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DYAFDELING BEHUISING
HOUSING DIVISION
JOHANNESBURG

R E P O R T

OF THE

CHIEF HOUSING ENGINEER

HOUSING DIVISION

FOR THE PERIOD

1st July, 1962 to 30th June, 1963.

26th August, 1963.

CITY OF JOHANNESBURG.

HOUSING DIVISION.

REPORT OF THE CHIEF HOUSING ENGINEER, HOUSING DIVISION
FOR THE PERIOD 1ST JULY, 1962 TO THE 30TH JUNE, 1963.

TO THE MAYOR AND COUNCILLORS OF THE CITY OF JOHANNESBURG:

I have the honour to submit the report of the Housing Division's (Non-European) activities for the period 1st July, 1962 to the 30th June, 1963.

INTRODUCTION.

The development, progress and work of the Housing Division is an epic story which is of particular importance for this the first annual report of the Division. The introduction of this report therefore reviews the activities of the Division since its inception in 1954.

Shortly after the turn of the century the Council 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 housing had kept pace with demands. World War II brought profound changes and left the Council with a legacy of slums and a critical absence of accommodation for the City's Bantu inhabitants. While thousands of Bantu streamed to the City to seek employment in its expanding industries, the lack of time and capital almost stopped the building of houses for these people.

Mass squatter camps appeared and two emergency projects were started. In 1944 the Council built breeze-block shelters in Shantytown and in 1947 this camp was moved to Moroka where sites were provided on which Bantu could erect their own temporary dwellings.

While 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 results 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 numerous single males requiring accommodation. Clearly a vital and imaginative solution for these developments and the tragic circumstances of the Bantu was needed.

In 1951 the Native Building Workers' Act was passed. This Act made it possible for the first time to train Bantu for skilled work in building their own houses. Building costs would therefore be reduced.

The following year the Native Services Levy Act was introduced. This provided that employers of Bantu were required to contribute a weekly sum (then 3/-) for each Bantu not housed by the employer. This fund was ear-marked for the provision of services in Bantu townships.

The third development was the Site and Services Scheme of 1953 in terms of which, before housing loans would be made available, Bantu families had to be settled on a serviced site on which they built their own temporary dwellings.

The creation and activities of the Housing Division can only be appreciated against this background. In October 1952 when the Council agreed to re-appoint a Special Housing Committee it also decided to create the position of Director of Housing. Mr. A.J. Archibald, formerly Town Engineer of Springs, was appointed in charge of a separate housing branch in the City Engineer's Department and took up his duties on

the 1st July 1953.

In October 1953 the Council agreed to employ Bantu building workers, learners and others on skilled work in the townships in terms of the Native Building Workers' Act. These employees fell under the Director of Housing. In January 1954 the Chairman of the Special Housing Committee asked for the suspension of Standing Orders in order to propose the establishment of an independent Housing Division. The Director of Housing was placed in charge of this Division. Thus the Division came into existence to undertake building which had formerly been done by contract. Despite this step forward the housing problem was not to be easily overcome.

The activities mentioned above, enabled the Council to embark on a housing campaign in 1953 involving the building of some 3,000 houses annually with Government loans, as well as the provision of 10,000 serviced sites, under Site and Services Schemes. Even this was not enough and it would have been impossible for the Council to wipe out the tremendous housing backlog for many years.

As the annual natural increase was estimated at between 2,000 and 3,000 Bantu families, it was evident that not much progress was being made in catching up with the backlog of an estimated 50,000 families which required housing, of which an estimated 15,000 were living in slum conditions in Moroka and Shantytown. By that time there was a backlog of 35,000 houses required for tenants and sub-tenants living in Moroka, Shantytown, Albertynsville and Nancefield brickyards as well as sub-tenants from existing townships. The Council also had to subsidise sub-economic housing year after year, the amount steadily increasing with every new housing scheme until by 1955 it totalled approximately R720,000 annually.

By the middle of 1956, although some 6,400 families had voluntarily moved to serviced sites from squatter camps at Albertynsville, Nancefield and Alexandra, as well as Shantytown and Moroka, by no means all of them had been provided with houses.

In 1956 several Mining Houses of the City loaned to the Council R6,000,000 for Bantu slum clearance purposes. This gave a tremendous impetus to the Council's Bantu housing programme. The conditions of the loan were that an immediate start should be made on building houses to eliminate slum conditions in Moroka and Shantytown in addition to any housing normally undertaken by the Council. Building started by the 1st April 1957 and this loan together with annual Housing Loans from the Housing Commission enabled the Council to complete more than 13,000 houses and two hostels to accommodate 10,128 single Bantu males during the following two years.

In June 1957 the first slum dwellers from Moroka and Shantytown were moved to proper houses. More than 5,000 of these families moved during 15 months and a further 1,000 families from backyards and slums in the City were given houses. In addition, approximately 4,000 houses were built for families in shacks on Site and Service Schemes, serviced sites were allocated to a further 2,000 families and another 8,250 sites were serviced.

A year later in July 1958, 1,421 families from Shantytown and 2,865 families from Moroka were given houses, leaving 1,658 families in Shantytown and 5,668 families in Moroka. Approximately 2,530 families from Moroka and 920 Shantytown moved before July 1957 into the Site and Service Schemes, or to other townships. By the end of May 1959 all but 400 families from the densely populated slums of Moroka and Shantytown had been

5/ housed

housed, thus permitting a gradual clearing and demolition of vacant shacks in these areas.

During 1957 Dube Hostel was opened and this was the first hostel built by the Council within the Bantu area. It was also the first cottage-type hostel built in Johannesburg. From July 1957 single Bantu males moved into the Nancefield Hostel from flat buildings in the City, also in accordance with the "Locations-in-the-Sky" legislation.

Notwithstanding this great progress, almost 17,000 families still required houses at the end of June 1958. During 1958/9 some 9,000 houses were completed and although provision was made in the 1959/60 estimates for building 8,400 houses, the rate of building slowed down and in 1959/60, 4,346 houses were built. This therefore brought the total number of houses built to over 50,000 of which less than 20,000 houses existed before the big building spurt in March 1954.

The then Director of Housing, Mr. A.J. Archibald retired on pension on the 28th June 1960, when the Council redesignated the post of Director of Housing to the post of Chief Housing Engineer, appointing the previous Deputy Director, Mr. C.S. Goodman to that post, and Mr. D.C. Simpson to Assistant Chief Housing Engineer.

At the end of June 1960, a total of 5,863 families still lived in shacks at Site and Service Schemes. Almost exactly a year later the last houses in Emdeni were completed and ended this emergency measure.

Although the Council may be justifiably proud of its achievements with Bantu housing, a lot remains to be done. Seven thousand families are living in slum conditions in Pimville. Although this had been a matter of concern for some time, the successful conclusion in 1961 of the lengthy

6/ negotiations

negotiations with the Government for the deviation of the Mentz line further to the east to include the Pimville area within the south-western Bantu area complex, made the re-layout of this township and the re-housing of its families an urgent necessity. Even in February 1962 a number of persons from Western Native Township could not be housed in Moroka, Chiawelo Extension No. 2 or the sub-economic townships of Orlando East and Jabavu. In addition, 9,000-odd families were still on the waiting list. To house all these families plus the estimated annual natural increase it was estimated that approximately 5,000 to 6,000 houses would have to be built each year during the following seven to ten years and thereafter at a steady rate. The acquisition of land necessary for all these dwellings is a problem on its own. A luxury double-storey/bachelor flat hostel for females at Orlando West is being considered and an experimental proto-type was completed during 1961 in Mofolo North.

Towards the end of 1961 approval was received for the building of 3,104 houses and double-storey flats in Chiawelo Extension No. 2, to house the large number of Venda and Shangaan families which had been on the waiting list for a long time. 12,000 houses and 160 double-storey flats were started in Chiawelo Extension No. 2 in conjunction with rebuilding Moroka and clearing Western Native Township. About 300 houses were completed when it was decided to concentrate on the completion of Moroka to enable Western Native Township to be cleared. The removal of approximately 15,000 residents of this oldest, bar one, of the Council's Bantu townships started voluntarily in the middle of September 1961 and a steady stream had moved since then to Moroka. More than 800 families were settled in February 1962 and Western Native Township to be known as Western Township was finally cleared of all Bantu at the end

of 1962 and proclaimed a Coloured area in terms of the Group Areas Act.

During 1962 building tapered off considerably and less than 2000 homes were completed. This was due mainly to lack of loans granted by the Bantu Housing Board. An application for a loan to build 1069 in Mapetla Extension No. 1 is under consideration by the Bantu Housing Board. Planning the relayout of Pimville is progressing and approximately 7,000 families living in this township will have to be rehoused, together with over 7,000 still on the waiting list.

Land available for Bantu housing in Johannesburg will be almost exhausted with the development of these schemes. The Minister of Bantu Administration and Development has approved the Doornkop spruit to the West of Emdeni/Naledi as the most Western extremity of the Johannesburg Bantu townships. This includes the Coloured township of Protea, the undeveloped portion of which is now being acquired. There are several financial problems in the acquisition of the remainder of this land.

The following schedule shows the growth in the number of houses and hostel beds provided in Johannesburg.

NUMBER OF HOUSES BUILT AND HOSTEL BEDS PROVIDED

<u>PERIOD.</u>	<u>HOUSES.</u>	<u>HOSTEL BEDS.</u>
1904 - 1927	1,585	2,280
1927 - 1936	4,341	3,043
1936 - 1946	4,275	4,595
1946 - 1953	8,260	-
1953 - 1962 (30th June)	39,031	14,480
1962 - 1963 (30th June)	1,809	-
TOTAL	59,272	24,398

HIGHLIGHTS OF 1962/1963.

The tempo of construction activities carried out by the Division has been seriously curtailed by the Department of Housing Circular No. 3 of the 10th December 1962. In terms of the circular, local authorities were advised that all future housing schemes must be carried out by inviting tenders in which a local authority would not be excluded from tendering.

As this would have a serious effect on the Housing Division, which has been in existence since February, 1954, and has carried out work totalling more than R18 million up to the 30th June, 1962, the Management Committee meeting on the 3rd December, 1962, recommended that urgent representation on the highest level be made for the withdrawal of this circular's requirement.

The Town Clerk accordingly wrote to the Secretary for Housing, Department of Housing, Pretoria, who replied on the 8th March, 1963. He stated that his Board was not prepared to consider a general exemption from the requirements of their policy, but that representation against its application, in regards to a specific scheme, would be considered.

On the 4th April, 1963, the Management Committee agreed that a deputation interview the Commission and the Bantu Housing Board at the earliest opportunity requesting an exemption in the case of a recent loan approval for 1069 - Dwellings type 51/6B, Mapetla Extension, for the following reasons:-

1. The Housing Division is a separate department of the City Council of Johannesburg since February, 1954, and is fully equipped with transport, plant, offices, workshops and personnel to meet the demands for all Bantu, Coloured and Indian Housing and other works falling outside the erection of houses.

9/2. Taking

2. Taking the last Municipal financial year 1961/1962, expenditure totalled R1,698,112 - of which Housing Schemes absorbed 60% whilst the remaining 40% was spent on other projects comprising shops, schools, halls, clinics, bottle stores, etc. If the Housing needs are cut out, the costs on the other projects must be increased due to the increase in overheads.
3. The Housing Division gives employment to 760 Bantu and 23 Europeans. As the Bantu are all resident in the area and live in Council Houses, the elimination of Departmental Building of houses will cause unemployment and loss in rentals.
4. The delay and expense in calling for tenders are eliminated where departmental work is concerned.
5. The flexible nature of the Housing Division has made possible the building of houses in the Moroka and Chiawelo Townships by the switching of teams from one scheme to another to meet the demand for urgent accommodation, enabling the clearing of the Western Native Township to be achieved as planned. The switch of teams engaged on other work to meet all requirements, as in the case of primary schools could not have been done by a private contractor.
6. The building of 40,840 houses, plus other construction work such as hostels, schools, clinics, halls etc. by the Housing Division is one of the main reasons for the considerable drop in building costs in the Bantu Areas. There can be no doubt that the high construction cost of pre-Housing Division days would have been maintained, had no Division been set up. The Division should, therefore, be retained in its entirety, an effective

building force setting a standard in low cost housing.

- 7. In presenting the loan application which was approved by the Housing Board, the estimated costs of the Housing Division were scrutinised and accepted and therefore must have been in agreement with ruling prices elsewhere.
- 8. The Resettlement Board has been allowed to commence building in Lenasia without calling for tenders whilst the Pretoria Municipality has been advised that they would be allowed to construct 50% of a Housing Scheme, whilst the remaining 50% must be put out to tender.

A deputation interviewed the Secretary for Housing on the 13th June 1963, as a result of which it was agreed that the conditions regarding the invitation of tenders in respect of Mapetla Extension No. 1 should be waived. The Council would be permitted to carry out 50% of the scheme departmentally provided that it proceeded immediately to invite tenders for the remaining 50%. The Department of Housing pointed out that this concession would not necessarily be applied to future schemes.

CONSTRUCTION WORK.

a) Houses; Bantu and Cape Coloured. 1809 houses were constructed of types 51/6, 51/9, 3B, M and L. 1441 were ordinary houses and 368 were houses for self-builders.

A - Ordinary Houses - Type	51/6B	1151	
	51/9	<u>290</u>	1441
B - Self-Builder Houses	- Type	51/6	172
		51/9	164
		3B	11
		M	3
		L	<u>18</u>
			368
		Total:	<u>1809</u>

The projects for 767 houses at Moroka and 623 houses at Riverlea have been completed.

384 type 51/6 houses were constructed at Chiawelo and 1463 houses therefore still remain to be completed. Two blocks of two shops were also constructed in Chiawelo Extension No. 2.

8 Schools and 6 cottages were constructed, and in conjunction with the introduction of European liquor to Non-Europeans, 6 bottle stores have been constructed. 2 Bar Lounges were also erected at Chiawelo Extension and Moletsane. A house for the pastor (American Mission) was constructed. A total of 2157 latrines with water closets were also constructed. In Jabavu 622 renovations were finished. This therefore completes the 1,700 renovations at Jabavu.

The manufacture and installation of 224 sawdust burners in schools was completed and construction work, limited to R16,000 on the Riverlea Administration Block started in July 1963. This should be finished on the 1st September 1963.

BUILDING WORKERS TESTS:

- A. Bantu. 16 Bantu Labourers/Artisans participated in a trade test, held by the Divisional Inspector, Department of Labour at Moroka. The results were encouraging. Of the 16 entries, 11 were successful and were registered as qualified building workers.
- B. Coloured Building Workers. The 6 Cape Coloureds who presented themselves for a trade test at Moroka were successful.

RE-ORGANISATION OF BANTU POLICE AND NIGHTWATCHMEN:

On the 8th November 1961 a sub-committee of the Departmental Committee authorised the O. & M. Division to extend a pilot investigation it had made into Municipal police, nightwatchmen

and allied categories of work to all departments of the Council in order to achieve more uniform working conditions. This investigation has now been completed in the Housing Division, resulting in an annual saving of R4,856.00.

STAFF:

The establishment of graded and temporary staff for Europeans and Bantu as at the 30th June, 1963, is as follows:-

(i) Europeans.

Technical	3 Engineers (1 Tech. Asst.) 15 Supervisors
Administration	6
Treasury Branch	3
Stores	2
	<hr/>
	29
	<hr/>

(ii) Bantu: Clerical.

Administration	3
Technical	4
Survey	8
Checkers/Recorders	26
	<hr/>
	41
	<hr/>

(iii) Bantu: Building Workers.

Foreman	4
Assistant Foreman	3
T/Leader	5
Drivers	21
Artisans	138
Labourers	380
Police	27
	<hr/>
	578
	<hr/>

Savings and Excesses on completed projects since the inception of the Division to the 30th June 1963 are indicated on Annexure C.

HOUSING DIVISION.

ANNEXURE C.

SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE. 1963.

No.	Site & Service Scheme	Locality	Type of Construction	Date of Acceptance by N.E.A.D.	Proportion of Vote Available.	Total Expenditure to 30/6/63.	Balance		
							Saving	Excess	
1	-	Meadowlands	300 Houses	March 1955	56,143. 15. 11.	56,143.15.11			
2	-	Dube	400 Houses	August 1954	106,500. - . -	103,189.14. 1	3,310. 5. 11.		
3	-	Mofolo	2,330 Houses	March 1956	535,792. - . -	508,427.11. -	27,364. 9. -		
4	-	Noordgesig	150 Houses	May 1956	43,300. - . -	40,148.11.10	3,151. 8. 2.		
5	-	Orlando West Extension	1,000 Houses	March 1956	264,040. - . -	214,499.10.10	49,540. 9. 2.		
6	-	Dube	Hostel	December 1957	250,450. - . -	191,860. 7. -	58,589. 13. -		
7	-	Moroka North	400 Houses	April 1956	73,250. - . -	69,506. 6. 3	3,743. 13. 9.		
8	-		6 Schools	December 1956	28,800. - . -	30,093. 2. 6		1,293. 2. 6	
9	-	Zondi	513 Houses	November 1957	92,340. - . -	83,359. 3. 1	8,980. 16. 11.		
10	-	Chiawelo	498 Houses	June 1958	89,640. - . -	84,654.15. 3	4,985. 4. 9.		
11	-	Chiawelo Extension.	541 Houses	August 1958	92,020. - . -	87,952.11. 1	4,067. 8. 11.		
12	-	Dhlamini	486 Houses	November 1958	87,480. - . -	75,984.18. 4	11,495. 1. 8.		
13	-	Mapetla	1,502 Houses	July 1958	270,360. - . -	238,718.14.11	31,641. 5. 1.		
14	-	Phiri	1,890 Houses	December 1958	321,300. - . -	269,448.15. 8	51,851. 4. 4.		
15	-	Jabulani	1,022 Houses	December 1958	171,403. - . -	167,335. 5. 8	4,067. 14. 4.		
16	-	Dube	Beer Hall	April 1958	45,850. - . -	44,101. 8. 5	1,748. 11. 7.		
17	-	Nancefield	Hostel	May 1958	222,500. - . -	180,109.10. 8	42,390. 9. 4.		
18	-	Orlando West	Hall	January 1959	12,000. - . -	13,717. 7.10		1,717. 7. 10	
19	-	Coronationville	Hall	February 1958	25,000. - . -	26,502. 6. 3		1,502. 6. 3	
20	-		10 Schools	December 1958	48,000. - . -	57,902.11. 7		9,902. 11. 7	
21	1		46 Latrines	January 1958	575. - . -	586. 4. 4		11. 4. 4	
22	3		598 Latrines	December 1955	11,045. - . -	10,174.12. 1	870. 7. 11.		
23	4		1594 Latrines	October 1958	33,962. 10. -	33,349.15. 8	612. 14. 4.		
24	5		1544 Latrines	November 1956	19,300. - . -	15,904. 6.11	3,395. 13. 1.		
25	6		4020 Latrines	May 1956	49,887. 10. -	35,202. 5.10	14,685. 4. 2.		
26	7		810 Latrines	July 1956	10,125. - . -	6,982.18. 8	3,142. 1. 4.		
27	8		3108 Latrines	July 1956	33,210. 2. -	22,471.13. 9	10,738. 8. 3.		
28	9		1589 Latrines	January 1957	33,210. 2. -	31,082.10.10	2,127. 11. 2.		
29	10		5203 Latrines	March 1957	65,037. 10. -	48,388.19. 8	16,648. 10. 4.		
30	11		2109 Latrines	March 1958	33,914. 2. -	32,517. 8. 5	1,396. 13. 7.		
31	15		548 Latrines	August 1958	6,850. - . -	4,426.14.10	2,423. 5. 2.		
32			198 Latrines	August 1958	1,485. - . -	1,008.10. 6	476. 9. 6.		
33		Central Western Jabavu	760 Houses	September 1956	144,400. - . -	138,564.15. 7	5,835. 4. 5.		
34	-	Central Western Jabavu Ext.	466 Houses	September 1956	88,540. - . -	78,557.10. 8	9,982. 9. 4.		
35	-	Tladi	Administration Office	January 1959	9,000. - . -	11,367. - . 4		2,367. - . 6	
36	-	Dube	344 Houses	July 1958	86,000. - . -	82,629.13.11	3,370. 6. 1.		
37	-	Noordgesig	70 Houses	October 1957	17,500. - . -	15,316. 7. 8	2,183. 12. 4.		
38	-	Dube	100 Houses-Self Builders	April 1957	25,000. - . -	25,855.10. 3		855. 10. 3	
39	-	Noordgesig	139 Houses	July 1958	33,360. - . -	27,107.11. 8	6,252. 8. 4.		
40	-	Molapo	1350 Houses	January 1959	242,516. - . -	203,821. 9. 4	38,694. 10. 8.		
41	-		38 Houses-Self Builders	October 1957	5,700. - . -	5,940. 7. -		240. 7. -	
42	-	Senaoane	Administration Office	January 1959	12,000. - . -	11,429. 8. 8	570. 11. 4.		
43	-	Nancefield	Shops	January 1958		2,073. 3. 4		2,073. 3. 3	
44	-		47 Houses-Self Builders	August 1958	13,490. - . -	9,573.19. -	3,916. 1. -		
						£3,812,276. 11. 11.	£3,397,989. 7. 3	£434,249. 18. 3.	£19,962. 13. 7

HOUSING DIVISION.

SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE, 1963.

No.	Site & Service Scheme	Locality	Type of Construction	Vote of Council Authority	Proportion of Vote Available	Total Expenditure to 30/6/63.	Balance	
							Saving	Excess
		Brought Forward.			£3,812,276. 11. 11.	£3,397,989. 7. 3	£434,249. 18. 3.	£19,962. 13. 7
45	-	Orlando West	500 Pair of Semis	29. 9.1959	350,161. -. -. 307,688. 2. 4		42,472. 17. 8.	
46	-	Orlando West	130 Pair of Semis	29. 9.1959	79,980. -. -. 75,728. 0. 10		4,251. 19. 2.	
47	-	Orlando West Ext.	1,000 Houses	29. 9.1959	268,615. -. -. 219,320. 9. 5		49,294. 10. 7.	
48	-	Mofolo	2,330 Houses	29. 9.1959	584,350. -. -. 514,208. 19. 1		70,141. 0. 11.	
49	-	Mofolo	Administration Block	29. 9.1959	1,500. -. -. 1,815. 1. 9			315. 1. 9
50	-		Trading Facilities in Native Hostels	27. 9.1960	7,500. -. -. 4,616. 10. 4		2,883. 9. 8.	
51	-	Noordgesig	100 Houses	25.10.1960	41,636. -. -. 39,948. -. -		1,688. -. -. 2,772. -. -. 17,954. 3. 5	
52	-	Noordgesig	350 Houses	25.10.1960	141,821. -. -. 139,049. -. -			
53	Contract No. 2489	Eastern portion of Zola T/Ship	Sewerage	23. 2.1960	50,846. 10. 8	68,800. 14. 1		
54	-	Dube	344 Houses	28. 6.1960	86,000. -. -. 83,424. 10. 1		2,575. 9. 11.	
					£5,424,686. 2. 7.	£4,852,588. 15. 2	£610,329. 6. 2.	£38,231. 18. 9

R10,849,372.26

R9,705,177.52

R1,220,658.62

R76,463.88

THANKS.

I have pleasure in placing on record my thanks and appreciation to the members of the Non-European Affairs Committee, to my staff and to the Town Clerk and heads of departments with whom the Division comes into contact.

26th August, 1963.

C.S. GOODMAN.
CHIEF HOUSING ENGINEER.

ANNEXURE A.

HOUSING DIVISION.CONSTRUCTION STATISTICS OF WORK COMPLETED DURING THE PERIOD
1ST JULY, 1962 TO 30TH JUNE, 1963.

During the 1962/1963 Municipal year, the following work was completed by the Housing Division.

		R
<u>W.C. BUILDINGS:</u>	2157 with Pans	98,223.00
<u>HOUSES:</u>	384 Austerity 51/6 Type	
	767 Improved 51/6 "	
	290 51/9 Type Riverlea	
	368 Self Builders	
	<hr/>	
	1809 Total	1,466,392.00
<u>SCHOOLS:</u>	7 Lower Primary with Cottages	
	1 Secondary with Cottage	
	<hr/>	
	8 Total	87,758.00
<u>SHOPS:</u>	4 Shops	11,795.00
<u>SHEDS:</u>	8 Produce Sheds	1,280.00
<u>CLINICS:</u>	T.B. Clinic, Mofolo South Additions	
	Provincial Clinic, Tladi Repairs	7,814.00
<u>OFFICES:</u>	Administration, Riverlea	9,751.00
<u>BOTTLE STORES:</u>	6 Bottle Stores	53,839.00
<u>BAR LOUNGES:</u>	2 Bar Lounges	74,087.00
<u>SUNDRIES:</u>	Alterations to 900 Dwellings:	
	C.W. Jabavu	20,159.00
	Other Items	6,050.00
<u>FENCING:</u>	Various Townships	97,638.00
	<hr/>	
	Total Value of Completed Work	<u><u>R1,934,786.00</u></u>

ANNEXURE B.

HOUSING DIVISION.

WORK COMPLETED FROM INCEPTION OF THE HOUSING DIVISION :
MARCH, 1954 TO THE 30TH JUNE, 1963.

		R
HOUSES: SCHEMES) TYPES 51/9, 51/10 & SELF BUILDERS) 51/6 and 51/7 Etc.	40,840	16,658,328
<u>EXPERIMENTAL DOUBLE STOREY HOUSES:</u>	3	4,454
<u>EXPERIMENTAL DOUBLE STOREY FLATS FOR SINGLE NATIVE WOMEN (8) :</u>	1	4,258
<u>RENOVATIONS TO 1700 HOUSES (5100 FAMILIES) JABAVU:</u>		47,478
<u>PROTOTYPE HOUSES FOR COLOUREDS : NOORDGESIG:</u>	4	7,816
<u>HOSTELS:</u> Dube (5152 Beds) Jabulani (4300 Beds) Nancefield (4976 Beds)	3	1,217,203
<u>CHAPELS:</u>	1	5,471
<u>BEER HALLS:</u>	3	187,665
<u>BEER GARDENS:</u>	7	89,574
<u>BEER DEPOTS:</u>	2	8,390
<u>BOTTLE STORES:</u>	6	54,638
<u>BAR LOUNGES:</u>	2	74,087
<u>SCHOOLS AND CARETAKERS' COTTAGES:</u>	72	788,657
<u>BANKS:</u>	1	6,275
<u>ADMINISTRATIVE BLOCKS:</u>	7	122,496
<u>COMMUNAL HALL AND PUBLIC HALL:</u>	6	149,693
<u>S.A.N.T.A. CENTRE (300 BEDS) BARAGWANATH:</u>		69,990
<u>CLINICS:</u>	3	122,255
<u>PUBLIC CONVENIENCES:</u>	2	3,022
<u>BUTT HUTS & CONVENIENCES IN PLAYGROUND:</u>		20,840
<u>SEWER RETICULATION SCHEMES:</u>	2	198,452
<u>TRANSFORMER CHAMBERS:</u>	27	81,000
<u>SHOPS:</u>	7	15,707
<u>STORES OFFAL:</u>	3	7,055
<u>PRODUCE SHEDS:</u>	11	4,007
<u>CHANGE ROOMS: ORLANDO:</u>		1,682
<u>COTTAGE : ORLANDO EAST:</u>		978
<u>IMPROVEMENTS - 1232 SITES - MOROKA:</u>		72,208
<u>SUNDRIES:</u>		3,424
TOTAL		<u><u>R20,027,103</u></u>

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