

ASSESSOR

Y1

Rev. "Y, I"



FACTSHEETS

**WE DEMAND
STATE RESPONSIBILITY
FOR HOUSING**

CAPE AREAS HOUSING ACTION COMMITTEE

EDUCATION & TRAINING SUB COMMITTEE

STATE WE DEMAND
RESPONSIBILITY
FOR HOUSING!!



Y2

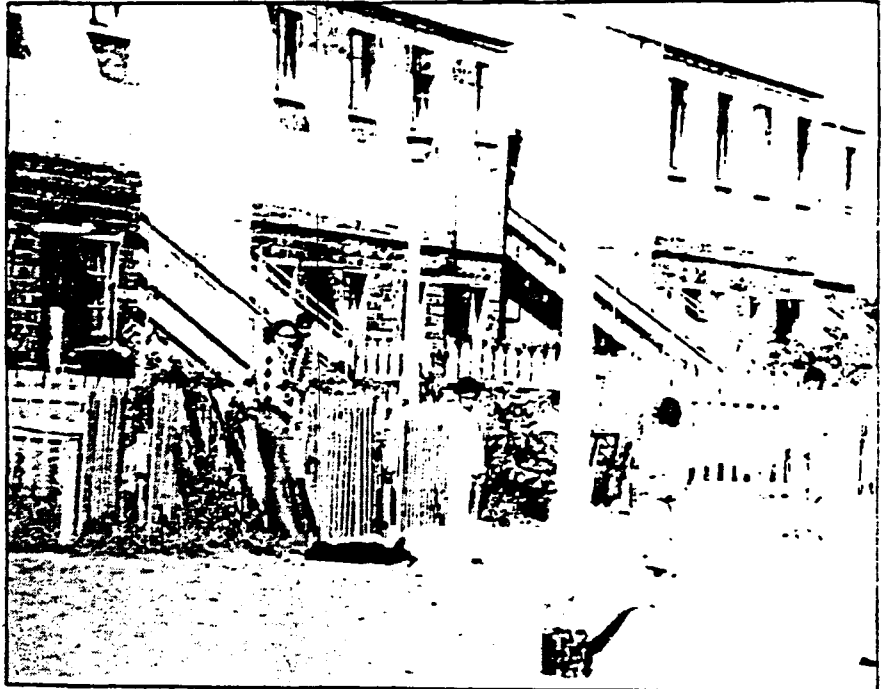
Area "Y2"

What Change

Every day on the radio, TV and in the newspapers we hear and we read that the Nationalist Government is changing. Changing for the better? We don't see that!

If we look around ourselves we still see broken stairs, cracked and damp walls, dirty playgrounds. No facilities at all. And in summer the sand blows into our faces and into our houses. In winter, mud is everywhere.

ONE THING has changed! People all over are learning to SPEAK WITH ONE VOICE and are uniting. In Lavender Hill we too have formed our organisations to build unity to change our lives.



NEW HOUSING..?

Up to now the govt. has built very bad houses but the new houses it is going to build are going to be even worse. The government is saying it does not have enough money for houses (it only has money for guns) From now on they are only going to build houses for those who earn less than R 150 per month. But these houses will have no electricity, no ceilings and no paint on the inside walls.

To raise money, the government is going to sell houses to those who earn more than R 150 per month. These houses are NOT going to be sold at cost price but for profit, even though we are paying rents now for over 10 years. What

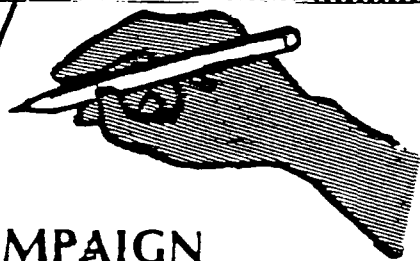
happened to all this rent money? (The government should be ashamed) Those tenants who cannot afford to buy the houses will be charged higher rents. Rents are going to be calculated by using all the money earned by the family and NO LONGER according to the income of the head of the family!

Our Association has joined the UDF to unite all people. To fight this bad housing deal. To fight the high cost of living. To fight low wages. To fight against Botha's kombuis parliament. Let us all be united through the UDF MILLION SIGNATURE CAMPAIGN. Make MAKE YOUR MARK AGAINST APARTHEID THIS SUNDAY.

OUR ASSOCIATION MEETS ON THE FIRST WEDNESDAY OF EVERY MONTH AT THE LAVENDER HILL COMMUNITY CENTRE. THE NEXT MEETING WILL BE ON 4 APRIL 1984. THE MEETING STARTS AT 7.30 PM AND FINISHES AT 9.30 PM. ALL THE PEOPLE ARE WELCOME TO ATTEND.



1 million!!



SIGNATURE CAMPAIGN

NAME	ADDRESS	SIGNATURE
S. Solomons	27 Arundel hof, Lavender hill	<i>S. Solomons</i>

FORWARD

Lavender Hill Resident's Association



Maak jou merk Sondag teen Apartheid

~~~~~  
"Die nuwe bedeling is net apartheid met 'n nuwe broekie aan!" The new constitution, the government says is going to make our lives easier!

But the hands which wrote that constitution are the same hands which are taking more and more from our people. We have seen the bread price going up. Milk and sugar is more expensive. And now we hear that Council is going to put the rents up.

Yes, it is us who have paid the price of Apartheid. Through the GST we pay for the defence force. We who were kicked out of our homes by the Group and flung all over the Cape Flats.

We have suffered and continue to suffer. But now is the time to stand up for our rights. We must say NO to Botha's "Kombuis" parliament.

Our Association, with other organizations, helped to form the UDF, because we wanted all our

people to unite and talk with one voice - to talk of our hardships and to talk of our dreams, to talk of freedom in our land.

We are now going out to the people to speak about the UDF. On Sunday we are coming to your door to get your support for the UDF. We all must make our mark against Apartheid.

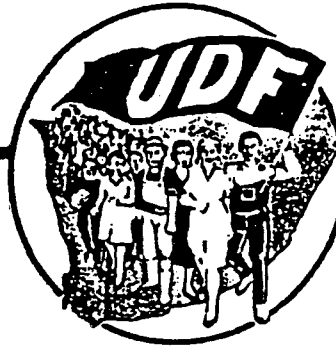
~~~~~  
SUPPORT THE UDF MILLION SIGNATURE CAMPAIGN!
~~~~~

**Y3**



*Rev "Y3"*  
**UNITED DEMOCRATIC FRONT**

**UDF UNITES! APARTHEID DIVIDES!**



**NATIONAL OFFICE**

**KHOTSO HOUSE  
42 DE VILLIERS STR  
JOHANNESBURG  
P.O. BOX 10366  
TEL: 29-1916  
29-1917**

21 January 1985

CIRCULAR TO ALL REGIONAL SECRETARIES

Dear Comrades

RE: HOUSING CONFERENCE & LOCAL AUTHORITIES

As you should know the Housing Conference has been on our Agenda for now a year. But because of the urgency of the campaign against the new constitution this issue has been shelved from time to time. However, the matter must still be pursued with all the seriousness it deserves.

The National Secretariat at its meeting on 12 and 13 January, 1985 decided to postpone the conference in this regard to June. (The date will be made known to you in due course).

This will allow for proper discussions and preparations for the conference by our appropriate affiliates. I urge you to ensure that thorough discussions go into this matter. Once this has been done please forward to the H/O a synthesis of these discussions.

I enclose herewith a copy of proposals worked out by our office in the Western Cape in conjunction with CAHAC - as the basis for discussion.

Although the conference is scheduled for June, I wish to urge you to address it as a matter of urgency.

Please circulate it amongst our appropriate affiliates e.g Civic organisations, Housing Action Committees, etc.

Thank you.

Yours in struggle,

*B. Molefe*

*P.P.* **POPO MOLEFE  
GENERAL SECRETARY**

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# UNITED DEMOCRATIC FRONT

WESTERN CAPE REGION

P.O. BOX 274  
SALT RIVER  
7925

16 April 1984

The Secretary

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Dear

RE: PROPOSALS FOR NATIONAL CONFERENCE OF CIVIC ORGANISATIONS

Following our decision at the NEC and our subsequent discussions at the National Secretariat, we have discussed the ideas in the Western Cape. Also, in telephonic communication with Popo, we were requested to take initiatives along with CAHAC to implement the plans for a conference.

Attached, are the proposals which emerged from Western Cape consultations. Kindly forward copies of the attached to the major civics in your region and ensure that the discussions are conducted in the appropriate forums.

I will telephone all regional secretaries on Thursday 19 April for a progress report. I realise that this leaves very little time, but as can be gleaned from the attached, these matters demand some urgency.

We await your positive responses.

Yours in struggle

Trevor Manuel  
Regional Secretary

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CIRCULAR: NATIONAL CONFERENCE FOR CIVIC ORGANISATIONS

TO: ALL UDF REGIONAL SECRETARIES FOR REFERRAL TO CIVIC ORGANISATIONS

FROM: UDF WESTERN CAPE /CAHAC

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In accordance with the above, our REC has discussed the conference with CAHAC and the following proposals have emerged from these consultations.

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- 1.2 Make a political statement (concretised) on the housing crisis.

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- 3.2 Mid- July: The advantages would be a) more time for preparation and consolidation before the conference b) The impact of the 'political statement' would be greater because it will be made closer to the elections. The disadvantages are a) the short time for a campaign to take shape in the community before the elections. b) Reactionaries like the Labour Party have placed a heavy emphasis on housing and are gaining ground by seeking concessions.

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**CONTENT OR PROGRAMME OF CONFERENCE ON HOUSING**

The conference must not be seen as one where many long papers (talks) are given, to be followed by little discussion. But rather as one which reflects the anger of our people. Our people are angry because of the hardships caused by bad housing, bad planning, high rents, bad living conditions and low wages. It is very important that the conference and talks given make it easy for a fair amount of participation by all the people.

The discussion and decisions must be able to guide us in our struggles around housing issues in the future. It must also assist us to solve the many organisational problems that make our work difficult.

The conference must be seen as our statement (or view) i.e. the view of democratic organisations from all over the country, to the housing crisis and the new housing policy of the government.

Any programme we accept must take into account the points made above. A suggested programme is presented below. We would like it to be discussed by as many people and organisations as possible. With feedback and criticism a final programme would be worked out.

1. **HOUSING CRISIS**

A talk (input) on what we understand by the Housing Crisis and how it has come about. For example, the housing backlog, problems with rents and maintenance, lack of facilities, the Group Areas Act, etc. would be looked at.

2. **CHANGES IN THE HOUSING POLICY OF THE GOVERNMENT**

A short input (talk) on how the state has responded to the housing crisis and why. It would look at the various (different) aspects of the New Housing Policy:-

- sale of houses
- lowering of standards
- decision not to build houses for those earning more than R150 p.m.
- new formula for calculating rents
- etc.

### 3. OUR RESPONSE TO THE NEW HOUSING POLICY

In this session we would work out our response (what we are going to do) to the new housing policy i.e. to the different aspects that make this up e.g.

- sale of houses
- rent increases
- etc, etc.

### 4. LOCAL AUTHORITIES

We all know about the successful boycott of the community council and Black Local Authority Act elections in the African areas. Many of us, however, do not understand all the details of the local proposals of the President's Council. These are now part of the constitution.

A talk (input) on the implications of the decision of the government to create new local authorities. It would also look at what this would mean for our organisations when they take up problems experienced in our communities.

We would also need to discuss the type of problems we must take up after our successful boycott of Community Councils and Black Local Authority Act.

### 5. ORGANISATIONAL PROBLEMS EXPERIENCED BY "CIVICS"

Our organisations are experiencing many difficulties. We also talk about building unity across townships. But very often we are not clear as to how we must respond to these. In this session we hope to have a talk or paper on what are some of our organisational problems and how to go about building unity. This would be followed by discussions.

### 6. FORCED REMOVALS

We hear constantly of new townships which are going to be built far from our places of work. In Cape Town there is talk of moving all the Africans to Khayalitsha.

In this session a talk (paper) on the threat of forced relocation of our people all over the country. In the discussion that would follow we can discuss how we must respond to these forced relocations and what kind of support and assistance we can give to each other.

### NOTE

1. We would like a lot of discussion and for this reason papers or talks would be <sup>short</sup> ~~small~~ and simply presented.

2. Resolutions could be passed after each session. These would be published as our joint views on a number of issues or problems.
3. Copies of talks or papers, if they are ready before the conference, would be sent to the different centres.

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4.5 Establishing a pre-conference National Co-ordinating Committee.

5. THE CONFERENCE

5.1 Suggested size ±300 i.e 50 per centre/region.

5.2 Suggested situation : W.Cape either in Cape Town or one of the inland towns (Motivation to follow)

5.3 Consideration needs to be given to the inclusion of groups like trade unions and churches who might share concerns about the matters under discussion.

6. FINANCES

Budget to follow.





Baw "Y4"

DURBAN HOUSING ACTION COMMITTEE  
CIRCULAR /83  
REPORT ON GROUP DISCUSSIONS

The following is a brief report on several group discussions questions identified at the DHAC meeting of 24 August 1983.

1. PROBLEMS IN COMMUNITY ORGANISING

1.1. Problems affecting organisations:

- 1.1.1. many organisations are loosely structured, adhoc in nature
- 1.1.2. no programme of action
- 1.1.3. imbalance between civic and UDF work
- 1.1.4. handling of political issues at civic level
- 1.1.5. extent of political input on day to day community work
- 1.1.6. need for greater co-ordination of groups working in the same area - consultation eg. youth and civic organisation in Sydenham
- 1.1.7. initiate work in new areas has the added difficulty of identifying problems in the area
- 1.1.8. need to revive lapsed organisations
- 1.1.9. limited work-force
- 1.1.10. large number of activists during campaigns - drop out afterwards - problem of how to keep activists
- 1.1.11. development of local people both in new and old areas
- 1.1.12. ~~development of working-class leadership~~
- 1.1.13. there is insufficient contact with local people to ensure their development
- 1.1.14. must not develop dependency on students
- 1.1.15. problems of recruiting people into the organisation
- 1.1.16. how to ensure grassroots participation
- 1.1.17. problems with racism

1.2. Concerning communities:

- 1.2.1. settled communities - "contented"-adapted to problems
- 1.2.2. need to understand and assess community consciousness better - not looked at regularly and systematically
- 1.2.3. racist attitudes

1.3. Activists:

- 1.3.1. training of community organisers
- 1.3.2. limited work-force doing both UDF and civic work
- 1.3.3. how to respond to "contented" community - style of work to change

- 1.3.4. limited technical skills - publications chairmanship etc.
- 1.3.5. differences in organisational method - house visit
- 1.3.6. recruitment of activists
- 1.3.7. no assessment of consciousness of activists

## 2. SOLUTIONS PROPOSED

### 2.1. organisations:

- 2.1.1. need for formal structuring of organisations- formal membership/cards
- 2.1.2. creating close identification with organisation
- 2.1.3. campaigns to popularise organisation
- 2.1.4. development of model of ideal organisation - use as a standard for guiding work
  - need for regular evaluation - develop standard criteria
  - need to weigh achievements against objectives and aims of organisation
- 2.1.5. need to root organisation in the people - ensuring day to day access and contact
- 2.1.6. democratic participation - develop procedures to ensure this at all levels, particularly at mass level

### 2.2. Programme:

- 2.2.1. work during lull period - maintenance activity eg. advise office
- 2.2.2. broaden community organising perspective from issue orientation to include service activities
- 2.2.3. DRAC workshops on theory and skills

### 2.3. Training Programme:

- 2.3.1. technical eg. publications
- 2.3.2. making assessment of community
- 2.3.3. theoretical skills
- 2.3.4. develop a common approach for house-meetings, visits etc.
- 2.3.5. different training packages for different calibre of organisers -
  - people with minimal involvement in organisational work
  - organisers in the field
  - leadership level
  - community members conducting house meetings
  - others

#### 2.4. For Activists:

- 2.4.1. training programmes
- 2.4.2. development of common organisational method eg. house visit
- 2.4.3. recruitment programme
- 2.4.4. need for change in style - agitational approach
- 2.4.5. development of activists in each local area - remove problem of dependency
- 2.4.6. skills in recruiting local activists and their subsequent development
- 2.4.7. need for assessment of level:consciousness of activists
- 2.4.8. need to develop model of ideal organiser

### 3. ROLE OF DHAC

#### 3.1. General Tasks:

- 3.1.1. identify issues that might affect affiliates
- 3.1.2. keep in touch with authorities like DCC
  - get information
  - apply pressure on issues
- 3.1.3. initiate discussions on important problems
- 3.1.4. effect of PC on ratepayer areas ?

#### 3.2. Need for a programme

#### 3.3. Relationship to affiliates:

- 3.3.1. advise and assess with local problems and issues
- 3.3.2. need for channel of communication to facilitate quick response to local problems
- 3.3.3. organise broad support on local struggles
- 3.3.4. need for a sub-committee to discuss/investigate relationship between DHAC and its affiliates - relationship not clearly defined
- 3.3.5. officials should attend area meetings

#### 3.4. Liason with fraternal organisations - establish and maintain contact with similar organisations eg. CAHAC

#### 3.5. Obligations of affiliates:

- 3.5.1. ~~need to report accurately and honestly to ensure correct assessments of situations~~
- 3.5.2. there must be continuity for those who attend DHAC meetings

- 3.5.3. representatives to DHAC meetings must report back to areas fully and accurately
- 3.5.4. areas should meet before DHAC meetings so that issues are discussed
- 3.5.5. establish contact persons for passing on of information
- 3.5. Co-ordination:
- 3.6.1. contact between areas - exchange of information and experiences
- 3.6.2. mobilising work-force for areas that have problems
- 3.6.3. joint action - co-ordination of activity on common problems
  - identifying issues which could facilitate joint action
  - issues with potential
    - \* water surcharges
    - \* housing polic-
    - \* local govt. proposals
  - UDF programmes of action

### 3.7. Meetings:

- 3.7.1. make arrangements ensuring that they are convenient particularly for working people
- 3.7.2. need for regular and fixed dates to be set
- 3.7.3. reps. should attend business meetings
- 3.7.4. all activists should attend discussions

### 3.8. Training:

- 3.8.1. workshops on theory and technical skills
- 3.8.2. input on ideal model of a community organisation

### 3.9. Workshops:

- 3.9.1. developing concept of ideal model
- 3.9.2. how to assess consciousness of activists and communities

### 3.10. Organising:

- 3.10.1. organising new areas - set up organisations
- 3.10.2. look at problems of organising areas with Town Boards
- 3.10.3. ratepayer organisations - affiliation to DHAC

### 3.11. Structure:

- 3.11.1. need for fulltime personnel ?
- 3.11.2. should DHAC establish a citizens advice section
- 3.11.3. need for a central contact point
- 3.11.4. is the name (Durban) a limitation to outlying organizations joining

**Y5**



*Re: "Yes"*

# UNITED DEMOCRATIC FRONT

WESTERN CAPE REGION

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SALT RIVER  
7925

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In this session a talk (paper) on the threat of forced relocation of our people all over the country. In the discussion that would follow we can discuss how we must respond to these forced relocations and what kind of support and assistance we can give to each other.

#### NOTE

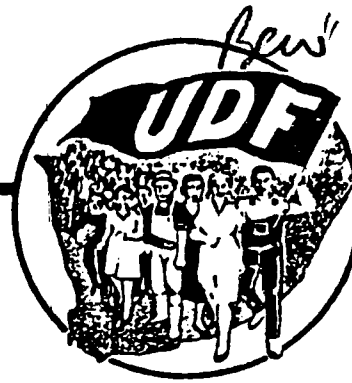
1. We would like a lot of discussion and for this reason papers or talks would be ~~small~~ <sup>short</sup> and simply presented.

2. Resolutions could be passed after each session. These would be published as our joint views on a number of issues or problems.
3. Copies of talks or papers, if they are ready before the conference, would be sent to the different centres.

**Y6**

# UNITED DEMOCRATIC FRONT

**DF UNITES! APARTHEID DIVIDES!**



NATIONAL OFFICE

KHOTSO HOUSE  
42 DE VILLIERS STREET  
JOHANNESBURG  
P.O. BOX 10366  
TEL: 29-1916  
29-1917

The UDF condemns the policy of the Soweto Council to pass price increases onto residents. Soweto residents are largely working-class and these price increases do neither coincide nor correspond to wage increases.

The proposed increases are arbitrary because the Rand Water Board will only be raising its prices in April.

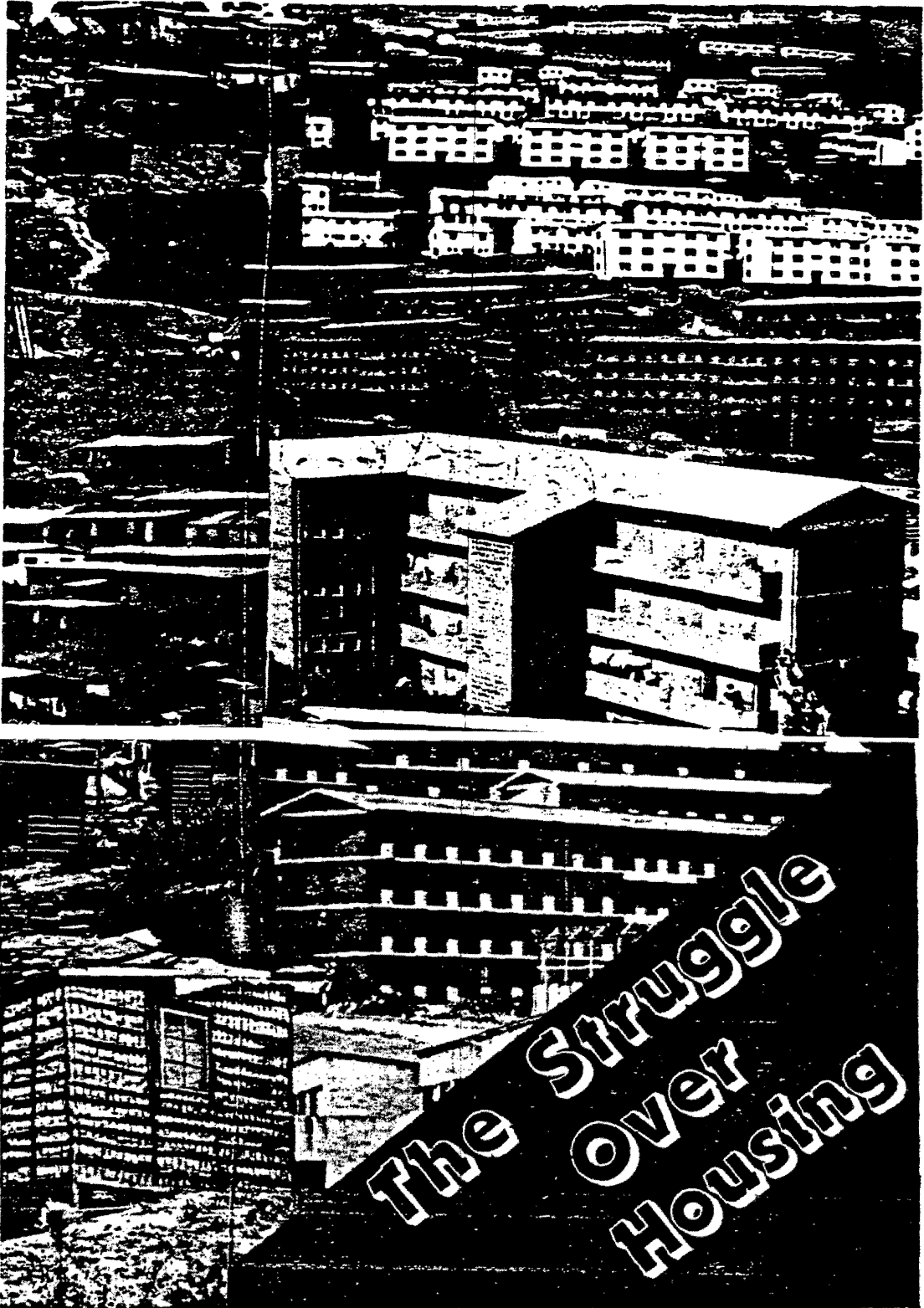
There is a measure of dishonesty on the Council's part because it buys in bulk from suppliers but sells in units, thus squeezing large profits from the under-paid workers of Soweto.

We call on the people of Soweto to effectively protest through the Soweto Civic Association and other community organisations in order to stop Kunene and his councillors.

P LEKOTA

**Y7**

Ben "Y7"





## THE STRUGGLE OVER HOUSING

High rents, maintenance, the rising cost of houses, or simply the lack of houses are problems that many of us face. In order for us to understand and overcome this situation that confronts us, we need to understand the kind of society we live in, and how it causes our housing and other problems.

### WE LIVE IN AN UNEQUAL SOCIETY

We live in a capitalist society. It is basically divided into two groups of people: the bosses who own or manage the factories, mines and the big farms - and the majority who are workers in the factories, mines and farms. This was not always so. In the past people lived off the land, until the majority were, in time, driven off the land by the newly-arrived Europeans. Later, laws like the Land Act, and taxes forced many people to get jobs in the



factory, mines and farms. Now most workers have no other income but the low wages they are paid by the bosses.

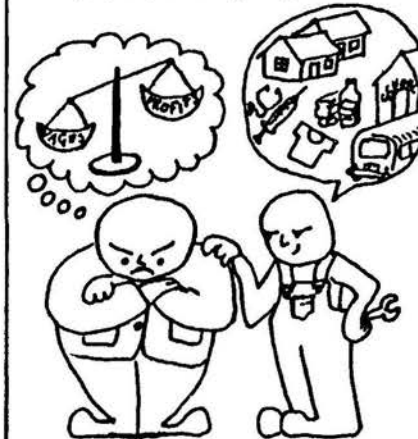
But the bosses make large profits out of the workers by selling the things that the workers produce in the factories.

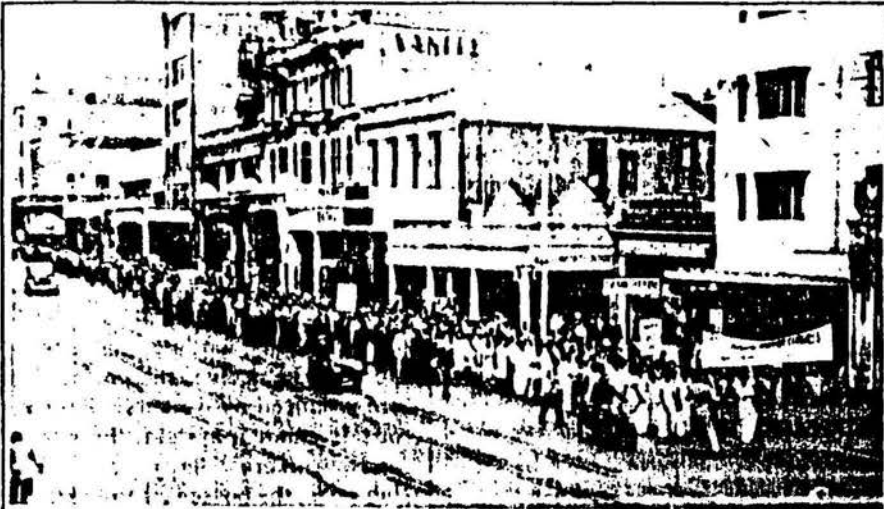
In a capitalist society, the bosses take for themselves the profits that are produced by workers. Because of this unequal system, the bosses and workers have conflicting interests, the bosses wanting higher profits and the workers demanding higher wages.

Apartheid also divides our society along racial lines. The Whites have control over all important decision-making bodies in this country, like parliament, city councils, and so on. Black people are demanding an equal say in parliament, city councils and so on, and are rejecting the government's Apartheid bodies like the SAIC.

The Black majority, who are mainly workers are denied any political rights or control over their lives - education, transport, provision and conditions of work, to mention a few.

Apartheid divides Black people further into different races, and tries to prevent unity by treating different 'groups' in different ways. For example, only African people have to carry passes. This system of divide the people and rule them has important implications for people's unity, both at the workplace and in the community.





### HOW IS THIS UNEQUAL SYSTEM MAINTAINED?

The government acts in the interests of the minority, in order to maintain the system. It passes labour laws which makes it difficult for workers to strike, Pass Laws which control migrant labour, the Group Areas Act which controls where people can live and work. But these controls alone are not enough to make sure the system continues. For workers to carry on producing profit for the bosses they need food, transport, some health care, education for their children (future workers) and housing. Of course the bosses and the government try to provide as little of this as possible.

But the workers cannot afford to pay for all these things for themselves. To do so, they would have to get much higher wages and that means lower profits for the bosses. There is this constant conflict over the lack of the most basic necessities.

But these needs must be catered for if the bosses and rulers are to avoid mass struggles breaking out around these issues.

In South Africa, the 1940s and the 1950s saw the growth of mass based organisations, like for example, the ANC, the WOMENS FEDERATION, SACTU, and the YOUTH CONGRESS. Struggles grew up around issues like transport (the Alexandra bus boycott), education and wages (the £1 a day campaign). These struggles were linked to a broader struggle for a democratic society. These broader goals were reflected in the Freedom Charter which was adopted at the Congress of the People at Kliptown in 1955.

Mass mobilisation and the demands for a more democratic society in which everybody participates in decision making poses a threat to the existing system which favours a privileged minority.

### CONTROL AND REPRESSION: THE GOVERNMENT'S RESPONSE

To try and suppress struggles, the government passes laws, like the Group Areas Act (1950), the Urban Segregation Act, the Slum Clearance Act, the Suppression of Communism Act, the Internal Security Act. The government also bans organisations like the ANC, PAC, SASO amongst many others. These laws were all passed to suppress the peoples' demands and to control them.

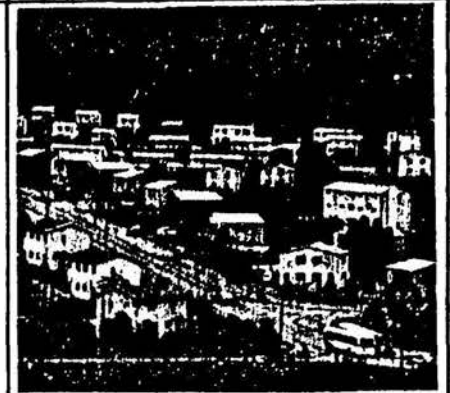
#### GLEBE MENS HOSTEL

#### NOTICE

NO PERSON OTHER THAN AN AUTHORISED RESIDENT MAY ENTER OR REMAIN IN THIS HOSTEL WITHOUT THE WRITTEN PERMISSION OF THE SUPERINTENDENT.

Apart from these types of measures, the government also undertakes to make money available for housing, to provide some health care, and education, putting up money for this purpose. In the provision of this, the government also takes control.

Let us now focus our attention more specifically on housing.

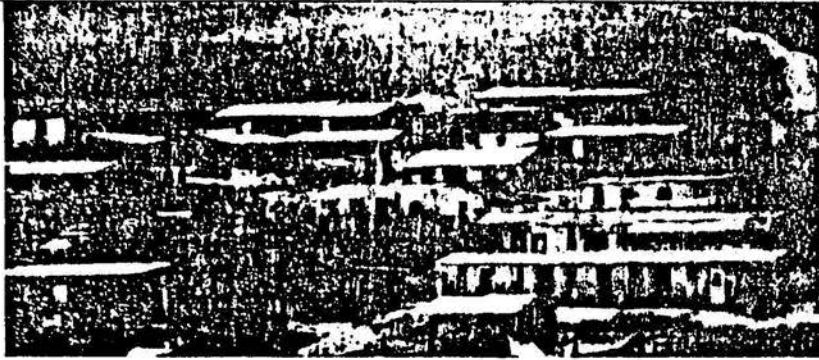


### HOUSING

The government provides money for the construction of houses through the National Housing Fund. Local authorities, like the Durban City Council borrow money from this fund to build housing schemes. Apart from building houses, the local authorities also control the housing schemes. They are responsible for the allocation of houses, collection of rents and so on.

The government claims that it subsidises housing for the working class. However, workers pay rent to Council, and the government does get back some of the money it has invested in housing.

Workers have no control over where the housing schemes are going to be built, nor what kind of houses they get, nor which services they would choose. Instead, they are forced to put up with living in huge townships like Soweto, Chatsworth, Mitchell's Plain, and massive single-sex hostels like KwaDabeka near Clermont.



Despite the government's efforts we see more overcrowding in existing houses and more squatter settlements.

When there are not enough houses to go around, people have to find other ways of housing themselves - either in the form of squatter shacks, or through 'doubling up'. It is common to find situations where there is bad overcrowding - many people living in one or two rooms. The conditions under which people live are not getting any better - they are getting much worse. Houses are not the only thing in short supply. People do not have adequate water, sewerage,

lights, roads, schools, clinics, shops or recreation facilities like community centres and parks. Health and social problems are caused by these conditions of poverty. The severe outbreaks of cholera is a recent example of this.

We have seen that workers wages are too low to pay for their own housing. We have also seen that the government does attempt to do something about housing in order to try and prevent struggles emerging, but we also know that this doesn't come anywhere near to making things better for the majority. And so we ask the question:



### WHY ISN'T THERE ENOUGH HOUSING?

There are several reasons why the government does not provide enough decent houses for people at reasonable prices.

- \* The Group Areas Act makes the problem worse by pushing up the prices of land in many areas. This happens because there is such a shortage of land allocated to black people, and so many people need land. This enables the landowners to push the prices up.

The Group Areas Act is also used by the government to force people to move to different areas. People are forced to leave the houses they occupy. An example of this kind of resettlement is St. Wendolin's, near the industrial area of Pinetown.



The Pass Laws do not stop people who are starving in the rural areas from coming into the cities to look for work - and they need houses to live in.

- \* The cost of building new houses is increasing all the time. Last year the prices of building materials rose

25%, which is much higher than the rate of inflation.

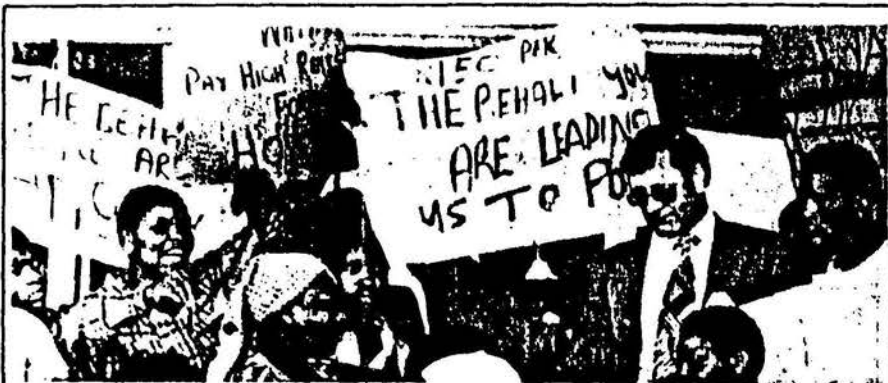
Housing is not a top priority for the government. A lot of money that could be spent on housing gets spent on things like Defence and enforcing the Pass Laws. This year the government plans to spend R2 465 million on Defence and only R267,7 million on housing.

- \* Much of the housing provided by the government is completely unacceptable - single-sex hostels - which only accommodate the worker - the rest of the family are confined to the 'homelands' through Influx Control regulations. But hostels suit both the bosses and the government because they are cheap to build and many workers are crammed into small rooms, in addition they are easy to control.

For most workers, if they lose their job they lose their accommodation. But hostels also control workers in another way. Often workers are divided into tribal groupings, making it difficult for them to be united.

Many workers choose to leave the hostels and find accommodation elsewhere.





In the last few years we have seen an increasing number of struggles around housing. In Durban, Port Elizabeth, the Western Cape and Soweto, struggles around rent and the rising cost of housing continue. At Crossroads and Nyanga workers have been struggling for the right to live near their places of work. At St. Wendolin's workers are fighting removals in order to remain on the land that they have lived on for many years. In Cape Town, workers in council-owned houses are fighting to get the City Council to maintain their houses and prevent them from becoming slum areas.

We can understand some of the main reasons why the housing shortages continue. In the face of these massive housing shortages, a lack of funds, increased militancy of tenants and the daily growth of squatter settlements, fired by an awakening spirit of resistance throughout the country, the government has been forced to seriously re-think its policy on housing.

#### THE GOVERNMENT POLICY CHANGES - WHO BENEFITS

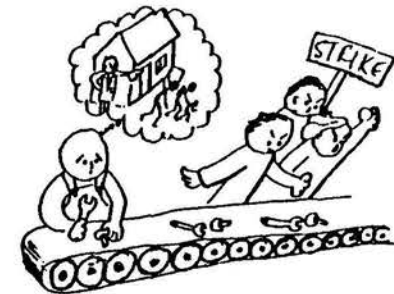
In an attempt to deal with the housing crisis, the government has made important changes to its policy. The key issue is, however, to look at who benefits from the policy.

- \* Group Areas laws have been amended to allow private companies and property developers to own land in the townships so they are able to build and sell houses. If the construction companies can be encouraged to build houses, then the burden on the government will be lessened. But these companies will only build houses for a profit, they are not interested in subsidising anyone. This means that the prices of houses that they build will be high and only wealthy people will be able to afford them. In other words, middle-class people are the ones that will benefit.

- \* Some companies have been allowed, and are being encouraged to build houses for their workers.

But workers in company houses may find that if they lose their job they will lose their accommodation too. This could mean that they may be reluctant to be involved in factory disputes.

- \* Self-help housing schemes like the site-and-service schemes are now being encouraged by the government in some areas, e.g. Inanda in Natal. This means that the building rules will be relaxed to allow people to construct their own homes. This will lower the cost of houses and permit the use of materials previously not allowed by the authorities. So even if the government has to subsidise these houses, the cost will be less. This will pass the costs of building and up-keep of houses completely onto the shoulders of the workers.



- \* The government is now in favour of home-ownership, and is encouraging people to buy their houses instead of renting them. The offer of 99 year leases is evidence of this change in policy. As yet, very few people have taken up these leases.

This change in policy will greatly reduce the cost of housing for the government. In addition to getting back the cost of building the house from the buyer, the government will no longer have to pay the costs of maintaining the houses. These costs will have to be paid by the owner. The government is even prepared to subsidise the high interests to get people to buy.

Home-ownership can also act to control people, as it ties them down to paying their monthly installments with the risk of being evicted if they fall behind. With seemingly

much more to lose, people may be less likely to take part in community and factory struggles. It also means that there could be another division in the community between the rent-payers and the home-owners.

It is too early to see how serious this division could be - but it is important to remember that divisions such as these are encouraged by the government.

### CONCLUSION

Our pamphlet has looked at housing problems and has tried to show that they are produced by the kind of society we live in. yet housing is just one of the problems facing

workers in a capitalist society - problems of poor wages, transport, education and health-care are others, just to mention a few.

These problems will continue as long as workers do not have the vote to elect their leaders onto decision-making bodies, like the city council and central government, and do not have control over how and where money and resources are being spent.

By seeing how these problems are all linked - through the exploitation of workers - the struggles to overcome them can be seen as part of a broader struggle for democracy in South Africa.

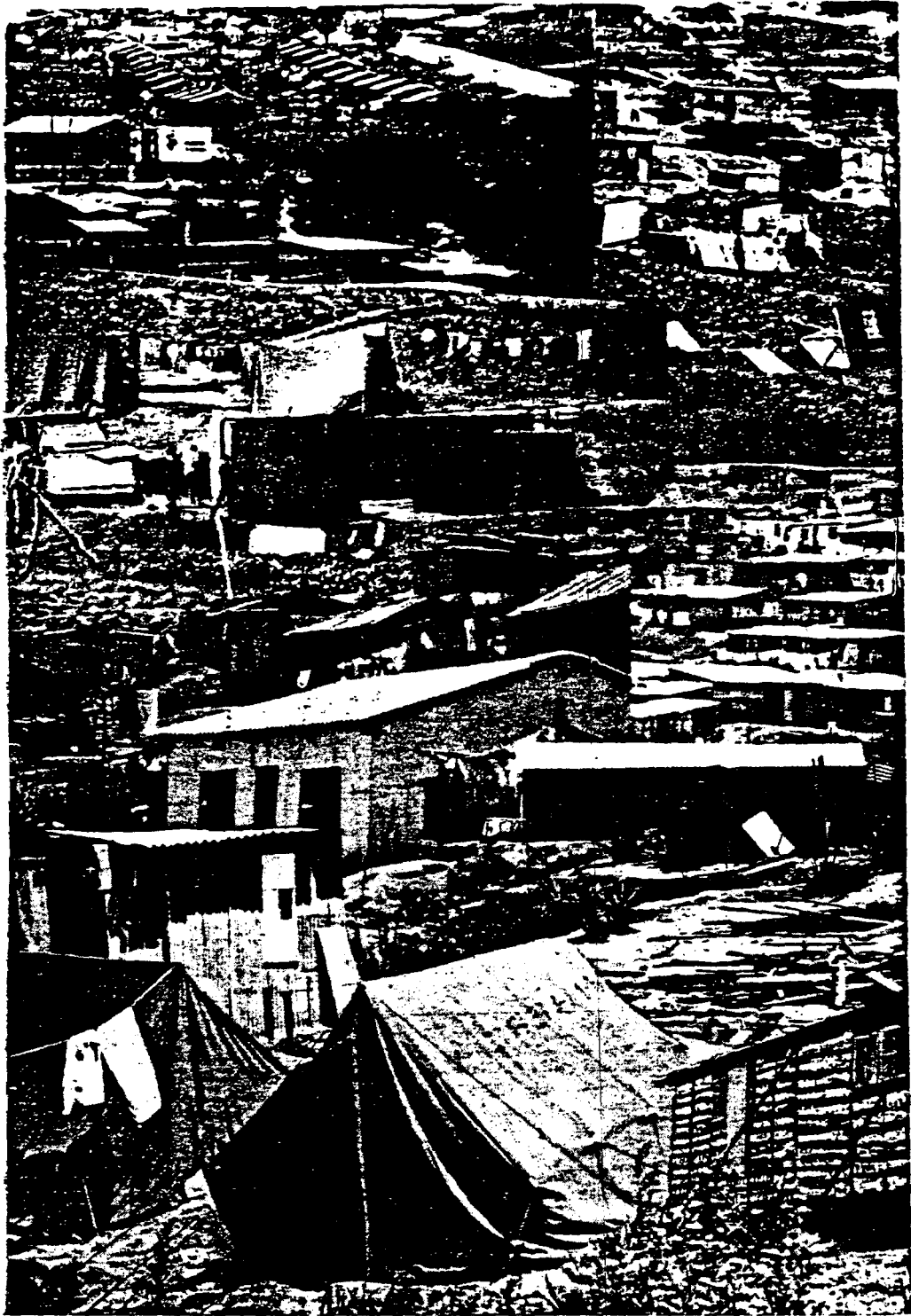
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SERVICES UNIT UDW - SRC

Printed by UDW-SRC Private Bag X54001

**rents  
we can  
afford**

**DECENT  
HOUSING  
FOR ALL**

**WE DEMAND THE RIGHT  
TO LIVE WHERE WE CHOOSE!**





7

Ben "1/8"

# INTRODUCTION

## FACTSHEET

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

The government has announced a new deal for Black communities. It consists mainly of selling council houses, and dumping their responsibility for housing in the future. But this new housing deal has not come out of the air. It has come at a time that the President's Council proposals have changed the political face of the oppressor.

Both the new housing deal and the PC proposals are the desperate attempts by the government to patch up the crumbling system. A country's political system starts to crumble when it is faced with a political and economic crisis. Such a crisis is produced by two forces.

Firstly internal tensions in the apartheid system. These tensions cannot be reduced permanently. One such example is the housing crisis: to provide housing for all would mean to cut back, through increased taxation on the super-profits made by the owners of the factories, mines and the farms. But since the government represents and is controlled by the rich, it has to keep profits high. This tension can only be solved when the people themselves control the government of our land.

Secondly, the crisis is produced by the people united in their struggle. Our protests at the lack of maintenance and the demonstrations against high rents have forced the government to see these problems in the short term. But, in the long term ahead, it wishes to slip out of its responsibility for the housing.

It is up to the community organizations, and especially to the affiliates of CAHAC to ensure that the state is not successful. It is with this in mind that the Education and Training Sub-Committee has prepared the following fact sheets. These fact sheets are not provided for individuals, but for organizations.



They are useful not on a library shelf, but in the field where the hard work of building working class organization takes place.

SHEET 1 Introduces the idea of state responsibility for state housing. It looks at the present housing as a right, the reason why the state has taken responsibility for low income housing, the background to the new housing deal and finally, the intentions of the state with the new housing deal.

SHEET 2 Gives an overview of the new housing deal. It brings together the main points of all the fact sheets.

SHEET 3 Looks at the rent increases that will follow the new deal. There are two examples taken from our areas to show how the rent will increase.

SHEET 4 Shows the difference between the present and new policy on maintenance.

SHEET 5 Explains in detail the sales of houses. It shows how the cost of the houses will be worked out, where people can get loans (with the problems it holds for tenants), and the general problems with the sale of the houses. This fact sheet has a lot of figures, tables and sums. We must read it through a few times to understand it. Then it can be used in our areas to work out the cost of people's houses. This information may stop people from buying their houses. It will show how the government is making a profit from the sale of houses.

SHEET 6 Describes self-help housing. This is the housing that most people now on the waiting list will have to accept if the new deal is successful.

SHEET 7 Points out that the government will build less houses, even if there are many people who need them, and even if there is a lot of overcrowding in the council estates.

SHEET 8 Looks at how the housing standards will drop even further. The present problems that the council houses cause, will become worse under the new deal.

SHEET 9 Describes the eviction which will increase under the new deal.

SHEET 10 Looks at the overall effects of the new deal on housing, our people and our organizations.

These fact sheets are a guide to action: no amount of knowledge or information about the new deal will in itself stop the government from slipping out of its responsibility for housing. Such a result can only come out of our struggle, organization and action.

# THE STATE'S RESPONSIBILITY FOR HOUSING

## FACTSHEET

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

### IN SOME COUNTRIES HOUSING IS A RIGHT!

In Cuba when the peoples' government came to power in 1959, rents were immediately reduced to half. After a period of 5-10 years, tenants no longer had to pay rent. They were given the right to stay in their houses until they died.

In South Africa what few rights are left are slowly being taken away.

In a capitalist system such as South Africa, housing is not determined by the needs of the people.

Good housing is only available to those who are rich and can afford to pay high prices.

But because factory owners need a stable workforce in the cities, inferior housing (like Council estates) is provided. These houses just about allow people to survive from day to day. They do not allow workers - who produce the wealth of our land - the necessary security and comfort they require.

However, when communities struggle and organize around issues such as rents, maintenance, evictions etc., the government is forced to make some improvements to the quality of the housing. But within the present system the housing crisis will never be solved.



The housing shortage on the Cape Flats and the conditions in the homelands show clearly that:

HOUSING IN SOUTH AFRICA IS NOT A RIGHT FOR ALL.

### Why has the State taken responsibility for low income housing?

To answer this we must go back to the beginning of this century.

At the beginning of this century most workers, white 'coloured' and african lived together in District 6. With rising rents and dropping wages, conditions here grew worse. In 1904 a terrible disease broke out which was related to bad living conditions.

In those days housing for workers was provided by landlords. Landlords built housing purely for the purpose of making a living from the profits of rent. So the greater the housing shortage, the better off were the landlords. This was because they could charge higher rents. So the landlords were not interested in providing more housing, because if they did, their profits would drop.

The bosses were not interested in building housing for people with low wages because they could make more profits by investing in more factories and in luxury goods for the rich.

The ruling class became worried.

They did not want the disease to spread to their areas. If workers got sick and were absent from work, production would drop and so would their profits. The bad conditions and dissatisfaction might have led to unrest.

### Somebody had to do something about it.

The government therefore had to get involved in housing for the poor to make sure that the political system was not threatened and to ensure that a stable workforce was produced.

Since then the government has become more and more involved in housing - from Ndabeni, Langa, Kewtown and Avondale to Mitchells Plain and Atlantis today.

Housing has never been provided free. The people have always had to pay every cent back to the government.

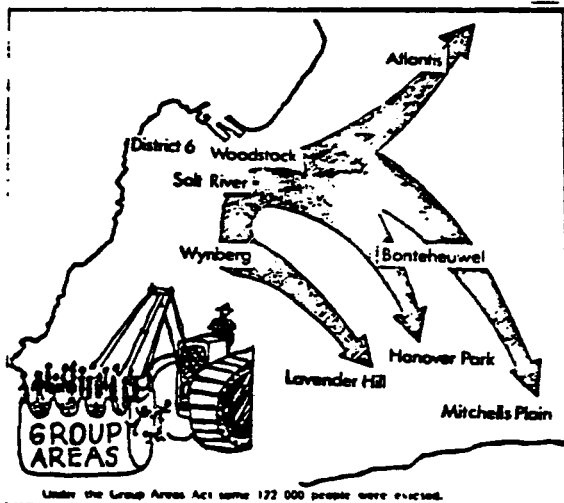
The government has also used its divide and rule tactics in housing, separating 'coloureds', whites, 'indians' and 'africans'. This has made it easier for them to control people and keep rents up and wages down.

But this has made the housing problem worse. Many africans were moved out of "coloured" areas to Langa, Nyanga and Guguletu. In the 1950's the Western Cape was declared a Coloured Labour Preference Area. This meant that the government only wanted whites and coloureds to live and work in the Western Cape. So the government deliberately did not build many houses for Africans They hoped to send them all back to the Ciskei and Transkei.

This the people have bravely resisted.

Under the Group Areas Act over 122 000 "coloureds" were moved out of white areas like District 6 and Claremont to areas like Lavender Hill and Mitchells Plain.

These forced removals have been one of the main causes of the housing shortage today.



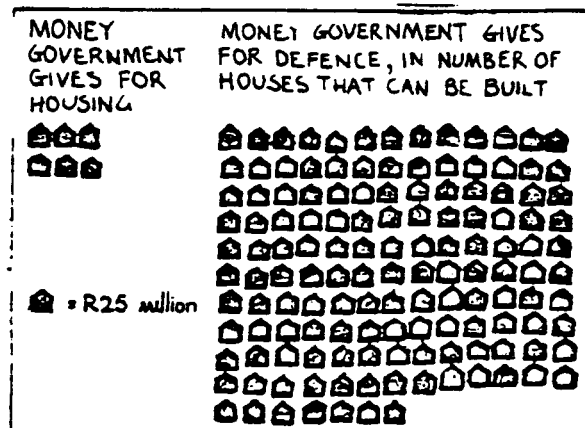
But the people have organized. CAHAC and the Western Cape Civic Association are taking the housing struggle forward At the same time the economy is also in a mess. This mess has been caused by the bosses and the government.

So the government has come up with a NEW DEAL to try and solve its political and economic crisis.

1. The government wants us to be more passive. So they try to make us believe that if we buy our houses and have local councils to run our day to day affairs, then we will be better off. They hope we will no longer demand what is rightfully ours.
2. They are trying to shift more of the housing costs onto our backs, then they can spend more of our money on defence.
3. The government is preparing to deflect (turn away) the anger of the people. Many of the campaigns waged by CAHAC over the last few years have been directed against the government. Because the government has been the only landlord, it has been too easy to point a finger at who is responsible.

Under the new policy there will be many landlords - that is the new puppet local councils, bosses, rich people renting out their houses etc. This may make it more difficult to organize together.

The government takes large taxes from us in the factories and in the form of GST. We want our taxes spent on houses not on the apartheid military.



We demand that the state takes responsibility for our housing.

This demand is part of our struggle for a government which represents the working people.



# NEW HOUSING DEAL

## FACTSHEET 2

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Here we look at how changes will affect people.

All these sections will be explained in greater detail in the next few fact sheets.



1. RENT INCREASES  
 For people who don't buy their houses, rents will be greatly increased in July 1984.

2. MAINTENANCE INCREASES.  
 The part of the rent which goes for maintenance will be increased and people will have to do their own internal maintenance.

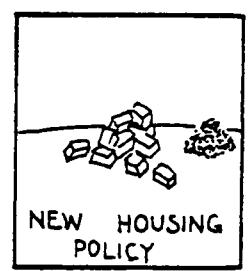
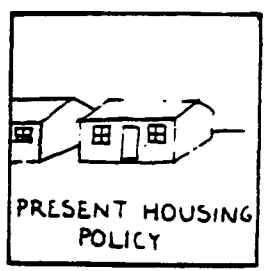
3. SELLING THE HOUSES.  
 Council tenants are expected to buy their houses. This applies to all people earning over R150 a month.

4. 'SELF HELP' HOUSING.  
 For people earning over R150 a month all new houses will have to be built by the people themselves.

5. THE GOVERNMENT WILL BUILD LESS HOUSES.  
 In future the government will only build houses for people earning under R150 a month and old people.

6. LOWER HOUSING STANDARDS.  
 Houses which the government builds for people earning under R150 a month will be built with lower standards. For example with no electricity.

7. THE GOVERNMENT WILL NOT PAY FOR MORE COMMUNITY FACILITIES.  
 Halls, creches, sportsfields etc in future must be paid for by the people themselves out of their rates and rents.



4

# RENT INCREASES

## FACTSHEET 3

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

### Rents are already much too high



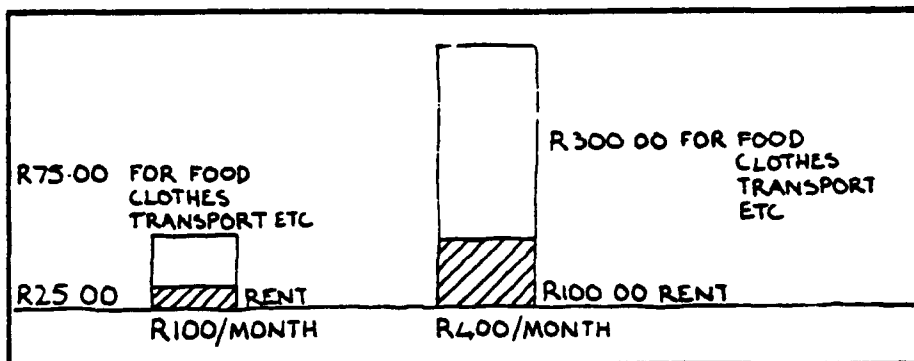
The average income for 'coloured' people in Cape Town in 1980 was R183 a month.

In City Council rental schemes in 1980:

- 33% of tenants earned less than R80 a month.
- 56% of tenants earned less than R150 a month.
- 85% of tenants earned less than R250 a month.

A long time ago the government recommended that people should not pay more than 25% of their income in rent.

BUT THIS IS A LOT IF YOU EARN A LITTLE.



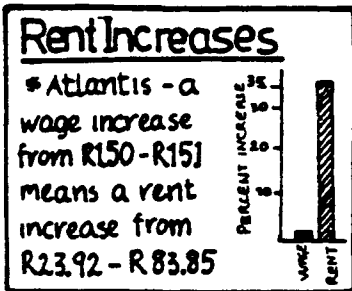
AND:

Nearly half of all tenants (42%) already pay MORE than a quarter of their income in rent.

This hits the poorest people the hardest.

For example, people who earn under R70 a month -

- In FACTRETON pay 30% of their income in rent.
- In VALHALLA PARK pay 36% of their income in rent.
- In MITCHELLS PLAIN pay 42% of their income in rent.
- In KALKSTEENFONTEIN pay 44% of their income in rent.
- In ATLANTIS pay 48% of their income in rent.



In some countries, like Russia, people spend only 3% of their income on rent and services. In South Africa, as we can see above, more than 25% of income is spent on rent. And rents go up year by year.

## Rents will go UP under the New Policy

THIS WILL HAPPEN IN FOUR WAYS.

1. At the moment rent is worked out from the income of the breadwinner of the family. From July 1984 it will be worked out from the income of the whole family. This means that rent will be much higher.
2. Council borrows money from the government to build houses. It has to pay back this loan to the government and pay interest on this loan. The money for the loan and the interest has to be paid by the tenant as part of the rent. Council calls this payment interest and redemption.

In the past 'interest and redemption' has been worked out as a percent of the original cost of the house.

From July 1984 it will be worked out as a percent of the SELLING PRICE of the house. ('selling price' is explained in Fact Sheet.5.) This makes interest and redemption much higher.

For Example:

3% of R2905 (original cost) = R7.50 a month.

3% of R5519 (selling price) = R13.79 a month.

The selling price is used to value the house even if the tenant is not going to buy the house.

3. Part of the rent goes for repairs and maintenance. Before this was worked out as a percent of the original cost of the house. Under the new policy it will be worked out as 1% of the selling price.

For example:

1.25% of R2905 (original cost) = R3.63 a month

1% of R5519 (selling cost) = R5.52 a month

4. Councils have been told that they can raise 'administration' charge in the rent. Councils will be allowed to raise this charge as high as they like to cover costs.

Circular 9 of 1983 says that Councils can raise the administration charge and the maintenance charge immediately if they want to. Other charges will increase in July 1984.



## How much Extra Rent will all this mean?

Mr. DuPlessis lives in a three bedrooomed house in Grassy Park and earns R200 a month.

This is Mr. DuPlessis' rent under the present policy.

|              |                       |
|--------------|-----------------------|
| .20          | COMMUNITY FACILITIES  |
| .86          | RENT LOSS             |
| R 2.43       | MAINTENANCE           |
| .41          | INSURANCE             |
| R 8.00       | ADMINISTRATION        |
| R 11.00      | INTEREST + REDEMPTION |
| R 15.00      | SERVICES              |
| <b>TOTAL</b> | <b>R 34.60</b>        |

|              |                       |
|--------------|-----------------------|
| .29          | COMMUNITY FACILITIES  |
| .81          | RENT LOSS             |
| R 4.60       | MAINTENANCE           |
| R 1.70       | INSURANCE             |
| R 8.50       | ADMINISTRATION        |
| R 21.00      | INTEREST + REDEMPTION |
| R 17.00      | SERVICES              |
| <b>TOTAL</b> | <b>R 53.90</b>        |

This is Mr. DuPlessis rent under the new policy.

In July 1984 Mr. DuPlessis' rent will go up from R34.60 to R53.90. This is a 57% increase. And Mr. DuPlessis lives in an older area.

Mr. Green lives in a newer area. He has a three bedrooomed house in Elsie's River and also earns R200 a month.

Mr. Green's rent under the present policy.

|              |                       |
|--------------|-----------------------|
| .40          | COMMUNITY FACILITIES  |
| R 1.14       | RENT LOSS             |
| R 3.67       | MAINTENANCE           |
| .47          | INSURANCE             |
| R 5.00       | ADMINISTRATION        |
| R 29.00      | INTEREST + REDEMPTION |
| R 15.00      | SERVICES              |
| <b>TOTAL</b> | <b>R 56.68</b>        |

|              |                       |
|--------------|-----------------------|
| .61          | COMMUNITY FACILITIES  |
| R 1.80       | RENT LOSS             |
| R 10.86      | MAINTENANCE           |
| R 1.95       | INSURANCE             |
| R 8.25       | ADMINISTRATION        |
| R 42.00      | INTEREST + REDEMPTION |
| R 17.00      | SERVICES              |
| <b>TOTAL</b> | <b>R 82.47</b>        |

Mr. Green's rent under the new policy.

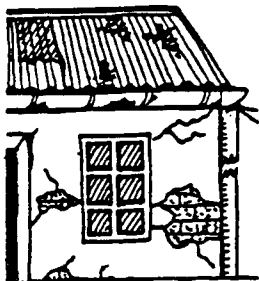
His new rent will be R82.47 a month. This is a 50% increase. AND if his wife also earns R200 a month, then Mr. Green's new rent will be R104.00 a month !

# MAINTENANCE

## FACTSHEET 4

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

### Present Housing Policy



PRESENT POLICY

In the present housing policy maintenance is charged as a percentage of the original cost of the house. (See Fact Sheet 5). The Council is meant to use this money to maintain both the inside and outside of the houses.

The City Council charges 2½% of the original cost.  
The Divisional Council charges 1½% of the original cost.

### New Housing Policy

Maintenance charges will go up under the new policy. Where ever possible the Council will try to shift the responsibility for maintenance onto the people. This is one reason why they are selling off so many houses. They want to get rid of the high cost of maintenance on the old homes.

The people and their community organizations have demanded that the Council and the government must maintain the houses. Our struggles and our united action have forced them to spend more money on housing. They do not want this.

In February 1981 the City Council said all future responsibility for certain repairs will be in the tenants hands. This includes interior painting, decorating, plumbing, waste pipes, cisterns, light bulbs, fuses, windows and doors.

The tenants must continue paying monthly contributions to the maintenance fund. The City Council is supposed to use this money to maintain outside walls, baths, and water heaters.

After a delegation by a CAHAC affiliate to the City Council, a compromise was made. The compromise was that the new maintenance policy would only apply to new tenants. This discriminates against the 22 000 people on the waiting list and the 14 700 people requesting transfer to bigger houses.

Community Development now says that maintenance charges must go up to a of the selling price of the house. (see Fact Sheet 5). This will apply to all people earning over R250 a month.



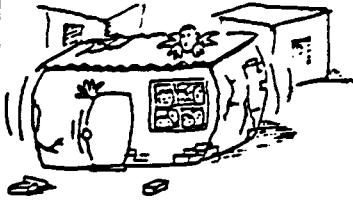
NEW POLICY

MAINTAIN OUR HOUSES



**We DEMAND that the Council pay for MAINTENANCE**

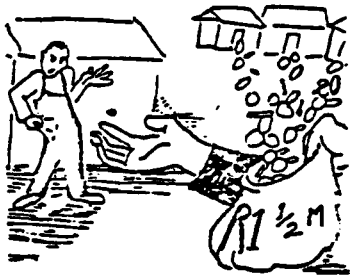




The houses are of low quality and things break easily. For example, they crack, get damp, paint peels off and doors fly off in the wind.

Too many people in the houses make things break quicker.

The low quality and overcrowding are the Council's and the government's doing, not ours. The Council must pay, not us.



Council has plenty of money in its other accounts. The City Council's 'irrecoverable rental' fund has grown so big (to one million rand) that they don't charge this as part of the rent any more. (Irrecoverable rental is the money the Council charges all tenants so that, if some rents are not paid, Council does not lose any money).

Divisional Council has half a million rand in its 'irrecoverable rental' fund. There is no reason why this can not be used for maintenance.

With this new policy, things will only get worse. Peoples' wages are too low to pay for these increases.

DIE COUNCIL VAT ONS RENT  
HULLE MOET DIE HUISE MAINTAIN



Bonteheuwel mass meeting.

**MAINTENANCE IS A RIGHT NOT A PRIVILEGE**

# SALES OF HOUSES

## FACTSHEET 5

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Under the present housing policy there has been very little ownership housing and ownership was mostly for richer people.

Under the new policy everyone earning over R150 a month is expected to buy their Council houses.

Houses are being sold not only in Cape Town but in all towns in South Africa. Houses are being sold to 'coloureds', 'indians' and Africans however in Cape Town houses are not being sold in the African townships as the government does not want Africans in Cape Town to have permanent rights.

Both Cape Town City Council and Divisional Council will start selling houses soon.

City Council will first be selling 9000 houses in Mitchells Plain. Divisional Council will first be selling 4478 houses in the following areas:

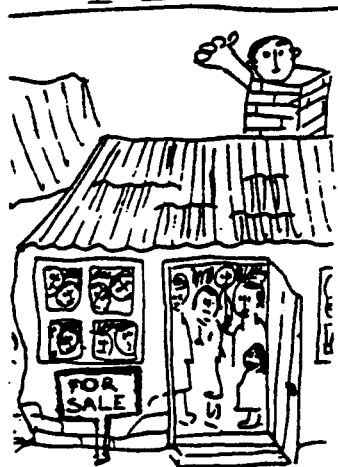
|              |             |
|--------------|-------------|
| Grassy Park  | 426 houses  |
| Lotus River  | 424 houses  |
| Ocean View   | 438 houses  |
| Nooitgedacht | 42 houses   |
| Elsies       | 2081 houses |
| Belhar       | 415 houses  |
| Atlantis     | 652 houses  |

Another 4852 houses will be sold after the land has been legally subdivided. These are:

|              |             |
|--------------|-------------|
| Grassy Park  | 333 houses  |
| Lotus River  | 418 houses  |
| Ocean View   | 298 houses  |
| Nooitgedacht | 158 houses  |
| Elsies       | 1749 houses |
| Atlantis     | 1896 houses |

Also flats will only be sold much later.

Even houses which do not have electricity and which have outside toilets and taps will be sold.



## How the Cost of the Houses is Worked Out

### EXAMPLE

A 3 bedroomed sub-economic house in Grassy Park, built in 1974.

**Step 1.** In 1974 the land cost R 518  
the house cost R 2067  
Total 2585

This is called the original cost.

Built by:      x by

|      |     |
|------|-----|
| 1950 | 7.7 |
| 1951 | 6.7 |
| 1952 | 7.0 |
| 1953 | 7.7 |
| 1954 | 7.5 |
| 1955 | 7.5 |
| 1956 | 7.5 |
| 1957 | 7.0 |
| 1958 | 7.0 |
| 1959 | 7.3 |
| 1960 | 7.4 |
| 1961 | 7.4 |
| 1962 | 7.0 |
| 1963 | 7.0 |
| 1964 | 6.0 |
| 1965 | 5.8 |
| 1966 | 5.5 |
| 1967 | 5.0 |
| 1968 | 5.0 |
| 1969 | 4.7 |
| 1970 | 4.0 |
| 1971 | 3.8 |
| 1972 | 3.7 |
| 1973 | 3.3 |
| 1974 | 2.8 |
| 1975 | 2.5 |
| 1976 | 2.0 |
| 1977 | 2.0 |
| 1978 | 2.0 |
| 1979 | 1.9 |
| 1980 | 1.5 |
| 1981 | 1.0 |

**Step 2** If the government was to build the same house today, it would cost a total of R 7238.

This is called Replacement cost.

Replacement cost is worked out by taking the original cost and multiplying it by a number on a table which Community Development has produced. The number you use depends on the date the house was built.

So the original cost of a house built in 1974 (=R2585) must be multiplied by 2.8 to get the replacement cost.

$$\text{So } R2585 \times 2.8 = R7238$$

**Step 3** The selling price is the average between the original cost and the replacement cost.

$$\begin{aligned} R2585 + R7238 &= R \frac{9823}{2} \\ &= R 4911.50 \end{aligned}$$

**Step 4** Onto the selling price is added:

1. Community facilities charge (1% of original cost) = R 26
2. 'Endowment' (life insurance) (5% of original cost) = R 129

\*Life insurance is so that the Council does not lose out if you die.

FINAL SELLING PRICE is therefore R 5066.50

**Step 5 DISCOUNTS.** Three discounts are offered.

1. 5% off if you buy before July 1984
2. 5% off if you have been a registered tenant for over 5 years.
3. 25% off if you pay cash.

If you qualify for all three of these, then you can get a total of 35% off.

This means that the FINAL SELLING PRICE of R5066.50 will be reduced to R3293.

The government has also said that if the house is very badly maintained then they will consider an extra discount on the selling price.

**BUT:** THIS WILL MAINLY BENEFIT TENANTS WHO HAVE MONEY, WHO CAN PAY CASH AND CAN BUY IMMEDIATELY.

IT DISCRIMINATES AGAINST PEOPLE WHO DO NOT HAVE CASH AND WHO ARE ON THE WAITING LIST.

**AND :** YOU WILL ONLY GET THE DISCOUNTS WHEN TRANSFER TAKES PLACE. YOU MUST FIRST PAY THE FULL AMOUNT.

**ALSO:** SELLING PRICES ARE MOSTLY HIGH.

The Grassy Park example above for R5066.50 will probably be one of the cheaper ones

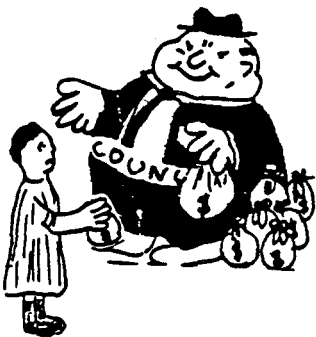
Other examples are:

|                                                |         |
|------------------------------------------------|---------|
| A three bedroomed house in Atlantis            | R14 507 |
| A three bedroomed house in Ocean View          | R 9 425 |
| A three bedroomed sub economic house in Elsies | R 8962  |

## What people will have to pay

There will be four ways in which people can buy houses.

1. Getting a loan from the Council. For this you must earn under R450 a month.
2. Getting a loan from a building society. For this the husband and wife's income together must be at least R350 a month.
3. Getting a loan from your boss.
4. If the selling price of the house is less than R 2 500 then you will have to pay cash. In this case you will get a 30% reduction, but it still means that you will have to find R1750 in cash.



With all these ways there will be EXTRA costs which make buying a house very expensive.

We can look at each way and see what it will cost.

## Getting a Loan from the Council.

Mr. Davids of Grassy Park earns R200 a month and wants to buy his three bedroomed house. Council has told him that the price is R4963.

| Income     | Interest |
|------------|----------|
| under R300 | 3%       |
| R301-R350  | 5%       |
| R351-R450  | 7%       |

Because he earns R200 a month, the interest rate on his loan is 3% per year. People with different incomes can borrow money from the Council at different interest rates.

Mr. Davids is told that he must pay a deposit of R300 and the Council will lend him the rest, that is R4663. This he must pay back over 30 years.

This means he will have to pay back R24.61 a month on the loan. Mr. Davids thinks this is not too bad. BUT he has not been told about all the EXTRA costs.

In the first year of ownership he will have to pay:

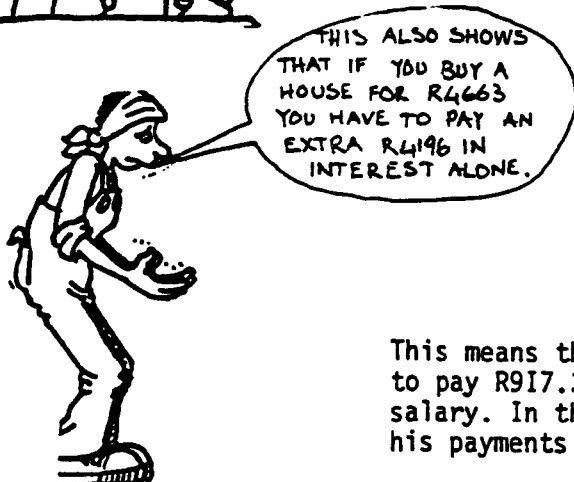
- R 300 deposit
- R 50 insurance (1% of price)
- R 10 house allocation fee
- R 98 rates
- R 24 administration fee
- R 80 survey fee (for areas not yet subdivided) (estimate)
- R 50 own water and electricity meter (if not there already) (estimate).
- R 10 Councils advertising campaign.

R 622

There may be more costs!

+ 295.32 payback on the loan

R917.32



$$\begin{aligned}
 & R4\ 663 \times .03 \text{ (interest rate)} \\
 = & R\ 139.89 \text{ interest for one year.} \\
 \times 30 & \\
 \text{years} = & 4\ 196 \text{ interest over 30 years} \\
 + & R4\ 663 \text{ (capital cost)} \\
 & \underline{R8\ 859} \text{ total cost.} \\
 \div 30 = & R\ 295.32 \text{ to be paid back per year} \\
 = & R\ 24.61 \text{ per month}
 \end{aligned}$$

This means that in the first year Mr. Davids will have to pay R917.32, or R76 a month. This is nearly half his salary. In the past he was paying R34 a month rent, so his payments will more than double.

Also when Mr. Davids takes transfer of the house (When he has paid off 10% of the loan) he will have to pay TRANSFER COSTS. You have to pay a fee to transfer a house from one person's name to another.

This could amount to R100 to R200.

AND Mr Davids is buying one of the cheaper houses!

What about Mr. Pieterse of Elsie's River who also earns R200 a month. He wants to buy his maisonette for R8962.

He will have to pay R108 a month for the first year. At the moment his rent is R39.95 a month.

### Getting a loan from the Building Society

If you get a loan from the building society then there are even more extra costs.

Mr. Abrahms of Elsie's River earns R500 a month and also wants to buy a maisonette for R8962.

These are his costs in the first year:

|      |                                |
|------|--------------------------------|
| R890 | deposit (10% of price)         |
| R 89 | insurance                      |
| R206 | rates                          |
| R 80 | survey fee                     |
| R 50 | meters (water and electricity) |
| R 10 | advertising                    |
| R150 | bond registration (estimate)   |
| R100 | valuation fee                  |
| R200 | transfer fee (estimate)        |

R1775

Pay back of loan at 14,5% interest rate = R1493 a year  
(R124 a month)

This means Mr Abrahms must pay R3268 in the first year or R272 a month! This is over half his salary. At present his rent is R78 a month!

### Getting a loan from your Boss

This will be different with each boss.

BUT:

The bosses will only give houses to people who have worked for the company for a long time and have never caused any trouble.

If you lose your job then you lose your house as well.

The bosses hope that this will make you obedient at work and not ask for higher wages.



## There are other Problems with the Sale of Houses

1. Houses will not be fixed up before they are sold. If you buy a house you will be responsible for fixing it up.
2. For 10 years after you buy you will not be allowed to sell the house for any price you want. Community Development will tell you what price you can sell the house for. You will be allowed to sell it for only a little extra for each year after you buy it.

So: If you buy a house in 1984 for R5000  
you can sell it in 1985 for R6000  
you can sell it in 1986 for R7000 etc.

But you will not get the whole R1000 profit. Community Development may take as much as half of this for themselves.



3. Community Development has said often that if tenants don't want to buy they will not be forced to move. BUT:

In a magazine called 'Housing' where they interviewed Community Development, they said: "Local authorities must ask people to agree to exchange houses prior to purchase for those who wish to remain as tenants".

What this means is that people who can't afford to buy will be made to move into houses which the Council cant sell. These are houses which are sub-standard (the worst type of houses) and the flats.

For all people who do not buy their houses, rents will go up by a very large amount in July 1984.

4. If you buy your house and you die, you will be able to leave the house to your wife or children. (This must be written into your will). But then transfer costs will have to be paid all over again.
5. You cannot buy a house if you are unmarried, and if you are divorced you can only stay in the house if you have dependents (children, old parents etc).



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6

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# SELF-HELP HOUSING

**FACTSHEET** 

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

## WHAT IS SELF-HELP HOUSING?

Self-help housing is where people have to build their house themselves or pay a contractor to build it for them.

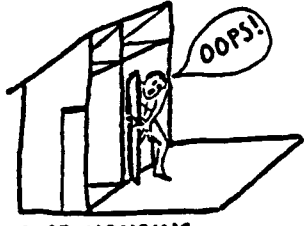
## Present Housing Policy

The government has in the past loaned money to Local Authorities like Divisional Council and City Council to build housing for people earning under R650 a month.

In the past the government built the whole house. They did not like the idea of self-help housing because they said it would result in a slum (housing that is not fit for people to live in).

## The New Housing Policy

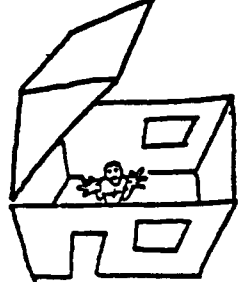
Because of the economic and political crisis, the government is trying to reduce its spending on housing in different ways. They are now prepared to accept the idea of slums for the people.



CORE HOUSING

The government is reducing spending in the following ways:

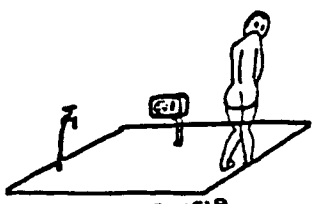
- \*For those earning under R150 a month the government will build houses of very poor quality.
- \*For some people the government is trying to encourage the bosses to provide housing. For this they will give the bosses tax reductions.
- \*Everyone else will have to build their own houses. This means that the government now refuses to give loans for labour to build the houses.



SHELL HOUSING

There are three kinds of self-help housing being considered.

1. CORE HOUSING.  
A core consists of a bathroom and/or a kitchen and one other room is provided. The rest must be completed by the resident. (Like in some houses in Woodlands in Mitchells Plain).
2. SHELL HOUSING.  
Here the outside walls and roof are provided without inside walls and ceiling. These are to be put in by the resident. (Like in Eureka Estate, Elsie's River).
3. ASSISTED SELF-HELP.  
Council or bosses will sell people plots of land which have electricity, water and sewerage connections. People can build a temporary shack which they can live in while they build their proper house.



ASSISTED SELF-HELP HOUSING



The Council or bosses will sell building materials. These costs you will have to pay back over a period of thirty years. This means that if you can find cheaper materials elsewhere you will have to pay cash for them out of your own pocket.

## How much will this come to? Will it be cheap?

Let us look at an example.

A self-help scheme has already been started in Grassy Park, so we can tell from this roughly how much they are going to cost.

In Grassy Park a plot of land costs R3422. You can then take out a loan of between R3000 to R7000 worth of building materials to build your house. The whole house has to be finished in two years.

Repayment:

After one month you start paying back the loan on the serviced land.

After 12 months you start paying back the loan on the materials. Besides rates, insurance and interest and redemption, you will also have to pay R300 for what they call 'handling fee' and another R300 for a 'participation fee'.

If you are earning R170 a month, you will be paying R75 a month for the first two years! This is 44% of your salary.

## What if you lose your job?

If you lose your job the household income (which is the income of all the people who live and work in the house) will be looked at by Community Development and the repayments on the loan will be changed. You will have to pay at least R7.50 on the loan, plus rates and other costs.

If this sum cannot be paid, you will be evicted after three months. Your house will be repossessed and sold by the Council to cover 'their' costs.

## So what does all this mean for you?

It means that you will be paying off a higher amount each month than at present.

The government is now making us responsible for providing the labour to build our own homes. Our working hours are already long and because of Group Areas we often have to travel for long distances to get to work.

We come home tired. And now they expect us to then start building our own houses. This means more overtime work which we will not get paid for.

For two years we won't have much time for leisure or meetings in the evenings. When we do we will be too tired.

If a person loses their job and therefore their house, they will lose the R600 that they paid for the 'handling fee' and the 'participation fee'.

We will not even be paid anything for the labour we put into building the house.



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# GOVT. WILL BUILD LESS HOUSES

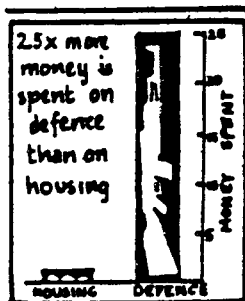
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## FACTSHEET 7

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Under the present housing policy the government builds houses for everyone earning under R650 a month.

Even so there were NOT NEARLY ENOUGH HOUSES for everyone.

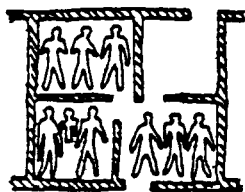


### WHAT SOUTH AFRICA SPENDS ON HOUSING.

|           |                    |
|-----------|--------------------|
| BOTSWANA  | 6,5% of its budget |
| ENGLAND   | 4,2% of its budget |
| S. AFRICA | 2,2% of its budget |

\* The budget is the total amount of money which the government spends on all things.

What is the outcome of this low spending on housing? Firstly long waiting lists of people who need homes. Secondly, overcrowding by those who have no homes.



IN VALHALLA PARK THIS TOWNSHIP HOUSE WOULD HAVE 8,1 PEOPLE IN IT ON AVERAGE

### WAITING LISTS IN CAPE TOWN ONLY

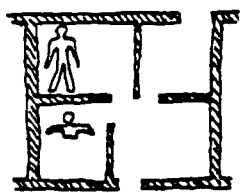
|                    |                        |
|--------------------|------------------------|
| City Council       | 32 600 families        |
| Divisional Council | 18 600 families        |
|                    | <u>51 200 families</u> |

Many people who are not on the waiting lists also need houses.

The SLUMS ACT says that each person must have 3,22 square meters of floor space in a house.

Overcrowding is so bad that in VALHALLA PARK each person has an average of 2,65 square meters.

In MANENBERG each person has 2,19 square meters.



IF THIS HOUSE WAS IN BISHOP'S COURT, IT WOULD HAVE 1,5 PEOPLE IN IT.

UNDER THE NEW HOUSING POLICY THE GOVERNMENT WILL ONLY BUILD HOUSES FOR PEOPLE WHO EARN UNDER R150 A MONTH, AND FOR SOME OLD PEOPLE.

Far fewer houses will be built. The shortage will become much worse. The waiting list will become longer. Overcrowding will increase.

**THE GOVERNMENT IS TRYING TO GET RID OF ITS RESPONSIBILITY TO SUPPLY HOUSING TO ALL WORKING PEOPLE.**

**WE MUST FIGHT THIS PLAN.**

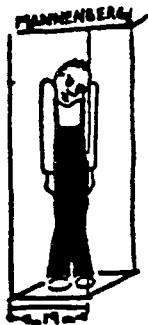
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③

# HOUSING STANDARDS

"98"

FACTSHEET 8

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE



THE GOVERNMENT HAS ANNOUNCED THAT HOUSING STANDARDS WILL BE DROPPED.

## WHAT ARE STANDARDS?

Housing standards are the minimum that is needed for houses for a healthy community. Standards lay down the minimum for things like lighting, ventilation, amount of space per person, number of people in a room, sanitation, quality of materials and so on.

## Present Housing Policy

In South Africa we have different sets of standards that are applied to-day.

1. The Slums Act
2. The South African Board of Standards (SABS) Standard Building Regulations.
3. The Housing Code.

Why do we have different sets of standards?

The SABS STANDARD BUILDING REGULATIONS are the highest set of standards. They are based on European standards and are generally strictly enforced in 'white' housing.

The HOUSING CODE sets out the minimum for low income housing. These are laid down by the Department of Community Development. In this code there are different standards for higher and lower cost housing. There are also different minimum standards for black and white low cost housing.

In terms of this code a 'white' person earning less than R150 a month has the right to nearly 3 times as big a house as a 'black' person earning the same wages. They also have a right to better building materials.

The SLUMS ACT sets out the minimum for healthy living. It has been accepted as the minimum health standard by the Cape Town City Council Health Department.

Sometimes the Councils don't even stick to the minimum standards for low cost housing. For example in the 1960's many houses were built to a lower standard than laid down in the Slums Act. This was of course to reduce costs.



They change their own laws to cut costs and it is no wonder our houses are like slums.

What is the meaning of these standards if they ignore them in order to reduce costs. ??

## The New Housing Policy

The government now wants to drop the standards for low cost housing even more.

### INFILL SCHEME

THE INFILL SCHEME BROUGHT MANY PROBLEMS TO THE PEOPLE OF BONTEHEUWEL



THE COUNCIL WILL NOT PROVIDE MORE FACILITIES FOR THE NEW PEOPLE...



BECAUSE OF THE SHORTAGE OF FACILITIES, AND OVERCROWDING, THERE WILL BE MORE CRIME



WE MUST UNITE TO FIGHT THE INFILL SCHEME

For all income groups they will allow for:

\* infill schemes like Bonteheuwel.

(In the older housing estates some space was provided for children to play in and adults to use. But in Bonteheuwel Council built new houses in those people's backyards. In new estates, Council does not even allow for play space anymore, like the 'treinspoor' houses in Valhalla Park and Elsie.)

\* cheaper building methods and materials.

\* a lower standard of finishes, like painting, plastering etc.

For all those earning under R150 a month and the aged, houses will be built with:

- NO ceilings
- NO electricity
- NO hot water
- NO inside painting
- NO floor coverings
- NO fencing
- NO washing lines

THIS WILL MEAN MORE COLD DAMP AND DARK HOUSES

THIS WILL MEAN MORE ILLNESS FOR PEOPLE

THIS WILL MEAN MORE DANGERS FROM GAS AND PARAFFIN



In BELLVILLE SOUTH they don't have lights

In KEWTOWN the drains are blocked and the water is dirty

In UITSIG some houses don't have ceilings

WHAT KIND OF HEALTH STANDARD ARE THESE?

9

# EVICTIIONS

## FACTSHEET 9

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

A main result of the new policy is that there will be many more EVICTIONS, because people will not be able to afford to BUY and will not be able to afford the increased RENTS.


Even under the present policy there were many evictions because the rents are too high.

In 1980 the Divisional Council sent out over 100 000 eviction notices - to 17 000 tenants. !

**Evictions**

\* 1980:- 100 993 tenants served with eviction notices in Divisional Council areas.

\* 230 were actually evicted.



### What is the Council allowed to do?

1. The Council does not have to give the tenant a reason for eviction.

The tenant can be evicted for falling behind with the rent, or for running a shebeen or selling drugs from the house, or for other reasons. The Council does not have to say which.

The Kensington-Factreton Residents Association has taken the Council to court on the fact that Council does not have to supply reasons. The case is on Appeal.

2. Section 44 of the Housing Act says that the Council must give the tenant a letter which states that the tenant must have moved out within seven days.

The eviction notice can be given to the tenant, or to any other adult person in the house. If no-one is home the letter can be fixed to the door, or sent by registered post.

3. After seven days any official of the Council is allowed to enter the house and move the furniture outside. The official does not have to have special permission from the court to do this.

4. Council is allowed to take the tenant to court to get back the rent which has not been paid.

5. Any official of the Council is allowed to enter a council house at any 'reasonable' time and inspect it.

6. If a person decides to buy a house and he cannot keep up the repayments to the Council - then Council can take back the house, and the person will lose nearly all the money he has paid off on the house.

The same will happen if the person has taken a loan from the building society or his boss.

Many people in Mitchells Plain lost their houses because they could not keep up with the repayments.

Those who cannot pay are evicted.



7. If the tenant tries to move back into the house without permission, he can be put out on the street immediately. Council is allowed to take a tenant to court if he does this. The tenant may be charged a fine of R2000 or two years jail.

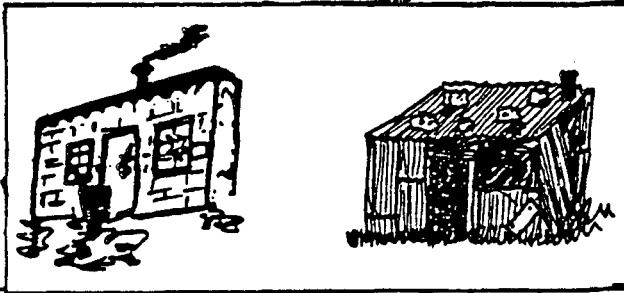
But the people have not always accepted this without protest. Sometimes neighbours or community organizations have prevented Council from taking out peoples furniture.

# EFFECTS OF NEW HOUSING DEAL

FACTSHEET 10

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

1. Many people will not be able to buy their houses. For these people the rent will rise by a large amount and they will be pushed into the worst housing.



2. Fewer houses will be built and this means that overcrowding will become much worse. People who want new houses will have to build them themselves. This means working over week ends and in the evenings on the house. There will be less time for relaxing or for political activity.
3. Lower housing standards mean many areas will become worse slums.
4. At the end of what they call the 'pre-emptive right' period, that is, after 10 years, houses can be bought and sold without Community Developments' interference. This means there will be 'speculation'.

Speculation means that there are few houses, but many people who need houses. Therefore those who can pay the highest prices will get the houses. Some people will own more than one house and will rent it out at a high price.

5. It will be more difficult to organize around housing problems because there will be many different landlords. The Council and Community Development will be able to say that housing is not their problem any more. Townships will be divided between owners and tenants.

Many people will be forced to take out loans from their bosses and this will affect organization in the factories. People will be reluctant to strike because they will lose their jobs and homes.

6. The new housing policy is a clever form of influx control. Now both 'coloureds' and 'indians' as well as Africans will be subject to influx control.

This is how.

In 1967 the government passed an act to stop the bosses expanding their factories in the big cities. They tried to make them expand their factories in the homelands instead.

The act tried to stop the bosses employing extra African workers in the big cities so that the bosses would go to the homelands instead. This was all part of the system of influx control over Africans.

The bosses did not like the act as it affected their profits. In 1981 the government agreed to drop the act, but said that instead they were going to cut housing and transport subsidies in the big cities.

This would make the workers in the big cities demand higher wages. The government hoped that by doing this the bosses would prefer to go to the homelands and other rural areas (called decentralisation points) like Atlantis.

Also it would persuade 'coloured people to move to places like Atlantis and other rural areas where houses are available.

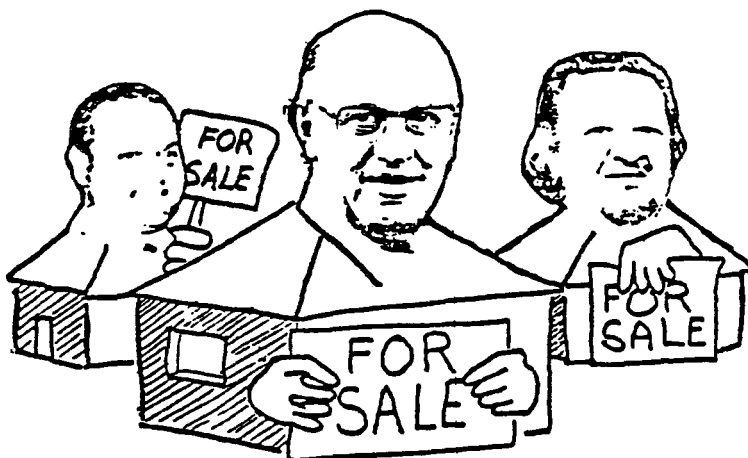
The new policy is therefore a kind of influx control, because it stops our children from living in Cape Town and forces them to move to far away places

7. The new housing policy will mean many more evictions and more people will be forced to squat.

8. The government has started a massive propaganda campaign to persuade people to buy their houses. There will

be advertisements on TV, in the news papers and in the post. This campaign of the governments' will not point out the pitfalls of ownership. Many people will be fooled into buying.

Even worse - the people will be paying for the campaign. The cost of the campaign is to be added onto the cost of the houses!



IT IS OUR DUTY TO TELL OUR PEOPLE OF THE  
DANGERS OF THIS NEW HOUSING DEAL

# INTRODUCTION

## FACTSHEET

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

The government has announced a new deal for Black communities. It consists mainly of selling council houses, and dumping their responsibility for housing in the future. But this new housing deal has not come out of the air. It has come at a time that the President's Council proposals have changed the political face of the oppressor.

Both the new housing deal and the PC proposals are the desperate attempts by the government to patch up the crumbling system. A country's political system starts to crumble when it is faced with a political and economic crisis. Such a crisis is produced by two forces.

Firstly internal tensions in the apartheid system. These tensions cannot be reduced permanently. One such example is the housing crisis: to provide housing for all would mean to cut back, through increased taxation on the super-profits made by the owners of the factories, mines and the farms. But since the government represents and is controlled by the rich, it has to keep profits high. This tension can only be solved when the people themselves control the government of our land.

Secondly, the crisis is produced by the people united in their struggle. Our protests at the lack of maintenance and the demonstrations against high rents have forced the government to see these problems in the short term. But, in the long term ahead, it wishes to slip out of its responsibility for the housing.

It is up to the community organizations, and especially to the affiliates of CAHAC to ensure that the state is not successful. It is with this in mind that the Education and Training Sub-Committee has prepared the following fact sheets. These fact sheets are not provided for individuals, but for organizations.



They are useful not on a library shelf but in the field where the hard work of building working class organization takes place.

SHEET 1 Introduces the idea of state responsibility for state housing. It looks at the present housing as a right, the reason why the state has taken responsibility for low income housing, the background to the new housing deal and finally, the intentions of the state with the new housing deal.

SHEET 2 Gives an overview of the new housing deal. It brings together the main points of all the fact sheets.

SHEET 3 Looks at the rent increases that will follow the new deal. There are two examples taken from our areas to show how the rent will increase.

SHEET 4 Shows the difference between the present and new policy on maintenance.

SHEET 5 Explains in detail the sales of houses. It shows how the cost of the houses will be worked out, where people can get loans (with the problems it holds for tenants), and the general problems with the sale of the houses. This fact sheet has a lot of figures, tables and sums. We must read it through a few times to understand it. Then it can be used in our areas to work out the cost of people's houses. This information may stop people from buying their houses. It will show how the government is making a profit from the sale of houses.

SHEET 6 Describes self-help housing. This is the housing that most people now on the waiting list will have to accept if the new deal is successful.

SHEET 7 Points out that the government will build less houses, even if there are many people who need them, and even if there is a lot of overcrowding in the council estates.

SHEET 8 Looks at how the housing standards will drop even further. The present problems that the council houses cause, will become worse under the new deal.

SHEET 9 Describes the eviction which will increase under the new deal.

SHEET 10 Looks at the overall effects of the new deal on housing, our people and our organizations.

These fact sheets are a guide to action: no amount of knowledge or information about the new deal will in itself stop the government from slipping out of its responsibility for housing. Such a result can only come out of our struggle, organization and action.

# THE STATE'S RESPONSIBILITY FOR HOUSING

## FACTSHEET

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

IN SOME COUNTRIES HOUSING IS A RIGHT!

In Cuba when the peoples' government came to power in 1959, rents were immediately reduced to half. After a period of 5-10 years, tenants no longer had to pay rent. They were given the right to stay in their houses until they died,

In South Africa what few rights are left are slowly being taken away.

In a capitalist system such as South Africa, housing is not determined by the needs of the people.

Good housing is only available to those who are rich and can afford to pay high prices.

But because factory owners need a stable workforce in the cities, inferior housing (like Council estates) is provided. These houses just about allow people to survive from day to day. They do not allow workers - who produce the wealth of our land - the necessary security and comfort they require.

However, when communities struggle and organize around issues such as rents, maintenance, evictions etc., the government is forced to make some improvements to the quality of the housing. But within the present system the housing crisis will never be solved.



The housing shortage on the Cape Flats and the conditions in the homelands show clearly that:

HOUSING IN SOUTH AFRICA IS NOT A RIGHT FOR ALL.

## Why has the State taken responsibility for low income housing?

To answer this we must go back to the beginning of this century.

At the beginning of this century most workers, white 'coloured' and african lived together in District 6. With rising rents and dropping wages, conditions here grew worse. In 1904 a terrible disease broke out which was related to bad living conditions.

In those days housing for workers was provided by landlords. Landlords built housing purely for the purpose of making a living from the profits of rent. So the greater the housing shortage, the better off were the landlords. This was because they could charge higher rents. So the landlords were not interested in providing more housing, because if they did, their profits would drop.

The bosses were not interested in building housing for people with low wages because they could make more profits by investing in more factories and in luxury goods for the rich.

The ruling class became worried.

They did not want the disease to spread to their areas. If workers got sick and were absent from work, production would drop and so would their profits. The bad conditions and dissatisfaction might have led to unrest.

## Somebody had to do something about it.

The government therefore had to get involved in housing for the poor to make sure that the political system was not threatened and to ensure that a stable workforce was produced.

Since then the government has become more and more involved in housing - from Ndabeni, Langa, Kewtown and Avondale to Mitchells Plain and Atlantis today.

Housing has never been provided free. The people have always had to pay every cent back to the government.

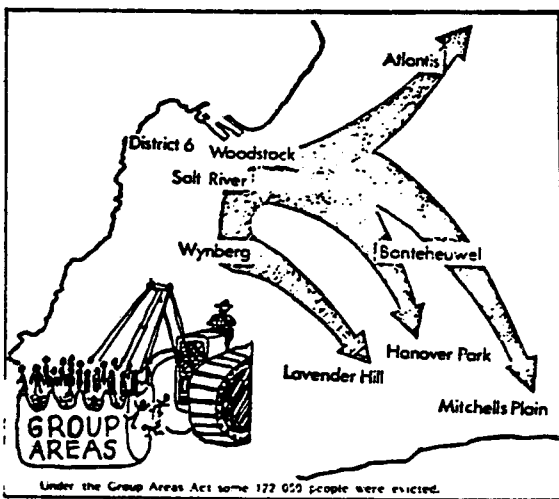
The government has also used its divide and rule tactics in housing, separating 'coloureds', whites, 'indians' and 'africans'. This has made it easier for them to control people and keep rents up and wages down.

But this has made the housing problem worse. Many africans were moved out of 'coloured' areas to Langa, Nyanga and Guguletu. In the 1950's the Western Cape was declared a Coloured Labour Preference Area. This meant that the government only wanted whites and coloureds to live and work in the Western Cape. So the government deliberately did not build many houses for Africans They hoped to send them all back to the Ciskei and Transkei.

This the people have bravely resisted.

Under the Group Areas Act over 122 000 "coloureds" were moved out of white areas like District 6 and Claremont to areas like Lavender Hill and Mitchells Plain.

These forced removals have been one of the main causes of the housing shortage today.



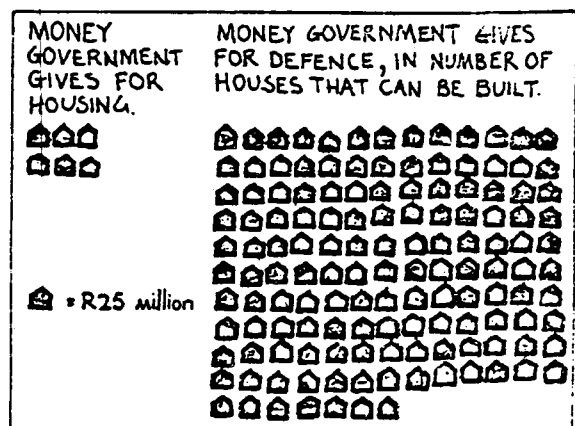
But the people have organized. CAHAC and the Western Cape Civic Association are taking the housing struggle forward. At the same time the economy is also in a mess. This mess has been caused by the bosses and the government.

So the government has come up with a NEW DEAL to try and solve its political and economic crisis.

1. The government wants us to be more passive. So they try to make us believe that if we buy our houses and have local councils to run our day to day affairs, then we will be better off. They hope we will no longer demand what is rightfully ours.
2. They are trying to shift more of the housing costs onto our backs, then they can spend more of our money on defence.
3. The government is preparing to deflect (turn away) the anger of the people. Many of the campaigns waged by CAHAC over the last few years have been directed against the government. Because the government has been the only landlord, it has been too easy to point a finger at who is responsible.

Under the new policy there will be many landlords - that is the new puppet local councils, bosses, rich people renting out their houses etc. This may make it more difficult to organize together.

The government takes large taxes from us in the factories and in the form of GST. We want our taxes spent on houses not on the apartheid military.



We demand that the state takes responsibility for our housing.

This demand is part of our struggle for a government which represents the working people.



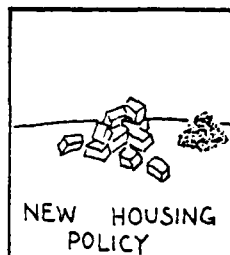
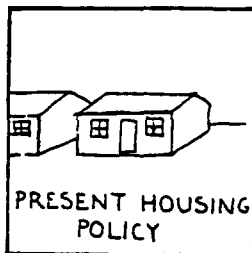
# NEW HOUSING DEAL

## FACTSHEET 2

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Here we look at how changes will affect people.

All these sections will be explained in greater detail in the next few fact sheets.



### 1. RENT INCREASES

For people who don't buy their houses, rents will be greatly increased in July 1984.

### 2. MAINTENANCE INCREASES.

The part of the rent which goes for maintenance will be increased and people will have to do their own internal maintenance.

### 3. SELLING THE HOUSES.

Council tenants are expected to buy their houses. This applies to all people earning over R150 a month.

### 4. 'SELF HELP' HOUSING.

For people earning over R150 a month all new houses will have to be built by the people themselves.

### 5. THE GOVERNMENT WILL BUILD LESS HOUSES.

In future the government will only build houses for people earning under R150 a month and old people.

### 6. LOWER HOUSING STANDARDS.

Houses which the government builds for people earning under R150 a month will be built with lower standards. For example with no electricity.

### 7. THE GOVERNMENT WILL NOT PAY FOR MORE COMMUNITY FACILITIES.

Halls, creches, sportsfields etc in future must be paid for by the people themselves out of their rates and rents.

# RENT INCREASES

**FACTSHEET 3**

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

## Rents are already much too high



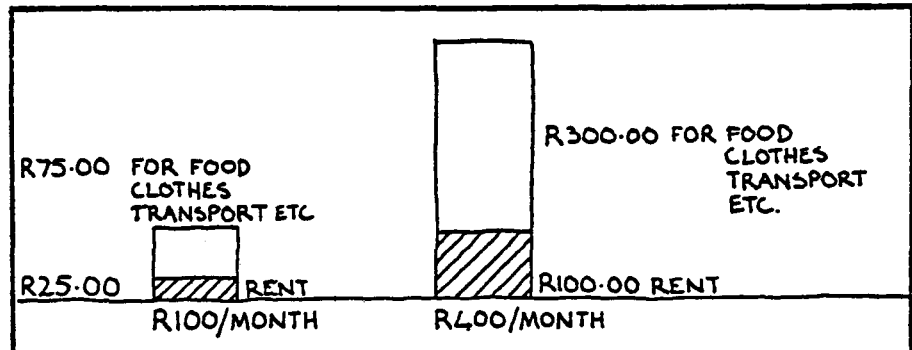
The average income for 'coloured' people in Cape Town in 1980 was R183 a month.

In City Council rental schemes in 1980:

- 33% of tenants earned less than R80 a month.
- 56% of tenants earned less than R150 a month.
- 85% of tenants earned less than R250 a month.

A long time ago the government recommended that people should not pay more than 25% of their income in rent.

BUT THIS IS A LOT IF YOU EARN A LITTLE.



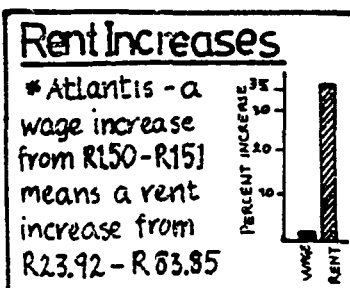
AND:

Nearly half of all tenants (42%) already pay MORE than a quarter of their income in rent.

This hits the poorest people the hardest.

For example, people who earn under R70 a month -

- In FACTRETON pay 30% of their income in rent.
- In VALHALLA PARK pay 36% of their income in rent.
- In MITCHELLS PLAIN pay 42% of their income in rent.
- In KALKSTEENFONTEIN pay 44% of their income in rent.
- In ATLANTIS pay 48% of their income in rent.



In some countries, like Russia, people spend only 3% of their income on rent and services. In South Africa, as we can see above, more than 25% of income is spent on rent. And rents go up year by year.

## Rents will go UP under the New Policy

THIS WILL HAPPEN IN FOUR WAYS.

1. At the moment rent is worked out from the income of the breadwinner of the family. From July 1984 it will be worked out from the income of the whole family. This means that rent will be much higher.
2. Council borrows money from the government to build houses. It has to pay back this loan to the government and pay interest on this loan. The money for the loan and the interest has to be paid by the tenant as part of the rent. Council calls this payment interest and redemption.

In the past 'interest and redemption' has been worked out as a percent of the original cost of the house.

From July 1984 it will be worked out as a percent of the SELLING PRICE of the house. ('selling price' is explained in Fact Sheet 5.) This makes interest and redemption much higher.

For Example:

3% of R2905 (original cost) = R7.50 a month.  
3% of R5519 (selling price) = R13.79 a month.

The selling price is used to value the house even if the tenant is not going to buy the house.

3. Part of the rent goes for repairs and maintenance. Before this was worked out as a percent of the original cost of the house. Under the new policy it will be worked out as 1% of the selling price.

For example:

1.25% of R2905 (original cost) = R3.02 month  
1% of R5519 (selling cost) = R4.59 month

4. Councils have been told that they can raise 'administration' charge in the rent. Councils will be allowed to raise this charge as high as they like to cover costs.

Circular 9 of 1983 says that Councils can raise the administration charge and the maintenance charge immediately if they want to. Other charges will increase in July 1984.



## How much Extra Rent will all this mean?

Mr. DuPlessis lives in a three bedroomed house in Grassy Park and earns R200 a month.

This is Mr. DuPlessis' rent under the present policy.

|         |                       |
|---------|-----------------------|
| .20     | COMMUNITY FACILITIES  |
| .56     | RENT LOSS             |
| R 2.43  | MAINTENANCE           |
| .41     | INSURANCE             |
| R 5.00  | ADMINISTRATION        |
| R 11.00 | INTEREST + REDEMPTION |
| R 15.00 | SERVICES              |

TOTAL R34.60

|         |                       |
|---------|-----------------------|
| .29     | COMMUNITY FACILITIES  |
| .81     | RENT LOSS             |
| R 4.60  | MAINTENANCE           |
| R 1.70  | INSURANCE             |
| R 8.50  | ADMINISTRATION        |
| R 21.00 | INTEREST + REDEMPTION |
| R 17.00 | SERVICES              |

TOTAL R53.90

This is Mr. DuPlessis' rent under the new policy.

In July 1984 Mr. DuPlessis' rent will go up from R34.60 to R53.90. This is a 57% increase. And Mr. DuPlessis lives in an older area.

Mr. Green lives in a newer area. He has a three bedroomed house in Elsie's River and also earns R200 a month.

Mr. Green's rent under the present policy.

|         |                       |
|---------|-----------------------|
| .40     | COMMUNITY FACILITIES  |
| R 1.14  | RENT LOSS             |
| R 3.67  | MAINTENANCE           |
| .47     | INSURANCE             |
| R 5.00  | ADMINISTRATION        |
| R 29.00 | INTEREST + REDEMPTION |
| R 15.00 | SERVICES              |

TOTAL R56.68

|         |                       |
|---------|-----------------------|
| .61     | COMMUNITY FACILITIES  |
| R 1.80  | RENT LOSS             |
| R 10.80 | MAINTENANCE           |
| R 1.95  | INSURANCE             |
| R 8.25  | ADMINISTRATION        |
| R 42.00 | INTEREST + REDEMPTION |
| R 17.00 | SERVICES              |

TOTAL R82.47

Mr. Green's rent under the new policy.

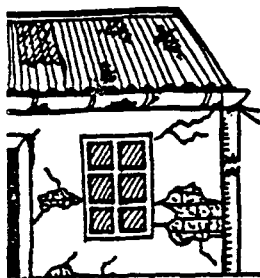
His new rent will be R82.47 a month. This is a 50% increase. AND if his wife also earns R200 a month, then Mr. Green's new rent will be R104.00 a month !

# MAINTENANCE

## FACTSHEET 4

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

### Present Housing Policy



PRESENT POLICY

In the present housing policy maintenance is charged as a percentage of the original cost of the house. (See Fact Sheet 5). The Council is meant to use this money to maintain both the inside and outside of the houses.

The City Council charges 2½% of the original cost.  
The Divisional Council charges 1½% of the original cost.

### New Housing Policy

Maintenance charges will go up under the new policy. Where ever possible the Council will try to shift the responsibility for maintenance onto the people. This is one reason why they are selling off so many houses. They want to get rid of the high cost of maintenance on the old homes.

The people and their community organizations have demanded that the Council and the government must maintain the houses. Our struggles and our united action have forced them to spend more money on housing. They do not want this.

In February 1981 the City Council said all future responsibility for certain repairs will be in the tenants hands. This includes interior painting, decorating, plumbing, waste pipes, cisterns, light bulbs, fuses, windows and doors.

The tenants must continue paying monthly contributions to the maintenance fund. The City Council is supposed to use this money to maintain outside walls, baths, and water heaters.

After a delegation by a CAHAC affiliate to the City Council, a compromise was made. The compromise was that the new maintenance policy would only apply to new tenants. This discriminates against the 22 000 people on the waiting list and the 14 700 people requesting transfer to bigger houses.

Community Development now says that maintenance charges must go up to a % of the selling price of the house. (see Fact Sheet 5). This will apply to all people earning over R250 a month.



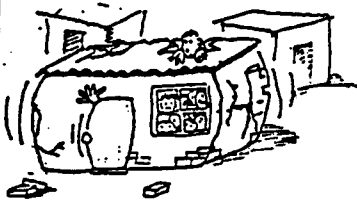
NEW POLICY

MAINTAIN OUR HOUSES.



**We DEMAND that the Council pay for MAINTENANCE**





The houses are of low quality and things break easily. For example, they crack, get damp, paint peels off and doors fly off in the wind.

Too many people in the houses make things break quicker.

The low quality and overcrowding are the Council's and the government's doing, not ours. The Council must pay, not us.



Council has plenty of money in its other accounts. The City Council's 'irrecoverable rental' fund has grown so big (to one million rand) that they don't charge this as part of the rent any more. (Irrecoverable rental is the money the Council charges all tenants so that, if some rents are not paid, Council does not lose any money).

Divisional Council has half a million rand in its 'irrecoverable rental' fund. There is no reason why this can not be used for maintenance.

With this new policy, things will only get worse. Peoples' wages are too low to pay for these increases.

DIE COUNCIL VAT ONSE RENT  
HULLE MOET DIE HUISE MAINTAIN



Bonteheuwel mass meeting.

**MAINTENANCE IS A RIGHT NOT A PRIVILEGE**

# SALES OF HOUSES

## FACTSHEET 5

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Under the present housing policy there has been very little ownership housing and ownership was mostly for richer people.

Under the new policy everyone earning over R150 a month is expected to buy their Council houses.

Houses are being sold not only in Cape Town but in all towns in South Africa. Houses are being sold to 'coloureds', 'indians' and Africans. However in Cape Town houses are not being sold in the African townships as the government does not want Africans in Cape Town to have permanent rights.

Both Cape Town City Council and Divisional Council will start selling houses soon.

City Council will first be selling 9000 houses in Mitchells Plain. Divisional Council will first be selling 4478 houses in the following areas:

|              |             |
|--------------|-------------|
| Grassy Park  | 426 houses  |
| Lotus River  | 424 houses  |
| Ocean View   | 438 houses  |
| Nooitgedacht | 42 houses   |
| Elsies       | 2081 houses |
| Belhar       | 415 houses  |
| Atlantis     | 652 houses  |

Another 4852 houses will be sold after the land has been legally subdivided. These are:

|              |             |
|--------------|-------------|
| Grassy Park  | 333 houses  |
| Lotus River  | 418 houses  |
| Ocean View   | 298 houses  |
| Nooitgedacht | 158 houses  |
| Elsies       | 1749 houses |
| Atlantis     | 1896 houses |

Also flats will only be sold much later.

Even houses which do not have electricity and which have outside toilets and taps will be sold.



## How the Cost of the Houses is Worked Out

### EXAMPLE

A 3 bedroomed sub-economic house in Grassy Park, built in 1974.

**Step 1.** In 1974 the land cost R 518  
the house cost R 2067

Total 2585

This is called the original cost.

Built by:      x by

|      |     |
|------|-----|
| 1950 | 7.7 |
| 1951 | 6.7 |
| 1952 | 7.0 |
| 1953 | 7.7 |
| 1954 | 7.5 |
| 1955 | 7.5 |
| 1956 | 7.5 |
| 1957 | 7.0 |
| 1958 | 7.0 |
| 1959 | 7.3 |
| 1960 | 7.4 |
| 1961 | 7.4 |
| 1962 | 7.0 |
| 1963 | 7.0 |
| 1964 | 6.0 |
| 1965 | 5.8 |
| 1966 | 5.5 |
| 1967 | 5.0 |
| 1968 | 5.0 |
| 1969 | 4.7 |
| 1970 | 4.0 |
| 1971 | 3.8 |
| 1972 | 3.7 |
| 1973 | 3.3 |
| 1974 | 2.8 |
| 1975 | 2.5 |
| 1976 | 2.0 |
| 1977 | 2.0 |
| 1978 | 2.0 |
| 1979 | 1.9 |
| 1980 | 1.5 |
| 1981 | 1.0 |

### Step 2

If the government was to build the same house today, it would cost a total of R 7238.

This is called Replacement cost.

Replacement cost is worked out by taking the original cost and multiplying it by a number on a table which Community Development has produced. The number you use depends on the date the house was built.

So the original cost of a house built in 1974 (=R2585) must be multiplied by 2.8 to get the replacement cost.

$$\text{So } R2585 \times 2.8 = R7238$$

### Step 3

The selling price is the average between the original cost and the replacement cost.

$$R2585 + R7238 = R \frac{9823}{2} \\ = R 4911.50$$

### Step 4

Onto the selling price is added:

1. Community facilities charge  
(1% of original cost) = R 26
2. 'Endowment' (life insurance)  
(5% of original cost) = R 129

\*Life insurance is so that the Council does not lose out if you die.

FINAL SELLING PRICE is therefore R 5066.50

**Step 5** DISCOUNTS. Three discounts are offered.

- I. 5% off if you buy before July 1984
2. 5% off if you have been a registered tenant for over 5 years.
3. 25% off if you pay cash.

If you qualify for all three of these, then you can get a total of 35% off.

This means that the FINAL SELLING PRICE of R5066.50 will be reduced to R3293.

The government has also said that if the house is very badly maintained then they will consider an extra discount on the selling price.

**BUT:** THIS WILL MAINLY BENEFIT TENANTS WHO HAVE MONEY, WHO CAN PAY CASH AND CAN BUY IMMEDIATELY.

IT DISCRIMINATES AGAINST PEOPLE WHO DO NOT HAVE CASH AND WHO ARE ON THE WAITING LIST.

**AND** YOU WILL ONLY GET THE DISCOUNTS WHEN TRANSFER TAKES PLACE. YOU MUST FIRST PAY THE FULL AMOUNT.

**ALSO:** SELLING PRICES ARE MOSTLY HIGH.

The Grassy Park example above for R5066.50 will probably be one of the cheaper ones.

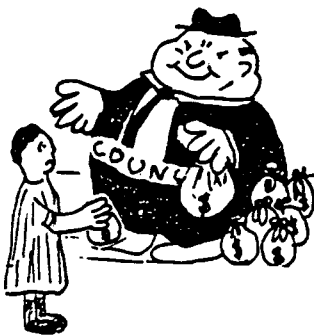
Other examples are:

|                                                 |         |
|-------------------------------------------------|---------|
| A three bedroomed house in Atlantis             | RI4 507 |
| A three bedroomed house in Ocean View           | R 9 425 |
| A three bedroomed sub economic house in Elsie's | R 8962  |

## What people will have to pay

There will be four ways in which people can buy houses.

1. Getting a loan from the Council. For this you must earn under R450 a month.
2. Getting a loan from a building society. For this the husband and wife's income together must be at least R350 a month.
3. Getting a loan from your boss.
4. If the selling price of the house is less than R 2 500 then you will have to pay cash. In this case you will get a 30% reduction, but it still means that you will have to find R1750 in cash.



With all these ways there will be EXTRA costs which make buying a house very expensive.

We can look at each way and see what it will cost.

## Getting a Loan from the Council.

Mr. Davids of Grassy Park earns R200 a month and wants to buy his three bedroomed house. Council has told him that the price is R4963.

| <u>Income</u> | <u>Interest</u> |
|---------------|-----------------|
| under R300    | 3%              |
| R301-R350     | 5%              |
| R351-R450     | 7%              |

Because he earns R200 a month, the interest rate on his loan is 3% per year. People with different incomes can borrow money from the Council at different interest rates.

Mr. Davids is told that he must pay a deposit of R300 and the Council will lend him the rest, that is R4663. This he must pay back over 30 years.

This means he will have to pay back R24.61 a month on the loan. Mr. Davids thinks this is not too bad. BUT he has not been told about all the EXTRA costs.

In the first year of ownership he will have to pay:

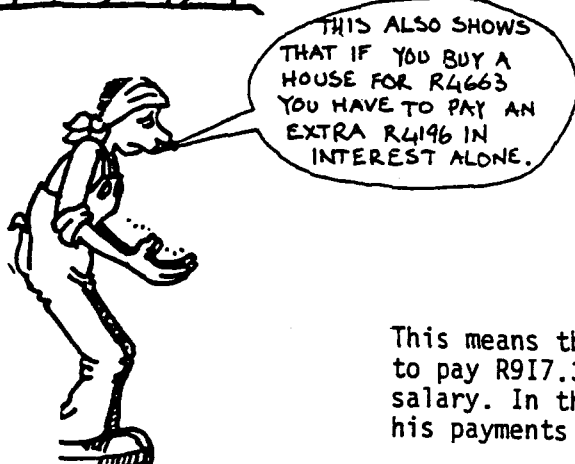
- R 300 deposit
- R 50 insurance (1% of price)
- R 10 house allocation fee
- R 98 rates
- R 24 administration fee
- R 80 survey fee (for areas not yet subdivided) (estimate)
- R 50 own water and electricity meter (if not there already) (estimate).
- R 10 Councils advertising campaign.

R 622

There may be more costs!

+ 295.32 payback on the loan

R917.32



$$\begin{array}{r}
 R4\ 663 \times .03 \text{ (interest rate)} \\
 = R\ 139.89 \text{ interest for one year.} \\
 \times 30 \\
 \text{years} = 4\ 196 \quad \underline{\text{interest over 30 years}} \\
 + R4\ 663 \quad \text{(capital cost)} \\
 \underline{R8\ 859} \quad \underline{\text{total cost.}} \\
 \div 30 = R\ 295.32 \text{ to be paid back per year} \\
 = R\ 24.61 \text{ per month}
 \end{array}$$

This means that in the first year Mr. Davids will have to pay R917.32, or R76 a month. This is nearly half his salary. In the past he was paying R34 a month rent, so his payments will more than double.

Also when Mr. Davids takes transfer of the house (When he has paid off 10% of the loan) he will have to pay TRANSFER COSTS. You have to pay a fee to transfer a house from one person's name to another.

This could amount to R100 to R200.

AND Mr Davids is buying one of the cheaper houses!

What about Mr. Pieterse of Elsie's River who also earns R200 a month. He wants to buy his maisonette for R8962.

He will have to pay R108 a month for the first year. At the moment his rent is R39.95 a month.

### Getting a loan from the Building Society

If you get a loan from the building society then there are even more extra costs.

Mr. Abrahms of Elsie's River earns R500 a month and also wants to buy a maisonette for R8962.

These are his costs in the first year:

|      |                                |
|------|--------------------------------|
| R890 | deposit (10% of price)         |
| R 89 | insurance                      |
| R206 | rates                          |
| R 80 | survey fee                     |
| R 50 | meters (water and electricity) |
| R 10 | advertising                    |
| RI50 | bond registration (estimate)   |
| RI00 | valuation fee                  |
| R200 | transfer fee (estimate)        |

RI775

Pay back of loan at 14,5% interest rate = RI493 a year  
(RI24 a month)

This means Mr Abrahms must pay R3268 in the first year or R272 a month! This is over half his salary. At present his rent is R78 a month!

### Getting a loan from your Boss

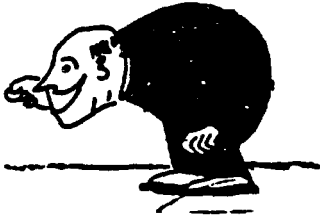
This will be different with each boss.

BUT:

The bosses will only give houses to people who have worked for the company for a long time and have never caused any trouble.

If you lose your job then you lose your house as well.

The bosses hope that this will make you obedient at work and not ask for higher wages.



## There are other Problems with the Sale of Houses

1. Houses will not be fixed up before they are sold. If you buy a house you will be responsible for fixing it up.
2. For 10 years after you buy you will not be allowed to sell the house for any price you want. Community Development will tell you what price you can sell the house for. You will be allowed to sell it for only a little extra for each year after you buy it.

So: If you buy a house in 1984 for R5000  
you can sell it in 1985 for R6000  
you can sell it in 1986 for R7000 etc.

But you will not get the whole R1000 profit. Community Development may take as much as half of this for themselves.



3. Community Development has said often that if tenants don't want to buy they will not be forced to move. BUT:

In a magazine called 'Housing' where they interviewed Community Development, they said: "Local authorities must assist people to agree to exchange houses prior to purchase for those who wish to remain as tenants".

What this means is that people who can't afford to buy will be made to move into houses which the Council can't sell. These are houses which are sub-standard (the worst type of houses) and the flats.

For all people who do not buy their houses, rents will go up by a very large amount in July 1984.

4. If you buy your house and you die, you will be able to leave the house to your wife or children. (This must be written into your will). But then transfer costs will have to be paid all over again.
5. You cannot buy a house if you are unmarried, and if you are divorced you can only stay in the house if you have dependents (children, old parents etc).



# SELF-HELP HOUSING

FACTSHEET



EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

## WHAT IS SELF-HELP HOUSING?

Self-help housing is where people have to build their house themselves or pay a contractor to build it for them.

## Present Housing Policy

The government has in the past loaned money to Local Authorities like Divisional Council and City Council to build housing for people earning under R650 a month.

In the past the government built the whole house. They did not like the idea of self-help housing because they said it would result in a slum (housing that is not fit for people to live in).

## The New Housing Policy

Because of the economic and political crisis, the government is trying to reduce its spending on housing in different ways. They are now prepared to accept the idea of slums for the people.

The government is reducing spending in the following ways:

\*For those earning under R150 a month the government will build houses of very poor quality.

\*For some people the government is trying to encourage the bosses to provide housing. For this they will give the bosses tax reductions.

\*Everyone else will have to build their own houses. This means that the government now refuses to give loans for labour to build the houses.

There are three kinds of self-help housing being considered.

### 1. CORE HOUSING.

A core consists of a bathroom and/or a kitchen and one other room is provided. The rest must be completed by the resident. (Like in some houses in Woodlands in Mitchells Plain).

### 2. SHELL HOUSING.

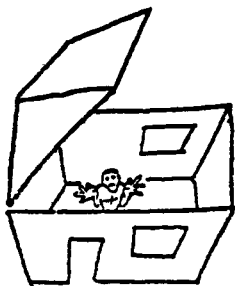
Here the outside walls and roof are provided without inside walls and ceiling. These are to be put in by the resident. (Like in Eureka Estate, Elsie's River).

### 3. ASSISTED SELF-HELP.

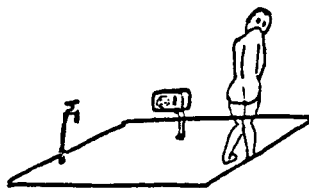
Council or bosses will sell people plots of land which have electricity, water and sewerage connections. People can build a temporary shack which they can live in while they build their proper house.



CORE HOUSING



SHELL HOUSING



ASSISTED SELF-HELP HOUSING



The Council or bosses will sell building materials. These costs you will have to pay back over a period of thirty years. This means that if you can find cheaper materials elsewhere you will have to pay cash for them out of your own pocket.

## How much will this come to? Will it be cheap?

Let us look at an example.

A self-help scheme has already been started in Grassy Park, so we can tell from this roughly how much they are going to cost.

In Grassy Park a plot of land costs R3422. You can then take out a loan of between R3000 to R7000 worth of building materials to build your house. The whole house has to be finished in two years.

Repayment:

After one month you start paying back the loan on the serviced land.

After 12 months you start paying back the loan on the materials. Besides rates, insurance and interest and redemption, you will also have to pay R300 for what they call 'handling fee' and another R300 for a 'participation fee'.

If you are earning R170 a month, you will be paying R75 a month for the first two years! This is 44% of your salary.

## What if you lose your job?

If you lose your job the household income (which is the income of all the people who live and work in the house) will be looked at by Community Development and the repayments on the loan will be changed. You will have to pay at least R7.50 on the loan, plus rates and other costs.

If this sum cannot be paid, you will be evicted after three months. Your house will be repossessed and sold by the Council to cover 'their' costs.

## So what does all this mean for you?

It means that you will be paying off a higher amount each month than at present.

The government is now making us responsible for providing the labour to build our own homes. Our working hours are already long and because of Group Areas we often have to travel for long distances to get to work.

We come home tired. And now they expect us to then start building our own houses. This means more overtime work which we will not get paid for.

For two years we won't have much time for leisure or meetings in the evenings. When we do we will be too tired.

If a person loses their job and therefore their house, they will lose the R600 that they paid for the 'handling fee' and the 'participation fee'.

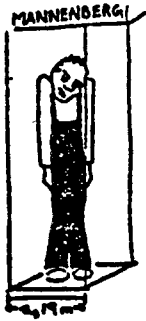
We will not even be paid anything for the labour we put into building the house.



# HOUSING STANDARDS

FACTSHEET 8

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE



THE GOVERNMENT HAS ANNOUNCED THAT HOUSING STANDARDS WILL BE DROPPED.

WHAT ARE STANDARDS?

Housing standards are the minimum that is needed for houses for a healthy community. Standards lay down the minimum for things like lighting, ventilation, amount of space per person, number of people in a room, sanitation, quality of materials and so on.

## Present Housing Policy

In South Africa we have different sets of standards that are applied to-day.

1. The Slums Act
2. The South African Board of Standards (SABS) Standard Building Regulations.
3. The Housing Code.

Why do we have different sets of standards?

The SABS STANDARD BUILDING REGULATIONS are the highest set of standards. They are based on European standards and are generally strictly enforced in 'white' housing.

The HOUSING CODE sets out the minimum for low income housing. These are laid down by the Department of Community Development. In this code there are different standards for higher and lower cost housing. There are also different minimum standards for black and white low cost housing.

In terms of this code a 'white' person earning less than R150 a month has the right to nearly 3 times as big a house as a 'black' person earning the same wages. They also have a right to better building materials.

The SLUMS ACT sets out the minimum for healthy living. It has been accepted as the minimum health standard by the Cape Town City Council Health Department.

Sometimes the Councils don't even stick to the minimum standards for low cost housing. For example in the 1960's many houses were built to a lower standard than laid down in the Slums Act. This was of course to reduce costs.



They change their own laws to cut costs and it is no wonder our houses are like slums.

What is the meaning of these standards if they ignore them in order to reduce costs. ??

## The New Housing Policy

The government now wants to drop the standards for low cost housing even more.

### INFILL SCHEME

THE INFILL SCHEME BROUGHT MANY PROBLEMS TO THE PEOPLE OF BONTEHEUWEL



THE COUNCIL WILL NOT PROVIDE MORE FACILITIES FOR THE NEW PEOPLE...



BECAUSE OF THE SHORTAGE OF FACILITIES, AND OVERCROWDING, THERE WILL BE MORE CRIME



WE MUST UNITE TO FIGHT THE INFILL SCHEME

For all income groups they will allow for:

\* infill schemes like Bonteheuwel.

(In the older housing estates, some space was provided for children to play in and adults to use. But in Bonteheuwel, Council built new houses in those people's backyards. In new estates, Council does not even allow for play space anymore, like the 'treinspoor' houses in Valhalla Park and Elsies.)

\* cheaper building methods and materials.

\* a lower standard of finishes, like painting, plastering etc.

For all those earning under R150 a month and the aged, houses will be built with:

NO ceilings  
NO electricity  
NO hot water  
NO inside painting  
NO floor coverings  
NO fencing  
NO washing lines

THIS WILL MEAN MORE COLD DAMP AND DARK HOUSES

THIS WILL MEAN MORE ILLNESS FOR PEOPLE

THIS WILL MEAN MORE DANGERS FROM GAS AND PARAFFIN



In BELLVILLE SOUTH they don't have lights

In KEWTOWN the drains are blocked and the water is dirty

In UITSIG some houses don't have ceilings

WHAT KIND OF HEALTH STANDARD ARE THESE?

# EVICTIONS

FACTSHEET



EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

A main result of the new policy is that there will be many more EVICTIONS, because people will not be able to afford to BUY and will not be able to afford the increased RENTS.

Even under the present policy there were many evictions because the rents are too high.

In 1980 the Divisional Council sent out over 100 000 eviction notices - to 17 000 tenants. !

## Evictions

\* 1980- 100993  
tenants served  
with eviction notices  
in Divisional Council areas.  
\* 230 were actually  
evicted.



## What is the Council allowed to do?

1. The Council does not have to give the tenant a reason for eviction.

The tenant can be evicted for falling behind with the rent, or for running a shebeen or selling drugs from the house, or for other reasons. The Council does not have to say which.

The Kensington-Factreton Residents Association has taken the Council to court on the fact that Council does not have to supply reasons. The case is on Appeal.

2. Section 44 of the Housing Act says that the Council must give the tenant a letter which states that the tenant must have moved out within seven days.

The eviction notice can be given to the tenant, or to any other adult person in the house. If no-one is home the letter can be fixed to the door, or sent by registered post.

3. After seven days any official of the Council is allowed to enter the house and move the furniture outside. The official does not have to have special permission from the court to do this.
4. Council is allowed to take the tenant to court to get back the rent which has not been paid.
5. Any official of the Council is allowed to enter a council house at any 'reasonable' time and inspect it.
6. If a person decides to buy a house and he cannot keep up the repayments to the Council - then Council can take back the house, and the person will lose nearly all the money he has paid off on the house.

The same will happen if the person has taken a loan from the building society or his boss.

Many people in Mitchells Plain lost their houses because they could not keep up with the repayments.

Those who  
cannot pay  
are evicted.



7. If the tenant tries to move back into the house without permission, he can be put out on the street immediately. Council is allowed to take a tenant to court if he does this. The tenant may be charged a fine of R2000 or two years jail.

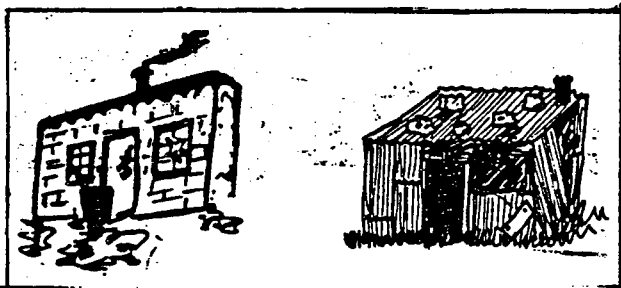
But the people have not always accepted this without protest. Sometimes neighbours or community organizations have prevented Council from taking out peoples furniture.

# EFFECTS OF NEW HOUSING DEAL

FACTSHEET 10

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

1. Many people will not be able to buy their houses. For these people the rent will rise by a large amount and they will be pushed into the worst housing.



2. Fewer houses will be built and this means that overcrowding will become much worse. People who want new houses will have to build them themselves. This means working over week ends and in the evenings on the house. There will be less time for relaxing or for political activity.
3. Lower housing standards mean many areas will become worse slums.
4. At the end of what they call the 'pre-emptive right' period, that is, after 10 years, houses can be bought and sold without Community Developments' interference. This means there will be 'speculation'.

Speculation means that there are few houses, but many people who need houses. Therefore those who can pay the highest prices will get the houses. Some people will own more than one house and will rent it out at a high price.

5. It will be more difficult to organize around housing problems because there will be many different landlords. The Council and Community Development will be able to say that housing is not their problem any more. Townships will be divided between owners and tenants.

Many people will be forced to take out loans from their bosses and this will affect organization in the factories. People will be reluctant to strike because they will lose their jobs and homes.

6. The new housing policy is a clever form of influx control. Now both 'coloureds' and 'indians' as well as Africans will be subject to influx control.

This is how.

In 1967 the government passed an act to stop the bosses expanding their factories in the big cities. They tried to make them expand their factories in the homelands instead.

The act tried to stop the bosses employing extra African workers in the big cities so that the bosses would go to the homelands instead. This was all part of the system of influx control over Africans.

The bosses did not like the act as it affected their profits. In 1981 the government agreed to drop the act, but said that instead they were going to cut housing and transport subsidies in the big cities.

This would make the workers in the big cities demand higher wages. The government hoped that by doing this the bosses would prefer to go to the homelands and other rural areas (called decentralisation points) like Atlantis.

Also it would persuade 'coloured' people to move to places like Atlantis and other rural areas where houses are available.

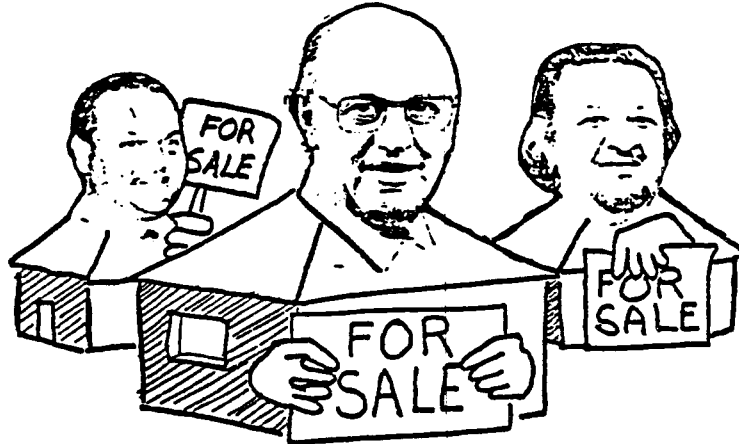
The new policy is therefore a kind of influx control, because it stops our children from living in Cape Town and forces them to move to far away places

7. The new housing policy will mean many more evictions and more people will be forced to squat.

8. The government has started a massive propaganda campaign to persuade people to buy their houses. There will

be advertisements on TV, in the news papers and in the post. This campaign of the governments' will not point out the pitfalls of ownership. Many people will be fooled into buying.

Even worse - the people will be paying for the campaign. The cost of the campaign is to be added onto the cost of the houses!



the government passed the act to stop the people expanding their factories in the big cities. They tried to make them expand their business in the home areas instead

it was decided to build a new town since the old town was too small. The new town was built on a hillside and it was very beautiful. The houses were built with brick and had a garden in front of them. The people who lived in the new town were very happy and they had a better life than they had in the old town.



**IT IS OUR DUTY TO TELL OUR PEOPLE OF THE DANGERS OF THIS NEW HOUSING DEAL**

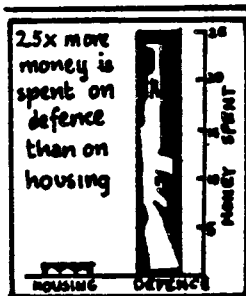
# GOVT. WILL BUILD LESS HOUSES

## FACTSHEET 7

EDUCATION & TRAINING  
CAHAC SUB-COMMITTEE

Under the present housing policy the government builds houses for everyone earning under R650 a month.

Even so there were NOT NEARLY ENOUGH HOUSES for everyone.

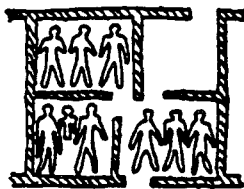


### WHAT SOUTH AFRICA SPENDS ON HOUSING.

|           |                    |
|-----------|--------------------|
| BOTSWANA  | 6,5% of its budget |
| ENGLAND   | 4,2% of its budget |
| S. AFRICA | 2,2% of its budget |

\* The budget is the total amount of money which the government spends on all things.

What is the outcome of this low spending on housing? Firstly long waiting lists of people who need homes. Secondly, overcrowding by those who have no homes.



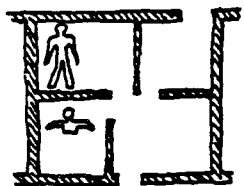
IN VALHALLA PARK THIS TOWNSHIP HOUSE WOULD HAVE 8,1 PEOPLE IN IT ON AVERAGE

### WAITING LISTS IN CAPE TOWN ONLY

|                    |                 |
|--------------------|-----------------|
| City Council       | 32 600 families |
| Divisional Council | 18 600 families |
|                    | <hr/>           |
|                    | 51 200 families |

Many people who are not on the waiting lists also need houses.

The SLUMS ACT says that each person must have 3,22 square meters of floor space in a house.



IF THIS HOUSE WAS IN BISHOPS COURT, IT WOULD HAVE 1,5 PEOPLE IN IT.

Overcrowding is so bad that in VALHALLA PARK each person has an average of 2,65 square meters.

In MANENBERG each person has 2,19 square meters.

UNDER THE NEW HOUSING POLICY THE GOVERNMENT WILL ONLY BUILD HOUSES FOR PEOPLE WHO EARN UNDER R150 A MONTH, AND FOR SOME OLD PEOPLE.

Far fewer houses will be built. The shortage will become much worse. The waiting list will become longer. Overcrowding will increase.

**THE GOVERNMENT IS TRYING TO GET RID OF ITS RESPONSIBILITY TO SUPPLY HOUSING TO ALL WORKING PEOPLE.**

**WE MUST FIGHT THIS PLAN.**





# MASS MEETING

R. C. A. *Bev's 49"*

COME TO A MEETING WITH US ON SUNDAY

BOYCOTT RATANDA HALL

LET US UNITE AGAINST THE COMMUNITY COUNCILS  
AND FIGHT FOR RENTS, ELECTRICITY  
WE CAN AFFORD AND BETTER HOUSES.

ORGANISE OR BE HOMELESS!

RATANDA CIVIC ASSOCIATION UNITES!

VENUE: ROMAN CATHOLIC CHURCH

DATE: 17 MARCH 1985

TIME: - 2.00 pm

Issued by RCA

**Y10**

Rev "Y10" 0

**A BRIEF HISTORY**  
**OF THE**  
**DURBAN HOUSING ACTION COMMITTEE**  
**(DHAC)**  
**and the**  
**JOINT RENT ACTION COMMITTEE**  
**(JORAC)**

***HOUSING FOR ALL ...***

***AT RENTS WE CAN AFFORD***

A BRIEF HISTORY  
of the  
DURBAN HOUSING ACTION COMMITTEE  
(DHAC)

1. Introduction
2. Formation of the Durban Housing Action Committee (DHAC) - 1980
3. The Rent Campaign 1980 - 1981
4. Other Issues:
  - 4.1 Rates
  - 4.2 Removals
  - 4.3 Sale of sub-economic houses
5. Current Issues

1. INTRODUCTION

All human beings require certain basic things in order to live. These are : food to eat; housing for shelter; and clothes for comfort. If any of these essentials is not available, life becomes intolerable and survival critical. That, unfortunately, is the reality of the majority in our country. Being poor means having less to eat, little to wear and places to live which are inadequate, unhealthy and uncomfortable. This despite the fact that they provide the labour which contributes directly to the wealth of the country. It therefore becomes necessary for people to struggle for a share in what is rightfully theirs.

This is a struggle for a society in which there will be equality for all; where everyone will have work, where the basic necessities of life will be adequately provided, where housing will be healthy comfortable and within the means of all, and where discrimination in every form will be totally eliminated.

The immediate task facing all democratic persons and organisations is the building of unity among all the people of South Africa.

It is only as a united community that we can rise to the immense challenges facing us and engage in struggle with determination and sacrifice. It is from the experiences forged through years of struggle against injustice, oppression and exploitation that the new society will be born.

But the march towards freedom is not without its pitfalls. There are those, both within and outside our communities, who actively strive to impede our progress to eliminating problems of ill-health, unemployment, starvation and misery. They create division within our ranks, suspicion and disillusionment in our communities.

Any movement which galvanises communities into collective action; which articulates and faithfully represents the demands and interests of our voiceless communities responds admirably to the historic task facing us.

The Durban Housing Action Committee is intended to be such an organisation.

## 2. FORMATION OF THE DURBAN HOUSING ACTION COMMITTEE

The late 1970's saw the re-emergence of community struggles around high rents, high transport costs, housing problems and bad living conditions. In many of the areas civic organisations were formed to take up these struggles. Many areas also saw the resurgence of activity by community organisations that had been in existence for some time. The most significant feature of these organisations was that they were rooted in the communities that they represented and worked as a whole with their communities.

By 1980, many of these organisations and communities had been through many campaigns and had fought many struggles. But, in the context of Durban, they were all organisations in different parts of Durban waging independent struggles. With the announcement of rent increases in January 1980 by the Durban City Council for all townships it controlled - the time had come, for all these organisations to come together and take united action against a common problem.

It was the Natal Indian Congress (NIC) that took the initiative to bring the various communities together. On the 29th of March 1980 the NIC convened a meeting to discuss the rental increases, rates and housing problems. This resulted in the formation of the Durban Housing Action Committee - made up of over twenty organisation from seven different parts of Durban. The meeting elected Mr D.K. Singh as the Chairman and Mr Virgil Bonhomme and Mr Pravin Gordhan as joint secretaries.

The areas represented on DHAC include : Chatsworth, Newlands East Phoenix, Merebank, Cato manor, Asherville and Sydenham Heights.

## 3. THE RENT CAMPAIGN 1980-1981

The issue that warranted DHAC's immediate attention, once it was formed, was the proposed rental increases in Durban's municipal housing schemes. Although the struggle against high rentals reached their most intense phase in 1980, the Phoenix, Newlands east and Sydenham Heights communities had been protest

against high rentals from the very inception of these housing schemes. The responses if any from the Community Development and the Durban City Council to these protests were always meaningless and indicated their non-co-operation and uncaring attitude to problems faced by the Black communities.

### 15% Increase

This attitude of the authorities led them to decide in January 1980 that the City Council was not prepared to pay for the losses incurred in running the housing schemes, from the rates fund. "To recover these losses of about R1.4 million, the rents must go up." "The tenants must pay." "The ratepayer is not prepared to subsidise the tenant." This decision affected all tenants Black and White and in the Black communities this initiated the first stage of linking up of communities, which was going to result in shattering the arrogance and confidence of the authorities.

### Communities respond

DHAC strength is and has always been the support it receives from the communities and it is with this backing that the increases were rejected. City Council had to recognise DHAC as the representative of the people - and was also forced to postpone the increases. ✓

### Government changes policy

In response to country-wide resistance to high rentals the Department of Community Development formulated a new rent structure This was to be implemented from the 1st October and the Durban City Council chose this time to re-introduce their increases.

### October Boycotts

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Instead the Council began to intimidate residents by cutting off electricity of a few tenants. Recognising the hardships that would be caused to residents if more of them had their electricity cut off, organisations decided to call off the boycott.

To show the extent of support for DHAC, the demands made by the residents, the rejection of the Council and the LAC's, the people of Newlands East, Phoenix and Sydenham Heights switched their lights off at 8p.m. on 10th April 1981, for two hours. "Candle light Night" was a massive success over 95 of all tenants had switched their lights off.

Conclusion

There is no doubt in the minds of most persons associated with the rent struggle that substantial gains have been made since

a few shortcomings. Some of these were:

- \*staying of the 15% increase from May to September
- \*the recognition of DHAC as the representative organisation of all the affected communities.

And perhaps the most important victory, was the triumph over the feeling among people that they were powerless, uncreative and unable to bring about any change in their living conditions.

The fundamental change, required to bring really substantial relief to tenants will require greater unity of all people, affected or unaffected, and more effective means of forcing the authorities to recognise the problem and provide the relief required.

4. OTHER ISSUES

4.1 Rates

The issue of high and discriminatory rates has plagued Black communities throughout Natal for many years. During the 1970's several organisations in various parts of Natal tackled this problem but none of them have met with much success.

This led to DHAC calling a conference of Residents and Ratepayers Associations in Natal on the 9th November 1980. Papers which critically examined the Rating system were presented. The Natal Rates Working Committee was launched to unite the efforts of all communities struggling against the unjust rating system.

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One of DHAC's affiliates is the Cato Manor Residents Association. Since it was formed in 1979, the CMRA has been struggling together with the people of Cato Manor, to fulfil the demand of being

allowed to remain in the area, and for the provision of "housing for all" in the area. DHAC has been integrally linked with the struggle waged by the people of Cato Manor and has convened various workshops and conferences on the issue to get broad support for the struggle of the people of Cato Manor.

The area of St.Wendolins, just outside Pinetown was also threatened with removal. The people resisted this threat of removal and embarked on a campaign. The Durban Housing Action Committee gave its full support to this campaign and convened a workshop to highlight the issue and to get broader community support for the people of St.Wendolins.

At the workshops mentioned above, DHAC has highlighted the problem of removal that exists all over South Africa.

#### 4.3 Sale of sub-economic houses

In recent years, both the government and various City Councils have been offering sub-economic dwellings for sale to tenants. In most if not all cases, the selling price of the dwellings are very much higher than the original costs, often many times more than the original costs.

~~Several communities in Durban, eg. Chatsworth and Springfield,~~ have been struggling to reduce selling prices. In response to struggles nationally, the government changed the structure of the interest rates to be charged, as from July 1980.

Would it be in the interest of tenants to buy or rent their homes? What would the added problems of maintenance mean? These were some of the problematics that were raised on the sale of sub-economic homes issue. The Durban Housing Action Committee convened a workshop of community organisations on 19 July 1981. Useful discussions were held on the implications of the sale of public housing.

#### 5. CURRENT ISSUES

As stated earlier, the strength of the Durban Hou. Committee is in the strength of all its affiliates. affiliates in the various areas are continuing a process building their organisations and waging struggles over issues in the communities.

Other issues that DHAC and its affiliates are addressing themselves to, are:

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A BRIEF HISTORY  
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JOINT RENT ACTION COMMITTEE  
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2. Rent Increases for May 1983
3. Failure of community councils to respond to the rent increases
4. Background to the communities
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1. INTRODUCTION

~~The struggle for low rents in townships~~ under PNAB is a struggle for survival for the majority of residents and hostel inmates in these areas.

Should the rents go up many will have little left from their low wages many earn for their families and dependants. Unemployment, low wages, retrenchment and short time made worse by the ever increasing price of basic foodstuffs, education and clothing have left many people desperate.

Another source of tension is the shortage of houses which is responsible for many inconveniences. The situation is made worse by the neglect of houses that are there and the insensitive demolition of the people's alternative housing such as shacks.

2. RENT INCREASES FOR MAY 1983

It is in this atmosphere that the authorities, without proper consultation, sought to increase rentals by between 25 and 72 percent.

Some areas affected by the rent increases, such as Lamontville, Klaarwater and Chesterville, had just been hit by a bus fare increase. When, through a concerted effort expressed by the Joint Commuters Committee, the residents could not stop the bus fare increases, many chose to walk rather than pay.

However the rent increases presented a different story. Residents saw themselves evicted from their homes for failing to pay increases rents. Others saw their already diminished standard of living being worsened. Many also saw the increases as a trick to drive them out of towns and thus losing their urban rights.

### 3. FAILURE OF THE COMMUNITY COUNCILS TO RESPOND TO THE RENT INCREASES

In the eyes of the residents the Community Councils and advisory Boards had failed them at a critical time. Some councillors and Board Members had hardly called meetings to hear people's views. These Councillors who tried anything were simply brushed aside and told that the issue is nonnegotiable. In fact in a letter to a daily newspaper, the PNAB Chief Director said Councillors and Advisory Board members had accepted the rent increases because they understood the PNAB's bankruptcy.

### 4. BACKGROUND TO COMMUNITIES

#### 4.1. KLAARWATER.

In Klaarwater the people had already formed a Residents Association controlled by the residents themselves. It is this body which took up the rents issue and had already sent two petitions and several protest letters to Dr. Piet Koornhoff and to PNAB. Klaarwater Residents Association (KLARA) was also investigating the possibility of legal action against PNAB.

#### 4.2. HAMBANATI

Hambanati Residents Association, also independent, had already written several protest letters to Koornhoff and PNAB. The women's wing of the Association had also marched to the Township Office demanding the expulsion of a clerk whom they accused of improper conduct. Several meetings had also been held to discuss the rent issue and people resolved not to pay the increases.

#### 4.3. LAMONTVILLE

In Lamontville Residents also realising the ineffectiveness of Community Councillors elected a Rent Action Committee. The Residents also felt they were not going to pay the increases. The Lamontville Rent Action Committee, working with Matlaba a youth organisation launched a petition seeking Koornhoffs intervention and stopping of increases.

#### 4.4. SHAKAVILLE

Shakaville has the most desperate residents in all the PNAB areas. Stanger has the fewest job opportunities and the jobs that residents have are the lowest paying. The conditions of maintenance in the area are the worst. People still use the bucket system. There are few communal taps in the streets for residents. There's no crèche. Some houses are threatening to fall apart. Residents there are not yet organised into an independent structure. They are still represented by an Advisory Board. During UKUSA's visit there people simply said "asinalutho".

#### 4.5. HOSTELS

Also around the hostels especially Glebelands residents were refused permission to hold meetings. But they rallied around and collected money for the legal action they had decided upon. They also elected an independent committee

### 5. FORMATION OF THE JOINT RENT ACTION COMMITTEE

Following rent protest meetings held in Lamontville and in Hambanati, the Lamontville Rent Action Committee met with the Hambanati Residents Association on the 8 April 1983 at the Ecumenical Centre Trust where the Joint Rent Action Committee was launched.

The formation of JORAC followed a realisation by these bodies that joint action would be the best way to struggle against the tariff increases intended for May 1.

But equally important those present felt that on their own they would still not be strong enough. It was felt that other areas also affected by the increases should be invited to the next JORAC meeting. What brought these areas together, some more organised than others, was their common dissatisfaction not only with the PNAB but also with the Community Councils and Advisory Boards which completely failed to represent residents.

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In practice JORAC came into being as a result of the communities loss of confidence, however little it was, with the statutory bodies which PNAB bullied around. Restrictions placed on these bodies (CC'S and A B) makes them extremely ineffective.

It thus became JORAC's responsibility to represent the more than 80 000 residents as best as it possibly could.

#### THE RENT CAMPAIGN

##### 6.1. THE INCONSIDERATE PNAB

PNAB was adamant that there was going to be no discussion as to whether rents go up or not. PNAB was saying that it was the job of Community Councillors and Advisory Board members to persuade people to pay increases in rentals because, according to PNAB, the Community Councillors and Advisory Board members were covering the Townships.

##### 6.2. THE CAMPAIGN

Because of the urgency of the situation, JORAC's immediate task was to seek Koornhoff's intervention. A memorandum summing up people's main grievances and demands was posted to the Minister of Co-Operation and Development. Copies of this memo plus protest letters were sent to PNAB as well.

In order to enlist support for the campaign JORAC also sent copies of the memorandum plus letters asking for support to organisations such as DHAC, Diakonia, Black Sash and others. Other such memorandums and letters were sent to eight opposition party MP's asking them to raise it in Parliament, which they did.

The community's big turnout at meetings called by JORAC showed clearly who they supported. JORAC also took a decision to take the matter to court.

##### 6.3. THE KILLING OF MSISI DUBE

It was after this decision was taken later that night, after the meeting, that one of the founder members of JORAC from Lamontville, Msisi H. Dube, was assassinated.

This killing affected the campaign dramatically. Dube was one of the most outspoken opponents of the increases and consistent critic of the PNAB and community councillors although he was a Councillor himself. His killing was considered by residents as an attempt to thwart their opposition to the increases. The immediate reaction of the Lamontville Community after the killing was to burn down a D.T.M.B bus, all the Beer Halls including the Bottle Store. The Township Office itself became a target of repeated stoning

The chairperson of the Ningizimu Community Council was particularly the subject of a sustained stoning and burning attack. He finally left the township. His ward committee members who allegedly helped him to keep angry attackers at bay with bullets also had their houses burned down. They too finally left the township. In Chesterville as well as in Klaarwater the Township Offices and bottle stores were stoned and set alight.

##### 6.4. POLICE ACTION

Police went into the areas and particularly in Lamontville where they used teargas and rubber bullets among other things in an attempt to protect those who were being attacked because of their suspected involvement in the chairpersons protection and in the Dube killing.

One Bekani Manganyela was killed during the attack on the Chairperson's house allegedly shot by the police in Chesterville while outside his home. Police denied they shot him. The funerals were some of the biggest of their kind in Durban. People carried banners reading "forward JORAC and J.C.C.", "Koornhoff stop the increases".

6.5. JORAC MEETS KOORNHOFF

These developments plus the pressure of support enlisted by JORAC for the campaign finally brought Koornhoff to Durban to discuss the matter with JORAC.

The meeting ended with Koornhoff only agreeing to suspend the rent increases until August 1. Koornhoff and PNAB also agreed to make money immediately available for maintenance. The police who were present at the meeting, also promised to bring Dube's killers to book as soon as possible. JORAC also undertook to encourage people to attend meetings called by PNAB.

6.6. COMMUNITY'S RESPONSE TO POSTPONEMENT OF INCREASES

But following a number of report back meetings in the areas affected residents unanimously rejected increases. The residents demanded the scrapping of increases. The money for maintenance was described as hopelessly inadequate.

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Even at a few meetings that have been held and addressed by PNAB Officials, the response has been the same - "Asinamali" and also that "we don't see what we would be paying for".

6.7. NO RESPONSE FROM PNAB AND UC&D

PNAB and the Dept. of Co-Operation and Development has however, not responded to the community's call to scrap increases.

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**A BRIEF HISTORY**  
**OF THE**  
**DURBAN HOUSING ACTION COMMITTEE**  
**(DHAC)**  
**and the**  
**JOINT RENT ACTION COMMITTEE**  
**(JORAC)**

***HOUSING FOR ALL ...***

***AT RENTS WE CAN AFFORD***

A BRIEF HISTORY

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(DHAC)

1. Introduction
2. Formation of the Durban Housing Action Committee (DHAC) - 1980
3. The Rent Campaign 1980 - 1981
4. Other Issues:
  - 4.1 Rates
  - 4.2 Removals
  - ~~4.3 Sale of sub-economic houses~~
5. Current Issues

1. INTRODUCTION

All human beings require certain basic things in order to live. These are : food to eat; housing for shelter; and clothes for comfort. If any of these essentials is not available, life becomes intolerable and survival critical. That, unfortunately, is the reality of the majority in our country. Being poor means having less to eat, little to wear and places to live which are inadequate, unhealthy and uncomfortable. This despite the fact that they provide the labour which contributes directly to the wealth of the country. It therefore becomes necessary for people to struggle for a share in what is rightfully theirs.

This is a struggle for a society in which there will be equality for all; where everyone will have work; where the basic necessities of life will be adequately provided; where housing will be healthy comfortable and within the means of all; and where discrimination in every form will be totally eliminated.

The immediate task facing all democratic persons and organisations is the building of unity among all the people of South Africa. It is only as a united community that we can rise to the immense challenges facing us and engage in struggle with determination and sacrifice. ~~It is from the experiences forged through years~~ of struggle against injustice, oppression and exploitation that the new society will be born.

But the march towards freedom is not without its pitfalls. There are those, both within and outside our communities, who actively strive to impede our progress to eliminating problems of ill-health, unemployment, starvation and misery. They create division within our ranks suspicion and disillusionment in our communities.

Any movement which galvanises communities into collective action; which articulates and faithfully represents the demands and interests of our voteless communities responds admirably to the historic task facing us.

The Durban Housing Action Committee is intended to be such an organisation.

## 2. FORMATION OF THE DURBAN HOUSING ACTION COMMITTEE

The late 1970's saw the re-emergence of community struggles, around high rents, high transport costs, housing problems and bad living conditions. In many of the areas civic organisations were formed to take up these struggles. Many areas also saw the resurgence of activity by community organisations that had been in existence for some time. The most significant feature of these organisations was that they were rooted in the communities that they represented and worked as a whole with their communities.

By 1980, many of these organisations and communities had been through many campaigns and had fought many struggles. But, in the context of Durban, they were all organisations in different parts of Durban waging independent struggles. With the announcement of rent increases in January 1980 by the Durban City Council for all townships it controlled the time had come, for all these organisations to come together and take united action against a common problem.

It was the Natal Indian Congress (NIC) that took the initiative to bring the various communities together. On the 29th of March 1980 the NIC convened a meeting to discuss the rental increases, rates and housing problems. This resulted in the formation of the Durban Housing Action Committee - made up of over twenty organisations from seven different parts of Durban. The meeting elected Mr D.K. Singh as the Chairman and Mr Virgil Bunhomme and Mr Pravin Gordhan as joint secretaries.

The areas represented on DHAC include : Chatsworth, Newlands East, Phoenix, Merebank, Cato Manor, Asherville and Sydenham Heights.

## 3. THE RENT CAMPAIGN 1980-1981

The issue that warranted DHAC's immediate attention, once it was formed, was the proposed rental increases in Durban's municipal housing schemes. Although the struggle against high rentals reached their most intense phase in 1980 the Phoenix, Newlands East and Sydenham Heights communities had been protest

against high rentals from the very inception of these housing schemes. The responses if any from the Community Development and the Durban City Council to these protests were always meaningless and indicated their non-co-operation and uncaring attitude to problems faced by the Black communities.

### 15% Increase

This attitude of the authorities led them to decide in January 1980 that the City Council was not prepared to pay for the losses incurred in running the housing schemes, from the rates fund. "To recover these losses of about R1,4 million, the rents must go up." "The tenants must pay." "The ratepayer is not prepared to subsidise the tenant." This decision affected all tenants Black and White and in the Black communities this initiated the first stage of linking up of communities, which was going to result in shattering the arrogance and confidence of the authorities.

### Communities respond

DHAC strength is and has always been the support it receives from the communities and it is with this backing that the increases were rejected. City Council had to recognise DHAC as the representatives of the people - and was also forced to postpone the increases.

### Government changes policy

In response to country-wide resistance to high rentals the Department of Community Development formulated a new rent structure. This was to be implemented from the 1st October and the Durban City Council chose this time to re-introduce their increases.

### October Boycotts

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2. RENT INCREASES FOR MAY 1983

It is in this atmosphere that the authorities, without proper consultation, sought to increase rentals by between 25 and 72 percent.

Some areas affected by the rent increases, such as Lamontville, Klaarwater and Chesterville, had just been hit by a bus fare increase. When, through a concerted effort expressed by the Joint Commuters Committee, the residents could not stop the bus fare increases, many chose to walk rather than pay.

However the rent increases presented a different story. Residents saw themselves evicted from their homes for failing to pay increases rents. Others saw their already diminished standard of living being worsened. Many also saw the increases as a trick to drive them out of towns and thus losing their urban rights.

3. FAILURE OF THE COMMUNITY COUNCILS TO RESPOND TO THE RENT INCREASES

In the eyes of the residents the Community Councils and advisory Boards had failed them at a critical time. Some councillors and Board Members had hardly called meetings to hear people's views. These Councillors who tried anything were simply brushed aside and told that the issue is nonnegotiable. In fact in a letter to a daily newspaper, the PNAB Chief Director said Councillors and Advisory Board members had accepted the rent increases because they understood the PNAB's bankruptcy.

4. BACKGROUND TO COMMUNITIES

4.1. KLAARWATER.

In Klaraarwater the people had already formed a Residents Association controlled by the residents themselves. It is this body which took up the rents issue and had already sent two petitions and several protest letters to Dr. Piet Koornhoff and to PNAB. Klaraarwater Residents Association (KLARA) was also investigating the possibility of legal action against PNAB.

4.2. HAMBANATI

Hambanati Residents Association, also independent, had already written several protest letters to Koornhoff and PNAB. The women's wing of the Association had also marched to the Township Office demanding the expulsion of a clerk, whom they accused of improper conduct. Several meetings had also been held to discuss the rent issue and people resolved not to pay the increases.

4.3. LAMONTVILLE

In Lamontville Residents also realising the ineffectiveness of Community Councillors elected a Rent Action Committee. The Residents also felt they were not going to pay the increases. The Lamontville Rent Action Committee, working with Malayo - a youth organisation - launched a petition seeking Koornhoffs intervention and stopping of increases.

4.4. SHAKAVILLE

Shakaville has the most desperate residents in all the PNAB areas. Stanger has the fewest job opportunities and the jobs that residents have are the lowest paying. The conditions of maintenance in the area are the worst. People still use the bucket system. There are few communal taps in the streets for residents. There's no crèche. Some houses are threatening to fall apart. Residents there are not yet organised into an independent structure. They are still represented by an Advisory Board. During UKUSA's visit there people simply said "asinalutho".

4.5. HOSTELS

Also around the hostels especially Glebelands residents were refused permission to hold meetings. But they rallied around and collected money for the legal action they had decided upon. They also elected an independent committee

5. FORMATION OF THE JOINT RENT ACTION COMMITTEE

Following rent protest meetings held in Lamontville and in Hambanati, the Lamontville Rent Action Committee met with the Hambanati Residents Association on the 8 April 1983 at the Ecumenical Centre Trust where the Joint Rent Action Committee was launched.

The formation of JORAC followed a realisation by these bodies that joint action would be the best way to struggle against the tariff increases intended for May 1.

But equally important those present felt that on their own they would still not be strong enough. It was felt that other areas also affected by the increases should be invited to the next JORAC meeting. What brought these areas together, some more organised than others, was their common dissatisfaction not only with the PNAB but also with the Community Councils and Advisory Boards which completely failed to represent residents.

In practice JORAC came into being as a result of the communities loss of confidence, however little it was, with the statutory bodies which PNAB bullied around. Restrictions placed on these bodies (CC'S and A B) makes them extremely ineffective.

It thus became JORAC's responsibility to represent the more than 80 000 residents as best as it possibly could.

#### THE RENT CAMPAIGN

##### 6.1. THE INCONSIDERATE PNAB

PNAB was adamant that there was going to be no discussion as to whether rents go up or not. PNAB was saying that it was the job of Community Councillors and Advisory Board members to persuade people to pay increases in rentals because, according to PNAB, the Community Councillors and Advisory Board members were covering the Townships.

##### 6.2. THE CAMPAIGN

Because of the urgency of the situation, JORAC's immediate task was to seek Koornhoff's intervention. A memorandum summing up people's main grievances and demands was posted to the Minister of Co-Operation and Development. Copies of this memo plus protest letters were sent to PNAB as well.

In order to enlist support for the campaign JORAC also sent copies of the memorandum plus letters asking for support to organisations such as DHAC, Diakonia, Black Sash and others. Other such memorandums and letters were sent to eight opposition party MP's asking them to raise it in Parliament, which they did.

The community's big turnout at meetings called by JORAC showed clearly who they supported. JORAC also took a decision to take the matter to court.

##### 6.3. THE KILLING OF MSISI DUBE

It was after this decision was taken later that night, after the meeting, that one of the founder members of JORAC from Lamontville, Msisi H. Dube, was assassinated.

This killing affected the campaign dramatically. Dube was one of the most outspoken opponents of the increases and consistent critic of the PNAB and community councillors although he was a Councillor himself. His killing was considered by residents as an attempt to thwart their opposition to the increases. The immediate reaction of the Lamontville Community after the killing was to burn down a D.T.M.B. bus, all the Beer Halls including the Bottle Store. The Township Office itself became a target of repeated stoning.

The chairperson of the Ningizimu Community Council was particularly the subject of a sustained stoning and burning attack. He finally left the Township. His ward committee members who allegedly helped him to keep angry attackers at bay with bullets also had their houses burned down. They too finally left the township. In Chesterville as well as in Klaarwater the Township Offices and bottle stores were stoned and set alight.

##### 6.4. POLICE ACTION

Police went into the areas and particularly in Lamontville where they used teargas and rubber bullets among other things in an attempt to protect those who were being attacked because of their suspected involvement in the chairpersons protection and in the Dube killing.

One Bekani Manganyela was killed during the attack on the Chairperson's house allegedly shot by the police in Chesterville while outside his home. Police denied they shot him. The funerals were some of the biggest of their kind in Durban. People carried banners reading "Forward JORAC and J.C.C.", "Koornhoff stop the increases".

6.5. JORAC MEETS KOORNHOFF

These developments plus the pressure of support enlisted by JORAC for the campaign finally brought Koornhoff to Durban to discuss the matter with JORAC.

The meeting ended with Koornhoff only agreeing to suspend the rent increases until August 1. Koornhoff and PNAB also agreed to make money immediately available for maintenance. The police who were present at the meeting, also promised to bring Dube's killers to book as soon as possible. JORAC also undertook to encourage people to attend meetings called by PNAB.

6.6. COMMUNITY'S RESPONSE TO POSTPONEMENT OF INCREASES

But following a number of report back meetings in the areas affected residents unanimously rejected increases. The residents demanded the scrapping of increases. The money for maintenance was described as hopelessly inadequate.

Even at a few meetings that have been held and addressed by PNAB Officials, the response has been the same - "Asinamali" and also that "we don't see what we would be paying for".

6.7. NO RESPONSE FROM PNAB AND DC&D

PNAB and the Dept. of Co-Operation and Development has however, not responded to the community's call to scrap increases.

**Y11**

# MASS MEETING

R. C. A. *New "Y" 11"*

COME TO A MEETING WITH US ON SUNDAY AND SAY WITH  
ONE VOICE! *R36-00*

NO TO HIGH RENTS!

NO TO HIGH TRANSPORT FARES!

YES TO THE DEMANDS OF THE COMMUNITY!

Guest speaker: Mr. Pat Lephunya (UDF)

ORGANISE OR BE HOMELESS!

RATANDA CIVIC ASSOCIATION UNITES!

VENUE: ANGLICAN CHURCH

DATE: SUNDAY, 3 FEBRUARY, 1985

TIME: 2.00 pm

Issued by RCA



2. 2. 85

Taxi's fares.

There no fares raised  
until welfare Commission  
is abolished.

Suspended until the  
outcome of Sabta. co. etc.

~~is~~  
Delivery up to - 1.00.

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function of Hospital.

Mandla. he is problem.

  
Sabta