

URBAN AFRICAN — TRANSVAAL

1993

JAN. — July

Call to 'oppressed masses'

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

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

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

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

uals freedom of choice when it came to the vote.

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

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

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

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

17 000 families housed in year

ADRIAN HADLAND

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

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

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

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

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

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

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

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

Another day in court for Vermaas

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

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

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

DIRK HARTFORD

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

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

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

Large-scale urbanisation of green belt 'inevitable'

8/10 AM
13/11/93
LARGE-scale urbanisation in the green belt northwest of Johannesburg was inevitable, and the question before the Demarcation Board was which structure would be best equipped to handle the flood, TPA deputy director of community development Len Dekker said yesterday.

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

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

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

KATHRYN STRACHAN

to the Hartebeespoort Dam.

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

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

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

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

committees, or through the extension of the existing municipal boundaries.

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

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

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

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

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

How to squeeze Jo'burg's northern suburbs

By PATRICK BOND

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Banks are treading a fine red line

W/Mail 15/1-21/1/93

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

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

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

MOSES MAYEKISO

W/Mail 15/1-21/1/93



The discussions began after our bond boycott call last July finally drew attention to township residents' complaints.

Now white homeowners victimised by the banks may better

understand the sentiments in many disadvantaged communities, which began suffering banker withdrawal pains as early as three years ago.

The problem is not limited to Diepsloot, Bloubaarsdorp (where the

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

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

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

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

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

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

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

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

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

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

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

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

NEW BODY TO

administer

Soweto

STAR 16/1/93

LOUISE MARSLAND
Local Government Reporter

AN HISTORIC decision-making forum for Greater Soweto could be in place within a month following a broad agreement in Johannesburg yesterday between members of the Soweto Ad Hoc Crisis Committee on

steps to resolve the current financial and services crisis in the bankrupt township.

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

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

Skills

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

The crisis committee

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

Soweto

● FROM PAGE 1.

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

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

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

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

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

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

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

'Affordable' sites sold out

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

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

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

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

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

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

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

PETER GALLI

site. Surfaced bus routes and gravel secondary roads were provided.

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

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

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

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

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

Chaos at Soweto

U

Soweto 21/1/93
uncertainty hung over schools in deep Soweto yesterday resulting in chaos as some expelled pupils stayed away and others milled around expectantly outside their classrooms.

The chaos was exacerbated by groups of men purporting to represent "community structures" who walked from school to school saying principals "expelled" from schools in Soweto would have to stay away until they acceded to demands by the Congress of SA Students.

Cosas yesterday admitted it was behind a campaign to drive principals from some schools, alleging the school heads were collecting fees and refused to admit new pupils. A meeting reportedly held by the Naledi branch of Cosas on Sunday decided that principals cannot refuse pupils admission and that those who did not co-operate should be "expelled".

Some principals driven from their

By Sontl Maseko

Schools have told the Department of Education and Training they would not return until their safety was guaranteed.

However, the Soweto zonal executive of Cosas announced yesterday that it had suspended their action because of the violent and confrontational manner in which some of its members had carried out the "expulsions". However, it said the campaign was still operating.

This corroborated reports from Naledi where principals were allegedly confronted by pupils from other schools and told to admit them. Most principals said there was serious overcrowding, particularly in matric classes, and admission policies could not be reconciled with the Cosas demands.

Schools in Moleletsane, Tladi and Naledi, where principals and some teachers were "expelled", were quiet yesterday.

Schools

Millions

lost to corruption

Star 26/11/93

● From Page 1

"to save R3 million". The official urged the scrapping of plans for a R14 million concrete reservoir.

The Zondi reservoir sprang leaks and, because of problems with water pressure in the area — high pressure at night causes flooding and low pressure during the day cannot feed the system — millions are needed for a new water supply line and pumping equipment to get it functional. The extra expense means it will ultimately cost the same as the rejected conventional concrete reservoir.

The reservoir has also been a source of discontent to the Dobsonville community. The spillover has waterlogged part of the nearby Doornkop Cemetery and has caused the subsidence of several graves.

A costly security system and electrified fence erected to protect the reservoir from vandals is not in use.

One source explained: "The alarm was activated at least 20 times a day so it and the electrified fence were turned off. It is now vulnerable to vandals."

● A Natal-based civil engineering company, which contracted to build a 3 km road in Soweto for R9 million, has overspent R10 118 048.

Much of the work is of a low standard and Soweto City Council officials did not vigorously question the project, which escalated to R19 826 540.

● An R18 307 000 project undertaken by a northern suburbs engineering firm, in which 150 km of pipelines were laid for water supplies to Soweto households, is riddled with irregularities. Large sections of it do not work. Payments for materials and labour have been duplicated and cash was handed over for work not done. A new contractor has been called in to fix the job at a cost of more than R1 million.

This contractor has discovered that long sections of the pipelines cannot function because, initially, underground pipes were laid at random and the gaps covered with soil.

A source claimed: "When workmen dig to find the cause of the blockage they discover underground pipes are missing everywhere."

TEARS OF MILLIONS OF RENDERS earmarked for upliftment projects in Soweto have, over the past three years, been lost to sharp practices, poor financial control and astronomical over-expenditure within the Soweto City Council.

This picture of mismanagement and corruption by certain senior officials, contractors and consultants in the cash-strapped township has been painted by several reliable sources approached during an in-depth Star Line probe.

The allegations have emerged at a time when 44 councillors, axed for mismanagement of funds, say their sackings are a cover-up for mass corruption by certain white Soweto City Council officials.

Many of the problem areas pinpointed by Star Line sources are in the council's water and sewer branch, into which millions in taxpayers' money has been funnelled to expand and improve Soweto's water supplies.

Names which have surfaced in the investigation are of senior and highly qualified professionals who worked with the council on various costly schemes.

Irregularities

Some of the allegations levelled at Soweto City Council officials and well-paid professionals are:

● Frans Bleeser, a former resident engineer working on a stormwater project in Naledi, Soweto, was paid about R130 000 for work which was never done. He was involved in other payment irregularities. Bleeser has settled abroad and apparently the Soweto City Council has failed to recoup the funds.

● Gordon Thoms, a senior engineer in the council's projects department, embezzled R465 000 from the Soweto City Council. He had control over the Government-funded Regional Service Council (RSC) cheques made out to the Soweto City Council. Thoms admitted pocketing nine RSC cheques. He said inadequate safeguards in the project's department enabled him to easily syphon off funds. He is serving a nine-year prison sentence for fraud.

● A former Tzaneen civil engineer now farming in the Northern Transvaal made huge sums and lived the high life after signing up a multi-million-rand subcontracting essential services project in Soweto. He received about R1.4 million to which he was not entitled. A further R350 000 is unaccounted for.

● An R11 million "unconventional" plastic-type reservoir in Zondi, Soweto, is a white elephant used by the locals as a huge trampoline.

The reservoir was recommended by a "top brass" in the Soweto City Council's engineer's department (Star Line has the official's name)

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to corruption

Massive Soweto cover-up claimed

Millions lost

Slabbert on health care trip to Harare

MICHAEL HARTNACK

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

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

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

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

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

Home owners warned about 'bond insurance'

WILSON ZWANE

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

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

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

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

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

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

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

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

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

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

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

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

Agreement on housing

WILSON ZWANE

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

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

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

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

FISHING STERN TRAWLERS FOR SALE

Four Stern Trawlers from Poland approx length 76 m; breadth 12 m; with fishing and processing capacity 800-900 m/t fish per month (filleting and deep freezing).

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MA66983

Group to oversee housing project

WILSON ZWANE

412193
A SECTION 21 company would soon be established to spearhead the development project southwest of Johannesburg, Civic Associations of Johannesburg spokesman Cas Coovadia said recently.

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

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

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

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

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

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

'Eight in room beats eight on pavement'

Star 13/2/93

(343)

SOUTH Africa's bubbling population pressure cooker has reached boiling point and is steadily spilling into central Johannesburg.

The suburb of Bertrams is one of the children of the population explosion, a place where homes are literally bursting at the seams — and occupants overflow on to the pavements.

Chickens cluck in kitchens — conveniently close to the cooking pot — but there is no electricity. Or money. Or jobs. And nowhere else to go.

Unscrupulous landlords could find themselves in hot water for breaking every by-law. In Johannesburg it is an offence to:

- Allow people to cook in a room used for sleeping.
- Allow a staircase, cupboard, shed, pantry, outbuilding or cellar to be used for sleeping.
- Allow people to sleep in a room where there is less than 3,7 sq m of floor space for each person

WITH some suburbs already bursting with the jobless and homeless, shacks in central Jo'burg are a possibility, hears CAROLINE HURRY.

older than 10.

- Allow their premises to reach an unhygienic state.

But, while landlords rake in exorbitant rents for premises which have long since become slums, sentences are so lenient they are no deterrent.

According to housing officials, most magistrates feel eight people sleeping in one room is less of a health hazard than eight people on the pavement. "Offenders invariably get away with a small fine or suspended sentence," says a spokesman for the Johannesburg City Council's Department of Health, Housing and Urbanisation. Something has to be done, but nobody, it seems, is prepared to

pick up the tab.

While Actstop blames the Johannesburg City Council for the crisis, it in turn blames central Government. And with no less than 15 housing departments in South Africa, all merrily passing the buck in an incestuous circle, a solution seems remote.

In the meantime, people are packing into pantries and cramming themselves into cubicles as their dreams of making it in the Golden City turn to nightmares. Many are from rural areas as far afield as Natal.

"If this downward spiral continues, we'll soon be seeing shacks in the middle of Johannesburg," says Cas Coovadia, publicity secretary for Actstop. "The situation in Bertrams is just a microcosm of the broader spectrum."

"We try and help individuals who approach us with their problems. We can fight the landlords but the problem will never be solved until the Johannesburg City Council's Department of Health, Housing and Urbanisation makes low-income housing a pri-

ority. At the very least, they should be providing long-term low-interest loans to the poor to enable them to buy houses."

Just getting through to a spokesman for the council is no mean feat. To while away the time while being shunted from pillar to post, a recorded voice informs callers that the music fountain at Wemmer Pan is working and season tickets for Johannesburg buses are available. All very well, but not a word of advice on how to find a house.

"That's the central Government's responsibility," says Professor Nick Padayachee, the executive director of Health, Housing and Urbanisation.

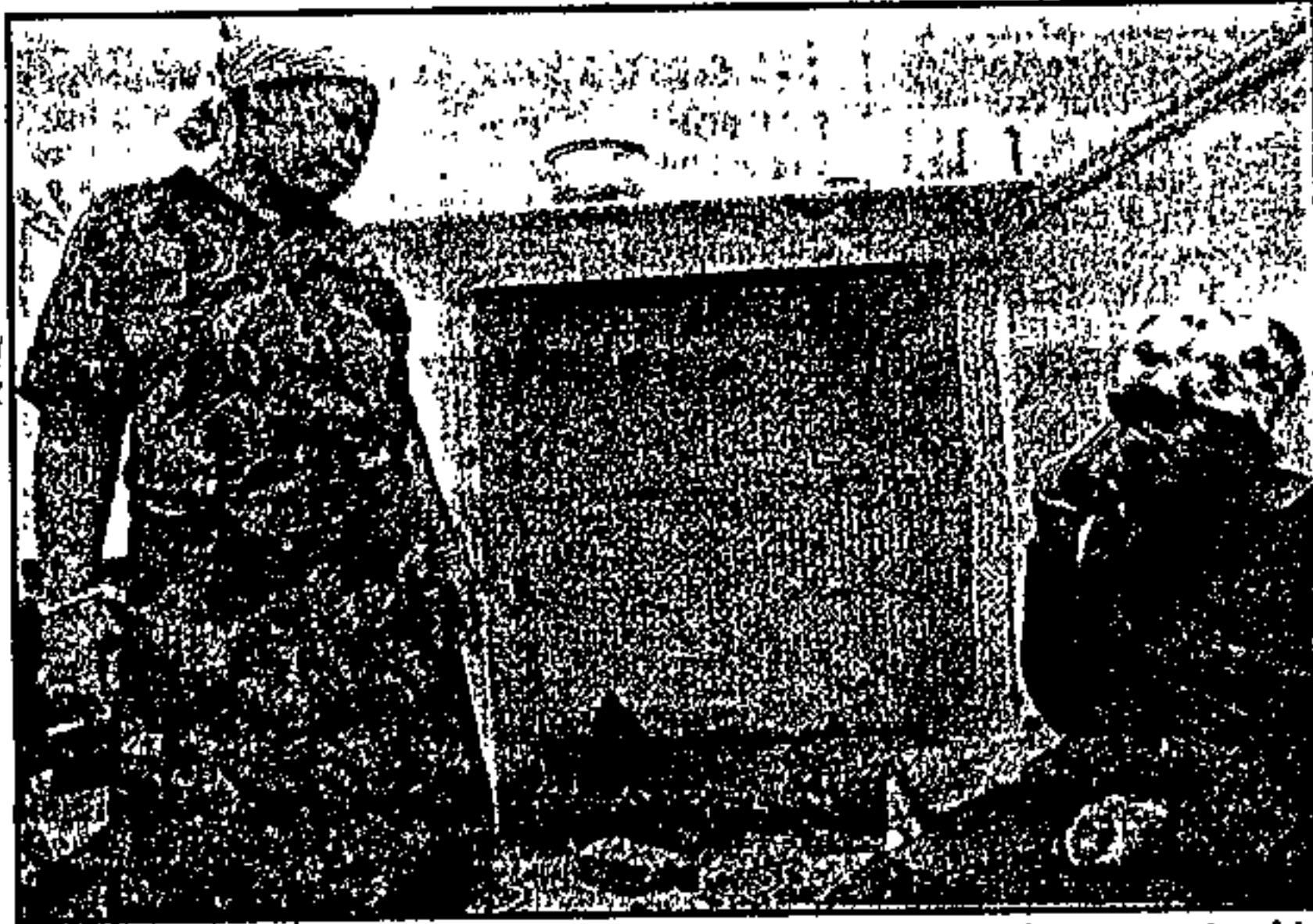
No policy

"Our job is merely to act as agents to administer Government funds. The Government admits to a figure of 1,2 million family units waiting for accommodation. The State should be building low-income housing units, especially in the city centres, but they have no clear-cut policy."

"We merely apply the by-laws, but they are ineffectual because clamping down on landlords merely means more people out on the streets."

It's a choice between a rock and a paving stone.

Padayachee says part of the solution lies in a single housing department — not the current 15 — under a government of national unity.



GOING CHEEP: A fireplace doubles as a makeshift chicken coop in this overcrowded Bertrams, Johannesburg, house. Unperturbed, Nancy Sibiya and Gladys Sithole enjoy a cup of tea. ● Photographs: STEVE HILTON-BARBER



RENT A TENT: Sarah Nabediba pays R180 a month for about 3 sq m of floor space closed off by a curtain. She is but one of hundreds of people, mostly from rural areas, trekking to the city in the hope of finding work.

- (3) whether he will make a statement on the matter? B30E

†The DEPUTY MINISTER OF FINANCE (Mr J A van Wyk):

- (1) In view of the position of trust existing between financial institutions and their clients, I am not prepared to disclose personal particulars of the Land Bank's clients without the client's written consent.
- The person whose name was furnished, did not in any event apply for a loan at the Land Bank.
- (2) and (3) Fall away.

SAP: resignations because of stress

*3. Mr H D K VAN DER MERWE asked the Minister of Law and Order:†

- (1) Whether any member of the South African Police have resigned since 1 January 1990 because of stress; if so, how many;
- (2) whether any of these members have been admitted to institutions for persons suffering from nervous disorders; if so, how many;
- (3) in respect of what date is this information furnished? B31E

†The MINISTER OF LAW AND ORDER:

- (1) Yes.
1990—Not available.
1991—37 members
1992—231 members
- (2) Yes, but as a result of the magnitude of the administrative processes involved in order to determine the information, the information cannot, unfortunately, be made available at short notice.
- (3) 1 January 1991 until 31 December 1992.

†Mr H D K VAN DER MERWE: Mr Speaker, arising out of the hon the Minister's reply, I should like to know what the hon the Minister and his Department are doing to oblige and to render assistance in the cases concerned.

†The MINISTER: Mr Speaker, I think that is a very reasonable question, but the reply is rather

HOUSE OF ASSEMBLY

comprehensive. However, I shall try to convey it as briefly as possible.

The Psychological Auxiliary Services Section, a subsection of the Institute for Behavioural Sciences, renders a professional psychological service to members of the SA Police and their families. On 6 March 1992 the Psychological Auxiliary Services Section initiated a proactive programme for the treatment of stress in the South African Police. At that time existing as well as future services were discussed. The services being offered now are of a preventive nature and comprise guidance, crisis management and psychotherapy. To prevent these problems, very strict psychometric selection of all new applicants is carried out.

Secondly, in respect of crisis management, the SA Police Force has installed a crisis line operating 24 hours a day. This gives members the opportunity to discuss personal problems with a trained counsellor by means of a toll free telephone service. The psychometric auxiliary services to members of the force still operate on a daily basis, and a significant percentage of these patients have symptoms of stress. What would, however, be more effective, is a stress management centre for the SAP where members may unwind completely and learn the necessary stress management skills. The establishment of such a centre is being investigated by the police at present.

Mamelodi: leasehold title

*4. Mr S P BARNARD asked the Minister of National Housing:†

- (1) Whether the Transvaal Provincial Administration intends granting leasehold title in respect of the occupants of certain sites in Mamelodi township; if so, in respect of how many sites;
- (2) whether any improvements have been effected on these sites;
- (3) whether these sites plus improvements have been or will be made available to the occupants;
- (4) whether he will make a statement on the matter? B36E

The MINISTER OF LAW AND ORDER (for the Minister of National Housing):

- (1) It is the policy of the Government in

terms of the Conversion of Certain Rights to Leasehold Act, 1988 (Act 81 of 1988) to eventually grant leasehold or freehold in respect of all State financed sites in Mamelodi township to occupants thereof. Approximately 13 400 sites will qualify for this. (343)

(2) Yes. Improvements have been effected on some of the sites.

(3) Yes.

(4) No.

Ministry of Law and Order: offices refurbished

*5. Mr P J GROENEWALD asked the Minister of Law and Order:†

- (1) Whether any of the offices of his Ministry in Pretoria were fitted with new carpets and refurbished in 1992; if so, (a) how many offices were involved, (b) what was the cost involved and (c) what was done with the old carpets and furniture;
- (2) whether these offices had been fitted with new carpets and refurbished on a previous occasion; if so, when;
- (3) whether he will make a statement on the matter? B39E

†The MINISTER OF LAW AND ORDER:

- (1) The Ministry offices were supplied with new carpets (with the exception of one large office) as a result of the fact that the existing carpets were threadbare and faded. Most of the old furniture was retained and only a few items were acquired for purposes of addition and replacement. Due to the appointment of a Deputy Minister of Law and Order on a full-time basis, an office had to be allocated to him and furniture was procured for this office.
- (a) Nine offices, the passage, the entrance hall and the conference room.
- (b) R43 811,71.
- (c) The Department of Public Works disposed of the old carpets and furniture in terms of the State Expenditure regulations.

(2) Six years ago a few offices were hastily prepared for the previous Minister of Law and Order and supplied with carpets. The offices were supplied with used furniture with a few exceptions. As a result of changes to the existing offices, which included the preparation of a reception area and conference facilities, the carpets also had to be replaced.

(3) No.

Export incentive policy: company benefiting

*6. Mr J CHIOLÉ asked the Minister of Trade and Industry:†

- (1) Whether a certain company, the name of which has been furnished to the Minister's Department for the purpose of his reply, was benefited financially by the Government's export incentive policy during the latest specified period of 10 years for which figures are available; if so, (a) by what total amount and (b) what is the name of this company;
- (2) whether the Industrial Development Corporation of South Africa Limited granted loans to this company during the above-mentioned period; if so, what (a) was the amount of each of these loans and (b) were the conditions of repayment attached thereto;
- (3) whether this company enjoys lower tariffs, rebates and/or other special privileges as a result of its geographic situation, mining activities and/or other factors; if so, what are the relevant details? B43E

The DEPUTY MINISTER OF TRADE AND INDUSTRY:

- (1) (a) and (b) Richards Bay Minerals controls two companies, namely Richards Bay Iron and Titanium (Pty) Ltd and Titanium (Pty) Ltd. These companies have during the period 1981 to 1990 been benefited financially by the Government's export incentive policy, as follows:

HOUSE OF ASSEMBLY

THE Seven Buildings Project — a pilot co-operative housing project in the Johannesburg inner city — has over the past one-and-a-half years helped to forge important partnerships between the public and private sectors and non-governmental organisations. And there have been important innovations aimed at addressing the housing and inner city crises.

There remain, however, areas where there is a lack of clarity, where problems remain unresolved and where there is no consensus among the key actors.

The purpose of the Seven Buildings Project — which involves 400 units and 2 000 people — is to deliver decent and affordable housing to people in the low income category and to maintain this housing stock by keeping it off the speculative property market.

It also involves buyers in the management of the delivery and maintenance of housing stock.

To be able to achieve this form of housing in SA three areas need to be addressed.

First, unlocking housing finance from a variety of players, most importantly from the financial institutions. For a variety of reasons financial institutions are reluctant to invest in this sector because of perceived big risks.

Red-lining has become the norm rather than the exception in this market segment.

Second, the actual delivery of housing stock has come to a standstill for lower income people as result of government opting out of housing provision and the perceived unappealing nature of the market to property developers.

There has been no major residential property development in Johannesburg for more than two decades.

Third, access to affordable and decent accommodation is very difficult for most blacks, even those with jobs, as property and construction costs have increased over the years.

Inner city pilot plan lays foundation that is beneficial to all

BIDRYSI 2/93.

MONTY NARSOO

It is within this context that a number of key public, private and community development players have been discussing the need for a coherent programme.

Housing co-operatives in the inner city were seen as part of the answer.

This consensus was achieved only after protracted negotiations. It still, nevertheless, needs to be tested.

In attempting to establish housing co-operatives in the Johannesburg inner city a number of problems and solutions emerged which could have a direct impact on a broader housing programme.

The mandate received from low-income blacks living in Johannesburg's inner city was that they wanted decent and affordable housing that provided them with security of tenure.

The first issue that required addressing was unlocking working and end-user finance. This was addressed in two ways: by securing guarantees, which address the credit risk issue, and by providing institutional, technical and educational backup, which addresses the issue of business risk management.

Loan guarantees were committed by the Inner City Housing Upgrading Trust, a subsidiary of the Central Johannesburg Partnership, involving the Johannesburg City Council, business and community interests.

On the basis of this commitment, banks agreed in principle, subject to a number of conditions, to lend money into formerly redlined areas.

A housing utility company will provide the project management and the working capital.

ing the Johannesburg City Council, business and community interests.

On the basis of this commitment, banks agreed in principle, subject to a number of conditions, to lend money into formerly redlined areas.

A housing utility company will provide the project management and the working capital.

he banks have insisted on good business risk management, while the community argues that good organisation will make the project cheaper.

Technical service organisations and professional consultants have therefore invested a great deal in training and education.

Preliminary estimates are that as much as 20% of project costs have gone into developing personnel and organisational capacity within the community to ensure good organisation and efficient management.

In terms of affordability, a four-pronged approach has been undertaken.

The first is to devise financial models that use a variety of mechanisms to make money cheaper and to graduate repayments from low to high. These models are being tested

by the Seven Buildings Project.

The second is to obtain subsidies from public sources.

Two kinds of subsidies are needed: subsidies aimed at making housing projects feasible along the lines of group subsidies; and individual subsidies for persons and families with severe financial problems.

Because a co-operative ownership model has been followed, there has been great difficulty in obtaining group subsidies. And there are few subsidy options for individuals that provide relief for low income earners or those in temporary financial difficulty.

The third prong is to involve the community in mutual aid and self-help schemes, particularly as regards upgrading and maintenance of housing stock.

To achieve this, the development plan will involve residents in its management and work.

Essential to this approach is that the local authority, project managers and technical service groups have an orientation towards community involvement in the delivery of housing stock by providing financial and technical expertise, training and support services. The spinoff is that skills will be improved and jobs created.

Finally, it delivers housing cheaply and may revitalise the residential market in the inner city.

These conditions provide the potential for stabilising and expanding the city's rates base.

Monty Narsoo is co-ordinator of the inner city unit of Co-operative Planning and Education.

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This form of co-operative housing will not only benefit participants. It has spinoffs for the city too. It will assist in the revitalising of the inner city and thereby avoids the Bronx syndrome of inner city decay. The city will be used more efficiently because residential accommodation means people will use the city over longer periods of time during the day and night. It stabilises the community in the inner city. Finally, it delivers housing cheaply and may revitalise the residential market in the inner city. These conditions provide the potential for stabilising and expanding the city's rates base.

Monty Narsoo is co-ordinator of the inner city unit of Co-operative Planning and Education.

Eviction done as a last resort, says bank

Sowetan 9/3/93

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■ Claims of legal action against clients in Tembisa:

By Joe Mdhlela

THE NBS Bank only takes legal action against borrowers as a last resort.

This could be averted if bondholders negotiated an alternative arrangement of repayment, spokesman for the bank Mr Gerry Gericke said.

He was responding to claims made by the Tembisa Residents Association (TRA) that the bank had taken legal action against its clients in Tembisa.

The TRA claimed they had "pleaded with the NBS to reconsider their eviction policies in favour of entering into lease agreements with the disadvantaged bondholders."

TRA president Mr Ali Tleane said such an agreement would ensure a steady flow of income to the bank while giving occupants a chance to recover financially.

Tleane said they were left with no

option but to embark on an "isolation campaign aimed at the Kempton Park branch of the NBS".

The bank has confirmed that they had been in negotiations with TRA for at least six months in an effort to find an amicable solution to problems.

Gericke said it was the policy of the bank to exhaust all avenues before taking action against defaulters.

"Eviction is the last resort after the bank has exhausted all avenues," he said. He said the problem with some of the clients was that they failed to discuss their financial problems with the bank until it was too late.

In such circumstances the bank would be forced to take action.

Eviction was the last thing the bank wanted to do.

The bank was in favour of "normal lending" but this would be impossible if bondholders failed to meet their obligations, Gericke said.

NEWS City council admits to neglect • Death of six pupils recalled leaves a deep pain

Urgent need to

save inner city

By Kenosi Modisane

Sowetan 9/3/93

GLITTERING METROPOLIS

(343)

THERE IS AN URGENT NEED to save central Johannesburg from the overcrowding which is threatening to ruin the once glittering Golden City.

The Johannesburg City Council has admitted that it was negligent in its treatment of the housing issue which has today left about 200 000 families in need of homes.

Acstop spokesman Mr Cas Coovadia said:

"There has been no addition to the housing component in the inner city area for at least 20 years and this has led to overcrowding, with the resultant socio-economic problems."

Coovadia said the ever increasing demand for accommodation on the one hand, with a static supply on the other, has created conditions for unscrupulous landlords to exploit people.

"These landlords charge exploitative rentals while putting nothing back into the maintenance of the buildings."

"This has resulted in the running down of the buildings and has exacerbated the overcrowding problem because families club together in order to afford the high rentals," Coovadia said.

He charged the council to play a more "pro-active role in the upgrading and the facilitation of low-income housing provision".

Acstop, together with the city council

Overcrowding threatens Golden City:

and the private sector, formed the Central Johannesburg Partnership to help tenants buy the flats they are renting.

Official estimates from the council are that about 200 000 families within the Central Witwatersrand area are in need of homes.

A statement released by the council said a minimum of 25 000 houses needed to be built each year—10 000 to absorb the backlog over the next 20 years and 15 000 to cater for new households.

"Unless there is an immediate response to the housing shortage, continued population growth will lead to uncontrolled squatting and environmental degradation," the statement said.

In an effort to meet the critical housing need in and around the city, the council last month approved new guidelines for involvement in the provision of housing.

Mrs Marieta Marx, chairman of the Health, Housing and Urbanisation Committee, said the policy guidelines were based on an analysis of the roles played by the State, the council, the private sector and communities in the provision of housing.

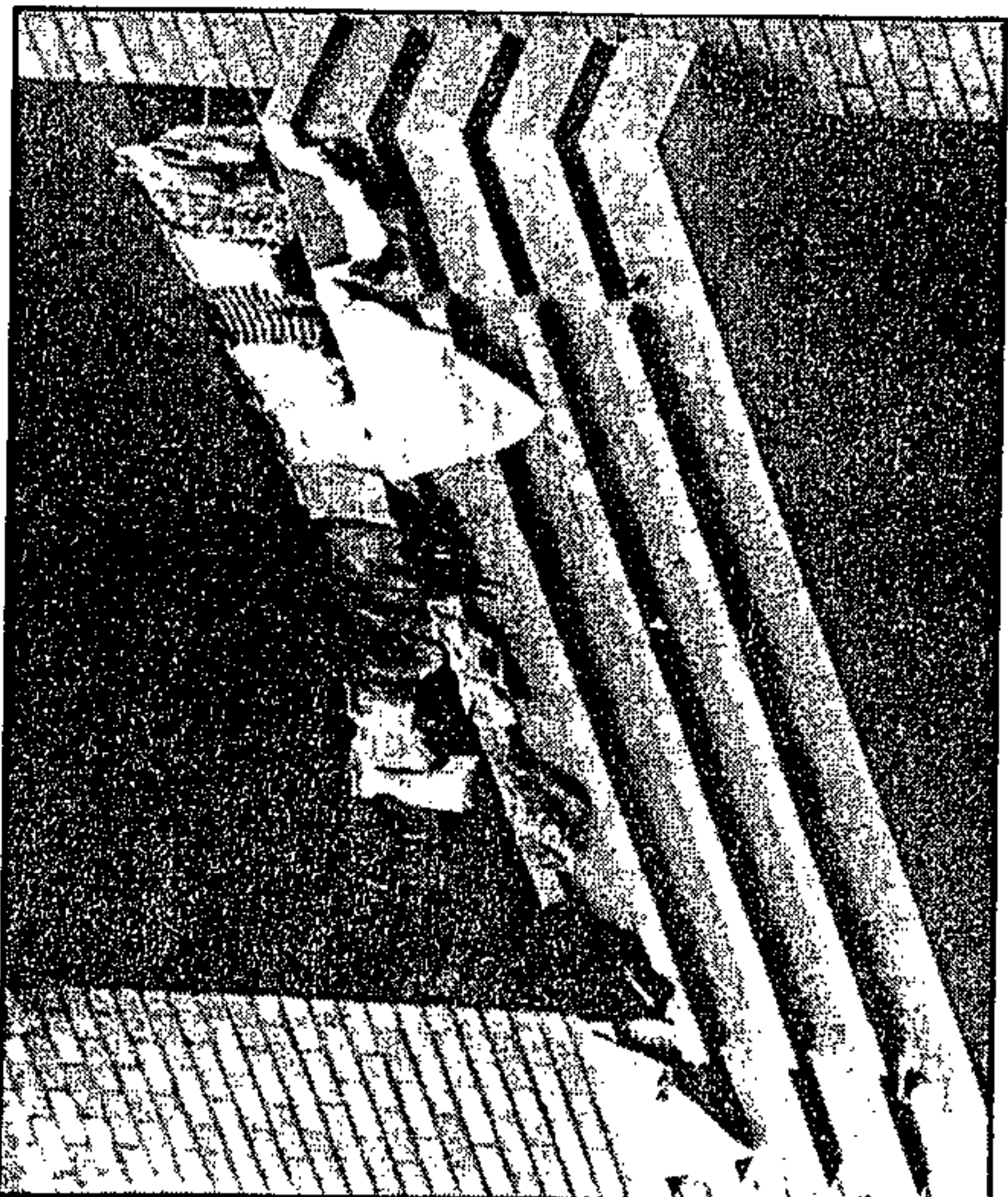
"What we now need is to adopt a more focused approach as far as informal housing is concerned. And with regard to the formal low-cost housing, the major problem is the lack of finance for this type of development," Marx said.

The council was looking at providing informal and formal low-cost housing, she said.

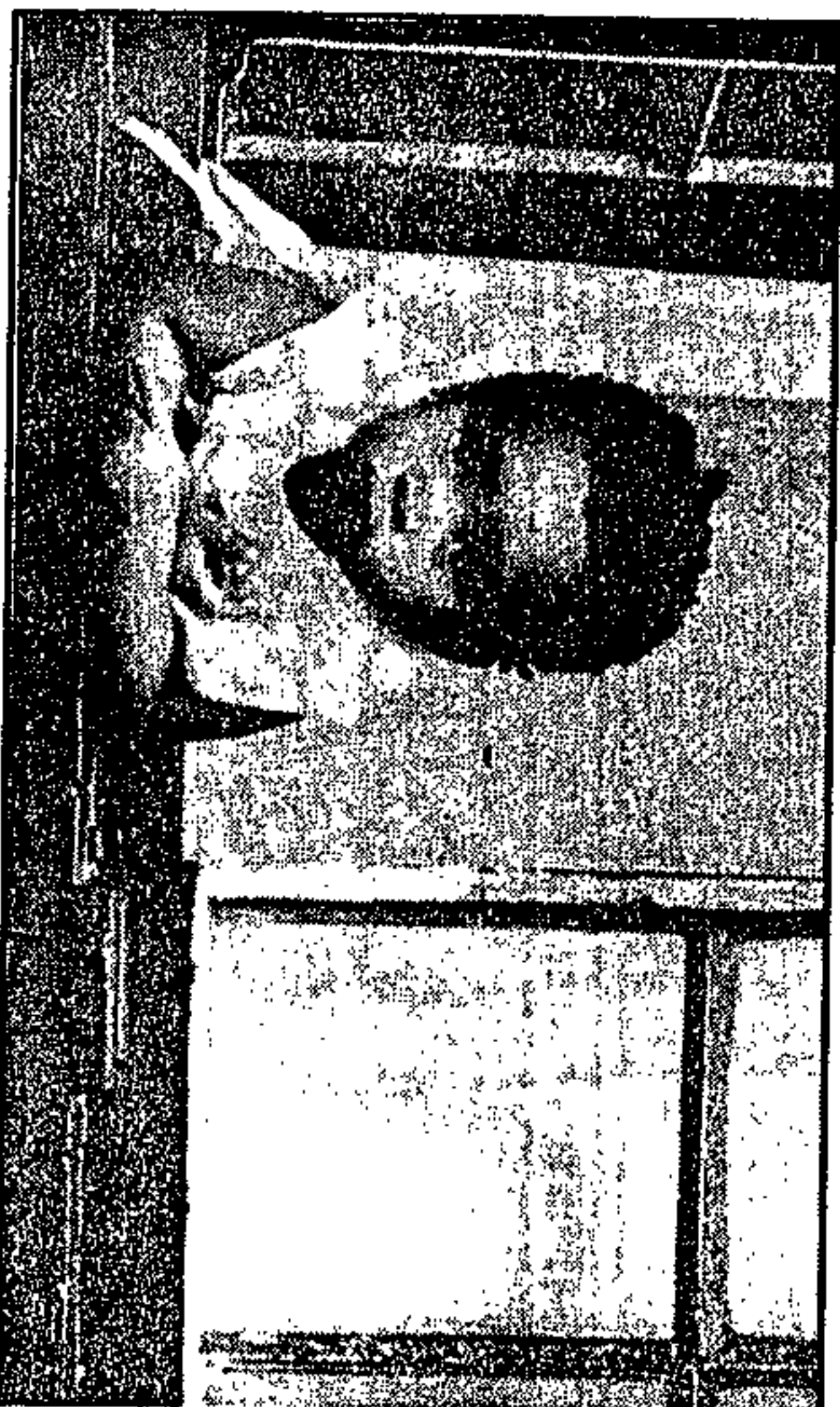
The former included shacks and scattered informal settlements and site and service schemes.

The latter was formally built but very basic housing designed to be affordable for low-income families. In its policy, the council has drawn up a detailed framework for future initiatives in the following areas:

- Identification and release of land for low-income housing;
- The level of service standards that should apply;
- Overall co-ordination of the process;
- Mechanisms to arbitrate if the use of land should become an issue of conflict;
- The upgrading of informal settlements over a period of time; and
- Finance.



A block of flats in Catherine Street, Hillbrow.



S'Mangele Khuzwayo in the flat her parents are renting in Millers Mansions.

More money needed to equalise services

By Musa Zondi

THE central government will have to allocate a lot of money to try and bring equality in rendering services in the black townships.

So says Mr Japhta Lekgetho, Soweto's "Mr Clean" who also heads the National Environment Awareness Campaign.

"In Soweto, services were never good. Occasionally a truck would come around and pick up rubbish in the black areas but, all in all, the services were non-existent," he says.

In some cases, 10 to 15 families (houses with backyard shacks) share one rubbish bin. When the bin is full, people remove it and dump it anywhere, and in most cases it is at some corner in front of someone else's house, he says.

Lekgetho, who is also a spokesman for the Soweto Civic Organisation, says they are working on a system the Johannesburg City Council will have to follow when they take over servicing the township.

This proposed system covers anything from street cleaning to waste removal "to bring Soweto to the level of Johannesburg", he says.

Boycott supported

Though people should pay for services if and when they are provided, Neac and SCA support the rent boycott because at the moment there is no service. "With good service, people would be willing to pay," he says.

He says Neac tried launching clean-up operations but this became frus-

trating in the long run as there were no proper follow-ups. But, he says, "it is possible to make this sustainable by starting environmental co-operatives. These would work on the principle of helping our own people. We would contribute to a fund and hire people who will be responsible for this. Hopefully, we would break the culture of boycott."

He also criticised the council for building houses in the spaces between other houses. "We are creating a sophisticated slum. In any built up area, at least seven percent of the land must be empty," he says.

It is difficult to deal with people who are dumping anywhere since there are no by-laws in the townships that make dumping an offence.

Up to 15 families share a rubbish bin in Soweto:

PEOPLE'S LIVES *Hostel inmates rejoice after Eskom electrifies their homes*

Lifting the veil on long darkness

Sowetan 16/3/93.

■ PEACEFUL NIGHTS

Electricity means much better living standards

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By Isaac Moledi

Mrs Gladys Kekane (54) of Meadowlands Hostel in Soweto lived in darkness for seven years.

The possibility of having electricity in her two-bedroomed bungalow seemed remote, considering the fact that hostel inmates have been at loggerheads with people in the surrounding townships.

As far as she is concerned, Eskom's electrification programme for the hostel brought an end to the darkness that once distressed hostel inmates.

Kekane's bungalow was among 600 units that were electrified last Tuesday. She said she lived in darkness for seven years and the prospect of having electricity in her own bungalow haunted her.

The elated mother of eight children said electricity came as a surprise to the residents.

"I can't believe it. There is nothing that will work properly without electricity. Today I will start my planning properly. I hope the days of relying on wood, paraffin, coal and candles for light are over," she said.

Before that fateful day when electricity was terminated in 1986 by the Diepmeadow council, Kekane had a refrigerator but had to give it away because she could not use it.

But there are other electric appliances, such as an electric kettle, iron, and toaster, which she intends collecting from her cousin in Meadowlands.

She believes the electrification of the area will also minimise the dangers at night within the hostel.

"Electricity has brought hope to us in the hostel. It is safer and more convenient than firewood and paraffin."

She said of the old dark years: "We lived terrible lives without it in the past. One could not buy enough meat to last for a week. Even the danger of accidental fires was high."

First phase

Eskom electrical and mechanical engineer Mr Dave Warren said about 3 500 units at the hostel would have electricity before the end of May, completing the first phase of Eskom's "master plan".

About R6 million, donated by the Witwatersrand Regional Services Council, has been spent on the project.

The master plan to upgrade other services such as sewerage, the water supply, improvement of roads and extension of buildings to include toilets and bathrooms, delighted her.

"The whole plan is in our favour considering how we live here. At the moment I have only two bedrooms for eight grownup children. I think if Eskom's plans go accordingly, our problems here will be alleviated," said Kekane, the secretary of the Transvaal Hostel Residents' Association.

But the plans for the upgrading are not a pipe dream as The Transvaal Provincial Administration has said it might provide finance for the upgrading. The Diepmeadow council electrical engineer, Mr Albert Mikosi, said TPA had funds which were ready for the infrastructure.

Through lack of maintenance the sewerage system has broken down, resulting in an unpleasant stench engulfing the area. The seven-year termination of electricity has also slowly reverted the whole complex to Third World status.

Kekane said thanks should be given to the chairman of the Transvaal Hostel Residents' Association, Mr Wesley Dlamini, and his vice-chairman, Mr Dumisani Ngema, who negotiated with Eskom that electricity be installed and an infrastructure created.

Ngema said his association was hopeful that the upgrading would start as soon as possible.



Excited spaza-shop owner Mrs Evelyn Dube with a customer after Eskom electrified her container during a switch-on at Meadowlands Hostel in Soweto last week. PIC: PAT SEBOKO

PEOPLE'S LIVES *Looking at the conundrum of what happens when people try to ring the changes*

Soweto in unable to stand on its own feet

By Mzimkulu Malunga

Sowetan 17/3/93

LIKE other black townships, Soweto was not structured to be self-sufficient. To this day the mega-city, believed to be one of the biggest in Africa, depends on crumbs falling off the boardroom tables of Johannesburg.

Though shopping complexes are springing up in the township every second month, it is rare to see an ATM machine or banking outlet in these malls.

Some sectors of white business, who feel they have the guts to operate in Soweto, want to come in on their own terms, much to the disgust of the township business people.

Also, irrespective of the service they offer, township businesses watch helplessly every weekend as thousands of prospective customers cram into taxis, buses and trains to shop at the up-market shopping malls at Southgate, Highgate or even Sandton City.

Black city was not structured to be self-sufficient:

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The buying power of Soweto residents runs into millions of rands, if not billions.

But the executive director of the Greater Soweto Chamber of Commerce and Industries (GSCCI), Max Legodi, thinks all is not lost.

If the infrastructure can be improved and projects aimed at nurturing the already vibrant entrepreneurial spirit are embarked upon, South Africa's largest township could be set on the road to viability.

But the amounts involved are frightening.

Recently, says Legodi, the Johannesburg City Council estimated that over R600 million would be required just to upgrade the basic services such as water, electricity and a properly functioning sanitation system.

It's the same old mixture as before

THE more things change, the more they remain the same.

Just when we thought ethnicity was on its way out, it comes a reminder that this is South Africa, where everything is seen through rose-coloured glasses.

I'm not giving away any prizes for guessing why the Rev. Allan Boesak was persuaded to stand as a candidate for the chairmanship of the ANC in the Western Cape — a position he was subsequently elected to.

When problems developed in the region and Boesak contemplated resigning, ANC president Mr Nelson Mandela "brought his enormous amount of persuasive power" to ensure that the man of the cloth remains in his position for as



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Makarings's

WHICDERS

ENVIRONMENT *Linda Twala and Alexandra residents battle the dirt and squalor*

Changing the vile colour

Sowetan 23/3/93

By Musa Zondi
Environmental Reporter

■ CLEANING UP

Now hope prevails:

THERE are two dominant colours in Alexandra — very dark brown roofs that give the township the look of an abandoned mine compound, and the brown of the earth.

Then there are other shades. Green, black and transparent. But in the end all these colours merge and end up like earth. Wherever you go, wherever you are, you see dust.

With the exception of a few spots, green is the rarest colour — unless you count the green refuse bags that are supplied to residents.

This vile colour combination explains the very nature and character of one of the Reef's oldest townships. It goes to the very heart of this sprawling slum.

One house has up to five doors for as many separate families. Behind one house, there may be up to 15 families. There are goats, horses and pigs as well. There is everything.

There is crime. There is political violence. There are thugs and decent people. Alexandra is a whole world on its own.

But in this township known for its pitched battles — like the Six Day War and other skirmishes — the emphasis is now on cleanliness.

The spirit that prevails is hope. Hope that things will change, hope that the people will stand up and do something about the filth that pervades everything.

Now, to associate the word clean with Alexandra is perhaps as laughable as saying the Pope is a Protestant. Alexandra has never been clean. With almost half a million people crammed into a tiny area, trying to keep it clean is almost impossible.

But it is happening.

Last year the crisis committee in the township launched a clean-up campaign that was partly funded by Minister of Health Dr Rina Venter after her visit there.

One of the driving forces behind the operation is Linda Twala, the 1991 recipient of the *Sowetan* Community Builder of the Year award. After the clean-up operation, there was a visible difference.

But the contractors who pick up the waste are complaining that they are not given enough money.

"At the moment we are given half of what we are supposed to be getting," says Twala, who is one of the contractors. He also complains about the inad-

equated supply of refuse bags.

To make things worse, he says, shackdwellers take the bags and dump their rubbish anywhere. They use the bags to patch up their shacks against the rain.

Nevertheless, the special project is having positive results. Tswala points out that there is noticeably less crime since the clean-up operation. And people have begun to plant trees in their yards and neighbourhoods.

Besides, the litter defacing the township is not only from Alexandra.

"Some of the contractors working in the white suburbs dump their garbage here in the middle of the night. You can see this clearly, the rubbish from the suburbs differs from ours," he says.

The vile colour combination still haunts the township but there is an effort by the residents to make it brighter and more acceptable. See page 14



A goat rummages through a pile of rubbish in Alex. But now residents say they are going all out to clean up the township.

Residents vow to maintain bond boycott

WILSON ZWANE

THE conflict between the government-sponsored SA Housing Trust and residents of the Vaal Triangle township of Palm Springs has deepened, with residents vowing to continue with their bond boycott unless the trust meets their demands.

Palm Springs Civic Association chairman Mpho Molefe said yesterday the boycott, which was supported by 95% of the residents, began last August after it had become clear that the trust was unable to fulfill promises it made to residents that schools and health centres would be built in the area.

Molefe said numerous discussions had been held with the trust. But these had yielded no results, he said.

He said unless "basic amenities" were provided in the township the boycott would not be lifted.

Nor would it be lifted until the trust agreed to the residents' demands for the "re-evaluation of houses".

Molefe said there was a feeling among residents that the houses were of an inferior quality and were not worth what they were charged for them by the trust.

He added that mushrooming squatter settlements in the vicinity of the area also depreciated the properties.

It is estimated that there are 3 850 houses in Palm Springs. All the houses are part of the SA Housing Trust's low-cost housing project.

The SA Housing Trust said it would be premature to comment on the matter at this stage as "sensitive" discussions were taking place between it and the civic organisation.

'Urgent' development envisaged

Plan to turn Soweto into modern city

BIDM 29/3/93 343

AN AMBITIOUS project is under way to convert 62km² of Soweto ghetto into a modern, self-sufficient city.

The plan involved provision of infrastructure for a CBD, an industrial park, a civic centre, schools, clinics and upmarket housing, city engineer Mavela Dlamini said last week.

The project was being carried out jointly by the Soweto administration and the Central Witwatersrand Metropolitan Chamber. Funding would be provided by the Central Witwatersrand RSC and the TPA.

Dlamini said the development was urgent. The initial construction phase had to be completed within two years as "the pressure of the new SA is upon us".

There would be input from the township's building industry, the Greater Soweto Chamber of Commerce and the local civic organisation.

Dlamini refused to say what the estimated cost of the development would be. He said it was hoped the establishment of a sound urban infrastructure would attract substantial private investment to build the envisaged new "city".

Once proper city planning had been completed and roads, drainage, electricity and other services installed, developers would move in.

The Soweto municipality had drawn up a document with guidelines for a "structure plan for spatial development". This took a holistic view of the complex, unlike earlier "patchwork" attempts that had failed to attract investors, Dlamini said.

Previous plans for Soweto had failed

THEO RAWANA

because investors were deterred by the unstable political environment and violence. "But with changes coming in SA, normality will return and investors will be attracted to this area," he said.

The guidelines for a structure plan set aside 80ha for business, with a CBD provisionally set in Jabulani township. Satellite shopping centres will be located to attract local shoppers as well as those from neighbouring Lenasia and Eldorado Park.

"The development of the CBD has become a major source of concern to the council and the people of Soweto. A CBD area is often characterised by a well-patronised trading area with commercial, retail, wholesale, industrial and international trade," the document reads.

"Such an area thus has to be served by a well co-ordinated communication infrastructure including, but not limited to, transportation (air, rail, road etc).

"The high population densities in Soweto have required that more land be provided for facilities such as creches, clinics, libraries and community halls," it adds.

The Metropolitan Chamber, which would look at Soweto in a broad, central Witwatersrand context, would work with the council and other parties to develop the structural plan.

Dlamini said current development of the Kliptown Bowl would be a commercial centre satellite to the new Soweto CBD. The imminent development on a 55ha retail site south of Soweto could also be incorporated into the project.

Star 8/4/93

Urbanisation breakthrough

By McKeed Kotlolo
Pretoria Bureau

More than 200 farms in two known right-wing areas near Pretoria are to be developed into an urban area accommodating 370 000 people of all races.

The Transvaal Provincial Administration announced yesterday that Klipfontein and Kruisfontein, near Soshanguve township, north of Pretoria, would provide 65 000 residential sites.

Addressing a media conference, MEC for physical planning and development John Mavuso

so said the two communities were faced with huge urbanisation pressure and had agreed to make the land available.

Mavuso added: "This is the first time a community in the Transvaal has shown such a positive attitude towards urbanisation."

Joint effort

The availability of an estimated 3 575 hectares of land south of and adjoining Soshanguve was made possible by the release of a marketing document drawn up as a joint effort by the TPA

and the Klipfontein and Kruisfontein communities.

The development project is expected to create job opportunities for many people in the area. Provision has been made for 130 primary and 46 secondary schools, as well as for primary health centres, community centres, churches and a central business area.

Among the people who played a major role in the negotiations for the urbanisation of the two communities is former Conservative Party MP Koos Botha.

400 000 house sites backlog in PWV

PRETORIA — The demand for black housing in all metropolitan areas was huge, but greatest in the PWV area with a backlog of site and service sites of more than 400 000. (343)

Local government and national housing urban development director Francois Jacobs said yesterday the current backlog estimated by the provincial administration was 1 097 678 sites.

The emphasis was on the provision of subsidised rudimentary serviced sites because of the state's inability to meet the financial challenge of the backlog.

Jacobs said the amount available for housing development this financial year was R1,6bn — more than

double the amount spent in the 1992/93 financial year.

There was a clear need for closer co-ordination in the efforts of autonomous bodies such as the IDT, the SA Housing Trust, utility companies, RSCs, non-governmental organisations and local authorities.

The total housing backlog was estimated at 1,4-million units and the estimated growth of new households in need of housing at 198 000 a year. Funds were being used mainly for serviced sites.

Provincial and local authorities were negotiating for more land for site and service developments.

BIDM 24/4/93
GERALD REILLY

Star 15/6/93

Sandton sets R3-m aside for poorer neighbours

By Anna Cox

In preparation for the post-apartheid era, the Sandton Town Council, for the first time in its history, set aside R3 million to help underdeveloped neighbouring areas with their infrastructure.

Announcing the R321 million budget last night, management committee chairman Peter Gardiner said Sandton needed to take the lead in restoring

trust between communities seriously handicapped by social and economic injustice. He said political settlements could only be successful if they were underpinned by sustainable economic expansion.

The 1993-94 budget brings a rates increase of 13 percent to owners of 1 000 sq m stands, 14 percent on 2 000 sq m stands and 18 percent on 4 000 sq m properties.

The three-year revaluation of

Sandton properties increased its total rates base by 52 percent to R7 billion. Business site values increased by 47 percent and their contribution to the rates base is now 24 percent.

Private-sector investment, according to Gardiner, is on the increase with 3 000 building plans with a value of R597,7 million approved between July 1992 and May 1993.

"Rapidly escalating property values are in line with Sandton's

rating as one of the four fastest growing centres in the Republic," said Gardiner.

Among the major expenses are R22,3 million for parks, libraries and the art gallery, R24,6 million for health services, R146,5 million for engineering services and R30,6 million for ambulance, fire protection road safety, traffic control and the crisis control centre.

An amount of R20,3 million had been budgeted for develop-

ing the new civic centre.

Although the town's operating budget had increased by 21,9 percent, said Gardiner, the two main factors influencing this were the delayed payments for ambulance and fire services to Alexandra by the Transvaal Provincial Administration and the Regional Services Council, and the overreading of Sandton's water consumption by the Rand Water Board due to a faulty meter.

Millions of rands missing

■ 300 SWINDLED People pay deposits on

properties that they will never have:

By Joe Mdhlela
Consumer Reporter

POLICE are searching for a property developer who allegedly disappeared with about R1 million in deposits collected from prospective homeowners on the Reef. Mr Cyril Mtshali, managing director of Mepco Housing, allegedly collected money from more than 300 clients for houses he never built.

A police spokesman said yesterday Mtshali was being sought in connection with theft and fraud amounting to "probably millions of rands". "We are investigating the man on various charges of theft and fraud. We are working on hints and are hoping to make progress," he said. Police have also appealed to people who had paid money to Mtshali to report to John Vorster Square. Mtshali's operations allegedly involved placing expensive advertisements in several publications, telling home seekers his company could build them homes.

One of his victims, Mr Conrad Tlowana of Soweto, said yesterday they would co-operate with the police to track down Mtshali.

"We have no sympathy for Mtshali. We will do everything in our power to help police track him down," Tlowana said.

Sowetan has carried several reports on people who have complained that they have been swindled by Mtshali. Some of his "clients" have alleged they paid deposits ranging between R3 000 and R10 000.

Miss Thandi Maseko said she paid Mtshali R3 500 in 1991 as part of a deposit towards a house that was never built.

"When I insisted on a refund I was given a post-dated cheque which the bank refused to honour because of lack of funds," she said.

Director of Lawyers for Human Rights' housing unit, Mr Brian Leveson, has warned blacks to be vigilant when dealing with property developers. He said clients should not pay deposits directly to the developers but rather have them placed in a trust fund, a sure way of ensuring that they would not be swindled out of their money.

Let us go to Graceland

Sowetan 21/6/93

By Joe Mdhlela

HOW DOES IT FEEL to wake up early in the morning and know you are within whispering distance from your workplace?

Surely, it must feel good. That is how workers employed in Wadeville industrial areas will soon feel in what will reverse the old Verwoerdian dictates that forced workers, especially underpaid black workers, must live far from their workplaces.

Three cheers to Bernhardt, Dunstan and Associates for conceiving the idea, and to Murray and Roberts Engineering for making it concrete.

Unique project

But what makes the project unique by South African standards is that there was consultation right across the spectrum. The old paternalistic approach hitherto adopted by those who own capital gave way to more consultation.

The workers, or "the people" if you like, have been thoroughly consulted. And what do you know, they gave their approval, making the concept of a "workers' village" theirs.

To be called Graceland, this model workers' village, to be situated in Wadeville, near Germiston, will give employees an opportunity to live close to their workplaces.

WORKERS' VILLAGE *Houses of hope:*

"In fact, employees will need to either walk or cycle to be on time to start work," chief executive officer of Murray and Roberts Mr Ian Colepepe said at the sod-turning of the village three weeks ago.

First formal house

Listen to Mr Albert Hane, who has never known what it means to stay in a formal house, has to say about the new scheme.

"It has my blessing. My wife, my children and I will now not only be able to own a home we will call ours but will be within walking distance of our places of employment."

Hane, who lives at Mandela squatter camp in Kaitshong, works in Wadeville. For many years he has been forced to travel to work either by train or taxi.

Like many other black South Africans who live on the Reef, Hane knows very well how dangerous it has become to travel by train. Much as he would like to use trains because of their affordability, he would rather forgo that for taxis.

"That is a choice one has to make. But with the introduction of the new complex in Wadeville, God has answered our prayers. I am looking forward to the day this project is completed," he said.

Director for BDA Jo Dunstan said the success of the project has been under-

pinned by working in partnership with trade unions, workers, black builders, local authorities and financial institutions.

"To make the project work and keep on working you need to keep all parties satisfied," Dunstan said.

She said it was important to create a suburb, and not a township.

"The point that must be made clear is that this will not be a corporate-owned housing scheme where employees rent their houses. The concept will be that the land, owned presently by Murray and Roberts Engineering, will be passed to the village once all the units have been purchased by owners," she said.

Planned suburb

She added that the village would not be "some soulless housing estate" but a planned suburb with facilities that would add value to the village life.

Accommodation would vary from bedsitters, suitable for singles, to three-bedroomed homes for larger families. There would also be walk-up apartments with a small private yard space.

The village will also have double-storey houses, where families will have small private gardens. The village will have trees to make it more attractive.

Watch TSS today at 9pm for more details about this scheme.



Final move ... the new workers' village will bring stability and some form of security for people who have never lived in a proper house.



Hope and relief ... these squatters will soon know comfort as a new village is being built to house workers nearer their places of employment.

This space was made possible by the support of the Positive Development News Initiative, which seeks to document a unique development model that is evolving in South Africa where people from all walks of life — Business, Labour, Grassroots, Democratic Structures, Development Agencies and Communities themselves — are coming together in focused alliances, to play a powerful role in reconstruction and reconciliation to build a common future that will provide the foundation of a peaceful and prosperous inclusive society in this wonderful land of ours.

Core founders of this initiative are:

The D G Murray Trust
Independent Development Trust
Kagiso Trust

The Anglo American and De Beers
Chairman's Fund
Eskom

Murray & Roberts
Nedcor Chairman Fund
Facet Film & Television

NEWS FEATURE Violence and powerplay prevent R24 million development at Phola Park

Upgrading of camps goes on

Sowetan 14/7/93

What is being done about the poor conditions in the townships which lead to violence? Sowetan has asked in its columns. **Jolyon Nutall**, director of communications of the Independent Development Trust, responds:



FLEEING VIOLENCE ... Residents of Dikole Section, which is near the Kwesina Hostel in Tokoza, flee the area. Mr Willie Msihi took his possessions and sought accommodation at the Twelve Apostles Church. PIC: MBUZENI ZULU

In a leading article on May 25 dealing with the intensity of the violence experienced on the East Rand *Sowetan* newspaper lamented of what it called "the slow delivery from development organisations like the Independent Development Trust".

It wrote: "It was hoped the IDT would turn the situation around in some townships which would then become models in the reconstruction period".

The *Sowetan* added: "We are sure there is an adequate explanation".

I would like to take this opportunity to respond to what was, in effect, a cry from the heart of the newspaper which suffers every time its readers suffer.

Let me start with one shocking fact. For nearly two years, R24 million of IDT money has been waiting to get into the ground in the heart of East Rand violence — Phola Park.

Violence and on-going power-play among community organisations have prevented even one cent being spent.

If the money had been allowed to go to work, Phola Park would have been — not a model township by any means — but a very different place from the turbulent squatter camp it remains today.

That money would have brought in ownership of 2 000 serviced sites, all of them equipped with clean, running water and flush toilets, plus stormwater drainage and tarred bus routes.

Pride of ownership would have led to shack upgrade, fences, lawns and vegetable gardens.

How does the IDT know this? Because it has happened at 70 or 80 other subsidised projects around the country, some of them right smack on the East Rand.

Right now, 2 650 serviced sites at Moleleki, near Katlehong, have been handed over to their new owners who are living there in the houses they have inventively built.

Two projects involving 1 740 sites are well under way at KwaThema, one at Wattville, one at Tamboville, two at Tsakane, one at Vosloorus, another at Tembisa, one at Emaphupheni, one at Etwatwa.

Remarkable

Remarkably, the first phase of a project involving 1 685 sites at Tshepiso — between Boipatong and Sharpeville — is complete and the second phase is about to get underway.

Further afield, the names of successful projects ripple off the tongue: Botleng, Oukasie, Thabong, Mhluzi, Mbalenhle, Ikageng...

"It has been shown," says Jan Steyn, chairman of the IDT, "that it's much more difficult for violence to take hold where development has played a role in bringing people together."

In Phola Park, development has been poised to do so — the last occasion being on Sunday two weeks ago — violence intervenes.

And R24 million stagnates.

R2 000 million

Yet, we at the IDT, hear the *Sowetan's* cry. We would love to be doing more. Our money — R800 million, from the founding grant of R2 000 million, allocated for housing, education, health and job creation — is sufficient to meet only 10 percent, maybe less, of the need.

In development terms delivery of our funds — unlike the *Sowetan's* sad perception — has not been slow.

In all 72 projects out of 104 approved in principle less than two years ago are being implemented and 16 are complete.

Over 40 000 subsidies totalling R303 million have been paid out. A further 60 000 costing R500 million will follow over the next 12 months.

Vast experience and hard lessons have been acquired in the process.

And yet when we think of the task confronting us all, we echo the words of Cecil John Rhodes on his death bed: "So much to do, so little done."