

Saturday

Big Rock Admin - for sheets ~~4~~ + covers  
\$145. per bed K. fr.

bed frame + admin<sup>n</sup>.  
basket, water + ladder  
Catering prices from prop  
20<sup>+</sup> per bed  
per day.

Cottage. £70. per bed. + do

Much prefer the longer unit  
spring too close together.

8.7  
1.7

Welkom Mine Village

More Tender (Lover) Nov 1951

On Plan 41085/90.

6" blocks

2 Semi-detached houses

Foundation, ground floor  
doors, windows, iron roof  
(cast iron roof 13 mm)

630

sewerage pitting, brackin

ipes, stove, cylinder

for hot water pipes

to sink, cesspool "

Electric light

168

42

840

420

1

p. home

Mr. Dr. D. Rheinelt Jones

*W. H. Jones*

ROUTINE VISIT TO GOLD MINES, NOVEMBER 1949.

MONDAY, 31/10/49      A.M.      Brakpan Mines      Mr. Harper  
                                         P.M.      S.A. Lands      Mr. Rushton

WEDNESDAY, 2/11/49      A.M.      East Dagga      Mr. Nosworthy  
                                         P.M.      Daggafontein      Mr. Lamb

THURSDAY, 3/11/49      Springs Mines      Mr. Ludwig

WEDNESDAY, 9/11/49 \*      Western Reefs      Mr. Forrest

\* This visit subsequently postponed and arranged  
for ~~Wednesday~~ <sup>THURSDAY</sup> <sup>15<sup>th</sup></sup> December 1949.

THURSDAY 1/12/49 &  
FRIDAY 2/12/49.

WELKOM

To be put in a tickle were  
marked General in this file

111. Boom St.  
Pretoria.

J. D. Rheiniatt Jones Esq.  
P.O. Box 4587.  
Johannesburg.

Your letter of the 22nd inst: Nature Housing.

Dear Mr. Jones,  
the answer to your questionnaire is  
as follows:-

- (1)  $13\frac{s}{9}^d$  per sq ft. (European journeymen employed throughout).
- (2) First Grade Kirkness Brick walls, ash-concrete floors, steel windows, wood & iron roof. Each house contains shower & sewered lav (W.C.) in same compartment inside house & in few cases a plunge (concrete) bath as well. Each house has washing area & water laid on to each house & electric light in each room, - including plug for electric iron, radio or kettle. (heaters - barred) where an extra  $2\frac{1}{6}$  per month is paid therefor. Diamond mesh fencing to each separate stand.
- (3)
  - (a)  $18/-$  p.m. inclusive all services ~~and~~ (including medical services)
  - (b)  $23\frac{1}{6}$  p.m. (semis) &  $25\frac{s}{-}$  (singles) ~~plus~~ including all services.
  - (c)  $28/-$  p.m.
  - (d) 4 rooms & kitchen  $32\frac{1}{6}$  per month.  
to  $37\frac{1}{6}$  per month.

N.B. ~~of~~ Houses erected (all 3 rooms) since Dec/45 are let @ these charges plus  $8/-$  p.m. <sup>per house.</sup>

N.B. Average loss on above scheme (Atteridgeville) is  $\pounds 15$  per house per annum - most of which is lost on services.

(4) Yes - several years ago, but up to now it has hesitated to proceed with the scheme. I believe my council will decide to proceed with this scheme in 1951.

Yes, the municipality ~~would~~ will supply the material at cost for cash or under H.P. at 3½% to 5% interest, if required. ~~Stock plans~~ <sup>etc</sup> will also be supplied and the building operations of the Native Builders suitably supervised. This is the old A.F.S. Scheme of the late J.R. Cooper & myself about which General you are fully informed.

### General.

The best ~~fastest~~ & cheapest <sup>Bantu</sup> ~~flats~~ built houses in the Transvaal are being erected at Ermelo at 8/6<sup>d</sup> per sq ft floor space. The houses are of <sup>good</sup> second grade red brick, wooden window frames, <sup>lime cement plaster & mortar</sup> wood & iron roofs, barbed wire fencing, bucket laws to each house, communal water supply, no electric light (except when applicant can pay through meter), monthly quitrent tenure (no long lease), no bathrooms, but Municipality has erected a very fine public hall & will doubtless provide communal bathrooms etc. For rental (ground rents) & charges for services (all of them communal) please phone my young friend Mr. Wessel Breytenbach, of Manager Municipal Non-European Affairs Dept, Ermelo. Zul. These charges are very low in any case. So far, Breytenbach told me, no Bantu have asked to pay for the material in instalments. They have all paid cash for it at cost price from the Municipality. In this field, Ermelo leads the Transvaal.

Sorry, I can't get these jottings typed. Best wishes to yourself & Mrs. Jones for a happy & prosperous New Year. I'll be seeing you in Capetown. Kind regards,  
Yours sincerely,  
John Brench.

Loans. (M<sup>d</sup> Clerk N.H.C. 26.5.47.)

Ex soldier £2500 maximum - 90% of cost of house - 3½%  
30 years redemption

Civilian

£2000 maximum - 85% of cost of house - 4% - -

To qualify applicant must be resident 2 years in the  
country. Building need not necessarily be within jurisdiction  
of local authority referees, then commission might advance loan.

Public & Utility Companies. (M<sup>d</sup> Clerk N.H.C. 26.5.47)

No set up yet for such loans. Man's application  
was refused. Pamphlet to come out shortly & will be  
sent to us. Possibility of Municipal loan.

Utility company would be charged 3% at 40 years  
redemption. Application to come from Utility company  
with general support of interested parties (as trustees?).  
Assurance should be given in application that outside  
rates should be allowed in the Township.

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