

CITY TREASURER

Date 11 MARCH 1974

CONSOLIDATED LOANS FUND Branch

Report on MINING HOUSE LOANS

(a) R6 000 000 - 4⁷/₈% Local Registered Stock 1989 (Loan No. 33)

Issue Price - R100%
 Interest Rate per annum - 4⁷/₈%
 Period - 30 years
 Date of Issue - 31 March 1957
 Payment - In twelve equal quarterly instalments commencing on 31 March 1957.

Number of Houses and Hostels Built

Houses - 14 445
 Hostels - Orlando West (Women) - 1
 Extention to Dube (Men) - 1

Original Subscribers

	<u>Total Subscription</u>	<u>Quarterly Instalment</u>
	R	R
(i) Anglo American Corporation of S.A. Limited	3 000 000	250 000
(ii) Anglo Transvaal Consolidated Investment Co. Ltd.	432 000	36 000
(iii) The Central Mining and Investment Corporation Ltd.	360 000	30 000
(iv) Rand Mines Ltd.	192 000	16 000
(v) General Mining and Finance Corporation Ltd.	432 000	36 000
(vi) Johannesburg Consolidated Investment Co. Ltd.	504 000	42 000
(vii) New Consolidated Gold Fields Ltd.	480 000	40 000
(viii) Union Corporation Ltd.	600 000	50 000
	<u>R6 000 000</u>	<u>R500 000</u>

Conditions laid down by the Hon. the Minister of Native Affairs

- "(1) The loan of £3,000,000 is estimated to allow for the construction of 15,000 houses and the scheme is to be executed over a period of 3 years at the rate of approximately 5,000 houses per annum.
- (2) The loan is to be redeemed over a period of 30 years at an interest rate of 4⁷/₈% per annum to be calculated half-yearly on the 31st December and the 30th June of each year.

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- (3) That 3,000 full houses be built annually for the Moroka and Shantytown Natives and 2,000 full houses per year for the illegally housed natives in the European areas and the surplus, although legal inhabitants, of the 'Locations in the Sky', who may be moved in accordance with the relevant legislation and who are entitled to married accommodation.
- (4) That the Council continues to provide 10,000 serviced sites annually and in addition as many sites as possible on the available pockets of land in the site-and-service areas and the Moroka area as it becomes cleared - estimated at an additional 2,400 to 3,900 sites in all.
- (5) That any sites which the Council succeeds in servicing over and above 10,000 a year be made available for the slum-clearance scheme as a matter of course, together with as many sites from the 10,000 provided annually for the site and services schemes as prove to be necessary to make up the 3,000 sites required annually for three years for the slum clearance scheme. (It is to be understood that the Council will make every endeavour to service any "Pockets" of land as soon as possible after they have been cleared).
- (6) That the 2,000 houses to be built from the loan annually for 3 years for the occupation of illegally housed Natives in European areas and the surplus legal inhabitants of 'Locations in the Sky' (vide clause (3) above) be constructed on the remaining 7,000 to 8,000 serviced sites on an average annually (depending on (5) above).
- (7) That the remaining 5,000 to 6,000 serviced sites on an average annually be occupied on a site-and-service basis by illegal squatters, etc., in the usual manner as heretofore."

Hostel Requirements

The Secretary of Native Affairs in a letter dated 24 December 1956 wrote inter alia:

"The Minister also accepts that resolution No. 1 in your letter of 27th November is intended to indicate that agreement has been reached on how to tackle at the same time the three aspects of bad or wrong accommodation of Natives in the Johannesburg area, viz. that of -

- (1) those licensed to live in the European areas but whose numbers are beyond what is contemplated under the 'Locations in the Sky' legislation;
- (2) those employed in the City but illegally accommodated either as squatters, lodgers, or backyard dwellers or who are otherwise illegally housed; and
- (3) those living in slum conditions in Native urban areas.

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For single Natives from any of these groups resettlement on the hostel basis will be provided from Housing Commission funds, but with the strict understanding that a quota acceptable to the Minister will be set aside in each hostel scheme for those from the firstmentioned group. Married Natives affected under the first group will be housed on the site and services schemes in houses provided either from Housing Commission Loans or by the annual reservation of 2,000 houses from the £3,000,000. Housing Loan scheme. Married Natives under the second group will be accommodated on serviced sites without houses to the extent that they cannot be housed (just as the married Natives from the first group) in houses provided from Housing Commission Loans or the abovementioned reservation. The married Natives from the third group will be housed in the houses provided under the £3,000,000. Housing Loan scheme apart from those set aside for the purposes mentioned above.

In view of agreement having been reached on the essential points as stated in the foregoing paragraphs, and in view of the assurance given by your Council in point 2 of your letter of the 27th November, 1956, I have much pleasure in conveying the Minister's approval to your proceeding with the £3,000,000. loan scheme."

In terms of the foregoing letter hostel requirements arose from the necessity to house single Bantu whose numbers were beyond what was contemplated under the "Locations in the Sky" legislation or who were employed in the city but illegally accommodated elsewhere or those living in slum conditions in Native urban areas.

(b) R750 000 - 6½% Local Registered Stock 1997 (Loan No. 49)

Issue Price	-	R100%
Interest Rate per annum	-	6½%
Period	-	30 years
Date of Issue	-	3 January 1967
Payment	-	In full on application or in one or more instalments not later than 12 noon on 31 March 1967.

Number of Houses and Hostels Built

Houses	-	1 323
Hostels	-	NIL

Original Subscribers

	<u>Amount Subscribed</u>
	R
(i) Rand Mines Ltd.	62 500
(ii) Goldfields of South Africa Ltd.	62 500
(iii) Anglo American Corporation of South Africa Ltd.	375 000
(iv) Ian Thomson Greig and James Ian Wilson (Nominees for Union Corporation Ltd.)	62 500
(v) General Mining and Finance Corporation Ltd.	62 500
(vi) The Anglovaal Pension Fund	62 500
(vii) Johannesburg Consolidated Investment Co. Ltd.	62 500
	<u><u>R750 000</u></u>

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Conditions laid down by the Hon the Minister of Native Affairs:

"The Honourable the Minister of Bantu Administration and Development has, in terms of Section 16(1)(b) of Act No. 25 of 1945, approved the application of the local authority to raise an external loan of R750,000, repayable over a period of 30 years at an interest rate of $6\frac{1}{2}\%$ per annum in order to finance the erection of approximately 1500 Bantu dwellings in Pimville provided no interest is charged to the Bantu Revenue Account until such time as a housing scheme has been approved and funds are actually utilised on the construction of Bantu dwellings."

110-04 [Signature]

SENIOR ASSISTANT

MTJ/LVDB

CITY TREASURER'S DEPARTMENT

CITY TREASURER

Date 18 MARCH 1974

CONSOLIDATED LOANS FUND Branch

Report on MINING HOUSE LOANS

Hostel Requirements

The requirements for hostels as laid down by the Minister of Native Affairs when approving the £3 000 000 loan scheme are as stated in my report of 11 March 1974. However, at a meeting of the Bantu Administration Departmental Committee for Johannesburg and representatives of the Council on 18 August 1959 the further revision of the conditions on which the £3 000 000 loan was granted was considered and it was decided that a memorandum should be prepared on proposals to use the unspent balance of the loan on providing accommodation for unmarried Native women who were living in the "locations in the sky".

Arising from the abovementioned meeting two reports were submitted by the Non-European Affairs Committee to the Council.

The first report submitted to Council at its meeting held on 8 December 1959 recommended inter alia:

"(c) The revision of the formula laid down for the three million pounds loan as follows:

- (i) By earmarking £295,000 for hostels for single Native men and women and for other approved accommodation for single Native women.
- (ii) By using the balance of approximately £268,000 for the immediate construction of houses on serviced sites as a normal housing scheme without the necessity of the sites first being occupied by shack dwellers.
- (iii) By agreeing that Native families hereafter found living in European backyards be required to move to the Council's housing and site and service schemes."

On 21 December 1959 the Secretary for Bantu Administration and Development wrote as follows:

"I have to inform you that the Honourable the Minister of Bantu Administration and Development has approved of the revision of the £3 million external loan formula on the following basis:-

- (a) £295,000 may be earmarked for the provision of hostels for single Bantu men and for other approved accommodation for single Bantu women;

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- (b) the balance of the £3 million loan, amounting to £268,000, may be used for the construction of dwellings on serviced sites as a normal housing scheme without the necessity of the sites first being occupied by Bantu families.

The Minister has also approved of your Council's proposal to resettle Bantu families, hereafter found living in European backyards, in housing and site and service schemes in the south western Bantu townships.

In regard to the provision of accommodation for single Bantu women, I have to inform you that the Minister is not in favour of the erection of hostels on the basis provided for single Bantu Males but, with a view to reducing costs and making better provision for ethnic grouping, would prefer that the type of dwellings normally allowed for families, should be utilised. By dwellings is meant both single and double storey (flat type) buildings, several of which could, if possible, be erected on one large site or on more than one site in the same ethnic group. In regard to the single dwellings, the Department wishes to draw attention to National Housing plan No. 51/9, which also provides for a bathroom, and which appears to be eminently suitable for the accommodation envisaged.

It is suggested that, apart from the hostel accommodation for Bantu females which has already been approved at Eastern Native Township and which is not affected by the above decision, no further accommodation for Bantu females be provided until such time as discussions as to the type, localities and the necessity therefore have taken place between representatives of your Council, this Department and the National Housing Office, with a view to definite proposals being submitted to the Honourable the Minister for consideration. The proposed discussions which officials of your Council should kindly arrange at the earliest possible date, will, of course, deal with the implementation of the Honourable the Minister's decision as outlined above.

The Council should also exercise strict control in order to ensure that no further single Bantu females are permitted to enter the Johannesburg area for the purpose of seeking or taking up employment.

In regard to the resettlement of the Bantu females residing unlawfully or contrary to policy in backyards and on licensed premises in the European areas, I have to advise you that the Minister has approved of their removal on a zone basis.

With reference to the provision of accommodation for Bantu women at Alexandra, the Minister has agreed that officials of this Department, your Council and the Peri-Urban Areas Health Board, may discuss the matter with a view to investigating the possibilities, and, in this connection, it would be appreciated if officials of your Council could take the initiative in arranging the discussions.

Finally I have to state that accommodation must be provided only for those Bantu who are lawfully within the urban area of Johannesburg and that in respect of those who have entered and remained in the urban area unlawfully, steps should be taken in collaboration with the local officials of this Department to ensure that they leave the urban area."

The Minister's approval was reported by the Non-European Affairs Committee to the Council at its meeting held on 28 January 1960 when the following recommendations were adopted:

- "(a) That the action taken by the Manager of the Non-European Affairs Department in submitting a memorandum to the Hon. the Minister of Bantu Administration and Development asking him to agree, in principle, to the erection of a Native women's hostel at Eastern Native Township, be confirmed.
- (b) That the Director of Housing be authorised to erect houses to cost not more than £268,000 on occupied and unoccupied sites in authorised housing schemes in the south-western Native areas, in consultation with the Manager of the Non-European Affairs Department and the City Treasurer.
- (c) That the Manager of the Non-European Affairs Department be authorised to fill all vacant houses, after Shantytown has been cleared, from the Department's waiting list."

M. M. Jeffrey

SENIOR ASSISTANT

MTJ/LVDB

Collection Number: A1132

Collection Name: Patrick LEWIS Papers, 1949-1987

PUBLISHER:

Publisher: Historical Papers Research Archive, University of the Witwatersrand, Johannesburg, South Africa

Location: Johannesburg

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