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COLOURED AND MALAY HOUSING.

There is an estimated total of 33,000 Coloured and Malays in the Johannesburg Municipal area, with 42,300 in the Magisterial area.

Housing details are as follows:
(the figures given are approximate).

Western Native Township	-	2,000
Claremont	-	3,000
Newclare North	-	1,800
Newclare South	-	1,000
Adjacent areas	-	1,200
Coronationville	-	2,500 (in 500 houses)
Noordgezicht	-	4,400 (in 850 houses)

WESTERN AREAS REMOVAL SCHEME.

The following information as at 31.5.55, is given by the Native Resettlement Board:

Sophiatown.

(i)	Number of families moved to Meadowlands	-	887.
(ii)	" " properties of which the Board has taken possession	-	207

Meadowlands.

(i)	Number of houses completed	-	1339
(ii)	" " schools	-	2
(iii)	" " houses occupied	-	887

It is anticipated that the rate of building will be approximately 200 houses per month, complete with all amenities.

From various sources it is learned that the completed township should total 8,500 houses of different sizes, 20% of which will be detached, 50% semi-detached and the remainder in rows.

Meadowlands is planned on the village unit system of about 1,500 houses; each unit will eventually have its own churches, schools, shops, creches, parks and open spaces. The entire scheme will take about 10 years to complete. Government regulations require that here, as elsewhere in new housing schemes, allocation should be by ethnic grouping, which in effect, has resulted in grouping according to the main languages.

It is estimated that the eventual population of Orlando/Meadowlands will be 500,000 persons.

WESTERN AREAS FINANCE.

In the Parliamentary Estimates of Expenditure £850,000 was allocated to the 1954/55 Western Areas Removal Scheme. £180,000 for the purchase of properties, £650,000 for their development and £20,000 for administrative expenses.

BACK-LOG IN HOUSING.

In Johannesburg there are 20,000 African families on the official waiting list for accommodation, while hostel accommodation is required for 20,000 males and 500 females.

MUNICIPAL TOWNSHIPS.

(Information from the Johannesburg Non-European Affairs Department.)

<u>Houses being built or completed as at 31.12.54.</u>	
Houses built and occupied	- 32,249
Shelters " " "	- 4,045
Houses in the course of construction	- 496

At.....

At the present time houses under construction are as follows:

Orlando West Extension	-	960
Mofolo	-	2,330
Dube	-	60

Some of the 2,330 Mofolo houses are included in the figure of 32,249 and 496, above.

SITE AND SERVICE.

The Council is embarking on a full-scale Site and Service scheme, which will provide for approximately 50,000 serviced sites within the next five years.

(The information derived from Press reports).

In February, 1955, the City Council resolved to start Site and Service schemes. Priority of allocations to be as follows:

- (i) People on the Council's waiting list.
- (ii) Breeze Block Shelters - Orlando.
- (iii) Residents of the slum areas of Moroka.

Funds for the building of permanent homes or to provide loans for the occupants to build, should come from the National Housing Commission.

The National Advisory Board to be informed that ethnic grouping will involve the Council only in language grouping.

Council to prepare plans and estimates for 10,000 stands for 1955 as the first part of Council's scheme for 50,000 sites.

In the same month it was resolved that "because of limited funds and the large number of Natives requiring accommodation, the Department (of Non-European Affairs) does not consider it possible in every scheme to delay settlement until sewerage and water are supplied to every stand. It is essential therefore, that the Council should start a pail sewerage system and reduce water reticulation to a minimum. There is no question of instituting temporary services to be replaced later by permanent ones, because any mains laid down, must be suitable for the permanent one to come later.

The amount of the reticulation for water must be reduced to about one third of the complete scheme in order to provide communal stand pipes at intervals."

DIEPKLOOF (SITE AND SERVICE).

The stands at Diepkloof are larger than those at Meadowlands. Details as follows:

- 2,000 stands of 2,800 sq. feet.
- 800+ " " 4 to 5,000 sq. feet.

The total area covers 461½ acres, 400 acres being set aside for houses and roads and 23.6 acres for parks, the balance for recreation grounds, cinemas and commercial services and welfare.

It is required that plans for building are approved before funds are granted from the National Housing Fund and that Building Society loans are subject to approval by the Native Resettlement Board.

Loans from the Board are not to exceed £150 a dwelling repayable over 15 years, or in special circumstances £200, repayable over 20 years.

Stand rates vary between £1.17.3 and £2.12.3 per month.

MOFOLO AND DUBE AND ORLANDO WEST EXTENSION.

Mofolo. (Press 20.4.55)

Houses completed and sold	-	650
" to be built in completed scheme	-	2,400

Dube. (Press 19.6.55)

1,100 houses at Dube, including 200 built by the B.E.S.L. have been sold.

Orlando West Extension.

950 houses for renting are expected to be finished before the end of 1955.

An estimated total of 4,350 houses for renting or sale are expected to be completed within 2 years.

The Housing Division of the Non-European Affairs Department is building at the rate of 20 houses per day.

LOCATIONS IN THE SKY.

A Municipal estimate assesses the displacement of Africans from flats at 18,500 when the Locations in the Sky Bill is enforced.

The "Star" on 13.6.55 reports that the Minister stated that an organisation is being developed to deal with this matter in all urban areas. The immediate objective is to obtain all information and the co-operation of local authorities. The Act will allow a year for existing flat buildings to conform with the scheme.

NATIVE SERVICE LEVY.

Official figures for Johannesburg for the Native Service Levy Fund as at October, 1954, are as follows:

£400,000 has been allocated to approved projects; the Council is considering plans to cost £1,000,000; total in fund to date £1,159,000.

P R E T O R I A.

(Information from Non-European Affairs Department)

HOUSING.

Back-log in housing	-	15,000 - 20,000	houses.
Total number of houses under the control of the N.E.A.D	-	14,253	
Houses built and occupied during the period 1.6.54 to 31.5.55	-	2,475	
Houses being erected during the current financial year.	-	4,000	

SITE AND SERVICE SCHEMES.

Site and Service Schemes established	-	2
" " " " : Houses occupied	-	302
" " " " : Proposed for the future.	-	1

INFORMATION DERIVED FROM PRESS REPORTS.

Three large areas for Non-European housing have been set aside: Klipfontein, to the north of Pretoria, Vlakfontein to the north east, and Atteridgeville and Saulsville to the south west.

As accommodation becomes available in these areas, about 2,500 families at present living in Lady Selborne (where there is freehold title), and the residents at Bantule, Hove's Ground and various squatter camps will be moved.

VLAKFONTEIN.

The "Transvaler" of 20.10.54 reported as follows in regard to Vlakfontein West:

Houses erected	-	2,100
Houses to be erected before March 1955	-	3,000
Total number of houses in completed scheme	-	10,000

Houses are being erected at the rate of 8 per day.

Expenditure of £200,000 for this area has been approved in the current financial year.

FROM VARIOUS SOURCES.

Costs at Vlakfontein are believed to be the lowest in the Union. Houses are erected at a cost of £161.1.9 per house, or 6/3 per sq. foot.

Houses are available at a fixed rent
or

For purchase at a deposit of £15, with a loan from the Municipality through the National Housing funds.

SITE AND SERVICE.

Sites with rudimentary service are available for owner building at a deposit of £15 and Municipal loan through the National Housing funds
or

At the usual loan of £35 for materials for the initial structure.

ATTERIDGEVILLE.

(Transvaler 29.10.54)

Houses built between April/October, 1954	-	375
To be completed before March, 1955.	-	500

Expenditure of £100,000 has been approved for the current financial year.

GENERAL.

(Pretoria News - 24.2.55)

The Minister of Native Affairs approved an additional allocation to the Council of £250,000 for economic housing by the National Housing Commission. This amount would have to be spent before the end of the financial year - viz. 31.3.55. Because of the time limit, it was proposed that it would mostly go towards the purchase of building material.

At the beginning of the financial year, £200,000 was allocated (see Vlakfontein West above). This was found insufficient, so the Council got permission to use £200,000 of its own funds. This means that during the financial year, the Council will have spent £650,000. The additional £250,000 (above) was made to enable Council to build 1,428 more houses.

In addition, the Minister approved in principle that a further 3,000 houses could be built at Vlakfontein West, and a further 2,000 houses at Atteridgeville.

The work was to be carried out in terms of the current scheme and expenditure to be met from ordinary funds when these are made available

The Minister also decided that Vlakfontein East and Saulsville be developed as a part of the Council's Site and Service Scheme.

By March, 1955, anticipated population of Vlakfontein West would be approximately 17,000; that of Atteridgeville approximately 10,000; Vlakfontein East (Site and Service) approximately 156.

A L B E R T O N.

(Information from Non-European Affairs Department)

No houses built during last year.

No Site and Service Schemes have yet been established, but Council is at present buying land for one.

B E N O N I.

(Information from Non-European Affairs Department)

WATTVILLE NATIVE TOWNSHIP.

Houses completed at Wattville - 223. These are four-roomed houses, each complete with electrical fittings, fences and three water points.

DAVEYTON BANTU TOWNSHIP.

Two-roomed houses completed - 122

In the course of construction - 2,134

Daveyton is being completed initially as a Site and Service scheme. The back corners of 3,329 sites have been occupied by families who are awaiting completion of their houses.

(Information from Press)

WATTVILLE.

The completed scheme will consist of 2,500 four-roomed houses complete with water, electricity, and earth closets. They will be let at an economic rental or sold with rights over a period of 30 years.

DAVEYTON.

The township when completed will house an estimated 70,000 Africans. The two-roomed houses (with kitchen and bathroom) being built are capable of extension.

SITE AND SERVICE.

Materials for the initial structure are available on loan. If houses are erected by private contract, plans are subject to approval.

BOKSBURG.

(Information from Non-European Affairs Department)

BACK-LOG IN HOUSING.

2,000 to 2,500 units.

NON-EUROPEAN HOUSING.

The Council has under its control 1,355 houses of which 135 are of the old scheme, financed from its own funds and 500 are Native owned.

The Council has under consideration the establishment of a further location consisting of 4,500 Site and Service stands. This area will be sufficient to provide for present needs and leave a fair margin for future development.

BRAKPAN.

(Information from Non-European Affairs Department).

Houses built and occupied between 1.1.53 and 31.12.54 - 256.
Houses built and occupied in 1955 - 4.

There are no vacant stands in the present location.

Negotiations for the purchase of land for a Site and Service Scheme are now proceeding.

GERMISTON.

(Information from Non-European Affairs Department).

BACK-LOG IN HOUSING.

Housing is needed for between 12/15,000 individuals.

Total of African families at present housed - 4,200
In addition, males accommodated in hostels - 2,000

NATALSPRUIT NATIVE TOWNSHIP.

For the period 1.3.54 to 31.4.55.

Houses built and occupied under assisted ownership schemes - 652
Under construction - 87

Site.....

SITE AND SERVICE.

The City Council's Site and Service scheme will be commenced shortly and will consist of 4,000 stands.

K R U G E R S D O R P.

(Information supplied by the Non-European Affairs Department)

At 31.12.54.

Number of houses occupied - 950

HOUSES IN MUNICIPAL AFRICAN TOWNSHIPS.

	<u>Sub-economic</u>	<u>Economic</u>	<u>Owners</u>
Munsieville	428	350	547
Luipaardsvlei	170	14	246
Houses in the process of erection		- 0	
Privately owned and occupied on Site and Service		- 3	

An area of ground for the extension of Site and Service housing has just been purchased for an amount of £19,000.

N I G E L.

(Information from Non-European Affairs Department).

The existing number of houses for Africans is as follows:

Erected under the Sub-Economic Scheme.

2-roomed	- 591
3-roomed	- 291
4-roomed	- 72
5-roomed	- 1
	<u>955</u>

Assisted Housing Scheme	- 9
Erected by Natives without assistance	- 25
Squatters Camp	- 41

Number of houses erected during past twelve months:

Assisted Housing Scheme	- 5
Built by Natives without assistance	- 12

An area capable of accommodating a further 61 houses under the Assisted Housing Scheme is available. It is expected that this area will be fully occupied within the next twelve months.

No further sites on which houses may be erected without assistance will be allocated as the Council has applied for authority to erect 200 houses under the economic scheme. These will fill the existing township.

It is proposed to establish a further Native Township in Dunnottar as soon as Ministerial approval is obtained.

R O O D E P O O R T - M A R A I S B U R G.

(Information from Non-European Affairs Department).

Development in the existing location has been frozen as a result of the ultimate removal to Vogelstruisfontein No.12.

The proposed new location at Vogelstruisfontein makes provision for the following housing:

Housing of single Natives in hostels	-	976 (individuals)
Houses to be erected by Council	-	400
Stands set aside for Site & Service Scheme	-	1,000

S P R I N G S.

(Information supplied by Non-European Affairs Department)

KWA THEMA LOCATION.

Total of houses built and occupied.

Sub-economic	-	1,936
Economic	-	1,113

During Period 1.6.54 to 30.5.55.

193 Sub-economic and 695 economic houses were completed. At present 8 sub-economic and 84 economic houses are under construction. When KwaThema is completed there should be approximately 8,000 houses.

PAYNEVILLE LOCATION.

Number of housing units - 2,240.

Applications for 874 economic letting houses has been approved by the National Housing and Planning Commission. Ministerial approval is awaited.

SITE AND SERVICE.

There is no Site and Service scheme as such in operation at present as there are no squatters in the Proclaimed areas of Springs and all residents in the location are housed in approved accommodation - Non-Europeans are however encouraged to build their houses on serviced sites, subject to the plans being approved by the Town Engineer. Two such houses have been completed and plans for several more approved.

The following information was given in the "Survey of Race Relations, 1953/54":

In Payneville where milk and market depots were started as early as 1952, 40% of families could afford to pay economic rentals or to build, 13% could afford to pay subsidised rents, the remainder could not really afford to pay any rent at all.

The housing scheme at Kwa Thema was designed in accordance with these results and houses of different types built in the correct proportions for the various income groups.

Houses at Kwa Thema consist of 3/4 rooms with kitchen and bathroom. They are rented or sold on hire-purchase.

V A N D E R B I J L.

(Information from Non-European Affairs Department)

Vanderbijl has two existing African villages under the control of the Municipality, viz: Bophelong, and N.E.2 Native Village.

The details in regard to African housing are as follows:

(a)	Houses occupied at 31.12.54	-	1319
(b)	" " " 31.5. 55	-	1819
(c)	Houses under construction		Nil
(d)	Estimated number of houses to be erected during next financial year	-	500
(e)	Number of stands in proposed Site & Service Scheme now being planned	-	1000
(f)	Back-log in housing (expected to be overcome within two years).	-	1200

A report in the "Rand Daily Mail" of 1.7.54, quoted the Chairman of the Vanderbijl Finance and Joint Committee as stating that 3,000 houses were needed immediately. Approximately 9,000 males were employed within the Municipal area of whom 3,500 were housed in compounds and hostels, and 1,500 in Bophelong where the Council owns 1,319 houses. The remainder live as domestic servants or outside the Municipal boundaries.

At N.E.2 Native Village, adjacent to the Iscor Works, it is proposed to build 1,110 houses, which with services will cost £362,751. This scheme has the approval of the National Housing Commission.

The Council has just introduced an Ownership Scheme. So far 150 houses have been sold and 34 are expected to be sold in the coming year.

V E R E E N I G I N G.

It was not possible to obtain any information from the Non-European Affairs Department, Vereeniging, the following information is all derived from press reports:

At the end of 1954, there were 3,383 houses in Sharpe Township and 36 bunk houses each accommodating 20 Africans on an economic rental basis.

At the same period there were 100 houses at Phomolong.

At this time, houses of varying types as planned by the National Building and Research Institute were being erected at Witbank.

W E S T O N A R I A.

(Information from the Town Clerk)

No houses have been built during the past four or five years.

Previously 820 houses were erected under the National Housing $3\frac{1}{2}\%$ (Assisted) Scheme.

Should the need for further housing arise, the Municipality has a further 100 morgen of land available.

30th June, 1955.

G.C. Plaistowe, (Mrs.)
SECRETARY,
SOUTHERN TRANSVAAL REGIONAL COMMITTEE.

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