Theron said: "This clearly depicts the worsening problems of poverty and homelessness in the black community.

"Although important efforts were made by both the Government and the private sector, it appears as if these efforts up to now merely represent a drop in the ocean.

"The ultimate solution to this problem lies not so much in charity but more in the provision of employment with adequate remuneration, to enable families and individuals to build or otherwise provide their own accommodation," he said.

Theron said the bank was committed to the economic empowerment of black people and to mobilising and recycling the black community's savings by making them available for improving their economic potential.

Bringing the mes

STAR 27/1/92 306

The De Loor Commission, seeking solutions to the housing crisis, expects to send its package of recommendations to the Cabinet next month. But it cautions that no one can wave a magic wand that will make the problem disappear at one stroke, reports MICHAEL CHESTER.

WITH A formidable reputation on record as a skilled mediator and no-nonsense financial expert, Dr Joop de Loor was widely acclaimed as the ideal selection when the Government cast around a year ago to find the head of a special task force assigned to solve the country's housing crisis.

As former director-general of the Department of Finance, as Auditor-General keeping a stern eye on State accounts, and as South Africa's representative at the International Monetary Fund dealing with political flak and global pressures, he had amassed long experience with conundrums.

Even Dr de Loor, however, was shaken when he came face to face with the size of South Africa's massive housing problems, with the number of homeless black families running into millions. Worse still was the lack of any sign of co-ordination in housing policies — which a World Bank reconnaissance mission examined last year and wrote off as a shambles.

Problems were compounded by a complex maze of bureaucrats pushing and pulling in different directions. The Department of National Housing must have lost track of how many players were in competition for priority treatment.

It was not only the four provincial administrations that were in the tussle. As a result of apartheid blunders and crazy geographic and racial patterns, also involved were three "own affairs" departments, four homelands claiming status as independent states but heavily dependent on South African funds (Transkei, Boputhatswana, Venda and Ciskei), plus as many as six more homelands claiming self-government status.

The net result was that while the housing crisis was growing bigger at every new count, the supply of new low-cost housing was slowing down to a pathetic trickle.

"Lord knows how many fingers were in the pie," recalls Dr de Loor. "Everyone wanted a bigger slice for themselves — each trying to bend the rules and pander to their own particular constituency, often with little regard for anyone else's problems.

"It seemed the State was pouring in more and more cash — but actual results seemed to be fewer and fewer."

The initial hard core of the task force that Dr de Loor mustered around him was drawn from a mixture of public sector and private sector members of the SA Housing Advisory Council. The exercise became known as the De Loor Commission.

All had a basic directive: ra-



Dr Joop de Loor . . . shaken by the size of South Africa's housing problem.

cialism was taboo and the main thrust must concentrate on solutions for low-income homeless black families.

To ensure that all angles were covered, the task force was split into five working groups, each with a specific problem area to tackle — finance, infrastructure and services, town planning, communications and actual construction.

More outside experts were called as needed, such as two chartered accountants and two representatives from the Development Bank of Southern Africa.

Tapped

An early disappointment was the lack of a formal response from such extra-parliamentary groups as the African National Congress and Inkatha when they were invited to submit ideas of their own.

However, Dr de Loor believes he has tapped rank-and-file black opinion by bringing in two experts known to have solid standing and wide experience with black socio-economic problems — Soweto community leader Dr Nthato Motlana, founder and chairman of the Get Ahead Foundation, and Soweto businessman Gibson Thula, who commands much clout inside Inkatha.

"My assignment," says Dr de Loor, "was to come up with a more appropriate housing policy to fit the mood and ambitions of a New South Africa."

There were moments when the ambition of unanimity inside the commission looked like Mission Impossible. However, Dr de Loor believes he is on the brink of ultimate success and feels confident the final report will he handed in to the Cabinet next month.

But he adds a caution that even Cabinet approval may not yet signal a full mobilisation of a master plan that will cure the housing crisis at one stroke.

"The hard reality is that no one can wave a magic wand that will cause the instant disappearance of housing queues," he warns. "Solutions, even running at full speed, will take several years — perhaps as long as a decade.

"Our main ambition is to offer a practical formula for a new housing policy that will win consensus with everyone involved — the homeless themselves, the public and private sectors, the building industry, the financial institutions."

Dr de Loor has held politics at arm's length in the exercise. But he believes that it would be futile to set a massive new housing programme in motion without total consensus and close consultation with key extra-parliamentary groups.

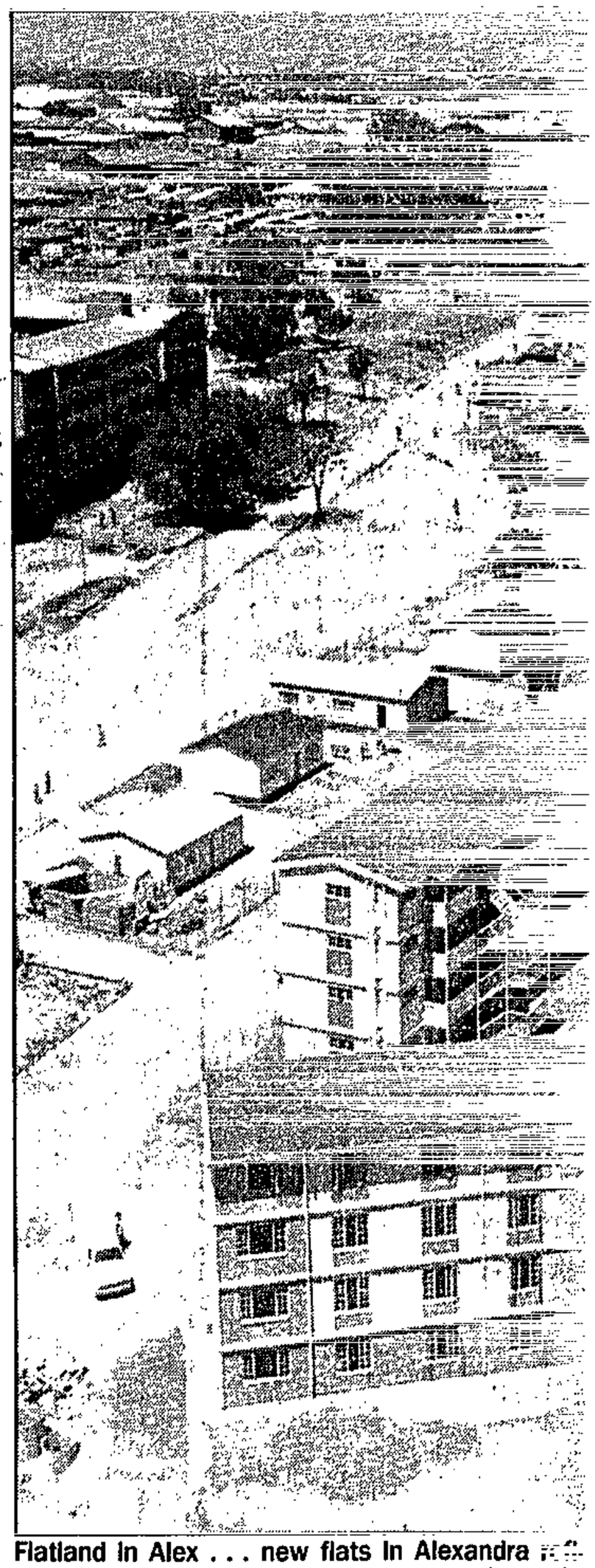
He remains optimistic that accord will be reached once consultations get into stride. "More consultation may delay matters a few more months," he says, "but the wait will be worth it if it means better and faster results in the end."

Dr de Loor intends to keep precise recommendations under wraps until they go to the Cabinet. But there are at least a few hints coming from insider leaks.

For example, it seems highly likely that the Government will be advised to keep State intervention to a minimum, withdrawing from actual physical housing construction and concentrating on the role of facilitator in a new housing drive — sweeping away all red-tape humbug and outdated regulations and confining its role to acting as a treasurer for public funds to be ploughed into the operation.

The commission is expected to lay the emphasis on ways in which the private sector can be encouraged to seize the initiative and take on the task of providing all the new homes needed — the construction work and new financial packages.

But again and again, the emphasis is laid on a workable plan that will win consensus and, hopefully in turn, an end to bouts of unrest and violence, as well as rent and bond boy-



Flatland in Alex . . . new flats in Alexandra [illegible] the De Loor Commission as one alternativ[illegible]

cotts, that have caused the withdrawal of builders and bank finance from the housing market at the moment.

The commission has also had to take into account the need to strike a balance in the amount of cash needed to propel the housing programme into a much faster pace, and the vast amounts needed elsewhere in the whole reform process.

"You cannot call a halt to expenditure on health and education while you commit all your resources to housing," says one member. "We need to find a reasonable balance."

The issue of urbanisation has been high on the agenda, too. The view has been taken that now influx control barriers have been removed isation process will a high rate for [illegible] may take 10 to 15 [illegible] it levels off. And so to be laid to find [illegible] more and more [illegible] into the metropoli[illegible]

"We have to [illegible] alternatives in the subsidies should be unemployed or low[illegible] milies with no [illegible] ing into homes of without some [illegible] tance," says a [illegible]

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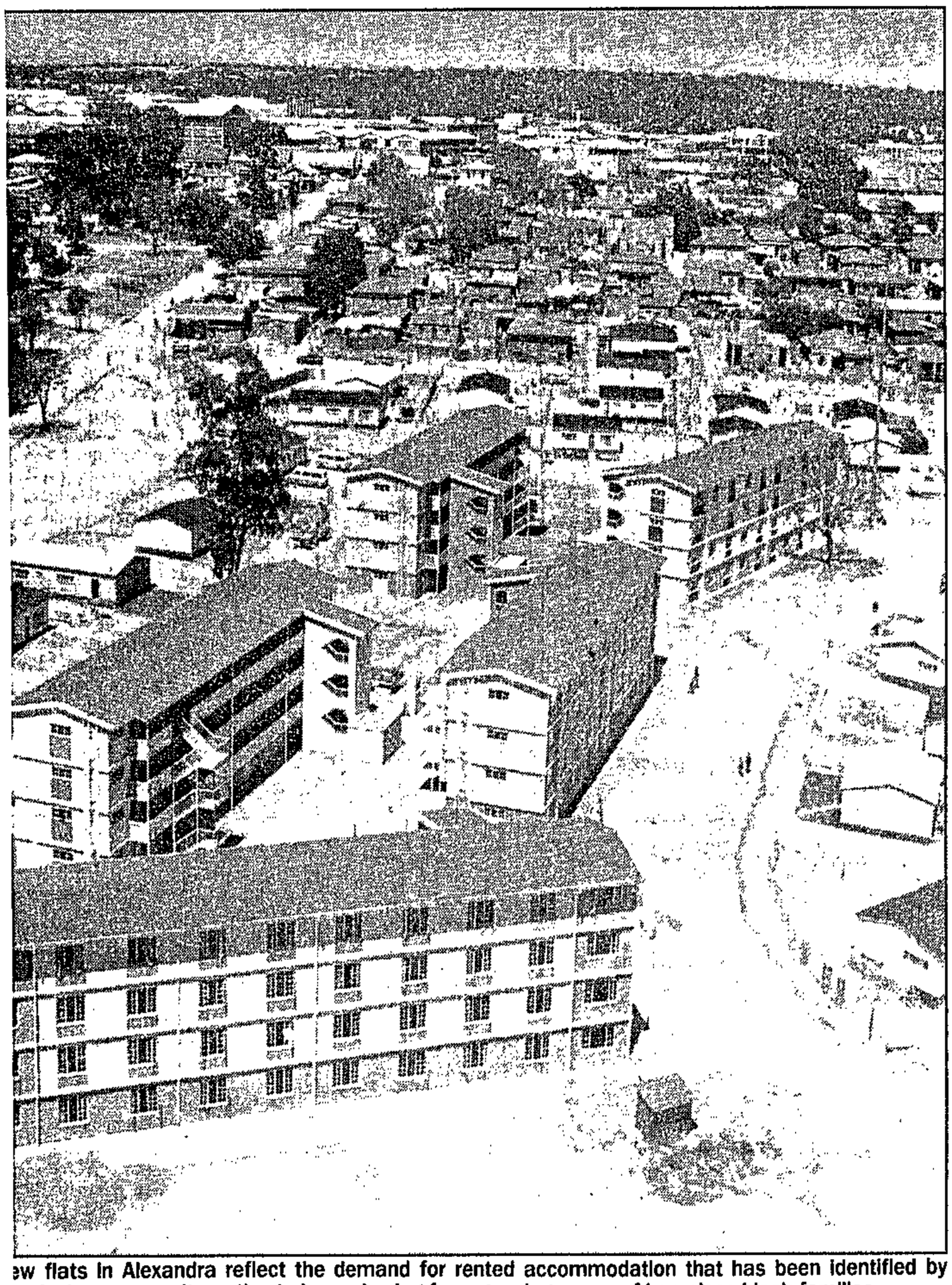

ew flats in Alexandra reflect the demand for rented accommodation that has been identified by mmission as one alternative to home-buying for a growing queue of homeless black families.

space where families can build shelters, however modest as a beginning, even if no more than small serviced sites in properly planned informal settlements as a first alternative to illegal squatting.

What looks likely is a variation in systems of capital subsidies — as favoured in recent World Bank studies — that can allow homeless families to spend their allocations more or less as they choose, with the crucial proviso that the cash goes on the creation of a home, with no loopholes for squandering on non-essentials.

The De Loor team is also looking at incentives to encourage the private sector to tackle the homes-to-rent market on a far bigger scale. Members estimate that as many as 15 percent of homeless black families prefer the idea of rented accommodation — but developers have long shunned the market for reasons they argue are all too obvious as reports flow in of rent and bond boycotts, violence and mayhem on building sites.

Dr de Loor believes that brings the whole issue back to square one: the imperative of consensus on a total housing strategy.

If achieved, the flow of foreign investments needed to bring solutions closer may resume sooner than expected.

"The World Bank is showing very deep interest," says Dr de Loor. "But it wants to see full agreement on a housing accord before it makes a move on financial assistance. If the World Bank makes a move, other international institutions and perhaps overseas governments may consider assistance.

"All of them, however, are likely to insist on concensus on strategies that look workable and cost-effective.

"But at the moment, when it comes to housing, they also wonder why South Africa, and its private sector in particular, does not make full use of its own financial resources to start the ball rolling. They're not fooled by political rhetoric. Every report of bond and rent boycotts is another nail in the coffin of a plausible housing policy.

"They will want to see South Africans themselves make the first move with a demonstration of practical strategies that have all the hallmarks of ultimate success.

"No country on earth has ever found a total solution to its housing problem. But in South Africa, with a population growing in numbers and the supply of new low-cost houses shrinking, the housing shortage backlog is growing bigger every year.

"It's vital that we find new strategies to solve the dilemma — and soon." □

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have been removed the urbanisation process will continue at a high rate for some time. It may take 10 to 15 years before it levels off. And so plans have to be laid to find room for still more and more families moving into the metropolitan magnets.

"We have to balance lots of alternatives in the way that subsidies should be handled for unemployed or low-income families with no chance of moving into homes of their own without some form of assistance," says a member.

"The Independent Development Trust has chosen to allocate R750 million of its R2 billion fund to a pilot scheme to provide 100 000 serviced sites — worth about R7 500 each — to homeless families trying to survive on joint incomes below R1 000 a month.

"But there has been a mixed reaction, especially among critics who argue that, however commendable the motive, the scheme promises 'islands of happiness' for a relatively small fraction of the homeless — with the unintended result of bringing other low-cost housing projects to a halt. Why, it is asked, should prospective home-owners pay hard cash for a house stand outside the scheme when he is equally entitled to a free site?"

The De Loor team is searching for alternative forms of subsidies that will reach a far bigger number of homeless families and somehow allow them more freedom of choice about precisely where — and how — they want to live.

Members feel it is time to come to terms with the blunt fact that the provision of an instant three bedroom, brick-built house for every homeless family in the country is a pipedream.

Here they feel the IDT may be heading in the right general direction, but there may be room for improvement in the shape of the subsidy packages.

All appear to be agreed on the aim of making a start by tackling the basic issue of providing security of tenure on

Housing crisis holds key to problems says Minister

Sowetan 30/11/92 306

SOUTH Africa's problems would not be resolved unless a solution was found to the housing crisis, the Minister of Housing in the House of Representatives, Mr David Curry, said this week.

Speaking in a debate on the State President's opening address, he said: "What does it mean to have the right to vote if you don't have a roof over your head?"

Impressive

Housing was the key to the safety of the country and of its future.

His administration had an impressive record of providing housing for coloured people, but now it was being punished by having its allocations cut.

It was difficult to understand why this was being done.

"Last year we budgetted for an extra R50 million and this year we are getting less. But what happens to extra-parliamentary organisations like the Independent Development Trust? R2 000 million is given to them."

Meanwhile, his administration was sitting with housing experts at regional level who had no funds. R300 million was locked up in serviced, vacant erven in coloured areas.

"When will we build houses there?" he asked. - *Sapa*.

PROPERTY

7-m blacks homeless

AN estimated seven million of some 28 million blacks live in squatter settlements, says the director of the South African Trust Limited, Mr Hennie Crowther.

By JOE MDHLELA

And it is not as if the Government has not been warned, he argues, stating that as early as the 1940s there had been a need for "adequate, low-cost housing for the lower income population".

He says despite this realisation by the Government as early as that time, the financing of low-income housing stopped in the '60s when "the architects of grand apartheid" began encouraging blacks to settle in rural areas.

Crowther says that from the sixties it was very much a case of "out of sight, out of mind".

Time-bomb

"In reality, over those 30 years the black housing problem worsened rapidly, but because of apartheid it was left unaddressed.

"Now that time-bomb is set to explode. With the repeal of apartheid legislation began a mass exodus to the cities on a scale never before experienced in the history of South Africa," Crowther says.

Squatter camps and other methods of informal housing have become the dominant form of shelter in South Africa and it is likely to increase in the next decade unless drastic steps are taken, Crowther says.

He says hand in hand with squatter settlements come the problems of illegitimate land invasions, chaotic settlements and chronic health problems.

An example is the Lindilane Squatter Camp on the banks of the Umgeni River, where 250 000 squatters live without access to drinking water or sewerage systems.

"The result is that 180 000 tons of faeces are dumped into the river every year, giving the water an E. Coli count of 300 000, where the acceptable international count is 200 units," he says.

The urgent need for low-cost housing in this country is painfully obvious, Crowther argues, stating that already there is a backlog of 1,8 millions units in the country's urban areas.

"That means 550 houses need to be built every day to eradicate the backlog by the year 2020 at an average price of R20 000 for a house and stand.

"This represents a staggering R11 million a day which must be invested in low-cost housing projects."

Crowther echoes the words of Dr Albert Sabin, developer of the oral polio vaccine, who has said: "If changes are not made now, by the year 2000 there is doubt as to whether we will survive.

"By that time five billion of the seven billion people in the world will be starving, uneducated and totally desperate."

That is food for thought for the South African authorities and certainly the country is not exempt from this crisis.



CRISIS: Millions of South Africans are forced to live in squatter camps because of the chronic shortage of housing in the country.

The injection is not always the cure

Half the black residents of urban areas live in squatter settlements without clean water or sewerage. So an injection of cash could provide a solution ... or can it? A memorandum prepared by the research group Planact says money isn't enough

THE Independent Development Trust (IDT) has been pumping money into squatter settlements in a number of areas across the country, including Port Elizabeth, Uitenhague and Klerksdorp.

Headed by Jan Steyn, former head of the Urban Foundation, the IDT has adopted the UF's recommendations that a once-off capital subsidy be provided to the developer who constructs a serviced site and hands it over to a beneficiary.

Some R750-million has been set aside for the scheme.

But the subsidy scheme has run into problems, according to Planact, an urban planning and development research organisation. In a memorandum entitled *The IDT and Development: An Alternative Approach*, Planact outlined several of them:

● The IDT capital subsidy scheme provides R7 500 for each site that is transferred to a beneficiary. At the present rate of inflation the real value of this amount decreases by about R100 a month. This in effect means any community is penalised R100 for every month it spends in consultation.

● The IDT decided the serviced sites should be 250 square metres and have waterborne sewerage, a toilet and a tap. When communities started participating in the projects they began to make choices which differed from the IDT conception of how low-income people should live and spend their money. As the Trust was paying the developers building the infrastructure, it was still able to decide what level of services the sites would receive.

● The cost of the land is built into the R7 500 subsidy. The consequent tendency to use cheap land, on the outskirts of towns and economic centres, will locate the poor precisely where apartheid wanted to put them. Over the past 20 years communities have shown that they are determined to move closer to the centres of employment to reduce travelling costs.

● The IDT has insisted that the capital subsidy be paid to the developer only after the site has been transferred to an individually identified beneficiary given private ownership of the site. While this gives individuals security of tenure it is also turning land occupied by communities into fragmented parcels of commoditised land — which can be traded on the market.

If the people who have been granted the sites require money for subsistence, they will be vulnerable to offers from speculators who can pay cash for the land and then develop middle-income housing. There is nothing in the IDT scheme to prevent this from happening.

● The subsidy is only paid after the site has been delivered to an individual. This means communities cannot utilise the scheme for non-profit community development as they do not have access to the capital or large-scale credit necessary to build the infrastructure decided on by IDT. This also implies a bias towards a development process driven by private sector developers rather than communities.

● The IDT has only allocated money to finance the delivery of sites. No money was provided for the activities which are necessary for effective and sustained community participation.

● The scheme has focused on delivery of sites within the existing urban planning framework. The IDT has not used its financial clout to force local authorities to find ways of increasing population densities in the cities, a process which would prevent urban sprawl and protect the environment.

Focus on the squatting issue

STAR 4/2/92

306

WIDESPREAD squatting threatens to become one of the hottest socio-political issues of the future and SA Housing Trust consultant Philip Hamm has called for an urgent "Codesa" to solve the housing crisis.

Families are setting up home in plastic, cardboard and iron shacks, either legally in informal settlements or illegally wherever they can find space.

They number millions. They are generally black, poor and often unemployed; most find it impossible to finance any improvement to their lot and all are shunned by their richer, more established neighbours. They are a vital part of the future of this country.

Mr Hamm, a civil engineering graduate from the University of the Witwatersrand who has completed two overseas post-graduate scholarships — one from the Confederation of British Industries and the second from the French Government — outlines the background of and problems related to the country's housing crisis.

Quoting an Urban Foundation report, he says the need in SA is for nearly 2 million additional low-cost houses before the year 2000, which means a total of 200 000 units a year to meet increased demand caused by population growth, according to statistics provided by the SA Housing Trust.

Added to that, about 150 000 houses a year are needed in the next eight years to catch up with the current backlog.

In order to meet the twin needs, a total of 350 000 dwelling units must be built every year until 2000. But the reality is that only 25 000 are being built annually.

The key is affordability — to house an estimated 5 million squatters in homes in the R5 000 to R10 0000 bracket countrywide, he says.

The Urban Foundation claims most present-day squatters were actually born in the cities and are already urbanised.

For 40 years the official blueprint had been to create separate communities and deliberate restrictions resulted in slow, illegal urbanisation.

But the sheer effort of trying to improve their lot saw many people infiltrating the cities, cramming up to 20 squatters in shacks in a single backyard in existing townships.

Past political policy not only stifled the natural process of urbanisation, but by doing so also increased the current backlog as no financial mechanisms were in place to cater for low-cost housing.

Then came the scrapping of the Group Areas Act which officially allowed people to live in places of their choice nearer to metropolitan areas. Already-urbanised people promptly sought other accommodation in preference to backyards where they are forced to pay high, uneconomical rentals.

The new Government policy is to encourage organised squatting by making semi-developed stands available in planned areas.

Mr Hamm says what is offered is the opportunity for people to group together in minimum development townships with proper layout, mainly dirt roads, provision for stormwater, schools, shops and sports facilities but no sewerage or electricity which may be installed later.

Plots of about 250 sq m are provided with pit latrines and one tap for every eight stands.

This first step provides some kind of roof over a head, but does not address the human deprivation experienced by squatter communities.

Bare survival is the norm in the camps, which can only be dubbed "jungles of inadequacy" where about 40 percent of the poverty-stricken inhabitants are unemployed and cannot obtain funds to build their houses.

This destructive experience — combined with lack of assistance to upgrade — leads inevitably to crime and invites disease through lack of food and hygiene.

The daily experience is in homes that leak or collapse during thundershowers, swelter or freeze in the extremes of the weather. In the corner is a stinking toilet which fills up when it rains, the places are fly- and rat-infested .

At night it is pitch-dark and women are raped or mugged when they go to the toilet; homes are plundered daily and children roam the streets unattended while their parents go to work 30 to 40 km away to earn enough to eat, Mr Hamm says.

The best and most valuable assets in a society are its children. Their growing up experiences will determine our future.

If they do not have proper homes, it does not matter how much training they receive, they will retain a certain backlog of inefficiency and emotional instability from their childhood, Mr Hamm says.

In a squatter settlement the status of women is low. In this type of environment, society eventually degenerates to the survival of the fittest.

Elevating the status of black women in South Africa is one component of the key to the future, Mr Hamm believes.

The future of the nation as a whole will be determined by housing people properly in affordable homes, then attending to their schooling and health.

These conditions are the best form of birth control, with wanted children the best investment a nation can make.

The level of human experience in these areas needs to be exposed as it will leave an indelible mark on South African society, Mr Hamm says. □

●TOMORROW: Mr Hamm will outline possible solutions.



Housing expert Philip Hamm (left) gives his views on the problems of and possible solutions to the country's housing crisis to SHIRLEY WOODGATE. This is the first in a two-part series.

Let's take the risk of having homes for all

STAR 5/2/92

In the last of a two-part series, housing expert Philip Hamm offers possible solutions to the country's housing crisis. SHIRLEY WOODGATE reports.

WHILE squatters in other countries comprise mainly dropouts from modern society, South African "squatter camps" contain many potentially stable, professional and middle-class people who are there because they are politically disadvantaged, according to SA Housing Trust consultant Philip Hamm.

He says it is obvious that such people will react positively to social upliftment initiatives.

In such a case, the State must act as a catch-net to provide some humanitarian relief and shelter for the people.

"It would be irresponsible to shout 'fire' in the emotional theatre of low-cost housing and crowded squatter camps, without also stressing that South Africa has the inherent economic strength, manpower and technical ability to master its housing crisis," he says.

Mr Hamm says that at the root of the immediate problem lies the "risk factor" associated with the provision of small bonds in the low-cost housing sector. The reality is that it is uneconomical for financial institutions in the private sector to issue small home loans because of the run-away costs of administration, which could be as high as R100 a month on a R10 000 bond requiring rapayments of about R180 a month.

At this level, if the owner defaults or takes part in a rent boycott, the total loss to the building society is serious.

Mr Hamm says as a priority it is necessary for the financial institutions and civic organisations to sit down and hammer out ways to address the risk factor and find systems whereby private-sector institutions can move downmarket and invest in mass housing schemes.

But putting a finger on the crumbling dyke will not avert the threatening human disaster, he says. Increased participation by financial institutions alone will not redress the dismal housing performance.

Any rethink on housing planning should involve the following strategies:

● It must be realised that the lack of suitable housing is a worldwide phenomenon.

For some considerable time the United Nations Commission on Human Settlements has been working on global strategies to improve human living conditions, particularly in developing countries. South Africa could benefit greatly by co-operating with UNCHS activities and learning from the misfortune and successes of other nations.

But while certain operations, including financial systems, standards, qualities and future upgrading, are universal, the final solutions must be tailored to South African conditions.

● Aiming for community involvement is a vital aspect. Under the respectable banner of UN particpation, the local community may be more inclined to become an active driving force.

One of the most useful prospects would be partnership with black business communities to manage and maintain urban development programmes. This means majority shareholding by black businessmen in partnership with private enterprise to build and administer downtown housing projects.

Activities at this level may not solve all the housing needs, but here an important parallel can be drawn with the taxi industry, organised by Fabcos and Sabta. They have established a commuter service second-to-none on the African continent in only six years, where banks and private investors have invested more than R1 billion without being concerned with the risk factor.

Full participation by black builders to facilitate job creation is also a vital part of community involvement.

Here, the African Builders Association could play a role. Obviously, the management and technical skills of the builders will have to be enhanced by suitable training and control.

● The overall emphasis should be on the holistic approach in terms of transport, education, health care, shopping and recreation, which must be considered as part of the total exercise since people existing in this type of development live not only better but also more economically, says Mr Hamm.

The biggest cost-saving lies in cost-effective transport systems, affordable creches, schools, and private shopping and recreation centres.

Transport and the cost of travel to work is a serious problem which must be addressed.

● The State must make its contribution. In developing nations one fit three strong elements in state apartments: in education, housing and health care.

In South Africa there was a single strong housing department eight years ago, but it became tainted as it was considered to be an arm of the Group Areas Act. Now we must enter a new era where the private sector must vigorously take on the task of providing mass housing, and the Government role must be one of policy-making and co-ordination.

A typical problem is the haphazard application of subsidy schemes which has created confusion and frustration in the competitive open market.

In some areas, home-owners' repayments vary between R100 and R800 for virtually the same type of house. And property developers are stuck with developed stands which they cannot sell because free stands are available just across the road.

This confusion is partly the cause of rent boycotts and the reluctance of home-owners to make monthly payments on their bonds.

The situation in South Africa is unique as most of the housing shortage was created by the apartheid system.

Finally, Mr Hamm says, it must be stated that all South Africans must accept that in a new political dispensation, supporters of the new government can justifiably expect some improvement in their situation. Therefore, any future ruling party may be compelled to take drastic action to solve the social problems, which may have far-reaching effects on the stability of our present socio-economic systems.

So it is necessary to take a leaf out of the Codesa book, where a political transfer is managed exceptionally well by negotiation.

It may be possible to move closer to solutions in this major area if all important players are brought together soon to solve the housing crisis.

Otherwise, the problem could well become so serious, that a future government may be justified in nationalising some available funds, as the only solution to human suffering from

The Star Wednesday February 5 1992 1

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FM 7/2/92 (306)

BKS's brief was to supply the water for 2 000 erven in Poortje — the first phase of the Rietfontein development. About 3 000 people (on 500 erven) are now living in Poortje; ultimately, the R3m pipeline will service 20 000 stands or 100 000 people.

Residents in the area are presently living in temporary shacks. They have moved from various informal settlement areas around Ennerdale and Westonaria and a school has been built for them. In the opinion of one person closely associated with the project, while Rietfontein is far from the Johannesburg CBD, it is at least catering for an existing population. ■

SQUATTING (306)

A test for Solomon

FM 7/2/92

If there is a solution to the squatting problem, nobody has hit upon it.

Some relief may be possible through imaginative, decisive and swift planning; and there is evidence that the bureaucrats are stirring at last. But what can be done about thousands of people who build shacks (often virtually overnight) on ground that has not been allocated for settlement?

Not surprisingly, the reason that such ground is not allocated to squatters is precisely that it adjoins the back yards of established residents, many of them affluent.

The present government is probably impotent to act, given the National Party's embarrassment at its former enthusiasm for forced removals of stable communities.

If the State is neither willing nor able to deal with squatting, established residents most certainly are — as we have seen in the recent demonstrations by communities afraid both for their security and the value of their property.

Meanwhile, the Central Witwatersrand Metropolitan Chamber has requested the Transvaal Provincial Administration (TPA) to suspend further development at Rietfontein — apart from the first 2 000 stands, as well as the planning of the development. Investigation of the area — and other possible sites for low-cost housing — will now get under way.

Rietfontein lies on the south-west periphery of the PWV area and is a pilot project for future informal housing programmes. However, its remoteness from jobs — 35 km from the city and 10 km from the closest rail transport — has been criticised by a Metropolitan Chamber task team.

Land at Rietfontein is owned by the TPA and is to be developed by it within a "structure plan" being prepared by the Central Witwatersrand Regional Services Council. It is proposed eventually to accommodate some 600 000 people on 100 000 serviced stands with an average size of 200 m². This development fills part of a longer-term need and will serve as an extension to the Vaal Triangle as well as the greater PWV area.

To date, consulting civil engineer BKS Inc has been appointed by the RSC to design a bulk water main for Rietfontein and to act as construction manager for its execution by labour-intensive methods. The idea is to create job opportunites for local residents, pass on contracting skills and encourage black entrepreneurship.

Squatter's 306 schools soon

THE Western Cape United Squatters Association (Wecusa) said yesterday it had reached agreement with the Department of Education and Training on building and financing schools in squatter areas. CT 8/2/90

The chairman of Wecusa, Mr Enoch Madywabe, said the DET had promised to start work on two schools in the Philippi area soon.

The DET would also subsidise teachers' salaries from July.

A DET spokesman confirmed this yesterday.



AGAINST SQUATTERS ... Hundreds of Bloubosrand residents yesterday marched on the Randburg Town Council, protesting the planned resettlement of the Zevenfontein squatting community. They also demanded the council's resignation.

Picture: AP

as Det WO James van
ne as Botha — and Chris
entified as the leader of
at gang and the Inkatha

mission, denied allegations that he had incited the Black Cats to set alight the offices of local lawyer, Steve Ngwenya.

Simon's Town) said Parliament owed those who had been prosecuted under the clause an apology.

Rural electrification this decade 'unlikely'

LINDA ENSOR

CAPE TOWN — Substantial electrification of rural areas and informal houses in SA was unlikely this decade, Stellenbosch University economist Servaas van der Berg said at the weekend.

In a paper delivered at the ANC national meeting on electrification, Van der Berg said pressures on financial and skills resources would limit electrification to formal houses in the urban areas.

He foresaw most formal houses having electricity within the next 20 years.

The paper was based on a soon-to-be-released final report of a research project for the National Energy Council undertaken by Van der Berg and J du Toit.

Van der Berg said SA did not have the financial resources for full-scale electrification, even if political problems retarding electrification were overcome.

To eliminate the full urban housing backlog by the year 2000 would require 420 000 additional connections per year for the first decade, and to cope with the increase in the urban population, 220 000 connections the following decade. Financial constraints made this unlikely.

ANC science and technology group's L H Napa Maepa said a common feature of all successful electrification projects overseas was that they were undertaken as the result of a conscious decision and commitment by the government of the country.

Another key feature was the total participation by the local population.

He believed electrification projects undertaken by Eskom or the present "unrepresentative" government would be stillborn. Community controlled and sponsored electrification initiatives were the sole viable means of bringing electricity to black communities in SA.

Our Cape Town correspondent reports that the meeting decided to establish a convening committee to call a follow-up meeting before March.

Foreign loans could help poor this year

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Sowetan 13/2/92.

By JOSHUA RABOROKO

THE Industrial Development Trust is to acquire financial loans from foreign sources as well as the World Bank and from the private sector to "aggressively invest" in providing homes for the poor this year.

It will consult with political organisations, the Government and a wide range of actors and interested parties, according to IDT's communications director, Mr Jolyon Nuttal, in Cape Town this week.

IDT chairman Mr Jan Steyn met a group of the World Bank representatives who visited South Africa on a fact-finding mission last week.

Nuttal said: "We will pay a lot of attention on providing funds not only for homes, but instead of a roof over people's heads, the trust has gone for ground under their feet."

More than a third - R750 million - of IDT funds has been allocated to a capital subsidy scheme under which 100 000 serviced sites would be given to the very poor.

About 700 000 people - an average of seven families - will benefit from the security that land title brought.

Dwellings

"We believe that the people who receive the sites will build dwellings on them, he said. "Some may start with shacks which they will gradually improve. Using the land as surety, others will borrow money to build more substantial homes."

"Yet we know that 100 000 sites are only a beginning, we have in fact received applications to subsidise 640 000. More money must be found," he added.

Referring to education, Nuttal said a model of how community control, and therefore community protection, could be obtained in school management has been developed through a national school building initiative that will see 50 000 additional classrooms constructed in the next three to four years.

"The challenge is to establish community learning centres which could function up to 14 hours a day, seven days a week.

Facilities

"Given proper administrative facilities and inexpensive community halls, the centres would - in terms of the model - provide primary school facilities until early afternoon, and cultural activities and adult education thereafter.

In rural areas, it could be used for primary health care as well, he added.



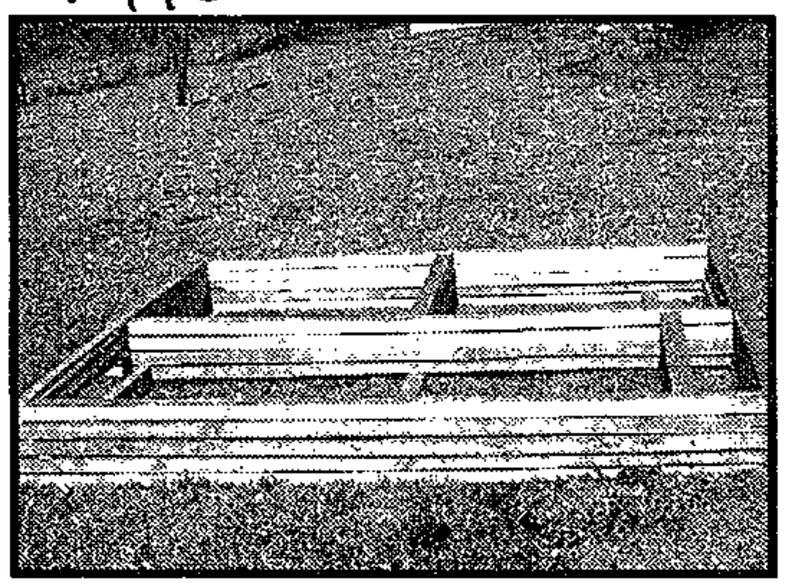
IDT chairman Mr JAN STEYN

PATCHWORK QUILT: The reason squatter settlements are seldom accepted by established residents is because their unsightliness causes surrounding property values to plummet.

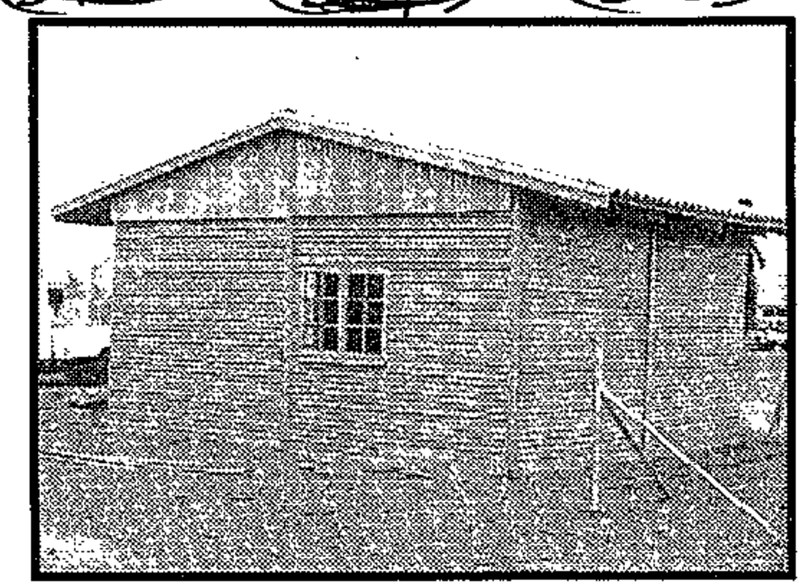
Let's erect better shelters and demolish word 'squatter'

STAR 15/2/92

CAROLINE HURRY







WORK IN PROGRESS: The basic framework for a low-income house; constructing a wooden dwelling; the completed structure.

LOW-COST housing settlements need not resemble a terrestrial patchwork quilt.

They can, with a little imagination and planning, be much easier on the eye and the environment without being squalid assortments of corrugated iron and plastic.

This is the opinion of Anthony Duigan, chairman of the Greenbelt Action Group.

He says the new South Africa is not the old South Africa in drag. It will be very different, and possibly even better, in some important ways. But in other ways it may be a lot less comfortable for white South Africans.

"White South Africans must wake up to the fact that they live in a newly democratised African country," he says.

A new approach to community development is needed, he adds. "Squatting" should be dropped from the new South African vocabulary and replaced with "low-cost housing" to change the entire connotation of "informal settlements" in people's minds.

The reason these settlements are seldom accepted by established residents is because, by their unsightliness and squalor, they cause surrounding property values to plummet. In addition, residents mistrust low-income householders, whom they see as a threat to their established lifestyles.

They key, says Mr Duigan, is to provide the homeless with a better class of shelter. "Dwellings built of wooden slats look better, have superior insulation qualities and will cost little more than iron. But they must be planned in consultation with the communities who will be directly affected.

"Also, more work should go into enabling homeless communities to organise themselves, mobilise resources and build better housing. Why not use the unemployed in low-income communities to plant trees and beautify a planned low-cost development *before* the people are allowed to settle?"

Mr Duigan is also quick to point out that low-income housing developments need to be strictly controlled.

"Every householder should pay something for his home. There should be no free land, housing or services.

"Payment should be as strictly enforced as it is in formal housing developments.

"Also, low-income people need to be accommodated near work and transport routes. This means every town and city must accept responsibility for accommodating its own low-income workforce."

Several businessmen see low-income housing developments as a permanent and expanding feature of South African life.

Alan Stokes and Piers Kenyon, owners of Shanti Industries, have already addressed the problem by providing affordable homes to the informal sector.

"South Africa needs to deliver about 200 000 houses a year. In 1991, fewer than 10 000 houses were built. This means about 190 000 people will need to take care of their own shelter needs," says Mr Kenyon.

"In many countries exeriencing a housing crisis, the immediate response is for planners and architects to run around designing housing systems and policies. This is like writing recipe books for starving people.

"If people are starving, they don't need recipes — they need ingredients. Equally, homeless people do not need 30-year bond repayment burdens.

"Ten-million people have built houses for themselves in our cities, albeit in unsuitable locations. This is an incredible achievement.

"What more could be done with the right ingredients? Low-income communities need affordable housing systems which will enable them to build better houses.

"Ironically, South Africa has one of the best low-cost housing technologies in the world. An abundance of well-conceived housing products have been developed, mainly by the private sector, in the last five years."

In the absence of suitable end-user finance and credit facilities, his company aims to help informal dwellers upgrade their shelters.

"This can only realistically be achieved on an incremental basis by providing people with better ingredients with which to build their shacks," he adds.

"We deliver building materials, housing components and a dynamic range of attractive and upgradable houses for shack dwellers in a position to pay between R3 000 and R10 000."

Says Mr Kenyon's partner, Mr Stokes: "While it appears that squatter homes are tossed together with scavenged material, the majority are in fact made of items purchased at an average cost of about R1 500 a dwelling.

"Unbought material represents only 5 percent of the whole. The demand by squatters for second-hand sheet metal has already pushed up the price of the metal."

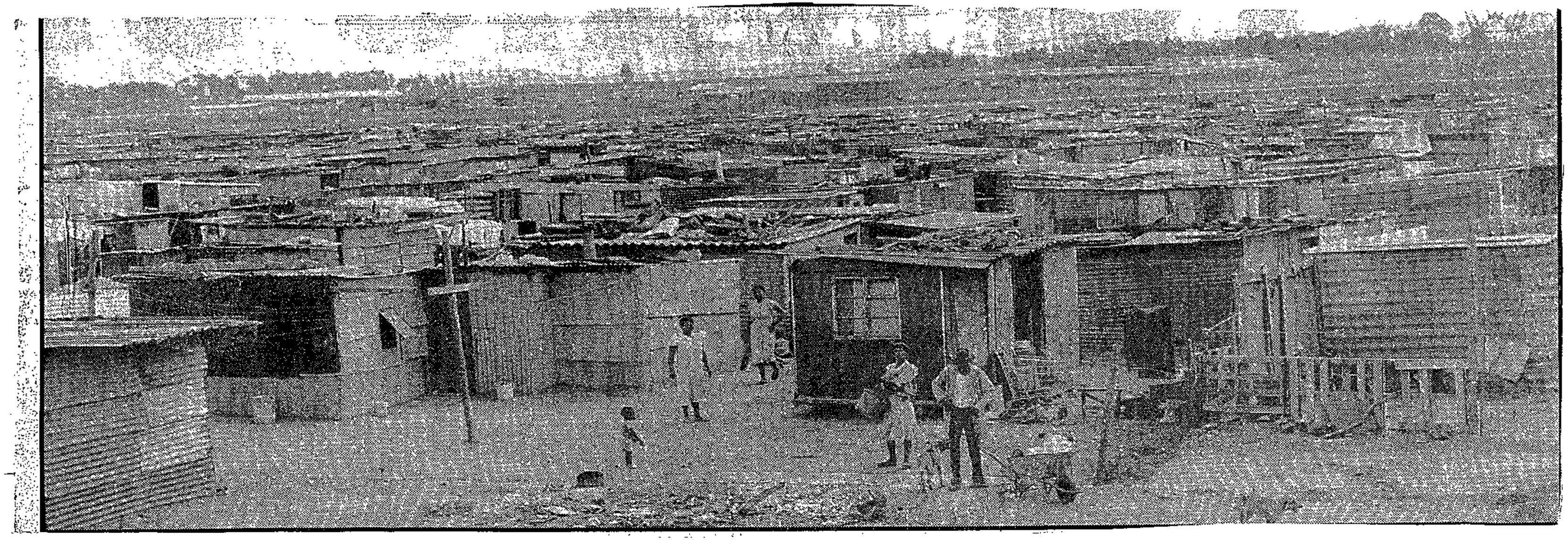
A study of informal housing by Mr Stokes revealed that about 10 million blacks live in squatter homes, and that to provide brick houses in shanty towns was not a viable option.

He also maintains that a shack dwelling should cost no more than R3 000, and the building should be incremental; that is, additional accommodation could be added on later.

He says he has found no guidelines for businessmen interested in this market.

"It's uncanny that formal business has not been involved in shanty towns. At Tembisa, north of Johannesburg, squatters in September 1989 erected 10 000 shacks, with some R5 million changing hands in the building of these shelters.

"More work should go into enabling homeless communities to organise themselves, mobilise resources and build better housing. Why not use the unemployed in low-income communities to plant trees and beautify a low-cost development before the people are allowed to settle?"



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Foreigners 'mustn't own land'

Sowetan 19/2/92 306

By IKE MOTSAPI

FOREIGNERS should not be allowed to buy land and property in South Africa and those in possession should be compensated.

This was said yesterday by callers to the Sowetan\Radio Metro Talkback Show when voicing their concern and displeasure at foreigners who owns, among other things, properties when the question of land distribution had not settled.

Most callers felt that South African citizens should be the only people allowed to buy land, especially when a section of them were denied this in the past.



The ANC 's expert on the land issue, Ms Bongiwe Njobe, told listeners that some foreigners acquired land unfairly in the past.

She said blacks were denied the right to buy property and land in the past but that this had changed.

Njobe however warned against foreigners buying land and property in South Africa because they "will be contributing towards investment in the country."

She said the ANC was busy discussing the issue.

Joe Mthimkulu from Sebokeng said land should not be sold to foreigners because "it could be used to meet the increasing challenges of providing houses to the needy".

He said: "Population explosion demands that certain steps have to be taken to house the millions and millions of people needing accommodation".

Fatima from Cape Town said foreigners who owned property and land in the country should be refunded the money they spent for their purchases.

She added: "Consideration should be given first to people who seriously needed houses".

Jimmy Petersen from Eldorado Park said: "The issue is very complex in that the land rightfully belong to blacks.

"Blacks in South Africa suffer because they had been prevented to buy or acquire what is rightfully theirs."

Joe Pearce said he was against land and property being sold to foreigners.

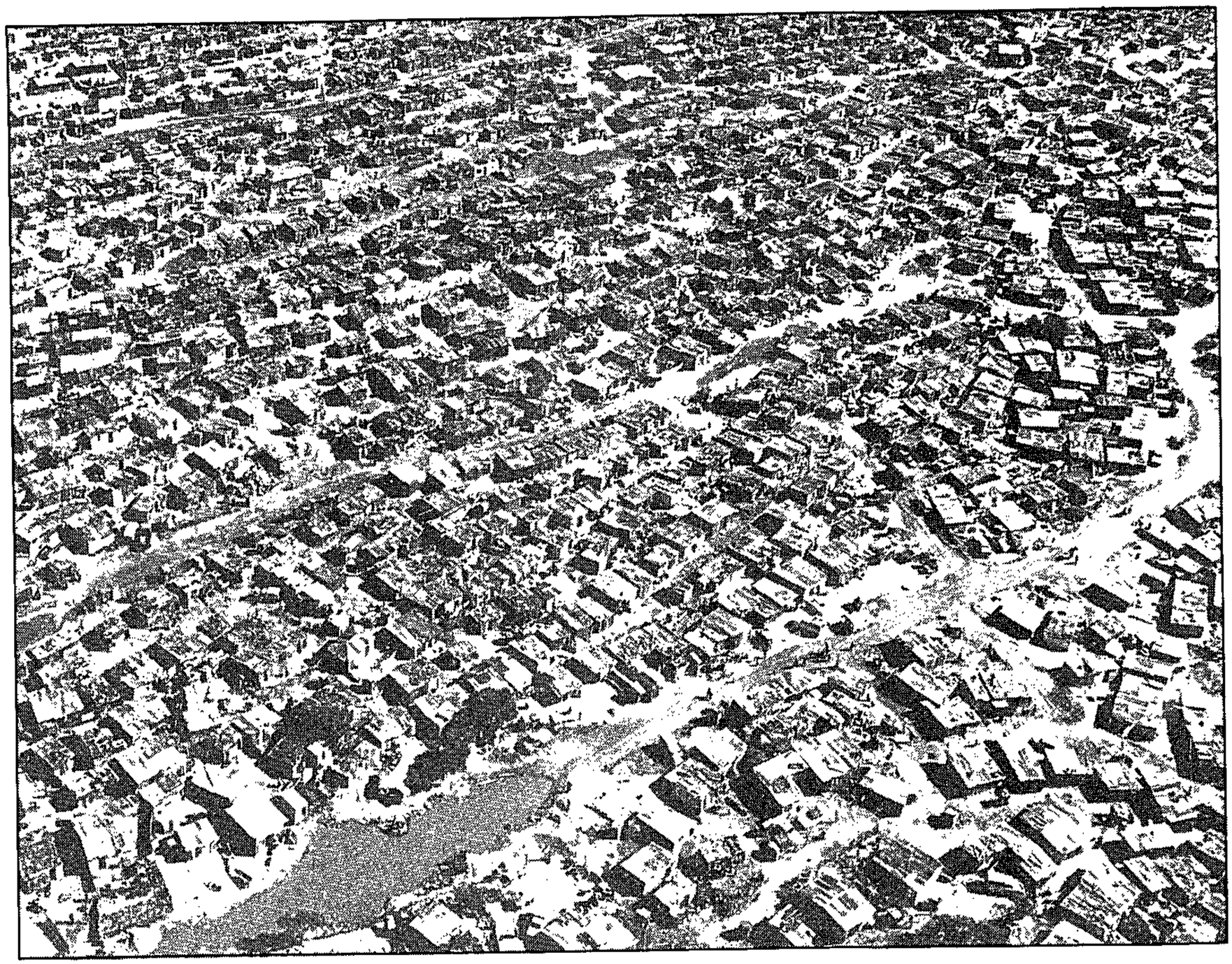
He said: "There should be a moratorium on the land owned by foreigners. "The land has to be bought back from them and placed in a trust. "Once this has been done local people can team up and buy it."

He saidforeigners bought land for cheap and sold it for huge profits.

Squatters: The problem

(3061)
ARG 26/2/92

Housing expert Philip Hamm shares his views on the problems of and possible solutions to the country's housing crisis with Argus Correspondent SHIRLEY WOODGATE.



ROW UPON ROW OF SQUATTER HOMES: The future of the nation as a whole will be determined by housing people properly in affordable homes, then attending to their schooling and health care.

WIDESPREAD squatting threatens to become one of the hottest socio-political issues of the future and South African Housing Trust consultant Philip Hamm has called for an urgent "Codesa" to solve the housing crisis.

Families are setting up home in primitive plastic, cardboard and iron shacks, either legally in informal settlements or illegally wherever they can find space.

They number millions. They are generally black, poor and often unemployed.

Most find it virtually impossible to finance any improvement to their lot and all are shunned by their richer, more established neighbours.

They are a vital part of the future of this country.

Mr Hamm, a civil engineering graduate from the University of the Witwatersrand who has completed two overseas post-graduate scholarships — one from the Confederation of British Industries and the second from the French Government — outlines the background of and problems related to the country's housing crisis.

Quoting an Urban Foundation report, he says the need in South Africa is for nearly two million additional low-cost houses before the year 2 000, which translates into a total of 200 000 units a year to meet increased demand caused by population growth to the year 2 000 alone, according to statistics provided by the South African Housing Trust.

Added to that, about 150 000 houses a year are needed in the next eight years to catch up with the backlog.

To meet the twin needs, a total of 350 000 dwellings must be built every year until 2 000.

But the reality is that only 25 000 are being built a year — a mere fraction of the demand.

The key is affordability, to house an estimated five million squatters in homes in the R5 000 to R10 000 bracket, in informal housing settlements countrywide, he says.

The Urban Foundation claims the major proportion of present-day squatters were born in the cities and are already urbanised.

For 40 years the official blueprint had been to create separate communities and deliberate restrictions resulted in slow, illegal urbanisation.

But the sheer effort of merely trying to improve their lot, saw many people infiltrating the metropolitan areas, cramming up to 20 squatters in shacks in a single backyard in existing townships.

Past political policy not only stifled the natural process of urbanisation, it thereby increased the current backlog as no financial mechanisms were in place for low-cost housing.

Then came the scrapping of the Group Areas Act which officially allowed people to live in places of their choice nearer to metropolitan areas.

Already- urbanised people promptly sought other accommodation in preference to backyards where they were forced to pay high, uneconomical rentals.

The new government policy over the past two years is to encourage organised squatting by making semi-developed stands available in planned areas with basic services.

Hr Hamm says what is offered is the opportunity for large numbers of people to group together in minimum development townships with proper layout, mainly dirt roads, provision for storm-water, schools, shops and sports facilities but no sewerage or electricity which may be installed later.

Plots of about 250 m² are provided with pit latrines and one stand tap for every eight stands.

The Urban Foundation reports that many of these squatters have homes in the homelands and may not require permanent accommodation in the cities.

This first step provides some kind of roof over a head but does not address the human deprivation of squatter communities.

Bare survival is the norm in the camps, which can only be dubbed "jungles of inadequacy" where about 40 percent of the poverty-stricken inhabitants are unemployed and cannot obtain money to build their houses.

It also means that this poverty-stricken community must build its own houses and the people must pull themselves up by their own boot-

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, and some solutions

Under the respectable banner of United Nations participation, the local community may be more inclined to become an active driving force.

One of the most useful prospects would be partnership with African business communities to manage and maintain urban development programmes.

This means majority shareholding by black businessmen in partnership with private enterprise to build and daily administer down-town housing projects.

Activities at this level may not solve all the housing needs, but here an important parallel can be drawn with the taxi industry organised by Fabcos and Sabta.

They have established a commuter service second-to-none on the African continent in only six years, in which banks and private investors have invested more than about R1 billion without being concerned with the risk factor.

Full participation by African builders to create jobs is also a vital part of community involvement.

Here, the African Builders' Association can play its role.

Obviously the management and technical skills of the builders will have to be enhanced by suitable training and control.

● The overall emphasis should be on the holistic approach in terms of transport, education, health care, shopping and recreation which must be considered as part of the total exercise, since people existing in this type of development, live not only better but more economically.

The biggest cost-saving lies in cost-effective transport systems, affordable creches, schools, private shopping and recreation centres.

Transport and the cost of travel to work is a serious problem which must be addressed, particularly since the removal of subsidies.

Living more than 20 km away becomes expensive unless subsidies or a rail system is provided.

● The State must make its contribution.

In developing nations the three strong elements in government departments are education, housing and health care.

In South Africa we had a single strong housing department eight years ago, but it became tainted as it was considered to be an arm of the Group Areas Act.

Now we must enter a new era where the private sector must vigorously take on the task of providing mass housing and the government role must be one of policy-making and co-ordination.

A typical problem is the haphazard application of subsidy schemes which has created confusion and frustration in the competitive open market.

In some areas, home-owners' repayments vary from R100 to R800 for virtually the same type of house.

Property developers are stuck with developed stands which they cannot sell because free stands are available just across the road.

This confusion is partly the cause of rent boycotts and the reluctance of home-owners to make their monthly repayments.

The situation here is unique because most of the housing shortage was created by the apartheid system.

Finally it must be stated that all South Africans must accept that in a new political dispensation, supporters of the new government can justifiably expect some improvememt in their situation.

Therefore any future ruling party may be compelled to take drastic action to solve the social problems, which may have far-reaching effects on the stability of our present socio-economic systems.

So it is necessary to take a leaf out of the Codesa book where a political transfer is managed exceptionally well by negotiation.

It may be possible to move closer to solutions in this major area, if all important players are brought together soon to solve the housing crisis.

Otherwise, the problem could well become so serious, that a future government may be justified in nationalising some avialable funds, as the only solution to human suffering from the ground up.

straps because they cannot obtain any finance — even for those who can afford their monthly repayments, Mr Hamm says.

This destructive experience combined with lack of assistance to upgrade, leads inevitably to crime and invites disease through lack of food or hygiene.

The daily experience is in homes that leak or collapse during thundershowers; swelter or freeze in the extremes of the weather. On the corner is a stinking toilet which fills up when it rains, the places are fly and rat-infested.

At night it is pitch-dark and women are raped or mugged when they go to the toilet. Homes are plundered daily and children roam the streets unattended while their parents go to work 30-40 km away to earn enough to eat, he says.

That is how they have lived over the past two years.

The best and most valuable assets in a society are its children. Their growing-up experiences will determine our future.

If they do not have proper homes, it does not matter how much training they receive, they will still retain a certain backlog of inefficiency and emotional instability from their childhood.

In a squatter settlement the status of women is low. In this type of environment, society eventually degenerates to the survival of the fittest.

A mother may try, but the odds are stacked against her and she may become indifferent or even abandon her family rather than live like an animal.

Elevating the status of black women in South Africa is one component of the key to the future, Mr Hamm believes.

The future of the nation as a whole will be determined by housing people properly in affordable homes, then attending to their schooling and health care.

These conditions are the best form of birth control, with wanted children the best investment a nation can make.

The level of human experience in these areas needs to be exposed as it will leave an indelible mark on South African society, Mr Hamm says.

IT must first be emphasised that while squatters in other countries comprise mainly drop-outs from modern society, South African squatter camps contain many potentially stable, professional and middle-class people who are there because they are politically disadvantaged.

It is obvious that such people will react positively to social upliftment initiatives.

In such a case, the State must act aa a catchnet to provide some humanitarian relief and shelter for the people.

It would be irresponsible to shout "fire" in the emotional theatre of low-cost housing and crowded squatter camps, without also stressing that South Africa has the inherent economic strength, manpower and technical ability to master its housing crisis.

At the root of the immediate problem lies the "risk factor" associated with the provision of small bonds in the low-cost housing sector.

The reality is that it is uneconomic for financial institutions in the private sector to issue small home loans because of the runaway costs of administration, which could be as high as R100 a month on a R10 000 bond requiring monthly repayments of about R180.

At this level, if the owner defaults or takes part in a rent boycott, the total loss to the building society is serious.

As a first priority it is therefore necessary for the finacial institutions and civic organisations to sit down and hammer out ways to address the risk factor and find systems whereby private sector institutions can move downmarket and invest in mass housing schemes.

But putting a finger on the crumbling dyke will not avert the threatening human disaster.

Increased participation by financial institutions alone will not redress the dismal housing performance.

Any rethink of housing strategies should involve the following strategies:

● It must be realised that the lack of suitable housing is a world-wide phenomenon, with more than a quarter of its total population living in squalor.

For some considerable time the United Nations Commission on Human Settlements has been working on global strategies to improve human living conditions, particularly in developing countries.

South Africa can benefit greatly by co-operating with UNCHS activities and learning from the misfortune and successes of other nations.

But while certain operations are universal, including financial systems, standards, qualities and future upgrading, the final solutions must be tailored to South African conditions.

● A vital aspect is aiming for community involvement.

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Almost 1-m houses for blacks needed

STAR 26/2/92

There was a shortage of 935 972 houses for blacks nationwide, Minister of Local Government and National Housing Leon Wessels said in the House of Assembly yesterday.

He said in a written reply to a question by Peter Soal (DP Johannesburg North) that the Government's aim was to provide shelter for all South Africans by the year 2000.

The shortage in the Transvaal totalled 387 891 houses, 238 205 in Natal, 235 885 in the Cape and 73 991 in the Free State.

The Government had provided 1 350 houses nationally in 1991 with 477 built in the Transvaal and the rest in the Cape. None was built in the Free State and Natal.

In the Cape, Transvaal and Free State, the private sector built a total of 8 786 houses. No information was available for Natal.

Local authorities built 15 units in the Transvaal, and none in the Cape and Free State. No information was available for Natal. — Sapa.

Housing figures uncertain

Political Staff

CAPE TOWN — The official estimate of the black housing shortage outside the homelands was 935 972 at the end of last year, but with an estimated 7-million people living in squatter camps, the shortage is clearly higher.

Local Government and National Housing Minister Leon Wessels said yesterday the estimated shortage in the Transvaal was 387 891, 238 205 in Natal, 235 885 in the Cape and 73 991 in the Free State.

Wessels, replying to a questionin Parliament by Peter Soal (DP, Johannesburg North), said the state had provided 1 350 houses in 1991, 477 in the Transvaal and 873 in the Cape, but none in Natal and the Free State. Local authorities provided 15 in Transvaal.

The private sector provided 5 918 houses in the Transvaal, 2 173 in the Cape and 695 in the Free State, but there was no information available for Natal.

Asked when the shortage would be eliminated, Wessels replied it was the aim of government that by the year 2000 shelter will have been provided for all in SA.

□ Sapa reports Wessels said 13 free settlement areas totalling 4 787ha had been proclaimed by the end of June last year.

He said there were six areas in the Transvaal, four in the Cape and three in Natal.

Major changes needed to address problems

BASIC social challenges facing the black community in South Africa were yesterday identified as housing, joblessness and education.

The guest speaker on Radio Metro's Talkback Show, sponsored by *Tribute* magazine as part of its fifth anniversary celebrations, was Mr Molatlhegi Tlhale, Azapo's political education commissar.

He said the three aspects were a deliberate creation of the Government.

"Fundamental and qualitative changes will have to take place before these aspects can be remedied. And that can only happen if the Government was removed and replaced with that of the people."

Tlhale's sentiments were echoed by the ANC's deputy head of the welfare department Mr Dali Mpofu who, however, differed with him on the methods of combating the problems.

"I agree with Azapo on the challenges facing the black community and I will also like to add that they will plague us for long time.

"However, it needs to be remembered that the ANC had already held talks with organised commerce to address socio-economic problems."

Thlale disagreed and said these forums were only addressing the symptoms of the problem.

"These aspects can only be fairly addressed by a government which will accepts responsibility towards the people."

He added that problems related to jobs should be left to "people in charge of commerce and industry and bodies like trade unions.

Builders urge massive homes help

Sowetan 27/2/92

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THE National Home Association of Builders has requested the Government allocate about R1 500 million of the 1992 budget on special subsidies for homeless black families.

The Minister of Housing, Mr Leon Wessels, has been told that there was an urgent need to avert a disaster that might arise as a result of the black housing crisis.

However, the Minister has not as yet responded to the

● To facing page

Plea for homes aid

Sowetan 27/2/92

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● From previous page

request, according to the executive director of NAHB, Mr Daan Roelvert yesterday.

He was "sincerely hoping" the Government would look into the matter when tabling its Budget in Parliament on March 18.

Roelvert said that it was hoped the project - to take place as soon as funds are available - would create jobs for the unemployed.

The association had suggested an expenditure programme that would be repeated every year until the problem had been solved.

The subsidies should take the following forms;

R1 500 million a year in initial subsidies to accelerate the provision of serviced sites for no fewer than 200 000 bonds every 12 months.

Joint incomes

A portion of the total be channelled into the Independent Development Trust to maintain the momentum of the R750 million scheme it has launched to provide 100 000 serviced sites for homeless families with incomes below R1 000 a month; and

The remainder should be handled by the Development Bank of Southern Africa or a similar agency and earmarked for homeless families whose joint incomes peaked above R1 000 a month but were still struggling.

These subsidies should be a combination of schemes to finance the delivery of serviced sites, similar to IDT approach, or else in direct cash subsidies in the form of coupons tied to spending on whatever sort of shelter was chosen by the beneficiaries themselves.

R150 million a year should be ploughed into first-time home-buyer subsidies aimed at families in slightly higher income brackets - covering one-third of the interest paid on home bonds for seven years.

The board estimates that this second programme would facilitate the building of at least 110 000 houses a year in the price range between R12 500 and R65 000.

It has also urged the Government to make public commitments to policies pledged to assign priority to spending on housing subsidies.

All stories by

JOSHUA RABOROKO

24 000 SERVICED PLOTS UNUSED AS MILLIONS WAIT FOR HOUSING

Labour's legacy of waste exposed

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S|Times[CM] 1|3|92

By NORMAN WEST
Political Reporter

THERE is a crippling shortage of housing, yet 24 000 serviced plots worth R300 million are lying unused, it has been disclosed.

The new Minister of Local Government and Housing in the House of Representatives, Mr Cecil Herandien, said yesterday this was "nothing short of a scandal".

This was "one of the many headaches" he had inherited from the former Labour Party-run Ministry of Housing, headed by Mr David Curry, he said.

He conceded the government was short of funds, but insisted that if the previous administration had done more "it could have secured funds from the devil if necessary. This I intend to do."

Miracles

Mr Herandien said he was "engaged in serious negotiations" with the government and the Independent Development Trust, led by Dr Jan Steyn, for some of the R2 billion earmarked for housing development to be channelled to his department.

"I do not wish to raise false hopes that I can work miracles in the short time before the demise of the tricameral Parliament, but I have a dream to put as many families as possible on to those plots — even if only within four walls and a roof.

"If we could provide them with basic structures, they could add to these with a minimim of red tape.

"The most basic structure is better than a plastic-and-cardboard shack.

"I have inherited a scandalous housing backlog from the Labour Party administration and intend to move heaven and earth to get as many homeless people as possible on to those 24 000 empty plots."

Mr John Hopkins, Deputy Director of Housing, agrees with Mr Herandien that the backlog of housing for the

Tshabalalas blaze trail of triumph

IT was a day the Tshabalalas will not forget.

The Ford Peninsula marathon from Green Point to Simon's Town yesterday had two important points of discussion — the performances of Isaac and Sam Tshabalala.

First, Isaac, 31, fired on all systems to crush a field of 4 000 entrants and win by more than three minutes, the equivalent of half a kilometre, in a time of 2:14:12.

Sam, 29, the 1989 Comrades winner, made his first appearance in a competitive event since the horrific car accident that saw him moved into an Addington Hospital, Durban, ward which people describe as "next to death". He came in at 2:47.

Isaac has his sights set on next month's national championships and on Barcelona, while Sam is preparing for the 1993 Comrades.

Although not related, the Tshabalalas do have one thing in common — running and winning.

☐ **See Back Page**

SUNDAY
to Sunday

ment to be channelled to his depart-

"I do not wish to raise false hopes that I can work miracles in the short time before the demise of the tricameral Parliament, but I have a dream to put as many families as possible on to those plots — even if only within four walls and a roof.

"If we could provide them with basic structures, they could add to these with a minimim of red tape.

"The most basic structure is better than a plastic-and-cardboard shack.

"I have inherited a scandalous housing backlog from the Labour Party administration and intend to move heaven and earth to get as many homeless people as possible on to those 24 000 empty plots."

Mr John Hopkins, Deputy Director of Housing, agrees with Mr Herandien that the backlog of housing for the coloured community could be eased significantly if the 24 000 unused serviced plots in the country were sold.

He said the plots, priced from R8 000 to R16 000, had been financed with House of Representatives loans for low-income earners.

Disuse

Local authorities owned more than 90 percent of these properties, which were to be sold to individuals who qualified for state-subsidised housing.

Mr Hopkins appealed to all authorities concerned to develop properties like these in the best way possible to benefit the community.

"More than R300 million in capital is tied up in these properties, which are not being developed further because state funds for low-income housing have dried up."

If the plots were not developed soon they would fall into disuse, Mr Hopkins said.

Certain banks and building societies were prepared to provide small loans for the purchase of these sites and a basic starter home.

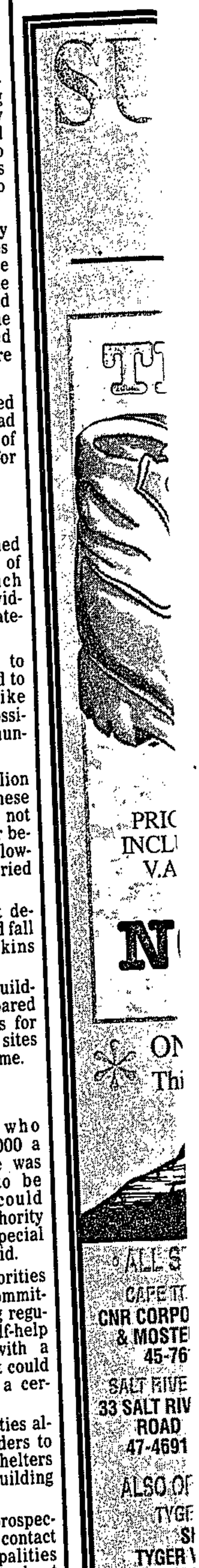
Improve

A breadwinner who earned less than R2 000 a month, and therefore was not in a position to be helped by banks, could apply to the local authority to buy a plot on special terms, Mr Hopkins said.

He urged local authorities and management committees to relax building regulations to allow self-help builders to begin with a modest structure that could be improved within a certain period.

Some local authorities allowed self-help builders to occupy temporary shelters on their sites while building their homes.

Mr Hopkins said prospective buyers should contact their local municipalities directly to find out about available sites.



Join civic bodies - PAC

Sowetan 2/3/92

By MOKGADI PELA

THE deputy president of the Pan Africanist Congress, Mr Dikgang Moseneke, yesterday urged members of his organisation to join civic associations or form theirs in cases where it was not possible.

Addressing a service to commemorate the death of the PAC's founder, Mr Robert Sobukwe, at Regina Mundi Church in Soweto, Moseneke said struggles were won "on the ground".

"We should find out why people live in shacks, why they pay high rent and why the transport system is not proper. These issues can only be addressed within civic bodies," he said.

Turning to the Convention for a Democratic South Africa, Moseneke said the forum was similar to the Native Representative Council of the 40's.

He said those who served in the NRC of the 40s and those in Codesa believed "it's possible to destroy the system from within."

SOWETAN
Building the Nation

Housing shortage tackled

THE private sector, the Government and all the negotiating parties in Codesa have been urged to set the necessary preconditions to making affordable housing a reality. Sowetan 5/3/92

In his annual report, the chairman of Anglo-Alpha, Mr Peter Byland, says the private sector is willing and ready to play an important role in solving the desperate shortage of affordable housing in South Africa.

Byland says this problem has continued to be of concern to the private sector because of the social implications of large numbers of homeless people.

Considering the benefits that housing construction would bring, the Government's lack of progress in providing or stimulating the provision of affordable housing is disappointing.

He says: "I believe that a large portion of the private sector is ready and willing to play its part. This is evidenced, for example by the fact that the cement industry has put together a scheme offering considerable financial assistance for affordable housing but has not yet found an authority able to translate this offer into action.

"A further problem arises in that although some land has been made available and suitable housing built thereon, as in the Orange Farm district, no financial institution is prepared to provide finance because of the high risk involved.

"While the successful efforts of local interest groups, such as the Middleburg Forum are laudable, this problem is widespread and requires the urgent attention of all political and civic leaders," he said.

Byland says agitators and promoters of rent boycotts need to ask themselves whether they have the support of the people. 306

He says: "I do not believe so and hope, with many others, that they can be prevailed upon to stop their adverse influence immediately and so help create a stable housing market.

"I would urge Government and all the negotiating parties in Codesa to make a concerted effort together with the private sector to set the necessary preconditions to making affordable housing a reality.

"The building and construction industry normally lags the rest of the economy by between six and 12 months, which indicates the worst is not over yet," says Byland.

Demand for the company's products, which include cement, stone and lime, declined by 10 percent on average when compared with 1990.

The continued recession together with the prevailing political uncertainty made attempts to accurately forecast very difficult, and he believes that under the circumstances, the results achieved were better than expected.

Lack of funds cripples cheap housing plans

ST Times (Cm) 8/3/92

By EVE VOSLOO

LACK of finance is crippling efforts to provide desperately needed low-cost housing in South Africa — and, with the Budget due later this month, two key figures involved in private-sector housing schemes have appealed to the government to make more money available urgently.

Their appeal follows an official estimate by the Minister of Local Government and National Housing, Mr Leon Wessels, that nearly one million houses were needed for black people outside the homelands alone.

Mr Wessels told Parliament that 235 885 houses were needed in the Cape, 387 891 in the Transvaal, 238 205 in Natal, and 73 991 in the Free State.

These figures do not include the estimated seven million squatters in South Africa.

Mr Rod McGillivray, head of Newcho Holdings — formed by the restructuring of housing utility companies in all four provinces formerly under the wing of the Urban Foundation — said money was urgently needed for mortgage bonds, capital subsidies and site and service stands.

"The capital subsidies provided by the Independent Development Trust can assist 100 000 families over two years," he said. "It is simply not enough. At least 200 000 families need to be housed every year if any progress is to be made."

Extra funding had to come from the government.

"It is ultimately the government's responsibility. We urgently need more capital subsidy, which will also stimulate private sector involvement," Mr McGillivray said.

His views were echoed by Mr N J de la Rosa, Chief Executive of Cape Utility Homes, which concentrates on building houses for R5 000-R45 000, for which people need to earn between R350 and R2 000 a month.

"People need homes. A sensible government must do something," Mr De la Rosa said.

He said most financial institutions were still reluctant to lend money to black borrowers because of the bond repayment boycott in which "they were burnt very badly".

"In some areas people are paying their bonds but the building societies just don't want to get back in."

Another problem was the "low affordability of the people", he said.

"Building costs are high. It is difficult to get something that comes into their repayment focus.

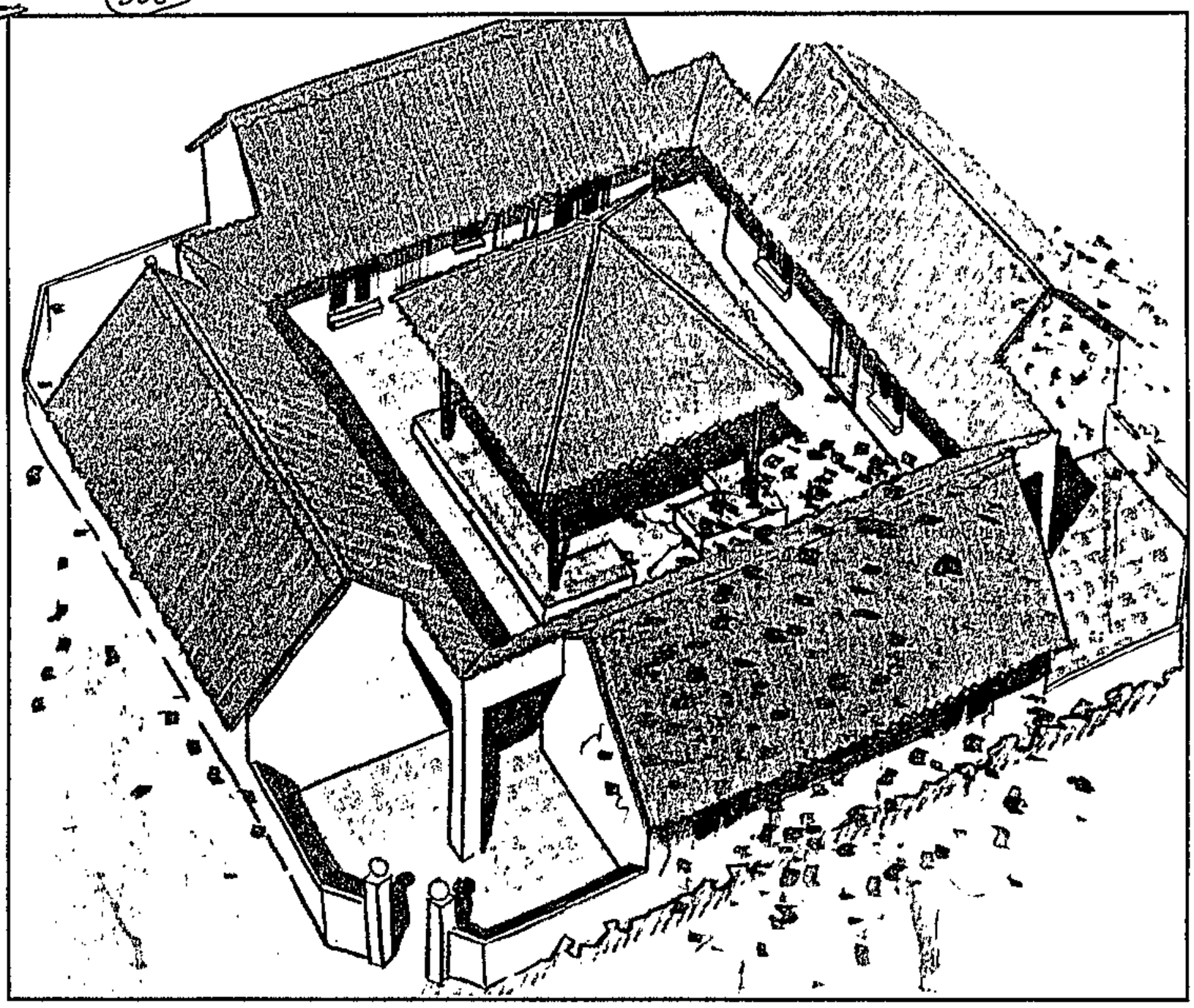
"The financial institutions see lending money to people in this category as a high risk with the same high administration costs as for a big bond. It is not profitable for them."

Missing link in housing found

(306)

A new multiracial think-tank believes it has found the missing link in Western ideas about solutions to the black housing crisis — the close community spirit of African society that many planners have tended to overlook or under-estimate. The team plans to challenge Johannesburg to build a novel village to test new concepts, reports MICHAEL CHESTER.

STAR 10/3/92



Communal lifestyle . . . a typical cluster-home would accommodate an extended family of between 12 and 20 — with several breadwinners sharing the cost of homebond or rent payments on the R75 000 unit.

STAR 10/3/92

WHENEVER the experts hunched over an endless flow of facts and figures about the growing size of the black housing crisis, Walter Lloyd, the head of Building Project Innovations, always had a nagging suspicion that there was a missing link in the chain of logic about solutions.

The socio-economists had all the statistics at their fingertips, the homeless total now above the 7 million mark. The politicians used all their most forceful arguments in warnings about the consequences of failure to cure the shortage.

The builders voiced their frustrations, with construction work at a virtual standstill because of blockages in the flow of home loans, while the banks and building societies explained why it was all too risky to plough cash into low-income housing in view of waves of violence and bond boycotts.

"Somewhere, however, there was a crucial element that was missing," he says. "The missing link made all the talk so much hot air."

What was it? Where was it? He started the search by forming a special think tank at his research base at Midrand, bringing in experts from all the sources that might have clues — builders, architects, geologists, quantity surveyors, civil engineers, financial specialists — and, in particular, black business and community leaders.

"Mercifully, the issue of affordability had at last hit the agenda, so that was one vital issue that was better understood," he says. "It seemed for a moment that everyone had hit the nail on the head — until the conference tables became strewn with lay-outs of row upon row of match-box houses.

"Even the match-boxes began to shrink in size in a contest to cut costs to the bone, with little regard for threats of still worse over-crowding.

"The problem was that everyone was thinking about solutions in Western First-World terms: each house had to stand on its own, each unit fenced off, each family with its own mortgage to shoulder — or else face eviction.

"So the computers rattled out more print-outs about percentages of unemployment, wage levels, criteria for home loans on this or that amount.

"Even worse has been a trend to compromise and concentrate on trying to paper over the cracks with jingoism about turning 'squatter camps' into 'informal settlements'.

"However, our think tank reckoned it was now on the trail of the missing link. Finally — hey, presto.

"It should have been obvious all along: no one had bothered to ask the homeless families themselves how they visualised their future home and neighbourhood. No one had properly taken into account the African traditions and cultures that create a close community spirit.

"Everyone seemed to know how many units were demanded. Yet hardly anyone asked the key question: what kind of new home was actually preferred?"

Mr Lloyd now gave the think tank a next brief: abandon preoccupation with European notions and concentrate on an approach that was tailor-made to suit the South African sub-continent — its climate, its whole environment, its traditions, its cultures.

Research was tackled in global fashion. How did the rest of the world go about the provision of housing for everyone?

"It began a whole new stream of thinking," recalls Mr Lloyd. The team looked at the Middle East and examined the dense cluster of homes inside Arab villages, designed to cope with the desert heat, and the kibbutz system.

They looked at the Far East, including the famous long huts of Malaysia and Indonesia, built on stilts and shared by dozens of families who enjoy gregarious living styles. They looked at South America . . .

"We looked at topography and climate, how communities made best use of local raw building materials, whether rocks, or timber, or mud, or grass. We looked at village planning — houses erected in a circle to enclose their grain stores or their cattle or sheep or goats. We looked at house designs, social habits, entire lifestyles.

"And then we turned to look deeper at the cultures, aspirations and the shape of family priorities here in South Africa.

"The exercise has blown away a lot of conventional Western ideas about housing solutions. Now we were able to put a new focus on the issue."

The results are coming through with a radical new look at solutions.

Says Mr Lloyd: "We have tried to turn away from European concepts about how South African communities of the future should look — and concentrate on how black communities want to be structured.

"With apartheid out the window, we have also set out to visualise how black and white neighbourhoods can live side-by-side in absolute harmony — without friction and without resentment.

"We reckon there can be harmony — and lots to be learnt from one another about outlooks and aspirations in building a new society."

Mr Lloyd unveiled a drawing. It shows four small buildings arranged in a square, each facing towards an open patio in the middle to be shared by everyone. (See graphic).

"In Africa we have our own unique ideas about the 'extended family' that are far more important than outsiders realise.

"That is the role of the whole design of each unit, making a home for between 12 and 20 people — from breadwinners to babes in arms. The lay-out gives a feeling of closeness as well as security."

In another drawing, the unit was joined by dozens of similar units that make up a village population of about 4 000 and form a full-scale community.

"Take note," says Mr Lloyd, "that we are not only dealing with housing accommodation. We are talking about communities — in real African tradition. Everyone belonging. Everyone thoroughly enjoying every new dawn."

The think-tank planners have prepared more lay-outs. Now, with the housing units spread in a circle, the focal point is a vast communal area, fitted out with shopping centres, cinemas, church, bus and taxi ranks, sports and recreation facilities, schools, clinics . . .

The community joins real suburbia with a stake in the economic mainstream: close to the factories and offices — and jobs.

The final plans will be presented to a forum at which the Johannesburg City Council, the African Builders Association and the Civic Associations of the Southern Transvaal will be asked to join forces in taking on the challenge. □

"No one had bothered to ask the homeless families how they visualised their future home and neighbourhood. No one had properly taken into account the African traditions and cultures that create such a close community spirit."

Solution for the homeless

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By JOSHUA RABOROKO

Sowetan 12/3/92

DEBRELL Projects Ltd, a subsidiary of Dorbyl Steel, has established an effective solution to provide affordable housing for the homeless millions in South Africa.

After consultation with numerous organisations local authorities, boards, individuals and groups, certain basic housing requirements were identified.

These requirements were incorporated in the development of pre-fabricated "Zinki" housing systems.

This extendable, durable, easy to erect system of housing is available to township developers, corporate housing, including informal sector such as hawkers and spaza shop owners, projects and individuals in existing townships.

"Zinki" affordable housing is an effective, practical and manageable system. It is a system that caters for the bottom end of the housing market.

The marketing director of the company, Mr Haydon Cairns, said in addition to providing housing, employment opportunities were there in the form of erecting the house after training in the necessary basic skills.

He said that, in addition to the "Zinki" units, the company looked at the informal sector by providing units for spaza shop owners. Single, double and triple units are available.

The notion of "Zinki" homes has been welcomed by the president of African Council of Hawkers and Informal Businesses, Mr Lawrence Mavundla, who said it would help provide shelter for hundreds of spaza shop owners.

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US boost for black housing

STAR 13/3/92

The US has announced plans for a R86 million four-year housing and urban development project for SA.

The US Embassy in Cape Town said the project would be financed by funds authorised by President Bush when he lifted most sanctions on SA in July. At that time, Mr Bush said he would double US assistance to black South Africans for housing, economic development and education programmes.

The project would support increased production as well as improvement and ownership of affordable housing for "South Africans disadvantaged by apartheid".

— Staff Reporter, Sapa.

US gives R87m for housing

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THEO RAWANA

THE US is to grant R86,7m in housing and development assistance for SA's poor.

The US embassy said yesterday the project, which would be spread over four years, would be financed by funds authorised by President George Bush when he lifted Comprehensive Anti-Apartheid Act sanctions against SA last July.

It said the project would "support increased production, improvement, and ownership of affordable housing for South Africans disadvantaged by apartheid".

"Its objectives are to assist the development of affordable housing and increase private sector financing for low cost housing; to support black construction enterprises and expand black employment; and to strengthen black community-based housing and management organisations."

SA Housing Trust corporate communications head Michael Fowlds said the trust welcomed all financial support, whether the funds came from local or foreign sources.

"The industry is grinding to a halt because the funding is not getting through to the ground. We need to find out how they (the US) intend to implement the project, through which channels. But it's got to be practical. SA can no longer work through theory alone. It creates expectations, but experience has shown nothing happens."

An Urban Foundation spokesman declined to comment.

Fill your own plates, say foreign activists

South 14/3-19/3/92

One way to deal with a hostile system is to create a system of your own. This was the message to South Africa's urban poor from a group of Indian housing activists who were in Cape Town this month, reports

Justin Pearce:

IN BOMBAY ALONE 11 million people are classed as urban poor — 200 000 of them pavement dwellers who live in shelters in the city centre.

Ms Celine de Cruz of Mahila Milan (Women Together) and Jockin of the National Slum Dwellers' Federation are among those mobilising the urban poor, who make up half of India's population.

Political liberation is only the starting point, says Jockin, who comes from a part of India where persons have only one name.

"In India we have the best democratic policies — but they stay at the top.

"What we expected at independence in 1947 didn't happen — but we got the freedom to fight for it."

Accordingly, the approach taken by his organisation and Mahila Milan is to enable people to fight for themselves.

"Pavement dwellers are excluded from resources," says De Cruz. They have no place in the health or education systems.

"They are refused ration cards, which are necessary to buy subsidised food, because they live on the streets.

"We took groups of women to the ration office and told them that they had to supply food to these people, some of whom had been living in the area for 40 years.

Once we had set a precedent, the idea snowballed.



A PLAN THAT SNOWBALLED: Unity, not politics, is the only way to solve the housing crisis, says Indian activist Celine de Cruz Photo: Afrapix

"Previously people would bribe some smart guy in the community to get them ration cards. This did not solve the problem.

"We established an organisation without using demonstrations or public meetings.

"The authorities deal only with groups. One way you deal with a hostile system is to create a foolproof system of your own.

"We identify the needs of the different categories of urban poor – the slum dwellers, the backyard dwellers, the squatters, the pavement dwellers, the street children – but at the same time bring them together to support each other's demands."

Tackling the housing shortage requires an equally direct approach to circumvent the apathy of officials.

"On paper it may be written that no land is available," Jockin explains. "We organise pavement dwellers to go and sit on empty land, and ask the authorities 'Why is this vacant?'

'Civics in South Africa do not represent the community, and they are failing to look into ways of raising finance to build houses'

"Civics in South Africa do not represent the community," Jockin adds.

He says civic leaders, from what he has seen, do not represent the community because they are out of touch with the residents.

"People in South Africa don't realise that they have no access to housing finance — and they are not looking at ways to get it."

He was surprised to find out how little inter-regional communication there is among the poor in South Africa.

"In name you belong to one country, but you are isolated and therefore not politicised."

Another problem is that the urban poor here are mostly confined to the fringes of the city, where their problems can easily be ignored by authorities and where transport is an extra financial burden. By contrast, Indian slum and pavement dwellers are in the heart of the city.

The National Slum Dwellers' Federation has grown from a small group of activists to a body working with three million people in 14 cities.

But the initiative is explicitly non-political. "We have told political parties, 'Development is not your business. You are only going to exploit us'," Jockin says.

"Politicians have tried to use us by saying what we are doing is good.

"They are worried that what we are doing may snowball into political power.

"We have saved between 15 000 and 20 000 rupees by creating our own saving scheme. We don't want World Bank money," Jockin says.

The well-organised housing schemes refute the myths that the poor are unwilling to help themselves.

While saving money, the prospective residents identify a piece of land to use, and the women plan the scheme in detail.

"We believe that if the homes are left in the hands of women there will be less corruption," Jockin says.

"In some Indian cultures there is a tendency for a man to sell his house to pay for his daughter's wedding.

"A woman would never do that.The internal architect of a house is usually a woman. And all the men support this process."

His parting words to South Africans are that they should not look to the West for precedents to help solve their problems, rather they should look to other Third World countries with the same problems.

"We have found that the political struggle is very strong here, people have very high expectations. But nothing is going to be given to you on a plate," Jockin says.

Stop selling state land, says judge

S/Times 15/3/92

THE head of the Advisory Commission on Land Allocation has called on the state to freeze the sale of all land which his committee is to review.

"It is my perception that the state is accelerating the sale of state-owned land in terms of their privatisation policy," said Mr Justice van Reenen this week.

His statement follows his recommendation earlier this month that a public auction of farmland claimed by the Amahlubi community near Estcourt in Natal be halted. The sale was frozen on

By DAWN BARKHUIZEN

the instruction of the Minister of Land Affairs, Mr Jacob de Villiers.

It was the second attempt to auction the land. In November last year a storm of public protest halted an earlier attempt by the government to auction the farm, De Hoek.

This Amahlubi claim dates back to 1873, when the Hlubi chief Langalibalele clashed with the government. His 1 000-strong tribe was scattered from the land it had occupied since about 1800.

Mr Justice van Reenen, appointed to head the newly formed land committee last November, said various state departments had earmarked about 1-million hectares — 140 pieces of land ranging from 1 000 hectares to two hectares — for the attention of the committee.

This is roughly a third of about 3-million hectares specified as state-owned.

According to the judge, the committee's first public hearing will start within a month.

The land in dispute — 11 plots measuring 250 square metres in the Asiatic Bazaar in the Pretoria business district — is being claimed by six Indian businessmen and an Islamic institution.

Value

The land was expropriated to promote the aims of Group Areas Act from 1968. It is currently owned by the House of Delegates.

The plots, prime real estate, have an estimated value of R75 000 each, according to a legal representative for the businessmen.

Notice of the hearing was given in the Government Gazette on Friday.

Mr Justice van Reenen said investigations into other claims received by the committee, including those from 19 communities represented by the National Land Committee, were still in the early stages.

Claims had been slow in coming and staff were battling to sort through deeds dating back hundreds of years. This was further complicated by the fact that land was controlled by different state departments.

Squatters

"The real job will, however, start when the hearing begins. All sorts of information could be presented that we will have to investigate," the judge said.

Some cases had been further complicated by the arrival of squatters on contested land.

The committee, although it has the go-ahead to recommend the return of expropriated land, is purely an advisory body. Hearings will be public, but its findings and recommendations given to the state president will be confidential.

It has been briefed to investigate claims on state and privately owned land that was removed under apartheid laws or has development potential.

Jo-Anne Collinge looks at the clash between the NP's and ANC's pledges on property

Land reform v security of title

STAR 17/3/92.

GOVERNMENT land reform programmes and the constitutional protection of property rights sound like different aspects of a single cause, right?

Wrong — easily a dozen times wrong, says the land reform lobby. Nothing is more certain to hamstring Parliament's ability to redistribute land and house people than an unqualified protection of property rights in a Bill of rights.

The ANC, itself part of the land reform campaign, carries a heavy load for protecting the landless and homeless in the constitution-making process.

It would probably like to purge the property clause from a future Bill of rights — after all, some countries get by without one.

But the National Party and the Government would no doubt put all their muscle into opposing this. The assurance to white property-holders that their title is safe has become a virtual refrain of the De Klerk campaign for constitutional change.

Furthermore, the South African Law Commission report not only recommends that property rights be protected and that compensation for expropriation "in the public interest" be referable to the courts, it sees in the ANC's draft Bill of rights a plan for "naked and arbitrary nationalisation of whatever nature without the courts being able to protect those prejudiced in any way".

The Wits Centre for Applied Legal Studies recently convened a conference of organisations who are determined to dismantle the apartheid land legacy. They debated hotly on how a Bill of rights could pass muster with the Nats as regards property and yet serve the dispossessed.

These were some of the moves they proposed:

● That land be treated as a special instance of property and dealt with separately in a Bill of rights. Various lawyers pointed out that "property" had been taken to mean physical entities such as land and housing; and intangibles such as copyrights, employment rights, social security benefits and shares in a company.

Land, it was argued, had particular characteristics that set it apart from most other property — not least of them its finite quality and its position as an absolute necessity of life.

● That certain forms of affirmative action be specifically related to land rights. The ANC's Albie Sachs noted that a Bill of rights could be employed variously as an offensive and defensive weapon. And several contributors argued that the propertied classes had been outstandingly successful in invoking Bills of rights to defend their property.

In India a property clause that Prime Minister Jawarhalal Nehru — a convinced socialist — regarded as the key to implementing land reform, proved a formidible weapon in the hands of the propertied classes. University of the Western Cape legal expert John Murphy related that India eventually dropped the clauses from the constitution in 1978 "after 30 years of wrangling with the Supreme Court. Before their repeal ... India's judges showed themselves more inclined to favour individual property rights than the imperatives of social reform".

Affirmative action provisions on land would make the Bill of rights a potentially offensive weapon for the dispossessed.

● That the question of compensation be looked at afresh. Firstly, that it apply not only to those whose land might be expropriated or otherwise removed under the post-apartheid regime, but also to historic dispossession under apartheid. Secondly, that the compensation level be determined in such a way that financial considerations do not become an insurmountable obstacle to land reform.

Those arguing for land redistribution flatly rejected the notion of compensation at market-related prices, which applied for 10 years in Zimbabwe and effectively throttled the process of land reform. The ANC has proposed that a notion of establishing "an equitable balance between the public interest and the interests of those affected" should be the basis of compensation. The Law Commission argues this method defies objective testing by the courts.

● That the constitution be used to redirect judges' attention to forms of land rights other than conventional freehold title. The diversity of "real" land rights — which relate to the way people occupy, use and gain access to land — must be placed side-by-side with the abstract notion of ownership embodied in title, argues Unisa's Dr Andre van der Walt. This means a wider range of people would have a claim to land they had occupied — perhaps for generations — without title; and that security of tenure could be guaranteed to such landholders. Dr van der Walt and others propose a land claims court or tribunal as a means of refining "pluriform" concepts of ownership.

The ANC, which found itself under fire from various quarters in relation to its original property clause, is redrafting the land and property provisions in its Bill of rights proposal. Still incomplete, the redraft takes account of many of the above arguments.

It unequivocally protects the homes of all people, rich and poor alike.

It also directs the legislature very clearly to make land laws that will embody the principle of equity and will facilitate "provision of adequate housing for the whole population".

It obliges parliament to set up a land claims tribunal which will, among other things, investigate restoration of land to those subjected to forced removals or appropriate compensation where restoration is not feasible.

A separate property clause is being contemplated. And Mr Sachs hinted that the ANC would not seek State intervention in the area of what he termed "commercial property" — debentures, shares and various business interests. "It's the area least open to constitutionalising," he commented. The Left had learnt that tight government control of markets was not viable. "We think that it should be open."

There is no way that resolution of the land question can avoid hurting somebody — either the homeless and landless will remain so, or someone has to give. What the ANC seems to be calculating is whether, with their homes and their business interests guaranteed, the present ruling group might not be prepared to forfeit a measure of land — against *some* compensation — in the name of righting wrongs and securing a future society. □

Housing allocations rise by 95,6%

Own Correspondent

CAPE TOWN — Direct and indirect allocations for housing have been increased by 95,6% to R2,153bn. BDay 19/3/92

The printed estimate of R1,285bn for housing and related infrastructure provision is up 18,2% on last year but together with the income accruing to the various housing funds from loan service and redemption, the amount available will be R1,653bn against R1,087bn last year.

This would be further boosted by R500m to be provided from the sale of additional strategic oil reserves, Finance Minister Barend du Plessis said yesterday.

And, he said, it was estimated that a further R1,1bn would be spent on housing by the Development Bank, the SA Housing Trust, the Independent Development Trust and self-governing areas bringing the total to be spent on housing to R3,3bn.

Du Plessis said if possible, a further R500m would also be provided in the 1993-1994 financial year from the sale of strategic oil reserves to help maintain the momentum of various housing actions.

He said part of this year's R500m would be available for the financing of housing by the Administrations of the House of Representatives and House of Delegates.

It is proposed that the application of these funds be accounted for in the additional appropriation and that a small task force, led by the Department of Finance, facilitate the consultation and allocation process so as to maximise the development and job creation impact.

The funds should preferably be accessible on the same basis for both government and development institutions, he said.

Low-cost housing needs 'highlighted by Budget'

B/Day 25/3/92

Reports by
PETER GALLI

THE recently announced Budget has once again highlighted the need for attention to be directed towards the low-cost housing market and the problems associated with it, according to housing specialists.

"Although the restraints within which the Budget had to be compiled are fully acknowledged, it must be realised that future allocations for housing directly from the Budget will have to be escalated," SA Housing Trust MD Wally Conradie says.

In the absence of an accepted housing policy and strategy, appropriate mechanisms will have to be found in the short-term to ensure continuity in the provision and development of housing, he adds. These mechanisms will need to reduce the negative influences that subsidy disparities and lack of co-ordination have on general development.

If this is not achieved the housing backlog will continue, despite the fact that funds are available, and private sector participation will decline even further, he says.

Gough Cooper Homes marketing director Russell Glyn-Cuthbert says the low-cost housing issue requires direction and definition from government. Unless this happens soon the problem will worsen.

"The private sector will also be able to assist more effectively if such a plan is in place and financing is available. Unfortunately, due to the heavy losses incurred in the past, the finance houses are reluctant to loan money and are becoming more selective in approving candidates.

"They urgently need assistance and a government building society would be a possible solution," he says.

Even in the present economic climate and "socially turbulent times" there are many black people well positioned to buy a home. Effective housing has a stabilising effect on a community and contributes to long-term economic growth.

To stimulate the housing market, government released funds from the sale of oil reserves. Of R1,9bn realised from such sales in the previous budget year, R562m was allocated to housing, infrastructure and land.

"In the 1992/93 Budget, a further R500m was earmarked for this purpose. Although the addition of these funds is welcomed, the allocation is 11% less than in the previous year," Conradie says.

The total allocation to housing rose by only 7% from R1,96bn to R2,153bn which, with inflation around 15%, shows an 8% decline in real terms, he adds.

The market was characterised by low affordability levels, an absence of clear policy guidelines and the resultant inhibition of long-term planning and the almost total withdrawal by the private sector.

"It is essential that the largest possible portion of the funds allocated be used to maximise the mobilisation of funds from the private sector, particularly the life offices, pension funds and financial institutions," he says.

Basic decisions on these issues will have to be taken in the short-term to maintain and expand the momentum regarding the delivery of infrastructure and housing.

Squatter bottle-fed babies 'in danger'

ANDREA WEISS, Medical Reporter

PUTTING a baby on a bottle and returning it to a squatter camp is tantamount to a death sentence.

This emerged from a Press briefing on a Cape Provincial Administration plan to curb stillbirth and newborn deaths.

University of Stellenbosch obstetrician Dr Gerhard Theron said babies on bottles were 25 times more likely to die than breastfed babies if their mothers lived in squatter areas.

He said a bottle-fed baby would probably not live a year in an area where clean water, fuel and milk powder were hard to come by.

The promotion of breastfeeding at every opportunity is part of a five-point plan to curb the 27-in-a-1 000 perinatal mortality rate in the Cape. The first week after birth is seen as crucial to the success of breastfeeding.

The rest of the plan is to:

- Ensure that every woman is examined at least twice during pregnancy;
- Test all pregnant women for sexually transmitted diseases, especially syphilis which is responsible for 25 percent of all preventable stillbirths in Khayelitsha;
- Teach women about Aids; and
- Promote the use of a labour graph during the first stage of labour.

Create 'building society'

By JOSHUA RABOROKO

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THE Government has been urged to establish a building society to help alleviate the critical shortage of black housing which has become a "hot potato" in South Africa today. Sowetan 26/3/92

Property developers and experts contend that finance houses have experienced severe losses in the past, are now reluctant to lend monies and are increasingly more selective in approving candidates.

The private sector will also be able to assist more effectively if such a plan is in place and financing is available to help poor black families.

Now that the referendum is over and the country has affirmed its commitment to reform, it is essential that immediate Government action is taken and a formal housing strategy put forward, according to Marketing Director of Gough Cooper Homes, Mr Russel Glyn-Cuthbert.

Time bomb

The critical shortage of black housing, just like the unemployment crisis, is rapidly becoming a "time bomb" about which very little appears to be happening.

While the need for immediate informal housing exists, a longer-term view is also required, according to developers and experts in the building industry.

To tackle the low cost "affordable" housing requires direction and definition from the Government and unless this is soon forthcoming the problem will become worse by the day.

The building industry urgently requires a long-term guide plan for the development of urban areas.

This will avoid spontaneous, panic motivated, resettlements such as the Bloubosrand debacle that created more problems than it solved.

Gough Cooper is one such company that has always committed itself to the black housing market and aims to supply a product that is both affordable and of a desirable standard.

Glyn-Cuthbert says: "Even in these socially turbulent times there are many black people who are financially well positioned to buy a home."

"The quality aspect is a factor for all South Africans. We have a responsibility to develop land and offer a range of house worthy of home owner pride," he said.

Boost for homeless

Sowetan 26/3/92

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By JOSHUA RABOROKO

MORE than 300 blacks have been trained by the South African Lumber Millers Association to build their own basic timber-frame home units.

Building material depots in or near areas where millions of homeless people have erected temporary shelters were also established.

By the end of the year it was expected that a substantial number would be trained, the company's head of community services, Mr Rulf Mahloko, said this week.

The Urban Foundation estimates that there is a shortage of about 1,2 million units in major metropolitan areas in South Africa today.

The foundation also says in order to eradicate this shortage, more than 61 000 units will have to be erected a month for the next 20 years. About 7 million people are living in informal housing, including backyards and squatters.

Urban areas

It contends that the situation might become serious as the population continues to grow as a result of migration into the urban areas According to the foundation, if the South African population continued to increase at a rate of 2,8 percent each year, by the year 2000 an additional 9 million people would need housing.

Mahloko said there were indications that this number might increase.

He added: "Only a total effort of all the people of this country as well as the Government and the private sector can eliminate this shocking housing backlog.

"We cannot afford this state of affairs. Unless progress is made with improving housing, a continuous conflict situation will result in our society that was traditionally divided along racial lines."

At the request of communities, the company had established training facilities where more than 310 people were trained free of charge to built their own basic home units.

Secondly, he said, the company was assisting communities and groups to establish depots countrywide where most people have the greatest needs in terms of decent, affordable building materials.

Great interest

Depots have been established in areas such as Soweto, the East Rand, Durban and eastern and western Cape. At the depots people can buy timber at almost cost price.

Black communities expressed great interest and many community leaders, especially civic organisations, have visited the company to hear the full story and to see for themselves what the timber frame homes look like.

The company's public relations officer, Miss Zigi Rwairwai, said that the many families in South Africa who live in informal settlement areas share a common dream that some day, they too would become homeowners.

But, she added, for the dream to become a reality, they have to go through a great deal of pain and humiliation. The fact that they do not own land, have no resources or skills, compounds their problem.

The dream

She said in that light, Salma decided to join the other actors already involved in the quest for "the dream". The first thing the company did was to consult with the communities as well as getting them to participate from the onset.

"This approach has had positive results so far because the communities themselves are actively involved in making their dream a reality."

Although this was still the beginning, she said, 1992 could prove to be a very busy year at Salma as more communities were hoping to participate in the training programme.

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Fm 27/3/92

TOWNSHIP DEVELOPMENT

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On the fast track

Consulting engineer Hill Kaplan Scott (HKS), a leading player in low-cost housing, says only a lack of finance is holding up speedy development of townships for poor people.

The industry has been at pains to remove all other obstacles such as a lack of community involvement, red tape and inappropriately costly standards of servicing. It wants speedy improvements.

HKS township specialist Redmond Taggart says latest management techniques have reduced workloads that used to take years to months or even weeks. Coupled with this is an unprecedented level of co-operation among all the professional bodies concerned with township development.

Taggart says plans for township development on a massive scale have been drawn up. The Transvaal Provincial Administration (TPA) is committed to providing 315 000 stands for squatters over the next four years and the Independent Development Trust is providing finance for 100 000 stands. Even more land could become available.

HKS's call for urgent action is not dissimilar to that of the TPA, which recently told the *FM* that if private-sector employers were to make loans as low as R2 000 available to employees, shack-dwellers would be able to build at least one room and improve their living conditions.

Taggart estimates that the cost of a serviced site could vary between R2 000 and R5 100, depending on whether the land cost is taken into account. ■

New ideas at housing XPO

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Sowetan 31/3/92

By TSIDI THINANE

THE second "Affordable Housing and Technology XPO" will be held at this year's Rand Easter Show.

The exhibition puts together all the components of an informal settlement and physically demonstrates what could be done to address the shelter and related needs of low income communities.

A range of new and innovative housing systems, costing from R2 500 and more, would be displayed. These systems are to service people who cannot afford to enter the conventional "brick and mortar" housing market.

The houses can be upgraded on an ongoing basis.

The exhibition will demonstrate many exciting new products and concepts from the latest credit card home electricity metering systems which allows the user to monitor his electricity consumption as well as water heating devices, solar powered street lights, water pumps and toilets.

Fifteen companies and organisations will participate in the XPO.

Leaders of the homeless to meet

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THE first ever meeting of leaders of South Africa's 7 million homeless people is to be held in Johannesburg from April 29 to May 2 to form a strategy to help solve the country's housing crisis, Operation Masekhane for the Homeless (Omhle) chairman Mr Dan Moshugi announced on Thursday. Sowetan 7/4/92

Omhle was formed in 1987 in Soweto to assist homeless people get decent, affordable homes.

Moshugi said in a statement his organisation had about 600 000 members at present, of whom about 1 000 would attend the first national conference at a venue to be announced later.

"We at Omhle want to help rid the country of the unsightly, unhealthy slums presently sheltering millions of people in and around cities and towns," he said. - *Sapa*

Homeless bosses set for meeting

Sowetan 9/4/92

By JOSHUA RABOROKO 306

THE first-ever countrywide meeting of leaders of South Africa's seven million homeless people, will take place in Johannesburg from April 29 to May 2 to form a strategy to help solve the housing crisis.

The chairman of Operation Masakhane for the Homeless (Omhle), Mr Dan Moshugi, said his organisation had about 600 000 members of whom about a thousand would attend the first national conference at a venue to be announced later.

"We at Omhle want to help rid the country of the insightly, unhealthy slum conditions presently sheltering millions of homeless people in and around cities and towns."

According to the latest SA Institute of Race Relations estimate of the number of informal settlers in 1991 varied from 3,5 million to seven million.

The Urban Foundation estimated that the housing shortage in South Africa, including 10 homelands, was 1,2 million units.

The Independent Development Trust allocated R750 million for one-off capital subsidies for the development of 100 000 sites for occupation by informal settlers.

According to Government sources the legal squatter population is at present estimated at 1,5 million, while there are about two million backyard dwellers.

Moshugi said: "We want decent homes for every family. Our people will build the homes themselves.

"All we are asking for are serviced building sites, training and building materials at affordable prices.

"During our first national conference the leaders from different homeless communities will discuss a strategy to implement and speed up housing reform.

"We may not be able to change the situation overnight, but hundreds of our people have already been trained to build and we are on the way."

He said the conference would be of the utmost importance to coordinate their efforts.

Property

Shortage changes climate

Sowetan 9/4/92

306

THE housing shortage, estimated to be 1,2 million units in South Africa, creates a climate where potential home buyers are keen to get houses that they often look at financial packages available, and not necessarily at value for money.

Some organisations in the building industry prepare very attractive packages at first sight, but on thorough investigation it has been found that these packages might have various disadvantages, either in terms of eventual payments for their whole project, or in terms of size, number of rooms or finish.

This is the opinion of the general manager of Anvacon Limited, Mr Johann Marx, who said that building systems differed tremendously at present, and it was extremely important to establish which methods of building were used before signing a contract.

He warned potential homebuyers to do their finance through known institutions in order to protect their interests.

These institutions will be eager to visit the site and give advice, he added.

The critical shortage of homes in South Africa, especially in the PWV, is estimated by the Urban Foundation to be 1,2 million units (excluding homelands), according to the latest South African Institute of Race Relations 1991/92 survey.

The institute says estimates of the

By JOSHUA RABOROKO

number of informal settlers in 1991 varied from 3,5 million to 7 million.

Marx said that a badly contructed brick house could cause immense problems in the long run.

What might seem to be relatively maintenance free construction, might turn out to be expensive in the long run.

Many different new building methods have been developed over the past few years, Marx said, but some of these building methods have also proved to be unsuccesful due to the type of material used.

When considering a conventional building method, the type of bricks used and the method of construction became very important.

He advised home buyers to:

- investigate and compare the different building methods before deciding on a house.
- do the finance through a known bank or building society.
- make sure the material used is durable, fire resistant, and complies with building regulations, if you build a prefabricated house.
- rather start smaller and more durable, than big and not durable.

Investigator not identified

B|Bdy 10/4/92

STEPHANE BOTHMA

POLICE have refused to name the senior officer appointed to conduct the new investigation into the 1989 murder of Soweto physician Dr Abu-Baker Asvat.

The investigation was launched after allegations linking Winnie Mandela to the slaying were published this week.

Lt-Col Johan Mostert said yesterday the investigating officer would not be identified to prevent the media from pestering him and hampering the investigation.

The police said all media inquiries about the matter would be handled by police headquarters in Pretoria.

In 1989 Thulane Dlamini and Cyril Mbatha were sentenced to death for murdering Asvat during a robbery.

But there were allegations this week in the US newspaper, The Christian Science Monitor, that the state was in possession of a statement claiming Mandela had offered to pay R20 000 to one of the murderers after the doctor's death.

Mostert said the new investigation would involve studying statements made by the two murderers.

But it was not known at this stage if personal interviews with them would be conducted.

Both men were currently being held in Pretoria Central Prison, said Mostert.

Statements about the events would also be obtained from others, Mostert said. On completion, the docket would be handed to the Attorney-General for a decision.

Key witness in Mandela trial returns to SA

B|Bdy 10/4/92

STEPHANE BOTHMA

A KEY State witness in the 1991 Winnie Mandela kidnap and assault trial, Gabriel Pelo Mekgwe, who was "kidnapped" the day before he was to testify, is back in SA.

Mekgwe was allegedly abducted from the Soweto Methodist Church manse in February last year, resulting in the postponement of the trial and the initial refusal to testify of two other key witnesses, Kenneth Kgase and Thabiso Mono.

Police sources confirmed Mekgwe was in the country, but said they were not investigating the matter because Mekgwe had not laid a charge of kidnapping.

At the time of the alleged kidnapping, media reports claimed Mekgwe was abducted by ANC members.

He was allegedly later traced to an ANC "safe house" in Harare but was moved to Zambia after SA asked for his repatriation.

New Cape MEC sparks outcry

Political Staff

CAPE TOWN — Newly appointed Cape MEC Peter Marais was in hot water yesterday over his assertion that it would be unfair for squatters to enjoy the same voting rights as ratepayers. B|Bdy

Marais, a former Nationalist member of the President's Council, was promoted two weeks ago to MEC for Works, Transport and Traffic Control after President F W de Klerk fired Labour Party members from the provincial executive. 10/4/92

Marais' first major speech in his new post caused an outcry among opposition MPs and embarrassment among his Nationalist colleagues this week. Speaking during the Cape provincial debate, Marais said he could not support a one man, one vote system in which illegal squatters enjoyed the same voting rights in an election for a future city council "as homeowners with properties worth R200 000 or more".

He asked whether fellow MPs would be satisfied with a situation where "those that live in motor car wrecks on an open piece of land got control of the city council because they are in the majority" and could then prescribe how much tax should be paid and how it should be spent.

DP spokesman for provincial affairs Jan van Eck said yesterday that Marais should be made to retract his "insulting" statements about squatters, or be fired.

"We cannot have a person with such a hostile attitude towards a large percentage of people in the Cape in such a position of responsibility. It will undermine all faith among squatters towards the Cape Provincial Administration."

Millions face homeless hell

C/Press 12/4/92 306



NO PLACE TO STAY ... Millions of people in SA have no home to call their own and the crisis is getting worse.

DESMOND BLOW

THE NEXT South African government faces an almost impossible task: providing adequate housing for the increasing number of homeless.

More people are sharing accommodation and more informal settlements are mushrooming as the housing crisis worsens.

Research by the Urban Foundation in townships in the PWV area showed that an average of 10 or 11 people live on one stand in a township.

Six people live in a (formal) house and an average of three to four people live in the backyard of the house.

In many cases two or three families share a hostel room designed for two people, while more than one million men live in 440 000 beds in 220 hostels countrywide.

These figures are quoted in the Race Relations Survey 1991-1992, an annual encyclopedia of data and projections of SA's economy, population, housing, labour, education and other fields.

According to the UF, working on an average household of 6,5 people, there was a shortage of 1,2 million housing units in SA in 1990, of which about 47 percent were in the PWV area, 20 percent in the Durban area and 10 percent around Cape Town.

By the year 2000 basic services would have to provide for an additional nine million people in the urban areas alone.

The UF estimated by the year 2000 there would have to be sufficient housing to accommodate 48 million people, of which the black population would number 37 million compared with 28 million today.

If everyone was to have accommodation by 1995 an average of 174 000 houses had to be built every year.

In May 1991, then Minister of Provincial Affairs and National Housing Hernus Kriel claimed some of the major obstacles to the provision of housing were:

- The inability of the government to finance the buying and development of land for housing;
- The inability of the majority of the black population to afford conventional housing; and
- Increased urbanisation.

Research by the Development Bank of Southern Africa revealed that between 60 percent and 80 percent of urban blacks could only afford about nine percent of their income (between R35 and R75) a month for housing, which meant that most blacks could not afford formal housing without heavy subsidisation. Between 1985 and 1991 the population in the the metropolitan areas increased by 2,8 million.

Durban is the fastest-growing city in the southern hemisphere and there are three million people in the area at present, but by the year 2010 the population would reach between eight million and 10 million, according to research by a professor at the University of Natal.

He found the reason for this was the scrapping of influx control and the worsening economy. People flocked to Durban in the hope of finding work.

One survey found in May 1991 that as a result of such rapid growth in Durban about 1,7 million people, or more than half Durban's population, were living in shack settlements surrounding the city, many of them unemployed.

The econony of Natal could only absorb 58 percent of the 2,3 million active population at present, of which the formal section could only absorb 36 percent.

In the PWV area the total population, according to the Urban Foundation, is 7,2 million and this would increase to 12,3 million by 2000.

In 1989 the economically active population of the PWV area numbered four million and the formal economy could provide employment for 61 percent while the total absortion capacity of the region was 90 percent.

There were 1,3 million informal settlers in the PWV area in June 1991 of whom 900 000 lived in backyard shacks.

To house these people will cost R300-million, plus a further billion rand to provide rudimentary services.

In the Port Elizabeth-Uitenhage area the average growth of the metropolitan population has been five percent compared with two percent in the rural area and the urban population in 1989 totalled 1,5 million.

This area depended greatly on the motor industry which declined substantially in 1985 and 1986, says Professor WJ Davies of Rhodes University.

In 1989 the proportion of people unemployed in Port Elizabeth was 27 percent and in Uitenhage 21 percent. Registered unemployment in the Eastern Cape in April 1991 was double that of 1990.

The *Eastern Province Herald* reported that one of the reasons was that out-of-work miners had migrated to the area in search of work.

About 45 percent of the black population in Port Elizabeth live in informal settlements.

In 1991 Cape Town was the only city in SA where the white population outnumbered the black population.

In 1985 blacks accounted for only 20 percent of metropolitan Cape Town's population, but this would likely increase to about 28 percent by the year 2000.

The UF said most of the newly urbanised black population was housed in informal settlements on the Cape Flats and the conditions were unusually harsh A study by the University of Cape Town revealed in 1991 that there were more than 60 000 shacks in the Cape Town area.

Conference 'to unite the homeless'

Staff Reporter (306) STAR 14/4/92

Operation Masakhane for the Homeless (OMHLE) will host the first national conference for homeless people from April 29 to May 2 at the Catholic Renewal Centre in Kensington, Johannesburg.

OMHLE national chairman Dan Moshugi yesterday told a press conference in Johannesburg that the conference was aimed at uniting all homeless communities and strengthening their voice through a national forum.

He said helping the homeless should be the Government's top priority in the new South Africa.

"The Government's housing and land policies are a mess with no hope of achieving solutions for the homeless. South Africa's housing problem will never be solved without proper consultation with the affected people," he said.

Mr Moshugi said his organisation was not asking for hand-outs, but wanted to help people to help themselves. The main problem was acquiring land for the homeless near their workplaces.

"The official National Housing Advisory Council has no representation from the homeless. Only business interests are represented," said Mr Moshugi.

OMHLE, which has members of different political affiliations, started in 1987 as a campaigning body against the forced removal of shack-dwellers and later became involved in organising the homeless communities.

"We want to promote fair and equal distribution of resources and to expose conditions which create homelessness," said Mr Moshugi.

OMHLE national executive members include ANC stalwarts Walter Sisulu, Andrew Mlangeni and Ahmed Kathrada.

Lower standards can ease backlogs, create opportunities

B/Day 15/4/92 (306)

KEVIN WALL and BARRY JACKSON

RAPID urbanisation and the need to redress massive backlogs means that every year an additional 9 000ha (about the size of Soweto) of serviced land must be provided in SA's urban areas.

Most families requiring land and shelter will be very poor. Current earning levels suggest they will not be able to buy a traditional house of bricks and mortar in the foreseeable future, even with the help of substantial subsidies. It is highly unlikely in the short term that our economy will grow fast enough to create enough wealth formally to house all our people, especially if this is to be through ownership rather than rental. Our cities will therefore probably be characterised by declining average living standards.

Further, there is clearly a need to develop urban areas in such a way that, in addition to maximising the employment potential of capital investment projects, opportunities are created for small-scale, self-generated, informal economic activity.

Estimates indicate that, of the current urban population, 4-million (20%) have minimal water supply provision and 7-million (33%) have minimal sanitation provision. The cost of improving these services by the year 2000 to the level preferred by current policies would cost R15,6bn (R5,2bn for water and R10,4bn for sanitation); plus subsidies on recurrent operating and maintenance expenses of R1,2bn a year.

As a result of SA's past infrastructure and shelter policy, the infrastructure and shelter sectors have underperformed. SA — the state, utility companies and homebuilders — should be spending much more on infrastructure and shelter. Too little is spent because of too much red tape, perceived high risks, and inadequate private sector participation.

But there are ways of ensuring that available funds are made to go further by improving those policies and procedures that do not give value for money, and adopting standards of service that are affordable to more people.

Urgent attention has to be given to the financing options of local governments faced with huge infrastructure backlogs. A major factor in this is economic pricing of engineering services. Tariffs will have to be revised. In the PWV area, for example, the price of water is among the lowest in the world, despite high costs in providing it, a World Bank mission found last year.

In reviewing current levels of water and sanitation services, a value judgment as to what can be considered an "adequate" level of service should be based primarily on health considerations rather than on convenience or political grounds.

In urban areas, the absolute minimum access to potable water would probably mean a tap at, say, 250 metres, with a maximum of 100 households an outlet. Adequate sanitation, where topography and soil conditions permit, would be one ventilated improved pit latrine for each household. From a public health viewpoint, unimproved pits, bucket latrines and communal toilets of any kind are inadequate.

While approaches to capital subsidies commonly allow for the construction of waterborne sewage and a flush toilet to every household, the consequent need for extensions to sewage and water treatment works may double the capital required, and cause significant increases in running costs. Put another way, only half the number of households can be served by the same national subsidy in any one year. In a situation of substantial and growing backlogs, this would be an important argument against those who insist on maintaining current standards.

From a moral and social point of view, there are arguments for a land and shelter policy that provides subsidies. However, subsidisation tends to benefit those who already have land and shelter. While subsidies such as the capital subsidy scheme of the Independent Development Trust are a much desired change in direction downmarket (from the subsidisation of bond finance for full services and formal houses), the size of the subsidies, and the engineering standards, are still too high.

The subsidy system must be reviewed to focus attention on the poor, to create initial access to land and shelter, and to increase incentives to suppliers of land and shelter, while avoiding the stimulation of demand for excessively high standards.

Financial mechanisms should also be reviewed to enable low income people to purchase materials (and, if necessary, to hire labour) to erect or improve their informal homes incrementally over time.

The present high level of default in payment for engineering services, even after the negotiated settlements of some of the "rent" boycotts, suggests that service charges that cover even no more than a significant part of the operating costs are beyond the means of many. In the current political climate, however, there is a danger that subsidies intended for the very poor may be permanently built into the structure of services. There is a need for a careful review of current policies beore committing the national economy to such subsidies. The potential for job creation must be a significant factor in designing urban services.

Some consultants have set up programmes for small contractors to undertake road maintenance and other work by labour-based methods. In some instances these are parts of longer-term programmes which have the objective of developing from grassroots level a local engineering contracting indutry in the region concerned.

The aim should be to ensure maximum use of local resources in any engineering works so that the client community gains maximum benefit from the finished product and the construction activities.

One often hears of the need to adapt to the needs of the "new SA" but, as far as civil engineers are concerned, this should more correctly be an adaptation to meet the needs of the "real SA", which has for so long been hidden by insistence on too high standards. We have overestimated our ability to supply a higher standard product, or the economy's capacity to subsidise this product, or the ability of people to afford it.

There are several areas in which engineers can make a difference. Firstly, conventional standards of service provision must be revised with a view to lessening capital costs and running costs to both consumers and the authorities.

Secondly, we must address squarely affordability, both to the consumer and the national economy, and limit subsidies to those that are clearly targeted and sustainable.

Thirdly, whatever improvements are planned to our urban infrastructure, not only should they be planned with the community but they should be executed with optimal job opportunities at a local level — for local labour, local entrepreneurs and local suppliers.

The engineering profession has for too long been reluctant to depart far from well-tried methods. We must learn to give more attention to the process and less to the product. Ahead of engineers lies a new form of job satisfaction, not based on perfectly engineered products, but on seeing ordinary people take advantage of the opportunities we have made available to them.

☐ Wall is a partner at Ninham Shand Consulting Engineers. Jackson is with the Development Bank of Southern Africa. This is an edited version of a paper delivered yesterday to the congress of the SA Institution of Civil Engineers.

Pension funds to the rescue

Sowetan 16/4/92

THE urgent need for providing bridging finance to developers of low-cost shelter for very poor urban black communities has been given a significant boost.

An innovative mechanism involves the private placement of R120 million of unlisted debenture issues by the Land Investment Trust

This R120 million funding has been raised from institutional investors on a purely commercial basis specifically for the low-cost end of the market.

The funds will be used to finance the acquisition of strategic raw land and the development of site and service land as well as for land earmarked for starter housing.

The LIT is a non-profit financing organisation specifically established to be a catalyst for an effective land delivery process.

It is a subsidiary of the New Housing Company, an independent national housing agency established out of the recent restructuring

By JOSHUA RABOROKO

of the Urban Foundation to control various trading and land investment operations.

LIT general manager Mr Taffy Adler pointed out the board comprised a unique mix of community representation as well as business and professional skills.

The mix would help to ensure that socially responsible investment directed at the most needy communities took place in a viable and long-term manner.

LIT chairman Mr Selwyn MacFarlane said that with nearly 60 percent of the black urban population currently unable to afford housing priced at more than R15 000, the need for creative ways of attracting funds from the institutional sector was crucial to the resolution of the country's housing crisis.

"Housing policies currently being pursued by major housing development agencies are designed to assist poor families who wish to buy a serviced site in a site and service scheme or informal settlement by providing a capital subsidy of R7 500 on the selling price of the site.

'The need for creative ways of attracting funds from the institutional sector was crucial to the resolution of the country's housing crisis.'

"The LIT will play a crucial role in facilitating the provision of this form of shelter. Bridging finance will be made available, especially to community-based developers who cannot get such finance from conventional financial institutions."

The first tranche of R120 million was raised from the AECI Pension Fund, Anglo American Corporation Pension Fund, De Beers Pension Fund, Eskom Pension Fund, Everite Pension Fund, Fedlife Limited, Metal Industries Group Pension Fund, Old Mutual, Sage and Sanlam.

UAL assistant general manager (securities) Mr Leon Kirkinis said: "The intention is to raise further tranches when required."

The funds raised by the LIT would be used to finance the development of two categories of land:

- That which is subject to the Independent Development Trust subsidy;
- Land earmarked for starter and strategic raw land, with available land around the country having already been identified.

(b) Transvaal—No.

Orange Free State—No.

Due to the ongoing unrest and intimidation in these local authority areas, elections could not be held.

(3) No.

Vandalism in Black schools: repair costs

*9. Mr J CHIOLÉ asked the Minister of Education and Training:†

(a) What is it estimated will the cost be to his Department of repairing the damage caused to Black schools as a result of vandalism in 1990 and 1991, respectively, and (b) which of these schools were damaged to such an extent that the cost of repair would be more than 20 per cent of the cost of replacement?

B489E

The MINISTER OF EDUCATION AND TRAINING:

	1990	*1991*
(a)	R9 847 710	R9 287 986

(b) Lundi Primary School at Elliot (in 1990).

Note:

The above amounts include all damage as a result of theft, arson and unrest and is not limited to the results of vandalism.

SAP: applications for early retirement

*10. Mr W U NEL asked the Minister of Law and Order:

(1) (a) How many members of the South African Police applied for early retirement in terms of section 6(9)*(c)* of the Government Service Pension Act, No 57 of 1973, read with section 3(1B) of the Police Act, No 7 of 1958, during the six-month period ended 31 December 1991 and (b) how many of these applications were approved;

(2) whether he will make a statement on the matter?

B501E

The MINISTER OF LAW AND ORDER:

(1) (a) 124

(b) 122

(2) No.

Concessions to commercial concerns

*11. Mr R M BURROWS asked the Minister of Regional and Land Affairs:

(1) Whether any concessions have been paid to commercial concerns in respect of industries located in terms of the regional industrial development programme; if so, (a) what amount was paid in total in respect of the 1990-91 financial year and (b) what amount is expected to be incurred in respect of the 1991-92 financial year;

(2) whether he will make a statement on the matter?

B505E

The MINISTER OF REGIONAL AND LAND AFFAIRS:

(1) No concessions are being paid to commercial concerns as only secondary industry qualify for concessions under the Regional Industrial Development Programme (RIDP).

(a) and (b) Fall away.

(2) I will refer to the Regional Industrial Development Programme (RIDP) when Parliament debates the Budget Vote on Regional and Land Affairs. For the member's information R779 547 000 was paid in total in respect of the Regional Industrial Development Programme (RIDP) for the 1990/91 financial year and it is expected that R637 441 000 will be paid for the 1991/92 financial year in respect of secondary industry.

Schools in shack settlement areas: policy document

*12. Mr R M BURROWS asked the Minister of Education and Training:

(1) Whether his Department or any organization associated with it has devised a policy document for the provision of schools in shack (informal) settlement areas; if so, (a) by whom and (b) when was it devised;

(2) whether the policy set out in this document is being implemented; if not, why not; if so, how does the quality of the schooling and facilities so provided differ from the schooling and facilities provided

in ordinary schools falling under his Department;

(3) whether he will make a statement on the matter? 306

B514E

The MINISTER OF EDUCATION AND TRAINING:

(1) Yes.

(a) The Department of Education and Training.

(b) During 1991.

(2) Yes.

The quality of education provided in these areas will not differ from that provided in ordinary schools elsewhere. The subject choices in secondary schools will, however, be limited. The facilities also will not differ substantially from that available in other schools although it is intended to limit building costs and accommodate as many pupils as possible.

(3) No.

INTERPELLATION

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

Own Affairs:

Christian education within own national culture

*1. Mr D S PIENAAR to ask the Minister of Education and Culture:

Whether he can accommodate the insistence by Afrikaner parents on Christian education within their own national culture within the (a) current education system and (b) education system envisaged by the Government; if not, why not; if so, in what respects in each case?

B518E.INT

*The MINISTER OF EDUCATION AND CULTURE: Mr Chairman, the hon member for Potgietersrus uses the term Christian education within a specific national culture without defining it. However, I freely accept that he is referring to Christian education that recognises freedom of religion, education in the mother tongue with Afrikaans as the medium of instruction, the passing on of a cultural heritage, maximum devolution of power, participation in the recognised curriculum with possible addition to the content and subjects, supervision of the specific ethos, character and standards in the school, formulation of one's own admissions criteria that are justifiable on educational grounds, a say in respect of the selection of the teachers who teach one's children, control of facilities and financial management in order to fulfil one's ideals.

If this is so, the answer is yes in respect of the *status quo*, because all the aspects I mentioned are fully accommodated in the present state-aided schools, just as a different emphasis can be accommodated for other communities according to those communities' wishes. Certain of the characteristics mentioned above also apply in the present state schools, but because state schools have much less autonomy than state-aided schools they simply follow the policy of the government of the day to a much greater degree.

As far as the future is concerned, the Government has already committed itself to the right of a people to its own education with equal financing, mother tongue and Christian education for those who prefer it, and community-oriented education. The essence of Christian education with a specific national character would surely remain possible within those limits.

*Mr D S PIENAAR: Mr Chairman, the hon the Minister referred to functions that can be performed by a management body in a Model C school which are nothing other than administrative and management functions that the Government previously performed and which are now being devolved to parents in management bodies.

The interpellation deals with the insistence of Afrikaner parents on Christian education within their own national culture for their children, and not with administrative and financial powers and duties that are being devolved from the first tier of government to school level. The Kaaplandse Afrikaanse Ouervereniging has repeatedly expressed itself on this issue. In reaction to section 21 of the second draft bill of rights the TAO stated the following:

Ons oordeel dat hierdie artikel by implikasie die beginsel van Christelik-volkseie-moedertaalonderwys ondermyn en die kind se reg tot selfverwesenliking ontneem.

cont-d

Low-income homes boost

Sowetan 23/4/92

306

Sowetan Reporter

THE Government is budgeting to boost its spending on low-income housing by 50 percent in the current fiscal year, according to an analysis by building economists Medium-Term Forecasting Associates of Stellenbosch.

Mr Johan Snyman, a director, said initial reports had indicated that budgeted expenditure on housing would almost double.

Closer inspection revealed that this comparison was invalid because it included the "off-Budget" spending on housing by the Development Bank, the SA Housing Trust and Independent Development Trust in the 1992-93 estimates - while spending by those agencies was excluded last year.

Housing would receive 49 percent of the total amount derived from the sale of strategic oil stockpiles - almost R800 million going to housing and general infrastructure compared with R149 million a year ago.

In addition, the first portion of R500 million that formed part of the State President's R1 billion housing fund had been earmarked for low-income housing and related infrastructure.

This spending, said Mr Snyman, was also to be financed from sales of strategic stockpiles and was in addition to the R800 million.

Altogether, R1 600 million was now available to help eradicate the backlogs in housing, education and health care and about half (R791 million) was available for housing and infrastructure.

"Judging by experience, long delays in the implementation of housing are to be expected and it is unlikely that the total amount of close on R4 billion that is currently available for low-income housing will actually be spent in the 1992-93 fiscal year," said Mr Snyman.

"Indeed the housing delivery process has not yet been streamlined and is cause for concern."

He said Finance Minister Barend du Plessis in his Budget speech had pointed out that an aspect receiving urgent attention was the simplification of procedures to speed up orderly township development.

Company to build 6 000 homes

306

Sowetan 23/4/92

Minrav International has pledged to built more than 6 000 homes in black residential areas with the aim to alleviate the serious shortage of homes.

The company's director Mr Chris Nel said that they have acquired substantial number of sites that have become available in the market due to the recession in the housing market.

The sites have been made available in the PWV areas where the Urban Foundation estimates that the shortage of homes was 47 percent out of a total of 1,2 million units for the whole country.

Nel said that with the land in store the company was gearing up to expand their existing successful marketing division in order to accommodate the increasing demand for their product.

The company was enjoying an "excellent standard" and the support of their major financial institutions. The stability of the company was a major concern when purchasing a house.

He said through their commitment to help with the shortage of homes, the company had housed over 6 000 families to date. They have more than 2 000 available sites.

SOWETAN
Building the Nation

DRC FOCUS

'Codesa' for housing is on the cards

Sowetan 23/4/92
306

By JOSHUA RABOROKO

Plans are afoot by leading experts to form a "Housing Codesa" at a time when the shortage of homes in South Africa is estimated to be 1,2 million units.

The National Association of Home Builders (Nahb) is hosting a housing conference with the theme "Nation Building Through Homeownership" to find out whether a "Housing Accord" can be formulated and applied.

Other possibilities to be discussed include:

Can a Nation Building be promoted by homeowners?;

Can a national housing forum provide the long awaited impetus in and resurgence of the housing industry?;

Can South Africa turn the problems into economic - and job opportunities?;

Among key speakers at the conference will be the presidents of the ANC, Mr Nelson Mandela, PAC's Mr Clarence Makwetu, Azapo's Pandelani Nefolovhodwe, National Association of Stokvels of SA, Mr Kehla Lukhele.

Nahb's executive director Mr Daan Roelvert said the political stability, job creation, education, health and housing were the five most important issues to determine the future of South Africa.



MAKWETU



NEFOLOVHODWE



MANDELA

He said: " Nahb is requesting all political parties to set our their housing philosophies and strategies to solve the problems during its 1992 housing conference.

"Various inputs of the role players in the housing field will be studied possibly culminating in the formation of a "Housing Codesa".

Ability

Nahb chairman Mr H Hardy said there was little doubt that there was a direct relationship between the country's ability and the percentage of home owners.

"We have a long way to go in South Africa to provide at least basic shelter for all who need it," he said, adding, "1991 proved to be a contradictory year."

"The delivery of new houses dropped alarmingly, but there was encouraging progress in a number of respects. The first steps in land reform have improved security of tenure for many people and the abolition of the Group Areas Act opens the door for vastly accelerated development of inner city land,"

He said the Independent Development Trust initiative in subsidising 100 000 serviced sites for the poorest of the poor had drawn criticism from many quarters, but it was a bold step which in some areas was already stimulating the construction of small houses.

Housing policy after years of neglect has been put under the spotlight, both by the De Loor task group and, for the first time since apartheid has been officially declared dead, two World Bank Missions.

The conference comes at the time when the Urban Foundation has estimated that the housing shortage in South Africa, including the homelands, was 1,2 million units.

According to the South African Institute of Race Relation's latest survey estimates of the number of informal settlers in 1991 varied from 3,5 million to 7 million.

In 1991 approximately 59 percent of the population of South Africa, including the homelands was urbanised - indicating the serious demand for homes.

PROPERTY

Homeless people plan to take action

Sowetan 27/4/92

306

REPRESENTATIVES from 700 homeless black communities are to launch a national campaign to help alleviate the plight of millions of destitute people.

By JOSHUA RABOROKO

The Operation Masakhane for the Homeless (Omhle) under the chairmanship of Mr Dan Moshugi has called a special conference to be held at the Catholic Renewal Centre in Kensington, Johannesburg, from Wednesday to Friday.

Moshugi said: "We have visited homeless communities in all provinces and are appalled by the situation.

"With winter approaching, it seems certain that many will die from exposure in their cardboard and plastic shanties.

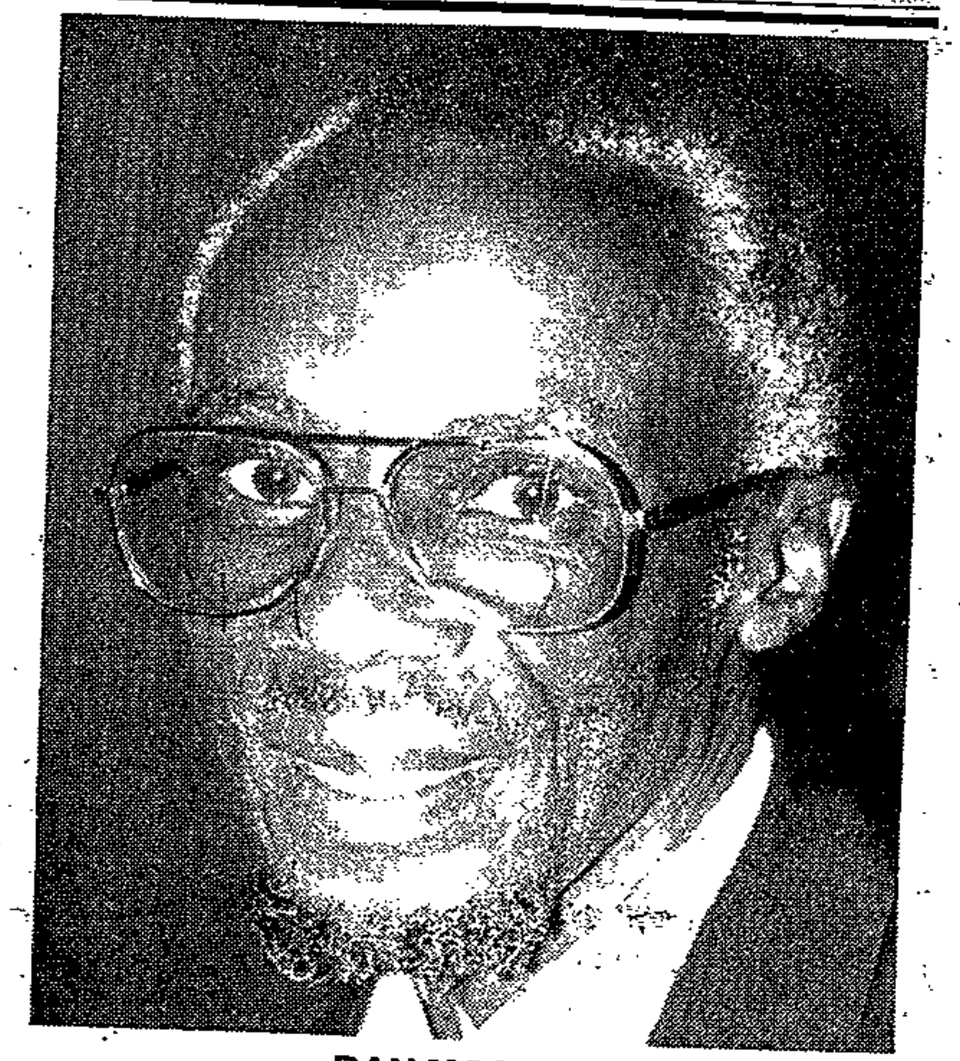
"All South Africans should work together to help the homeless people to help themselves."

He added that the homeless people would build their own homes to replace the shacks, "but we need serviced sites, training and building material depots where we can get good quality materials at affordable prices."

Matters such as the security of homeless people, medical and educational facilities, employment and economic upliftment, and many others will also be discussed.

Another positive development was that international financial aid might be available to finance material depots where the people live because they do not have transport to buy their materials from distant outlets.

"This offers new hope to the homeless, but what is needed now is a national conference to co-ordinate our efforts and to get positive input and participation from all sectors of the housing fraternity in South Africa," Moshugi said.



DAN MOSHUGI

Consult the homeless, conference told

B Day 30/4/92 306

SA's homeless — estimated at up to 10-million — were systematically excluded from decision-making on issues directly affecting them, Operation Masekhane for the Homeless (Omhle) chairman Dan Moshugi said in Johannesburg yesterday.

Opening the first conference on the homeless, Moshugi said the major problems facing SA's homeless were poverty, inhuman living conditions and exclusion from consultation and decision-making in housing matters.

He pointed out that the De Loor Commission on Housing, which recently delivered a report to government, had not bothered to talk to

ANDREW KRUMM

Omhle, a grassroots organisation which claims to represent 600 000 people in 800 homeless communities.

"This insensitivity does not only apply to government — other institutions are equally to blame."

Moshugi said site and service housing projects undertaken by independent developers without consultation were often "a recipe for instant slums".

He said if organisations like the Independent Development Trust and others combined efforts with Omhle, the result would be more and cheaper housing.

"Our people are willing to help themselves, but need proper building skills and affordable, good quality materials."

Moshugi proposed the initiation of building material depots and linked self-help training programmes in homeless communities to stimulate the housing market and provide employment.

"Initial funding to get community depots started would cost a fraction of site and service developments, and training programmes supported by the Department of Manpower could stimulate employment and building development."

Homeless 'should get top priority'

306

ALLEVIATING the plight of the homeless should be given top priority in a new SA, delegates from about 700 stricken communities were told at the launch of Operation Masakhane for the Homeless (Omhle).

The problems of the country's 10 million homeless could not be solved without proper consultation with the homeless themselves, Omhle chairman Dan Moshugi said in his opening address.

He told delegates at the Johannesburg launch that alleviating the plight of the homeless should be the top government priority in the new SA.

"This pressing problem cannot wait until a democratic government is elected," he said.

Moshugi accused the goverment of "playing games with the homeless". CP pres 31592

He said the government's housing and land policies "are a total mess, with no hope of proper solutions for the homeless".

"We are the true victims of apartheid and it is our future which is at stake."

Moshugi said SA's massive homelessness was a direct result of the government's apartheid policies and it was a lie to say apartheid was dead if its millions of victims, particularly the homeless, were ignored.

He said the government policy of privatising key industrial and commercial enterprises, such as Iscor and the railways, had worsed the plight of the homeless.

Moshugi said Omhle demanded that the government immediately divert its resources to housing the homeless and remedying the wrongs of apartheid.

The Independent Development Trust, the SA Housing Trust and the building industry were also strongly criticised.

Moshugi said the homeless were being ignored by the National Housing Advisory Council and the De Loor Commission which was supposed to advise the government on housing policy.

Weekend MATRIX
Monday May 4 1992

7-m living in shanties - IDT chairman

306
Sowetan
4/5/92

MORE than 7 million people may be living in shanties in and around South African cities, according to the Independent Development Trust.

Speaking at the opening of a multi-million rand cement plant at Kaalfontein near Kempton Park recently, IDT chairman Mr Jan Steyn said recession and drought had caused an unprecedented surge in urbanisation.

The IDT should be given access to the Government's recently announced special fund of R500 million for low-cost housing, he said.

"The IDT could be well positioned to maintain and increase the impact of this exciting initiative. Indeed it is imperative that we be allowed to do so," Steyn said.

He said the IDT's R750 million capital subsidy scheme would create more than 100 000 sites, providing homes for nearly a million people.

The IDT accumulated vast knowledge and experience in building low-cost housing during the past year and was able to limit implementation costs to as little as 1,5 percent of the project, he said. - *Sapa.*



JAN STEYN

Low-cost housing: Finance the problem

Sowetan 5/5/92

MR PIERS Kenyon has an alarming sales technique. He throws petrol bombs at the wooden shacks he sells to squatter camps.

The South African builder says it helps convince customers in violence-hit communities that his specially treated shacks are fire resistant.

But lack of finance, not fire risk, is the main barrier to the building industry's dream of creating a boom out of cheap housing for the 7 million squatters in South Africa.

"We're all dressed up with nowhere to go," said Kenyon. "Lack of end-user finance is the main constraint."

Building companies erected a model squatter village near Johannesburg last month showing a range of sturdy, do-it-yourself "kit" homes of zinc, wood or concrete and low-cost sewerage, water and solar electricity systems.

The aim is to provide healthy, safe housing for some of the poorest and most volatile settlements and end a housing backlog estimated at more than 1,2-million units.

"This market goes to billions of rands. It's limitless," said Mr Sango Mboni of Dwelling Enterprises, which makes a R5 000 zinc home that can be assembled in half an hour.

Delegations from Botswana, Zambia, Namibia and Swaziland, as well as Western diplomats, were highly impressed by the exhibit at the annual Rand Show.

"It's very exciting," said Ms Jane Gold, chief town planner of neighbouring Namibia.

"In Africa there is definitely a change in attitude towards South Africa and perhaps it's the right time to start marketing these products farther north."

Mr Bob Tucker, former managing director of Permanent Building Society of South Africa, said: "We have incredible technological capability to satisfy the needs of the people of this country and those to the north of us who are as badly deprived."

Builders argue squatters using a hodge-podge of scrap materials pay more in the long run because their homes disintegrate within weeks.

Builders' kits encourage squatters to learn formal construction skills and allow an incremental approach - insulation and frames first, then walls and ceilings.

The exhibit displays houses costing from R1 400 to R13 000, cheap solar power systems and toilets. Organisers say the show will be mounted in Kenya and Angola.

But back home, builders are struggling to penetrate the market because white-oriented lending institutions have been reluctant to lend money to the blacks on society's bottom rung.

Development agencies have started pilot projects based on hire-purchase or on stockvels.

'You can't make money in this business if people won't pay their mortgages.'

The main banks and building societies say they are studying the market, but Kenyon says it could be two years before a viable home loans system for the poor is developed.

Initially enthusiastic institutions have left the townships in the past two years because of unrest, difficulties in repossessing homes pledged as collateral and repayment boycotts by borrowers angry at shoddy building or political injustice.

Residents sometimes place a tyre on the roof of a repossessed home, signalling anyone moving in will be killed. Thieves can strip newly equipped homes in minutes.

"It's a market that has left us with very deep scars," said Mr Ken Maggs of building company Rabie Holdings.

"You can't make money in this business if people won't pay their mortgages."

Mr Hilton Katz of Schachat Homes Group said it was difficult to get finance for homes of less than R50 000.

Development Bank of Southern Africa researchers said most Johannesburg blacks earned R400 to R800 a month, too low to finance homes over R18 000.

"We put on the exhibition to show financial institutions that we have got our act together and to encourage them to start taking risks," said Kenyon.

"After all, squatter camps are part of the South African landscape. They are here to stay."

African National Congress housing expert Mr Basil Davidson said the exhibition's homes "could definitely fill a niche and they must be seriously considered".

But he had doubts about what he called industry's very sophisticated promotion of home ownership. The ANC wanted a choice of tenure, including communal ownership and rental.

Most township residents rent, but the government in recent years has started granting ownership to long-time residents.

The Urban Foundation development body says 174 000 homes must be built annually, four times the present rate, if the entire 37 million population is to have shelter by 1995.

South Africa spends only two percent of its gross domestic product on housing, less than half the five percent the World Bank says is the norm for similar developing countries. - Sapa-Reuter.

Trust creating slums, says homeless group

306 STAR 6/5/92

By Zingisa Mkhuma

An organisation claiming to represent 8 million homeless people has launched a stinging attack on the Independent Development Trust (IDT), accusing the Government-funded body of promoting slum conditions.

The IDT was started in 1990 to provide site-and-service schemes for homeless people.

Dan Moshugi, president of Operation Masakhane for the Homeless (Omhle), said at a press conference in Johannesburg yesterday that the IDT was responsible for creating instant slums, despite the brick and mortar structures it was building.

Mr Moshugi said the IDT channelled large sums of money to contractors who provided poor workmanship and did not consult the homeless people.

The 36 sq m houses in Vosloorus Extention 14 were built on 150 sq m sites, and had no room for expansion, he said.

"There is no privacy between the parents and children right now. What happens when the family grows? The erven are small. Ten years down the line, the houses would be falling apart".

He said Omhle had building schemes where people built their own houses at reduced costs.

But IDT communications director Jolyon Nuttall has rejected Omhle's claims, saying that before the IDT embarked on its task of "trying to break the cycle of poverty in this country, it consulted widely, right across the political, social and economic spectrum".

The IDT invited Omhle to visit a selection of the 106 developments, with 100 000 serviced sites, to view for themselves how false their allegations were.

Mr Nuttall added that the IDT was addressing the need for advice and materials through its follow-up consolidation programmes.

Said Mr Nuttall: "In our experience, once people get a serviced site, they take it from there, with tremendous energy and resourcefulness arising from pride and ownership."

He urged Omhle to take a constructive role in resolving the housing needs of the country, rather than acting as a "gatekeeper" of the process.

De Loor report out next week

By Frank Jeans

The long-awaited De Loor report on housing will be handed to Minister of Housing Leon Wessels next Wednesday and its recommendations will be put before a press conference.

This was announced by Mr Wessels when he addressed the NAHB conference yesterday.

"The De Loor report will make an important contribution to the current housing debate," he told delegates.

"In tandem with this initiative, I will also engage in talks with all interested groups in an effort to negotiate an agreement."

Mr Wessels said it was unacceptable today that there were political role-players present who could not take up their place in Parliament to debate housing in each other's presence.

Last occasion

"I hope this will be the last occasion where it is necessary for us to bring together politicians to speak on housing outside the debating chambers of Parliament."

Calling for an end to all sanctions, Mr Wessels said South Africa needed investment now and that in the event of the political process not moving fast enough to find solutions for a transitional constitution at Codesa, leaders in the housing field would have to look at other ways to find suitable solutions for the housing problem.

"South Africa can no longer tolerate the poverty of our people and the serious housing shortage in our communities," he said.

Finance poser stymies cheap housing boom

LACK of finance is the main barrier to the building industry's dream of creating a boom out of cheap housing for the 7 million squatters in South Africa. WILLIAM MACLEAN reports.

STAR 915192 - (306)

PIERS Kenyon has an alarming sales technique. He throws petrol bombs at the wooden shacks he sells to squatter camps.

The South African builder says it helps convince customers in violence-hit communities that his specially treated shacks are fire resistant.

But lack of finance, not fire risk, is the main barrier to the building industry's dream of creating a boom out of cheap housing for the 7 million black squatters in South Africa.

"We're all dressed up with nowhere to go," said Kenyon. "Lack of end-user finance is the main constraint."

Building companies erected a model squatter village near Johannesburg last month showing a range of sturdy, do-it-yourself "kit" homes of zinc, wood or concrete and low-cost sewerage, water and solar electricity systems.

The aim is to provide healthy, safe housing for some of the poorest and most volatile settlements and end a housing backlog estimated at more than 1,2 million units.

"This market goes to billions of rands. It's limitless," said Sango Mboni of Dwelling Enterprises, which makes a R5 000 zinc home that can be assembled in half an hour.

Delegations from Botswana, Zambia, Namibia and Swaziland, as well as Western diplomats, were highly impressed by the exhibit.

"It's very exciting," said Jane Gold, chief town planner of neighbouring Namibia. "In Africa there is definitely a change in attitude to South Africa and perhaps it's time to start marketing these products farther north."

Bob Tucker, former managing director of the Perm building society, said: "We have incredible technological capability to satisfy the needs of the people of this country and those to the north of us who are as badly deprived."

Builders argue that squatters using a hotch-potch of purchased scrap materials pay more in the long run because their homes disintegrate within weeks.

Builders' kits encourage squatters to learn formal construction skills and allow an incremental approach — insulation and frames first, then walls and ceilings.

The exhibit displays houses costing between R1 400 and R13 000, cheap solar power systems and toilets. Organisers say the show will also be mounted in Kenya and Angola.

Back home, builders are struggling to penetrate the market because white-oriented lending institutions have been reluctant to lend money to those on society's bottom rung.

Development agencies have started pilot projects based on hire purchase or on community savings clubs known as stokvels.

The main banks and building societies say they are studying the market, but Kenyon said it could be two years before a viable home loans system for the poor was developed.

Initially enthusiastic institutions have left the townships because of unrest, difficulties in repossessing homes pledged as collateral and repayment boycotts by borrowers angry at shoddy building or political injustice.

"It's a market that has left us with very deep scars," said Ken Maggs of building company Rabie Holdings. "You can't make money in this business if people won't pay mortgages."

Hilton Katz of Schachat Homes Group said it was difficult to get finance for homes of less than R50 000.

Development Bank of Southern Africa researchers said most Johannesburg blacks earned between R400 and R800 a month, too low to finance homes over R18 000.

"We put on the exhibition to show financial institutions that we've got our act together and to encourage them to start taking risks," said Kenyon.

ANC housing expert Basil Davidson said the exhibition's homes "could definitely fill a niche and they must be seriously considered".

The Urban Foundation says 174 000 homes must be built annually — four times the present rate — if the entire 37 million population is to have shelter by 1995. — Sapa-Reuter.

R300m to upgrade hostels

B10 aug 15/5/92

CAPE TOWN — The condition of hostels was unacceptable and government was making R296,6m available in the 1992/93 financial year for their conversion and upgrading, Local Government and National Housing Minister Leon Wessels said yesterday.

He also said that, given the right circumstances, all South Africans could be adequately housed within 10 years.

During debate on his budget vote, he said this hostel upgrading would be done through consensus among all interested parties.

Government, with the provincial administrations, was also going to institute a mechanism to co-ordinate urbanisation.

He said regulations would not prevent people from coming to the cities. "The dynamics of urbanisation have washed over the ideology of apartheid."

He had been stunned by the dignity and goodwill encountered among squatters. Squatters were SA citizens with human needs, he said.

There was a need for a long-term housing vision that would enable all South Africans to obtain a formal house of adequate size, in a safe, healthy residential environment and reasonable access to the workplace. Urban sprawl had to be contained and work had to be done on increasing the density of cities.

"Given the right circumstances this vision could become a reality within 10 years," he said.

A viable policy on housing should be based on the principle that it be accessible and equitable for all legal residents.

It was not possible to overemphasise the importance of community involvement and the private sector would have to contribute more. He did not want to be unnecessarily aggressive, but one of the reasons why this was not happening was that there were still people who propagated sanctions and a ban on international loans.

The institutional setup was fragmented and confused and drastic steps had to be taken to rationalise it.

It was essential that non-racial local authorities be established as quickly as possible so housing could be planned and executed effectively. — Sapa.

HOUSING

Building on sand

The SA Housing Trust, main player in the field of low-cost housing, is now almost incapable of doing its job. Its capacity to grant long-term loans has diminished considerably now that major financial institutions are keeping funds away from low-cost housing. The future for millions of homeless blacks is bleaker than ever.



Conradie

Senior GM Johan de Ridder, speaking for MD Wallie Conradie, says no more than 600 houses are being built monthly and he sees this dropping to a mere 200. "Should we reach that figure, it is expected that big cuts in staff will be made."

The trust started in 1987 with funds of R400m in interest-free loans from government, followed by an additional R45m and government guarantees for R800m to be raised from the private sector. De Ridder says: "The group's total capital base is largely contracted to long-term loan obligations. The implication is that further growth is being limited. But there is no talk of insolvency."

He feels that added funding from government is essential to carry on with the granting of loans because the private sector has abandoned the low-cost housing market. He denies that weak management decisions, a lack of technical control and vast increases in spending on overheads by the trust's managers are to blame for the crisis.

"The fact is that business volume has decreased considerably because the trust is unable to sustain its own development activities coupled to long-term loans for home buyers. As a result, there has been pressure on the trust's current income sheet, like all other businesses dependent on sales volumes to maintain the necessary profit margin," De Ridder says.

In 1989 Simon Brand (who died recently), then trust chairman, foresaw problems. Brand wrote: "The cumulative effect, over the four-and-a-half years since inception, of product quality problems experienced as a result of supporting emerging smaller builders, insolvency of small construction companies . . . compelled the board of directors to be conservative in making provisions for potential losses."

Inside sources

He warned that unless an appropriate funding solution was forthcoming in the short term, the activities of the trust would have to be drastically curtailed.

De Ridder says that about R9m will have to be spent on repairs as part of the programme to support small builders. But he denies that a total figure of R47m (mentioned by sources inside the trust) has been budgeted for repairs in the low-cost housing market.

But there is one incident where the trust footed the bill after defective work had been done by a construction company. De Ridder says the trust felt morally bound. It paid about R2m for rectification work due to poor workmanship by a contractor, Domenico, and has also lost R400 000 it lent without guarantees to the company when it was in financial trouble.

Former Domenico MD Nic Opperman later joined another company, Ardito, as an executive and Ardito has since been awarded a major contract by the trust. De Ridder confirms this but blames the "unauthorised action of a specific (trust) official" for the allocation of the contract to Ardito.

"The allocation was at such an advanced stage when it became known to management that it was impossible to withdraw the contract," explains De Ridder. He says it has been decided not to allow such allocations in future.

The *FM* also put it to De Ridder that, when rectification work was done to houses built by Domenico at Tumahole near Parys, the trust building inspector overseeing the work was the father of the developer. The same happened in Kroonstad where the father and son involvement was again questioned by the *FM*.

De Ridder admits this but says the work at Tumahole has not started. In Kroonstad the trust staff "had unfortunately refrained from taking the necessary action which could have avoided a possible conflict of interests." He says, however, no irregularities took place.

Eddie Botha

Nat housing report scrunched by high black hopes in coming n

DE LOOR VER

(306)

By COLETTE CAINE

THE best thing that can be said about the government-commissioned De Loor task group's proposals on housing policy is that they won't be implemented.

When theformer auditor-general was appointed head of the commission 18 months ago, the government hoped to use his findings as the basis for a policy on housing to address the country's housing crisis.

Now, with multiparty interim government on the horison, the National Party will not be deciding housing policy alone.

De Loor'sreport will be submitted to the Transitional Executive Committee, and forums reporting to it, as just one of the parties negotiating a housing policy to address the crisis created by the government's non-policy on black housing.

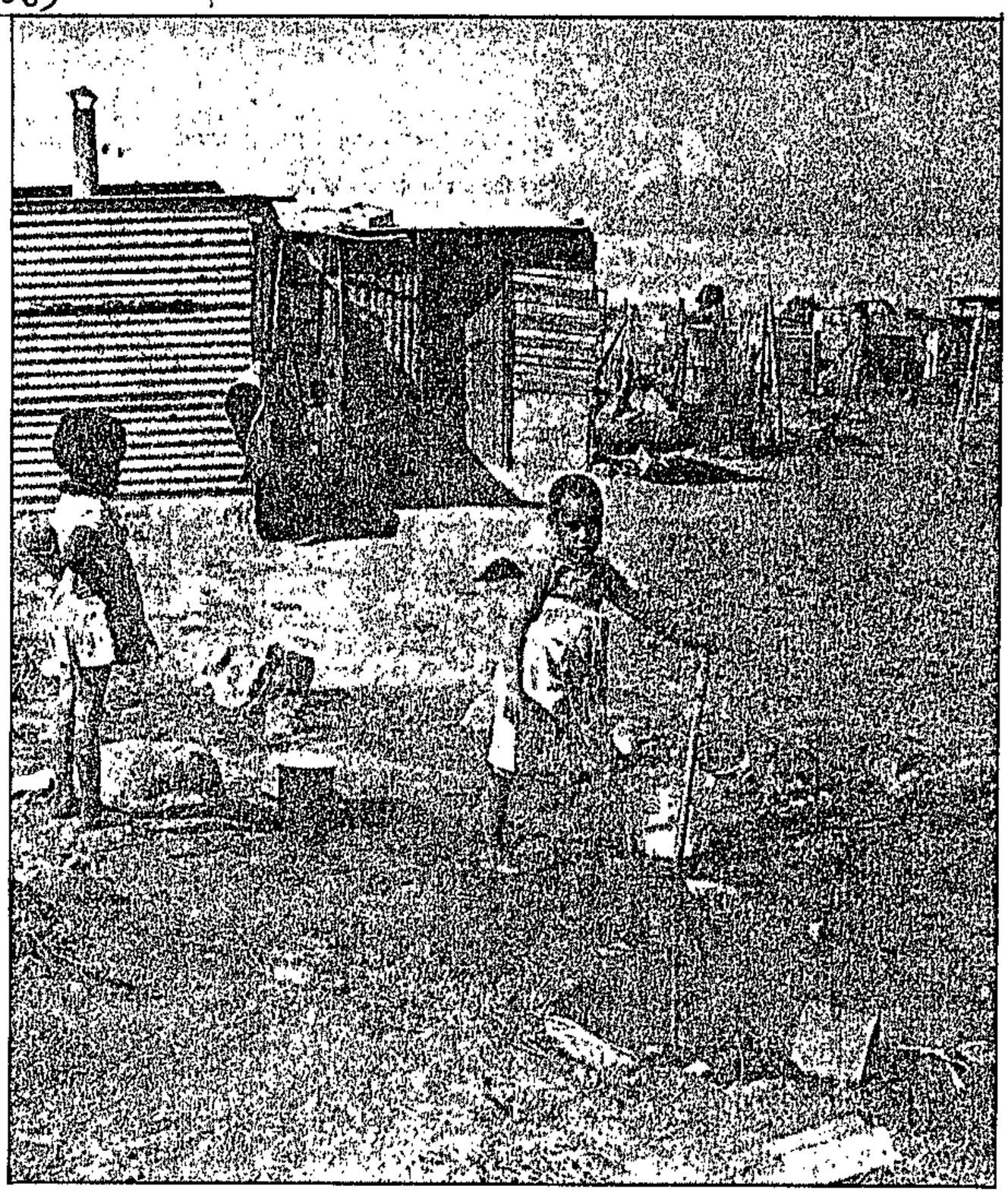
De Loor's proposals have already been rejected as unacceptable and out of touch by organisations which will influence future housing policy.

While some of the recommendations in the 400-page report incorporate what community and political organisations involved in housing have been calling on the government to do for years, the report as a whole has been harshlycriticised for perpetuating apartheid policies and creating instant – albeit legal – slums.

Proposals in the report are:

- One National Housing Department to replace the present eight government housing departments;
- A housing bank to support the housing department;
- An increase in government spending on housing from – R1,6-billion to R3,5-billion;
- A graduated subsidy scheme for households with income of less than R3 000 per month.
- Legalised informal settlements;
- Government-supplied bulk infrastructure;
- Cutting red tape in government departments;
- The transfer of all council houses to tenants.

One of the cornerstones of De Loor's proposals is private sector provision of housing at all levels.



NO SHELTER ... The report offers little in way of alleviating the ballooning black slumlands.

Cipren 17/5/92.

While criticising the role of the private sector to date – especially the high-priced building materials industry and unscrupulous housing developers – De Loor wants to see private enterprise taking full responsibility for building the 1,3 million homes backlog and for housing in the future.

CAST general secretary Dan Mofokeng said the civic movement rejected the De Loor report as "a waste of taxpayers money".

Mofokeng said the proposals "entrench apartheid and are yet another failure by the government to address the housing crisis seriously.

He said the government withdrew last year from the National Housing Forum and pursued its own out-of touch investigation through the De Loor task group, which did not consult people affected by their proposals.

"CAST rejects De Loor's graduated subsidy scheme, with households earning less than R1 000 qualifying only for tenure on a site with basic services and no assistance to build a house.

"De Loor's proposal that a future housing policy should aim at providing a four-roomed matchbox house for people at the top end of the scale and a self-built shack for people at the bottom, is an insult.

"We want a future democratic government to allocate the billions presently spent in the defence budget to fund massive housing programmes.

"It will be totally unacceptable to a future democratic government to leave millions of people in corrugated iron and cardboard shacks," said Mofokeng.

De Loor says "informal housing" must be accepted as part of the solution to the housing crisis.

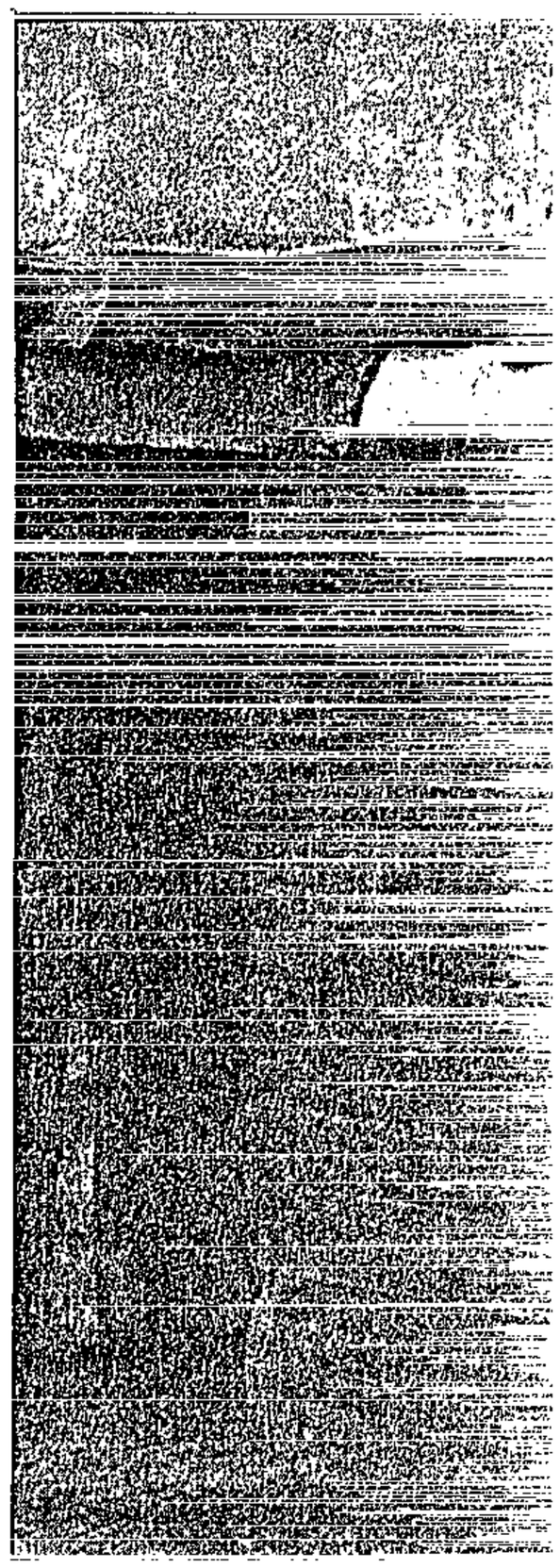
The report cautions against a policy which "overemphasised the unrealistic elimination of backlogs and the programmes and finance required to address this backlog."

OMHLE general secretary Keith Montsisi said his organisation, which claims to represent the views of the estimated eight million homeless people, totally rejected these proposals.

"We see shacks as part of the problem, not part of the solution. The De Loor proposals do not change the government's present policies of creating massive, instant slums around the country housing millions of people," Montsisi said.

"De Loor's suggestion that people earning less than R1 000 should not have freehold ownership of their sites and should not get any government assistance in building their homes is unacceptable to the majority in our country," he said.

"It is the birthright of every South African to have a house, and it is the duty of the government to see that all its people are decently housed. If we were not spending billions on defence and promoting apartheid, we would have enough money in South Africa to house and educate all our people. We will not settle for less."



BLACK VIEW ... Living conditions like

'End local monopoly'

THE De Loor report calls for a thorough investigation into the high price of building materials and monopolies in the building-materials industry.

The report says the government should consider relaxing import controls and lowering tariffs on building materials.

De Loor says the building-materials supply industry is dominated by a few local conglomerates which are protected from foreign competition by trade barriers.

He says building materials could be imported at substantially lower cost than locally made products if no tariff protection measures existed.

How

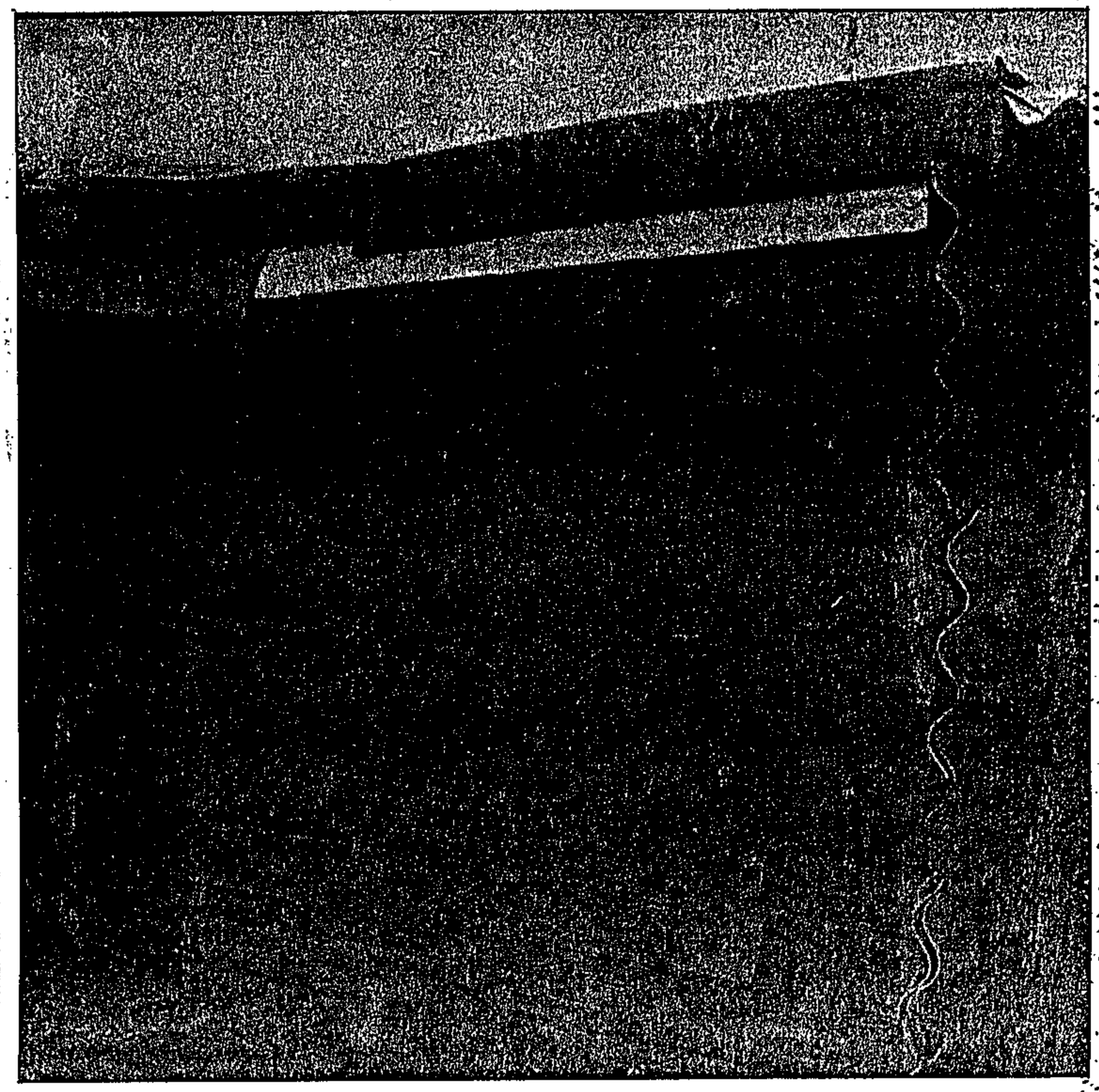
THE subsidy ... billion a year ... from the propose... would be ... monthly ...

Up to R1 000 – ... of a serviced ... They would ... charged ...

Up to R1 500 ...

ack hopes in coming new order

VERLOOR!



BLACK VIEW ... Living conditions like these are fuelling powerful aspirations for massive State expenditure.

slumlands.

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How grants would be made

THE subsidy scheme, which would get R1,8-billion a year from the government, plus finance from the proposed Housing Finance Corporation, would be divided into four categories based on monthly household income:

1

Up to R1 000 – secure tenure, but not ownership, of a serviced site.

They would pay no deposit, but would be charged monthly for services

2

Up to R1 500 – ownership of an informal site plus technical building assistance for a deposit of 10 percent of their annual income, plus a regular monthly instalment

3

Up to R2 000 – cash grant of R7 000 to buy a formal house for a deposit of 15 percent of their annual income plus instalments.

4

Up to R3 000 – Cash grant of R6 000 to buy a formal house for a deposit of 20 percent of their annual income, plus monthly instalments.

Illegals face raids



INFORMAL settlements may be in for large-scale police raids to flush out "illegal immigrants" following the formation of a task committee to deal with the influx of refugees.

The committee, headed by deputy Justice Minister Mr Danie Schutte, was unveiled in Cape Town yesterday and will get down to business immediately, with a visit to Komatipoort and Giyani tomorrow and Thursday.

The announcement of the task committee follows a nationwide police raid "Operation Sentry", which netted more 1 100 "illegal immigrants".

The task committee will include representatives of various homelands which are affected by the influx of refugees, especially Mozambicans. These are Gazankulu, KaNgwane, Venda and Lebowa.

By MATHATHA TSEDU
Investigations Editor

Refugees from neighbouring countries have been pouring into South Africa for years. It is estimated there are more than 250 000 Mozambicans in the country. Some are in camps while others have settled in urban areas.

Many of them are found in informal settlements such as Winterveldt outside Pretoria and other mushrooming squatter camps on the Reef.

Because of the continued fighting in Mozam-

To page 2

Plan to flush out refugees

From page 1

bique, and the persistent drought in countries such as Zimbabwe, more and more refugees are flocking to South Africa where they are herded into refugee camps or disappear into the maze of settlements which abound in metropolitan areas.

White farmers are allegedly taking advantage of the refugees by hiring them and then calling police at the end of the month to avoid paying them their wages.

Some of the refugees, especially women, have become "love slaves" who have been sold and kept by men who run prostitution rings.

Many of the refugees have obtained forged identity documents and are difficult to detect, while a few came through as expatriates in the United Nations repatriation programme for returning South African exiles.

A spokesman for one of the homelands said yesterday he believed that areas such as Gazankulu and KaNgwane were seriously affected by the influx.

Helping the poor to help themselves

Sowetan 21/5/92 306

This is the first part of a regular series on how the Independent Development Trust hopes to usher in a better future for South Africa's disadvantaged of all races. JOLYON NUTTALL, IDT's director of communications, reports.

IDT Scoreboard

Projects supported to date: 308.
Funds allocated: R1 884 700 000.
Funds "in the ground": R530 000 000.

When will the IDT run out of money?

A GLANCE at the last line of the scoreboard would seem to indicate that this is imminent.

On the face of it, there is not much change left from the R2 billion with which we started in August 1990.

The third line paints a more accurate picture. While most of the founding grant has been allocated, actual money paid out to date is R530 million.

The difference between the two totals flows from the fact that many of the projects the IDT is supporting are three- to four-year programmes.

Take our subsidy scheme which provides ownership of serviced sites of land for breadwinners earning less than R1 000 a month, for example.



JOLYON NUTTALL

The scheme covers 104 projects involving 106 695 sites.

Each project has to be negotiated with a developer who, in turn, must involve community organisations in decisions about the size of the site, the nature of services and, most importantly, the allocation of the stands to the most deserving families.

This week, there was jubilation in our ranks as the 50th project was signed up.

Approval of the 104 projects in principle was given by the IDT's trustees in July last year.

Now, only 10 months later, we are virtually at the halfway mark in finalising contracts.

Some developments are well under way, individuals have taken transfer of their stands and, with great verve and initiative, are erecting dwellings on them.

The IDT is currently paying out R5 million a week in taxpayers' money to provide ownership of the stands. As the momentum grows, the outflow will increase to R10 million a week until the full R800 million earmarked for the scheme has been paid out - the bulk of it by the end of 1993.

Meanwhile, as a result of urgent representations made by IDT chairman Mr Jan Steyn and others, an additional R500 million was allocated in the recent Budget for further initiatives in the housing field.

Some of these funds will accrue to the IDT to extend our subsidy programme.

Another massive longer-term project is our nationwide school building initiative, aimed at overtaking the current backing of 50 000 classrooms.

Communities

Some R300 million of IDT funds has been earmarked for this. Support funding from the private sector, communities themselves, the Department of Education and Training and, hopefully, from sources further afield, could lift this total beyond R1 billion.

Up to 10 regional trust are being formed, to ensure each area in the country gets a fair share of the cake.

Our concept is that ownership of the schools will vest in the community trusts. State assistance with teaching staff and equipment will provide important support.

Each school will cost in the region of R2 million to build.

A recent model in the township of Etwatwa on the East Rand saw R800 000 of the cost go back in wages to a labour force recruited from the community and trained by the contractors.

Communities are required to raise 10 percent of the cost of each project. Our experience to date is that they do so willingly.

It is hoped to complete the first 10 schools this year. Next year, and the year after, the momentum will grow as we close in on the backlog.

So, the answer to the question posed at the start of this column is: "Not for some time yet."

The optimists among us might even add: "Ask us again in the year 2000."

THE DE LOOR REPORT

Time to build on rock

306

FM 22/5/92

At last, a housing plan that tries to address reality

The De Loor Report is the 33rd official housing investigation since 1970 — but it is the first to review housing as a whole on a nonracial basis, and to lay the groundwork for any "government of the day."

But don't expect action yet. One problem is that a National Housing Forum has been formed by a variety of extra-parliamentary bodies — and a Codesa housing committee has been proposed and is now being negotiated. Delay of at least a year seems inevitable.

Apart from petty political jealousies, there will have to be consensus among key political players; above all, the violence must end. Only then will major lenders regain an interest in the low-cost housing market.

Even so, Joop de Loor himself hopes that early consensus on substantive issues can be reached. This would open the way for speedy implementation of at least some of the vital recommendations.

The report was compiled by a task group appointed by the SA Housing Advisory Council, led by De Loor and comprising the council's own members as well as individual experts from the public and private sectors.

The De Loor report is far-reaching, containing some 130 substantive recommendations. It calls for a complete overhaul of the present State funding framework, and urges the devolution of central authority into regions and the merging of black and white local authorities. It also recommends new fiscal arrangements and methods for faster housing and township delivery systems, and suggests an inquiry into the building materials supply industry — particularly import control and tariff mechanisms.

The long-term vision of De Loor is that all SA families will have at least a formal four-room house with bathroom, with secure tenure; access to drinkable water, sanitary facilities, energy sources and refuse removal; and that housing will be close enough to employment and other community facilities to ensure integrated and coherent communities.

To achieve this goal, which sounds idealistic, De Loor rightly notes that access to overseas funding and strong economic growth are essential.

The report is commendably practical, recognising the necessity of informal housing to help provide shelter at least for the next decade. It sets R4 500 as the average cost of a serviced site, which includes a R500 land component (for plots of between 150 m² and 200 m²).



De Loor

The report estimates that 198 000 shelters will be required annually for new households alone (excluding the backlog) over the next 10 years, with households expected to increase from 4,8m in 1990 to roughly 6,8m in 2000 in the urban areas. Add 130 000 a year to that figure, to cover the backlog, and the total is 328 000 shelters each year.

One of the principles is that government should be responsible for certain financial and other interventions, including the provision of bulk infrastructure. The private sector would deal with the creation, delivery and maintenance of the physical housing stock and related sites. And the individual would have to secure and maintain his house. Community facilities would be the responsibility of the local authorities. This clear demarcation of roles also appears to be in line with what the building trade wants.

One of the most important recommendations is the creation of a central National Housing Department (NHD). Such a body would have jurisdiction over all population groups in the entire geographical area of SA — including the self-governing territories and tribal trust areas. This would mean the dissolution of all government housing development funds — and their bureaucracies.

Meanwhile, De Loor recommends that the Department of Local Government & National Housing be responsible for policy formulation; the provision of guidance and finance to other players; co-ordination and monitoring; and that this department immediately begins to establish and build a statistical base and monitoring system.

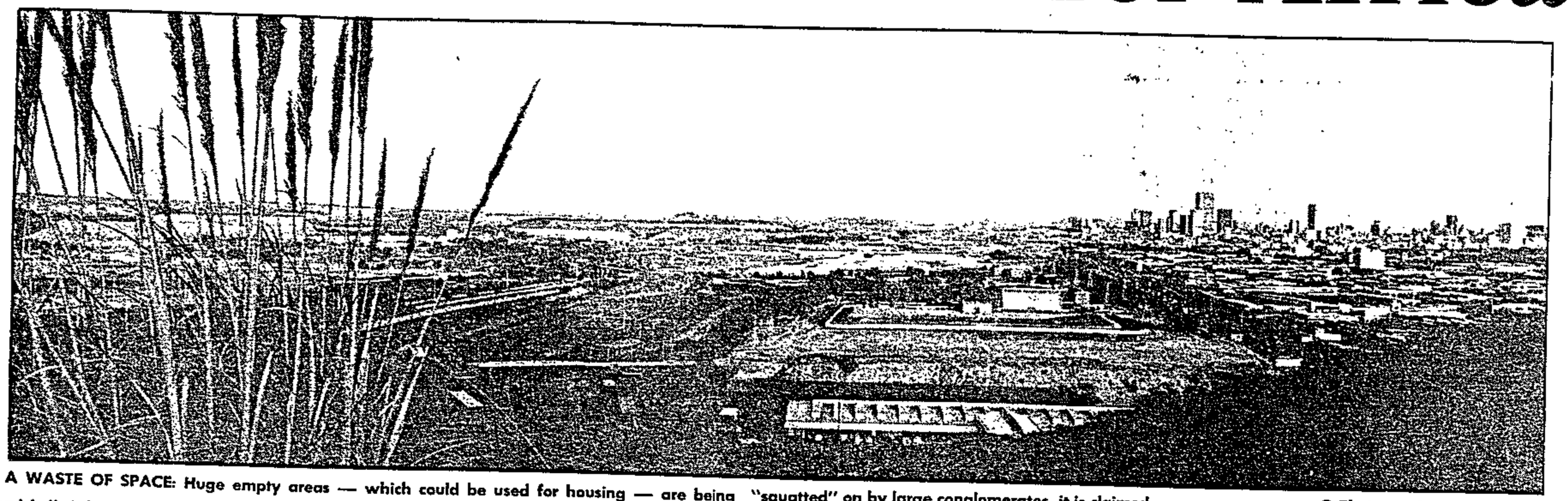
The report also recommends the creation of a Housing Finance Corp (HFC), which would be accommodated in the present structure of the Development Bank of Southern Africa (DBSA) — but as a second development fund under a separate board of directors.

The HFC would assume responsibility for capital mobilised for the low-cost market. Subsidisation, separated from the banking function, would be vested in the proposed NHD. This could mean the disbanding of the Independent Development Trust and the SA Housing Trust, and the streamlining of the DBSA's development functions. Again, there would be a saving on bureaucratic wastage, and greater accountability.

Concerning the economy, De Loor recommends that the housing sector's present share of GDP (less than 3%) be increased to 5% over a period of time; and that the State's annual housing appropriation from the Budget be increased over the next three years from the 1990/1991 amount of R1,6bn to about R3,5bn.

Cont →

There's urban land for Africa



A WASTE OF SPACE: Huge empty areas — which could be used for housing — are being "squatted" on by large conglomerates, it is claimed. ● Photograph: JOHN HOGG

VAST tracts of land owned by large conglomerates around Johannesburg could be used for low-cost and informal housing. JOE LOUW reports.

STAR 23/5/92.

THERE is no shortage of land for low-cost and informal housing in Johannesburg because there are thousands of hectares being "squatted" on by large conglomerates.

This the conclusion of a land use study commissioned by the Civic Association of Johannesburg (CAJ) and the Metropolitan Chamber. The study has led CAJ general-secretary Cas Coovadia to demand that underutilised land be released — or else.

"I believe that the choice is not whether the land should be made available for development or not," he said, "but whether it is freed through negotiation and co-operation, or via land occupation."

The study revealed that land requirements for residential as well as for secondary and tertiary employment needs in the Greater Johannesburg area are between 20 000 and 31 000 ha.

However, a total of 164 000 ha was estimated to be available in those areas studied. Large portions of the land are owned, it was revealed, by mining houses and other conglomerates. Coovadia named Rand Mines Properties, Anglovaal and African Explosives and Chemical Industries (AECI) as the biggest culprits.

"It is thus very evident," said Coovadia, "that land is available to house people in areas that will meet logical criteria in a holistic approach to the problem of housing the urban poor."

Coovadia listed these criteria as: access to the urban system, closeness to transport routes and bulk infrastructure (roads, electricity, schools, etc) and closeness to employment opportunities. He called for co-operation and "innovative" ways of making the identified land available for the development of low-cost housing and the generation of income.

A World Bank study, based on data provided by Johannesburg City Council's town planning and metropolitan planning departments, made available to the Saturday Star, states that within 10 km of the city centre, 40 percent of the land is still unutilised.

"Even taking into account the development constraints imposed by mining land and geological features, this figure is abnormally high," says the report. "This low rate of build-up has a negative effect on the efficiency of the city."

The report points to another "land use oddity", created by the now-abolished Group Areas Act which established racially determined zoning and dispersed the largest population group to the perimeters of the city.

The density of most cities of the world peak within 5 km of the centre and decrease gradually towards the periphery. By contrast, in most Witwatersrand cities the pattern is quite the opposite because of the townships artifically created on the city outskirts in the "out of sight, out of mind" policies of the past.

"This has serious consequences for the welfare of the population and the efficiency of urban services and economic activities," the report says.

One example given points out that, with the average distance between township and workplace about 24 km, the average cost per minibus trip (at 1991 prices) meant approximately R115 a month per person was spent on "illogical" travel — a serious impact on the already low earnings of urban families on the periphery.

Richard Tomlinson, in his book "Urbanisation in a Post-Apartheid South Africa", indicated that Johannesburg could "comfortably" accommodate up to 150 percent more people.

Another researcher, Tony Wolfson, who works for Planact, a Johannesburg service organisation which advises community groups, believes that the legacy of low-density settlement (one unit, one plot), especially in white suburban are has meant that some of t most suitable land is gros under-used.

"For the wealthy," he sa "local councils permit low-d sity use with a subseque 'wastage' of space that co be usefully occupied by t urban poor."

He cites an earlier stud plot densities which showed, f example, that while in dens populated Melville an aver of 39 people occupy one he are, the same space in Mea owlands hostel accommoda 690. Moroka, which also has unit per plot, accommodates a least 60 people per hectare.

In addition, he points ou market forces preclude the d velopment of multi-store apartment blocks because the high building-materia planning and design costs in volved in such projects, "thu perpetuating low-density lan use in poorer areas as well."

Wolfson does not believe tha the property market as a mech anism is sufficient to determin the distribution of living spac in the urban areas. "Low-in come people will never get a chance," he says. "They will b marginalised forever. It is un realistic to have a booming property market in South Afri ca's major cities when the eco nomic status of the majority o the population does not war rant such a market.

"Planning decisions in the fu ture will have to prioritise de velopment in favour of the ma jority where the most benefit can be achieved, but one cannot just ignore the rights of existing property owners. We have to come up with creative local policies to solve these problems."

Homeless people's future looks bleak

306

Sowetan 5/6/92.

By JOSHUA RABOROKO

THE future for South Africa's millions of homeless people is bleak, according to the South African Housing Trust.

SAHT's general manager Mr Johan de Ridder said the Trust had asked for more grants as it was unable to do its job.

The situation was worsened by financial institutions' reluctance to grant loans for low-cost housing, he said.

His views were echoed by other property developers who warned that solutions had to be found soon.

Mr Dave Harris of Rabie Properties said the financial institutions were no longer eager to finance black home buyers because of the risk factor.

The decline of the country's economy was also contributing to the siutation.

Retrenchments made many people unable to pay bonds.

Ridder said not more than 1 000 houses were built monthly and this could drop to 500.

The trust was formed in 1987 with R400 million in interest-free loans from the government. This was followed by an additional R45 million and R800 million in guarantees by the government for the private sector.

It has build more than 38 000 homes countrywide.

It also facilitated the servicing of 40 000 stands.

Its long-term financing arm, Khanyalethu Home Loans, granted 20 000 home loans, amountin to R402 million, to low-income families.

He denied that weak management, lack of technical control and massive overheads by the trust were to blame for the crisis.

Government reports sharp rise in squatter settlements

B/Day 9/6/92

306

ADRIAN HADLAND

ALMOST 3,6-million people lived in squatter camps or backyards, the Local Government and National Housing Department says in its annual report.

The number of squatters living in informal camps around SA had increased by almost 500 000 between 1990 and 1991 from 1,4-million to 1,9-million, it said.

In some areas, particularly in the Vaal triangle, more than a third of township residents occupied informal housing structures. In 1985 this figure was as low as 9,3%.

The report suggested the increase in the numbers of squatters could be attributed to "the process of urbanisation and the fact that backyard dwellers leave their shacks to squat elsewhere".

Statistics indicated that backyard dwellers had decreased over the same period from 1,9-million to 1,7-million.

The report said migration from the TBVC states to the cities had been far lower than anticipated while "large scale intra-urban movement" accounted for increasing squatter numbers.

The department stated it had appropriated R72m for the 1991/92 financial year "to purchase land for the poorest members of the population". More than 4 000ha of land had been purchased for development purposes, mostly in the Transvaal.

The report also said R341m had been diverted from the sale of strategic oil supplies to "the upliftment of underdeveloped communities".

A total of 273 oil-funded projects, aimed at the orderly settlement of squatter families and the upgrading of hostels, had already been approved, the report said.

In an effort to keep track of the squatting problem, the report announced the creation of 24-hour auxiliary units to investigate all reported cases of squatting.

Reporting points would also be established at all municipal offices and police stations.

It was believed the close monitoring of squatting would encourage land owners and local authorities to assume responsibility for finding "real solutions".

The department said it accepted that squatting was the result of rapid urbanisation but suggested that "squatting often infringes on the inalienable rights of land owners to utilise their property at their own discretion".

Details of the National Housing Fund's annual expenditure were also released in the report.

Of the R425m spent in 1991/92, R37m was used to acquire land, R17m in self-build loans were granted, R23m was used for upgrading facilities while more than R250m was spent providing services.

Land seizure 'is morally wrong'

SUN CITY — Confiscation of property from rightful owners to give it to someone else was morally wrong and economically disastrous, DP leader Zach de Beer said yesterday at the SA Property Owners' Association (Sapoa) Silver Jubilee convention.

"However, unless the majority of our people can see their economic lot improving and the wealth gap narrowing over the next few years, our fledgling democracy is likely to be hijacked by some populist dictator with a mouthful of deceitful promises and a gun in his hand," De Beer said.

Tongaat-Hulett group chairman Chris Saunders told the convention transferring resources from the "haves" to the "have-nots" was not a solution. He said there were too many have-nots for wealth taxes and other similar measures to be effective.

The prime object of SA's political and economic policy had to be the enabling of the masses to share in the creation of new wealth, he said.

PAC secretary-general Benny Alexander said nationalisation was not an effective means of redistribution in itself, as it transferred wealth from only one elite group to another. "Redistribution has to take place at the points of production." Alexander said nationalisation was not the

PETER GALLI

PAC's primary approach.

He pointed out that redistribution could not be paternalistic, as people needed to become self-sufficient. "Black workers, managers and entrepreneurs have been targeted to benefit from this. A system must be created that allows the worker to feel part of the country and of the economy, thereby adopting a more responsible attitude and satisfying their expectations."

Private business would be asked to facilitate this by creating black equity programmes and issuing new shares or reducing present shareholders' interests. This would include representation and voting rights.

"Redistribution must also not take place from one elite to another and must take place primarily at the point of production and involve those at this level of operation," he said.

Arthur Andersen senior tax partner Pierre du Toit said it was almost inevitable that SA would get a land tax of some sort.

It would be a political move as no future regime would be able to resist the political pressure to tax land.

"A land tax should not be instituted as a tool of restitution or redistribution," he said.

PRO

Stand allocation based on need — IDT

ANDREW KRUMM

THE allocation of 100 000 newly developed stands to homeless families is not open to abuse or favouritism, says Independent Development Trust (IDT) communications director Jolyon Nuttall.

Referring to an R806m IDT scheme begun in July last year to develop housing sites in 104 destitute communities nationwide, Nuttall said community leaders allocated IDT stands on the basis of need.

"The selection process is not open to abuse. On the contrary, without community involvement, selective assessment could occur," he said.

Social consultants were also employed to establish or negotiate the quality of community participation.

"In certain communities the number of applicants was so great that community leaders allocated stands by drawing names out of a hat.

"However, this is not common and in most areas allocation is done on a grading system and according to IDT rules," said Nuttall.

The IDT stipulates that a beneficiary has to earn less than R1 000 a month, have dependants and must never have received subsidy assistance.

Nuttall said the demand for subsidised site and service schemes was huge. "When we first launched the scheme in July last year we were four times oversubscribed."

He said R750m had been budgeted for the scheme, but this amount was increased by R56m over the year and most projects were under way.

"In 81 out of the 104 projects we are preparing to sign or have signed agreements with developers so that the completed stands can be transferred to individuals within the communities," he said.

HOUSES FOR THE HO

Partners lay the foun

SOUTH 13/6-19/6/92

Recent statements from the private sector and ANC policy announcements show a measure of common ground when it comes to the need to house the homeless. But differences over details may put any house-building partnership on a shaky foundation, as **Lynda Loxton** reports in the last of a six-part series:

HOUSING, OR rather the lack of it, has become one of the most emotional issues in South Africa. Rent boycotts in the townships, with their matchbox houses, have all but halted housing development.

On the fringes of cities and towns, squatter communities huddle in shacks, braving winter, the bulldozers and angry white residents who see them as a threat to their lifestyles — and property prices.

In rural areas, housing remains rudimentary with little or no access to running water or electricity.

Last year's census shows three out of every five people in South Africa now live in cities and towns.

Independent Development Trust (IDT) chairperson Mr Jan Steyn has blamed the unprecedented surge in urbanisation on the recession and drought. He estimates the number of urban squatters could be as high as seven million.

The recently released De Loor Commission of Inquiry report estimates there is a shortage of 1,3 million homes. It says 198 000 units will have to be built every year to reduce the backlog.

This has affected not only the homeless. Building Industries Federation of South Africa (Bifsa) economist Mr Charles Martin says between 5 000 and 10 000 jobs are expected to be lost in the construction industry over the next 12 months because of a decline in the number of building projects. Employment in the industry has already dropped 15 percent over the last year to a 10-year low of around 230 000.

Common ground

Something has to be done. The government is considering the De Loor report and moves are underway to launch a National Housing Forum to draw up a co-ordinated housing policy.

Initiated by the IDT and the Development Bank of South Africa, the forum will include representatives from a range of political parties, from business and the building and construction industry.

Major inputs to the forum will be the De Loor report and the ANC's recently released policy guidelines on housing.

Interestingly, there is much common ground between the two documents, although each emphasises different points.

The ANC believes housing is a right, that it should contribute to social equity and that it is a development issue. In addition, there should be community control over, and community participation in, the provision of houses.

Its guidelines say: "The ANC believes all South Africans have a right to essential services such as water, sanitation, refuse removal, electricity and affordable housing."

Ability to pay

It believes the state should, as far as its resources allow, undertake appropriate action to ensure these basic needs are met progressively (based on ability to pay). It recognises this objective will not be easy to fulfil in the short term, but is one towards which the country should strive.

The ANC believes the provision of houses must occur within the total developmental framework. There must be a link to other developmental priorities in, for example, the economy, transport, health, education and access to jobs.

To ensure this link, the ANC wants to see the involvement of community groups in the design, implementation and management of housing projects.

Parts of the De Loor report and suggestions from the private sector echo these sentiments. But while the ANC stresses community involvement for democracy, the private sector believes this is the only way to deal with rent and land repayment boycotts that keep investors out of low-income housing.

Perm general manager of housing and community development Mr Dennis Creighton told a recent housing conference the banking sector could not now be expected to apply normal business practices to poor areas. It would have to find ways to support community-based efforts to finance housing in informal and underemployed sectors, where the need was greatest.

This could include forming community development trusts with power to negotiate with mortgage lenders and own assets on behalf of the community; the formation of co-operative housing ventures; and the formation of housing associations which would own houses for rental and be landlords.

Another idea being explored is to establish a National Community Bank (NCB). This will provide easy access to home loans for low-income earners. The NCB will rely on community support and the bank is expected to recycle its profits for the benefit of communities.

The De Loor report suggests the establishment of an unemployment relief fund to help the unemployed continue their bond repayments.

The ANC's point that all racially-based housing institutions should be replaced with institutions which are non-racial, legitimate and accountable to the people, has been included in the De Loor report.

The report recommends a single housing department and financing authority as well as increased subsidies, relaxation of building standards and zoning regulations, greater spending, the integration of local authorities, higher density of populations in urban areas and increased employee activity.

The report says schemes such as the Group Credit Scheme (GCS) and the Home Loans Guarantee Scheme (HLGS) initiated by the Urban Foundation and the IDT are potentially viable ways of overcoming the standstill in housing development in poor communities because of township violence, rent and land repayment boycotts.

The report also recommends an investigation into the possibility of using the assets of the SA Special Risks Association (Sasra) to insure risks such as the boycotts. Sasra was established to offer insurance against losses caused by political upheavals.

But housing of any kind is expensive, and where will the money come from to wipe out the backlog?

The ANC recognises that any investment in housing should "not unduly increase the debt burden, should not be unduly inflationary or negatively affect the balance of payments".

But it believes there can be a "redistribution of income and assets and the redistribution of investment from one area of expenditure to another and/or those areas that have to those areas that do not have".

This will mean some kind of subsidy system for the most needy with, for example, service charges and rate structures that favour the poor and not the rich.

When it comes to the distribution of land for housing, the ANC is wary of private developers. This is understandable, given the record of many property speculators.

It plans to curb speculation by applying high municipal rates on well-located undeveloped land, a capital gains tax on land transactions and the use of legal arrangements and tenure forms which land and housing transactions from the market and guard against raiding by the more affluent groups.



PLACE OF REST: A scene typifying South Africa's growing housing problem

'Any investment in housing should not increase the debt burden, should not be unduly inflationary or negatively affect the balance of payments'

SOUTH 13/6 - 19/6/92

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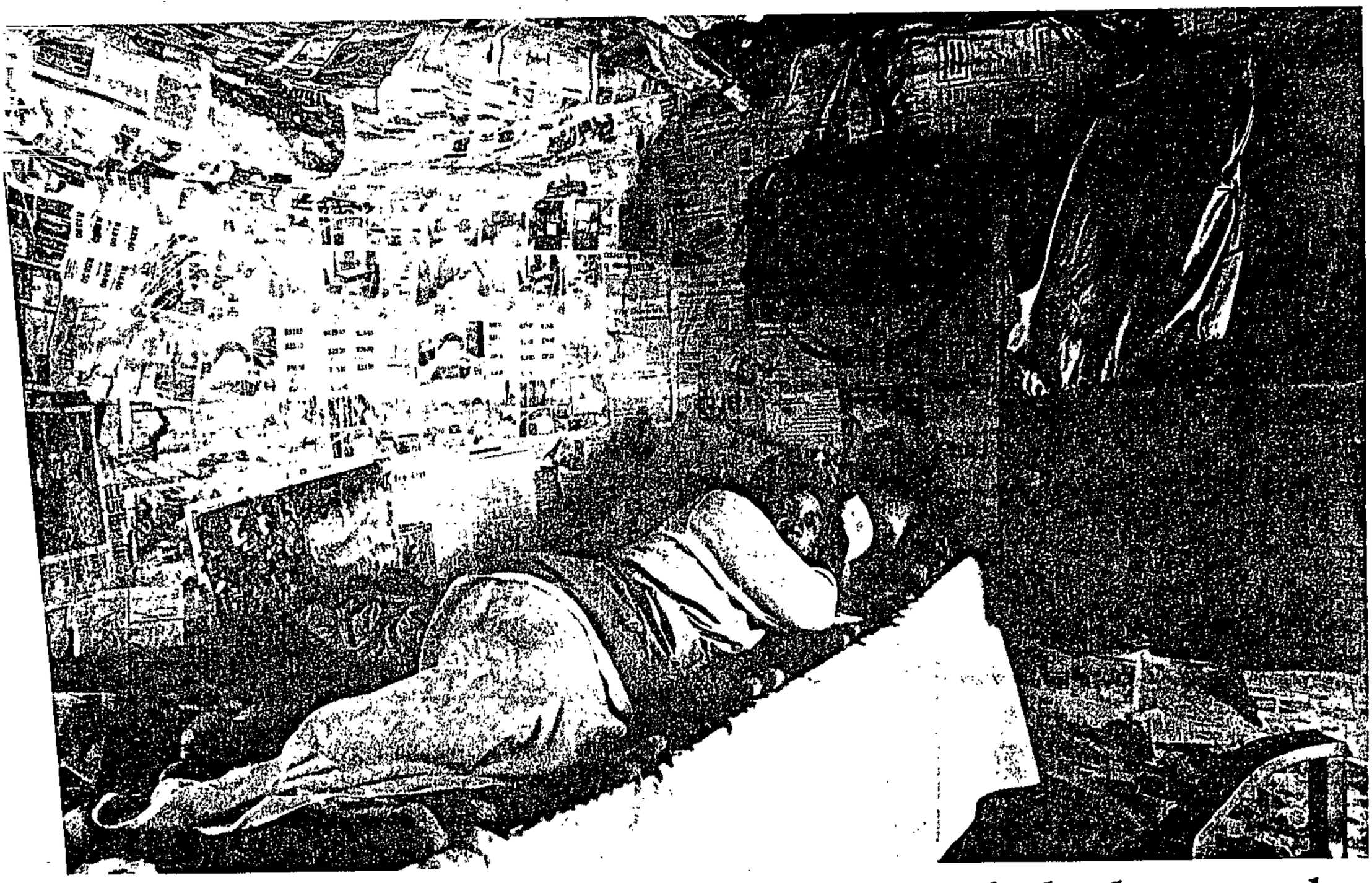
June 13 to June 17 1992

FOR THE HOMELESS: lay the foundations



FREST: A scene typifying South Africa's growing housing problem

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Land: the hunger that may be costly to still

SOUTH 13/6-17/6/92

IN MOST NEWLY independent countries in Africa, land hunger has been one of the most difficult issues to resolve — and it won't be any different in a democratic South Africa.

ANC policy guidelines acknowledge that it will take much more than the repeal of apartheid land laws to redress South Africa's unequal division of land and landlessness.

"The present pattern of land ownership, which is the direct result of apartheid laws, must be fundamentally changed to address landlessness and land hunger," say the guidelines.

"The programme of redistribution of agricultural land must be accompanied by measures which will ensure that land will be productively used. These must include the provision of adequate infrastructure as well as training and appropriate extension work."

The last points have to be fleshed out a lot more. It's all very well to redistribute land, and make sure no-one is unfairly treated, but one also has to ensure that agricultural land-use policies and support services are in place to make the best use of the land so that the country can grow the food it needs and export crops at a reasonable cost.

That also means the country's mix of economic policies have to support agriculture and ensure that the other sectors of the economy – industry, mining and commerce – can function in the best possible way. Often an attempt to favour one of these sectors can have disastrous consequences.

For example, how will an ANC government deal with the myriad of marketing boards that "protect" farmers and maximise state revenues but also help to increase food prices?

And how will the redistribution of land be financed? The guidelines say there will be compensation for land taken for redistribution. The criteria for calculating compensation should be "of a manifestly just and equitable nature; they should be laid down in advance in legislation, and in the case of any dispute, the courts should have the last word".

The ANC suggests it would be "unjust to place the whole burden of the costs of transformation on the shoulders either of the present generation of title holders or on the new generation of owners".

A special land fund should there-

MELESS: ndations



Green controls urged for 'dirty' industries

SOUTH 13/6-17/6/92.

THE ANC wants to run a government that is accountable, fair and "green".

In a welcome development, the new ANC policy guidelines devote no less than three pages to environmental policies in all areas of the economy to ensure that South Africans live in a clean, healthy and sustainable environment.

The guidelines say the ANC's objective is to reverse the trend of exploiting non-renewable resources in South Africa. Production and consumption patterns need to be adjusted in order to create conditions conducive to sustainable development.

"It is essential to ensure that a future growth strategy is compatible with ecological and human rights principles, and that growth is geared towards the provision of basic needs for the whole community, and is not seen as an end in itself," says the ANC.

It wants to see the development of environment-friendly industries. Where "dirty" industries are unavoidable, they should be subject to strict controls. This will affect industries that process minerals and metals.

"South Africa should also be careful not to accumulate a debt burden which will place it in a position where it is forced to undertake projects that are environmentally unsound in order to service these debts."

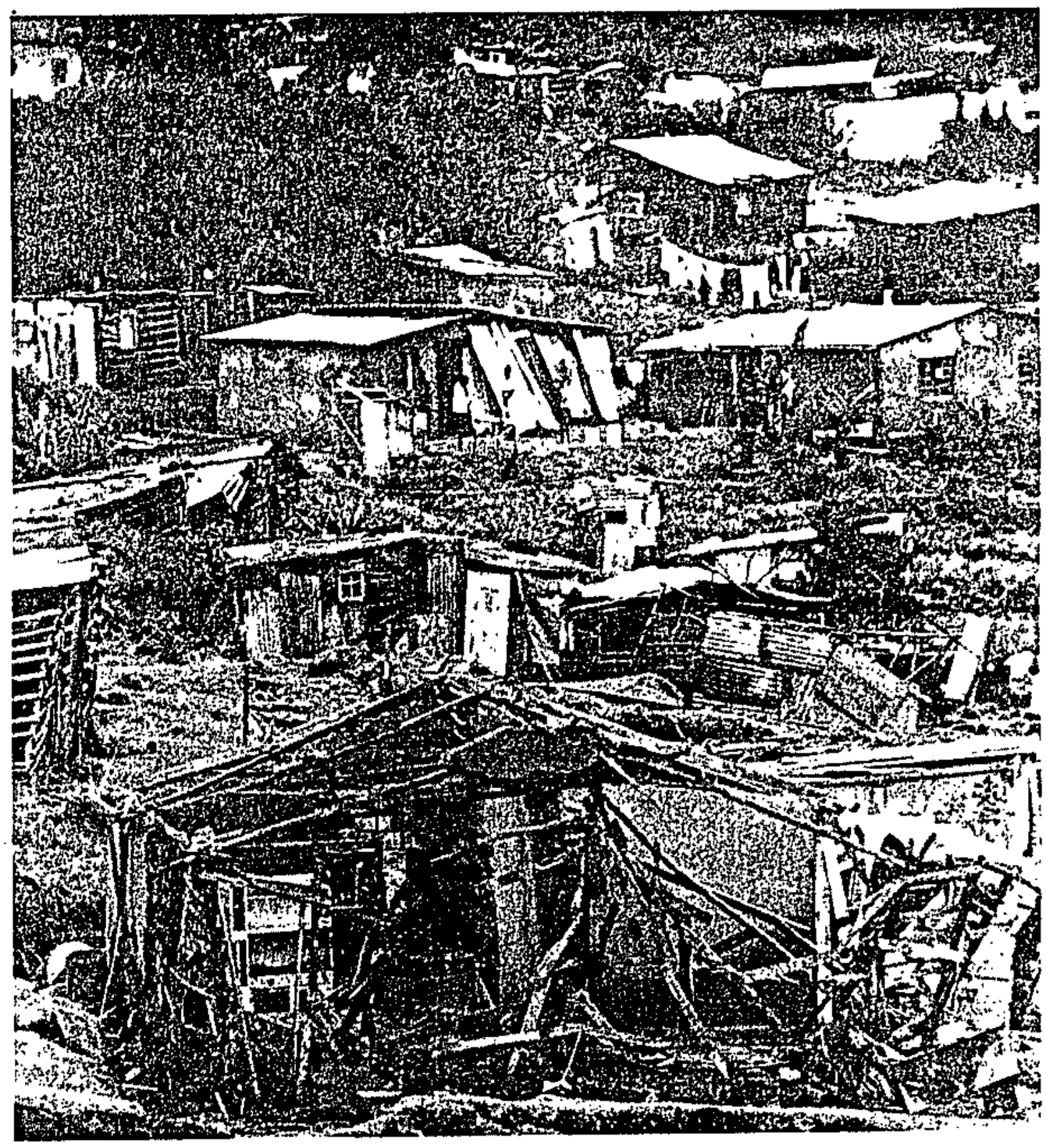
It is concerned about the environmental degradation caused by inefficient white farmers who use too many fertilisers and pesticides and black farmers who have been crowded together in the homelands.

The forestry sector is criticised for its massive afforestation programmes which use alien species in unsuitable areas.

This calls for a restructuring of agriculture to move away from large-scale, single species agriculture and forestry towards a diversified, small-scale system. This should be supported by new services in agricultural education and extension, marketing and credit supply.

But perhaps the worst damage to the environment is caused by mining. The ANC wants to lessen the dependence of the economy on this sector while ensuring that what mining is necessary, takes place under strict controls.

The guidelines provide no details on how this is to be done, but mining houses will be asked to help communities dependent on mining to find alternative means of earning a living.



EXPOSED TO THE ELEMENTS: Squatter shacks destroyed in a flood

Land: the hunger that may be costly to still

306

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The ANC suggests it would be "unjust to place the whole burden of the costs of transformation on the shoulders either of the present generation of title holders or on the new generation of owners".

A special land fund should therefore be established to handle this. The source of the money for the fund will be "part of a wider question of finding resources to finance urgently-needed social development and advancement".

"The ANC supports the idea of developing a national consensus around the principle of sharing the burden of financing land reform, housing, education and training by means of a special fund. The concept of burden equalisation, through the introduction of special taxation measures, has been applied successfully elsewhere and has possibilities for South Africa."

The other option will be to borrow money abroad or to solicit aid funds. But, as the experience of Zimbabwe shows, this is neither easy nor desirable.

South Africa already has a huge debt burden and it will have to be careful about increasing that without affecting the economy.

To get direct aid for land redistribution, more scientific research into how this will be done is necessary to make the idea easier to sell to foreign funders.

The Zimbabwean experience has shown that black peasant farmers can, given the necessary technical and financial support and access to reasonably good land, make an enormous contribution to agricultural production — but getting the right mix of support measures in place is tricky.

This will have to cover not only access to good land, but technical support, training, credit facilities, pricing incentives to grow suitable crops and the right technology.

Providing all this in a good agricultural season will be challenging enough, but the drought sweeping South Africa will, if it persists, make it more difficult as drought relief schemes take precedence over almost everything else.

The drought has also taken its toll on the quality of land, where conventional agriculture is no longer feasible and hundreds of farmers face bankruptcy.

Redistribution and resettlement under these conditions will need special attention.

Housing forum to be launched 'soon'

WILSON ZWANE

A NATIONAL housing forum is expected to be launched within weeks.

The establishment of the forum was first discussed at a meeting in Johannesburg last November, attended by representatives from government, political and civic organisations, trade unions, business and development agencies.

Government has since withdrawn from discussions aimed at establishing the forum, saying the forum was an attempt at "interim government by stealth".

Government would, however, maintain bilateral contact with the forum.

A source said yesterday a working committee entrusted with working out the forum's details, was close to completing its job. "The forum will be launched soon, possibly within weeks," he said.

Our East London correspondent reports that Time Housing MD Murray MacKay yesterday said the two biggest problems facing affordable housing developers in SA were the tapping of financial institution funds and bureaucratic delays.

The only way to tackle the bulk of the housing backlog was to provide adequate security for funding institutions, which had "plenty of money available" but were reluctant to lend in areas where the traditional security of a bond was not working.

Assurers 'not averse to social investment'

LINDA ENSOR

CAPE TOWN — Life assurers and financial institutions were in favour of socially desirable investments provided the responsibility was equally shared in the industry and as long as the amount allocated was small in relation to their total assets.

This was said by ANC economic adviser Allan Hirsch at a meeting of businessmen and diplomats last night. Hirsch said a possibility was to have life assurers invest in government bonds directed towards housing or for government to guarantee loans to small businessmen.

ANC economics chief Trevor Manual said the Life Office's Association (LOA) had recognised that insufficient money was channelled into socially desirable investments and was prepared to ensure that this took place.

"The LOA wants a democratic government to give life assurers the opportunity to commit money in an open way to socially desirable investments. If that fails, then they would be willing to accept prescribed investments. They are asking for an opportunity to manage their assets in their own way first."

Manuel said the ANC intended to "engage" with those companies which had terminated their affirmative action programmes. A close watch was being kept on these companies.

He also said the ANC was investigating the possibility of establishing a court of audit to bring civil servants to book over the way they disbursed public funds.

String of successes for FHA

ORIGINALLY known as the Family Housing Association, FHA Homes was one of five housing utility companies established by the Urban Foundation under Section 21 of the Companies Act. C/Pres 28/6/92

This means it is a company not for private gain. Its main goal is to provide serviced land, to build homes and to upgrade informal settlements.

Operating in the Transvaal – mostly in the PWV area – FHA Homes has, since its inception in 1983, delivered more than 8 000 homes to low- and middle-income families and serviced and sold over 25 000 stands. It is involved in eight projects which are delivering over 100 houses a month.

Apart from the sheer physical size of the task ahead, FHA Homes must also deal with ignorance of the home ownership concept, difficulties with personal and bond finance, and limited land, building and personnel resources.

FHA is striving to minimise these problems by working closer with the community and financial institutions. In Dobsonville Gardens a residents' committee has been formed and there are regular meetings to discuss any day-to-day problems and future development plans.

Regarding financial institutions, FHA is endeavouring to submit bond applications to as many institutions as possible to minimise exposure.

FHA is also assisting where possible with arrears. [redacted] [redacted]

Officials are interviewing and educating purchasers on home ownership and assisting with the resale of properties. 306 [redacted]

FHA offers assistance and advice to companies on the formulation and upgrading of housing schemes.

FHA is very aware of the need for prospective purchasers to be confident that they are getting the best possible service and advice when negotiating to buy a home.

At FHA we are continuously training and educating our sales consultants to achieve and maintain a high standard of ethics to ensure this service is being met.

Readers might be interested in our housing developments on the West Rand at Dobsonville Gardens (900 stands) and Mohlakeng (550 stands).

Packages including land and all fees start at R47 500 for Dobsonville and R44 000 for Mohlakeng.

For further information contact Des Jordaan on (011) 29-7211.

Fighting the fly-by-nights

'Housing rip-off is getting worse'

C/Press 28/6/92

THE HOUSING Advice Centre, which assists potential homeowners in the low-income home ownership market, will become part of Lawyers For Human Rights on July 1 1992.

For over two years the centre has been assisting people who have been ripped off by fly-by-night contractors, agents and finance brokers.

According to the centre's director Brian Leveson "the unfortunate reality is that people are as desperate as ever for housing and the problem of people being ripped off is getting worse".

"We therefore need to increase our potential to provide more assistance to people and also to have greater clout to really tackle the problem."

By joining up with LHR the centre will be able to increase its resources and additional staff will be taken on.

"Unfortunately most of the people in whose plights the centre has intervened have been people who have already experienced problems, for example having lost large deposits to fly-by-night contractors.

"When these contractors disappear very little can be done. It is essential therefore that people who are considering buying or building houses seek our advice."

Leveson explains: "It has always been our hope that people would come to us before the problem arises. We now realise that we have to go to the people and now with extra personnel this will be our top priority."

The centre will now be called Lawyers for Human Rights – Housing Rights Unit. The service will still be provided without charge to members of the low-income community and includes advice on buying or building a house and all the financial consequences.

The Housing Rights Unit also intends expanding its service into the other provinces within the next year.

Leveson says the golden rule with housing deposits remains the same: Don't give your deposit to anybody or sign any contract before checking it thoroughly with a reputable body.

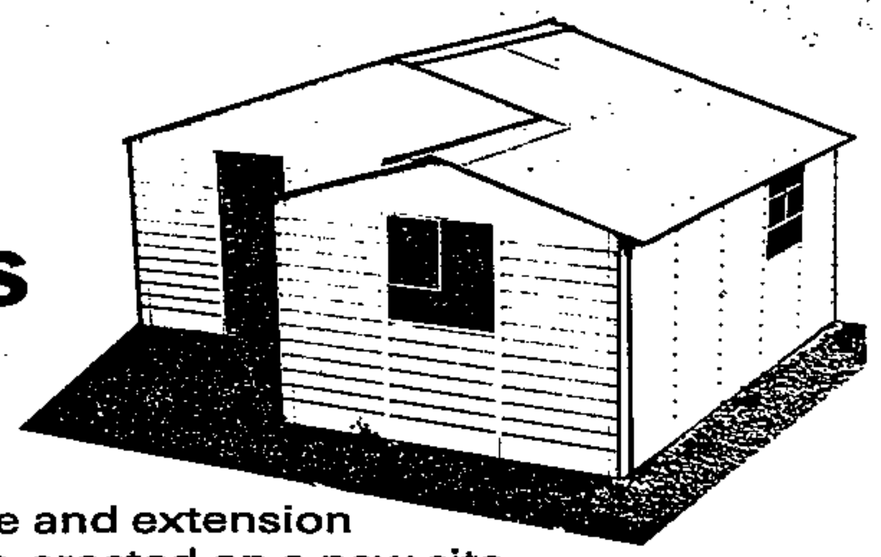
Housing Rights Unit of Lawyers for Human Rights is at 3rd Floor Zambezi House, corner Von Wielligh and Commissioner streets, PO Box 5156 Johannesburg. Telephone: (011) 331-3465/66 from July 1 1992.



HOME SWEET HOME ... Brian Leveson, Corlett Cetiojane and Una Gumede advise an aspirant homeowner on potential pitfalls.

UROWIN

DURO STEEL HOMES



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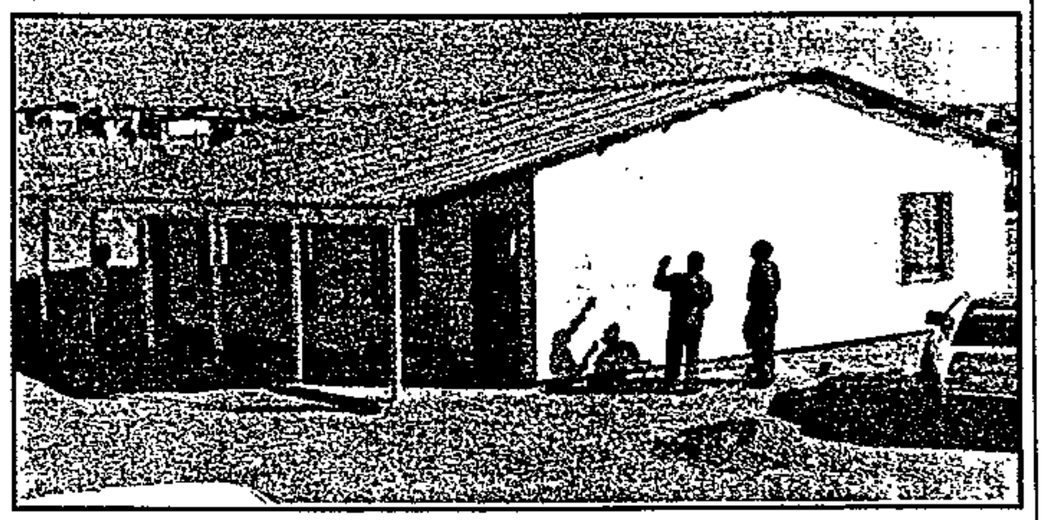
Timber creche built



LOW COST ... This 112 sq metres creche in Ivory Park – the first in the fast-growing area – cost less than R60 000 to build.

C/Press 28/6/92

THE first of 64 community creches to be built by the National Council for Child Welfare has opened in Ivory Park, Midrand.

What makes this project unique is that the creches are built from timber, the first educational institutions in SA to use this building method.

The Ivory Park school is 112 sq metres and cost under R60 000 – which means a saving of at least R15 000 on each of the 64 schools. There were no facilities at all for pre-school children in the fast-growing area.

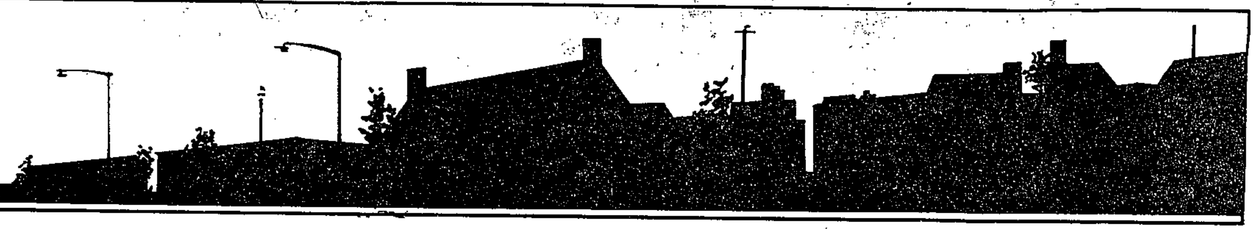
The next phase of the project will see creches opening in Refilwe and Mamelodi near Pretoria.

In the next few months, creches will be built in Phola Park, Wattville, Bekkersdal, and Delmas. The rest of the 64 creches will be built in other urban and rural areas throughout the country.

Why you can rely on Family SafeGuard

City Press

PROPERTY



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Brick homes for Africa!

A LOCAL company has developed a quick, easy-to-build home using brick-style panels which could make housing available to thousands of people who can't afford conventional brick houses.

The houses can be built by the contractor in less than a week, or bought in kit form for do-it-yourselfers.

They range from 20 square metres at R9 000 to 72 square metres at R22 500 and are designed for easy additions.

The house featured here is the 38 square metre "Starter" design, which sells for a basic R14 600 or R20 000, including internal walls and doors, ceilings and bathroom.

The same size house in kit form costs R12 000.

The largest house in the range is 72 square metres, which costs R22 500 in basic form and R34 000 including internal walls and doors and a bathroom.

The houses meet national building regulations and bond requirements.

The brick-faced panels are 110mm thick, the same as a standard single course brick wall and have an insulated foam core centre, which gives good sound and temperature insulation.

The panels are made in a factory and transported to the site with the reinforced concrete pillars, roofing and other materials.

Foundations are dug and filled with concrete as for a conventional brick house and it takes only a day or two to erect the pillars and panels. Floors are standard cement screed.

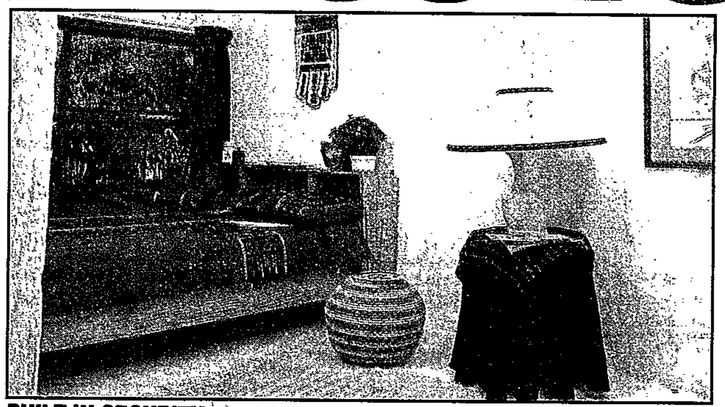
Owners can build just the shell, or include extras such as internal walls and ceilings. Other extras include electricity or solar power, kitchen fittings and inside toilets and bathrooms, depending on what the buyer can afford.

A project is under way near Nelspruit, where 50 houses are nearing completion. Homes of 72 square metres, much larger than the usual homes contractors offer, can sell for less than R40 000, including the land.

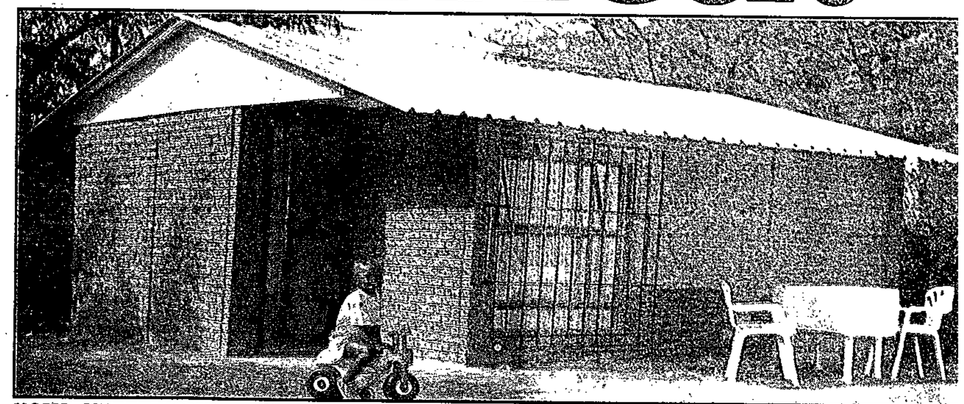
Kwix Homes spokesperson Glyn French says one of the aims of the project is to create jobs for local people wherever projects take place.

"We have done a lot of research and found that people prefer brick homes. But nowhere in South African can you get a 72 square metre brick house – a decent, family-sized home, for less than R35 000.

"This new method gives people a home which looks and feels like a solid brick house, but at an affordable price."



BUILT-IN SECURITY ... All window frames have burglar bars.



HOME SWEET HOME ... Kwix Homes have a brick-style finish and can be built in five days.

Call for national accord to depoliticise housing

B/Days 1/7/93 306

UNLESS housing is depoliticised and a national housing peace accord implemented, it will be impossible to apply soon the findings of the De Loor report.

MV3 Architects managing partner and contributor to the report Piet Moolman says if the findings of the De Loor housing report is not acted on in the near future, the backlog of homes will continue to grow.

"The establishment of a national housing peace accord is essential for any action in the affordable housing market. The most important factor for this is the depoliticisation of housing by all players.

"This is the 31st housing report in 20 years and I am afraid that the report will be put in limbo for the next 18 months, thereby seeing the backlog grow," he says.

The backlog of homes stands at 1,3-million, with new demand for 198 000 homes being reflected every year. If a housing accord is achieved, money will most likely be forthcoming from international funding agencies.

However, a single housing ministry with a central channel for the control and distribution of the money is needed. The R1,6bn allocated for housing

PETER GALLI

is spread between eight and nine housing bodies.

"This needs to be streamlined into a single housing body," says Moolman. "The report says about R3,6bn is needed for housing in the near future. By cutting out present inefficiencies, the R1,6bn could be increased to more than R2bn.

"Add to this finance from international bodies and we could be close to achieving the R3,6bn sought. However, there are many factors that make me rather sceptical that an accord will be reached soon," he says.

In the past, an iron fist approach to a policy was implemented. However, the De Loor report is presenting proposals which need to be taken to the community and negotiated until consensus is reached. However, mediation will probably be lengthy and erode the possibility of implementing these at an early stage, he says.

Government needs to create a climate for the private sector to become involved in the market. It also needs to determine an appropriate subsidy policy and remove restrictions on establishment of new towns.

"The last thing we want government to do is to build houses. The private sector must be responsible for this," he says.

The report has been written in a very difficult time in SA and comesagainst a background of political uncertainty, a recession, massive unemployment and the repeal of the Group Areas and other Acts.

A team of World Bank experts hasbeen in SA twice and looked at urbanisation and housing. The bank hasfound that while SA has uneconomic cities, it has the potential to apply a policy of inward densification by piggybacking on the existing infrastructure.

Effectively this means encouraging the poor to move closer to the city. A problem here is that land close to cities is more expensive. "Urbanisation needs to be seen as an opportunity, not necessarily a problem," says the World Bank.

Moolman says: "The housing sector needs to be an integral part of the economy and the future of SA will be determined in the cities. These must be turned into highly efficient economic machines for the creation of wealth in a new SA."

US foreign aid has little to do with philanthropy

B Day 7/7/92.

SIMON BARBER in Washington 306

THE US Agency for International Development (USAID) wants to help SA deal with its housing backlog. To which end, it proposes to enter into $30m worth of contracts between now and the end of fiscal year 1994. All of which will translate, not into bricks and mortar, but into "housing programmes which do not perpetuate the forced living patterns imposed under apartheid".

Since May 28, the agency's contracting officer in Swaziland has been soliciting bids for the scheme's principal contract. Interested parties are invited "to submit a proposal for a three-year programme of technical assistance, training and strategic financial support in community-based planning, development and management of housing and urban development ... for black South Africans". If that sounds a little vague, USAID is not entirely sure what it means either.

What the agency is really saying is: "We have a pot of money to do something about SA's housing problem. Come up with a plausible plan for spending it, and it's yours." There is nothing unusual about this. It is the way USAID generally operates.

The closing date for bids is August 28, but this is not relevant for SA readers. However competent they may be in devising projects to assist their own population, the contract is not for them. Nor may just any American entity apply. Only proposals offered by "disadvantaged enterprises", as defined in Chapter 19 of the Federal Acquisition Regulations, will be considered.

FAR 19.001, to give the citation its technical name, states that a "disadvantaged enterprise" is one that is at least "51% unconditionally owned by one or more individuals who are both socially and economically disadvantaged ... and that has its management and daily business controlled by one or more such individuals".

The "socially disadvantaged" are those who have been subject to racial or ethnic prejudice or cultural bias because of their identity as a member of a group without regard for their qualities as individuals". Such persons are to be regarded as "economically disadvantaged" as well if "their ability to compete in the free enterprise system is impaired due to diminished opportunities to obtain capital and credit as compared with others in the same line of business".

The following are listed as automatically belonging in this category: Black and Hispanic Americans, American Indians, Eskimos, Aleuts and native Hawaiians, plus US citizens who can trace their origins to India, Pakistan, Bangladesh, Sri Lanka, Bhutan, Nepal, Japan, China, the Philippines, Viet Nam, Guam, the Republic of Palau, the Northern Mariana Islands, Laos, Kampuchea, Taiwan, Burma, Thailand, Malaysia, Indonesia, Singapore, Brunei, Republic of the Marshall Islands or the Federated States of Micronesia.

Thus, in the unlikely event they were to become naturalised Americans, the Sultan of Brunei, one of the richest men on earth, and Sony's Akio Morita, would be entitled to the privileges of disadvantage, no questions asked.

Virtually all federal procurement entails legally mandated set-asides for the "socially and economically disadvantaged". However, it is unusual for an entire contract to be made the exclusive domain of such persons, as in the present case. The anomaly is the result of section 567 of the 1990 Foreign Operations, Export Financing and Related Programmes Appropriations Act.

It makes a special case of USAID spending for development and famine relief in Africa. It requires that, "to the maximum extent possible", all assistance for the continent approved by Congress in 1990 should be channelled either through "disadvantaged enterprises" or "historically black universities and colleges" or colleges "having a student body in which more than 40% of the students are Hispanic American".

In subsequent years, these entities are to receive not less than 10% of the African aid pie. Furthermore, any non-disadvantaged organisation that is awarded a contract must, as a condition of receiving it, share at least 10% of it with a "disadvantaged" subcontractor.

In order to ensure that USAID does not wriggle out of the requirements, the agency's administrator is expressly commanded "notwithstanding any other provision of law ... (to) us(e) less than full and open competitive procedures" when granting Africa-related contracts.

Finally, the agency is to notify its Office of Small and Disadvantaged Business Utilisation at least seven business days in advance of advertising a contract worth more than $100 000 so the office may begin alerting the correct kind of bidder before anyone else knows the contract is on offer.

All of which serves to illustrate that US foreign assistance, especially now that the end of the Cold War has removed the geopolitical motive, is primarily a domestic programme.

Congress is allowing USAID to spend $30m on something call "Shelter and Urban Development Support" in SA not because it intrinsically cares that millions of black South Africans are homeless or inadequately housed, or even because it believes some higher purpose might be served by actually helping them.

If it cared, it would have taken steps to ensure the money was spent as efficiently as possible by ordering the agency to find contractors solely on the basis of competence. The likeliest candidates would have been indigenous organisations with practical experience on the ground and the commitment to use the funds effectively.

The truth is that, whether it likes it or not, USAID is just another of the federal government's engines for redistributing revenue among the citizenry. Not for nothing have the majority of scholarships the US has provided to black South Africans over the past decade been to American institutions for whom USAID money is merely part of the larger federal subsidy package.

For the past 25 years, a key objective of the government's redistribution function has been to purchase domestic racial harmony by buying off racial and ethnic elites through access — privileged or compensatory, depending on your point of view — to society's goods. Among those goods are aid contracts.

The result is a racial spoils system. It has now matured to the point where not an eyebrow is raised when Congressman Mervyn Dymally, chairman of the House Africa subcommittee, and his colleagues on the Congressional black caucus openly state that they will support the administration's foreign assistance requests only if their own racial constituency is granted a slab of the cake. Hence the language in the 1990 Foreign Operations Act.

Dymally makes no secret of viewing Africa as "our" turf and has unashamedly used his position to leverage business for his "disadvantaged" clients, not only from the US government but from African rulers as well. His latest plan, brewed up with the ANC's lobbyist — "disadvantaged" former congressman Walter Fauntroy — is to have Congress establish an independent board which would receive $260m from the US Treasury to establish joint ventures with black South Africans.

During a recent appearance here. ANC economist Tito Mboweni talked artlessly of the Dymally plan as though it were imminent manna from heaven: Oh dear. Even assuming Congress ever authorises the money, and hell will probably freeze over first, the poor fellow seems to be missing the point. If Congress votes a dime, its purpose will be to enrich "disadvantaged" Americans. not South Africans.

the good standing of the industry, and had consideration was to clear his name.

Little strike activity in building sector

B1DAY 15/7/92

THERE is little strike activity in the building and construction industry despite the number of people employed in the sector, says SA Building Industries Federation (Bifsa) executive director Neil Fraser.

He feels the reason is that trade unions have problems organising labour action, because building workers tend to move from job to job.

"Our industry also works on the basis of local industrial councils rather than national industrial councils, which means we can negotiate closer to home. This gives us an edge," he says.

But the industry was not without strike action or disruptions, which were usually caused by retrenchments.

Employment was governed by the level and size of contracts. If new contracts were not available, or were smaller, this inevitably led to retrenchments.

"This results in staff cutbacks and in some cases union action and sympathy strikes.

"Bifsa has recommended that most staff be employed on a contractual basis rather than on a full-time basis," Fraser says.

A survey on total industrial action in the first six months of the year by Andrew Levy & Associates shows that grievances are the main cause of strike action (39,8%), followed by wages (32,3%), recognition/bargaining levels (13,9%) and dismissal/discipline problems (10,5%).

In all industries, about 650 000 man-days were lost in the six-month period — almost double the 375 000 man-days lost during the same period in 1991, but lower than 1990's 1,2-million.

The motor industry suffered the greatest number of man-days lost in the six-month period, at 35,3% of the total number of man-days lost because of strikes. Then came the retail sector at 14,7% and the mining sector at 12,9%.

Last year, the building industry was responsible for only 2,9% of the man-days lost through strikes.

"Retrenchments are still continuing on a monthly basis as the industry is under severe pressure, which is reflected in tender prices. There seems to be little light at the end of the tunnel and we are not predicting an upturn until the middle of next year at the earliest," he says.

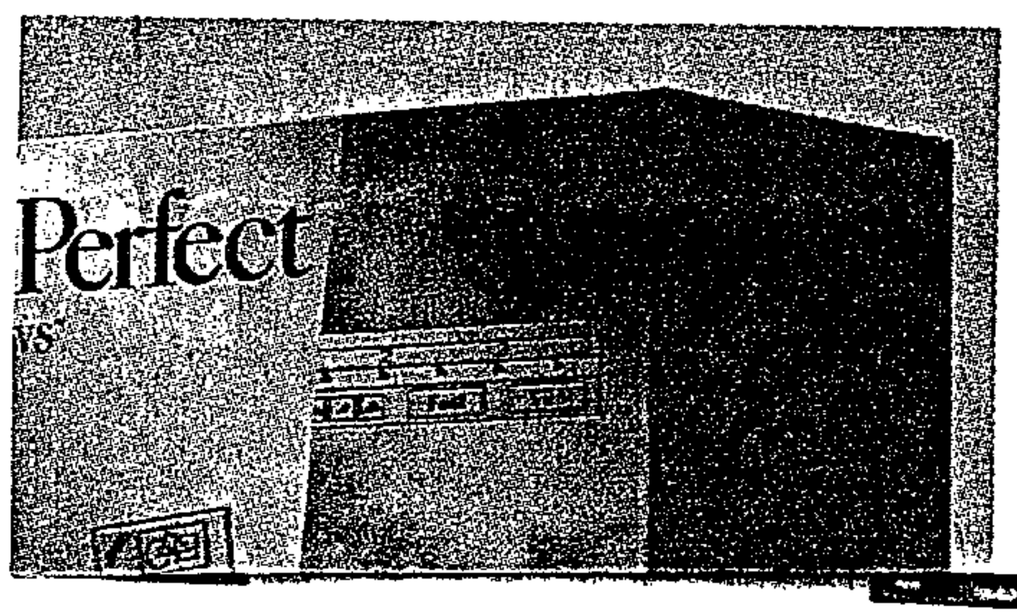
Central Statistical Service (CSS) figures on retrenchments in the building industry show that 14 500 people lost their jobs in the six months from September 1991 to March 1992.

About 369 800 people were employed in the building and construction sector in March 1992 — down from 384 300 in September.

"This figure seems to be dropping regularly from month to month and the figure to June will probably reflect an increased number of job losses," Fraser says.

Medium-sized companies are suffering most, as the large firms generally have long-term contracts. Some smaller companies are co-operating in joint ventures and just managing to survive.

Fraser said a recovery depended on political solutions. The oversupply of commercial space needed to be filled "to give the local market confidence", but for this to happen there had to be economic activity.



Workshop to explore urban housing

ANDREW KRUMM

THE one city, one tax base concept and its effect on the delivery of housing will be the central issue at an SA Institute for Housing workshop in August, institute president Jan Viljoen says. B1DAY 15/7/92

"The workshop programme was designed to give a broad view of the impact a single city with a uniform income base would have on the future provision of housing in local areas," Viljoen said.

The workshop will run from August 6-7 at the King David conference centre in East London.

"Just how housing delivery will change through the one-city-one-taxbase idea, is critical to the health of the housing industry — particularly since local authorities face a very different future," Viljoen said.

"While the state is pushing local authorities to incorporate dormitory suburbs ...into single metropolitan bodies, the affected communities contest this." (306)

This impasse would affect housing because the viability of metropolitan areas depended on efficient and affordable municipal and social services for all.

Organiser Rose Mitchell said Cape Administrator Kobus Meiring would be the keynote speaker. "We also have international speakers, local housing experts, city officials and community and civic association speakers lined up."

Project heralds new form of social housing

BIDA 7 16/7/92 306

ADRIAN HADLAND

NEGOTIATIONS on a project heralding a new form of social housing in SA are close to finality.

More than 2 000 residents of seven inner city buildings in Johannesburg may soon acquire ownership through a joint venture backed by the Perm, Standard, FNB and the Johannesburg City Council.

The project could have important implications for the provision of low-cost inner city housing across SA.

Draft agreements had already been signed by some financial institutions to provide low-interest loans for the initial financing and rehabilitation of the buildings, estimated at worth several million rands, Legal Resources Centre attorney and project advisor Trevor Bailey said.

FNB's chief manager of home loans Andre Latré said the bank was holding talks with the project co-ordinators, but until it could determine the specific capital required, the provision of guarantees and the involvement of the city council, no final agreements could be signed.

The project co-ordinators hoped that through the provision of favourable loans and grants, residents would not have to pay more than R430 a month towards sectional title ownership.

The priority would be to ensure security of tenure and affordability to low-income families living in the buildings, Legal Resources Centre attorney Odette Geldenhuys said yesterday.

Geldenhuys indicated that buildings in other city centres, including Durban and Cape Town, had already been identified as possible sites for similar projects.

In the project's mission statement, the social housing scheme is envisaged as a two-phase development.

In the interim first phase, buildings would be acquired through soft loans by financial institutions. A non-profit company with bank, tenant and council representatives would be set up to administer the project.

During the first phase, tenants would be given the opportunity to participate in extensive educational training on all aspects of ownership and control of the buildings.

In the second phase, tenants would assume full control and ownership.

The mission statement said the project would promote the wellbeing of the community and enhance its control over its accommodation and living environment.

Other parties which have shown an interest in the project and which could provide financing include the Central Johannesburg Partnership and the New Co Housing company.

Business is placed to speed housing crisis solution

B|DAY 16/7/92 **JOHN WEAVER** (306)

DURING his recent visit to Singapore, President F W de Klerk was shown examples of local government-sponsored housing projects. He was clearly impressed by what he saw because, subsequently, he was quoted as saying he would re-read in a new light the recently published De Loor commission's report on housing.

If he hopes to contribute to the resolution of SA's housing problem, he had better complete his re-read soon. Whatever interpretation he places on the report and whatever policy this or a future government decides to implement, more time will elapse during which exponential growth will add disastrously to the current housing crisis.

Well-quoted statistics give an almost hopeless perspective to the situation. The Urban Foundation estimated in 1990 that the backlog in housing for urban black families stood then at 1,2-million. About 170 000 houses would need to be built each year simply to keep up with population growth. In the PWV region alone, the foundation's estimates in 1990 were that about 377 000 people were living in freestanding informal settlements.

The situation is so serious that instant answers must be found even while a national housing policy is being hammered out.

By taking early action, business is well placed to make a substantial contribution. It is, after all, in the best interests of employers of labour that their workers are properly housed and own the basic instrument of personal wealth, with the concomitant feeling of security that possession of land creates.

In townships around the PWV, black families fortunate to have joint incomes of more than R1 600 a month are moving into homes ranging in size from the most basic four-and-a-half rooms to larger and more elaborate designs. These range in price from R40 000 to upwards of R80 000.

The stands on which they are built have been serviced with tarred access roads, electricity, running water and waterborne sewerage. As a commodity develops, so does the infrastructure. Residents set up creches to care for the infants of working mothers; churches are built; local entrepreneurs establish building businesses and offer a range of services such as fencing, burglar bars and house maintenance. Eventually the community justifies a school and in time shops, service stations and shopping centres.

Regrettably, most urban blacks fall below the R1 600 a month income threshold; a situation exacerbated by the recession. These are the people who, even if they are lucky enough to be employed, are probably living in a squatter community in which the scantiest of community life exists with no sense of permanence, far from work, in a house made from whatever scraps of material could be found in the vicinity.

The national housing policy — recommended in the De Loor commission report, proposed long ago by the Urban Foundation and which is now part of official ANC policy — is supposed to lift these people out of their pathetic plight. But they will have to endure many more bitter winters before politicians and other interested parties agree on how and where they should be housed.

Short term solutions are therefore rapidly needed.

If market dynamics were not smothered by recession and violence, the conventional suppliers of low cost housing would partially fill the void. In recent months, however, these enterprises have either withdrawn from the market, or have been placed in liquidation. Those developers which remain are themselves hampered by the reluctance — and in some cases refusal — of the institutions to grant loan finance.

It is neither altruistic nor philanthropic for business to step into the breach. It is plain good sense.

Already we live in a society characterised by unacceptable levels of unemployment and vicious crime. As the homeless increase in numbers this situation must become worse, leading to fear, intimidation, sickness, absenteeism and further degradation of the already battered economy. It is therefore in the very best interests of businessmen to care at least for the welfare of the people they employ, as indeed some organisations already do.

There are a number of approaches that business can take.

People brought up in an environment of home-ownership anticipate entering the housing market at a young age. They understand the concept and are generally aware of the financial implications. Ignorance of the process and of the wealth building advantages of property possession blocks many who would otherwise qualify for a low-cost house.

There are probably many homeless wage earners to whom this applies. People living in squatter camps, for example, who earn joint family incomes of R1 600 a month or more, can be educated in and introduced to the benefits of home ownership. Employers could help by inviting specialists into the firm to explain these benefits to their staff.

Numerous SA firms, both large and small, have housing policies for their staff. These range from the development of full scale housing schemes, to a variety of less costly options. Programmes include the building of cluster homes for groups of employees; financial assistance schemes provided directly to the employee or through a financial institution, and the purchase of stands for, or on behalf of, employees coupled with guidance in planning and building the house.

A very real way that firms could assist employees earning less than R1 600 and who would not therefore be able to afford bond repayments on a conventional house, is for the company to deal direct with the builder. In this way a number of middleman mark-ups are eliminated resulting in cost savings as high as 20%. Incorporating housing, in some form or another, into remuneration packages will add a new dimension to wage negotiations and could contribute significantly to workplace stability and employee security.

The consolidation process as communities develop is a vital component of civic pride and social fabric. An aspect to which firms can contribute is in the creation of an economic community structure.

A thriving and growing community needs a variety of services. Houses must be built, improvements made to existing buildings, and tradesmen are needed to maintain essential services. Companies can award bursaries to staff family members to study trades; supply experts to assist in the setting up of small businesses or make financial contributions to worthy community projects.

To say that South Africa is at the cost roads, is to understate the current situation with metaphoric simplicity. While the politicians grapple with our long-term future, our people, right now, need help.

It is beyond the power of most businesses to provide jobs in the current economic climate, but it is within their power to assist the homeless who work in their factories and offices. And, if businessmen believe that all their staff return each night, as they do, to warm and secure homes, they should probe the living conditions of the people they employ. They probably will find that the heart of the most crucial problem facing our people right now, is alive but not well, in their own back yards.

☐ **Weaver is CEO of FHA Homes.**

focus on IDT

Sowetan 20/7/92.

306

While the country bleeds in the aftermath of Boipatong, Mr Jan Steyn, executive chairman of the Independent Development Trust (IDT), gives an update on other events that give hope for the future of this country:

WHILE, like most South Africans, I have been numbed by the renewed levels of violence that have occurred in our country, my colleagues and I are continually exposed to events on the ground that give us a different perspective and which sustain that hope.

The litany of names and dates signposting tragic events such as Sharpeville and June 16 now has additions like Boipatong.

Within our own arena of activities at the IDT, we have seen a few promising projects like the upgrade planned for Phola Park on the East Rand which has been turned into "war zones".

It was with some trepidation, therefore, that I and some IDT colleagues went last week to visit some of the capital subsidy programmes which we are funding in order to give poor families ownership of serviced land.

To our relief and growing delight we were reassured that the development process was producing dividends of stability and progress.

I invite the reader to visit two parts of South Africa with me. They are far apart geographically as well as contextually.

Come with me to Stutterheim in the Border region and to Delmas in the Eastern Transvaal.

Stutterheim is an hour's drive from East London, deep in "settler" territory. It has seen its share of business boycotts and disruption in the past decade.

The local community leadership, both black and white, decided to work together and form what is now popularly called a social compact. An application by the Stutterheim Forum Works Committee to the IDT to develop a housing project at Mlungisi resulted in more than R6 000 000 being allocated for 896 serviced sites.

We found that the injection of a capital subsidy of R7 500 a site has had a remarkable impact. Because the leadership has committed itself to co-operate and to share decision-making as well as resources, the building of homes and the forging of an associated fabric have been carried out with speed and purpose.

The structures being erected vary from simple but sound wattle and daub to bricks and mortar buildings. The total community - including the disadvantaged themselves - have assumed responsibility for converting bare sites into a living environment.

Labour intensive methods are being used to create job opportunities, new classrooms have been built or are being planned and a business advice centre has just opened. The IDT team experienced a hustle and bustle that augurs well for the future in the area.

Come now to Botleng, near Delmas, the heartland of conservatism. Here it might surprise the reader that a social compact also exists.



Jan Steyn ... there's hope for the future.

Vital statistics

IDT Capital Subsidy Scheme State of Play

The IDT is funding 104 projects involving 108 000 serviced stands across the country. Payments are being made at the rate of R6 million a week as sites are transferred from developers to individuals. To qualify for consideration for a site, applicants must earn less than R1 000 a month, have dependants living with them and receive no other form of financial subsidy.

It is up to the individuals to erect a dwelling on their sites, once they have taken ownership of the land via the IDT's capital subsidy of R7 500 a site.

It has been formed between black political leadership, local government and the farming and business communities.

The capital subsidy on 698 sites in Botleng - a total of more than R5 million - has led to a rapid and vigorous home building exercise.

A dream of ours is starting to come true. People have been brought together by a development initiative.

A community which has learnt to accommodate ideological constraints and led by those committed to the advancement of their constituents is achieving striking results.

In the IDT's R300 million school building exercise, similar results are being obtained in previously volatile areas.

I am convinced that, if we can replicate Delmas and repeat Stutterheim, if the IDT can extend its work through ongoing investment of its resources, communities will build back the fabric and restore the stability which they so badly need.

Let's give the beloved country the chance to do just that.

Stocks considers nationwide projects

BIDAM 22/7/92

PETER GALLI

THE Stocks & Stocks group is considering a number of countrywide projects, including developing and financing low-cost housing units in certain identified sites, MD Bart Dorrestein says.

"We have a huge number of countrywide projects in the pipeline, but these still need the approval of political parties," he says.

An example of this is the group's offer to develop an area north of Randburg — Cosmo City — for the resettlement of the Zevenfontein squatter community, which will not be underwritten.

A 50m² shell house will be offered, complete with waterborne sewerage, toilet and sink for R20 000 a unit. The company has also offered to finance the sale of units at R178 a month over 20 years, while other options as low as R8 000 or a R75 a month repayment will be offered.

While no decision has been made in this regard, the group is believed to be considering a number of similar projects.

In another development, Dorrestein says work on the R350m Sandton Square development has been slowed down to accommodate Stocks staff working on The Palace hotel at the Lost City.

"When the present hotel project at Sun City is finished, we can transfer most of the workforce to that project," he says.

About 4 000 staff are employed on the construction of The Palace and, except for some local Bophuthatswana labour that will not be moved to the Sandton development, all staff will be retained.

Stocks has an order book of R1,2bn and will be involved in the construction of a "mini town" for Lost City workers. The first paying guests would occupy The Palace on October 15 and the complex was scheduled to be opened on November 15.

The Sandton Square development is intended to fill the void between the civic centre and existing shopping centre and the 22 000m² site is to the north of fifth street.

Immediately to the east lies the Civic Centre and directly to the south and west lie Sandton City and the Sandton Sun Hotel. A total of 2 000m² penthouse office space, 24 000m² of general office space, 3 200m² of banking area and 15 000m² high fashion and speciality retail space will be offered.

"At the end of construction, the Sandton Square development will amount to about R350m and will, in building terms, be as big as The Palace hotel project," Dorrestein says.

Bophuthatswana's first fully private hospital, Ferncrest Hospital at Tlhabane near Rustenburg, was officially opened last week. The 120-bed hospital was built at a cost of R25m by Stocks Construction (Bophuthatswana).

Finance was provided by the Sefalana Employee Benefits Organisation (Sebo) and it is managed by Clinrun. Ferncrest, in which 57 local doctors have a 60% shareholding, lease the premises from the pension fund. Sebo, Stocks and ClinRun hold the other 40%.

Competing with the rats for food

STAR 28/7/92 306

BLOEMFONTEIN — The withering drought is driving black peasants from the dusty brown veld into rapidly growing shacklands around cities.

Here, people like Leah Mokgothu live, in every sense, on the fringes of society, virtual refugees in their own country, dependent on handouts.

Ms Mokgothu and many like her have been laid off by white farmers, themselves facing bankruptcy. They now scratch for a living in city rubbish dumps.

The Urban Foundation says by 1988 about 7 million South Africans were living in shacks; some 2 million of them around Johannesburg and Pretoria.

Ms Mokgothu, "retrenched" earlier this year after 25 years' labour on a Free State farm, spends her days competing with rats and dogs to scavenge food from Bloemfontein dumps. On a good day she earns R5 from selling plastic or glass to recycling firms.

Her family of eight depends heavily on Operation Hunger, which feeds some 2 million people.

"Some shack settlements outside Free State towns have doubled in size since December," said Operation Hunger deputy director Mpho Mashinini. "All because of the drought."

"It is anticipated that there will be major flows out of the homeland rural areas into the metropolitan areas," a recent study by the Urban Foundation said. The foundation estimated more than a million people would move from the homelands to the cities in this decade.

Its figures show Durban nearly doubled its population from 1970 to 1980, making it one of the fastest growing cities in the world.

"The extent of Durban's squatting problem is second only to Mexico City's," said Anthony Minnaar in a study of squatter settlements around the city. — Sapa-Reuter.

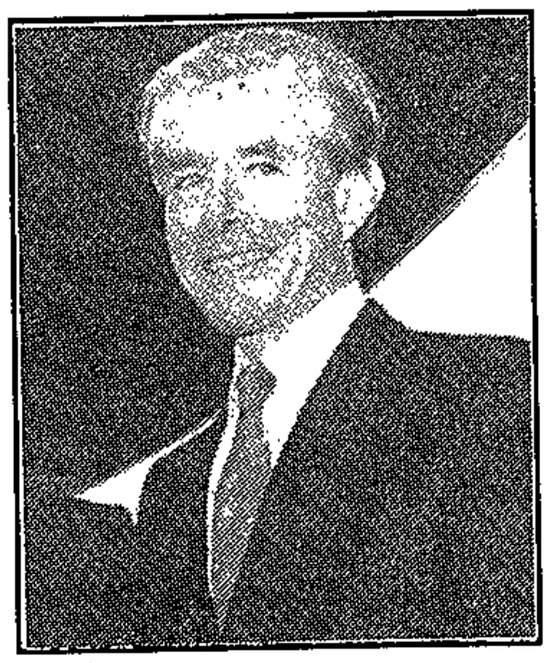
Toilets like these were funded by the Independent Development Trust.

IDT projects have a positive spin-off

Sowetan 29/7/92 306

MORE JOBS

Instead of using machines on IDT projects, the residents now reap the rewards:



This is a further article in a regular series on how the Independent Development Trust is using R2-billion of taxpayers' money to provide a better future for the very poor of all races in South Africa. JOLYON NUTTALL, IDT Director of Communications, reports.

TREND-WATCHERS will have noted a dramatic change in recent months from a capital intensive to a labour-based approach to getting things made or built. Put in simple terms: machines are out, people are in.

What is more, the evidence is that, apart from creating desperately needed jobs, the move back to humans is having positive spin-offs.

I am pleased to record that this trend is becoming a fetish within IDT-sponsored projects.

First major signals about the potential for harnessing development programmes to the creation of jobs came from the construction of a substantial new primary school at Etwatwa, near Daveyton, on the East Rand.

Labourers were recruited from the community and trained on site. The school was built in 100 days. Of the total cost of R2,2-million, R800 000 went back into Etwatwa in wages.

Now examples are coming in aplenty from site-and-service development being paid for by the IDT across the country.

These initiatives are being captured in a regular IDT newsletter which is sent to more than 100 developers so they can share the experience of others. Thus, the trend is likely to spread.

At Vosloorus in the Transvaal, there is a good case being made for labour-based construction methods. Machines are being used on the 1 325 site project only where absolutely necessary. A combination of soil and dolomitic rock requires bulldozers to turn the ground.

But manual labour is being used for site clearing, trench digging, laying of pre-cast manholes and in laying road surfaces with interlocking concrete blocks. The blocks are being used deliberately as an alternative to tar.

They are made by local labourers on site. The blocks cost more than tar but they require less maintenance.

A total of 170 local workers have been recruited.

On the East Rand, the Katlehong

"No fewer that 600 local labourers have been recruited. They prefer to work on a piecework basis"

Builders Association has been formed. It has 28 members and recently completed its first contract to build 500 toilets on a nearby Moleleki project funded by the IDT.

At Stutterheim, in the Border region, about 40 percent of the work on a 900 site project has been completed, using mainly labour intensive building methods.

The project has been divided into 29 areas of about 30 stands each. Initial contracts were divided between experienced contractors doing more skilled work, such as pipelaying, and less experienced contractors doing less skilled tasks, such as backfill. Now all contractors do all tasks in a single contract.

At a 500 site project at Kokozi in the Western Transvaal, the only machinery used in construction consisted of water pumps, compressors for compacting roads, and transport for delivery materials.

No fewer than 600 local labourers have been recruited. They prefer to work on a piecework basis rather than for a fixed weekly wage. It allows them to work harder and thus increase their income.

Somehow, this momentum must be maintained. More projects must be developed, so that this newly acquired expertise can be put to further use.

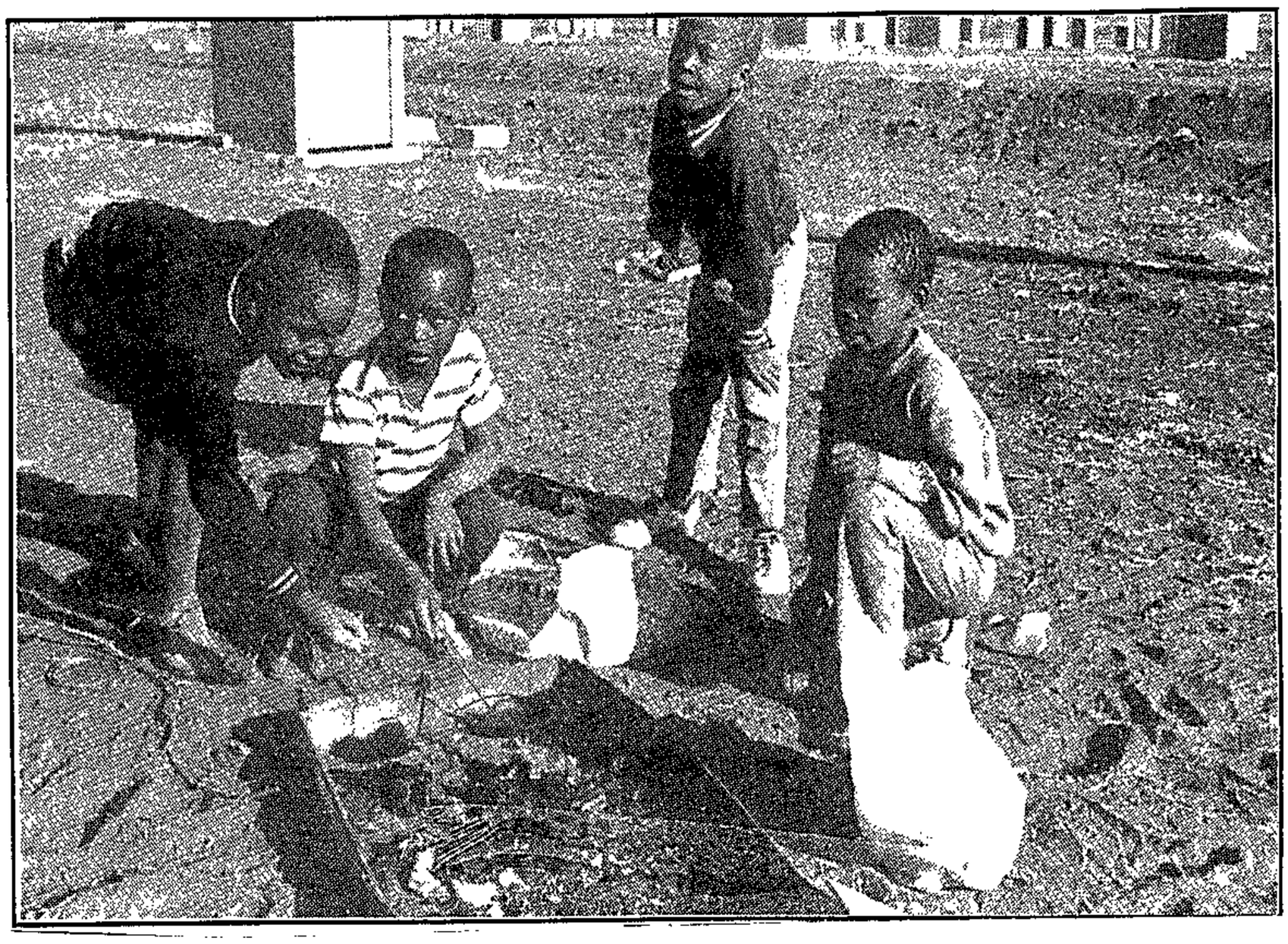
The IDT is doing all it can to secure more funds, in order to achieve just that.

● Readers will note from the scorecard that the funds allocated to projects exceed the founding grant of R2-billion. This is where the interest earned on the grant starts to come in useful.

The IDT score so far

Projects supported to date: 331
Funds allocated: R2 080 520 000
Funds "in the ground": R611 000 000

NEWS ANALYSIS *IDT is creating jobs for many*



SOWETAN

29/7/92

306

All I want is a room somewhere

W|Mail 31|7|-6|8|92 · 306

The informal housing market is dead, says a major builder. No one can buy even a cheap house

By **BARBARA LUDMAN**

WHEN the Kriel Town Council agreed last month to buy R40-million worth of prefabricated houses for Thubelihle township, it shot a ray of hope through the alternative housing market. Somebody, at last, was cracking it.

That "somebody" was Dorbyl, a huge steel and engineering firm specialising in ships, locomotives and mining equipment. A small division also makes prefabricated houses out of panels of zinc-coated high-tensile steel. A Zinki house costs from R3 000 to R18 000 and comes in many colours (most people ask for cream). You can put one up in a couple of hours and add to it as time goes on — more rooms, interior cladding, a ceiling, a stoep.

Dorbyl got into the alternative housing business when everybody else did — when it was clear that urbanisation was proceeding at such a fast clip that major South African cities were about to be surrounded by shack settlements. Architects, builders, organisations and entrepreneurs all thought they had a brilliant idea for solving the "squatting problem" with low-cost houses.

Most of them flashed on the horizon like summer lightning, and disappeared.

"There are still a lot of companies in the starting blocks with housing products," says Shanti Industries' Alan Stokes. "They're waiting for finance. Whenever there's a new pilot scheme they all trek there — and bomb out."

"The informal housing market is dead," says a major builder offering a quality shell house. "There's no finance. Nobody can buy."

"We're struggling," says another. "We sell two here, three there. I don't know how long we can stay in this market."

It doesn't cost much to buy a simple but well-constructed house, once you've got a site serviced by the province, a private developer or a council. Most houses cost between R3 500 and R10 000, and there's a choice of materials — zinc, timber, high-tensile steel, reinforced concrete. At the bottom of the scale, it's little more than a shell; but it looks like a house, not a shack, and good ones can be improved and extended. There are prefabs with pitched roofs and verandas, indoor plumbing, provision for electricity.

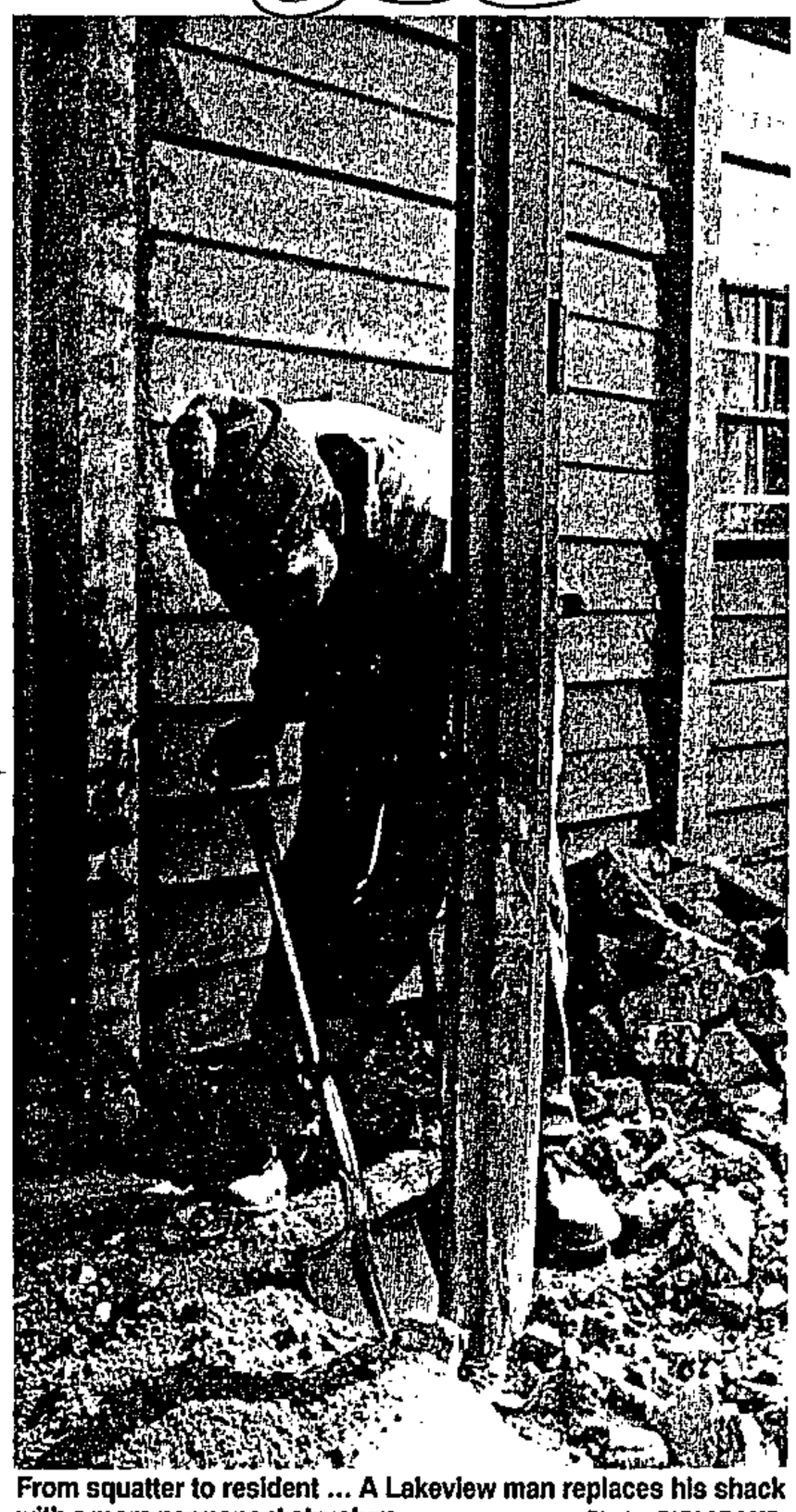
When the South African Housing Trust asked for manufacturers to submit housing plans for a pilot loan scheme in Klerksdorp two months ago, more than 100 manufacturers responded. The attraction: for approved houses, homebuyers could get finance from SAHT's Khayalethu Home Loans. For many manufacturers, this project was their last chance to stay in the lowcost/"alternative"/"affordable"/incremental housing market.

The Kriel scheme is working because there's finance: the package includes the participation of the Perm and local employers. The scheme will take care of perhaps 4 000 families — a beginning, anyway, on the 1,2-million families looking for a home.

The SAHT's pilot project is even smaller: 500 stands developed with Independent Development Trust (IDT) money near Klerksdorp. IDT sites are free; technically, the R7 500 subsidy goes to the informal settler via the developer who is paid to put in facilities for running water, waterborne sewerage, streets and stormwater drainage.

SAHT isn't popular among local NGOs; they'll tell you it's bureaucratic and prescriptive. But its Khayelethu Home Loans is one of the few agencies actually willing to lend money to shack dwellers, and if the pilot project works, it's almost certain to expand: it has just landed a huge loan from the IDT Finance Corporation (IDTFC) to operate in the incremental-housing — under R12 500 — home loan market.

Until now, for the most part, only The Group Credit Company, an Urban Foundation subsidiary also funded by the IDTFC, has been operating in that market. The system is related to the stokvel concept: borrowers form groups and elect officers; each member of the group stands surety for the others; loans are R5 000 or less per person and must be used for buying or improving housing. The money is disbursed in tranches to encourage repayment. The project is so successful it's branching out, with a branch opened this year in Port Elizabeth and others on the way around the country.



From squatter to resident ... A Lakeview man replaces his shack with a more permanent structure Photo: GUY ADAMS

The GCC deals in instalment credit loans, not bonds, and the interest charged is what is allowed under the Usury Act: currently from 24 to 31 percent. It sounds high for a bond, even one disguised as instalment credit, but building societies won't get involved in this market, except under exceptional circumstances.

The GCC's rate of default is a low four percent. This doesn't surprise Michael Oelofse, senior manager of the Housing Policy Unit at the Urban Foundation. "Empirical evidence in South Africa is scarce," he says, "but international research supports the conclusion that lending money to the poor is a good investment."

Building societies that went in for bonds on starter housing — above R12 500 — in the 1980s seem reluctant to increase their involvement. "Basically it's a question of risk. There's instability in the townships; often it's impossible to repossess a house. And even if you can, there's strong community pressure on someone who purchases a repossessed home. You come home to find a tyre on your roof."

But that's only part of the story. "It isn't as much the risk factor as the realisation that there isn't as much return to be made in the low-income market. It costs the same to service a R100 000 loan as a R1 000 loan. In the low-income market, often you're not earning enough in interest rates to cover your costs."

There are schemes: loan guarantee funds for houses costing more than R12 500, and employers who guarantee bonds for groups of their employees, generally basing the amount guaranteed on the amount in the employee's pension fund.

For the most part, these guarantee schemes benefit only people who qualify for a bond anyway or work for a benevolent employer. "They address the needs of workers and that's a great step forward," says Shanti's Piers Kenyon, a development planner. "But if you're a hawker, you may be making R1 300 a month but you're self-employed, so it's no use."

"The IDT's capital subsidy programme (of servicing sites) is what's keeping housing going in this country right now. It's the most efficient way to get people on a rung of the ladder: a piece of land with basic services," says the UF's Oelofse.

"The IDT can only subsidise 100 000 sites throughout the country. That's not enough. The state must do it."

The need for the state to do it appears to be the view of the De Loor Commission on Housing, whose report on the country's housing problems was published in April — although the commission would like access to serviced land linked to a means test. Still, "it should be possible," says the report, "for the government to increase the annual capital amount appropriated from the budget for housing from the present R1,6-billion to R3,5-billion over the next three years. This would then equate to about 4,7 percent of total state expenditure in 1990/91.

The report finds it important that a strategy to involve the private sector go hand-in-hand with such an increase.

The commission recommends that although tax sources seem limited, loan capital available on the domestic and international markets should be explored, plus guarantees by public sector institutions and "utilisation of government assets, as well as consumer charges".

Are tax sources limited?

The UF estimates there are 1,2-million families who need shelter in urban areas, with 1,13-million more expected by the end of the century — or 2,3-million families. At the bottom end of the scale are families who can afford nothing more than a serviced site and a rudimentary house: the incremental market, which is 58 percent of the total, or 1,35-million families.

At R7 500 per site, the IDT figure, it would cost the state just over R10-billion to accommodate them all.

Here's another incredible figure: this year the state has budgeted R4,3-billion for its special defence account, to finance unspecified and secret "special defence activities and purchases" — over and above the R5,4-billion general defence allocation.

Direct the special defence account allocation to housing, and 1 601 sites could be serviced every day, seven days a week, 365 days a year. In two and a half years every homeless family could have a properly-serviced site.

Redirect even a part of it, and watch the patchwork quilts on the edges of upmarket neighbourhoods turn slowly into suburbs.

Not quite as flexible as a shack

TYPICAL low-cost houses are a simple core grounded by posts. Floors are not included, although one can pour one's own; ceilings, interior and exterior cladding and insulation can be added later, as finances improve.

Doors and windows are generally included. Many have provision for electricity and indoor plumbing, assuming the site has been serviced with these amenities.

The scores of prefabricated houses on the market look much better than informal shacks and are undoubtedly more comfortable. But despite the claims of manufacturers — that they are incremental, that the buyer adds on what he can afford when he can afford it — they are not quite as incremental as a shack.

For sale: houses of board, iron, zinc and timber

W|Mail 31|7-6|8|92

THE Urban Foundation's enablement programme — designed to support community initiatives which will bring about a substantial change in people's lives — has resulted in communities setting up several resource centres.

One of them, the Masiphatisane Development Centre, has a centrally located store which offers a wide range of building materials to communities at reduced prices.

By obtaining materials directly from manufacturers and suppliers, the store reduces costs by limiting the number of middlemen in the supply and distribution network of cement, timber, galvanised iron sheeting, glass and window and door fittings.

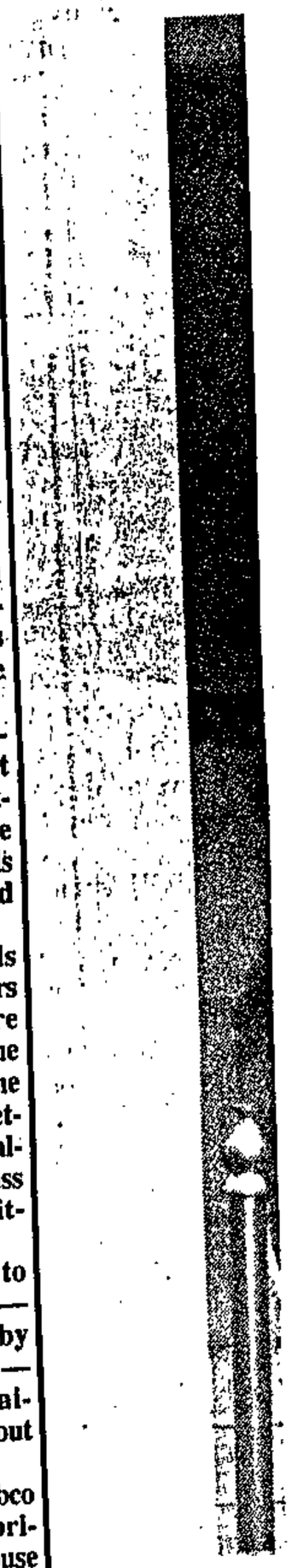
A move is underway to establish satellite depots — owned and managed by community organisations — in Khayaletshi, Lawaaikamp, Crossroads and Hout Bay.

Murray & Roberts' Ribco division makes a prefabricated galvanised steel house with steel columns and a galvanised iron roof. The house, thought highly of in the trade, can be expanded and upgraded.

A firm called Ezebilt makes rondavels out of exterior grade weatherboard and a galvanised steel framework. Sappi makes a particle board house available in a modular kit.

And Dorbyl, which landed a stunning R40-million contract at Kriel, makes a small kit house out of zinc-coated high-tensile steel. The house doesn't need a steel frame; the panels bolt together. It comes in all the chromodex colours, including green, but people usually asked for a beige house with an ochre red roof.

These are among the major suppliers in informal settlements in the Transvaal and Free State, and for the most part, manufacturers offer free training in assembling the houses to people nominated by the communities they're trying to sell to.



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18-m in SA lack access to adequate sanitation

STAR 20/8/92

Half of South Africa's population does not have access to adequate sanitation, the Water Research Commission (WRC) revealed yesterday.

The commission found in its countrywide investigation into the provision of sanitation that in urban and rural areas, 18 million people had to make do without proper sanitation.

The WRC announced it was engaged in a comprehensive programme aimed at addressing the problem of inadequate sanitation.

The objectives included:

- To establish how many people had access to safe sanitation.
- To develop a strategy with a view to improving the situation and developing a set of guidelines for the provision of sanitation.

The investigating team has already established that it would cost about R11 billion to provide all urban dwellers in South Africa with waterborne sewerage by the year 2000.

The WRC will hold a series of workshops throughout the country next month which will offer interested groups an opportunity to analyse the information produced to date.

For further information contact David van Rooyen at (011) 804-2933 or H Chapman at (012) 330-0340 — Sapa.

Big lenders join forces with blacks on housing

S[Times B455]

23/8/92

By KEVIN DAVIE

THE life and mortgage businesses and the ANC, PAC, Azapo and the IFP join forces at the end of this month to combat the housing crisis.

Taking part in the national housing forum (NHF), to be launched on August 31, will be 17 organisations. They include the Life Offices Association (LOA), the Mortgage Lenders' Association (MLA), Saccola and representatives of the building materials and construction industry.

Trade unions Cosatu and Nactu will be represented and so will the national body of civic organisations, Sanco. Others will be the Development Bank (DBSA), the IDT, the Kagiso Trust, the SA Housing Trust and the Urban Foundation.

Foreign

"There's a lot of hope for the Forum," says the MLA's Denis Creighton.

"This is the first occasion where most of the major players will directly be involved in solving SA's housing problems."

Mr Creighton says there is no shortage of capital for housing, but foreign money will be needed later.

"This is the first attempt to bring some order to the housing mess," says the ANC's William Cobbet.

LOA chairman Louis Shill says his organisation supports the aim of ensuring that housing provision is co-ordinated and well backed.

"Priority No 1 is housing. The funds are available but the affordability problem needs to be bridged," says Mr Shill.

But most participants stress that they do not see the establishment of the NHF as a panacea. Housing policy has been so skewed by apartheid that even though the NHF will combine considerable financial and political muscle, it is unlikely to produce immediate solutions.

The DBSA's Johan Kruger says one problem is the disparity of services. Service provision in Langlaagte costs R172 a month, but in nearby Soweto a homeowner is expected to pay R332 for less service.

Mr Kruger says: "There is no short-term optimism, but the forum should create an enabling environment which will produce long-term solutions." Mr Creighton says the SA development process has been distorted by past ideology. This has caused structural problems.

The work of the NHF should in time find teeth in legislation. But the process will facilitate the freeing of housing finance.

"Regrettably, it will be a slow process. There are major imbalances to correct."

Fruitful

Mr Shill says no yardsticks or form of prescription have arisen in the LOA's discussions with extra-parliamentary groups. Prescription is a desperate measure.

"The market mechanism provides the best solution."

Sanco has called for a boycott on payment of mortgage bonds. The ANC's William Cobbet says the real issue is how to get finance into the townships.

"Boycotts are not an appropriate way of doing this."

Funds should ideally be offered voluntarily, but the percentage allocated should be investigated.

Sanco president Moses Mayekiso says "fruitful" discussions were held on Thursday and Friday with the Government, MLA and Council of SA Bankers.

He says Sanco is not a mischievous group, but is concerned about high interest rates, the fact that few blacks have access to mortgage finance and that violence has caused some people to flee their homes.

Sanco, which meets this weekend to discuss the bond boycott, is committed to helping to solve housing problems.

Housing forum to be launched soon

B/DAY 24/8/92

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A NATIONAL housing forum will be launched in Johannesburg at the end of this month following months of preparations.

Financial institutions, political organisations, trade unions and development agencies will be among 17 organisations who will attempt to find solutions to the present housing crisis and make recommendations to government.

Government withdrew from initial discussions on the housing forum in January, saying socio-economic matters should be discussed at Codesa.

The ANC, the PAC, Inkatha, civic groups, Cosatu, Nactu, the Life Offices Association, the Mortgage Lenders' Association, the IDT and the Development Bank are among the bodies who are represented on the forum.

A source close to a working committee entrusted with working out the forum's details said at the weekend that everything was in place and the forum would be launched at a news conference at the end of the month.

A civic leader, who asked for his name to be withheld, said government should reconsider its participation in the forum now that Codesa had collapsed.

WILSON ZWANE

Minister Leon Wessels has said government would maintain bilateral contact with the forum.

Meanwhile, SA National Civic Organisation president Moses Mayekiso has called on banks to stop lending money to government. It was not clear yesterday whether the Council of SA Banks (Cosab) would meet government to discuss Sanco's call.

Mayekiso told Cosab representatives in Johannesburg on Friday: "Cosab members hold more than R13bn in government loans of various sorts... This is more than 10% of total government debt."

Mayekiso said banks should stop lending government money until it was clear that democratisation was irreversible.

He said unless the bankers stopped lending government money and changed their lending policies towards blacks, Sanco would embark on a mass action campaign which would include the bond boycott.

Cosab could not be reached for comment yesterday, but Mayekiso said the council had promised to respond to his organisation's demands within two weeks.

Efforts to reach Local Government spokesman Johan Smit yesterday were unsuccessful.

Pilots claim Transnet breached agreement

B/DAY 24/8/92

THE SAA Pilots' Association (SAAPA) has instituted legal action against Transnet which, it claims, breached a conditions of service agreement by promoting five pilots to the rank of Boeing 737 captain over the heads of more senior candidates.

In papers filed in the Rand Supreme Court, the pilots' organisation claims numerous other pilots employed by the airline with greater seniority should have been considered before the five senior first officers who were promoted.

The association is seeking an order declaring the promotions unlawful and in breach of the regulation agreement between Transnet and the SAAPA which governs pilots' conditions of employment.

The association also wants an order directing Transnet to reverse the five appointments and pay the compensatory allowance provided in the agreement to those pilots who qualified for it.

Transnet has given notice that it intends opposing the application.

According to court documents filed by the association, Transnet (SATS at the time) signed the Regulation Agreement in April 1989. In December 1991, Transnet notified the association of its intention to

SUSAN RUSSELL

cancel the agreement. However, the terms and conditions of the agreement were to stand until it was replaced by two separate agreements.

Association president Clair Herbert Victor Fichard said the agreement was still in force as this had not yet been done.

The airline's four ranks of pilots are first officer, senior first officer, captain and senior captain in order of seniority.

Transnet invited its captains and senior first officers to apply for the vacancies in the Boeing 737 fleet in December 1990.

Fichard said five senior first officers were appointed over the heads of other more senior candidates who had applied. In addition, senior candidates whose applications were unsuccessful had not been given the allowance provided for in the Regulation Agreement for having been bypassed for promotion.

Fichard said the association's attorneys wrote to Transnet asking it to cancel the appointments or to pay the allowance.

However, Transnet denied breaching the agreement and refused to cancel the appointments or pay the allowances.

Two men die while held at police stations

PRETORIA — A 25-year-old man died in police detention at Witbank Police Station yesterday, an SAP statement said.

Maj Schalk Pienaar said police were investigating the circumstances surrounding the death of the man, whose name and address were unknown and who had been accused of stock theft and housebreaking.

Earlier, police at Blinkpan, near Middelburg in the Transvaal, said a man had used his underpants, a sock and shoelaces to hang himself from his cell window.

SAP Eastern Tranvaal liaison officer Maj Schalk Pienaar said Joseph Mpheteng, 30, had been arrested on Friday on charges of rape and theft. — Sapa.

Call for a housing tribunal

■ Conflicts could be resolved informally by legal minds:

POTENTIAL conflicts between the aspirations of the landless and the interests of property owners could be resolved by the creation of a Land and Housing Tribunal.

The call for the formation of a tribunal was made by an executive member of the Legal Resource Centre, Mr Geoff Budlender, when he addressed a seminar whose theme was "Housing on the Fringe" held at Broederstroom this week.

He said the alternatives were a formal legal process or the extra-legal route of land occupation by landless families.

He added: "From the point of view of the landless and homeless, the land occupation model is the only functioning land claims process in South Africa today. Surely we want something better for our country."

Delegates at the two-day conference recommended that the formation of a tribunal be discussed at the launch of the National Housing Forum in Johannesburg on August 31.

The ANC, PAC, Azapo, Inkatha and 17 other organisation will attend the launch which is believed will try to ease the housing shortage in the country.

Budlender said the advantage of the tribunal option was that people with legal and technical training and people with political accountability could be enlisted.

Informal procedures could be used "within statutorily determined policy guidelines" while safeguards could be built in to "protect against arbitrariness and corruption".

Also addressing the conference was the ANC's Mr Thozamile Botha, who said the liberation movement aimed at providing homes for everybody.

He said it was essential that land be made available to the landless so that they could provide homes. The private sector, the community and financial institutions have a role to play in this regard.

The mushrooming of squatters on the periphery of the cities must be eradicated.

New forum (351) (306) a mini (128) Codesa on housing

wlmail 28.8 - 3/9/92

Weekly Mail Reporter

AN extraordinary array of political parties, business and labour organisations will join development agencies to launch the long-awaited National Housing Forum next week.

The African National Congress, Inkatha Freedom Party, Pan Africanist Congress and Azapo are among the signatories to the Forum's founding agreement. So is the South African National Civics Organisation — which has been threatening bond boycotts — and the Association of Mortgage Lenders; the Congress of South African Trade Unions and the employer organisation Saccola. The National Association of Trade Unions is expected to join within weeks.

The forum was started a year ago as a task force looking at hostels, but has turned into a wide-ranging grouping planning initiatives to tackle all the problems that constitute the country's housing crisis. Its brief will range across state intervention and private sector involvement in the delivery of housing for an estimated seven-million homeless. It will take in the provision of finance and participation of the community in decisions affecting them.

Major development agencies are involved — the Urban Foundation, Kagiso Trust and the Independent Development Trust and Development Bank of South Africa — as well as organisations representing the construction industry.

Although the government was initially involved in the process to set up the forum, it pulled out earlier this year on the grounds that decisions on housing were not the province of an extra-parliamentary grouping which was, additionally, outside Codesa.

The forum will negotiate long term policy but its emphasis will be on short term initiatives.

Oil fund pays for new police stations

A PLAN to use some of the proceeds of government sales of strategic oil reserves to build 59 satellite police stations and 250 police contact points gets under way this week.

Economic Co-ordination Department spokesman Ernst van Eck said yesterday R62,4m of the R1,08bn strategic oil funds scheme had been allocated to security services in an attempt to halt the violence.

Contractors will submit their tenders for projects this week and construction will be completed by March.

The oil funds scheme, aimed at socio-economic relief projects, was announced a year ago. The projects include building thousands of classrooms, housing sites, and clinics and community centres in "informal areas" in SA and the homelands. Several educational and community projects are already under way.

The process of planning projects and

KATHRYN STRACHAN

consulting communities about facilities needed was almost completed and Van Eck said he expected the scheme to surge ahead. Unrest had delayed some projects.

Plans for the conversion or upgrading of hostels, for which R31m had been allocated, had stalled because of conflicting views on how the problem should be approached.

Van Eck said the scheme was aimed at special development projects, with the emphasis on creating employment, social stability and a climate for investment.

Government guidelines for selecting projects focused on creating jobs and stimulating economic growth.

The fund would involve about 667 projects providing jobs for 59 000 people for an average period of 15 months. A sum of R20m had been allocated for a Manpower Department employment project.

authorities and got away with it more of classical music. to SA."

Pictures: ROBERT BOTHA

Housing backlog can be met, says trust

306

DIRK HARTFORD

THE government-supported SA Housing Trust believes that if communities set up their own financial institutions — "like a massive stokvel or club" — the enormous backlog in low-cost housing would stand a chance of being overcome.

In the meantime political uncertainty, the shortage of finance for low-cost housing and the threatened bond boycott had put new housing initiatives on hold, trust communications head Mike Foulds said.

By June last year the trust had financed 29 000 low income units — about 1 000 units a month — but is currently financing only 200 units a month. It says 170 000 new housing units are needed every year just to keep up with the population growth.

"If people become stakeholders in their own financial institutions they will be more inclined to repay their loans through peer pressure," Foulds said.

He said financial institutions had stopped providing money for low-cost housing because of township violence and their inability to repossess property from long-term defaulters. It would not be easy to get the institutions back into the market and, without their involvement, the building industry would "come to a grinding halt". B|DAY 31|8|92

Foulds said the major need in the black market was for small loans of about R6 000 to enable people to buy materials to build their own homes.

The trust, which will take part in the housing forum, is involved in a "rationalisation initiative" with the Development Bank of SA, the Urban Foundation and the Independent Development Trust.

All the "major players" in the housing market were under a lot of strain as regards their future role, because of the current uncertainties, Foulds said.

Alliance's campaign boosted membership

B|DAY 31|8|92

CHARLIE PRETZLIK

MEMBERSHIP of the ANC had increased over the past two months as a result of the ANC/Cosatu/SACP alliance's mass action campaign and general strike, the organisation said last week.

The PAC and Inkatha, who did not back the campaign, also reported a recent increase in membership.

One of the ANC's biggest gains was in northern Natal, where regional administrator Bongani Msomi said the 5 000-strong membership had doubled.

A high increase was also reported by the ANC eastern Transvaal branch, where numbers rose 50% from 90 000 at the beginning of July, while membership in the western Transvaal jumped from 19 000 at the beginning of July to 25 000 at the end of August.

In the northern Transvaal, ANC membership rose by 5 000 from 40 000 at the beginning of July, regional membership secretary Willie Madikoto said.

ANC western Cape spokesman Vincent Diba said his branch had registered between 200 and 600 new members a day last month and the Border region saw a similar increase, with 500 people being signed up at one rally.

Border region deputy secretary-general Donne Cooney said the mass action campaign had "remobilised dormant branches and membership".

ANC spokesman Gill Marcus described the increase as "very positive". Membership had been growing for a while and would keep on growing, she said. However, no nationwide figures were available yet.

Inkatha also reported an increase in numbers. National executive member Themba Khoza said between 12 and 15 new members were being signed up every day in the PWV area, compared with about seven a day before the start of the alliance's mass action.

He said Inkatha had not yet compiled national statistics, but put the increase down to people being "disgruntled at the mass action campaign which forced politically passive people to make choices".

The PAC had no national figures available, but West Rand regional committee member Bonginkofi Mhlanga said membership had increased by 20% in the Vaal area and by 25% in Soweto.

NP spokesman Piet Coetzer dismissed the claims by the ANC, the PAC and Inkatha as "propagandist".

He acknowledged there was a "fed-up factor" and said the NP's membership drive was reaping the benefits of this. No figures were available, but the NP was making inroads into the coloured community and, slowly, into the black community, he said.

Forum pledge to beat housing crisis

306

S/PAY 11/9/92

THE national housing forum, launched in Johannesburg yesterday, would map out a "convincing" plan to address the housing crisis, chairman Eric Molobi said.

Molobi said the multiparty forum would develop and agree on a national plan of action for housing in the short term, which could be implemented even before a political settlement; and participate in the development of broad policy, strategic objectives and short-, medium- and long-term plans for the housing sector.

He said there would be no need to put pressure on government to implement the forum's plan as its workability would, in itself, be "persuasive argument".

A recent Development Bank of SA study estimated that at least 275 000 houses would have to be built every year for the next decade to meet the country's needs.

The seeds of the forum were sown at a meeting with government in August last year to discuss the hostel issue.

"We concluded that the hostel issue could not be solved in isolation from the broader housing and development requirements of the community," Molobi said.

Government withdrew from the forum in January, saying the housing issue was a matter for Codesa. However, it indicated it

WILSON ZWANE

would maintain bilateral discussions.

The launch was delayed by differences among forum members. These had now been resolved, Molobi said.

The forum consists of 16 organisations, including the ANC, Inkatha, Azapo, the PAC, Saccola, development agencies, financial institutions and civic organisations. It has six working committees, which in the next few months will discuss land and services, end-user finance and integration of cities and hostels.

The committees would work with "trainees from disadvantaged communities" and submit their findings to the forum for assessment. The plenary session would finalise a national housing strategy.

The Independent Development Trust has agreed to underwrite the funding of the forum's operations for the first budget period of 12 months, by making up the shortfall after contributions by member organisations and other sources.

Forum spokesman Khehla Shubane said the SA National Civics Organisation's threat of a bond boycott would receive the forum's urgent attention.

● Picture: Page 3

Crash programme on housing

By Michael Chester

The new National Housing Forum was formally launched in Johannesburg yesterday at a conference that set aim on a crash programme to produce radical guidelines to solutions to the crisis of millions of homeless black families.

Kagiso Trust general secretary Eric Molobi, who was elected first chairman, fixed a 16-week deadline for the preparation of fresh guidelines on how to tackle short-term interim measures while longer term strategies were ironed out.

Threats of bond boycotts, he said, were obviously among the issues that had to be resolved by negotiation as priorities were laid out.

First assesssments showed that new initiatives were needed to boost the supply of low-cost homes to at least 250 000 a year in the next decade.

The creation of the NHF, he said, marked a significant landmark in moves to persuade all the main players to call a truce to start joint efforts to seek ways to accelerate the supply of affordable homes.

Months of talks had finally succeeded in forging co-operation from such diverse players as the ANC and the Inkatha Freedom Party to the Association of Mortgage Lenders and the Life Offices Association.

Specific aspects to be tackled in the first phase were issues of land and services, end-user finance, housing options, institutional structures, hostels and integration of the cities.

Experts from all fields would be sharing their skills in new affirmative action programmes.

"We cannot expect instant solutions," said Mr Molobi. "But we are determined to erect at least new signposts to interim and longer term goals."

The NHF elected Ishmael Mkhabela, director of the Interfaith Community Development Association, as vice chairman; with Urban Foundation executive director Matthew Nell and Wits University Centre for Policy Studies research officer Khehla Shubanest to head a co-ordinating committee.

Exciting plan to boost black home-ownershi

STAR 1/9/92

ANDREW Lukhele, president of the National Stokvel Association of South Africa (Nasasa), is disappointed about the Government's and formal businesses' role in alleviating the severe housing crisis in black communities.

As a result he has embarked on a misssion for stokvels to play a leading role in easing this plight.

He has in the pipeline exciting projects for the development of solutions to the housing problems in South Africa.

He offers a sensitive argument from the black community: "Financial institutions such as banks and building societies, which are mostly run by whites, have been sitting with million of rands invested by black people in the form of pension funds, savings, including stokvel accounts.

"Yet they haven't made efforts to extend credit to black people to enable them to be property owners. And Nasasa is going to correct this situation."



"Mr Stokvel" . . . Andrew Lukhele, founder member and president of the National Stokvels Association of SA.

Millions

He says because of the collateral requirement of financial institutions, this had the effect of excluding millions of blacks from the formal financial system. It also means that savings by blacks are largely used as loans to relatively affluent whites.

Very little, if any, of this money is ploughed back into the community which provides it and needs its most.

Thus these institutions offer little incentive for saving because there's little or no connection between individuals' saving effort and their ability to improve their housing conditions.

"We have come up with a partial answer to the housing problem. Taking a lead from the highly successful Resident Management Committees (RMCs) in the United States, whose task it is to transform public housing into decent and affordable homes for the poor, Nasasa has, in conjunction with Tremsen Brokers Services, launched a number of building material depots in Soweto and the East Rand to provide cheap material to residents.

"We have entered into an agreement with building material manufacturers and expect this venture to be a substantial money-spinner and so contribute to the funding of other ventures."

Mr Lukhele believes the housing crisis could be alleviated by innovative approaches to financing housing projects.

And he has a big spectacular project on the cards to support his assertion. The stokvel association is planning to divest a sizeable proportion of stokvel money from commercial banks and building societies to unit trust certificates that can be used as collateral for home loans from such institutions.

This is not only to meet the security requirement, but to beat inflation that has been steadily eroding stokvel monies over past years.

Unit trusts are preferred because their returns have consistently outstripped inflation.

"Because poor people have no conventional collateral an adequate substitute would be a personal credit history offered with a stokvel's guarantee.

"A key feature of this unit trust concept is that the financial risk will be moved away from the bank and assumed by the stokvel.

"The bank will be lending money to the stokvel rather than individuals. Stokvel members will, in turm, ensure loan repayments by means of peer pressure," he says.

And this idea is already getting support from financial institutions.

First National Bank general manager Jimmy McKenzie is quoted as saying the plan was excellent and his bank supported it. The bank would certainly consider accepting unit trust certificates as collateral for home loans.

"Should the scheme get off the ground, it would make low-income earners 'bankable' by enabling them to acquire assets and build up a track record of payment."

Johan Kruger, GM at the Development Bank of South Africa, said any move to divert funding into black housing was to be welcomed from a development perspective and represented a praiseworthy use of the stokvels' financial clout.

He added: "The initiative will create an interface between sophisticated financial institutions and the less sophisticated community in a way that is financially acceptable."

This new scheme, says Mr Lukhele, will be co-ordinated by stokvels, which will determine the credit status of members and then ensure they meet their repayments. A borrower's ability to pay, rather than collateral, will be taken into account. Even the unemployed may be granted loans provided the total household income is sufficient to meet repayments.

A number of investment companies in the US and Europe have signalled they would invest in the unit trust if it yielded good returns and benefited the people on the ground, says Mr Lukhele.

This will enhance the investment capability of the unit trust

and ensure good capital injection from overseas investors. And Nasasa will be lobbying hard to get this capital.

It pains Mr Lukhele that the Government has not taken any meaningful steps in easing the housing shortage. For instance, while billions are set aside by the Government for black housing, only 10 000 houses have been built in 1991.

He believes little or no progress will be made in the construction of the country and development of its communities until the housing crisis is addressd and resolved.

Everyone must be involved in the provision of shelter. This may range from private entrepreneurs in the formal and informal sectors, to non-governmental organisations, and co-operatives, community groups and individual households.

This issue of collateral for loans has long been a talking point between black and white businessmen, with the latter claiming it is a proven method of reducing the risk of non-payment and the former saying it excludes many people who have been denied the chance to accumulate resources to fully participate in the formal economy.

Praise

Mr Lukhele praises Professor Mohammed Yunus, of Bangladesh's Grameen Bank, who criticised the notion that credit should be the exclusive privilege of the rich because they can provide conventional collateral. The professor said: "If collateral can provide the basis for the banking business, then society should mark out the banks as harmful engines for creating economic, social and political inequality by making the rich richer and the poor poorer."



ıber. Pictured, clockwise, at the
t show announcer; actress Lynne

Pictures: ROBERT BOTHA

SA squatters 'will need 400 000 homes'

THERE would be a need for 400 000 homes to accommodate squatters by the year 2000, but there was only infrastructure to provide 80 000 of these, Transvaal Provincial Administration (TPA) chief housing planner Paul Waanders said yesterday. BIDAY 2/9/92

Speaking to MPs, MECs and journalists on a tour of informal settlements on the Witwatersrand, he said although most of the growth would take place in the Witwatersrand area, not much land was available for the setting up of informal settlements there. (306)

The TPA had access to far more land on the East Rand than projected population growth in that area indicated a need for. This would be developed and people moved in there. There was a lot of open ground on the Reef, but much of it was on deposits of dolomite, which could be mined at some stage and was also prone to sinkholes.

Germiston NP MP Derek Christophers said more should be done to control population growth, as the Chinese had done by restricting families to one child or offering tax incentives to childless women.

Waanders said that even with curbs on population growth, urbanisation by the turn of the century would be completely unmanageable.

The group was taken to the Ivory Park informal settlement area near Midrand to see what could be done by providing families with a 200sq/m site with a toilet and access to water. Ivory Park houses between 100 000 and 150 000 people in the 1000ha development.

The area, established in July 1991, is a model of order with shacks of various sizes made from a variety of materials, including plywood, corrugated iron, and bricks and mortar.

Electrification is through a mains board with trip switches. This is connected to a meter which reads prepaid computerised cards. Residents buy these cards from Eskom. Electricity is available as long as there is credit on the card.

Most of the developments, although quite far from major centres, are close to public transport and taxi ranks are given priority. — Sapa.

Private sector 'hasn't met housing needs'

STAR 3/9/92

306

By Shirley Woodgate

The private sector had failed miserably to meet South Africa's housing needs, Transvaal MEC John Mavuso said on Tuesday after an "urbanisation" tour of the central PWV area.

Accusing the private lending institutions of making only a minimal contribution to low-cost housing, he said the problem could be solved only by large-scale injection of funds into the poverty-stricken group earning less than R600 a month.

"The institutions refuse to lend money to black people in the lowest income sector, yet latest statistics show some 70 percent of blacks earn less than R1 000.



John Mavuso . . . injection of funds needed.

"Clearly if the present situation continues, these people have no hope of ever owning their own homes," he said.

Calling on the lending institutions to lower their qualifications to include the provision of many smaller loans, he claimed their standards were based on European norms which had nothing to do with the needs of the poor.

Mr Mavuso said the Transvaal Provincial Administration had been wrongly accused of dragging its heels in addressing the housing issue, while everyone else sat back and talked big or criticised without delivering the goods.

In the past three years nearly 70 000 serviced stands had been made available at Ivory Park in Midrand, Doornkop north-west of Soweto, Orange Farm near Vereeniging, Zonk'zizwe on the East Rand and Poortjie near Ennerdale where the development potential was likely to lead to another 40 000 stands being provided in the near future.

Earlier, addressing the problem of settling the poor in built-up areas nearer to their places of work, Transvaal Administrator Danie Hough said the time had come when higher-density accommodation for the poorest sector would have to be investigated

STAR 5/9/92

Hope: the remedy for violence

Development projects ease conflict

GIVING people hope dilutes the potential for violence, South Africa's major development agencies believe. So, after consulting across the political spectrum, they are spawning housing, education and job-creation projects in towns and cities racked by conflict. TYRONE SEALE reports.

POLITICAL violence and instability have failed to put the lid on multibillion-rand projects that are providing jobs, housing, education and social services to the desperately poor in South Africa.

Tens of thousands of impoverished people are daily regaining self-confidence and reaping the benefits of extensive consultation between development organisations such as the Independent Development Trust (IDT) and the Urban Foundation on the one hand, and political organisations from the extreme Left to the far Right on the other.

Of the R2 billion earmarked by the Government two years ago for development through the IDT, R1,9 billion has been allocated to 340 projects, with R700 million of this already in the ground all over the country. Currently the IDT spends an average of R4,5 million a week.

In the western Cape, the Urban Foundation will spend R3 million during the next 12 months on support services for an estimated 1 million squatters. The foundation will teach building skills and methods, negotiate affordable materials for shack-builders and encourage companies to award subcontracts to unemployed communities.

On a bigger scale the IDT — and partners including the Urban Foundation, Kagiso Trust, Joint Education Trust and the Development Bank of Southern Africa — will be turning sods in South Africa and the homelands to provide beacons of hope such as schools, serviced sites and clinics.

Writing in the IDT's recent second annual report, communications director Jolyon Nuttall says the founding of the IDT from a surplus of taxpayers' money in the 1990 Budget was "clearly part of a series of bold initiatives to do things differently" after more than 40 years of apartheid.

IDT chairman Jan Steyn puts it like this: "It's much more difficult for violence to take hold where development has played a role in bringing people together. No time is more opportune than now for a massive increase in development."

But where the Government and the private sector have made a commitment to eliminate socio-economic backlogs, development agencies are confronted by suspicions about the role of corporate and civil do-gooders. Nuttall says that only a few years ago the word "development" was hardly mentioned in socio-economic or political vocabularies.

"Indeed, it had negative connotations arising from the imposition of apartheid as separate development. Now it is regarded as a driving force in underpinning political transition in this country."

Sharon Follentine, the Urban Foundation's assistant regional director in the western Cape, says: "Development is anything that promotes justice, equity and changes of attitudes. You cannot eliminate poverty unless there's also commitment to social justice."

Breaking the tensions

Gavin Wyngaard, manager of the Urban Foundation's informal settlement support programme, says: "An example of how we should try to defuse conflict is the Masipatisane Project, where we have brought about a relationship between the heads of community organisations and representatives of the private sector."

Nuttall quotes the IDT's projects at Soweto-on-Sea, in Port Elizabeth, as another example of development breaking through political tensions. There the IDT is providing 10 000 families with freehold title to serviced sites.

Reporting on the project, Georgina Hamilton says that although there is a strong African National Congress presence in the PE resettlement, other politi cal parties or groups are not excluded.

At Langa, near Uitenhage, Unifound Housing is developing a site-and-service scheme in a place where 21 people were killed in 1985 when police fired on a funeral crowd. A year later, local authorities forcibly relocated the Langa shack community despite pleas for upgrading.

Today, the ANC, Pan Africanist Congress, Azanian People's Organisation, the SA Communist Party, the Uitenhage municipality and development organisations are jointly involved in establishing a motivated, self-contained community.

"There are countless other examples," says Nuttall. "If you give people hope, you diminish the potential for violence. In a time when there has been so much violence, there has also been amazing development news — which unfortunately spreads more slowly than bad news."

R102m to house 112 000 needy

13/9/92
S/Time (BUSS)

By TERRY BETTY

THE Independent Development Trust (IDT) spent R102-million on providing shelter for 112 000 people in the first 12 months of its capital subsidy scheme.

The scheme aims to give 108 000 families freehold title of a plot of land, worth R7 500, with running water, water-borne sewerage and access roads.

IDT communications director Jolyon Nuttall says R800-million has been allocated to 104 projects. Six have been completed and 60 are under construction.

"The money has started flowing out as the project gains momentum," says Mr Nuttall.

The IDT is paying more than R5-million a week to developers on transfer of ownership of the land to the families.

"Most of the projects are due to be completed next year — only three years after the idea's conception."

The plan is expected to provide housing for 700 000 people — about seven occupy each piece of land.

"This is only 10% of the homeless population, so the IDT hopes to get a regular annual allocation in the national budget."

The properties vary in size from 50m² to 600m², depending on the terrain. The average size is 300m².

Bundu

Mr Nuttall says the developments are not in the bundu, but on the outskirts of cities. About 65% are new sites and 35% involve upgrading.

Developers have to own the land they develop and there must be community participation. This is why Mr Nuttall believes the project has succeeded in achieving its aims so rapidly.

To qualify for a site, the family breadwinner has to be over 21 years of age, earn less than R1 000 a month and have dependants.

Mr Nuttall says: "The community structures allocate the sites according to need. The decision is based on the size of the families, their combined earnings, existing living standards and how long they have been in the area."

In some areas names were pulled out of a hat because the people were equally needy.

The long-term goal is to have integrated neighbourhoods where people upgrade their shacks and plant vegetable gardens, grass and

World Bank backs Eskom-ANC plan

By KEVIN DAVIE: Washington

THE World Bank has thrown its weight behind the Eskom-ANC initiative to electrify low-income households.

A position paper by the bank estimates that a three-to-five-year programme to electrify 3-million houses could result in 150 000 to 750 000 new jobs.

The paper follows the visit of a bank household energy fact-finding mission this year.

The mission says 2,4-million of SA's 7-million households have electricity.

"The proportion of electrified households is rising, but so is the number without electricity."

The bank supports the national electrification forum and would help if asked.

Pilot

The World Bank's Alun Morris says electrification is an area where the consensus-building process is fartherest down the road. Successful development will need agreement on the issues plus an institutional framework.

Other bank projects in SA include a training programme for potential public servants.

A pilot study has been completed at the University of Cape Town and more are to follow countrywide.

Four universities — UCT, Stellenbosch, Western Cape and Wits — are establishing the first quantitative profile of poverty in SA. The three universities and others will undertake a national household survey which can be updated periodically to track poverty and its alleviation.

Mr Morris says the project, which has financial backing from Norway (the Netherlands and Denmark are also "seriously interested"), will cost about $1-million and is "ready to go".

The bank has also offered its expertise in the amalgamation of local authorities. It will study SA's urban areas, describe scenarios and their cost-benefits.

The bank is constructing several macro-economic scenarios facing SA.

Mr Morris says the bank can offer its experience in many other countries which have faced similar problems to those now being dealt with in SA. The bank intends developing tool-kits for these problems.

The bank has increased its internal budget for its SA programme.

A year ago this budget was minimal, the bank's SA activities being funded to some extent by countries such as Sweden, the UK, Norway, Denmark and the Swiss and by aid agencies like the UNDP.

Now the bank's SA effort is significant compared with other African countries, although still not on the scale of Latin America, says Mr Morris.

The bank intends opening an office in SA when "internal and external consensus has been reached".

The bank's annual report makes brief mention of SA, saying: "Growth performance has deteriorated over the past 15 years and real per capita incomes have fallen by about 1,6% a year over the past decade.

"The challenge facing a new government will be to revive economic growth while facilitating a more equal income distribution and access to publicly provided services."

Call for basic services boost

STAR 21/9/92

By David Canning (306)

WASHINGTON — Ambitious plans to overcome backlogs in the supply of basic services in South Africa — such as electricity, water supply, water-borne sewerage and tarred access roads — are highlighted in World Bank position papers made available in Washington.

A bank report on electrification, which supports efforts to redress these power backlogs, says up to 3 million low-income homes could be provided with electricity in three to five years, creating hundreds of thousands of jobs and providing an economic kick-start.

The report backs Eskom's "Electricity for all" programme and the Household Electrification Forum flowing from an ANC-sponsored conference held earlier this year — and offers to support the initiative.

In a separate report, World Bank researchers summarise the findings of two urban missions to SA and outline a work agenda aimed at designing an overall urban strategy.

Their paper on the urban sector finds that virtually all white urban dwellers live in formal housing and have in-house water supply, water-borne sewerage, electricity, tarred roads and adequate drainage.

They found the annual per capita expenditure on residential infrastructure for whites was R1 567 — higher than that of Stockholm (R633), Munich (R758) and Hong Kong (R758).

The contrast with South African black areas was striking. More than half the black population residing in SA's largest urban areas is informally housed. Access to services by these households is of low quality or non-existent.

The report cites important economic distortions caused by the physical separation of black and white cities — and the fact that high-density, low-income areas are located at the urban fringe.

Much higher than normal transport costs are incurred by black households on commuting, and average trip lengths for urban commuters has grown from 24 km 10 years ago to 37 km today.

Housing investment in SA is much lower than in comparable countries, owing to a number of factors such as the extreme spatial separation, insecure tenure, lack of mobility and shortage of mortgage finance.

In their electrification paper, World Bank researchers say a major household electrification programme is both financially and technically feasible.

Eskom is capable of bringing electricity to 700 000 homes in a three to five-year period and several municipalities have positive schemes, they say. The most ambitious is in Durban where the city council has announced plans to electrify 160 000 homes over the next five years.

(306)

Plea to ease crisis in housing

STBM 2/10/92

By Stan Hlophe

Financial institutions, the private sector, the Government and developers should address the housing backlog to help achieve peace, stability and growth in South Africa, Alexandra Interim Crisis Committee spokesman Mike Beea said yesterday.

Mr Beea was speaking at the Alex Times housing convention at the local resource centre attended by political, social, economic and women's groupings.

The theme of the convention was "The economics and politics of housing in Alexandra".

As part of the solution, Mr Beea said, unused land and all available space should be utilised for housing. Rentals and purchase prices should also be low enough to make houses affordable to all.

He called for the demolition of hostels, shacks and slums.

Every citizen should have access to security of tenure and property ownership, he said.

Eskom's Sam Mosikili, speaking on electrification of low-income housing, said electrification would not make economic miracles happen, but without it there would be no growth.

Quality homes at an affordable price

Sowetan 11/0/92

■ New technology brings housing within reach:

By Joshua Raboroko

HIGH quality homes can now be quickly constructed for only R39 000.

This is as a result of the development of modern materials and building methods which bring quality homes within the reach of many South Africans.

Chief executive of CA Brand Construction group Mr Alan Young said: "The rationale behind the development and ongoing application of modern technology was based on the premise that the true test in differentiating between a home and a shelter was the asset value of each, if any, after 10 years."

With this as their frame of reference the company, together with architects, engineers and home builders from around the world, have developed this cost-effective and maintenance free approach to housing.

He added: "We can build an 84 square metre home of three bedrooms, two bathrooms, lounge, diningroom and kitchen for only R69 000. A similar home of two bedrooms with high quality finishes, ready to move into, costs only R39 000.

"This translates into real savings and makes owning a home a reality for many families who only dreamt of this basic right."

Speed of erection and reduced labour costs combined with this modern technology had served to bring about these substantial savings.

The houses have the outward appearance of face brick and are constructed on walls made of polymer concrete, one of the strongest known materials.

Young said the new building system, which offered unlimited possibilities for large scale housing schemes and individual homes for upper, middle and low income groups, enjoyed the approval of major municipalities, while banks and building societies were ready to provide bonds.

Urbanisation trends may be changing – study

By Anita Allen
Science Writer

The commonly held perception of urbanisation, where people come into the city and stay in one place, may not be correct, according to Professor Noel Cameron of Wits University's department of anatomy and human biology.

Professor Cameron heads up Birth to Ten, a study which is looking at factors in urbanisation that affect child health and growth. It is following the history from birth to the age 10 of a sample of children in Soweto and Johannesburg.

Having just completed the second year of the study, one of the main trends that has emerged is a high mobility among black urban families.

Of a total of 5 451 babies born in Soweto and Johannesburg between April 23 and June 8 1990, the study was able to sign on 3 800, or 69 percent, at birth. After one year, 2 500 children remained with the study. Of those lost, 6 percent left the study, but 31 percent of the original families had moved out of Soweto or Johannesburg.

"In these rapidly developing urban environments, people are shifting all the time," said Professor Cameron.



Birth to Ten . . . Professor Noel Cameron heads a 10-year study of growth of black children in urban South Africa.
Picture: Peter Mogaki

He noted that this had important implications for government and town planners and for the type of community services provided in these areas.

Birth to Ten is a joint study between Wits Medical School, Unisa, Johannesburg and Soweto City Health, and the Medical Research Council.

According to Central Statistical Services, 6,5 million blacks, or 40 percent of all SA blacks, lived in urban areas in 1985. This was expected to double by 2000, representing an influx of some 20 million people.

Apartheid blamed for squatting woes

(30b) ARG 8/10/92

Political Correspondent

APARTHEID laws were largely to blame for the intensity of South Africa's squatting problem because they distorted the natural process of urbanisation, said Minister of Planning and Provincial Affairs Mr Leon Wessels.

Responding to concerns of delegates on the spread of squatting, Mr Wessels said the government was committed to doing all it could to ensure urbanisation took place in an "orderly" way.

However, there was no simple answer.

Apartheid was largely to blame for this.

He said: "Urbanisation is an international tendency. People stream to the cities in the expectation of finding a better kind of life. This is the case in Mexico City, Maputo, Sao Paolo, Cape Town ... all over.

"In South Africa it is more intense and the issue is more emotional because, for years, the National Party kept laws on the statute books which denied normal urbanisation."

He said the government recognised that the established interests of property owners were coming under pressure and being undermined by squatting. It was anxious to avoid squatting becoming a new form of property acquisition.

He added: "We dare not close our eyes and ears to the pleas of the homeless.

"We must negotiate and proceed carefully if we wish to meet the aspirations of people who are homeless and jobless and, in meeting them, not undermine the interests of the better-off."

● A delegate from the Cape Peninsula claimed the government's political opponents were "filling" the squatter camps as part of a strategy to take over future local government structures.

Without responding directly to the claim, Mr Wessels pointed out that Development Bank figures showed the overall population of the Peninsula was expected to rise from the present 2,5 million to 4,7 million in 2010.

It was not feasible to suggest that certain people did not belong in certain areas.

"What we cannot ever allow in South Africa is a situation where there are people who are stateless. We are all South Africans, and, in that sense, we must look at this situation in a new way."

NP take blame for squatting

(306)

By ANTHONY JOHNSON
Political Correspondent

CT 8/10/92

EAST LONDON. — South Africa was experiencing an unprecedented squatter crisis because congresses of the ruling National Party had supported influx control measures, National Housing Minister Mr Leon Wessels said.

Mr Wessels was responding yesterday to a series of angry complaints from NP Cape congress delegates who charged that the invasion of squatters into city areas was increasing crime and threatening the vested rights of property owners.

The reason was that National Party congresses had "year after year" insisted on legislation which did not allow for the natural pressures of urbanisation.

It was only in the mid-1980s that the NP had been prepared to recognise all South Africans as citizens and forced removals was ended as official policy.

"Therefore urbanisation in South Africa is much more intensive and more aggressive than other countries," he said.

A President's Council report on squatting which would update the 1986 white paper on urbanisation was expected this year.

Eskom in deal with Fabcos to boost affordable housing

THEO RAWANA

IN A first marriage between Eskom and the informal sector, the utility yesterday entered into a joint venture with business organisation Fabcos which should see about 16 000 affordable houses electrified in the next two years.

Eskom commercial manager Dennis Cook told the launch of the venture at Eskom head office that the utility would supply the necessary resources while Fabcos would provide contractors from the informal sector.

A cheque for R600 000 was handed to Fabcos as sponsorship for the pilot run of the venture.

Fabcos affiliate Fabfin, which was involved in the development of affordable housing, was already putting the scheme into operation in Bela-Bela township in Warmbaths and Tshepiso township in the Vaal, the parties said in a joint statement.

"The scope of this venture will also include the marketing of affordable electrical appliances and the erection of electric poles to be developed by the African Builders' Association (Aba), another Fabcos affiliate," the statement said.

Fabcos CEO and Future Bank chairman Jabu Mabuza said the relationship between Fabcos and Eskom was long overdue.

"This historic occasion just shows how developed and developing business can jointly work together at developing the quality of life of our people, and at the same time empowering people at the bottom rung of the economic ladder," he said.

Future plans of the joint venture would cover areas such as sub-contracting for black plumbers and electricians in the fitting of geysers in affordable houses, and other services, the parties said.

'2 700 die at work a year'

DIRK HARTFORD

SUN CITY — About 2 700 people died in industrial and mining accidents in SA each year while each day workers were permanently disabled, ANC health spokesman Dr M B Kistnasamy said yesterday.

About 100 000 hands and 50 000 feet were lost each year in industrial accidents, he told National Occupational Safety Association annual conference delegates.

Although the mortality rate in mining had remained fairly consistent, the accident rate had declined. While this could be because of better health and safety procedures, employers' failure to notify the authorities of accidents and the exclusion of certain employment sectors was also a contributory factor.

Kistnasamy said SA's accident record was eight times worse than Britain's, four times worse than EC countries' and twice as bad as the US's.

The ANC's occupational health and safety concerns would also focus on farm and domestic workers.

PEANUTS By Charles Schulz



NEWS IN BRIEF

Land judgment today

A FAR-reaching judgment on the right to land acquired by the state in terms of the Group Areas Act will be handed down in the Cape Town Supreme Court today.

A court application was brought by the Hendricks family of Rondevlei challenging the state's right to sell land acquired through the Group Areas Act. The family hopes to get the land back.

"Despite the fact that they still live on the land and that the Group Areas Act has been repealed, they discovered that the land had been resold without their knowledge. The court will decide whether or not this sale should go ahead," the Surplus Peoples Project said.

Klerk to step in and override a Cape Town Supreme Court decision to permit a 14-year-old rape victim to have a legal abortion.

The mother of the Std 7 pupil last Wednesday lost a Supreme Court action to prevent the girl having the operation. A Groote Schuur Hospital spokesman said the operation date was "confidential".

Fight to be heard

Sowetan 26/10/92

SQUATTER communities have asked to be represented in all levels of negotiations. Speaking at the annual general meeting of the Western Cape United Squatter Association in Crossroads outside Cape Town, associations chairman Mr Enoch Madywabe asked that squatter communities be treated with respect. - *Sapa.*

306 26/10/92.

Land owners urged to unite for future

PRETORIA — Deputy Land Affairs Minister Johan Scheepers urged land owners this week to oppose any effort by a future government to subdivide or nationalise their land.

Scheepers said in Port Elizabeth a clear policy on land, not to be confused with the White Paper on land reform, was being developed.

Owners should form a pressure group to ensure the maintenance of their title rights and the protection of property rights, he said.

GERALD REILLY

The group would also have to watch developments in land speculation and exorbitant land prices.

"What is important, too, is that those who were disadvantaged in the past by race-based legislation will have to become land owners."

There was an imbalance between white land ownership and the rest of the population, he stressed.

This would have to be addressed by making land available and accessible to disadvantaged people, and those who had valid claims to state land had to be given the opportunity to put forward their cases.

He said direct state intervention in the land market should be kept to a minimum. Legal and administrative impediments to the change, use and ownership of land should be removed.

PROPERTY Co-ordinated effort to solve problem

Forum to tackle housing problem

Sowetan 29/10/92

By Joshua Raboroko

THE BUILDING INDUSTRY has been plagued by a lack of strategy and no broadly accepted policy, much duplication, indecision and politics, according to an article in *In-House-In-Trust*, the official journal of the South African Housing Trust.

The article says limited co-ordination has perhaps been the order of the day and as a result there have been losses in the provision of housing.

The establishment of the National Housing Forum was of significant importance to the housing problem.

The forum initiative arose as a direct consequence of various interested groups who assembled during August 1991 to consider possible solutions to the hostel crisis in South Africa, the article says.

The hostel issue could not be solved in isolation, especially when facing the enormous and immediate need to redress historical imbalances, backlogs and future demands in the housing arena.

"The forum is the most representative and democratic negotiation structure to date to develop and agree upon strategies and national housing policy," the article says.

The 15 organisations forming the forum aimed to:

Develop and agree on a national plan of action for housing in the short term which can be implemented within the present period of transition;

Participate in the development of broad policy, strategic objectives and short, medium and long-term plans for the housing sector.

It would approach its task through the establishment of a range of working committees dealing with specific subjects relating to housing delivery.

A tough schedule of work for the nine months has been planned.

In the first phase, working committees will discuss land services, end-user finance, housing options, institutional structures, integration of the cities and hostels.

These committees will consist of experts who will work together with trainees from disadvantaged communities as part of the forum's efforts to engage in affirmative action through the sharing of skills.

It is envisaged that the first phase will take 16 weeks, thereafter detailed planning committees will work for a further 16 weeks.

In a parallel process, the members of the forum, supported by the working committees, will begin negotiating an agreed way forward.

"It is intended that agreement between the parties will be struck in the short term thus facilitating the development of housing initiatives on the ground," he article says.

STRATEGIC OBJECTIVES Tough schedule of work planned for Forum:

Future Bank to channel R30m into loans for low-cost housing

B10Aug 29/10/92

PETER GALLI

FUTURE Bank would channel R30m into loans for the low-cost housing market over the next five years, marketing GM Philip van den Heever said yesterday.

The IDT would initially provide about 70% of the finance at an interest rate that took notice of the risk factor. However, this level of funding could decrease to about 15% over the period, with the interest rate dropping as the bank assumed more risk, he said.

The package was tailored to enable employers to assist with the provision of housing for lower earning staff without having to give massive financial guarantees for loans.

"Loans will be granted of between R3 500 and R12 500 for a three-year period. However, the employee, employer and contractor each have to place 10% of the loan amount with us, which will be put in a 32-day notice account and accrue interest at the going rate over that period."

In addition, the buyer would give a deposit of 5% of the purchase price. To reduce costs, no mortgage bond would be granted over the loan, which could be rolled over after the initial three-year payment period.

However, the fixed rate of interest for the loan would be individually determined by the level of risk, the stability of the person and the nature of his occupation, he said.

"The minimum rate will be 24,25% as small loans are enormously expensive to administer. Given the short duration of the loan and other short-term interest rates, we believe this is fair," Van den Heever said.

It would also be mandatory for the repayment amount, which worked out at about R41,50 a month per R1 000 borrowed, to be debited from the company's bank account. If the employee left his employ, the employer would still be liable for his 10% surety.

To get the scheme off the ground, companies would need a minimum of five staff members to participate.

Only certain suppliers would be allowed to build the homes and these were being approved at the moment.

Alwyn le Roux of consulting engineers V3 said the proposed systems would be judged on lifespan, weather resistance and suitability.

Tanzania ripe for SA exports

PETER DELMAR

THE first SA trade mission to Tanzania, which returned last week, has described its visit as a breakthrough for exporters.

B 10Aug 29/10/92.

SA Foreign Trade Organisation spokesman Andrew Maggs said the 12-member delegation had met members of the formerly hostile country's business community, many of whom were interested in doing business with SA.

Industrial Commodities shareholder Peter Wales described Tanzania as a "gold mine" waiting to be exploited.

"This is so, despite the maintenance of official sanctions," he said.

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Homes crisis 'reform threat'

Sowetan 30/10/92

■ Fewer homes built despite billions of rands set aside:

By Joshua Raboroko

THE housing problem has reached crisis proportions which could topple the entire reform process.

According to the Human Sciences Research Council substantially fewer houses are being built for low-income buyers.

According to an editorial in *Affordability*, written by the president of the National Stokvel Association of South Africa, Mr Andrew Lukhele, Central Statistical Service figures show that the number of completed dwellings for the period January to May 1991 fell by 2 878 units compared to the first five months of 1990.

During this period 41 percent fewer houses were built for blacks, 57 percent fewer for Indians and 17 percent fewer in the case of coloureds. During the same period the number of homes for whites decreased by 9 percent.

It adds that despite billions of rands being set aside by the Government for black housing, only 10 000 houses were built in 1991.

Figures released by Time Housing in December 1991 showed that the yearly addition to black housing had been falling steadily.

About 15 000 houses were built in 1990 and 18 000 the year before.

The most conservative estimate is that the country has a shortfall of 2 million houses right now and that 175 000 houses should be built in the foreseeable future to satisfy the demand.

The World Bank's urban mission says South African housing, including its effect on the broader economy, has many characteristics of the economies of Eastern Europe which are "among the more conspicuously under-performed and disruptive housing sectors in the world".

In South Africa blacks' housing expenditure compares roughly with that of Poland where households spend 11 percent to 15 percent on alcohol and tobacco but only 2 percent to 3 percent on housing.

Here whites spend 18 percent to 22 percent of their income on housing while blacks families spend 8 percent to 10 percent.

Blacks spend about 9 percent on tobacco and alcohol. The mission says this discrepancy is remarkable since research elsewhere has shown low income households allocate more to housing than do higher income families.

According to the article this is at least partially the result of the apartheid system which told most blacks that they were only temporary sojourners, and therefore accommodation would be provided for them - in places where they did not want to live.

The black community's normal instincts to establish and develop institutions which empower and serve them have been undermined.

It is no compensation saying to blacks that such institutions will be established for them, because that destroys the whole development process by which individuals come together in a community.

FutureBank boosts mass housing in SA

Sowetan 30/10/92.

By Joshua Raboroko

TAILORED SCHEME Lower income groups are given even chance:

WITH THE ENTRY of FutureBank into the affordable housing finance market, the critical issue of mass housing in South Africa is set to receive a tremendous boost.

A new, and very necessary, attitude to home loan finance is evident in the bank's specially tailored scheme which enables employers to provide their lower-income staff housing loan facilities.

The scheme was announced by FutureBank's general manager Mr Philip van der Heever at a Press conference in Johannesburg this week.

He said: "It is becoming increasingly obvious that the availability of finance, rather than the actual supply of land, is the major obstacle facing the current housing crisis.

"Our scheme is designed to provide these funds to the employee, without calling for exorbitant guarantees from employers."

As with many of the other services offered by the bank, the methods of lending was unconventional and had been moulded to the needs of the market, involving the commitment of the employer, the contractor and the customer.

The scheme is intended to cover housing costs up to approximately R12 500, with loans repayable over a maximum period of three years.

Funds will be made available on a loan basis without the expense of mortgage bond registration. However, some form of long-term tenure over the site will be mandatory.

Currently living in shacks

According to experts, the housing shortage is about 2,2 million homes and it appears that many of those people currently living in shacks are perfectly capable of meeting a reasonable monthly instalment.

Extensive research, both locally and internationally, has shown that long repayment periods are inappropriate to the low income sector and it is more important to provide a revolving facility for the upgrading of accommodation in the future.

Van den Heever said: "Our plan caters for this admirably, as the facility can be 'rolled' after three years to enable the employee to expand his basic home."

Another serious predicament cited by Van den Heever which faced the affordable housing market was the poor construction of homes.

"Low cost should not necessarily mean low quality, however, and we are most impressed with some of the innovative building systems currently on offer.

"We are therefore insisting that contractors have their systems vetted by a dedicated firm of consulting engineers prior to being admitted into our panel, thereby protecting buyers' interests in the long term," he said.

He said the bank aimed to provide loans which were suitable and appropriate to the needs of the borrower

"We hope to be able to provide more South Africans with the security and comfort of a home through our new housing loan scheme," he said.

Leaders 'should put SA's interests first'

BIDM 30/10/92

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CAPE TOWN — If the political leadership in SA would convert some of the energy devoted to the power struggle to the development of the people and the stimulation of the economy, there would be hope for the country, Independent Development Trust (IDT) chairman Jan Steyn said yesterday.

Speaking at an investment seminar in Cape Town, Steyn said political leaders should abandon strategies that imposed additional burdens on the poor, the powerless and the underprivileged.

Steyn said there was agreement on key development initiatives such as:

- ☐ The accelerated development of low-cost housing;
- ☐ Increased stimulation of small business and the informal sector;
- ☐ The extension of educational opportunities, skills training and vocational training;
- ☐ The spread of services such as clean water, primary health care and clinics;
- ☐ Making financial resources available to the poor; and,
- ☐ Tax incentives for labour-intensive investment.

Steyn said protest was important, but he criticised the form mass action had taken.

"It not only undermines confidence, but creates the image of SA as a society without the potential of being a mature and rational country."

Steyn said the need to stimulate and entrench an entrepreneurial culture was a keystone to efforts to prevent two threats facing the country — state ownership and one-party rule.

He announced that the IDT, in co-operation with the Development Bank of SA, had set up a programme to ease access to resources by small entrepreneurs.

The IDT is to make available R37m in loan funds and R25m in grants, and the Development Bank has allocated R85m to loan funds over the next three years to assist entrepreneurs. — Sapa.

Experts to discuss urban housing

Sowetan 30/10/92

By Joshua Raboroko

AN INTERNATIONAL housing congress is to be held under the auspices of the Institute of Southern Africa and the National Association of Home Builders next May.

The congress, which is being held in conjunction with the International Association of Housing Science based in

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■ Housing will be addressed at an international congress in May '93:

Miami will address the topic of "The future of Human settlements; Its challenges and opportunities."

Chairman of the IHSA Mr Jan Viljoen said the congress hoped to attract and host a wide range of well known local and international personalities and decision-makers who were extensively involved in all facets of housing and urban settlement.

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Difficulties and dilemmas

It plans to address issues such as:

- How the future of human settlements will be determined by today's policies and actions;
- What difficulties and dilemmas can be expected;
- What lessons have been learned and how they can be solved positively;
- How adequate and beneficial policies and actions are.

In order to achieve the IHSA's objective of promoting the art and science of human settlement and housing through interdisciplinary co-operation and research, the congress' organising committee has drawn together a panel of top experts involved in all facets of the housing and development industry to plan this exciting event.

Innovation in housing urged

B/DAY 4/11/92

PETER GALLI

THE provision of housing in SA should represent formal and informal initiatives and the role of organisations like Standard Bank would be intricate and delicate, Standard Bank home loans divisional GM Duncan Reekie said.

He told the Pam Golding Property Group managers' convention in the Cape yesterday the bank would have to balance this against its need to remain a stable financial services provider which had to support the medium- and long-term prosperity of its customers — both borrowers and depositors.

"This will require innovative financing mechanisms and entering into working relationships with agents, other financiers, development agencies and community associations to find solutions, implement policies and thus manage change," he said.

Initiatives to deal with the national housing problem were essential for social and economic stability and it would be a mistake to believe the upper-income white housing market would be immune to the effects of national housing initiatives.

"These initiatives will mean a diversion of resources from the traditional market and will probably be encouraged by state intervention. If this happens, demand in the traditional market will outstrip supply, causing prices to rise," he said.

A third of South Africans were not adequately housed, which meant they had little or no financial investment in permanence and thus constituted a social threat.

"They have the potential to upset economic and political consensus, structures and plans. A view is emerging that squatter settlements can meet immediate needs reasonably adequately," he said.

Unless the law took a pragmatic view of unconventional housing schemes and local authorities took a supportive one, these schemes could cause social tension.

It was probably necessary to build on systems and forms of housing that had arisen from need and treat them as intelligent adaptations to circumstance rather than dismiss them because they did not fit "some grand scheme", he said.

Give the SADF the vital job of housing the nation

B|DM 16/11/92.

LINDSAY MADDEN

SOUTH AFRICA IS a land rich in crises. If one can be so bold as to put aside today's crisis of government legitimacy, there remain two other crises of a more enduring nature. Politicians may be confident that the problem of government legitimacy will be solved in the course of time, but the crises of housing and national service may hamstring the country for years to come.

The R2bn committed to eradicating the housing backlog via the Independent Development Trust has not made a dent in the demand for low-cost housing. Today, the numerous government, parastatal and private organisations involved in this sector find their efforts frustrated and ineffective. If anything, the housing backlog is increasing rather than reducing. A lack of funds is just one of the problems — more serious are the problems they experience in respect of bureaucracy, disorganisation, lack of infrastructure and ultimately, the destruction of their product.

The SADF faces a crisis of a different nature. It is a war machine without a war to fight. History has shown that an army without a war will soon find one to prove its mettle. More specifically, the SADF no longer has borders to protect, as its enemy has been let within.

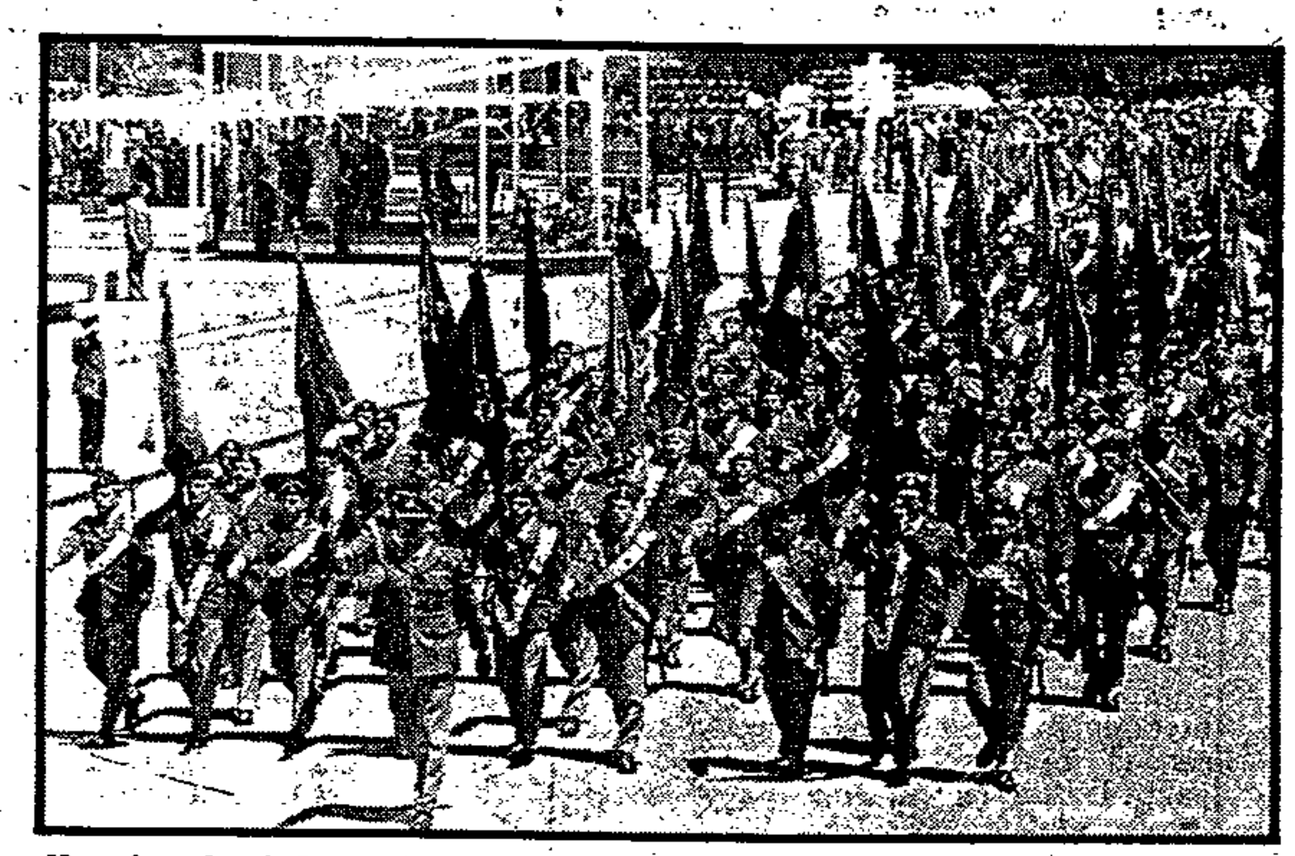
Maintaining a large defence force in peace time is both a luxury and a danger that few economies can afford. In SA, it is made more uncomfortable by the changing social order which questions the very legitimacy of the SADF, with its history of oppression.

A continuing national service system that conscripts white males does little for its so-called nonracial image. To compound it all, the war machine, without a war to fight, costs South Africans R9bn a year, and the country has nothing to show for it.

Housing experts say what is needed to solve their problem is a huge injection of capital, a massive organisation that cuts across bureaucracy, a vast and trained labour force capable of building at least 200 000 houses a year and most importantly, acceptance of ownership of the houses by the communities for whom they are erected. One glance at this wish list shows that the requirements cannot be found in the private sector, nor can the state be expected to find additional sources of revenue to fund them. To whom can one turn?

Enter the SADF, currently demotivated and purposeless, beating up and down the sidelines like a ship without a port. What it needs is a purpose, one whereby it can reestablish its credibility in the new social order. It needs to direct the same efficiency and zeal with which it sought to destroy SA's "enemies" towards building houses for them.

In the SADF, with minor modifications, exists the ideal instrument to solve the housing crisis. With an employment force already costing billions every year and having no jobs to do, the state need not raise another cent of tax but rather redirect the resources currently being wasted. The SADF has much of the equipment, all the logistical experience, a tested command structure with a disrespect of bureaucracy and the added thread of discipline. More particularly, it needs a job.



Keeping the defence force busy could give national service new meaning.

It is time for national service to acquire its true meaning. Granted, defence was the country's highest national priority in the past, but this has now changed. It is now more important that national service be directed towards settling the national debt. In truth, this national debt exists between whites and blacks and has two components: inequality of opportunity and the wealth differential.

Inequality of opportunity can be addressed through affirmative action and equal education, both of which take time to implement. The wealth differential is in reality a reflection of the years of exploitation of blacks by whites. This differential is evidenced most clearly in the difference in fixed assets and, more particularly, in whether people have a home or not. National service can be directed at squaring this element of the national debt.

With this in mind, there is litle reason why all young men and women should not be conscripted to render national service in a peace force and build houses for the black community, until the backlog is met. Mass employment and training in a multiracial work environment can have only a beneficial effect on our currently divided society.

To ensure that communities appreciate the houses built for them, families can be required to work alongside the national servicemen in building their own houses. Perhaps through this exercise the SA Defence Force will become a peace force and will be able to show to its new constituency that its strength lies more in building up than breaking down. In turn, communities may learn that the peace force is there to protect them rather than to punish them.

At first glance this proposal may appear novel, but it has been successfully implemented before. Once the US had conquered Japan in the Second World War and destroyed its infrastructure, Gen Douglas MacArthur then spent several years reconstructing it. Was this not a success?

The major difference between that war and our own is that in the US and Japan there was a clear winner and a clear loser. In SA, both sides have been losers and so we have to help ourselves.

Before dismissing this proposal, think of your country and how much it has lost already. This common sense suggestion costs nothing extra and could be implemented tomorrow. Isn't it worth a try?

☐ **Madden is executive manager and an attorney at Edward Nathan & Friedland.**

Times 'a changing for Urban Foundation

SOUTH 21/11/1 - 25/11/92

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By Waghied Misbach

THE Urban Foundation (UF) has come a long way in trying to shift its image from that of a big business charity organisation to a respected development agency.

It has been 15 years since the organisation was formed to help uplift black communities.

The mistakes made during those years were common to all development organisations.

The deep suspicion with which it was regarded by black communities was compounded by the lack of consultation before starting projects.

Until last year, the emphasis was on funding and managing projects.

Now the organisation has recognised the need for greater community participation and ownership of projects, says Western Cape regional director Mr Vernon Rose.

He says projects started during the eighties are being encouraged to become independent, ultimately having their own governing trusts and funding bases.

"Restructuring was meant to take a critical look at the needs of communities. It was a progressive change to ensure empowerment of communities.

"Previously, our talented managers were confined to projects. The new changes meant they were relieved of this and their experience could then have broader impact."

There has also been a greater acceptance by the community of the foundation's work.

Rose says the organisation is now using its expertise "to ensure maximum efficiency". This means that it no longer provides funding but is more or less the middleman between communities and prospective funders.

"This also appeals to funders as they can be directly involved in linking various communities with resources."

But while community pressure was one factor which sparked streamlining of the organisation, another was economic.

With the deepening recession and the mushrooming of development organisations in the country competing for limited resources, the UF was forced to cut back.

Rose says it has resulted in the organisation becoming more effective in carrying out its objectives.

The work of the organisation is focused on four areas:

- An informal settlement programme aimed at providing cheap housing and training.
- An education support service focused on teacher development and upgrading of schools.
- Resource centres aimed at training people to run management centres.

Community contact service, which attempts to link communities to appropriate donors and social responsibility programmes.

Examples of the foundation's new thrust are the Masiphatisane Development Centre in Philippi and the Ulunti Resource Centre in Gugulethu.

At the Masiphatisane centre, the emphasis is on upgrading informal settlements by providing housing and economic development programmes such as the Cape Town Job Creation Project.

Rose says the aim will be to:

- Train local residents in timber frame construction in an attempt to upgrade some of the 60 000 shacks in the area.
- Provide business counselling to an estimated 160 entrepreneurs over a period of five years with the possible creation of 1 000 jobs.
- Provide training to civic organisations to prepare for a post-apartheid society.

Bop's 'no'

306

MMABATHO. — Bophuthatswana authorities have taken a hard-line stance on the South African Council of Churches's planned march through Mmabatho tomorrow and insist "no such march will take place" CT 25/11/92

A government statement said yesterday that as the SACC had not applied to the Mmabatho City Council or the Minister of Law and Order for permission, the march could not go ahead. — Sapa

Squatting 'is huge problem'

306
CT 25/11/92

SA's urban set-up in disarray — new report

By BARRY STREEK
Political Staff

SQUATTING is by far the most pressing problem facing any urbanisation strategy, the President's Council Committee on Economic Affairs said in a report on urbanisation released late last night.

The report said the country-'surban structure was already showing signs of "disarray".

This and the trend towards central business decay should be reversed, it said.

According to the report, the population growth in urban areas would result mainly from the influx of black families from rural areas and the natural increase in the number of already-urbanised blacks.

The committee said the number of urbanised blacks would increase by 20 million by 2010.

"The committee is inclined to see squatting and related matters as by far the most important and pressing problems facing the urbanisation strategy," the report said.

"This phenomenon is largely, but not solely, the result of the abolition of influx control, which not only created a major backlog in the urbanisation process for the black community but also had as a corollary the freezing for many years of black township development in many areas."

Pressing circumstances in rural areas — especially in the homelands — induced people to leave the world they knew and to venture into the unknown, hoping to find a better life, the committee said.

It recommended that the government co-ordinate the influx of rural people to the cities and towns, in co-operation with regional and local authorities.

The biggest challenges facing town planners and city managements were the establishment of viable communities in informal settlements and the replanning and upgrading of black urban townships.

Since the repeal of the Group Areas Act, facilities provided for a specific population group might have become redundant.

The committee added that cities should be seen as a generator of benefits to mankind and their ultimate goal should be to enhance "people's abilities and opportunities physically, economically, culturally and intellectually".

The replanning, upgrading and incorporation of black townships into extended cities was also highlighted as important, as was the investigation of possible methods to simplify and standardise township development for the country as a whole.

SA investment in homes tumbles

306

Political Staff

CAPE TOWN — SA's gross domestic fixed investment in housing had fallen from about 17% of the gross domestic product in the 1960s to 11%, the President's Council economic affairs committee said today. BIDAY

It also warned that by the turn of the century more people in the urban areas could be living in informal housing, including shacks, than in "standard" housing. 25/11/92

Whatever the expenditure on housing, it was commonly accepted as inadequate, it said.

"Apart from the immediate quantitative implications, the growing backlog creates an excessive demand, thus driving up the cost of housing and making the actual expenditure less and less effective."

The committee said unless the recommendations of the De Loor task group were accepted and speedily implemented, chances of a substantial improvement in the housing situation in the short and medium term were small.

Plan now for huge urban influx, PC report urges

BDM 25/11/92 306

LINDA ENSOR

CAPE TOWN — A 155% increase in the number of urbanised black people has been projected for the period 1985 to 2010 and a proactive approach has been recommended by the President's Council to cope with the influx.

The council's report on a revised urbanisation strategy for SA recommends the formation of a single development corporation to undertake large-scale township development for the estimated 20-million new urban dwellers.

The fastest growing metropolitan population was forecast to be the Durban-Pinetown-Maritzburg area where population was expected to expand from 3,4-million in 1990 to 5,4-million in 2005.

The Cape Peninsula's metropolitan population would grow from 2,5-million to 3,4-million in this period, the PWV from 7,4-million to 10,2-million and Port Elizabeth-Uitenhage from 885 534 to 1,1-million.

The urban black population in 2010 was estimated at 33,2-million and the rural black population at 15,2-million.

The report, compiled by the council's economic affairs committee under the chairmanship of Andries Scholtz, said land for urban settlement should be identified in advance. Infrustructures should be developed and structure plans prepared for every town or city where expansion was expected. This would serve to limit further growth of squatter areas and prevent ad hoc development.

"It is apparent that much of SA's urbanisation in the foreseeable future will take the form of informal settlements with site and service schemes," the committee said.

The infrastructure to cope with the urbanisation process could be developed by a special, nationwide organisation manned' voluntarily by jobless, untrained blacks who had left school prematurely from 1967 onwards for political reasons. This would give them on-the-job training while addressing urbanisation needs.

The committee's report updated the government's 1986 White Paper on urbanisation found by the committee to have had not much success in achieving balanced towns in black areas.

The report said there had been a lack of community participation in the development process, as the approach advocated by the White Paper had been top-down, bureaucratic and had left little scope for local community initiatives.

Town planners and city managements would have to aim to establish viable communities in informal settlements; replan and upgrade existing black townships; and incorporate both types of townships into nodal white urban areas on the basis of integrated local authorities.

The report urged protection of the urban hierarchy from the larger metropolitan areas to the smallest rural towns, as well as encouragement of middle-order towns which would link big cities and towns.

"The SA urban system exhibits signs of an abnormal imbalance. There are too many small towns accommodating too few people, set against a few large metropolitan areas with too many people in them. This trend underscores the decaying process of the majority of small towns on the platteland."

Attempts should be made to ensure the survival of small rural towns and consideration should be given to the establishment of small towns for farm workers who presently lacked fixed property rights. Township development on tribal land in the self-governing areas should also be looked into.

The committee felt that improving rural circumstances could decrease the flow to the cities.

PROP

National housing policy is 'completely lacking'

B/DAY 25/11/92

A COHERENT national housing policy is completely lacking even though SA is experiencing its most intense period of urbanisation, says Cape Town deputy mayor Clive Keegan.

Because of this, private and public sector bodies have been asked to start educating the public on the radical changes facing SA's cities.

Keegan recently told the Cape branch of the Institute of Valuers that land was the most politically volatile issue in SA society.

It would probably be the resource brought most strongly to the fore in any post-apartheid government's policy of redistribution and restitution, he said.

"In the current socio-economic and political environment, any readjustment aimed at normalising the highly inequitable shape of the apartheid city requires a combination of efforts by the public and private sectors and by community organisations," he said.

But a stalemate had arisen, and neither the private nor the public sectors were able to deal adequately with the crisis.

Not only was there no coherent national housing policy or strategy,

PETER GALLI

but there was also little academic interest in inner city housing.

"There is a need to start reurbanising the city, to implode urban areas and so avoid developing the city fringes that place heavy costs on people and resources in terms of travel distance and lack of jobs in the area."

There was a tendency to resist subdivisions in city suburbs and this would have to change. The economic inefficiencies of the cities could be met only by a "profound change" in thinking, said Keegan.

Affordability

Options included looking at infill housing in existing areas, subdividing into smaller plots, and the utilisation of vacant inner city land for housing — particularly for the poor.

"However, this is also problematic. Inner city land is costly and, if we rely solely on market values, will push the cost beyond the affordability level of the people we want to move there," he said.

It could be argued that strategically located inner city land was far too valuable in terms of its potential for providing affordable housing to dispose of at market related prices, particularly at the current stage of political development.

"The ANC, civic associations and other progressive bodies are insisting that the state and local authorities should not be considering the disposal of public land until new local authorities are in place."

Keegan said there was a growing need for innovative thinking about new subsidy systems, title and housing management, which had not yet been contemplated in this country.

Unlike previous attempts at community involvement, it was expected that future housing would be designed and built through a process in which the end users would be involved from the outset of the project to its implementation.

A range of new administrative mechanisms would emerge in future years to facilitate urban initiatives for low income developments.

"Many will be based on prototypes not yet experienced by this country, like co-operatives, Section 21 companies as housing vehicles, community land trusts and sectional title for low income housing," he said.

Pretoria agencies due for merger next week

A MERGER between Pretoria-based Chapman Real Estate and Joan Behr Estates on December 1 will create the city's largest estate agency, says Chapman Real Estate MD Rob Ketjen.

The merged group, to be known as Chapman-Joan Behr Estates, would represent about 30% of Pretoria's property market with a combined turnover of between R150m and R200m in 1993.

Ketjen forecast that the new group's share of the Pretoria market would grow to between 35% and 40% by 1995.

B/DAY 25/11/92

ANDREW KRUMM

Joan Behr Estates MD Roy Esakov, who will head the group, said the merger came about when both agencies realised they were seeking the same thing: market leadership in a single geographical area.

Ketjen said integration of the two operations had already started, and was proceeding smoothly.

The new agency would be represented in seven offices by 120 property consultants.

Parties react to report on urbanisation

Star 26/10/92.

(630) (306)

Staff Reporter and Sapa

The report on urbanisation by the President's Council (PC) yesterday met with mixed reaction from political parties on the Left and Right of the parliamentary spectrum.

The report, released in Cape Town on Tuesday, identifies squatting and related matters as the most important and urgent urbanisation problems facing South Africa.

The Conservative Party said the greatest single factor contributing to squatting was the Government's "lack of purpose and insight".

Speaking in the debate on the PC's report yesterday, CP nominee C M Oosthuysen said a perception had been created that nothing could be done about the tempo of urbanisation — or, in other words, squatting.

"One might have hoped for a thorough and solidly based document, with comprehensive and well-thought-out recommendations," said Oosthuysen. But, he said, the English text was too full of "coulds" and "probablys" to meet these expectations.

Democratic Party nominee David Gant said South Africans had to stop making plans for urbanisation and use the work that had already been done.

Gant said the country was running out of time and space to solve the problems created by past policies.

"What we need now is a government that has the will, the guts, the vision, the foresight and the national interest at heart to get on with the job and help the country create the great metropolitan market that our future cities represent."

He said that about 3 million new dwelling units would be needed by the year 2000, equivalent to the construction of more than 1 000 units a working day.

"The annual cost of erecting these homes would exceed R7 billion," Gant said. "Current methods of funding, even if sustained, would supply barely 25 percent of this need."

Govt takes fresh look at forum

TIM COHEN

PRETORIA — Government has initiated discussions with the National Housing Forum with a view to rejoin the body should it be reconstituted.

Deputy Regional Development Minister André Fourie said government might rejoin the forum, following publication of the President's Council urbanisation report this week.

The report recommended that an "inclusive consultative mechanism" be established to negotiate an urbanisation strategy.

But Fourie said rejoining the forum was but one possibility and that it ought to include a wider range of government departments.

Fourie welcomed the council's report, which also recommended the identification of land to accommodate SA's urbanising population and the streamlining of mechanisms for establishing townships.

Fourie told a news conference that government's current approach to urbanisation management was largely in line with the report's recommendations.

Government is still considering a recommendation that an urban development corporation undertakes large-scale decentralised developments.

Fourie said existing bodies might be able to perform these functions.

But he emphasised that the core issue for the urbanising community was the urgent need for economic growth and job creation.

Resolving the land issue remains the toughest task of all

B/Day 14/12/92.

TIM COHEN

HOWEVER difficult it might seem for political groups to agree on a new constitution, however troublesome the development of an economic forum might be, however formidable it might be to find ways of preventing South Africans from killing each other, all these problems pale into insignificance compared with the land question.

By all appearances, South Africans can now conceive of a new constitution, they can hope for economic harmony, they can dream of a country at peace, but an agreement on the land question that satisfies anyone still seems remote, despite signs last week of a reconciliatory government approach.

The reasons for this are diverse and numerous. However, at the root of the problem is a single, pivotal statistic: 70% of SA's land is held by 60 000 white farmers. The incapacity of a mere government to rectify this overwhelming imbalance is matched only by the desire of black South Africans that it should be attempted.

The powerful symbolic importance of land and its historical and cultural significance feed an almost insatiable land hunger, not to mention the political injustices that grand apartheid perpetrated.

More than 475 000 people can still remember being forcibly removed from their land between 1960 and 1983. In many parts of the country, the colonial deprivation of land is only a generation old. Ancestors' graves, now located in the midst of large white farms, are still respected and tribal people still hanker after the valleys of their birth. However tempting it may be to argue that black South Africans would now be well advised to leave their rural past behind and concentrate on getting the education necessary to participate in a modern world, it just cannot be done. Centuries of culture cannot be wished away with something as cold and simplistic as logic.

Apart from the problem of the concentration of land in white hands, there are other chasm-like differences. How should it be used? How should it be transferred? What form of land tenure system should be employed? Should the black spot removals be reversed, and how? Is nationalisation the answer?

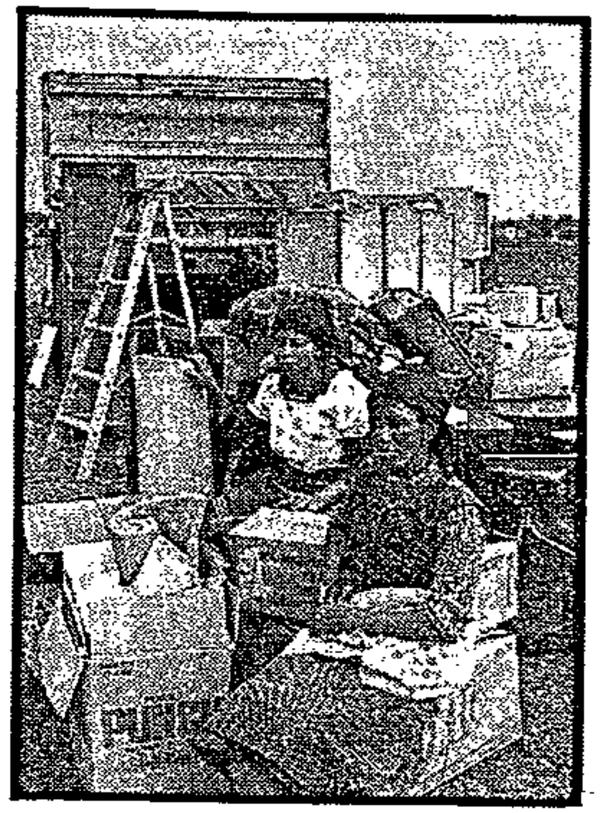
It is a measure of the difficulty of the problem that these issues are not even being jointly addressed, despite a series of useful Consultative Business Movement multiparty meetings. The groups are still floundering on the question of what kind of forum might eventually get round to grasping the nettle, and even on this preliminary issue they are miles apart.

Land Affairs Deputy Minister Johann Scheepers gave impetus to the debate recently by suggesting the establishment of a commission on land policy. The commission would be drawn from the community, it would be of a temporary nature and it would meet on an ad hoc basis, he said. The National Land Committee was quick to reject the idea, demanding that government first institute a moratorium on the sale of state-owned land.

The committee argues that a policy group such as the one suggested by Scheepers could work only if government agreed first to desist from unilateral and pre-emptive actions. Trust and a true consultative process require it.

The committee and the ANC are particularly irked by government's decision to hand over pieces of state land to homeland governments, and speak darkly of bribing potential political allies.

From here the argument bounces back and forth like a ping-pong ball.



Forced removals deprived many black families of their land

Scheepers refuses to implement a complete moratorium on the transfer of state-owned land. To do so would be ridiculous — governing the country cannot be put on ice just because the ANC thinks it would be a nice gesture. Anyway, the current land transfers were negotiated, planned, promised, agreed to by Cabinet, and legislated. Going back now would be seen as betrayal.

National Land Committee head Joanne Yawitch says all those decisions were made under a different (apartheid) policy.

But, says Scheepers, government took into account the new policy and did not transfer the land outright. It will be jointly administered by SA and the homelands.

Yawitch counters that these administrations are corrupt and incompetent. The transfers (which amount to about 1,2-million hectares) are explicable only in terms of political opportunism.

Scheepers says this does not make sense. One of the biggest transfers was to Lebowa, a supporter of the ANC at Codesa.

And so the two sides' eloquent spokesmen lock horns and get nowhere. The only solution is that the ANC and its allies must be satisfied with something less than total control of the process and government must make every attempt to listen with sympathy, understand carefully and act on their sensible suggestions. This, Scheepers claims, he will do even if it is on a bilateral rather then multilateral basis. However, government's record in doing so is not good, while the ANC and its allies must at some stage realise that demand and prerequisite politics are serving them badly.

Assuming this preliminary issue can be dealt with, what could be agreed on? Not much, says Inkatha's Errol Goetsh. The idea that there is a treasure chest of land waiting to be dispersed is just wrong. Much of the state-owned land is already occupied, and what little there is left no one would want to occupy, let alone farm.

And so the focus of the debate turns on what can be done to resolve conflicting claims to land and how it can be redistributed.

On these issues, the current debate revolves around the question of a land claims court. The court is favoured by such diverse organisations at the SA Agricultural Union (SAAU), the Urban Foundation, the National Land Committee and the ANC. But government disagrees, although Scheepers says it is an issue his proposed policy body could look at. Perhaps the underlying issues could be dealt with by a reconstituted commission on land allocation, he says.

The weekend announcement that government had accepted the Advisory Commission on Land Allocation's recommendations that its powers be extended is a promising one. At present, it is restricted to considering claims to undeveloped state land.

Yawitch said earlier that government's refusal to accept the idea of a land claims court was inexplicable. But Goetsh points out that many of the parties have different expectations of the court. The ANC thinks it will redistribute land and return land to the victims of forced removals. The SAAU does not think it will do that at all; it thinks such a court will protect its members' freehold rights, many of which extend back centuries.

Where changes can be made, and where debate would be most fruitful, is on rural development and agricultural policy, and here much work has already been done.

Government's White Paper on land reform, the Urban Foundation's rural development policy document and the SA Development Bank's research work ought to be the focus of the debate. Whether the political groups will now wrench themselves away from potentially endless land justice questions remains to be seen, but they could at least spare a passing thought for rural development. Here some of the lost ground can be made up.

Move on expropriated land

TIM COHEN

PRETORIA — The Advisory Commission on Land Allocation is to invite communities deprived of 100 000ha of land in terms of apartheid legislation to apply for their land back.

Among other recommendations, the commission said at the weekend that it had identified 100 000ha of state-owned land expropriated in terms of the Development Trust and Land Act of 1936 .

Details of this land, scattered around SA, would be made known to the public early next year and individuals or communities who had historical claims to the land would be invited to make representations to the commission.

The transfer of the land, which is under the control of the Department of Public Works, has been approved by Cabinet.

Although other decisions of the commission were welcomed by the National Land Committee, an association of rural organisations, the committee has recorded its "concern" about the recommendation.

Until now, the advisory commission had advised of land under its consideration on a case by case basis. In the case of state land, a policy of full disclosure would be "constructive" and would allay fears that land that could potentially be claimed was being secretly and speedily disposed of, the committee said in a statement.

The committee therefore called on the commission to make public an inventory of all state land under its consideration, which would enable the public to have an overall understanding of the nature and extent of the land involved.

It was also announced at the weekend that two communities displaced from Roosboom and Charlestown 25 years ago will have their land restored to them. The National Land Committee welcomed this.

The commission will have its powers extended, if Cabinet agrees to the recommendations of the commission being accepted. Land Affairs Deputy Minister Johan Scheepers intends to lobby for the commission to be given a wider jurisdiction.

Govt invites opinion on urbanisation

THEO RAWANA

SOUTH Africans are being invited to participate in government's new urbanisation strategy and the search for a successful urbanisation process.

Regional and Land Affairs Department physical planning and urbanisation chief director Pieter Rossouw said yesterday practical suggestions were needed on the "implementation and management of a process of consultation" on urbanisation.

A new strategy could not be formulated unilaterally, he said.

Government was committed to negotiation and had accepted the proposal by the President's Council for consultation with all interested parties, Rossouw said.

He appealed to interested parties to provide him with their views before February 28.

"In the interests of successful urbanisation it is vital that regional and local authorities, the private sector, non-governmental organisations, interest groups and the public contribute, Rossouw said.

"In the process of rapid urbanisation it is the responsibility of government to accommodate the needs and aspirations of the people, while considering the rights of settled communities," he said.

SQUATTERS — GENERAL
1993

New approach to townships

WILSON ZWANE

A MAJOR project to build high-density housing for blacks outside townships is to be undertaken this year by FHA Homes, a company which has been in the forefront of township development.

The reluctance of financial institutions to grant mortgage finance to residents of many townships had prompted the company to broaden its area of operation, FHA CEO John Weaver said at the weekend.

Continuing unrest and threats of bond boycotts by civic organisations have been cited as the main reasons for the banks' reluctance to lend to township residents.

Weaver said the current state of the housing market, as well as the concentration of FHA's efforts in townships, were threatening the company's viability.

FHA has been involved in township housing since it was established by the Urban Foundation in 1983.

Weaver said the new initiative would have a two-pronged approach:

□ Developing high-density residential accommodation, such as apartment blocks, on land between townships and places of major job opportunities; and

□ Converting under-utilised buildings in city centres, such as office blocks and hotels, into residential buildings.

Weaver said although properties became more expensive as one moved closer to towns, FHA would endeavour to develop units which would be priced below those in the cheapest white surburbs. This would attract people who wanted to leave the townships but could not afford properties in formerly white surburbs.

He said the new project would be pursued throughout the country, but no specific sites had yet been selected. It was too early to say how much money would be invested in the scheme.

He stressed that his company would still be building houses in the townships.

Oupa to squatters: Get out or else

W|Mail 22|1-28|1|93

By ERIC NAKI: East London

CISKEI military leader Brigadier Oupa Gqozo has given squatters throughout the homeland a week to move — just three years after declaring that people should build houses wherever there was open space.

The statement, made shortly after seizing power in early 1990, brought him great popularity: the first squatter camp sprang up rapidly in Mdantsane, and was named Gqozo village.

But this Monday, he warned over Radio Ciskei that squatters who had erected shacks without permission would be in trouble. He gave them seven days to move. "I want people to obey my headmen, my councillors, my chiefs and my tribal authorities. We are going to take action against squatters. We will throw their stuff away. Squatting is causing bad administration," he said.

Squatters should go back to where they came from, and if they wanted land to build houses, they should seek permission from their headmen and councillors.

Community leaders and organisations in the region believe that Gqozo's threat springs from the fact that Ciskei's burgeoning squatter camps are strongly supportive of the African National Congress.

"He knows that the squatter settlements have been in the forefront of resistance against his government," said ANC Border media officer, Mcebisi Bata. Gqozo was desperate to boost the membership of his unpopular African Democratic Movement (ADM) in time for the coming multiparty election in South Africa, he added.

Bata warned that the ANC and its allies in the region would act to protect communities against action by Gqozo. A spokesman for the Mdantsane branch of the South African Civic Association (Sanco), Mzwandile Buzani, said Sanco would mobilise its members to resist any removal.

Militantly anti-Gqozo squatter settlements are springing up throughout Ciskei. In Mdantsane, for instance, there was not a single shack before Gqozo assumed power in Ciskei, but besides Gqozo village, there are now also Manyano, Linge, Velwano, Hani Park, Slovo, Masibambane and many others.

According to figures released by Ciskei authorities, about 10 000 families lived in squatter camps in the homeland in 1991.

Squatters want nothing to do with the Ciskei government except as a source of affordable housing. Gqozo's headmen and councillors are seen as having been unable to provide houses, using their positions to extract money from residents for the government instead. - Elnews.

Leon woos Houghton domestics

W|Mail 22|1-28|1|93.

By FERIAL HAFFAJEE

THE question is: who will serve the drinks at Democratic Party MP Tony Leon's shindig for domestic workers in Houghton tomorrow?

The aproned domestics, gardeners, their spouses and madams (if they feel up to it) from the northern suburbs have been invited to a festival in Norwood. They will be shown how to vote, told what their new labour rights are likely to be and learn "what peace, freedom and democracy will mean".

They are the latest targets of the enterprising DP's drive to recruit members. "It is an effort to extend our base," says Leon, adding, "domestic workers are a very neglected constituency."

Leon is confident they will succeed. The South African Domestic Workers Union has gained little ground in the northern suburbs where working conditions are better and workers less ripe for trade unionism.

Houghton is a pilot project; if it succeeds, the DP will attempt to woo domestic workers around the country.

And the party has pulled out all the stops for tomorrow's party: free drinks and snacks, a Matla Trust play about voting *(How to Use Your Vote in the New Election)* and transport have all been laid on free of charge.

Leon will spread his gospel through an interpreter and he is hoping to preach to a sizeable congregation: lengthy and detailed advertisements have been placed in community newspapers and DP workers have been busy phoning every single member of the constituency asking them to send their domestic worker to the party.

CP warns govt on squatter problem

306

PRETORIA. — The Conservative Party has warned that the government will have to bear "ugly" consequences if it fails to intervene in the squatter problem. CT 28/1/93

In a statement, CP spokesman on local government Mr Pikkie Coetzee claimed even National Party supporters had become resistant to the government's policy on squatters. He said for several years the government had been formulating its squatter policy according to the ANC.

Poor living conditions a health issue

Sowetan 30/1 - 3/2/93.

306

By Justin Pearce

BAD SANITATION, air pollution and similar unhealthy conditions must be addressed by health planners if a primary health programme is to be at all effective.

This was the conclusion drawn by Mr Chris Derry of the Cape Technikon at a conference on primary health care convened by the Medical Research Council.

In the past environmental considerations had been put outside of public health in South Africa, Derry said, and this was a problem that now had to be redressed.

"People in public health can no longer say issues like housing and air pollution are outside their portfolio."

Ms Angela Mathee, a researcher with the Johannesburg City Council, reported on conditions at the Imizamo Yethu squatter settlement in Hout Bay, which have been linked to incidents of diseases there.

Over a third of residents in the settlement cook in rooms in which they also sleep. Most cook over coal or wood fires in rooms without proper ventilation.

This means people breathe highly polluted air at night, a fact Mathee linked to the high incidence of respiratory problems in the settlement.

Gastro-intestinal problems are another common health hazard in the camp. This seems to be related to inadequate sanitation services.

Most surveyed complained of the large numbers of flies in the settlement, which contribute to spreading disease. Flies are encouraged by the use of pit latrines and a communal rubbish disposal system. Households dump refuse in open containers which often overflow.

Water storage also creates health risks. People in Imizamo Yethu collect their water from communal taps and store it in buckets or drums. In many cases these are left uncovered, leaving water open to contamination.

Derry reported a case in another squatter camp where a cholera epidemic broke out in spite of the presence of communal taps.

The epidemic had been traced to a water storage drum used by a number of households. A contaminated cup had been used to scoop up water and had consequently infected the whole supply.

Derry recommended that stored water be changed every day to prevent spreading diseases, even though this could be difficult for squatters who had to walk long distances to fetch water.



HEALTH HAZARD: Contamination is a danger in squatter areas when water has to be fetched and stored in buckets
Photo: Yunus Mohamed

A "north European concept of water supply" had hindered the efforts of people trying to organise satisfactory water for South African squatter settlements, Derry said.

According to this European concept, chlorinated water necessarily meant good water. But for chlorine to be effective, one first needed a supply of clear water, which was unobtainable in many parts of South Africa. Amino acids and other substances present in the water could neutralise the sanitising properties of chlorine.

Bad lighting also contributed to food contamination and disease, Derry said.

"In bad light it is impossible to see what you're cooking or eating."

Grassroots input is crucial to good city management

B/Day 10/2/93.

There are many lessons in urban management we can learn from the rest of the world, says the Urban Foundation. (306)

LARGE and growing cities have clearly been a prominent feature of countries in the developing world in the past, and will undoubtedly become an even more important factor in the future.

Initially, many countries, when faced by expanding cities, attempted to halt their growth using spatial control strategies. These policies proved largely unsuccessful, and have mostly been replaced as countries realised the importance of managing expanding cities.

Traditionally, urban planning in most developing countries mainly involved "master planning" which, in essence, entailed producing a plan of how a city might look at some point (normally 20 years) in the future.

But often the plan's main objective was to limit urban growth. And because most developing world cities have only a small pool of planning skills, preparing master plans was often the responsibility of a central government ministry. Producing a plan usually took several years, and the authorities then often took even longer deciding whether it should be approved, revised or rejected.

Almost inevitably, by the time a master plan was approved, the size and layout of the city had already changed considerably. And the city authorities which had called for the plan were frequently no longer in power by the time it was completed, and it was left to a new city government to implement.

There is growing concern internationally that urban planners and managers should transcend the outmoded practices of master planning. Urban planning should move away from the traditional role of prevention and control and instead promote and guide urban economic development; and beyond the outmoded role of master planning are several new roles for planners and city managers, at the base of which is the need to adapt to specific local conditions.

The institutions through which cities in the developing world are planned and managed are also being transformed. In the past a typical response was to create a separate city authority or agency to focus on each urban problem area, such as services, water provision, refuse removal, or housing and shelter. But as the problems of co-ordinating the activities of such a wide range of agencies grew, the need for a new approach emerged.

The new "multisectoral" approach to city management involved establishing development authorities or special metropolitan governments to address all major problems across a city. In the '60s, such development authorities were created in Calcutta, Manila, Karachi and Colombo, and metropolitan governments in Jakarta and Bangkok.

Over time, however, these authorities experienced difficulties in tackling the full range of urban problems adequately in all parts of the metropolis. Moreover, because they were very centralised and often undermined local governments, they reduced the access that people had to citywide decision-making.

In the '90s there are three broad positions about what kinds of institutions and processes can best manage a city:

☐ Citywide administrative systems, including city councils, parastatals, and urban development corporations — similar to the multisectoral metropolitan authorities — are the most appropriate institutions for urban management. While they have generally performed poorly, it is argued they would perform better if they were adequately strengthened;

☐ Many city administrations and development authorities are often unresponsive to the needs of city dwellers, especially the poor. Promoting the organisation of neighbourhoods, and self-help activities among their residents, is seen as a way for people to be involved in decision-making and improving their environment. However, it is important that community organisations are not simply co-opted by the city government — as occurred in Mexico City; and

Assessing how and how much the private sector should be involved in urban management essentially involves balancing efficiency and equity. Cases such as water supply in Ivory Coast cities and waste removal in Nigerian cities show that, while private service provision can be very efficient, when economic conditions worsen it is mainly the poorer urban dwellers who suffer from inadequate and unaffordable services. Some form of government intervention (direct or indirect) is usually needed to make sure the needs of the poorest people are met.

There is no magic formula for the best institutions to manage a city. But a mixture of these institutions seems most appropriate, with recognition of the weaknesses and strengths of each.

The most important starting point for managing cities successfully is for national decision-makers to get a sound policy framework in place. That policy should be sensitive to the effect of two different categories of politics — explicit spatial policies, such as those aimed at boosting the growth of specific cities; and implicit spatial policies, such as trade policies, which have a strong indirect effect on where economic activity is located in a country and on how cities grow.

It has proved very important to make sure that these two sets of policies do not contradict each other. Almost all national policies will have some effect on where and how urban development occurs but most important are trade and industrial incentive policies; a bias in sectoral priorities against rural areas; the impact of state regulations; and concentration of decision-making authorities in major urban centres.

In many developing countries, the indirect spatial effect of implicit policies are far stronger than what can be achieved through explicit policies, such as those which try to control migration or city growth.

A crucial component of a national urban policy is an appropriate strategy for managing the largest cities in a country. What emerges strikingly from the experiences of developing countries is the close link between the overall condition of a country's economy and its ability to deal successfully with the growth of particularly its largest cities.

Developing countries which have shown the best performance in managing urban growth — Hong Kong, Singapore, South Korea and Colombia (in the '70s and early '80s) — all experienced healthy economic growth rates. This suggests that the single best policy solution to assist in managing cities is to encourage high rates of national economic growth.

But, as Lagos shows, economic growth does not guarantee good urban management. Despite Nigeria's sudden injection of oil wealth in the '70s, the opportunity to improve its cities was squandered and Lagos remained a prime example of "urbanisation without development".

Ironically, while problems in cities are more difficult to handle when a country is experiencing an economic recession, this situation may provide a stimulus to create better programmes for urban management. When world copper prices collapsed in the '70s and Zambia faced considerable economic decline, policymakers in Lusaka were pressed to abandon the last remnants of colonial policies based on unrealistically high urban standards. Instead, they developed a far more pragmatic and ultimately effective policy based on more appropriate standards for housing and urban infrastructure.

The overall experience of developing countries suggests that effectively managing cities requires strategies at both the city levels and at the national level. The new roles and institutions for city managers should be part of a balanced set of national urban policies and a national vision for the cities.

☐ This is an edited extract from Managing Urban Growth: The International Experience, published today by the Urban Foundation.

Final stretch for De Loor housing report

B\Dmy 24/2/93

ADRIAN HADLAND

PRETORIA — More than 3 500 political and development field leaders had now been consulted on the proposals of the De Loor report on housing policy in SA, a National Housing Department spokesman said yesterday.

The last of 44 information sessions since the report was presented to the SA Housing Trust in July last year would be held at the Free State Municipal Association next week, he said.

Among those consulted on the De Loor report were political parties, financial institutions, governmental and regional organisations, municipalities, the TBVC states and a number of housing and private sector organisations.

In his 400-page report completed in May last year, commission chairman Joop de Loor made recommendations concerning a future national housing policy and strategy for SA.

These included the creation of a new housing department, an investigation into over-protection and import tariffs in the building material supply market and the establishment of a national housing finance corporation.

New categories of people eligible for housing assistance were also mooted.

A further recommendation in the report was that wide consultations be carried out before any new policy was accepted or implemented.

This had formed the basis for inviting a wide spectrum of interested parties to comment on the report over the last seven months.

The spokesman said the comments made during the 44 information sessions had been passed on for consideration to the National Housing Forum as well as to the department.

If an amended version of the De Loor report was accepted as the basis for a new national housing policy in SA, several Acts of Parliament would have to be altered, he said.

'Dithering' leaders slated

CT 2/3/93

Estate agents in 'squatter scam'

(306)

Political Staff

POLICE are investigating possible charges of fraud and intimidation against a firm of Jeffreys Bay estate agents in connection with a letter sent to about 150 holiday-home owners.

The letter stated that interim government legislation affecting second and third homes would be tabled in Parliament within 60 days.

The letter said the new legislation would provide for two options:

- **If a holiday home remained vacant for protracted periods, squatters could move in, and if undetected for more than 24 hours it would be legally almost impossible to evict them; or**
- **A government levy would be imposed on the second and/or third home if it was standing vacant.**

The letter says the agency is offering an upmarket letting service to ensure the property remains occupied, thereby "deterring squatters".

The letter was forwarded to Humansdorp MP Mr Dempers Meyer, who informed police and referred the matter to Law and Order Minister Mr Hernus Kriel and Justice Minister Mr Kobie Coetsee.

In a statement yesterday National Party information service chief Mr Piet Coetzer said the letter contained "flagrant lies" and gave the NP's assurance that government had not passed, and had no intention of passing, the kind of legislation mentioned in the letter.

Mr Coetzer said the NP strongly condemned "this type of behaviour" and regarded it as "utterly irresponsible".

'Growing shortage' of low-cost housing

306

BIDAY 8/3/93.

LESS than a third of the formal housing built during 1991 sold for less than R65 000 a unit, according to figures quoted in 1992/93 SA Institute of Race Relations' Survey released today.

The housing backlog for blacks outside the homelands was 1,8-million units, and R11m a day would have to be invested until 2020 to eradicate this backlog, the publication said.

Government figures showed that almost 3,6-million people lived in informal housing, but other statistics mentioned in the survey put the number of squatters between 7-million and 10-million people.

A survey of 101 formal building companies found that of 10 000 houses constructed during the year, 27% cost less than R65 000 to build.

Only 3% went for under R12 000, and 7% for under R35 000. However, a third of the remaining total cost more than R175 000, with the balance selling for between R65 000 and R175 000.

The withdrawal of builders from the lower end of the market in the eastern and western Cape was particularly noticeable.

Builders said the main reasons for this tendency were interest rates, political uncertainty and unrest, bond boycotts and the limited availability of home loans.

Racial inequality in house building grew as the number of homes being built for whites increased and those for other population groups fell, the survey found.

In rural areas, only 33% of people had adequate housing, while the rest lived in unhygenic, structurally unsound dwellings.

The influx of people into urban areas from the homelands had not been as heavy as anticipated, but large-scale intra-urban movement had accounted for increasing numbers of squatters.

The survey noted that more than 65% of SA's population was already urbanised and this would increase to 75% by 2000. More than 22-million people, including those in the 10 homelands, lived in towns and cities. Only 16-million lived in rural areas.

GAVIN DU VENAGE

☐ The institute's survey also found that small black businesses faced both official and other constraints during the past year.

While the Business Act of 1991 provided for black local authorites to grant licenses to backyard traders, the same powers had not been extended to coloured, Indian and white local authorities.

Informal traders operating outside the ambit of black local authorities were sometimes fined for an activity that was perfectly legal a few kilometres away.

In addition to this, another 30 statutes existed that made it difficult for informal entrepreneurs to emerge and expand.

However, informal obstacles continued to be the major hurdle. One problem, said the survey, was the unwillingness of financial institutions to provide start-up finance because of violence-related risk.

Big business was less reluctant to lend to group projects, which it saw as a safer bet.

Black traders also had to deal with the deepening recession, violence and intimidation, and a lack of skills. Competition from white-owned shopping centres near townships and poor marketing further contributed to their difficulties.

The introduction of VAT had dealt small businesses and retailers an additional blow, as the tax strained cashflow and reduced their capacity for holding stock.

Not being able to register for VAT made supplies more expensive.

However, being allowed to register for VAT would not solve the problem, as it would lead to additional administration expenses, according to the survey.

The CHAIRMAN OF THE HOUSE: Order!

The DEPUTY MINISTER: However, I want to agree with the hon member that it is taking far too long.

Mr P NAIDOO: Mr Chairman, further arising out of the hon the Deputy Minister's reply, will he concede that the NP's attitude to the recognition of Islamic and Hindu religious marriages is in conflict with the charter of fundamental human rights recently released by the NP?

The DEPUTY MINISTER: Most certainly not, Mr Chairman. I invite the hon member, if he has any suggestions as far as these proposals are concerned, to make such suggestions.

Mr A RAJBANSI: Mr Chairman, further arising out of the hon the Deputy Minister's reply, is he aware of the fact that the hon member for Springfield and this House have raised this matter previously? The NP, however, is only interested in Indian votes. They are not worried about our culture or religion.

The DEPUTY MINISTER: Mr Chairman, the fact is that this matter is in the hands of the SA Law Commission, which operates independently. Consequently the Government cannot be accused in this regard. I concede, however, that this matter should receive more prompt attention.

INTERPELLATION

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

Own Affairs:

Provision of low-cost housing

1. Mr A RAJBANSI asked the Minister of Local Government, Housing and Agriculture:

(1) Whether, with reference to certain remarks made by him on 17 February 1992 in respect of the provision of low-cost housing, he intends giving priority to the provision of such housing in cases where there is an urgent need for it; if not, why not; if so, what procedure will be followed in this regard;

(2) whether he will make a statement on the matter? D81E.INT

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE:

Mr Chairman, the answer to the first question is yes. In answering the rest of that question, my answer will overlap with the second question.

I fully share the concern of the hon members of this House regarding housing for the homeless in the poorer sector of our community, and am totally committed to doing everything in my power to speed up our low-cost housing delivery programme with a view to providing as many housing units as possible within the parameters of financial and time constraints.

I will deal more comprehensively with our achievements in the current financial year and our plans for the ensuing years during the discussion of my Budget Vote later this session. However, I wish to give some indication of the steps I have taken thus far to accelerate the delivery of housing by virtue of certain circumstances.

Unfortunately local authorities have taken up allocated funds relatively slowly during this financial year. This had the disappointing effect of delaying the commencement of projects. In an effort to minimise the negative effects of this phenomenon I have had very positive discussions with *inter alia* the Development and Services Board, which previously had a rather negative attitude in this regard. I mention the Development and Services Board, because in actual fact their activities overlap with ours in many of the areas in which the poorer section of our community resides.

Furthermore I have had weekly meetings with the management of the department with a view to accelerating the commencement of approved projects which have, for various reasons, been delayed. I have also approved certain recommendations relating to staff appointments and the staff establishment structures of components of head offices and regional offices with a view to remotivating the department's staff towards increased productivity and efficiency.

Since assuming responsibility for the housing portfolio, I have had discussions with some hon members of this House regarding *inter alia* the housing needs in their constituencies and I intend to proceed with this individualised approach of canvassing the subject with the remaining hon members as soon as possible

after which I shall call a joint meeting. [Time expired.]

Mr A RAJBANSI: Mr Chairman, during the debate on the Additional Appropriation the hon the Minister and the hon the Chairman of the Ministers' Council made it very clear that the provision of low-cost housing in this country would be afforded priority.

Statistics have shown, especially in our Indian community, that 80 % of those on the waiting list belong to the low-income group. Of course, with the repeal of the Group Areas Act and other legislation that controlled and inhibited our progress with regard to housing, those who belong to the self-help group will now be able to cater for themselves.

What we need today is an announcement that certain projects will commence, because last year the hon the Minister of Finance announced the allocation of a special sum of approximately R35 million to the House of Delegates especially for housing for people in the low-income group. Unfortunately the Ministers' Council could not show a single record of any worthwhile project for the low-cost income group in this country. What we need today is an announcement that we can produce 5 000 units to the west of Chatsworth and 10 000 units in the Phoenix-Verulam belt. What we are doing, however, is having too many soliloquies when what we need is action.

What we expected today was a programme of action. I appreciate the fact that the hon the Minister is a very hard-working person. He has been very busy ever since he was appointed Minister of Housing earlier this year. Nevertheless, we are going to point out to him certain shortcomings in our constituencies and I express the wish that every hon member of this House will suggest where certain projects can be undertaken in our respective constituencies.

Wherever land is available, if it is intended for high-cost housing, I want to suggest to the hon the Minister that this be changed so that it can be used to provide homes for the people in the low-income group and also for those who qualify for self-help projects. Vacant sites must be serviced and allocated to people so that they can build their own homes. [Time expired.]

Mr K CHETTY: Mr Chairman, I fully endorse the sentiments expressed by the hon member for Arena Park. He comes from the same area as I do.

I also have a great deal of respect for the hon the Minister of Local Government, Housing and Agriculture, whom I know to be a very hard-working Minister. When it comes to the poorer section of the community in particular, he is always willing to go out of his way to assist them. In this regard I must say a big thank you to him. Whenever we go to him, he is willing to listen to us. He is always at the service of the poor man.

Mr M MOHANLALL: [Inaudible.]

Mr K CHETTY: What I cannot understand, however, is that the officials in his department, and I know . . .

Mr M MOHANLALL: [Inaudible.]

Mr K CHETTY: Why don't you give your mouth a rest, man!

The CHAIRMAN OF THE HOUSE: Order! The hon member for Chatsworth Central is on his feet. I do not want any cross-border discussions or violations. The hon member may proceed.

Mr K CHETTY: Thank you, Mr Chairman. As I have just pointed out, the officials in the Department of Housing suddenly put the project at Croftdene—the hon the Minister and the previous Ministers' Council are aware of this—on ice. I do not know why this happened. We have people living in overcrowded conditions. I invited the previous Minister of Housing, but he also failed to . . . [Time expired.]

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE: Mr Chairman, I want to commend the hon member for Arena Park, because he placed two very important motions on the Order Paper of this Parliament during this session, both relating to issues that cannot possibly be more important than that of housing. This interpellation too is widening our horizon, and perhaps giving us in-depth knowledge of the problems all of us have.

As far as Phoenix, Chatsworth, the periphery of Durban, the Pinetown area and the Dassenhoek area are concerned, I am fully aware that projects have to be initiated. Such projects are being considered at the moment and every available piece of land must be utilised specifically for the needy of our community as soon as possible.

I appreciate the sentiments of the hon member for Chatsworth Central. The hon the Leader of the Official Opposition, who is sitting here, did a tremendous amount of work in connection with the development at Croftdene. I want to assure the hon member that Croftdene is high on the list of priorities at the moment, and that project merely has to get off the ground. [Time expired.]

Mr M RAJAB: Mr Chairman, quite naturally I welcome the statement made by the hon the Minister and, also quite naturally, he has our full support in his endeavours. I must caution him, however. He must be realistic.

I want to tell him that he is being far too optimistic on two counts. Firstly, time has run out, not only for him, but also for this House. By the time that hon Minister can get his act together, this House will no longer be in existence. We have been sitting in this House and talking about things such as low-cost housing for several years now.

When the hon the Leader of the Official Opposition was the Minister of Housing in this House, he raised this. What has happened, however? I am told that the officials took over and did absolutely nothing. I am also told that nothing has changed, and nothing will change unless . . . [Time expired.]

Mr A RAJBANSI: Mr Chairman, the records indicate that the House of Delegates has approximately 25 000 unserviced and serviced sites. [Interjections.] There are 16 000 serviced sites. I want to suggest to the hon the Minister that if he were to use those sites, firstly, for the provision of low-cost housing and, secondly, for those who belong to the self-help group, he would be doing our community a great service.

I do not believe that housing will be taken out of the schedule of own affairs before the tricameral Parliament is dissolved and the constituent assembly takes its place. The hon the Minister therefore has one year. Once he sets the machinery in motion, successive governments and administrations will not only have a moral, but also a legal obligation to abide by the decisions the hon the Minister has taken. [Time expired.]

The MINISTER OF LOCAL GOVERNMENT, HOUSING AND AGRICULTURE: Mr Chairman, I respect the views of the hon member for Springfield and I do not blame him for expressing the need to be cautious. He also said we needed to be realistic.

I agree that there have been utterances in this House. We have made our problems abundantly clear. However, at the same time, as an individual I have not come here simply for the sake of being here. Under the circumstances we must do our utmost, even if we have only one hour left, because if we do not we will be doing our community a grave injustice.

The LEADER OF THE OFFICIAL OPPOSITION: Mr Chairman, may I ask the hon the Minister a question?

The CHAIRMAN OF THE HOUSE: Order! Is the hon the Minister prepared to answer a question?

The MINISTER: Yes, Mr Chairman.

The LEADER OF THE OFFICIAL OPPOSITION: Mr Chairman, I want to ask the hon the Minister whether his officials have accepted the recommendation made by the former Ministers' Council to reduce the cost of a plot in Croftdene to under R10 000? That is the factor that is delaying the commencement of that scheme. I want an answer to that question.

The MINISTER: Mr Chairman, a meeting is scheduled for Friday in Durban.

Mr A RAJBANSI: Don't have meetings. You have the power to decide!

The MINISTER: Meetings have to be held in order to take a decision.

I appreciate the sentiments of the hon member for Springfield, but I now wish to turn to the hon member for Arena Park. We do have serviced sites, but those sites cost us money. Those sites represent money that is buried in the ground at the moment. Unfortunately I cannot give hon members the details, because we do not have the time. However, I wish to say that in the past three weeks we have burned the midnight oil and considered projects. We have signed contracts to the value of R125 million as far as housing is concerned. I want to assure every hon member here . . .

The CHAIRMAN OF THE HOUSE: Order! Is the hon the Minister prepared to answer another question?

The MINISTER: Yes, Mr Chairman.

Mr D SAKALINGUM: Mr Chairman, we are

only hearing about sites in Durban. I want to know about the other places. We also need low-cost housing in the Cape and the Transvaal.

The CHAIRMAN OF THE HOUSE: Order! The hon member must look at the interpellation that is being discussed. The hon the Minister may proceed.

The MINISTER: Mr Chairman, the hon member is a member of the committee for the Transvaal and he is aware that we have just approved 300 houses in Extension 13. If I were to divulge the figures for the Transvaal there would be a war between the Transvaal and Natal. [Time expired.]

Debate concluded.

QUESTIONS

†Indicates translated version.

For oral reply:

Own Affairs:

Cleaning staff at schools: problems

*1. Mr A RAJBANSI asked the Minister of Education and Culture:

Whether any problems are being experienced in respect of cleaning staff at schools under the control of her Department; if so, (a) what problems and (b) what steps does she intend taking to resolve them? D55E

The MINISTER OF EDUCATION AND CULTURE:

(a) The cleaners are presently providing an effective service at schools. However, the Transport and General Workers' Union (TGWU) are not happy with the continued privatisation of the service and are threatening protest actions against privatisation. This matter was canvassed with the relevant State departments and it is Government's view that privatisation should be maintained. The problem is, therefore, a conflict between TGWU and Government policy. As a result of this conflict in policy a protest march had been planned by TGWU for 5 March 1993 but it did not take place.

(b) Meetings have been held with the Transport and General Workers' Union (TGWU), South African Democratic Teachers' Union (SADTU) and the Education Crisis Committee (EEC). Further meetings with these organisations are being planned in an effort to resolve this issue.

Mr A RAJBANSI: Mr Chairman, arising out of the hon the Minister's reply, is she prepared to make a choice between what the trade union regards as the welfare of the cleaners on the one hand and upholding NP policy on the other?

The MINISTER: Mr Chairman, I am not here to answer a question on NP policy. I was asked a question and I have answered it.

Mr P NAIDOO: Mr Chairman, further arising out of the hon the Minister's reply, does she intend going abroad as her predecessor did to study the intricacies and complexities of classroom cleaning?

The CHAIRMAN OF THE HOUSE: Order! Is the hon the Minister prepared to respond?

The MINISTER: No, Mr Chairman.

The LEADER OF THE OFFICIAL OPPOSITION: Mr Chairman, further arising out of the hon the Minister's reply, may I ask her whether she is aware of the fact that in the administrations of the House of Representatives and the House of Assembly, caretakers and cleaners employed by the respective education departments are permanent, full-time employees. They have the benefit of pension schemes, they belong to medical aid schemes and are paid wages in keeping with civilised norms. This is what these workers are asking for. Is it not fair that they be given sympathetic consideration? Furthermore, why is there an exception with regard to the House of Delegates?

The MINISTER: Mr Chairman, attempts were made by the Department to deprivatise cleaning services in terms of an undertaking by the former Minister, Mr Yunus Moolla, but the departments concerned were not prepared to cooperate. However, now there is an industrial council for workers and therefore the matter is now between the industrial council and the organisations concerned.

Mr N SINGH: Mr Chairman, further arising out of the hon the Minister's reply, could she tell us whether the present contract with the people who are providing the cleaning services

P.T.O.

R7,5bn needed to cut homes backlog

BDFM 11/3/93.

PETER GALLI

ABOUT R7,5bn is needed, largely from the private sector, to build the 300 000 low-cost homes required each year in order to address thespiralling backlog.

This emerged this week from the meeting between Housing Minister Sam de Beer and executives from the SA Building Industries Federation (Bifsa), where it was agreed that government funds had to be used to encourage private sector funding.

Bifsa executive director Ian Robinson said De Beer had agreed to meet Bifsa and senior representatives from the major institutions after the budget to look at how the money allocated for low-cost housing could be best used.

"The government allocation must be used as effectively as possible and should revolve around a risk-reduction formula that encourages private funding while eliminating wastage.

"We believe this should take the form of subsidies or guarantees that will free up large-scale private sector funding rather than just providing a limited number of serviced stands," he said.

In addition, if private funds became available, this would stimulate the building industry while providing employment and houses. These factors would have a spin-off effect and could result in less disruptive civic action, he said.

It was believed that government had spent R2bn on low cost housing last year, but only 35 000 houses had been built. There was no indication of where the money had gone and government either did not know or was not saying, he said.

The housing backlog is estimated at 1,8-million and desperately needed to be addressed as effectively and speedily as possible.

Bifsa had asked for "total transparency in government spending on housing," and this had been well received by De Beer, he said.

While the traditional suppliers of low cost housing — the SA Housing Trust and IDT — still had a role to play, their function would have to be altered if the proposed system was introduced, Robinson said.

"However, it will take some time for us to reach our goal of providing 300 000 houses a year. Hopefully we will be able to build 100 000 houses this year, increasing that to 200 000 next year and ultimately to 300 000 the year after, he said.

R1,2bn set aside for homes

Political Staff

CAPE TOWN — Finance Minister Derek Keys has allocated R1,259bn for the provision of housing in the 1993-4 budget.

More will be made available while government has promised the National Housing Forum it will have full participation in determining the next year's needs.

In addition Cabinet is prepared to make another R200m in bridging finance available.

In all, a total of R1,659bn has been made available.

Keys said R800m would also be spent on housing by the Development Bank, South African Housing Trust and Independent Development Trust.

Keys yesterday expressed hope that the present rate of "housing delivery" could be "accelerated considerably" if the cooperation between government and the National Housing Forum "bears fruit".

PETER GALLI and ANDY DUFFY report that Keys also announced that the exemption threshold for transfer duty had been increased to R60 000 from R50 000 for the acquisition of residential houses and flats and to R24 000 (R20 000) for undeveloped land.

Transfer duty of 1% would apply for the first R60 000, increasing to 5% between R60 000 and R250 000 and to 8% for all amounts over R250 000. Previously 1% was payable on the first R50 000 and 5% above this.

Transfer duty for companies was also increased to 10% from 7% and all would be effective from April 7.

Pam Golding properties deputy Cape regional director Andrew Smith said yesterday this would have the greatest impact on homes in the middle price range as they would be hit by the additional 3%.

"This will probably be reflected in lower final prices received for many propertries in the mid to upper price ranges," he said.

Camdon's National Franchise chairman Scott McRae said first time homeowners would find property ownership less affordable in the medium term and a "beat VAT" rush could be expected before April 7.

JH Isaacs chairman Les Weil said yesterday consumers and homebuyers would have less cash resources due to the increased VAT rate, petrol price and other margins, while developers' margins would also be reduced through price reductions to maintain unit sales and market share.

Sources in the beleaguered building industry said yesterday the budget offered pain today but the chance of pleasure tomorrow.

NEWS IN BRIEF

Homes probe launched

PRESIDENT F W de Klerk yesterday named the panel "to investigate the provision of housing to political office bearers" after a massive public outcry about Cabinet members being paid thousands of rands every month to live in their own homes.

The panel, expected to report within a month, is Murray & Roberts executive chairman Eric Field; Sapoa executive director Brian Kirschman; Ernst & Young consultancy national director Julian Nagy and Urban Property Consultants, Urban Residences and Urban Townhouse Management MD J G M van Straaten.

Trust for low-income housing consumers

Business Day 25/3/93

PETER GALLI

GOVERNMENT, civics and the private sector have joined forces to establish the Housing Consumer Protection Trust to prevent exploitation and corruption in the low-income housing market.

"Low-income families are being exploited by a range of unscrupulous developers, contractors, landlords, land speculators, government officials, estate agents and financial brokers," Trust chairman Humphrey Xhosa said at the launch yesterday.

Exploitation included prejudicial building contracts, theft of deposits, sub-standard building construction, sale of land not owned and coercing people into financial arrangements they could not afford.

Geoff Budlender of the Legal Resources Centre said it had been found that 90% of home buyers in this market were subject to some form of eploitation.

"This is because the huge housing backlog and shortage of serviced land effectively means consumers have to take what they can get. They also do not have adequate access to existing legal structures."

National Housing Forum co-ordinating committee chairman Matthew Nell said consumer exploitation had to be high on the agenda of negotiating a housing plan.

The trust would be governed by 33 trustees from the business sector and community-based organisations, including the SA National Civics' Organisation, the Legal Resources Centre, Lawyers for Human Rights and The Urban Foundation.

To date R1m had been raised from the Estate Agents' Board for a public education and awareness campaign, and R50 000 from the Kagiso Trust to investigate the establishment of advice centres countrywide. The IDT was funding all the administrative costs for the first year.

Foundation tests find backlog of 1,5-million units

BIOAY 2/3/93

A SERIES of tests using the Urban Foundation's Housing Affordability Model (HAM) indicates a housing backlog of about 1,45-million units of which 84% represent blacks.

HAM is described as an equilibrium model which allocates to all families some form of accommodation based on their ability to afford it.

National Housing Forum co-ordinating chairman Matthew Nell says the question of affordability is "not confined to the individual and needs to be seen in the context of five contributory components".

The first is fiscal affordability — the state's ability to fund housing on a consistent and meaningful basis.

The second component is product affordability, which relates to the site, structure and location.

An absurd example is the settlement at Botchebelo, over 70km from Bloemfontein, which incurs enormous costs for commuters in terms of transport and time.

Expensive

The administrative mechanism and stop-start nature of housing initiatives are additional factors making local housing incredibly expensive by international standards.

Individual affordability, the third component, is largely a function of income and, again, location.

It is fair to say that 50% of households earn less than R600 a month and this is substantial in affordability terms.

This again relates back to product, where at these levels the only product that is possible is one gained incrementally.

The fourth component, accessibility, relates to the lack of end-user finance to the lower end of the market. This is a function of institutional capacity and willingness to enter this market.

The final component, sustainability, picks up on the affordability of both individual and state, but concentrates on the higher vulnerability to economic adversity of the lower-income market.

It is important to respond to this situation to achieve sustainability over the life of the loan, Nell says.

Past policies hamper ability to find solutions

BIDAM 26/3/93

THE capacity of the economy to provide end-user finance and subsidies in support of lower income households has been severely hampered by past policies.

There remain over-riding deficiencies in state and private schemes, particularly regarding their appropriateness in targeting this market.

Recent innovations, however, in both formal and informal financial systems hold considerable promise.

The demand for funding is not restricted to long-term loans for buying land, but also includes short-term finance for building or upgrading properties. And it is the demand more than the need for funding which needs to be addressed.

The main problem lies in building the mechanisms to get funds into the market — and back to the institutions. It is clear that no amount of "fine tuning" of the existing structures and mechanisms will bring solutions.

"The solution lies in developing the capacity to provide loans at the bottom of the market and installing a bridging mechanism between formal finance and informal needs," says the Urban Foundation's Mike Oelofse.

The inadequacies of existing state mechanisms are obvious and fundamental. The fragmented approach to housing — through the 15 departments and countless mechanisms — leads to abuse, obscurity and market distortion. The racially-based policies and tricameral anomalies further obstruct and distort the market.

FHA CEO John Weaver says private developers have problems marketing serviced sites at R7 000 when across the road a House of Delegates sponsored initiative would be making stands available at R350.

The First Time Homebuyer (FTB) subsidy is not only fiscally unsustainable and unpredictable, it also misses the market which needs it most.

Quick analysis of government's budgeted contributions for 1992/3 shows that the average household subsidy was expected to amount to R20 400. The area of greatest need lies in capital subsidies of about R7 500 per household.

The De Loor report recommendations go far in addressing these inadequacies.

National Housing Minister Sam De Beer says that, since the enabling legislation was passed in October 1992, "the Commission for Administration has been looking into the rationalisation of the various different housing functions within the government machinery into a single department under a single minister".

Significant here is government's resolve not to act unilaterally but through the broadest consultation.

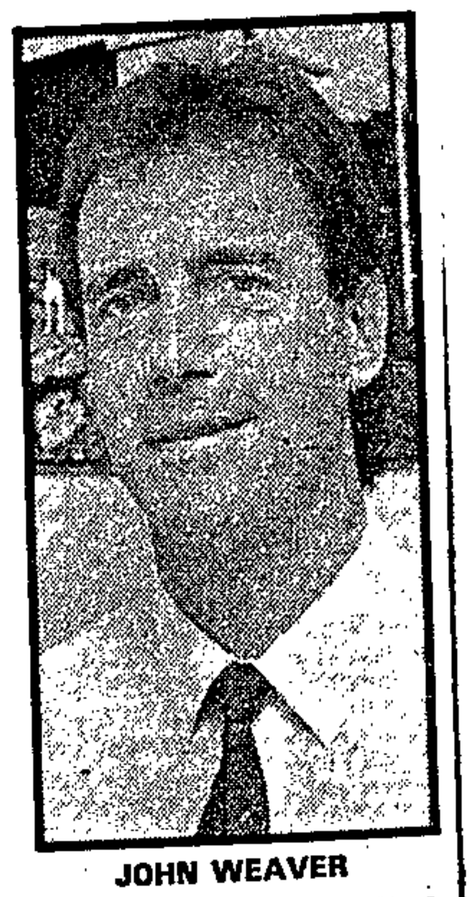
The Independent Development Trust (IDT) emerged in mid-1991 as a supplier of finance. Its experience with the capital subsidy scheme holds many lessons for the future.

IDT regional co-ordinator for social consultants Mike Morkel says the primary issue is to make housing finance available to the poorest people within an easily understandable policy framework.

The mechanics of the scheme involve providing a serviced site. The original allocation of 100 000 sites was 650% over-subscribed.

Formal financial institutions are absent from this market. Having applied formal lending criteria to an informal market, past experience has been costly and misguided, and they are reluctant to expose themselves to what they perceive to be a risky and unreliable market.

Whereas the banks' position in avoiding "unprofitable" markets is defensible, their inability to come up with products to meet informal needs is not.



JOHN WEAVER

Keys' Housing Blues

By Quentin Wilson (306)

THERE'S no place like home, and no place for the homeless in the Budget.

Mr Moses Mayekiso, president of the South African National Civic Organisation (Sanco), argues that the seven million people living in squatter camps are already hardest hit by the budget in general, and the prospect of getting a house is remote.

According to Mayekiso, the R1,2 billion for this year's housing needs is effectively half of what government spent in the mid-eighties.

South 27/3 - 31/3/93.

"Finance Minister Derek Keys has has made a cut in national housing well over 20 percent in real terms (before inflation)."

Mr Trevor Manuel, head of ANC economic policy, accused past housing policy of gross inefficiency.

South 27/3 - 31/3/93.

"In last year's budget, R2,098 billion went for housing. The ministry of state expenditure says 15 000 houses were built. But at R2,098 billion those houses cost R140 000 each to build.

"The Urban Foundation, however, says these houses are roughly estimated at R22 000. If you add in R7 500 for site and service, then the costs should have been about R30 000 per house. (306)

"So houses that should have cost R30 000 each, have been built for R140 000 instead," Manuel said.

Mortgage reallocation proposed for SA housing

CAPE TOWN — A modest reallocation of mortgage portfolios to the black community could have a substantial impact on the distorted housing conditions created by apartheid, World Bank executive Stephen Mayo said yesterday.

Opening the 21st World Housing Congress, he presented research statistics identifying policy shifts needed to achieve a well-functioning, fair and self-sustaining SA housing sector.

Mayo, of the World Bank's Urban Development Division, used figures reflecting trends in 1990 in the PWV area, compared to a sample of 52 cities across the world.

These figures showed stark contrasts in the performance of SA's housing sector with housing conditions far worse than should be expected for its level of economic development, and far worse for the black population.

Housing investment was extremely low relative to GNP because effective demand was low. In the white population this was because incomes and population growth were static. Among the black population, apartheid policies had squeezed household budgets, and created insecurities and expenses that cut motivation to spend on housing improvements.

"Thus the housing sector is serving neither the interests of the black population nor the economy as a whole," he said.

"Against these impressions of an underperforming housing sector are other impressions of a high degree of institutional development and considerable resources which, if reallocated toward the black community, could do much to stimulate demand for housing, increase the quantity and quality of their housing, and contribute importantly toward economic growth."

The level of outstanding mortgage credit and the annual new volume of credit created were striking for a country at SA's level of economic development.

"Only a modest reallocation of mortgage portfolios toward the black community could have a substantial and immediate impact on housing conditions," Mayo said.

At the same time, some of the considerable resources currently being spent on residential infrastructure in white areas could be diverted to servicing existing and new black townships. This would improve service quality and provide incentives for residents to undertake complementary improvements to their dwellings.

Finding ways to energise a powerful latent demand for better housing represented one of the most important challenges for housing policy in SA.

"This will require policy changes on both the demand and supply sides of the market, but, in particular, a profound commitment to changing the framework of property rights and the spatial distortion of the apartheid city." — Sapa.

De Beer pins hopes on De Loor report

CAPE TOWN — The apartheid pattern of urban development was not going to go away quickly or easily, DP leader Zach de Beer said yesterday.

Speaking at the World Housing Congress in Cape Town, De Beer pinned future hopes for the housing industry on the publication of the De Loor report, and the launching of the national housing forum.

"For the first time in half a century there is an approach to housing which is united, including both authorities and communities together, recommending sensitive and understanding approaches."

The report, which recommended a single nonracial national housing department with jurisdiction over the entire country, was a breath of fresh air blowing away the "cobwebs of apartheid".

Only the emergence of a new social contract, involving the state, financial institutions, building industry and political leadership in the townships, could mobilise the existing vast resources necessary to meet the housing shortage. — Sapa.

NEWS Home loans were initially approved then cancelled

Chaotic housing situation

Sowetan 30/4/93

■ Blacks hard hit by banks' refusal to grant bonds:

By Joshua Raboroko

MORE than 600 black home buyers have been refused bonds by financial institutions in the PWV-area even though South Africa is faced with a large-scale housing shortage.

Research by leading estate agents and home developers shows that hundreds of bond applications in the PWV areas have been turned down by leading banks in the past four months.

According to agents some of the buyers, whose bonds were initially approved and are occupying the new homes, subsequently received letters informing them that their applications had been unsuccessful.

A leading estate agent says banks have to change their attitudes towards financing bonds for black home buyers who, he believes, are unfairly prejudiced on grounds that are more emotive than realistic.

"The fact is that the black market is where the real growth of the property market lies, yet it is being stunted by lack of access to finance by black buyers," says managing director of Remax Homenet Mr Basil Reneele.

"Obviously any bank must be prudent with its lending policies but the qualifying criteria applied should be based on business principles only and not on unfounded opinion that black buyers are not good credit risks."

One of the institutions that has fallen into this trap is the prominently Afrikaner orientated bank Saambou which has turned down scores of bond applications after it found that they failed to comply with certain requirements, including security and credit worthiness.

Several clients claimed they had already paid transfer fees — on average R4 900 — and were waiting for their homes when they received letters from Saambou informing them that bonds had been refused.

Saambou's senior general manager, Mr Dawie Botha, said after an internal audit and administration it was found that most of the requirements were not met. Primary requirements, he said, were credit worthiness and the security each applicant provided to the bank. After the audit the bank decided to "put some of the applications on ice" pending investigation.

"We have advised estate agents and clients of our position and will continue to discuss the matter with them," Botha said.

Regarding those already occupying new homes, he said: "We will investigate their bonds because it will be illegal to put them on ice."

An estate agent James Gomes said it was unfair to withdraw bonds of blacks who held saving accounts with the bank worth thousands of rands. Most of their clients were professional people, who received State subsidy.

Mr Llewellyn Ford of Wizards Estate said buyers and sellers of properties had a chaotic situation on their hands. About 400 families were sold, bonds granted and given official unconditional bond letters. The financial institution had withdrawn their bonds, even though some only had one week to go for registration of transfer.

Affordable housing to be showcased

■ There is a solution to crisis:

By Joshua Raboroko

AN international exhibition to showcase solutions to the South African national housing crisis will be held at Nasrec, Johannesburg, from July 30 to August 3. Sowetan 30/4/93

Afribuild '93 is expected to attract many players in the marketplace so that it can show financial institutions, the construction industry, civic associations and the man in the street how affordable housing can be.

Writing in a newsletter produced by the National Housing Forum, McNaughton Victor, managing director Ms Bette McNaughton, one of the most reputable exhibition organisers, says: "We are hoping that Afribuild '93 does not become a political pawn in the greater scheme of things. "It will be seen as an honest attempt to alleviate some of the conditions many people have to live in.

"We have had a moderate interest from sub Sahara with stronger interest from countries like the United Kingdom, many of the European countries and the United States."

According to a newsletter by the National Housing Forum "... the present housing shortage is enormous and even conservative estimates indicate the need for 200 000 units each year if we are to overcome the shortage by the year 2010."

On the Witwatersrand alone, tens of thousands of people still live in single sex hostels for up to 11 months a year a relic of the apartheid era. Millions of ordinary South Africans live in so called "informal settlements" usually without basic services like running water or water borne sewerage.

New housing strategy urged

Let poor live in city centres

■ Race Relations Institute report backs viewpoint of civics:

By Joshua Raboroko

SOUTH Africa's cities should be restructured to enable poor people to live close to their centres, the Institute of Race Relations says.

In its 1992-93 survey on housing and urbanisation, the institute points out that civic associations are also urging that land for the poor be found close to city centres.

The survey reports on a number of innovative initiatives which concentrate on existing housing stock in the inner city areas of Johannesburg, Cape Town and Durban.

Turning to housing delivery, the survey emphasises the need for a clearly articulated housing policy, a single housing department, community participation, access to credit and building advice, and investment in public infrastructure.

According to one estimate recorded in the survey, 550 houses at an average price of R20 000 for a house and stand need to be built every day to eradicate the 1,8 million backlog by the year 2020. This would involve an investment of R11 million in low-cost housing each day.

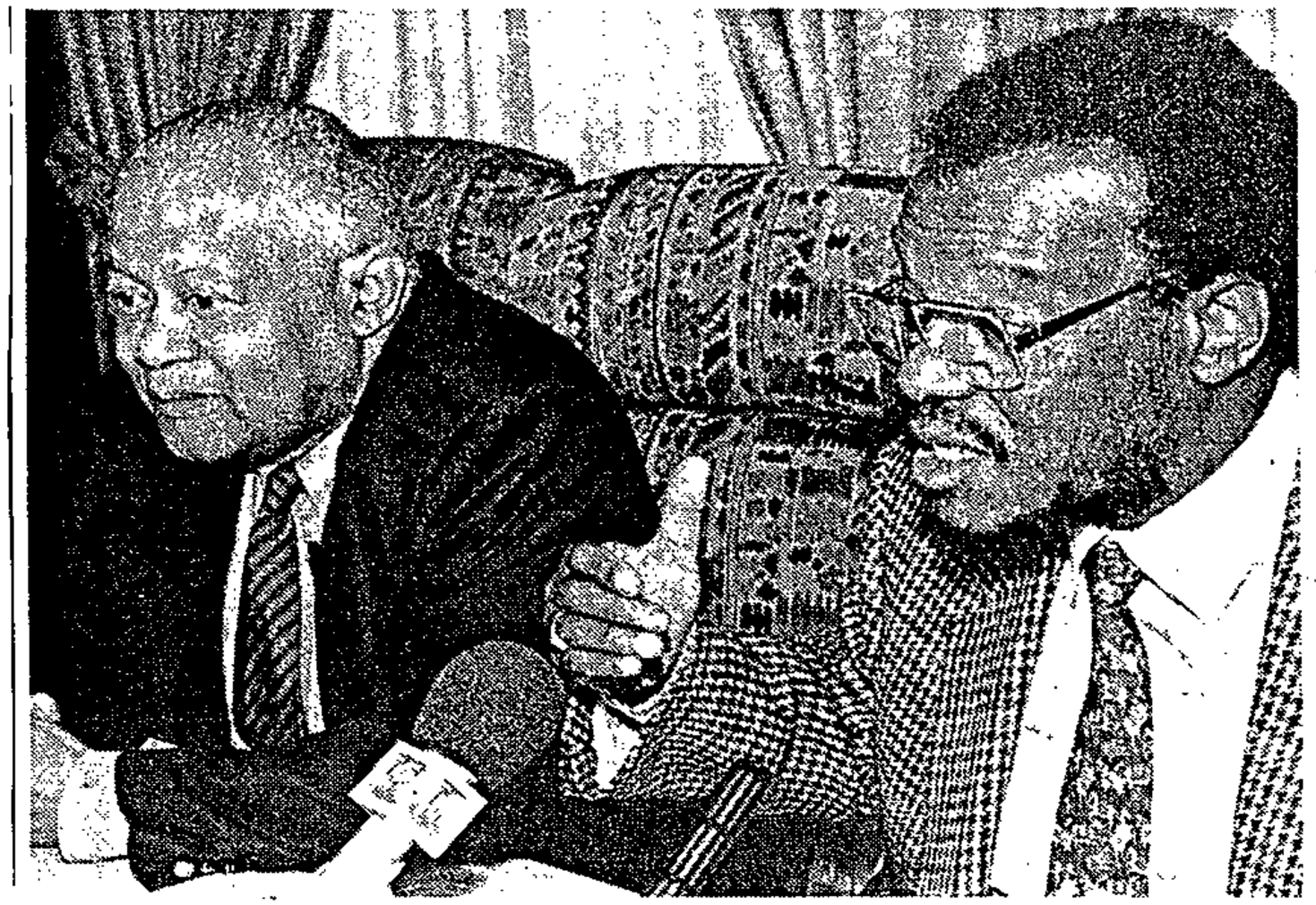
Against this, the survey reports that the Government has provided only about 3 000 houses in the last two years, while a sample 101 builders surveyed in 1991 built fewer than 25 houses in that year. Some 75 percent of the builders surveyed had built fewer than 100 houses.

Builders interviewed believe that the factors inhibiting the provision of low-cost housing were current interest rates, political uncertainty, political unrest, bond boycotts, and the limited availability of mortgage bonds.

The survey records a certain amount of progress during 1991-92 in the provision of formal and informal housing by non-profit utility companies, for example:

- The Independent Development Trust financed more than 100 site-and-service schemes, providing serviced sites for some 700 000 people countrywide;
- The South African Housing Trust provided finance for more than 100 housing projects, including the provision of some 10 000 formal houses and as many serviced sites; and
- The New Housing Group — initiated by the Urban Foundation — provided more than 200 residential stands, 3 000 serviced sites and 5 000 starter homes.

According to official estimates, some 3,6 million people are living in informal settlements countrywide, but the



Inkatha leader Mangosuthu Buthelezi and the party's CEO Joe Matthews, left, speak to the Press at Jan Smuts Airport yesterday. Buthelezi met Italy's Foreign Affairs Minister Emilio Colombo and UK Prime Minister John Major during a trip abroad. Picture: ROBERT BOTHA

Housing boom 'looks likely'

GAVIN DU VENAGE

SA IS on the threshold of a low-cost housing boom which will rescue the building industry, says Afribuild 93 exhibition organiser Bette McNaughton.

McNaughton said yesterday that pressure was mounting on government, political organisations and even business to find a solution to SA's housing crisis.

Some estimates put the backlog at around 2-million units. To eliminate this backlog would cost around R11m a day for the next three decades.

She said that while there had been no massive housing drive as yet, despite the shortage — primarily because of "government dithering" — pressure to deliver affordable accommodation was growing.

Government could no longer ignore the situation, and would have to act or face increasing criticism from abroad and locally.

But the allocation of R2,5bn to housing in the latest Budget, and the appointment of Louis Shill as Housing Minister, were hopeful signs, she said.

SA was already a world leader in low-cost housing technology, and had the financial services to slot in when the political commitment was there, she said.

The biggest obstacle was not finance, said McNaughton, but land availability. Once sites had been identified for housing, prospective owners would be able to secure loans.

McNaughton said that countries as far away as Kenya and the UK had shown interest in the exhibition.

"Affordable housing is not only a problem in SA," she said.

"It is an African problem. And wealthier countries also have their poor areas, but have done very little by way of developing cheap alternatives."

Because of the intense overseas interest in the exhibition, SA could benefit also from exporting its technology, she added.

The exhibition begins at the end of July, and will feature houses made from products such as wood, brick and paper.

The average price will be from R30 000 to R100 000.

Squatter problem can be foreseen

THE presence of squatters or formal squatter settlements can cause a substantial devaluation of surrounding properties, says Manprop director David Price.

He tells of an incident in Noordhoek in the Cape, involving the sale of a property opposite a farm occupied by squatters protected by an order from the local authority.

A deed of sale was entered into between the registered owner of the property and a couple from Johannesburg — to buy the property and its nursery.

Subsequent to the signing of the deed, the buyers became aware that the 37ha site opposite the property had been selected by the provincial administration as a possible informal housing settlement.

Assured

The buyers had been assured by the seller before sale that there was no squatter problem in the area. They felt that an informal settlement so near would affect their property value and sought redress in the Supreme Court.

The valuer involved, Bernard Squire, tells the story.

"The actual figures agreed for the purchase of the property and the business were R750 000 respectively before the squatter threat.

Under the threat of squatter development I felt the value for the property should be in the region of R250 000 and R350 000 for the business — essentially its break up value — giving a total of R285 000," he says.

"Other interested parties had come forward offering to pay between R300 000 and R400 000 for the property and the business but as it was impossible to find bond finance, these negotiations fell through.

Judgment was given in favour of the plaintiff and R325 000 was accepted as the value of the property at the date concerned. Damages of R625 000 were awarded and the full costs were given against the defendant.

"This episode placed both the seller and the buyer in a most unenviable situation. From the purchaser's point of view, the whole situation would never have occurred had they taken the precaution of instructing a valuer to give them a report on the property before committing themselves," Squire says.

Star 7/5/93

4,1-m displaced persons

South Africa has the second highest number of internally displaced persons in the world. According to Hussein Solomon, of the Centre for Southern African Studies at the University of the Western Cape. Sudan has the highest — 4,5 million — followed by SA with 4,1 million. The reason for the high figure was drought, forced removals by the Government, political violence and the migrant worker system. — Sapa

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Aid 'crucial to housing policy'

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Blaney 12/5/93.

LINDA ENSOR

CAPE TOWN — The involvement of foreign donor agencies was crucial to solving SA's housing problems, Housing Advisory Council chairman Joop de Loor told the World Housing Congress yesterday.

De Loor said the World Bank would allocate about R2,9bn annually for housing loans. But in an interview after his speech he said the bank would not be prepared to advance loans until SA had a coherent housing policy. He stressed the need for role players in SA to reach some kind of accord in order to address the housing problem and to secure financial sector investments.

"No one can expect financial institutions to pull their full weight again when unstable political situations, and more often ignorance rather than deliberate malice, moves many thousands of households to renege on their monthly debt and service payments."

He said the major role players would have to communicate an understanding of the process of housing delivery to the potential beneficiaries, something they had failed to do in the past.

"The national housing goal should be spelled out in quantifiable terms and monitored by the proposed National Housing Department. Government should therefore assume responsibility for achieving the housing goal," De Loor said.

Planact's Tony Wolfson told the congress that Rand Mines Properties would have to play a key role in developing vacant mining land separating Soweto and Johannesburg.

He said the development of the areas was crucial to the future of the region and the integration of the two cities. Physical and functional linkages had to be established to assist Sowetans to gain access to the economy and facilities available in greater Johannesburg.

RMP was the main freehold landowner in the buffer strip and Wolfson proposed that it engage in land swaps and adopt a cross-subsidisation policy to overcome the financial constraints involved in developing its land.

'Toilet towns mean more injustice'

South 15/5 - 19/5/93



Somsook Boonyabancha

TOILET towns — site and service developments — have failed in all developing countries, Asian delegates told the People's Dialogue seminar.

Ms Somsook Boonyabancha, secretary of the Asian Coalition for Housing Rights, said site-and-service had failed in several Asian countries because it was not related to people's lifestyles.

"They produce 10 000 sites, and a community of 10 000 families, but the complex processes of community interaction are lacking in the mind of the planner."

She added that the World Bank's endorsement of the site-and-service concept has led to governments sticking to the idea even when it is clearly not working.

"The Indian government is in love with site-and-service because it brings in a lot of money from the World Bank. They have had to hire families to stay at the sites to convince World Bank officials that the scheme is working."

"In Bombay there are 4.7 million squatters, and the authorities responded by providing 10 000 serviced sites 40km from the city," said Mr Jockin from India's National Slum Dwellers' Federation.

The bureaucracy involved in applying for a place in a site-and-service scheme defeats most people in India, Jockin said. The illiterate cannot understand the paperwork, and the fees demanded of applicants are beyond the means of most homeless people.

In this country site-and-service has been promoted by organisations such as the Independent Development Trust (IDT).

IDT spokesperson Mr Jolyon Nuttall said the IDT is aware of the limitations of site-and-service if development went no further than building toilets. All the schemes funded by the IDT have now moved into a consolidation phase which would "turn the spaces into communities".

The consolidation phase involves the appointment of co-ordinators paid by the IDT, who find out the service needs of each community, be they schools, shops, or recreation facilities.

NGOs don't have the answers

WITH the South African government's attempts at development widely discredited, critics often assume that development programmes are best left to non-governmental organisations (NGOs).

But the experience of people in squatter settlements as well as development experts from overseas is that NGOs are no better informed than governments when it comes to addressing people's needs.

"It's a mistake to assume that NGOs always know best," said Ms Somsook Boonyabancha of the Asian Coalition for Housing Rights, who is based in Thailand. "No one can decide anything on behalf of others — that is the weakness of the NGO movement."

The NGOs are useful as mediators, Boonyabancha said. "They are key actors in negotiating with the government, and their expertise can strengthen people.

"But we have to try to find answers together in planning development. Every actor in the process of development should develop and learn. When NGOs operate alone, they start and then get stuck."

Natal People's Dialogue representative, Mr Patrick Mgebhula Hunsley, gave examples of how the criticisms which Boonyabancha levelled at Asian NGOs were equally applicable to South Africa.



Rose Molokoane

"The National Housing Forum is drafting policy for us, but how many squatters know of the NHF?" he asked.

Delegates directed similar criticisms at the South African National Civic Organisation (Sanco), which was accused of not consulting with squatter communities.

"Communities who work through NGOs lose their autonomy," said Transvaal People's Dialogue delegate, Ms Rose Molokoane.

She told of a rural Transvaal community who had success in using development money in a way which they determined for themselves rather than following a scheme originated by NGOs.

Rather using the money to build a new hospital as suggested by NGOs, the community decided instead to invest the money in a scheme of sharecropping on land which white farmers had been forced to vacate because of the drought.

Their health needs were met by the nearby historically white hospital.

But NGOs are not the only bodies not taking squatters' needs into account. Boonyabancha was equally critical of the "trickle down" strategy propounded by pro-capitalist governments, the assumption being that reduced state spending will ensure strong overall economic growth, which will be of benefit to all strata of society.

This approach is currently being promoted by the International Monetary Fund as part of economic structural adjustment programmes which are designed to cut down on state spending as a means of increasing economic growth rates.

"In reality, nothing trickles down," Boonyabancha said.

This page was made possible by support from the Independent De

Squatter pollution a big problem

(306) ARG 17/5/93

PRETORIA. — Pollution from water run-off in squatter areas had reached such serious proportions that water from sewage purification works was often of better quality, according to the Water Research Commission.

WRC research manager Dr Steve Mitchell said in a statement that it was for this reason the WRC had decided to intensify the focus of its research into sanitation on the needs and problems of developing communities and rural areas.

"The first challenge is to educate people to refrain from polluting their environment because of the health hazards involved.

"The second challenge is to develop affordable ways of preventing pollution by making available cheaper and practical, but above all, socially acceptable, sanitation facilities for the communities that need them," he said.

Dr Mitchell said much time and money already were being spent on the problem and research teams had been establishing the extent of river pollution throughout South Africa.

He pointed out that rivers like the Umgeni, which flowed through densely populated areas in Natal, the Klip River, which flowed through Soweto, the Jukskei River past Tembisa on the East Rand, and rivers on the Cape Flats were some of the worst examples of the effect of a lack of sanitation and refuse removal.

Dr Mitchell said finding more effective ways of disposing of sewage sludge was a major research need in developed areas. — Sapa.

HOUSE OF REPRESENTATIVES

INTERPELLATION

The sign * indicates a translation. The sign †, used subsequently in the same interpellation, indicates the original language.

General Affairs:

Housing: Usury Act/Credit Agreements Act

1. Mr A E REEVES asked the Minister for National Housing:

(1) Whether he or his Department intends approaching the Association of Bankers of South Africa in order to request them to afford persons who have lost their homes under sales in execution another opportunity to acquire a home; if not, why not; if so, what are the relevant details;

(2) whether he will give consideration to recommending the introduction of legislation to amend the Usury Act, 1968 (Act No 73 of 1968), and the Credit Agreements Act, 1980 (Act No 75 of 1980), so as to make it possible to acquire housing at a lower interest rate; if not, why not; if so, what are the relevant details?

C101E.INT

The MINISTER FOR NATIONAL HOUSING: Mr Chairman, in reply to the question by the hon member for Klipspruit West, I want to say in explanation that the matter actually relates to whether we are running a free-enterprise system in this country or not. My reply to the questions he posed is the following.

The granting or withholding of home finance is essentially a free-enterprise business decision based on mortgage lenders' perceptions of risk. Unless a mortgage lender can be satisfied that a prospective borrower, who previously lost his home in execution, is now willing and able to meet his obligations timeously, no purpose would be served by interceding on his behalf. We simply cannot tell a financial institution how to run its business.

In times of economic recession mortgage lenders tend to take extraordinary steps to avoid sales in execution wherever possible. Provided a borrower is able to satisfy the mortgage lender that there are reasonable prospects of his being able to redeem the loan plus arrears within a reasonable period, relief measures such as extensions of time to liquidate arrears, capitalisation or rescheduling may be considered. Sales in execution are normally considered as a last resort, and only in instances in which the borrower is clearly unable to meet his obligations, or when there is a risk of overcapitalisation.

When interest rates on mortgage loans rose sharply to a figure of 17 % per annum in 1989, the Government introduced a scheme to encourage mortgage lenders in deserving instances to assist borrowers experiencing difficulty in meeting their loan commitments. Since then, however, mortgage interest rates have stabilised at a much lower rate of below 16 % and the need for Government guarantees in such instances has therefore fallen away, with the result that the scheme was withdrawn with effect from 1 April 1993, except for existing commitments.

The De Loor Task Group on national housing policy and strategy has proposed insurance cover as a means of reducing the risk of nonpayment of mortgage loan commitments during periods of unemployment, and I would gladly clarify that matter later on if the House would like that. This proposal is being further investigated as part of the negotiating process to reach the broadest possible consensus on a new national housing policy and strategy.

In the light of that and in reply to the second part of the question, interest rates are, generally speaking, market-related. They are not controlled. They function within the framework of economic and monetary policy. In fact, mortgage interest rates are not fixed statutorily as suggested by the interpellant, and the legislation referred to falls under the auspices of the Department of Finance.

Mr A E REEVES: Mr Chairman, first of all I would like to congratulate the hon the Minister on his appearance in this House and his appointment.

We know that a lot of people have become unemployed because of the problems in our country. If one deals with the people on grassroots level daily, it becomes clear that these people are not given a fair chance to pay off their arrears. These people's houses are disposed of in sale of execution. All I am asking,

first of all, is that these people be removed from the credit 'bureaus' blacklists which prevent them from ever buying a house again, even if they are in a better financial position than they were when they bought their first house.

In the second place, if a person can buy a motorcar for R60 000 and pay if off over four years, what prevents him from using the same system to buy a house and pay it off over eight years. The compounded interest is causing havoc among the people. [Interjections.] If one looks at the non-White community—unfortunately we still have to refer to them as such—it becomes clear that these people were thrown in at the deep end when it came to the buying of houses. If these people become unemployed it is difficult for them to purchase a house or to continue paying for a house that they have purchased.

If we are serious about solving the housing crisis, and I am sure we all are, we will have to take a serious look at these two proposals. We may modify them, but let us find ways and means of accommodating the people we so much want to accommodate.

I think the days are past when all we felt we had to do was say that we were worried about the homeless and those living in squatter camps. Let us do something about the problem. Let us find ways and means of housing these people, because that would solve 90 % of South Africa's problems.

*Mr J DOUW: Mr Chairman, I want to associate myself with the hon member for Klipspruit West in congratulating the hon the Minister.

We in this House are all in favour of a free-market economy. In this case we are distressed about the millions of homeless people in this country who, as a result of the past we would rather forget about, were never really in a position to acquire a roof over their heads.

What the hon member meant, was that some kind of agreement should be reached by the department and the Government in particular, which should be similar to that which Sanco agreed to with a specific financial institution in this country. It is unacceptable to refer to a market-related rate at a stage when our economy is in such a poor state. These homeless people are mostly not in a position to look after themselves. We feel they should be assisted in terms of some kind of sliding scale. We are pleased that this particular hon Minister has replied to this interpellation because of his involvement in the National Housing Forum. I should like to think that he empathises with those who are homeless. The majority of these people are victims of a system which has disadvantaged them. All we are asking, is that there should be enabling action on the part of the Government in order to assist these people.

Mr A ISMAIL: Mr Chairman, I wish to congratulate our new hon Minister on his appointment.

Basically I have only two questions to ask the hon the Minister. Firstly, in the case of immovable property we use a system of compound interest rates in this country. This means that a person buying a house will, over the first 10-year period, in the case of someone paying off a mortgage bond, basically pay only interest.

Today one can buy a motor vehicle—in this respect I agree with the hon member for Klipspruit West—for the same amount of money, but because it is moveable property, one pays a simple interest rate, and the amount is repaid over a much shorter period—five or perhaps six years.

I would like to ask the hon the Minister if we could not investigate the possibility of also making home mortgage bonds available at a simple interest rate.

Mr A E REEVES: Mr Chairman, I want to thank the two hon members for supporting me.

There is one thing one notices when one goes back to the townships in which we live, namely that housing is the most important item which needs attention. We are not addressing the housing crisis in South Africa. As has been said, there are many people who can afford to buy a motor car costing up to R100 000, but who are living in a squatter camp because they cannot afford a house owing to the fact that they would have to pay compound interest on the mortgage bond.

Even if we have to find new methods to deal with first-time home-buyers in order to allow them to buy a house in the same way as one buys a motor car, it has to be done. Such a person could then revert to the present system when he bought his second house.

It is important that we in South Africa should

address the housing problem. If we do not do so, we are going to have continuous political unrest, no matter who the Government of the day is. If one has a person living in a house and he is stable, one will automatically have a stable family and thus a stable community.

We are going to have to address this problem in the future.

The MINISTER FOR NATIONAL HOUSING: Mr Chairman, let me start off by saying that I do not think there is any difference of opinion between any of the speakers in this Chamber and me, or indeed, between any speaker and the Government, concerning its policy on this matter. No one could take the housing problem and the housing need more seriously than we, in fact, do.

Hon members will know that I am new to this portfolio and that I come from a background of finance, and indeed this question is one of finance. For my purposes I believe that the most important function that we have to carry out in solving the housing crisis is to solve the problem of connecting the finance which lies in the private sector, with the needs which lie on the user side.

One cannot expect—no one anywhere in the world does—that the Government should provide all the finance for housing. Unfortunately, with certain classifications of housing this has been necessary, and there will be continual budgeting for this purpose. Indeed, the increased budget for this year was an indication of the Government's determination to be of assistance. The only way in which this kind of finance can be found for housing on the required scale is to provide substantial gearing from the private sector. One cannot, however, expect the private sector to be helpful in this matter unless one supports the private sector system. One has to create a system in which there is reciprocal benefit.

I am quite positive and confident that we will find a system for utilising substantial funds available in this country for housing, as long as there is a responsible attitude towards meeting the obligation. Where obligations cannot be met, we will do our utmost to see what can be done to alleviate the problem. We indeed do have discussions on this matter; in fact, within my first week here I had discussions with the Association of Mortgage Lenders to make it clear to them that their job was no longer to provide houses only for the rich, but to provide houses for those people in greater need than the ones who have historically obtained finance in this country.

In doing so, I am quite satisfied that we will find a nexus which enables us to deal firstly with those people who are employed, secondly with those who are less employed, and eventually with those for whom affordability is a problem, and in their case we will have to find some system of ensuring that they are able to meet their commitments in one form or another, in order to prevent the repossession of homes.

The CHAIRMAN OF COMMITTEES: Order! On that wonderful note of hope I want to welcome the hon the Minister on behalf of this House for his short maiden appearance in this House. It is, however, a pity that it was of such short duration because we would have loved to hear more from him. May God bless him and bestow upon him the wisdom that is needed for the task that has been put on his shoulders.

Debate concluded.

QUESTIONS

†Indicates translated version.

For oral reply:

General Affairs:

State President:

State President/Nelson Mandela: discussions on education

†1. Mr S S OOSTHUIZEN asked the State President:†

(1) Whether he and Mr Nelson Mandela held discussions on education recently; if so, when;

(2) whether the recent events concerning the Department of Education and Culture of the Administration: House of Representatives were a point of discussion during these negotiations; if not, why not; if so, (a) why and (b) what was the purport of the discussions on this matter;

(3) whether the Minister of Education and Culture of the House of Representatives took part in these discussions; if not, why not; if so, to what extent;

(4) whether any steps to solve the problems surrounding the above-mentioned Department were decided upon during these discussions; if not, why not; if so, what steps? C116E

†The STATE PRESIDENT:

(1) Yes, on 19 and 20 May 1993.

(2) No, not specifically. The discussions took place at the request of Mr Mandela and points raised by him were discussed. One of the points was the retrenchment of CS educators. The discussion dealt with the principle of the matter and was not directed at the events in the Department of Education and Culture: House of Representatives, although they were mentioned.

(3) No. Mr Mandela led a small delegation and thus the Government's delegation was also small. Only Ministers with a direct line-function involvement in the principles and other matters on which in-depth discussions were anticipated, were asked to participate.

(4) No joint decisions were taken during the discussions. Regarding the retrenchment of CS educators, I have indicated that all steps which have already been decided upon will go ahead.

†Mr S S OOSTHUIZEN: Mr Chairman, the hon the State President said rationalization was not specifically a point of discussion during these discussions. However, he went on to say that the question of rationalization was indeed raised to some extent. Arising out of his reply I want to ask him why the hon the Minister of Education and Culture in the House of Representatives had no part in these discussions, because rationalization was in fact raised to some extent. Do we have a case here of decisions being taken for and on behalf of this Ministers' Council, and it only being left to the Ministers' Council concerned to carry out such decisions?

†The STATE PRESIDENT: Mr Chairman, I have been noticing for quite a while now that the LPSA is trying to draw poison from this situation and to create the impression that we in the NP are not giving equal recognition to colleagues in the executive authority who come from the house of Representatives. Nothing is further removed from the truth than that. [Interjections.]

I regularly see people. On the basis of my anticipation of what will be discussed, I ask Ministers to be present when I see people. I do not want to waste the time of my Ministers. When a matter is to be discussed and the expertise and experience of a Minister are needed, I call him. When I spoke to Sadtu the hon the Minister of Education and Culture was present. When there were problems my door was open and the hon the Minister of Education and Culture, the hon the Chairman of the Ministers' Council and the hon the Minister of National Education and I sat together and conferred at length on how we could handle the problem.

I do not want to discuss the merits of the retrenchment in the House of Representatives now. However, I want to assure hon members that there was the closest co-operation between the hon the Minister of Education and Culture in the House of Representatives, the hon the Chairman of the Ministers' Council and myself on the matter.

The discussion between Mr Mandela and myself for most of the time focused on the other demands that had been made. Contrary to what was suggested to have happened, we did not make any real concessions on that day in regard to our views. We discussed the examination fees for a long time. At the end of the discussions I took a specific view in this regard.

The discussion focused mainly on the problems in Black education. That is why the hon the Minister of Education and Training was present. I reject the accusation and insinuation that full and equal recognition is not being given to office-bearers in this House regarding matters falling under their authority.

†Mr C J G LEANDER: Brown politics.

†The STATE PRESIDENT: As regards Brown politics, we in the NP no longer talk about Brown politics. [Interjections.] We are a non-racial party. We do not have first and second class members. We only have NP members in the NP.

Cont'd

... LAWYERS ARE BECOMING MORE INVOLVED IN DEVELOPMENT WORK

Building blocks of the Golden Highway

306 Review/Law in W/mail 18/6-24/6/93.

The poorest of the poor need decent housing — and legal advice in the confusing world of tenure, options and trusts.

By **BARBARA LUDMAN**



Erica Emdon ... 'South African law offers a variety of options if you use them creatively' **Photo: RUTH MOTAU**

THE Golden Highway Project centres on a prime development site: 340 hilly hectares southwest of Johannesburg, adjacent to the coloured township of Eldorado Park.

Not long ago, if the government wanted low-cost houses on the land, it would probably have bought it, proclaimed it, developed it — even built matchbox houses on it — before inviting the homeless to apply.

Those were the bad old days. During the past three years, many low-income communities have become so organised that residents, or potential residents, must now be involved before land is developed.

That has changed the face of development. It has also created unexpected areas of specialisation for lawyers. When the clients are community-based organisations in small towns and rural areas, lawyers find they must run educational workshops and enter into negotiation forums with local authorities to set up a process for acquiring land.

And, crucially, when they're working not with high-rise office blocks but with low-cost housing units, they work as part of a team, and the process can be as important as the solution.

Erica Emdon heads a division at EFK Tucker in Johannesburg whose clients are usually civic associations and whose ultimate beneficiaries are generally the poorest of the poor.

The firm specialises in development and banking, and so does Emdon's division, although at the bottom end of the scale. She sees the work her division does as another branch of human rights law, focusing on the right to decent housing. People at the Legal Resources Centre and Lawyers for Human Rights do this sort of work, she says, but no other major commercial firm is involved on the same scale.

Their clients need the same services as corporate clients — companies must be set up, trusts established, contracts drawn up, deals put together, land acquired — but many need more than that. Although established civics like the Civic Associations of Johannesburg (CAJ) know what they're doing, newer, smaller civics are at sea in the world of tenure, options, trusts. Often lawyers must run the workshops explaining how companies run, the legal requirements of reporting and financial statements, the role of trustees, and so on.

This side of the work has expanded since community-based organisations began setting up companies and trusts, creating legal entities to raise funding. A combination of pressure from funders and the need to develop structures that will last, have forced recipients to get their act together legally.

In the projects they take on, the lawyers work with many players simultaneously; they are only a part of a team which often includes, among others, a civic, a local authority, the provincial government, a service organisation.

Emdon's division was brought into the Seven Buildings Project in central Johannesburg by the tenants, for example, who were trying to find a way to buy their flats in deteriorating buildings and a run-down area where building societies refused to lend. Solutions had to be worked out by a variety of players, including the residents' association, Co-operative Planning and Education (Cope), a civic, a developer, city officials and the Central Johannesburg Partnership, which brought in businessmen and bankers.

"The solution comes out of a whole dialogue and interaction," says Emdon. "It's not the conventional way lawyers have worked, where a client asks them to solve a problem. Here the solving of the problem is long-term, diffuse, mediated by numbers of different inputs and players."

But there's still a creative side to this kind of development law. The Golden Highway Project is a case in point. Eighteen months ago, the CAJ hired a service organisation, Planact, to advise them on developing a chunk of the Golden Highway site owned by the Johannesburg City Council. Planact hired Emdon's division at Tucker, which set up a company for CAJ called Goldev, then drafted a joint venture agreement between Goldev and a developer.

A land availability agreement followed, but it's now gone much further: the lawyers are looking at what they call "innovative tenure options" so that the poor destined to live on the Golden Highway land will be able to afford it. At the moment the lawyers are investigating the possibility of people acquiring housing collectively. The idea of "housing clubs" was suggested by Planact; it's up to the lawyers to determine how they can work, and to draw up a constitution.

"South African law offers a variety of options if you use them creatively," says Emdon. "There is the voluntary association, which is a common law form. In our company law, there is a range of different types of companies. Co-operatives can be used innovatively for particular kinds of purposes, like housing associations.

"That's what's exciting about the project, from a legal point of view," she says: "We can't change legislation now but maybe when the new government is in place we will be able to construct legislation particularly suited to particular kinds of development initiatives."

In-depth look at squatters

306
ARG 21/6/93

VIOLENCE in the Crossroads squatter community has prompted an investigation by Mr Justice Goldstone, while concern is mounting in established areas that the influx of informal settlers could cause plunging property prices.

The surge of jobless people into a region already facing the challenge of economic survival is causing concern.

Environmentalists are worried about the impact burgeoning settlements will have on sensitive ecosystems.

Tomorrow The Argus takes an in-depth look at informal settlements in the Western Cape — where they are, and with samples of socio-economic conditions.



Squatter families outside their homes in Slovo Park in Boipatong

R268-m housing boost

By Joshua Raboroko

AN allocation of R268 million by he Government for low-cost housing wil help many of the more than seven million low-income blacks living in squatter camps and backyard shacks.

The cash injection for "affordable housing" for low-income South African families was announced by the Minister of Housing and the Budget, Mr Gerald Morkel.

He said the money would be available for housing in the 1993-94 financial year.

It was aimed at families whose breadwinners earned between R500 and R2 000 a month

The money, 50 percent more than the amount previously budgeted, would be allocated nationally to 200 local authorities for 400 housing and related projects.

The Transvaal would receive R40 million. The greater portion of this money would be spent on the PWV area which was expected to contain by far the largest concentration of people by the year 2010 (13,4 million).

The chairman of Operation Masakhane for the Homeless, Mr Dan Moshugi, estimated in May 1992 that 10 million people were living in informal settlements, while the Urban Foundation said more than 7 million people lived in informal housing.

In announcing the allocation, the Minister said: "In allocating scarce resources we have adopted a bottom up approach to involve the individual actively in the provision of housing.

"We have to cut the coat according to the cloth. Even a modest starter house can provide a family with permanency of tenure and the facility to upgrade as economic conditions improve."

This approach had proved successful in the Department of Housing self-help programmes in which families were given loans to buy building materials and taught to build their own homes, the Minister said.

Depending on the locality, "housing units will range from R14 000 to R16 000 each, excluding the price of the plot," he said.

Information about the allocation of the money can be obtained from civic associations, government sources said.

The project is expected to get off the ground within two weeks.

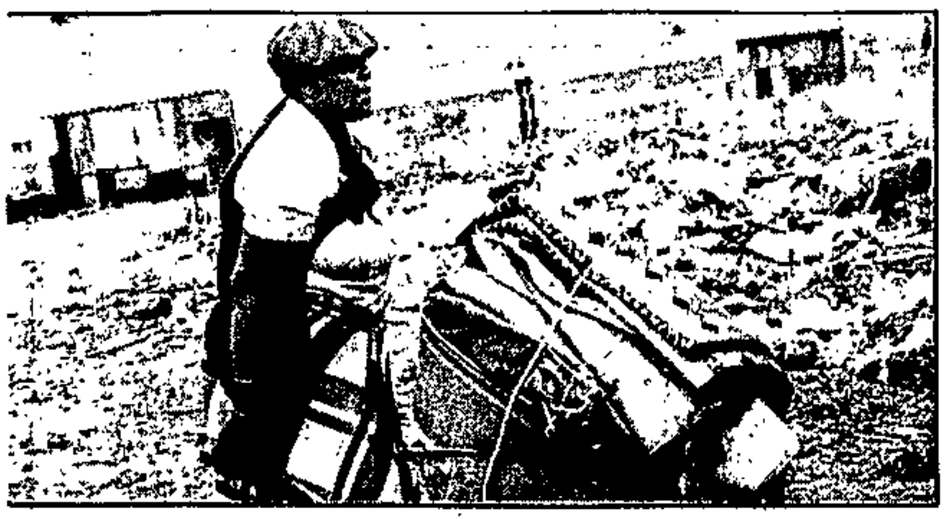
The announcement by the Minister comes at the time when informal housing is fast becoming recognised as an integral component of a national programme in South Africa.

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

Millions of ordinary South Africans live in so-called "informal settlements" usually without basic services like running water or water-borne sewerage.

STRIVING FOR PEACE

Effort to keep the violence at bay

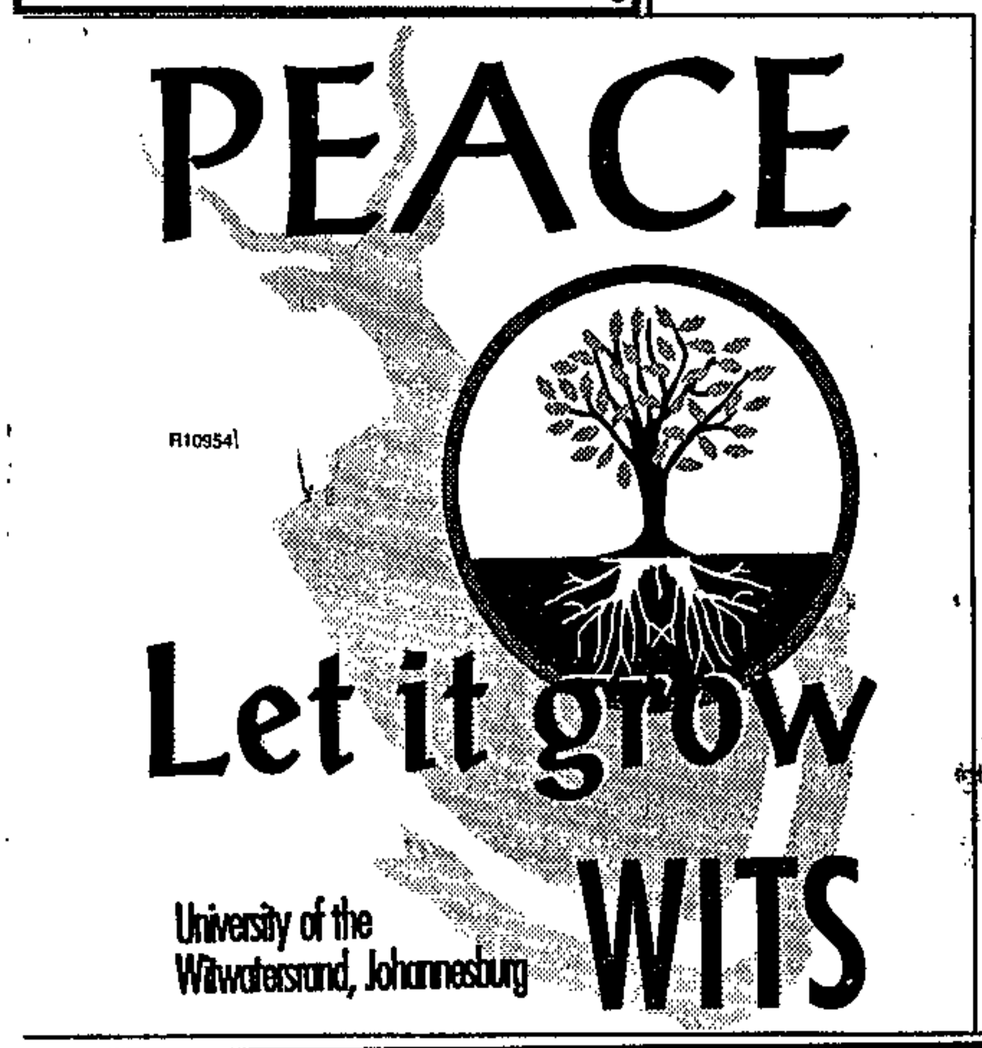


On the move again ... a woman from a squatter area carries her worldly possessions on a wheelbarrow as she escapes from violence. The Peace Prayer Day by the Kliptown community is to ensure that the violence does not spread to their area.



"We are concerned that while we have so far escaped the wrath of these people, we may be next. Hence the peace prayer day"

Motela Masithi of Holemess Organisation



By Mathatha Tsedu
Investigations Editor

SOME CALL THEM SQUATTER AREAS but the more politically astute refer to them as informal settlements. They are the tin, wood and plastic structures that are home to many South African blacks.

The phenomenon of shacks dates back to the establishment of settlements around the gold mines on the Reef.

Their erection in Orlando by residents led by the late civic leader, Mr James Sofasonke Mpanza, was the further expansion of an idea that had started long before.

Always started in defiance of officialdom, shack areas are known for their defiant moods, determined to fight all the way for the right to stay.

Hence the classical names such as Mandela Park, Biko Park, Hani Gardens, Phola Park, Ivory Park, Power Park, Crossroads, Khayelitsha, Tamboville and so on.

But today, as the shacks mushroom on every open area around any town, they have become the flashpoints of violence.

The poor and vulnerable have become the target of the barons of South Africa's violence.

Over the past few weeks shacks in Tokoza, Katlehong, Duncan village in East London, Zenzele in Daveyton, Crossroads in Cape Town, Bhambayi in Durban and Power Park in Soweto, to name a few, have been the centres of the growing statistics of the dead and maimed.

Together with hostels, they are the major focus of killings.

Concern over the killings have led to efforts by peace monitors, political organisations, church and civic structures to intervene and douse the flames of violence.

But in almost all instances, these efforts come after the explosion of violence, thus merely healing the wounds and trying to ensure that it does not happen again.

One community that has so far escaped the violence but does not intend waiting until it starts, is the Kliptown settlement.

In a move led by the Sizananai Homeless Organisation, local priests have come together to organise a peace prayer day for the area on August 7.

SHO coordinator and lay priest of the United African Apostolic Church Mr Adolphus Motela Masithi explained the move: "In many if not all instances, many of us who stay in these *mkhukhus* are uneducated.

THE DEMOCRATIC PARTY COMDEMNS THOSE WHO ARE TRYING TO KILL THE PEACE PROCESS. WE APPEAL TO ALL COMMUNITIES TO WORK TOGETHER SO THAT PEACE TRIUMPHS OVER TERROR AND VIOLENCE



FOR FURTHER INFORMATION: PLEASE CONTACT (011) 849-4507 or (011) 836-9541

DEFIANT MOOD Squatter camps are usually the flashpoints of violence:

A Nation Crying Out For Peace



"People with hidden agendas come into our communities to stoke the fires of violence and invariably succeed. The fighting is usually over flimsy things such as the names of areas and things like that.

"We are concerned that while we have so far escaped the wrath of these people, we may be next. Hence the peace prayer day on which we will come together as a community and say to ourselves: We are one. No one is going to divide us and make us fight."

Started in 1985, Kliptown has about 3 500 residents, according to co-organiser of the prayer day the Reverend David Mngomezulu.

Mngomezulu, of the Christian Catholic Holy Spirit Church in Zion, said the peace move was important as it would be an opportunity to speak to God and beseech Him to stop the carnage that is annihilating the black nation.

"We want to pray to our God and say to Him, please stop this. We are not going to preach politics but the Word of God."

The prayer starts at 9am at the Roman Catholic School in the shacks east of Kliptown station. National leaders from the ANC, Azapo, IFP and PAC have been invited to explain to people what they are doing to stop the violence, Mngomezulu said.

It is an effort at stopping the violence that, more than anything else, has a chance to succeed. Prevention, as they say, is better than cure.

It is also a small community and a small effort, but if all other communities were to start a similar move, would it not stop the carnage that has made every black man and woman ashamed?

Make an appearance— Advertise in SOWETAN CLASSIFIED

Relief fund to focus on flood areas

☐ Donations of food and goods release money for community projects in squatter camps



Picture: ROY WIGLEY, The Argus.

THEY'RE OFF: About 500 runners line up for the start of the Hard Rock Cafe/Ahead Gear 5km fun run along the Sea Point promenade in aid of The Argus/BP Flood Relief Fund.

Staff Reporter

DEVELOPMENT of areas affected by the winter floods will be the focus of the second phase of The Argus-BP Flood Relief Fund.

Red Cross regional director Elizabeth Fullard said because so many readers responded in kind, the money raised was not used on food or goods.

"There was a variety of donations in kind and we therefore did not have to buy things such as blankets," Dr Fullard said.

"The money people donated is earmarked for the development of communities affected by the floods. This will be an on-going process in consultation with the communities," she said.

Each community's needs and natural resources would be assessed. The communities included squatter areas such as Marconi Beam, Khayelitsha and Crossroads.

Dr Fullard said it was important to consult the communities about the projects because this would assure money was well spent and not wasted.

Development projects would include gardens where people could grow their own vegetables and fruit, and make bricks.

"The projects will differ from community to community," Dr Fullard said.

The fund stands at R225 000.

More than 500 runners lined up to raise money for the fund in the Hard Rock Cafe/Ahead Gear 5km fun run along the Sea Point promenade.

Hard Rock general manager and fun-run organiser Russell Shapiro said he hoped to hand about R2 000 to the fund, thanks to the excellent turnout.

"It was an impromptu decision to organise the race... it brings some activity to the beachfront and raises social awarness," Mr Shapiro said.



Whose land is it anyway? ... Forced removals under apartheid have left a bitter legacy for a new government
PHOTOGRAPH: GUY ADAMS

Squatters may be left out in the cold

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WM17-23/9/93

By GEOFF BUDLENDER

A CURRENT supreme court case involving the Zevenfontein "squatters" vividly illustrates the dangers of unconditionally entrenching existing property rights in the new constitution.

The basic facts of the case are simple.

The administrator of the Transvaal decided to establish a "less formal township" at Diepsloot, north-west of Johannesburg. He planned to settle about 8 000 people there, including the Zevenfontein "squatter" community.

The Diepsloot Residents' and Landowners Association asked the supreme court for an interdict preventing the administrator from establishing the less formal township. They claimed that the establishment of the new township would interfere with their rights. Their property would drop in value, crime would increase and so would air pollution (through smoke and dust) and water pollution.

When the case first came to court, Mr Justice William de Villiers granted an interim interdict ordering the TPA not to proceed with the settlement of residents at Diepsloot. He ordered that evidence should be heard on certain issues on which there was a dispute of fact.

The case then came back to court, for the hearing of the evidence. It came before Mr Justice SW McCreath, who dismissed the application for an interdict.

The basis of his decision was that the Less Formal Township Establishment Act clearly contemplates and authorises some interference with existing property rights when a less formal township is established. As a result, parliament has authorised some interference with private rights when a less formal township is established.

The case is now going on appeal. One must hope that the judgment of Mr Justice McCreath is upheld. If not, residents' groups will be able to prevent the establishment of areas for low-cost housing anywhere in or even near the cities.

They will argue that the new township will affect their rights, and that it must be established somewhere else. Of course, the residents "somewhere else" will make the same argument. Ans so we will be back to classic apartheid planning: the only place the poor will be able to live far from the city centres, in segregated ghettoes of poverty.

But what will hapen if existing property rights are entrenched without any qualification, as is proposed in some of the drafts which have been presented to the negotiators at the World Trade Centre?

An Act of parliament, in this case the Less Formal Towship Establishment Act, can not authorise interference with a right which is constitutionally protected. If there is a conflict between the constitutional right and the Act, then the constitutional right "trumps" the Act, and the Act is invalid.

The result is that the sort of argument made by Mr Justice McCreath — that parliament has authorised some interference with private rights — will no longer be possible. The landowners will meet it with a simple and devastating reply — that the Act of parliament is unconstitutional, because it conflicts with the constitutional protection of property.

If the constitution is going to entrench property rights, we have to ensure that the property clause is drafted in such a way that it does not prevent appropriate urban planning and the provision of serviced land and homes for the homeless.

The negotiators should take care that in entrenching existing property rights, they do not also entrench apartheid and homelessness in the constitution.

■Geoff Budlender is national director of the Legal Resources Centre

Illegal occupation top of ANC agenda

Political Staff

STOPPING the illegal occupation of houses is one of the items to be discussed when the regional executive committee of the African National Congress meets behind closed doors today.

Other items on the agenda are preparing for the all-race elections on April 27 and the allocation of portfolios.

Regional ANC secretary Lerumo Kalako said the movement had to formulate a policy of how to deal with the violence and disarray in squatter communities.

"The National Party is following a double-edged policy in squatter communities which is meant to destabilise us. They have a very aggressive policy."

As part of its election strategy, he said, the NP was wooing squatter leaders.

If this tactic failed the NP had another plan to exploit the tensions around housing in squatter communities.

"We must combat this strategy."

Violence in the Western Cape will also come under the spotlight today.

"This is one of the major problems confronting us because political opponents are going to use violence to score points off us."

The political heads of four key departments, Information and Publicity, Political Education, Organising and Local Government, are likely to be appointed today.

● See page 10

SQUATTERS — GENERAL

1994 — 1995

SQUATTING

Fri 14/11/94

Coming home to roost

306 428

National Housing Minister Louis Shill's attempt to buy government's way out of Durban's Cato Manor squatter crisis seems to have backfired after a disturbing twist.

In contrast to Cape Town City Council's tough line in evicting squatters from 276 homes in Tafelsig, those who illegally occupied 800 empty new houses at Cato Manor have been allowed to stay put by government. Now mobs have driven several Indian families out of neighbouring dwellings which were occupied legally before the invasion.

There are suggestions that this is a direct result of the Minister's allowing the squatters to stay but these are strongly denied by Shill. "Under awkward circumstances, bearing in mind the possible loss of life, the communities have undertaken to resolve the problem. We have not condoned the occupation by people not entitled to those properties," he claims.

There have been reports that police advised the threatened Indian families to move because they could not — or would not, for political reasons — protect them or their properties; and the House of Delegates (HoD), which built the houses, has now washed its hands of anything to do with Cato Manor.

The mob-driven evictions are a sequel to a series of events that began on November 1 (*Current Affairs* November 5) when shack-dwellers from the overcrowded black Chesterville township spilled over the N2 highway to Wiggins Road, Cato Manor — a stretch of largely vacant land of 6 km, laid waste by a succession of Group Areas expropriations, west of Durban.

An estimated 1 200 families are living illegally in the Cato Manor homes. After several unsuccessful attempts to persuade them to vacate, Shill agreed that they could stay until alternative homes are built for them — despite the fact that the houses had already been allocated to Indian families, some of whom have paid deposits.

The DP has lashed out at government by saying the latest development is a direct consequence of the dangerous precedent set when Shill effectively rewarded the squatters for their illegal occupation.

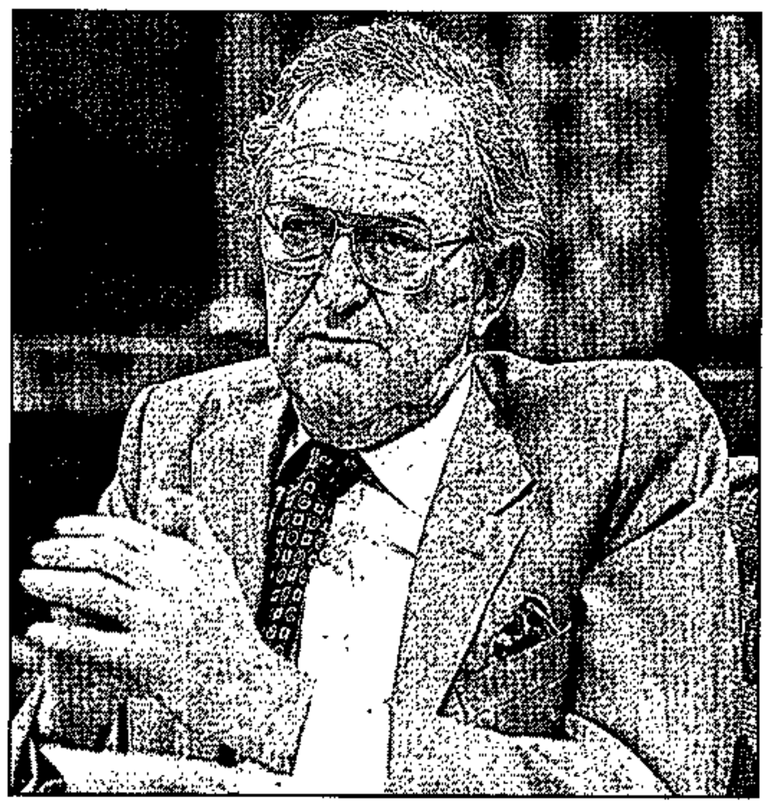
DP Natal Coast regional chairman Mike Ellis says: "While one has sympathy for the frustrations of the squatters, they should never have been allowed to stay on in the illegally occupied dwellings. Instead, alternative land on which to settle should have been provided (as it was in Cape Town). The message sent by allowing them to stay was that they could keep whatever they took and that is what they are doing."

Ellis adds, though, that he is equally alarmed at the alleged responses of the police and HoD to the latest evictions. "We are all entitled to the same protection before the law. If police say they cannot protect properties, or families living legitimately, at Wiggins, they are telling us that nobody is safe and the country is heading for anarchy."

He adds that the HoD's decision not to assist the families, on the grounds that it is no longer involved in the development, is equally worrying. "The fact is that, irrespective of its involvement, we are still living under the tricameral system and the Indian families being forced to flee their homes are constituents of the HoD. It is therefore obliged to assist them."

The HoD and police did not respond to calls from the *FM* on Monday and Tuesday but Shill defends both: "Though there have been reports of four cases of families being intimidated, there is only one on record to the knowledge of the police. I have it from the highest level in the police that immediate remedial action is being taken to prevent recurrences."

He adds: "Obviously, they cannot be in all places at all times. They will, however, respond immediately to anything of this nature. It is policy on our part to ensure people and their lawful possessions are protected and the HoD was due to meet on Tuesday to see what else it could do to make sure its Cato Manor community is protected."



Shill ... *"our policy to protect people"*

The one positive aspect of the crisis is that it appears to have kickstarted large-scale housing development at Cato Manor. However, allowing the squatters to stay in the houses was always going to be risky — and it represented a refusal to defend the principle of private property, without which other democratic freedoms are worthless. ■

Illegal land occupation 'could be big problem'

CLIVE SAWYER
Municipal Reporter

ARG 8/4/94

INVASION of land by the poor and homeless will be a thorny problem for all levels of government after the election, says the Urban Foundation.

"The immediate challenge after elections will be to diminish uncertainties about land and to chanhel popular energy (so that) land invasion does not take place."

If affordable urban land is not provided on the scale needed, it will be seized by individuals and communities, the foundation said.

"Settlements that arise from land invasion pose tough practical demands on public authorities who will have to provide services and resources."

Servicing unplanned settlements was more difficult than dealing with planned developments.

The foundation said the public sector would not cope on its own in trying to prevent land invasion.

"Delivery of land will require the involvement and mobilisation of all resources, private and public."

A study of international experience of land invasion showed it tended to happen in times of political change.

"Invasion movements have been as small as 50 households or as extensive as 200 000 people, the size of a group in Santiago, Chile, which invaded an area near the airport on one evening in 1956."

Invasions tended to be organised, with careful attention paid to timing.

"Invasion often coincides with visits by high-profile foreign dignitaries, or on nights before weekends and during festivals and holidays.

"Election campaigns are often associated with invasions."

Political motives and strategies varied widely.

Some invasion leaders tried to justify their actions in terms of the policies of their governments.

In Latin America, land targeted for invasion tended to be publicly and not privately owned.

"Normally, it is low-value vacant municipal land, some distance from the city centre, or vulnerable to hazards like landslides or flooding."

'Influx control a root cause'

Municipal Reporter (306) ARG 8/4/94

CONFLICT between landowners and invaders has been aggravated by race and class conflict, according to an Urban Foundation report.

Illegal land occupation had its roots in the policy of influx control.

Invasion of urban land had happened sporadically since 1985, with a spate in 1990 and 1991.

"The 1990-91 peak coincided with the onset of democratic reform, a period of political uncertainty during which bureaucrats dealing with squatters were faced with ambiguities about action to be taken."

Initial invasions tended to be small, with numbers swelling after bridgeheads were established, the report said.

"In most cases, the invaders were homeless or poorly-housed urban people taking last-resort action."

Invasion of public land was more common than seizure of private land.

"In a number of cases, township residents moved to gain control of housing developments believed to be targeted at more privileged people."

Examples of this were housing seizures in Tafelsig, Delft, and Cato Manor in Natal.

Last year's occupations of housing introduced a new dimension of conflict, between poorer sections of different black communities.

It was alleged that housing invasions in Cape Town had been orchestrated to create racial tension.

Political and civic organisations had sometimes found themselves in difficult situations when having to heed the demands of the homeless and the interests of settled communities affected by invasions, the report said.

Squatters 'mostly occupy public land'

MOST urban land invaded by squatters was publicly owned land which had often been earmarked for development, the Urban Foundation has found.

In a recent research report on urban-land invasion, the foundation found some of the occupied sites had also been serviced for allocation to communities.

"In a number of cases, township residents moved to gain control of housing developments believed to be targeted at more privileged people."

The foundation cited the example of Sharpeville residents who moved onto a site earmarked for a new black township in 1991.

In other cases, Africans occupied land earmarked for housing developments for coloureds and Asians including areas in Mitchells Plain, Delft and Cato Manor.

"Incremental encroachment on private land has taken place all over the country. An ongoing process of

ERICA JANKOWITZ

land occupation and eviction has characterised farms and mining land in the vicinity of Leratong Hospital close to Krugersdorp."

The report also cited the example of Sanlam land in Midrand on which squatters settled as they were not granted access to sites in Ivory Park.

Another finding was that a peak of urban land invasion occurred in 1990/91 which "coincided with the onset of democratic reform in SA, and a period of political uncertainty during which bureaucrats dealing with squatters were faced with ambiguities regarding the appropriate action to be taken".

The foundation contended that most invasions started with a relatively small number of people occupying land, often followed by "the population of invader settlements swelling rapidly once the bridgehead has been established".

The report found that the vast majority of squatters were blacks who were homeless or poorly-housed urban residents rather than new rural migrants. (306)

The report said although some occupations were orchestrated by civic associations, these associations were often caught between serving the interests of both squatters and settled communities affected by these settlements.

"In addition, organisations that have mobilised invasions have not always been able to deal with the ensuing settlement and consolidation process."

Other conflicts had also been fuelled along racial and class lines, the foundation said.

It concluded that, despite demolitions and evictions, there had been some "qualified victories for the invaders, albeit in the face of considerable hardship".

water
cture: AP

Slovo calls for end to illegal squatting

CT 8/6/94 (306)

CLIVE SAWYER
Political Correspondent

ILLEGAL occupation of land by squatters must stop, says Minister of Housing Joe Slovo.

The rising number of "land invasions" in past weeks threatens to send tensions soaring when people occupy land already earmarked for others.

Mr Slovo said that many recent land invasions had been orchestrated by outsiders who did not have the best interests of homeless people at heart.

He urged provincial housing ministers to identify land suitable for temporary and permanent housing.

He called on them to work out, in co-operation with his department, a strategy to deal with land invasion and squatting "in as humane a manner as possible".

There has been a sharp rise in land invasions in the past month, especially in the PWV.

The government accepted that squatting was linked to increasing urbanisation, while there was too little land in cities suitable for settlement.

It accepted that political changes had created expectations about housing for the poor.

"I have great sympathy for those landless people who are endeavouring to secure a plot of land on which they can live with their families.

"The illegal occupation of land will not contribute to alleviating the housing shortage," Mr Slovo said.

Sanco calls for halt to land invasion

DURBAN. — The South African National Civics Organisation yesterday called for a temporary halt to land invasions by squatters and a halt to the demolition of their shacks.

At a meeting it had also been agreed that squatters who recently invaded a housing project site in Cato Manor would move. — Sapa

5 1/18/94

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'GO BACK TO THE LAND!'

Temporary housing is a permanent problem for SA cities

Even if the government manages to build a million houses, squatters are not going to go away, argues BHANPERSAD MAHABIR. In fact, the problem will probably worsen because many of the hundreds of thousands of people squatting in and around our cities regard themselves as temporary sojourners, and because of the vested interests of the "squatter lords".



CRISIS ... Despite government promises to build formal houses for all, squatter settlements could well mushroom.

WE have been quite impressed with the strenuous – and up until now verbal – efforts of Joe Slovo, Tokyo Sexwale and fellow comrades to resolve the squatting problem. However, with more realism than cynicism, I can foresee that they are on an endless treadmill. At the end of a million houses the end to the squatting problem will be nowhere in sight! The problem might even be bigger!

Well-heeled and well-armed, "entrepreneurs" who sell "plots" which do not belong to them, squatter-lords who build and let shanties on spec, and criminals who operate protection rackets, will make every effort to keep their lucrative squatter "estate agencies".

For the uninformed rural dweller ekeing out an existence on tired lands, the attraction of city lights with prospects of employment is irresistible. Roughing it up in hovels and shanties presents no greater problem to these hapless people than their previously poverty-stricken existence in mud huts back home.

Most of the new arrivals regard themselves as temporary sojourners. Having a smallholding, with some cattle, goats, fowl and other livestock in the distant tribal lands as a family birthright, the squatter sees no point in making a permanent long-term commitment in buying a home on a 20 or 30-year loan basis. His roots and his heart lie elsewhere. Every cent that he earns he would like to take to his people back home, where the elderly and other members of the extended family are still living. A hovel, close to his place of employment, for which no rent is payable, serves his purpose well.

It is this element – the constant stream of rural dwellers pouring into the towns and cities, who want free or very cheap accommodation, in order to maximise their earnings – which will make the squatter problem a permanent one. And the "entrepreneurs" who are thriving in keeping up this constant stream will see to it that it continues.

It might dismay our well-meaning housing ministers if they were to discover how many squatters would prefer to live rent-free in their cardboard-and-plastic shacks than pay even minimal rent for a solidly built and serviced house. Only the squatter born in the city will look for permanency – and most of these have already made their accommodation adjustments in the existing townships.

"Back to the land" is about the best long-term solution to the problem of squatting. An army of agricultural extension officers, generous state grants, subsidies and low-interest landbank loans, drought-aid, etc, could make farming and animal husbandry more lucrative than squatting in city slums. It has been done before to uplift the "poor whites". It must be done again to uplift the poor blacks.

Obstacles, no doubt, will be encountered. The first line of resistance will be the multitude of agricultural boards. We have already had a foretaste of this by the way big business manipulates the industrial councils to keep in check any threat that small business might present to their monopolies and oligarchies. The agricultural boards, having created virtual monopolies whereby prices are pushed higher and higher every year, will resist fiercely any threat to their cosy arrangements. And these protective arrangements were cobbled together over many years under the protective wings of a government whose main objective was to promote the exclusive interests of only one group.

These boards will raise many "convincing" arguments to justify their continued existence. Free enterprise and open competition are obstacles to to privileged vested groups in a divided society such as we have had in South Africa.

The second line of resistance will be the agricultural unions, which had a reciprocal, mutually beneficial "understanding" with the previous regime for more than 45 years. Their votes always went to the party that spread generous state aid and subsidies to the farmers. But these obstacles can be overcome. The land reform objectives of the Reconstruction and Development Programme will have to be implemented as a matter of priority. Ways and means used by other countries who had overthrown colonialism could be used as guidelines. Absentee landlords and farmlands not optimally utilised could be looked at, for a start.

Foreign aid by way of tractors, fertilisers, etc, would be more readily forthcoming to implement such a basic farming programme. Foreign countries will offer aid in this form with a greater degree of assurance than if they had to dole out cash, which they know too well usually falls into a bottomless pit.

Intensive agricultural re-education must take place. The perception among blacks, inculcated during the apartheid days, that work on farms is only for unskilled and uneducated labourers, must change. Blacks must see themselves as entrepreneurs in this field.

Building houses is necessary, but it can only treat the symptoms of a deeper social and economic crisis. Even certain parts of First World countries (like New York City) with unlimited wealth at their disposal, have not been able to eliminate squatter problems.

The festering problem of squatting in Third World countries, especially in and around the cities, is well known. People expecting a quick-fix to this problem will be disillusioned.

There is no reason to doubt that black youth have similar aspirations as the youth of other colours. For the young and the ambitious there has got to be some worthwhile incentive – better than subsistence farming – that offers a lucrative future. The alternative on offer must be more worthwhile than drifting to the crime-ridden slums of the city to make a quick "killing".

Black youth must be made to believe by example and by education that farming, properly done, can create wealth and make it possible to live a life of dignity and independence.

The measures outlined above, imaginatively implemented, could in due course curb the flow to the city slums – and help alleviate the squatter problem.

That it would also increase the food supply in the country and help break the stranglehold of the monopolistic boards would be additional spin-offs for the general good.

Undeniably it will be a long haul. But there is no alternative, if we are serious about nation-building.

Squatter camp water pollution research says latrines are the pits

ARG 26/10/94 (306)

☐ Kick the bucket, warns CSIR

JOSEPH ARANES
Municipal Staff

A BAN on pit latrines in areas with high water tables and a speedy phasing-out of bucket toilets are among CSIR recommendations to reduce water pollution in informal settlements.

The proposals, including an end to squatting in low-lying areas, follow extensive CSIR research on water pollution caused by squatter settlements. The study by the CSIR water technology department was commissioned by the Water Research Commission.

The report warns against the health dangers inherent in unsanitary conditions in squatter camps, such as parts of Khayelitsha where the research was done.

CSIR project leader Allan Wright said the health problems caused by pollution in squatter settlements would not necessarily improve with the provision of site and service stands.

"Any form of urbanisation which results in people having to live in squatter shacks or other forms of informal housing, results in widespread pollution.

"Pollution from these areas which is carried in storm water to rivers eventually leads to a serious health hazard for the whole community."

Mr Wright said the study showed that pollution from a serviced site did not differ much from informal squatter settlements in spite of the fact that toilet facilities were available on the serviced sites.

"The extent of the pollution was not determined by the quality of infrastructure but rather was related to population density."

The report suggests ways of reducing the problem. These include:

● Improving garbage collection to prevent litter piling up on streets,

● Phasing out bucket toilets as quickly as possible,

● Discouraging squatting in low lying areas,

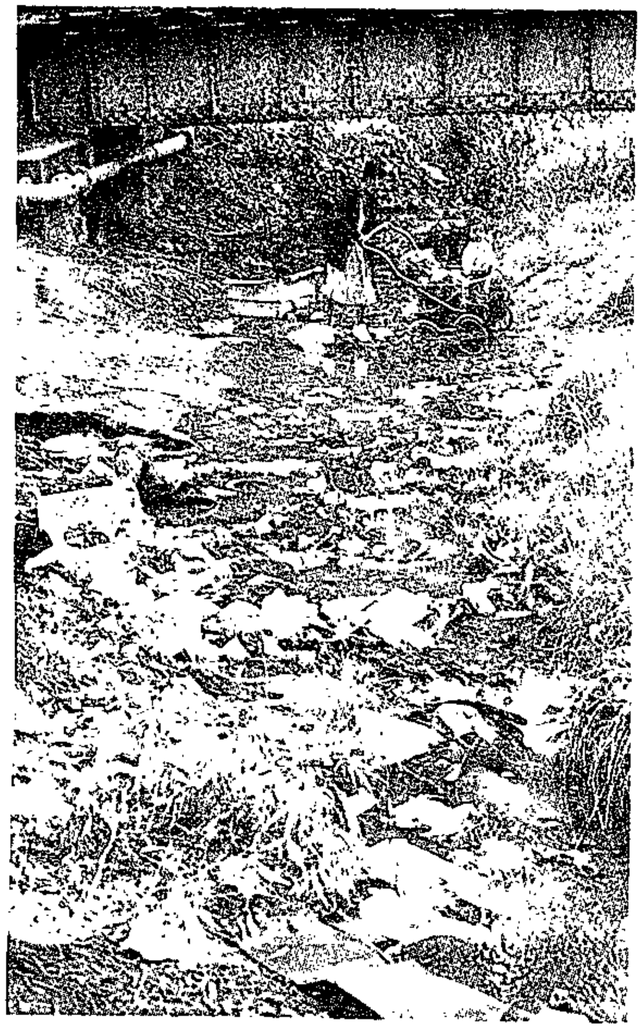
● Banning pit latrines in areas with a high water table and in areas with sandy soil,

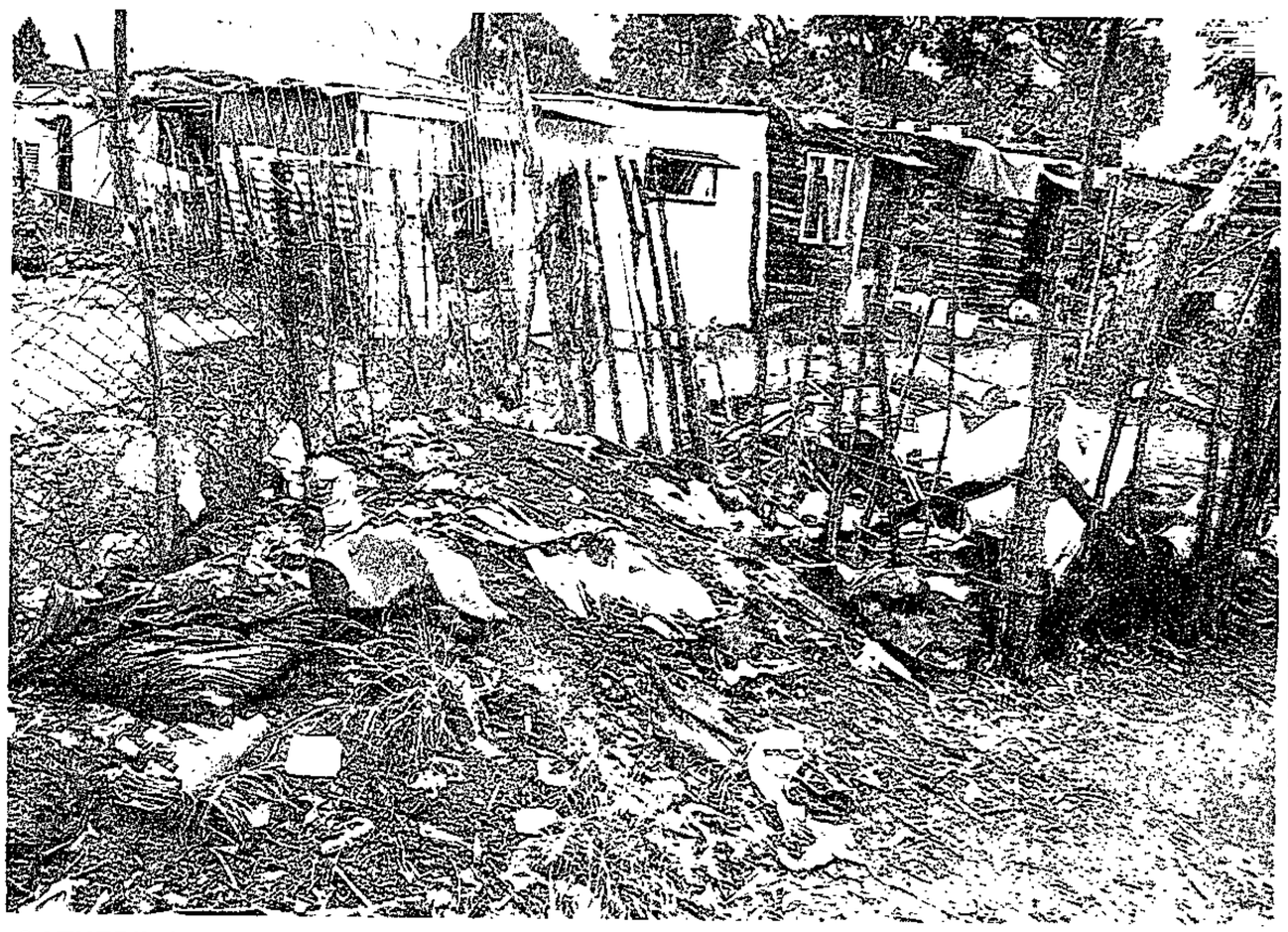
● Encouraging the planting of vegetation to stabilise sandy areas

● Removing sand from the streets to ensure the storm water drains do not get blocked and

● A weekly cleaning of grids in the stormwater drain system.

Mr Wright said he was concerned that informal developments and settlements would remain part of the community for a long while and the problem would persist.





GATHERING MOSS: Sun City squatter settlement residents are forced to live with refuse dumps all around the camp because nobody wants to collect their garbage.

THE CAPE

Squatters flood small towns in hunt for jobs

306

☐ Strain for councils as work dries up in cities

ARG 18/1/95

JOSEPH ARANES
Municipal Staff

SQUATTERS are flooding smaller South African towns as the job market in the cities becomes increasingly overloaded, placing a huge strain on the budgets of small local authorities.

While bigger towns and cities managed to absorb into their communities the large numbers of South Africans leaving their homes in search of jobs, large squatter camps sprang up.

And as jobs dried up, more and more of the squatters sought refuge in smaller towns.

Plettenberg Bay town clerk Alex Smart said that during the past four years there had been a considerable influx of squatters into the area.

"We are a small holiday town and are dependent on tourism for our revenue. Jobs that are created are seasonal and when the holiday period is over, about 65 percent of the town is left unemployed."

Mr Smart said the town had plans for the creation of a new complete township, KwaNokuthula, which would hopefully alleviate the problem of squatters.

"The problem is that once services are laid on, other people think there are jobs and money in the town and also want to settle here — which results in the whole cycle starting again."

In the holiday town of Hermanus the population of the Zwelihle squatter camp increased from about 1 000 to 6 000 in three years.

Town clerk Thys van Rooyen said that because of the influx of people into the town, more services were needed.

"Squatting is a big problem and because of the limited job opportunities we have, the crime rate in the area has also increased dramatically."

Mr Van Rooyen said that during the past month a new local council had been established in the town.

"We have a good relationship with the squatters and have, with the help of Independent Development Trust funds, serviced a number of sites in the area.

"But we need more money and more erven to accommodate all the people. And we need an injection of funds which must help create more jobs. We can't just depend on tourism to keep the town going."

Gansbaai town clerk Johan Pieterse said squatting was not such a big problem in his town.

"We have about 100 shacks in the informal settlement and although the numbers have increased over the past months, it is a problem we are working on.

"Two of the squatter representatives were appointed as councillors and we have started a housing forum whose task it was to build decent homes, a community centre and other community facilities needed by the people.

"And the community is very eager to get these projects started."

Mr Pieterse said unemployment was the major factor retarding development in the area.

"Besides some building activity and the seasonal fishing, no other job opportunities were available to the residents," he said.

"We need to change this if we really want to improve the quality of life for all the people."

New legislation aims for clarity on land matters

306

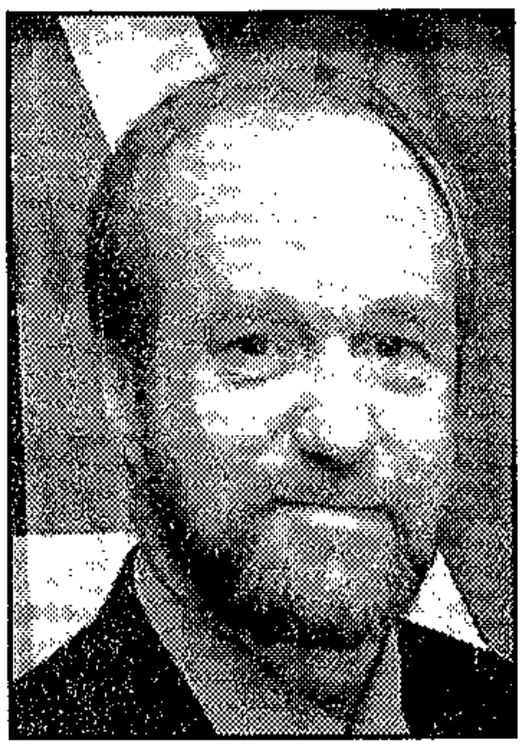
Cape Town — Legislation enabling the Minister of Land Affairs to delegate, assign or transfer powers, duties, functions and finances to provincial and local authorities was approved by all parties in the National Assembly yesterday.

The Bill also authorises the president to repeal or amend certain laws, or to declare laws applicable on the areas of the former TBVC states and self-governing territories, Minister of Land Affairs Derek Hanekom said in the second reading debate of the Bill.

Hanekom envisaged that the Bill would bring about "better clarity and co-ordination among different tiers of government on land matters".

The most difficult task was to unravel or unbundle from the existing laws the roles and functions of different authorities and to strike the correct balance between coherent national land reform measures and effective day-to-day administration of land matters on the ground.

A task team has been appoint-



Derek Hanekom

Star 24/1/95

ed to address problems and do a comprehensive investigation of all land administration laws.

Part of the task team's brief would be to make recommendations on appropriate measures to ensure proper land administration in line with the constitution and in accordance with emerging land policies. — Sapa.

SA notches up a first in constitution-making

■ **POLITICAL STAFF**

Cape Town — Ideas, many from ordinary people, have started flooding into South Africa's new constitution-making process.

Cyril Ramaphosa, chairman of the Constitutional Assembly, yesterday held up a thick file of submissions to demonstrate the response to calls for proposals for the 1999 constitution.

The process of negotiating a final constitution to replace the present interim one will start in earnest this month.

Technology will be used as fully as possible to include ordinary people in the process.

Each session of the Constitutional Assembly — members of the National Assembly and Senate sitting jointly — will be broadcast live on television.

Assembly executive director Hassan Ebrahim said submissions to the assembly would be put on computer. Also being computerised are submissions made to the multiparty negotiating process in Kempton Park.



Cyril Ramaphosa

These, stacked up, were 40 m high, Ebrahim said.

Information about the constitutional process is to be put on an electronic bulletin board, which anyone with access to a computer anywhere in the world would be able to read.

Technologically, use of computers to give access to the constitutional process would be a world first, he said.

torate: Human Resource Development at the head office of the Department will monitor this process very closely.

(iii) The National Economic Forum's Job Creation Projects are monitored by the project leaders of the Development Bank of Southern Africa as well as by the training advisers of the Department of Labour.

(iv) The Department of Public Works has now been entrusted with job creation within the context of the public works programmes.

I have gone to some length in answering this question, particularly to provide most of our people with an idea of the services available. They must go to these labour centres to gain access to these services. It seems as if, historically, speaking, most of these centres were used by the White component of our society. Now I would like to appeal to Black people to start using these centres as well.

The PRESIDENT OF THE SENATE: Order! Before I call on her to answer the next question, I would like to welcome the Minister of Housing, Minister Mthembi-Nkondo. I would like to congratulate her on assuming a very challenging and interesting portfolio.

Hansard 28/2/95 (306)

Informal settlements in the Republic: creation of formal housing

*7. Sen W F MNISI asked the Minister of Housing:

(1) Whether her Department has made any assessment in respect of the number of people living in informal settlements in the Republic; if not, why not; if so, (a) what were the findings and (b) in respect of what date is this information furnished;

(2) whether her Department has developed any plans to eliminate the need for informal settlements; if not, why not; if so, over what period is it anticipated that sufficient formal housing will be created for all those who need it?

S16E

The MINISTER OF HOUSING:

(1) The Department of Housing, did not make an assessment of the number of people living in informal settlements in the Republic in the last number of months.

However, information received from the various provincial administrations indicate that a total number of 6 947 958 persons resided in informal settlements on 31 December 1994. Unfortunately, it was not possible to obtain any figures from the North-West Provincial Administration and the above-mentioned figure therefore excludes the figures of that Province.

Table:

Northern Transvaal	270 000
Western Cape	247 604
Orange Free State	122 733
Northern Cape	18 080
Gauteng	2 542 573
KwaZulu-Natal	2 112 500
Eastern Cape	1 371 500
Eastern Transvaal	262 968
North-West	not available
Total	6 947 958

(2) The White Paper on the new Housing Policy and Strategy for South Africa was published in the Government Gazette on 23 December 1994. The White Paper very clearly elucidates Government's plans for delivering housing to the poor and homeless for the foreseeable future. Eight so-called strategic thrusts are proposed in the White Paper as a holistic policy and strategy in order to resolve the critical housing shortage. The question and problem with regard to informal settlements is therefore not viewed in isolation, but rather as part of the overall housing shortage which will be addressed in a comprehensive and integrated manner. The upgrading of unacceptable informal residential areas, to bring the standard of services, infrastucture and other community facilities in line with national norms and standards is therefore viewed as part and parcel of the overall housing policy and strategy.

In terms of the White Paper on Reconstruction and Development, Government has set a target for the country to provide one million homes within five years. This figure should be viewed against the fact that there is currently an estimated backlog of 1,5 million houses, while new family formation still increases year by year.

The availability of funds from the central fiscus in the coming years, the willingness of the private sector to enter the low cost housing market and the willingness of communities to fulfil their responsibilities will obviously play a determine role in the provision of housing in future, but Government believes that the policy and strategy proposed in the Housing White Paper will lead to wiping out the entire housing backlog within 10 to 15 years.

Business interrupted in accordance with Rule 199(3) of the Standing Rules for the Senate.

Police persons on the beat: funds available

*8. Sen Dr R RABINOWITZ asked the Minister for Safety and Security:

Whether he intends making more funds available to increase the number of police persons on the beat in (a) Johannesburg, (b) Durban and (c) any other cities; if not, why not; if so, (i) when and (ii) what amount in each case?

S17E

The MINISTER FOR SAFETY AND SECURITY:

(a), (b) and (c) No, due to insufficient funds. However, the SA Police Service is in the process of reprioritising funds and in order to alleviate this situation, the re-deployment of personnel to communities which are under-serviced, will be addressed.

(i) Not applicable.

(ii) Not applicable.

SANDF: murder in Impendle

*9. Sen P POWELL asked the Minister of Defence:

(1) Whether any departmental action has been taken against members of the South African National Defence Force allegedly involved in the murder of the Inkatha Freedom Party Regional Secretary for Hlanganani, Thulani Ernest Ndlovu in Impendle on or about 26 November 1994; if not, why not; if so (a) what action and (b) what was the outcome of such action;

(2) whether the SANDF has a policy relating to the continued employment of members found guilty of human rights abuses; if not, why not; if so, what measures are taken against members guilty of such abuses;

(3) whether he will make a statement on Government policy in this regard?

S18E

The MINISTER OF DEFENCE:

(1) This matter is still *sub judice* and therefore no departmental action has been taken against members of the SA National Defence Force.

(2) Yes. The continued service of any member found guilty of an offence, including human rights violations, comes under review. The nature and severity of the offence determines the future of the member.

(3) The President, in his opening address to Parliament on Friday, 17 February 1995, made the Government's policy on corruption and misconduct in society abundantly clear. I can only reiterate the President's sentiments and give the hon Senator my assurance that members who abuse human rights will be dealt with most severely.

MK members dismissed: still on SANDF payroll

*10. Sen Dr G W KOORNHOF asked the Minister of Defence:

(1) Whether any members of uMkhonto we-Sizwe who had been dismissed from the South African National Defence Force

'250 000 in informal W Cape settlements'

Political Correspondent

THERE are nearly a quarter of a million people living in informal settlements in the Western Cape, out of a national total of 6,9 million.

Housing Minister Sankie Nkondo disclosed this in the senate yesterday in reply to questions by William Mnisi (DP).

There were 2,1 million people in informal settlements in Kwazulu-Natal and 2,5 million in Gauteng.

Upgrading of unacceptable informal settlements was part of overall housing policy, she said.

The national backlog of housing was 1,5 million.

Factors influencing the success of meeting housing needs included the availability of funds from central government and the willingness of communities to fulfil responsibilities to pay for services.

Meanwhile, Labour Minister Tito Mboweni has disclosed official unemployment figures. About 29 percent, or 3,6 million South Africans, were jobless, he told the senate.

Of these, 37 percent or three million were African, 23,4 percent coloured, 16,3 percent Asian and 8,4 percent white.

Half of the unemployed were younger than 30, and 98 percent had no post-school qualifications.

About 400 000 pupils left school at the end of 1994.

Only three-to-four percent would be accommodated in the formal sector.

Plan to resolve illegal occupations 'welcomed'

(B06)

Robyn Chalmers

B09/6/95

COMMUNITIES had reacted highly favourably to initiatives aimed at resolving the deadlock on more than 12 000 illegally occupied repossessed properties, Servcon MD Denis Creighton said yesterday.

Servcon is a joint venture between government and mortgage lenders, officially launched this week to solve the problem of houses formally in possession but which banks cannot access because of a breakdown of law and order.

Creighton said more than 100 Servcon staff had been visiting occupants of repossessed properties around SA this week.

"During these first visits, Servcon personnel have been making contact with occupants and giving information on initiatives under way.

"The initial reaction has been highly positive, and it is obvious that the Masakhane Campaign and the Home Truths information scheme have begun to work."

Creighton said the success of Servcon's negotiations would have a direct influence on whether cover was granted under government's mortgage indemnity scheme.

In terms of an agreement between government and mortgage lenders, occupants of repossessed properties would be offered three options.

The first was the option for original owners to buy the repossessed house back from the bank on an instalment sale agreement plan. Banks would subsidise the repayment for the first five years. The property had to be affordable, based on current income.

Other occupants, who were not original owners, would be given the option of buying through government's subsidy scheme.

The purchaser's right would be protected by an endorsement on the title deed.

The second option was that occupants who could not afford to buy the properties would be placed on an affordable rental programme for nine months.

At the end of this period, the occupant had to leave. Government would provide relocation assistance in the form of a capital subsidy for the purpose of rightsizing — relocating to a more affordable home. The final option, should the occupants not accept the first two, was eviction.

Creighton said it was vital to have a steady stream of low-cost homes coming onto the market over the next nine months, or the rightsizing principle would not work effectively.

Servcon personnel would visit all the occupants this month, and had set a six-month target to complete all settlement negotiations.

Component	*Rank*	*Name*	*Race*	*Gender*
(a) Appointments				
Chief Directorate: Management Services	Assistant Director Provisioning Administration	Bogopa C N	B	F
Chief Directorate: Management Services	Control Personnel Officer	Malatji A K	B	M
Chief Directorate: Management Services	Chief Personnel Officer	Masuku P S	B	F
Chief Directorate: Management Services	Senior Provisioning Administration Officer	Danster R K	C	M
Chief Directorate: Urban Transport	Deputy Director: Transport Economy	Vermaak C J	W	M
Chief Directorate: Urban Transport	Chief Director	Maeder T	W	M
Chief Directorate: Road Traffic	Chief Director	Van Tonder H P	W	M
Chief Directorate: Management Services	Deputy Director: Personnel Management	Roodt E H	W	M
Chief Directorate: Urban Transport	Deputy Director: Transport Economics	Tembo U	B	M
Chief Directorate: Roads	Deputy Chief Engineer	Thompson W R	W	M
Chief Directorate: Roads	Deputy Chief Engineer	Kelly J T	W	M
Chief Directorate: Roads	Deputy Chief Engineer	Burmeister J F	W	M
Chief Directorate: Roads	Deputy Chief Engineer	Tolmie C J	W	M
Chief Directorate: Roads	Control Industrial Technician	Falkner J S	W	M
Chief Directorate: Civil Aviation Authority	Head: Air Traffic Control	Pretorius H P	W	M
Chief Directorate: Civil Aviation Authority	Senior Aviation Inspector	Pike R J	W	M
Chief Directorate: Civil Aviation Authority	Chief Air Traffic Controller	Stephens M P	W	F
Chief Directorate: Civil Aviation Authority	Chief Air Traffic Controller	Burger B	W	M
Chief Directorate: Civil Aviation Authority	Control Avionician	Wood L P	W	M
Chief Directorate: Shipping	Principal Ship's Surveyor	Carrasco I M	W	M
Chief Directorate: Management Services	Assistant Director: Administration	Van der Walt S	W	F
Chief Directorate: Management Services	Labour Relations Officer	Mazibuko N H	B	M
Chief Directorate: Management Services	Chief Work Study Officer	Karow C M	W	F
Chief Directorate: Management Services	Principal Personnel Officer	Mahlungu N Q	B	F
Chief Directorate: Road Traffic	Senior Administrative Officer	Van der Spuy, K	W	F
Chief Directorate: Road Traffic	Principal Road Safety Officer	Breedt R	W	F

Black candidates offered appointments, but declined

Directorate: Transport Economics	Deputy Director: Transport Economics	Mashalaba N C	B	F
Parliamentary Services	Senior Administrative Officer	Sekgobela R	B	M
Chief Directorate: Roads	Chief Industrial Technician	Barath N H	I	M
Chief Directorate: Road Traffic	Road Safety Officer	Khunou C M	B	M
Chief Directorate: Management Services	Senior Administration Clerk	Modiba M S	B	F

Illegal occupation of privately owned land: complaints/charges

174. Sen J SELFE asked the Minister for Safety and Security:

(1) Whether any (a) complaints were received in respect of and/or (b) charges were laid against any persons for the illegal occupation of privately owned land during the latest specified period of 12 months for which information is available; if so, (i) how many (aa) complaints and (bb) charges and (ii) in which areas;

(2) whether any action has been taken as a result of such complaints during this period; if so, what action;

(3) whether any persons have been arrested as a result of such charges; if so, how many? S334E

The MINISTER FOR SAFETY AND SECURITY:

(1) (a) Yes.

(b) Yes.

(i) (aa) 1 837

(bb) 136

(ii) *North West*
Wadela, Promosa, Kroondal and Waterkant.

Eastern Cape
Thornhill, Umtata and Zwelitsha.

Western Cape
Pacaltsdorp, Plettenberg Bay and Grabouw.

Eastern Transvaal
Amersfoort, Dirkiesdorp, Blinkpan and Belfast.

KwaZulu Natal
Weenen, Thornville, Mid Illovo, Mude, Louwsburg, New Hanover, Ixopo, Matatiele, Umhlati, Umzinto and Ingogo.

Northern Province
Dan Village and Chief Mhalava II.

Gauteng
Devland, Denver, Nasrec, City Deep, Pageview, Riverlea Ext 2, Bara Link, Booysens, Modderfontein, Consolidated Mines, Farm Nooitgedacht, Devon, J Lurie & Co Farms, Putfontein Portion 100 (J Lurie), Die Barrage Small Holdings, Cullinan, Erasmuskloof, Boschkop, Bapsfontein, Leazonia, Monavoni and Hennopspark.
(Latest specified period of 12 months: 1 July 1994-30 June 1995).

(2) Yes.

Case dockets were opened and investigated. Eviction of illegal squatters took place. Some cases were withdrawn. All complaints were investigated.

(3) Yes, 278.

Permanent/full-time employees currently employed by Department

178. Sen E K MOORCROFT asked the Minister of Environmental Affairs and Tourism:

(1) How many permanent, full-time employees are currently employed by (a) his Department and (b) each relevant specified

'Nip problem in the bud'

Call to report builders of illegal shacks

Star 10/10/95 (306)

BY KARIN SCHIMKE
GAUTENG REPORTER

LAND invasions are being used by parties to embarrass the Government before elections, claims MEC

Gauteng residents who see any signs of informal structures going up on land that has not specifically been set aside for development must inform their local authorities immediately so that shacks can be broken down before they are fully erected.

This was the word yesterday from MEC for Development Planning, Works and Environment Sicelo Shiceka, who said the rate of land invasion was increasing rapidly as the local elections were drawing nearer.

He said there were two reasons for this: "The Government is vulnerable right now while it is preparing for elections and, secondly, political parties other than the ANC are using land invasion as a means of embarrassing the Government."

He said his department had received reports that parties were behind land invasions, particularly in and around Johannesburg and Pretoria, but he could give no other details until an investigation had been completed.

He called on communities to work closely with their local authorities in the meantime by informing them as soon as they saw any informal structures going up. In this way the problem would be nipped in the bud, while the rapid land delivery programme was being implemented.

In terms of this programme, people in stress areas (overpopulated areas) and crisis areas (where houses have been built on flood plains) could apply to local authorities for land.

So far 18 200 applications had been received and 16 projects were under way to reserve land for these people. The estimated cost of each of these sites was around R15 000 and each site would be provided with basic facilities.

"But while these people are waiting for land to build their homes on, others from across national and international borders are invading and building shacks, and people are getting very angry and frustrated at the situation."

He was also concerned about the number of shacks going up in open spaces in white residential areas. This was something which unnerved and scared white people and undermined their faith in the Government.

He added that local authorities were being given the capacity to deal with land issues more effectively, but that it was up to the community to inform them of illegal invasions.

Where people had been warned and evicted, the Government would not be above strong tactics.

"If we need to remove invaders, we will," Shiceka said.

40 000 flock to city a month

306

BARRY STREEK
POLITICAL STAFF

CT 13/10/95

AN estimated 40 000 people a month were moving to the city, the Minister in charge of the RDP, Mr Jay Naidoo, said yesterday.

He warned these people had started "to assert their frustration as demonstrated in the mushrooming squatter settlements and land invasions".

Releasing the government's strategy documents for urban and rural development into the next century, he said urbanisation had become one of South Africa's major challenges.

Mr Naidoo said the strategies were a 25-year vision for urban and rural development that would guide public and private investment in addressing past distortions.

The urban development document said the metropolitan areas and large cities were growing rapidly, and it was estimated the present urban population varied between 19,6 million and 26m.

It was also estimated 75% of the population would live and work in cities and towns by 2010.

Concerning the Cape Metropolitan area, the document said a development framework must plan for housing, jobs and transportation systems across a territory of 4 500km².

The document said the growth rate was sufficiently normal to suggest that effective urban management was possible and there was therefore no justification for interventionist policies which tried to prevent urbanisation.

The government's vision was that by 2010, cities and towns would be based on integrated urban and rural development strategies and be centres of social and economic opportunity for all, the document said.

● See Page 5

The Star .... Wednesday November 15 1995

'Upgrade settlements to solve housing crisis'

(306)

'Unrealistic' to think that more than 7 million people in settlements can be accommodated in conventional housing

Star 15/11/95

By David Robbins

As the housing crisis deepens, new research shows that there is little alternative to large-scale upgrading and incremental housing programmes in South Africa's informal settlements.

More than 7 million people currently live in these settlements, the vast majority of them earning less than R1 000 a month. This places them beyond the reach of formal loan and housing schemes.

"To move these millions of people into conventional homes is socially and technically impossible in the short to medium term, and financially non-sustainable in the long term," say the researchers. "And to leave them in their present situation is to court major health and environmental problems."

The findings of the study, commissioned by the National Business Initiative (NBI) and undertaken by social scientists working at the Institute of Social and Economic Research at the University of Durban-Westville, were made public yesterday.

Main conclusions indicate that upgrading schemes and incremental housing solutions are viewed positively by a majority of those who live in the areas studied.

An Independent Development Trust (IDT) subsidy of R750-million for infrastructural upgrading encouraged the communities to inject an estimated R500-million of their own resources into housing improvements.

"A minor revolution" in social relations and forms of financing had taken place in settlements affected by the IDT and other upgrading programmes, the study found.

The NBI's executive director for development, Brian Whittaker, said a policy which accommodated the findings would be in the interests of the urban poor and in the interests of government, because of the considerable allied investment which would be likely to take place.

"If the needs of the urban poor are ignored, or are not catered for on an appropriate scale, the most visible consequences in the major urban areas will be a proliferation of land invasions and unserviced shack housing, increasingly difficult urban management, and a general decline in local and international investor confidence in South African cities as places in which to do business."

▶ New housing policy empowers...
Page 19

Most squatters have formal jobs

(306) BD 15/11/95

Mduduzi ka Harvey

A NATIONAL Business Initiative survey describes as a myth the perception that residents in informal settlements are unstable, unemployed communities unable to help themselves.

NBI executive director Brian Whittaker said the research indicated that while most residents of informal settlements were poor, with an average income of less than R800, most were in formal employment. Many had been with the same employer for seven years or more.

The study involved eight informal settlements countrywide consisting of 200 000 inhabitants and 1 500 household interviews.

Most of the settlements studied had received a capital subsidy of R7 500 per site from the Independent Development Trust, but low levels of personal income and the inability to access further credit had not hindered informal residents from personally investing a further R3 000 per site to improve their housing.

Despite the low level of education and the high rate of unemployment, stable communities had developed with an average length of individual household residence of more than a decade and up to 30 years in older settlements.

Interviews with key players regarding socio-economic changes were included in the study. Researchers said these revealed a minor revolution in social relations, forms of financing, institutional development and capacity building.

The study showed there was little alternative to large scale upgrading programmes countrywide. It would be socially and technically impossible in the short to medium term and financially unsustainable in the long term, to move millions of residents into conventional homes.

On the other hand, major health and environment problems and the risk of increased social instability threatened if the present situation was simply allowed to continue.

Task group to look into land invasions

BD 22/12/95 (306)

A TASK group had been formed to look into land invasions and the acceleration of housing provision to the homeless in Gauteng, the provincial government said yesterday.

Sapa reports Gauteng development, planning, environment and works MEC Sicelo Shiceka made the announcement following controversy surrounding the eviction of hundreds of squatters at Moffat Park, south of Johannesburg.

The Gauteng government identified 30 000 sites across the province where the homeless could settle, Shiceka said. The task group would consist of representatives of the Greater Johannesburg council, southern metropolitan substructure and Gauteng development, planning, environment and works department.

It would later include all the province's metropolitan substructures.

Nomavenda Mathiane reports that the Gauteng government and local authorities have moved about 45 squatter families from Moffat Park to temporary accommodation in a government building in Braamfontein.

The approximately 100 families still remaining would be moved today, Shiceka said.

He said the move was intended to prevent a looming confrontation between residents and the squatter community, as well as avert court expenses for which government could be liable if it was taken to court by Moffat Park neighbouring communities for failing to evict the squatters.

Shiceka said there were three types of people who seized land: the genuinely landless and destitute, those who had always lived in informal settlements, and opportunists who were selling land to destitute people.

He said government would deal severely with the latter but needed the community to sign affidavits about people establishing squatter settlements by selling land to squatters.

An agreement had been reached between Moffat Park representatives and government that the park would not be invaded again. But Moffat Park representative Albina Mathegana said they were dissatisfied with the removals because they were being moved away from ancestral land and from where they could eke out a living.

Shiceka would not disclose the location of the Braamfontein building because he feared homeless people who were not from Moffat Park would flood it. He said it was a two-storey building belonging to government, and was a much better place to live than the shacks at Moffat Park. Electricity would be installed soon.

Mathegana said it was a huge hall which had been filled with beds belonging to squatters, and there was no privacy as men and women were forced to live together.



Gauteng development, planning, environment and works MEC Sicelo Shiceka explains why Moffat Park squatters were moved to the city. Moffat Park squatter representative Albina Mathegana, right, also attended yesterday's news briefing.

Picture: NICKY DE BLOIS

7 million squatters in South Africa – official

CT 22/12/95 (306)

BARRY STREEK
POLITICAL STAFF

ABOUT seven million South Africans are living in squatter camps, but more than 100 000 sites in informal settlements have been upgraded by residents over the last five years, say University of Durban-Westville researchers.

Professor Jeff McCarthy and Professor Doug Hindson, of the Institute for Social and Economic Research at UDW, and a housing consultant, Mr Mike Oelofse, found that people living in informal settlements were investing R2 500 to R3 500 of their own money, together with the Independent Development Trust (IDT) capital subsidy of R7 500 a household.

The subsidy, like the government's new subsidies, was paid on condition freehold tenure was transferred to the beneficiary.

The researchers found that 30% of respondents in two Eastern Cape squatter camps had erected fences around their properties after receiving title.

They also said their research — released in yesterday's issue of the IDT magazine Leading Edge — showed evidence of property markets developing, with informal sales taking place, based on residents' own assessments of the value of their properties.

The executive director of the National Building Institute, Mr Brian Whittaker, is quoted as saying: "For the original R750 million invested in the IDT's capital subsidy scheme, R300m is coming from the poorest people in the country — from their own savings without access to formal credit. That's stunning."

The IDT has now spent R820m on the capital subsidy scheme.

The researchers said that although the policy of on-site upgrading only began to be accepted in the 1980s — when it finally dawned that millions of residents of informal settlements simply could not be removed or rehoused — there was a surprising degree of stability and permanence in work and length of residence in all the sites studied.

The researchers found the levels of poverty to be high, with the vast majority of households having an income of less than R1 500 a month and more than half less than R800 a month.

But "in most cases, at least two-thirds of respondents are employed, whether formally or informally".

They also warned that "unless the poor can see the longer-term benefits of such an approach it will be politically unpopular and unless the state can ensure the programmes for sustainable development are set in motion, it will yield little but vast slums of despair".

However, the researchers concluded that South Africa "has both the experience and the means to resolve its so-called 'squatter' challenges".

New 'homeless' organisation threatens to invade land

ARG 30/12/95 (306)

JOHANNESBURG. — A national body for the homeless and squatters will be formed on January 1.

Junior Ngubeni and Jomo Mathe, spokesmen for the Tembisa Committee of Eleven and the Moffat Park Committee, said the body would be called the National Homeless Organisation of SA.

The organisations aims will be to:

- Help the government remove incompetent MECs and replace them with "people's choices";
- Allocate plots to the homeless;
- Invade more land from January if the government is tardy in providing plots; and
- Register the plight of the homeless with the government.

"It is so painful to vote for our brothers and sisters, with whom we have struggled together, only to be shunned like this today," Mr Ngubeni said.

He said Nahosa would register homeless people and allocate them stands wherever there was open land.

"We are saying 'Let the government give people serviced stands and people can build for themselves'. Instead, the government talks about provision of houses. How can they do that when there are so many homeless people? We want to make things easy for them."

Mr Mathe accused Sicelo Shiceka, Gauteng MEC for urban planning, and Dan Mofokeng, MEC for housing, of being bossy in dealing with squatters, by threatening them with eviction and police action.

Mr Mathe and Mr Ngubeni said MECs responsible for housing, land affairs, local government, the environment and development and planning should deliver the goods — or be removed.

Gauteng officials could not be reached for comment. — Sapa.

SQUATTERS - GENERAL

1996 – 1999

Gloves off as Government warns against invasions

(306)
Star 1/2/96

By Norman Chandler

The phenomenon of land invasion which has started in South Africa will not help the invaders in terms of the Government's land reform legislation.

This is made clear in the Green Paper on Land Policy, released today

It says "increasing landlessness and subsequent land invasions have become a stark reality of the new South Africa. Despite housing and land reform programmes, the Government has been unable to deliver at the pace required.

"Unrealistic expectations, fuelled by lack of information particularly with regard to the time it takes to transfer land, have exacerbated the problem. The Land Affairs Department was opposed to land invasion and will not reward invaders with land.

"Legal steps will be taken against those who illegally invade land belonging to the national government. Threats of land invasion will not be rewarded by special treatment."

The green paper adds that invasions have led to evictions by authorities, resulting in ongoing legal disputes, while in rural areas the eviction of farm workers and labour tenants has also resulted in landlessness and land invasions.

"Frustration has developed ... and this has led to threats to invade land unless demands were met within a month," it adds.

"In certain cases, a form of warlordism exists were invasions are planned by a leadership who then illegally extract rental from the invaders. Occupation of land is a threat to the RDP and to the successful implementation of both the National Housing and Land Reform programmes and must be prevented by a programme that actively addresses the problem."

In terms of the green paper, hundreds of laws relating to land will be repealed or amended in order to reach a new system of land reform.

There are eight principal laws, some of which are still undergoing parliamentary scrutiny. These are the Restitution of Land Rights Act, which provides for the restitution of those dispossessed in terms of racially based policies of the past; the Provision of Certain Land for Settlement Act, which designates land for settlement purposes and also offers financial assistance in support of land settlement; and the Development Facilitation Act, which helps to facilitate land development in general.

Another is the Upgrading of Land Tenure Rights Act which provides for various forms of tenure leading to ownership and also for the surveying and transferring of property, while the Land Administration Act makes provision for powers to be delegated to various authorities.

One of the most important of the eight laws is the Land Reform (Labour Tenants) Bill, now being discussed in Parliament, which provides for the purchase of land by labour tenants on farms as well as the provision of subsidies for this.

The Interim Protection of Informal Land Rights Bill is being piloted through Parliament as a measure to protect people with insecure tenure from losing their rights to land over a long-term period.

The Communal Property Associations Bill will enable communities or groups to acquire, hold and manage property.

ARG 10/2/96

Squatters 'need an alternative' (306)

JOHANNESBURG. — Land Affairs Minister Derek Hanekom has said provincial governments should not evict squatters from land they illegally occupied without offering them an alternative place to live.

Mr Hanekom said in a statement yesterday that although he was against illegal land invasions, he wanted all tiers of government to find reasonable and humane solutions to the problem before resorting to court action to evict squatters.

"We have to acknowledge that land invasions are usually the result of frustration and despair experienced by people who have no land," Mr Hanekom said. — Reuter.

Use courts to evict squatters only as a last resort, urges Hanekom

Star 12/2/96 (306)

STAFF REPORTERS

Minster of Land Affairs Derek Hanekom has urged government bodies to seek court orders for evicting illegal squatters only as a last resort.

His intervention follows a spate of confrontations over land invasions, particularly in Gauteng.

In the most recent, Tembisa squatters last week tore up eviction orders handed down by the Rand Supreme Court and threw officials off the land that they illegally occupy.

Hanekom said last week that he was sympathetic to the problems faced by local government, and that his department and the Gauteng government were developing an approach to managing land invasions.

However, national policy was that if people were to be moved from a piece of land they occupied – legally or otherwise – they had to be offered an alternative. "We cannot, as Government, destroy people's homes and leave them stranded," he said.

Land invasions were counterproductive and often became an obstacle to the delivery of land to those who had followed correct procedures for acquiring it. They could also be a mechanism of exploitation, by which unscrupulous warlords enriched themselves at the expense of the landless.

"However ... land invasions are usually the result of the frustration and despair experienced by people who have no land and who believe they have no immediate prospect of getting any."

■ Tembisa squatters have vowed to challenge a Supreme Court order giving them three weeks to vacate all land which they illegally occupy.

■ Gauteng would start releasing state land on a massive scale to try to stop land invasion and help the homeless, Housing MEC Dan Mofokeng reiterated yesterday after a meeting with Hanekom and other provincial MECs over the weekend.

Mofokeng said that under the agreement, local councils needed to draft new lists of people waiting for houses, and also to assess land needs in their area. – Sapa.

Survey shows overwhelming support for service payments

(306) (BD) BD 12/2/96

Business Day Reporter

THERE is sympathy for squatters in settlements subject to orderly arrangements, but almost half the adult urban population "fully agree" or "tend to agree" that squatting should be declared illegal. This is shown in a survey conducted for Business Day by Market Research Africa.

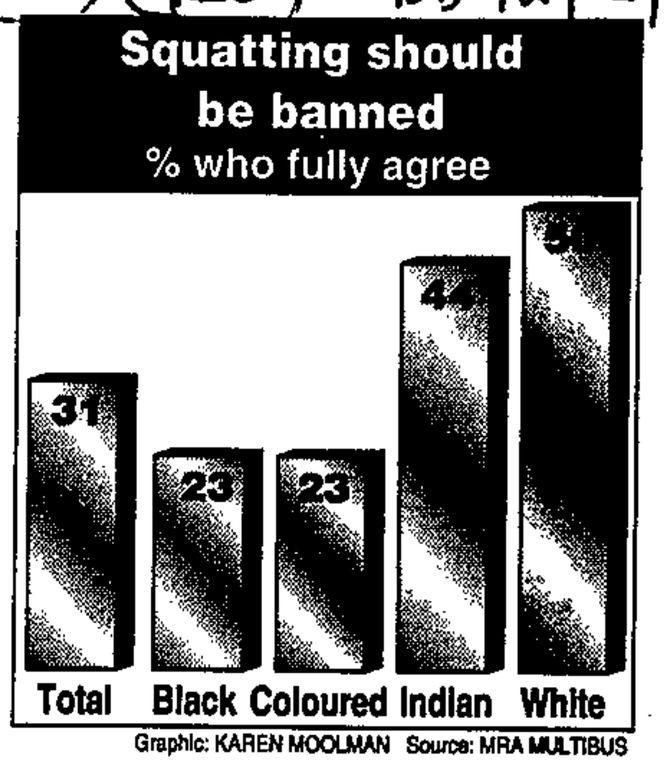
Respondents were overwhelmingly in favour of payment for services such as water, electricity and refuse removal. The survey — part of MRA's regular Multibus surveys — was conducted in November to investigate attitudes towards squatters and payment for services.

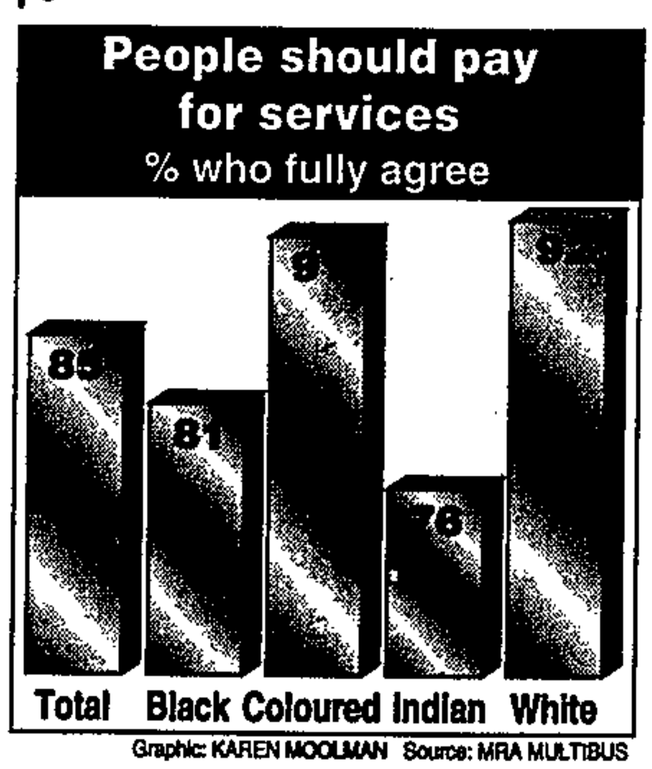
The 2 504 respondents in the area-stratified survey represented 13,5-million urban adults. When projected, the coverage represents 92% of the urban adult population and 53% of the total adult population. Those interviewed included 1 032 blacks, 957 whites, 259 coloureds and 256 Indians.

The survey showed that while seven out of 10 South Africans were against unauthorised occupation of available land, 63% would fully agree to squatting "arranged in orderly fashion".

Asked to agree or disagree with the statement, "Squatting should be arranged in orderly fashion with services provided", 77% of blacks fully agreed, compared with 39% of whites.

There were wide differences of opinion between the race groups on the legitimacy of squatting. Half the whites and 44% of Indians interviewed "fully agreed" that squatting should be declared illegal and squatters evicted. Only 23% of blacks and coloureds supported such a proposition.





As a whole, the urban population is more or less evenly split on the issue, with 49% fully agreeing or tending to agree that squatting should be illegal, and 51% disagreeing. Very few respondents (18%) believed squatters should be allowed to occupy whatever land was available.

"Clearly some people equate squatting with unrestrained occupation, and it is this rather than squatting per se they feel should be regarded as illegal, or dealt with by summary eviction," said MRA director Brian Culross, who was involved in the project.

Respondents across all groupings were almost unanimous that services should be paid for. In full or part agreement with this statement were 99% of whites, 98% of coloureds, 97% of Indians and 94% of blacks.

"This finding contradicts the popular mythology that there is a deeply entrenched culture of non-payment in the black community," said MRA MD Hanna Fourie.

"It suggests that non-payment may be attributed more accurately to an inability to pay, or that they are dissatisfied with the quality of services."

An interesting aspect of the survey was that as many as 70% of respondents regarded themselves as owners of their dwellings. By region, the highest home ownership was in KwaZulu-Natal and the Free State (78%).

Fourie said the figures did not necessarily reflect ownership in the strict legal sense, but rather the way people perceived their tenure. "What is owned can vary from a mansion to rudimentary shack materials, and the term 'ownership' will not always imply title to the land on which the home stands."

Those in the lower income groups occupying rented accommodation showed the strongest desire to buy the home if they could.

13/12/96

Squatting OK if 'orderly'

JOHANNESBURG: Seventy percent of urban South Africans were opposed to the illegal invasion of land, although most supported "orderly" squatting, according to survey results published yesterday.

The majority of the survey sample among all race groups fully or in part supported payment for services.

(306)

MONDAY
FEBRUARY 26, 1996 *

SQUATTERS 'DO THINGS FOR THEMSELVES'

Govt gives R10m to scheme for homeless

ET 26/2/96 306

A SELF-HELP SCHEME to enable the homeless to build homes with community savings was given R10 million by the government at the weekend. **LINDIZ VAN ZILLA** reports.

THE government has given a R10 million boost to a homeless people's organisation that organises squatter communities to set up saving schemes to help them finance building their own houses.

The money was awarded to the SA Homeless People's Federation which since 1994 has launched more than 350 such saving schemes countrywide.

The self-help system encourages people to put savings in a combined community housing fund from which loans can be made to build houses.

Mrs Iris Noma, administrative director of the People's Dialogue, which launched the federation, said people were encouraged to do things for themselves.

She said: "People contribute daily what they can afford, even if sometimes its only 50 cents."

The SA government and foreign investors have responded positively towards the initiative.

Housing Minister Ms Sankie Mthembi-Nkondo, who handed over the R10m cheque to the federation in Philippi on Friday, expressed the government's commitment to assisting people who were prepared to help themselves.

Mthembi-Nkondo, who was accompanying a German delegation on a visit to a federation housing site in Philippi, said she was encouraged by what she saw.

"Self-help could become the answer to the housing problem in South Africa," she said.

Noma said the system involved daily contributions from federation members to the savings fund. The money was pooled and loaned to members who felt they were ready to build their own home.

"We have simple loan systems, with repayments over 10 or15 years."

Noma said 90% of the building work is done by women of the community who are taught bricklaying and other skills.

SQUATTERS (306 FM 11/3/96)

FRAGILE AND VOLATILE

The ANC, having sharply criticised the previous government for its harsh treatment of illegal squatters, now finds itself facing many of the problems posed by land invasion and the emergence of shanty towns.

Events in Alexandra, where tension between black property-owning residents in an area known as the East Bank and the inhabitants of an adjacent informal settlement spilled over into violence last weekend, illustrate the dilemmas now confronting ANC-dominated local authorities.

The behaviour of Alexandra's black property-owning class — who launched a counter-invasion to destroy the shacks and drive the "usurpers" out until forced to retreat by squatter gunfire — is not dissimilar to that of the white residents who, a few weeks earlier, attempted to forcibly eject squatters from Moffat Park south of Johannesburg.

East Bank Residents' Association chairman Pule Phalatsi attributes the "direct action" against the squatters to a final snapping of patience. He speaks of the apprehension of residents as the number of shacks grew, of their anger as the squatters contravened an informal agreement that there would be a moratorium on evictions in return for a standstill on land invasion, and of their frustration with repeated promises of action from the local authorities.

"On Saturday we saw an army of people erecting shacks . . . We decided that we had abided by the law but that the law had not abided by us, and we could not be seen to be sitting back."

Eastern Metropolitan Substructure chairman Nkele Ntingane offers a different perspective. Gauteng attracts landless people in search of work, with Alexandra — partly enveloped by developed suburbs — being a particularly attractive destination. Vacant land is under constant threat of invasion.

Ntingane, an ANC councillor, stresses the need for a nationally co-ordinated development plan to stem the flow of people at its source. In the short term, however, land has to be identified for settlement of homeless people and high-rise, high-density accommodation planned to make optimum use of available space.

Ntingane confirms that the Eastern Substructure — a unit within the Greater Johannesburg Transitional Metropolitan Council — plans to serve an interdict for the eviction of squatters from Alexandra's East Bank once alternative land is identified.

But East Bank residents are chaffing at the prospect of devaluation of their properties — for which they reportedly paid between R60 000 and R100 000 — because of their poorer neighbours. The squatters, however, are determined not to move. Squatters' leader Johannes Malatji denies they are strangers who have invaded Alexandra, that they have come from SA's hinterland or from beyond SA's border. They are, he insists, Alexandra residents who have been waiting for land for 30 years or more. They, too, are people whose patience has finally ended.

SACP councillor Lindsay Bremner challenges the view that the crisis in Alexandra is fuelled, primarily, by an invasion of outsiders. She identifies the root cause of the crisis as the frustration of many residents over the nonfulfilment of promises to provide them with land. There had been a lot of talk about "development" but little or no delivery on pledges. "Alexandra is fragile and volatile," she warns.

The Gauteng government has earmarked land for resettlement of the Moffat Park squatters. It is reluctant, however, to identify the land for fear that it will be invaded and occupied before the Moffat Park squatters move in. ■

SPYING FURORE

Homeless delegations meet to compare notes

(306)

Mduduzi ka Harvey

BD 6/5/96

A DELEGATION of homeless South Africans met counterparts from Asia, Latin America and Africa over the weekend to consider government's performance in the provision of land and housing for the urban poor, and to discuss ways of dissolving barriers which have blocked delivery.

The meeting, co-ordinated by the SA Homeless People's Federation, marked five years of national and international achievement in the field of housing and aimed to make concrete proposals for a People's Land and Housing Process.

The conference, which involved people from grassroots squatter organisations, was also aimed at sharing the experiences of the homeless in different parts of the world. It marked the launch of the international network of the urban poor, with regional secretariats in India, Brazil and SA.

The conference was officially opened by Housing Minister Sankie Mthembi-Nkondo and was attended by Land Affairs Minister Derek Hanekom, and provincial and national land and housing ministers.

Since the federation's inception in 1991 it has developed a 300-member savings scheme involving 20 000 families in informal settlements countrywide.

During former housing minister Joe Slovo's tenure, Slovo pledged R10m towards a housing fund run as a revolving credit scheme from which homeless people could borrow money for the purposes of building homes. Nkondo is maintaining the fund.

Federation spokesman Eldridge Jerry said 300 homes were currently being built countrywide, particularly in squatter camps.

Nkondo pledged her support for the project, saying with government policy changes it had become necessary to support people-driven projects.

Anti-squatter law could go

ST(CM) 9/6/96(306)

By CARMEL RICKARD

ANTI-squatter legislation, extensively used under the apartheid system to evict people without the permission of the court, is facing a three-prong attack which could finally prove fatal.

The Illegal Squatting Act, bane of human rights lawyers and squatters alike, allows for the arbitrary eviction of squatters and the demolition of their homes without notice, and without going through any court process.

It also allows those carrying out the evictions to remove all the building material and contents of the destroyed houses.

Despite strong criticism of this law on the grounds that it ignores the basic rights of squatters, the government has not repealed it and it is still being used by provincial and local authorities and by private landowners.

However, it could soon be dealt a death blow.

This week the Legal Resources Centre in Durban began legal action on behalf of a squatter community in Vryheid, who are faced with eviction and demolition initiated by officials of the Vryheid Transitional Local Council.

The LRC has filed papers asking the Supreme Court to refer the summary demolition and eviction clauses of the law to the Constitutional Court, claiming that they are blatantly illegal as they infringe many basic rights.

The LRC case challenging the law is being brought against the Vryheid local authorities and the national government on behalf of old age pensioner Banakala Magoti.

He says this law discriminates on the grounds of race and infringes his right to security, dignity and privacy. It also infringes children's rights, since they are often the worst affected by evictions and demolitions. The Act effectively let the authorities take the law into their own hands.

Meanwhile, the draft final constitution appears to make it even clearer that the contested sections of this law cannot be constitutional: Section 26 of the proposed text says that no one may be evicted from their home or have their home demolished without an order of court, made after considering all the relevant circumstances. It adds that "no legislation" may permit arbitrary evictions.

In another development that indicates the days of this law are numbered, the director general of land affairs, Geoff Budlender, criticised it this week and said that in his view, its demolition provisions were "plainly unconstitutional".

He said that the department of housing, which had "inherited" responsibility for the administration of the Illegal Squatting Act, was having discussions with his department about what to do with the old legislation, and what new legislation would be appropriate to replace it.

Squatters to get security of tenure

Louise Cook (306) BD 28/8/96

PRETORIA — Government planned to amend squatter and trespass laws as part of a legislative package aimed at providing security of tenure for "everyone in SA with nowhere else to go", Land and Agriculture Minister Derek Hanekom said this week.

Speaking at a meeting attended by farmer and worker organisations, Hanekom said the package would combine new laws with amendments to existing legislation, and would influence the way local authorities regulated the eviction of squatters from public land.

Security of tenure should be available to all, irrespective of their status in the community, he said.

This included SA's 8-million farm workers and their families, unemployed living on farms, tribal communities, those living on communal land, as well as squatters on private and public land.

Hanekom said the current dispute over evictions from farms would be discussed by central government and the provinces on Friday, and an official would be appointed to monitor the situation. He wanted the Prohibition on Illegal Squatting Act to be brought in line with international legislation.

Earlier this year government committed itself to consultation before changing the law and has arranged a series of meetings with interested parties. Hanekom said he was anxious to finalise the issue.

"I want to limit the current levels of uncertainty around the issue but will try to accommodate as many views as possible," he said.

Organisations representing farm workers dismissed the SA Agricultural Union's assertion that the country's existing labour laws provided them with enough protection.

However, the union agreed with government that the provision of housing should be separated from employment, and options such as partnership arrangements and tax incentives should be considered.

Rural squatters win reprieve on evictions

BD 29/10/96 (3 10b)

Louise Cook

PRETORIA — Rural land owners would no longer be allowed to evict people in terms of the Trespass and Prohibition on Illegal Squatting Acts, and would have to consider alternative options, Agriculture and Land Minister Derek Hanekom said yesterday.

However, he told the Agritech conference the protection would not apply to land invaders or rent defaulters.

New tenure legislation was being studied by government in preparation for a position paper on the issue next month, he said.

But Hanekom has made it clear he rejected the farmers' lobby argument that labour legislation took care of the problem, making additional laws unnecessary. Draft legislation would be tabled in Parliament early next year.

Hanekom said the planned legislation would force land owners — and in some cases the state where land was state-owned — to "apply their minds" to find alternatives.

"Land owners and government need to form a partnership to address the problem of homelessness. Evictions caused severe instability to whole communities, impacting in turn on foreign investor confidence. If 20 families are put off a farm, it impacts on the whole community; the evicted either invade land or make deals with family or friends on other land for a place to live." The planned laws would apply to rural areas and tribal land, he said.

Hanekom dismissed calls by the Congress of Traditional Leaders of SA for legislation making it illegal for foreigners to own land in SA.

"Unless foreign investors are able to secure a privately owned home — without fear of having it expropriated arbitrarily — SA will not attract investment in plant and equipment."

Asked about government's reaction to the Strauss commission report on rural financial services handed to government last month, Hanekom confirmed that the Agricultural Credit Board would be shut down, the Land Bank's role reviewed and its board of directors changed, as recommended in the report.

"The Land Bank would primarily become involved in wholesale financing while retail lending would be done by a variety of institutions. It is a question of how and how long."

SA's cities lack the capacity to deal with informal settlement

BD 10/2/98 #(306)

Urbanisation, unemployment and mushrooming informal settlements are increasingly visible elements of life in SA. Political Correspondent Wyndham Hartley visited Saldanha Bay to investigate the effects of the R8,6bn steel factory being set up there

IT LOOMS like some huge, futuristic monolith on the horizon as you drive north along the west coast road. The massive Saldanha Steel complex contrasts sharply with the coast closer to Cape Town, which is characterised by holiday homes and cottages for the rich and famous, whose owners contested the erection of the complex for environmental reasons.

It was the trade unions and the African National Congress that took to the streets to demonstrate in favour of the development. Ironically, it is now an ANC-dominated local council that has to deal with the problems the Saldanha Steel boom have caused in this fishing community.

With unemployment in the country above 30%, the first thing to happen was a large influx of people seeking employment. The 40 000 people living in the four towns which make up the Saldanha municipality — Saldanha, Vredenburg, Paternoster and St Helena Bay — saw their numbers swell by more than 10 000 in just two years. Only 7 000 people were employed on the site.

The dream was that all the unemployed from the area would be hired first, and only then would outsiders be accommodated. It did not work out that way. The local people were fisherfolk and did not want the construction work on offer, even though the depressed fishing industry could not offer them more than occasional, seasonal work.

Some local people, and some outside job seekers, did find work on the site, which at its peak provided employment for about 7 000 workers. Many of these came from outside the region. So did their employers. Indeed, many of the subcontractors on the project brought their own workforce. Saldanha Steel built housing for about 4 000 on site. The rest, and the unsuccessful work seekers, had to be accommodated in the towns of the region.

There simply was not enough housing to go around and people began to squat. Where there had never been informal settlements, within a short space of time there were three.

The early morning scene outside the plant is pandemonium. Buses, taxis, cars, long queues of work seekers. Even though the labour-intensive, first phase of the project is almost over and substantial layoffs are on the cards, the hopeful crowds still arrive daily. The town erupted into violence earlier this month when thousands of workers protested against proposed layoffs, resulting in delays to the project.

The resources of the community are straining at the seams. Providing housing is, in the words of one official, an uphill battle. The 54-bed hospital simply cannot cope. Along with government's free health care for pregnant mothers and children under six, the influx has placed even greater pressure on the facility. Bank queues each Friday snake out of the buildings and into the street. The local authority does not have the personnel or the capacity to deal with the problems. All these extra people also consume services, and this has resulted in a R16m backlog in housing alone.



Worst of all, crime is up 60%. Saldanha station commander Jorrie Jordaan says that while his manpower is down, the crime rate has more than doubled over the past few years. Theft and housebreaking, drug peddling and substance abuse, child prostitution, and other socioeconomic offences, particularly those involving alcohol abuse, are increasing.

The taxis bringing workers and work seekers from Cape Town 130km to the south, bring in the drugs and take away the stolen property. Jordaan says he is managing, but to do so he must use all available personnel. Commandos, police reservists, traffic police and soldiers are used to make policing visible and effective. Without them, Jordaan says, they would not cope.

Another disturbing factor that the boom has brought is The Firm, a Cape Town-based gang, Jordaan says. Until now there has been no People against Gangsterism and Drugs presence.

Local ANC councillor Maxwell Moss says: "We simply were not ready for the influx of people."

He says gambling and illegal casinos sprang up overnight. Workers losing their entire wages within hours of being paid has become a common occurrence and child prostitution has become a nightmare for the "Weskusters". Murders with guns have also become an unwelcome part of the social fabric of an area where if someone was killed it was generally with a knife in a drunken brawl. He says there is serious concern about the spread of AIDS, which previously was low.

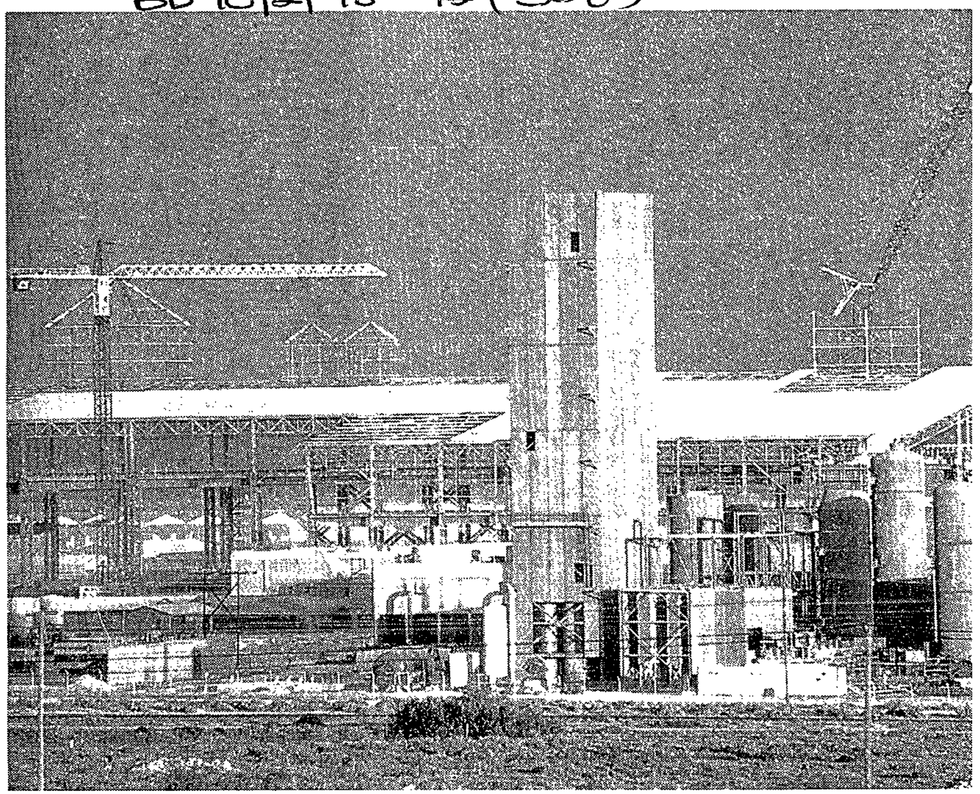
Moss says the housing problem is "massive" but "it is a problem we can defeat". He expresses concern, however, that unemployment is about to rise which will make the problems worse.

The problem is that Saldanha Steel is a high-tech facility which will have a small workforce of highly skilled people when in operation.

The thousands on the site for the construction phase are starting to be retrenched or their contracts are expiring. The question is: "Will they stay or move on to other pastures which might be greener." Indeed many of the subcontractors in the project have been asked to take away those people they brought in.

Moss and local businessman Ebrahim Dalwai believe that on the whole the Saldanha Steel investment has been a good thing. While they mourn the lack of capacity in local government and the fact that they were not ready to take advantage of the boom, they believe that there are still advantages to be had. An artisan training centre has been established in Vredenburg, which provides young people with welding and fitting skills that can be used on the site, and in any of the other projects which are expected to follow.

Dalwai, who also heads the Saldanha Steel Community Forum, is launching a business training centre which will empower local people to take advantage of business opportunities that result from the "knock-on" effect of the Saldanha Steel investment. He says that while there are local people — both established businessmen and emerging entrepreneurs — who have benefited from the construction phase, there were many who failed to take advantage because of a lack of business skills.



The construction boom has brought socioeconomic problems to Saldanha. Picture: ERIC MILLER/i-Afrika

He stresses that Saldanha Steel "is strong on empowering the small entrepreneur" and will send business into the community.

The business centre will play a major role as a support base for the emerging business class, he says, and the community has received considerable support from Saldanha Steel.

While the size of the problem in Saldanha might cause some of those in the greater Johannesburg area to dismiss it as insignificant, this fishing village does provide telling lessons. It indicates that energy and intelligence are in good supply, but the crisis in coping with urbanisation and informal settlement are the same everywhere — capacity, finance, education and training.

This is the fifth in the series Our Cities The previous articles appeared on January 27, 29 and February 3 and 5.

FAIR LAND PROCEDURES CREATED

Curbs will also protect squatters

ET 25/2/98 (306)

INTENDED new legislation will protect squatters who have occupied land for more than six months from eviction before new land is available. **JOVIAL RANTAO** reports.



BETTER DEAL: New laws affecting squatters will be approved today.

LEGISLATION to curb the invasion of private and public land by squatters, but offering protection to people who have been on land for at least six months, is to be approved by Parliament's housing committee today.

The Prevention of Unlawful Occupation of Land Bill would replace present squatter legislation, amend common law to criminalise unlawful evictions and enable the government to act when it has to do so to protect the public.

It would also create a new and fair procedure for evicting unlawful occupiers who have been on the land for more than six months, by preventing their eviction until alternative housing is provided.

"If land has been occupied for more than six months, the owner must get a court order before the eviction.

"In considering the application from the landowner, the court must take into account a number of things, which include the availability of alternative land and accommodation," said committee chairman Mr Titus Mafolo.

He added that there was no opposition to the bill.

The provision of alternative accommodation could be done through other housing programmes, land distribution programmes, the Labour Tenants Act, the Extension of Security of Tenure Act and the Development Facilitation Act (which facilitates the rapid release of land).

Parties in the housing committee have said the legislation could be abused by local authorities and private landowners.

"There's concern that we're giving local government authorities and private landowners the right willy-nilly to evict people without due regard to the process and the Constitution," Mafolo said.

He said the legislation would also protect the homeless and landless from abuse by fraudsters who pretended to be landowners.

"Any person who receives money from people for the occupation of land that does not belong to him will be guilty of an offence," Mafolo said.

Bill outlawing mercenary activities gets approval

Wyndham Hartley BD 1/4/98

CAPE TOWN — The National Council of Provinces yesterday approved the "mercenaries bill" with tough new amendments which will make it a crime for any foreign national to promote or launch mercenary activities from SA soil.

The Regulation of Foreign Military Assistance Bill prohibits any mercenary activity by South Africans, but council members said there was a loophole which could allow foreigners to do in SA what locals could not. They suggested amendments which closed the loophole.

Defence Minister Joe Modise said he accepted the changes which further "fine-tuned" the bill. Because of the amendments, the bill will have to go back to the National Assembly for final approval before it can become law.

Modise said the bill was a unique and exceptional piece of legislation "unlike any that has been tabled anywhere in the world".

"It places the onus on the SA citizen or company, or foreign citizen within the republic's borders, who may be involved in such activities, to take serious stock of their liability under the law," Modise said. He said penalties for transgressions — including fines, imprisonment and forfeiture of property — were extremely severe.

The bill does not provide for a maximum penalty, which is left to the discretion of the courts.

DP, FF 'support apartheid legislation'

Vuyo Mvoko (306)

CAPE TOWN — The Democratic Party (DP) and the Freedom Front (FF) were accused yesterday of supporting "apartheid legislation" through their vehement opposition to the passing of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Bill.

Introducing the bill in the National Council of Provinces, Housing Minister Sankie Mthembi-Mahanyele told members: "The bill before you allows for nothing more or nothing less than what the constitution instructs us to do." The bill was meant to scrap the Prevention of Illegal Squatting Act, "one of the most objectionable and inhumane laws ever created by the apartheid regime" and one that was, under the current dispensation, unconstitutional, she said.

The present constitution states that no person may be evicted from their home or have their home demolished without an order of court made after considering all relevant circumstances, and no legislation may permit arbitrary evictions.

The constitution states also that "no one may be deprived of property except in terms of law of general application, and no law may permit arbitrary deprivation of property".

The DP, which had not objected to the bill when it was passed in the National Assembly, had decided to "revisit" its decision, according to its member, William Mnisi.

Explaining the about-turn to the council, Mnisi said the bill decriminalised squatting and land invasion, and instead criminalised a land owner's actions. Although the intentions of the bill "appeared honourable", in practice the bill made it difficult for an ordinary property owner to evict an unlawful occupier.

Furthermore, he said, a section of the bill swung the balance even further in favour of the illegal occupier, who may apply for state legal aid in the event of the owner seeking a court order to evict.

The FF's Gen Hendrik Groenewald described the bill as the poorest piece of legislation ever tabled, saying parliament should have rather waited until better legislation was tabled. The bill had many weaknesses and would be difficult to correct later.

The African National Congress (ANC) said its member, Nyambeni Mudau, was "not surprised" that the DP and the FF preferred to support "apartheid legislation" and not legislation that sought to transform SA society.

National Party member Stanley Fisher expressed his party's concern with certain clauses of the bill, but supported it.

Mthembi-Mahanyele said the new bill created a perfect balance between "restoring the human dignity of the masses of people who fell prey to the deeds of cruel landlords", and also gave "security and assurance to land owners that illegal occupation of their land will not be tolerated".

Although the opposing parties called for a division, the ANC and the NP ensured it was passed. The bill would now be signed by the president to become law.

BD 1/4/98

Loophole in squatter refunds closed

(306)

ET 12/5/98

JOVIAL RANTAO

LEGISLATION to prevent the unlawful occupation of land has been amended to avert the state's being defrauded by landowners and illegal occupiers.

The Prevention of Illegal Evictions From and Unlawful Occupation of Land Bill is expected to be passed without debate when it is tabled in the National Assembly on Monday.

The amendments had been suggested by the National Council of Provinces (NCOP) committee on land and were approved by its parliamentary counterpart yesterday.

They were intended to prevent collusion of between landowners and squatters, Mr Johan Wallis, director of urban development for the Department of Housing, told the committee.

"The legislation allows that money should be paid back to illegal occupiers who are evicted," he said.

"The NCOP committee believed this would open gaps for landowners and illegal occupiers to stage an eviction and share the rent repaid to the occupiers. It has been suggested that this rent should be deposited in the national revenue fund."

The law was also changed to allow provincial governments to appoint mediators in land disputes involving local authorities.

Amendment to prevent fraudulent payouts in cases of staged eviction

By Jovial Rantao Star 12/5/98 (306)

Cape Town – Legislation which prevents the unlawful occupation of land has been amended to prevent landowners and illegal occupiers from colluding to defraud the state.

Parliament's portfolio committee yesterday approved amendments suggested by their counterparts in the National Council of Provinces (NCOP).

The Prevention of Illegal Evictions from and Unlawful Occupation of Land Bill is scheduled to be tabled in the National Assembly on Monday and is expected to be passed without a debate.

Johan Wallis, the director of urban development within the Department of Housing, told the committee that the amendments were aimed at preventing collusion between landowners and squatters.

"The legislation allows that money should be paid back to the occupier when they are evicted. The NCOP committee felt this would open gaps for landowners and illegal occupiers to collude by staging an eviction and sharing the rent that the occupier would be repaid by the state.

It has been suggested that the rent that would go to the illegal occupier should be deposited in the national revenue fund," Wallis said.

A further amendment allows for mediators where local authorities are involved in land disputes.

Homeless seize the high ground

(306) MG 5-11/6/98

Ferial Haffajee



The title might be *A Grave Called Home* if the homeless who make their shelters in city graveyards could sell their script to a movie-maker.

Their stories range from the macabre and heart-wrenching to the downright comical — like that of the squatter couple who made headlines last week when they were spotted making love on the grave of a bishop in Port Elizabeth's Zwide township.

In Johannesburg, the homeless begin vaulting the tall grass hedges to get into the Braamfontein cemetery when night falls. Security is tight by day, and all that gives away the presence of the living are ashes of graveside fires and the odd cardboard box.

The graveyard tenants are among the shock troops of squatter leaders who are forcing themselves on to the political landscape. Around the country, wily leaders plan invasions in resistance to current policy which demands that they take their place on long housing lists which often mean a wait of many years.

Often their strategy pays off and they get services and sites long before those who remain on the list. Many of these communities then save and work together to build their own homes, prompting housing specialists to suggest the government needs to recognise these organisations and find a way to provide housing for them.

African National Congress members at local and provincial government level sit with a political hot potato: the long wait for housing and forced removals risks losing them vital grassroots votes, and opposition parties are quick to exploit the anger this causes. On the other hand, they also need to attract investors to their cities and must show themselves capable of dealing with illegal occupation.

Meanwhile, people are shacking up under city bridges and in alleyways dividing factories. Most city parks have become home to entire families and children get dressed for school in the public toilets.

In Jack Mincer Park, across the road from the ANC's former Shell House headquarters in Johannesburg, Ma Khumalo, dressed in worn takkies and layers of hand-me-downs, tells her story.

Two weeks ago, the tractors moved in on Jurassic Park — as its residents have baptised the area — to carry out a policy many thought was extinct. It was launched by an ANC-led council desperate to clear the park for businesses which are planning to build a hotel and an orderly taxi rank in the denuded east of the city.

In the middle of a cold snap, Ma Khumalo, her neighbours and their belongings were loaded on to a truck and removed to Weiler's Farm, about 40km away. For her, it may as well have been on the other side of the world.

"That place ... haai! That suffering place. There's nothing. Not even rubbish," she says.

Scores of people stole train trips back to town from Weiler's Farm. But Ma Khumalo claims she walked back. "I travelled four days. Then I saw that thing," she says, pointing to Hillbrow Tower, which stands sentinel over Jack Mincer Park.

The city streets provide a living. They earn money parking cars (up to R30 on a good day), picking pockets, washing taxis (between R5 and R10 a taxi), collecting cans and newspapers for recycling (R60 a load) and guarding goods for hawkers who pay them with over-ripe fruits and vegetables that will not sell.

Around the country, many people who have been given housing sites out of town sell their sites for under R1 000 and move back to the cities. City life provides an economic base for the poor that is just not available in many of the serviced sites or housing developments to which they are moved.

Housing policy, with its emphasis on ownership, does not take account of squatters who cannot afford to buy a house, who do not want to own a house, or who haven't yet decided where they will settle. "We need a housing policy that creates a greater number of housing solutions," says Warren Smit, a researcher with the Built Environment Support Group.

In the absence of cheap rental stock in town, the owners of derelict warehouses have cottoned on to a way of making money.

In a two-floor brick building, two handymen armed with plywood walls, thin doors, a lock and a couple of nails hastily subdivide a rough concrete warehouse into tiny rooms. Each space is rented out for R250, and demand is high.

Gutted of its infrastructure, this building, with its views over Johannesburg's high-rise office blocks, has become home to people like Sixtus Maduna. After negotiating with a middleman, he moved his six plastic bags of possessions from a nearby park into the building earlier this week. He collects water from a tap and lights his space with candles. He doesn't cook, but scrounges from the city bins.

While this building's owner knows what's happening, many city landlords do not know that their empty buildings have become lucrative squats.

Entrepreneurs are profiteering as local and provincial authorities around the country struggle to overcome housing hurdles. Local government is still in the throes of being set up, the housing waiting list system remains mired in an apartheid past and land is not being released fast enough.

Estimates suggest there are about 30-million hectares of available state land and that one million of these could house all the country's squatters.

"The procedures are not fast enough. Most land is owned by local authorities, but they will not release it until services are provided on the land," says Clive Felix, the director of the Urban Services Group in Port Elizabeth.

But the flip side of the invasion coin is that a land mafia like that which rules Brazil's squatter settlements and those in other parts of Africa has taken hold here too. It is a mafia with networks than can organise 5 000 people on to a piece of land in a fortnight.

The organisers charge an average of R80 a month per site: R50 rental, R20 protection money and R10 for a legal defence fund if the authorities attempt to remove people.

Often this mafia acquires legitimacy through the resources it controls and by forming itself into one sort of residents' organisation or another. In many areas, councillors have begun to ally themselves with the mafia in order to win the support of the residents.

In Gauteng, the government has formed a three-pronged strategy to cut the mafia's power base, and Carien Engelbrecht, the chief director for land and asset management, says invasions are slowing down.

In other provinces, desperate officials are looking to copy Gauteng's plans for rapid land release, upgrading and expanding existing informal settlements and providing temporary shelter for desperate people like Ma Khumalo.

Says Engelbrecht: "Invasions feed off desperation. Perhaps now people can see 'government is going to get to me'."

Desperate measure: Squatters make themselves at home in deserted buildings and some owners of warehouses have found a new way of making money by hastily partioning their buildings (left) and renting out the 'rooms'.
PHOTOGRAPHS RUTH MOTAU

Reform targets are far away, PAGE 41

Summit on informal settlements

Star 13/10/98 (306)

By Hopewell Radebe

Gauteng is fighting a losing battle against service delivery backlogs as migration to the province pushes its population growth rate above the national average.

Housing MEC Dan Mofokeng said yesterday that Gauteng now had 1 million people living in 300 informal settlements – a figure that was growing rapidly.

Because of migration, Gauteng's 2,4% population growth rate is significantly higher than the national average of 2,1%.

Mofokeng and Local Government MEC Sicelo Shiceka have joined hands with the Gauteng Association of Local Authorities in calling for a one-day-summit on the future of informal settlements in the province.

The summit will be held at Gold Reef City on Friday. About 600 delegates from informal settlements will attend to discuss the socio-economic and development needs of their settlements.

"We cannot stop the influx because people from our neighbouring provinces still entertain the perception that service delivery of Gauteng local authorities is reasonably faster and that job opportunities are better here," Mofokeng said.

The influx of people to Gauteng was making it difficult to reverse the housing backlog, currently estimated at 750 000 units, he added.

Shiceka said the summit would discuss ways of tailoring development projects to informal-sector residents' income level – about R800 a month.

Much of the income of informal residents is consumed by transport to cities. The summit will discuss how their development needs can be reconciled with planning for economic growth.

The construction of emergency call points to improve security will also be discussed.

Residents will be informed about plans in the pipeline for their settlement to stop unnecessary migration to other settlements.

Squatter camp study shreds myths

Residents spend disproportionate share of income educating their children, writes **Nomavenda Mathiane**

(306)
BD 26/10/99

PEOPLE living in informal settlements prioritise electricity and education over demands for housing, water and sanitation.

This is one of the findings of a study conducted by the Gauteng housing department at four squatter camps: Albertina Sisulu, near Benoni, with 493 households; Eatonside in the Vaal Triangle (1 238); Johandeo in the Vaal (700); and one settlement near Soshanguve (4 300).

The study, conducted over a three-year period, covers social, migration, housing and demographic trends.

Looking at migration trends, the study finds that the housing backlog is the biggest factor in the growth of informal settlements.

There are similarities between the formation and upgrading of some informal settlements and that of Soweto in the late 1950s.

Former Orlando East civic leader James "Sofasonke" Mpanza led protests by squatters from the Orlando East area and squatted in what is now Mzimhlophe.

Those protests led to the then Johannesburg Municipality's Non-European Affairs Department building council houses in Mofolo and Moroka.

The provincial study punctures the myths that people living in these areas are uneducated and unwilling to pay for services.

Carie Engelbrecht, who presented the findings to the Gauteng legislature yesterday, says random samples of 200 households in each settlement show that residents are "generally educated, articulate and mobile".

She says residents recognise the importance of education and spend disproportionate amounts of their income on getting the best education for their children.

And, contrary to popular belief that informal settlements are a breeding ground for criminals because it is thought these areas attract illegal immigrants, the study says that foreigners constitute only 5% of the population.

Meetings and listening to the radio, particularly community radio, are the most effective mediums of communication in these areas.

The findings reveal that there are variations in income levels. Pretoria and the Vaal are poor, but those in the east are less poor.

Average household income is R600-R800 per month and the money is spent mainly on food, education and transport. Money lending schemes are popular and there is a growth and consolidation of savings clubs.

Another myth that the study shreds is that squatter camp dwellers do not want to pay for services. People in these areas are willing to pay for services, at the rate of about R50 a month, while some can go up to R70 a month.

Violence, particularly domestic violence such as rape and child abuse, is widespread. Communities often resort to vigilante activity to attack this problem.

The study attributes this trend to an extremely large young population (10 years and younger) as well as disempowered women.

The rate of unemployment is high, particularly among women.

Women are also excluded from participating in some community social activities. There is little confidence in the police and local authorities are not respected. Residents also express apathy towards political and civic structures.

The implications raised by the study are that there is a need for planning and project implementation and job creation.

It also calls for greater communication between communities and ward councillors. As things stand, these links are weak. The study suggests more formalised community liaison.



Time series study — economic trends

Regional variations in income levels:
- Pretoria and the Vaal are poor, east is less poor.

Levels of poverty:
- average income of R600-R800 per month
- spread of incomes, not uniformity
- willing to pay for services — but only to pay about R70 per month
- key spending on food, education, transport (location factor) and cosmetics (gender factor)

Areas to watch:
- growth of the micro-lending industry
- growth and consolidation of savings clubs

Graphic: KUBEN DAVID Source: GAUTENG HOUSING DEPARTMENT