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JOHANNESBURG CITIZENS' NATIVE HOUSING COMMITTEE.

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CONSIDERATION OF THE JOINT REPORT
SUBMITTED TO THE SPECIAL HOUSING
COMMITTEE BY THE TOWN CLERK, CITY
TREASURER, MEDICAL OFFICER OF HEALTH
AND THE ACTING MANAGER, NON-EUROPEAN
AFFAIRS DEPARTMENT, RELATING TO THE
VUKUZENZELE SCHEME FOR NATIVE HOUSING.

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Johannesburg,

20th July, 1950.

DRAFT.

JOHANNESBURG CITIZENS' NATIVE HOUSING COMMITTEE.

The Johannesburg Citizens' Native Housing Committee, through its Finance and Technical Sub-Committees, has studied the Joint Report submitted to the Special Housing Committee by various Municipal Departments and desires to make the following general observations :

- (1) No reasonable grounds exist for charging to Capital Expenditure, the cost of land which in no case passes out of the ownership of the Council.
- (2) Since the Scheme is debited with Non-European Affairs Department Salaries on a pro-rata basis it should be credited with profits on Beerhalls on the same basis.
- (3) The proposed stand size (33 x 37½) is considered unattractive for the purposes of home ownership, and would only be acceptable to a rentee whose ultimate intention it was to build for himself on a larger stand in due time.
- (4) It is considered that 4640 stands on 440 acres allows insufficient space for ultimate amenities; if this is a pilot scheme as suggested, it should be a miniature replica of the ultimate larger scheme.
- (5) The principle that the Committee should provide funds for building, or take responsibility for administering any scheme should be rejected; this responsibility must rest with the Council.
- (6) There appears no grounds for limiting Schemes 1 and 3 to a 20 years lease; since the life of the whole scheme is envisaged at 40 years, and the

house/... ..

house is built and paid for by the Native himself.

- (7) One latrine block for each 100 houses, and 1 communal shower and laundry per 1500 houses seen inadequate.
- (8) The principle of drawing Natives from other than the existing Priority List is bad, and will result in a lack of co-operation by the Natives.

The Citizens' Committee desires to comment as follows in regard to the three specific schemes involved in the Vukuzenzele project :

- (9) Since scheme 2 only, is based on housing money at $\frac{3}{4}\%$ over 40 year repayments, any real comparison between the three schemes is impossible.
- (10) Natives will not accept Scheme 3 in face of the following disadvantages:
 - (a) A 20 years tenure,
 - (b) Monthly repayments- including ground rent of from 30/- to 40/- per month, plus probably 2/- maintenance on a house built by himself - in comparison with a rented house of identical size offered under Scheme 2 at 30/- per month without the responsibilities of ownership.
- (11) Scheme 1 envisages catering for Natives who have sufficient capital to build their own houses without financial assistance. Under such circumstances it may be successful, subject to a 40 years tenure; but it will not serve as a pilot for larger schemes, because presumably employers will lend the necessary money to employees without regard to whether or not it is lend on an economic basis/... ..

basis. Probably in most cases in practice, it will represent subsidisation by the employer, and will therefore prove nothing. If a condition of the lease is to be that no owner can be evicted during its term provided he pays his monthly instalments - and regardless of whether or not he is employed - this clause may ensure the popularity of the scheme.

- (12) Since Scheme 2 appears to ensure the failure of Scheme 3, any attempt under Scheme 3 to prove that Natives can build their own homes speedily, efficiently and cheaply - given the necessary finance - is automatically defeated.
- (13) Scheme 3 could be made acceptable (possibly despite the small stands) on the following conditions :
- (1) Under $\frac{3}{4}\%$ loan funds.
 - (2) On a 40 year lease basis.

In the light of these observations and after considerable deliberation, the Citizens' Committee recommends :-

- (a) That the offer of the Council on Scheme 3 be declined.
- (b) That its general observations on Scheme 1 be conveyed to the Council.
- (c) That it be a recommendation to the Council that it allocate the entire area to Scheme 2 with the possible exception of a relatively smaller number of stands allocated to Scheme 1.
- (d) That the attention of the Council be drawn to the fact that the entirely inequitable basis of comparison that has been established between the three schemes precludes the possibility of testing

whether/... ..

whether or not the Native is willing or able to build for himself: it makes home ownership in relation to renting unacceptable; and by committing itself to the principle of renting rather than Home ownership, the Council precludes the possibility of more speedy methods of building.

- (e) That a protest be lodged with the Council against the principle recorded in the Minutes of the Special Housing Committee of 25th May, 1950, reading :

"The Council would not lend any money to enable the Natives to build their own houses".

- (f) That since this decision is directly in conflict with the basic principles upon which this Committee's objects are founded, consideration be given to the steps that must now be taken to have it reversed.

RNH/VLH/AW.

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