

REPORT ON HOUSING

FOR

- (A) BANYU GROUPS.
- (B) OOLGUEED GROUPS.

CITY COUNCIL OF JOHANNESBURG.

HOUSING DIVISION.

(A) BANTU HOUSING.

Shortly after the turn of the Century, the City Council of Johannesburg laid out its first Bantu Township. In the ensuing years, four more townships were established and, at the outbreak of War in 1939, the Housing of Bantu in these five townships presented no great problem. The City's Bantu population at that time was relatively small - somewhat over 230,000 - and in general the provision of houses had kept pace with demands.

World War ll brought profound changes and left the Council with a legacy of slums and a critical absence of accommodation for the City's Bantu inhabitants. Whilst thousands of Bantu streamed to the City to seek employment in its expanding industries, the lack of artisans and capital almost stopped the building of houses for these people. Whilst Johannesburg's Bantu population increased by 156,800 from 1939 to 1946 to reach a total of 387,000, only 1,000 houses were built owing to the result of the War and consequent shortage of labour and materials. Between 1947 and 1951, when the population reached some 465,000, another 5,233 houses were built. However, the loss borne by the Council and the Government had nearly reached R600,000 a year and by 1952 the building programme had virtually ground to a standstill. This was so despite the estimated 50,000 families and thousands of single males requiring accommodation.

In order to overcome the serious shortage of Building Artisans and to enable Bantu to be trained for work in their own areas, the Native Building Workers Act was passed in 1951.

In addition, further funds were provided by the Native Services Levy Act which collected from employers 30 cents (3/-) per week for each Bantu not housed by his employer. This fund was earmarked for the provision of services, such as water, sewerage, light, roads and transport in Bantu Areas.

These two Acts dramatically changed the housing outlook. As a direct result of the Native Building Workers Act a pool of skilled workers was created, resulting in reduction of building costs which previously stood at R1-275 (12/3d.) plummeting to 64 cents (6/5d.), whilst the Levy Act provided the much needed finance for services.

:- During

During the ensuing 14 years up to 1966, a total of R24 million was spent on Bantu Housing, giving accommodation to over 60,000 families. There is still, however, a backlog of 18,000 houses plus an annual increase of 3,000, which represents the ^{birth} final rate.

During this period, costs have risen 30% due to increases in material and transport, whilst Bantu wages increased by 25% which now stand as follows:-

Labourers	19	cents	per	hour	or	R	8-55	for	a	45-	hour	week.
Artisans	32	"	"	"	"	R	14-40	"	"	"	"	"
More Competent Artisans	40	"	"	"	"	R	18-00	"	"	"	"	"
Assistant Fore- men ..	43	"	"	"	"	R	19-35	"	"	"	"	"
Foremen	51	"	"	"	"	R	22-95	"	"	"	"	"

In addition, Bantu are entitled to sick leave, annual leave and qualify after ten years' service for a gratuity.

(B) COLOURED HOUSING.

The Coloured community within the City of Johannesburg comprises some 24,000 families. The provision of housing, therefore, does not present the same problem when compared to the BANTU.

Based on the income of the Coloured wage earner, three types of Housing are provided, as follows:

- (1) Sub-economic group who can only pay a rental of R5-00 per month.. Unfortunately, this group like all poverty-stricken people have the largest families, and can only be housed economically in a type 51/6 house costing R500-00 which is identical to the BANTU house.
- (2) Economic group who can only qualify for Type 51/9 house costing R800-00 with a maximum rental of R14-00 per month.
- (3) Higher income group who can afford to purchase a typical European type house varying from 800 to 1100 sq. feet costing R4000-00 to R5000-00, which includes the purchase of the ground under freehold title.

Summarising the above, the rentals and cost of houses for Coloureds are as follows:

TYPE OF HOUSE.	AREA: Sq. Ft.	COST OF HOUSE.	RENTAL per month.
(1) <u>Sub-Economic Scheme:</u> Letting Scheme: Type 51/6 as for BANTU. (See photo- graph and plan).	511	R500.	R5-25.
(2) <u>Economic Scheme:</u> Letting Scheme: Type 51/9 (See Plan).	579	R800.	R12.
(3) <u>Economic Scheme:</u> Selling Scheme: 30-year loan. Various Types of Houses. (See Photograph and Plan).	800 to 1000	R3500 to R5000	R25-R30. Interest and Redemption.

Development Costs:

As most of the schemes for BANTU and Coloured Houses are in new areas, development costs are high. These, based on 1 morgen (2.11 acres) are as follows:-

	<u>BANTU.</u>	<u>COLOURED.</u>
Roads	R 460.	R 600.
Stormwater	R 900.	R1140.
Water Reticulation.	R 550.	R700.
Sewer	R1500.	R1900.
Electricity	<u>R1050.</u>	<u>R1260.</u>
Total Cost per Morgen (2.11acres)	<u>R4460.</u>	<u>R5600.</u>

Conclusion:

Plans attached indicate the normal types of houses built departmentally as follows:-

Type 51/6	For BANTU (Sub-economic and economic). For COLOURED (Sub-economic).
Type 51/9	For BANTU (Economic). For COLOURED (Economic).
Type P.	For COLOURED. Selling Scheme.

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