

THE STAR, JOHANNESBURG

THOUSANDS OF NATIVES TURNED AWAY

REEF LOCATIONS FULL: MANY OVERCROWDED

"APPALLING CONDITIONS" AT BENONI AND GERMISTON

Locations on the Reef are inadequate for the thousands of natives pouring into the towns. All of them are full, and many are overcrowded.

Extension schemes are in hand in several centres, but even when hundreds more houses have been built the demand for accommodation will not be fully met.

Authoritative surveys show that conditions in some Reef locations are appalling.

SPECIAL SURVEY OF TOWNS' PROBLEMS

SPRINGS

Although there is a certain amount of overcrowding in the Springs location has the reputation of being one of the finest on the Reef.

The municipality has spent a considerable sum providing facilities and amenities. It is the only location on the Reef to be provided with water-borne sewerage. As far as is known only one other location in the country has water-borne sewerage.

Macadamised roads have been provided and sports grounds have been constructed for the inhabitants.

"With the big influx of natives in the towns we feel that our location accommodates more than we would have under ideal conditions," said Mrs. H. H. Wright, chairman of the Public Health Committee of the Springs Town Council. "We have today some 10,000 natives in the Springs location.

MORE LAND NEEDED.

"We are doing everything possible to meet the demand for houses. A start has been made almost immediately by the construction of 150 cottages and we are endeavouring to establish a hostel for about 600 natives.

"We are also doing our best to find suitable grounds for a new location. But this has not been an easy matter. We have inspected ground in many parts of the municipality. One of the great difficulties is the distance of these areas from the centre of the town.

"It was decided to inquire into the matter extensively before making any decision and no decision has been made yet."

A new sports ground is to be laid out outside the location and the present sports ground is to be utilised for the construction of the new cottages.

BENONI

A native housing scheme for which £250,000 has been allocated as an "Urban Areas" loan included among proposals which will be considered shortly by the Benoni Town Council. Improvements have been made in the location but a survey of housing conditions there and in the Asiatic bazaar emphasises the necessity of taking what is an acute problem and one that is a menace to public health.

The place needs to be demolished and rebuilt for the conditions generally are admittedly bad and appalling. The municipal health department has done much good work in an effort to clean up the area and rid it of its undesirable inhabitants.

LAND DIFFICULTY

A sub-committee of the Public Health and Native Affairs Committee recently considered the position and having conferred with Mr. F. Rodeth, Government inspector of locations and Mr. F. W. Jameson, of the Central Housing Board, framed a report which will test the Council's attitude in the matter. The £250,000 loan must be used exclusively for providing new buildings—not for reconditioning—but a serious obstacle is the lack of land at an economic price. Negotiations in this direction are in progress.

Overcrowded and insanitary, and in an adult population much in excess of local labour requirements, the location is commonly regarded as a menace to the health of both Europeans and natives. Its immediate needs are healthy dwellings, an abundant pure water supply by the provision of more taps, a modern sewerage system and the total demolition of many shacks and shanties which are unfit for human habitation. "From every point of view conditions in the location are appalling," said the Mayor, Mrs. S. A. Hill, in an interview, "and although I am no longer convener of the Public Health and Native Affairs Committee, I will do my utmost to see that the improvement scheme is adopted and carried out."

BRAKPAN

Once known as a "cesspool of iniquity and a menace to the health of the European community," the Brakpan native location is today one of the best on the Reef. Great improvements have been made since 1924, when the Town Council forced the location and more stringent regulations were introduced.

Under these regulations every native desiring to buy property and build or live in the location has to satisfy the superintendent that he is of sufficiently good character and is employed in the town. A native visiting the location for a few days has to have a lodger's permit. In this way the population of the location is kept under control and the illicit liquor trade has been curtailed.

There are about 5,000 residents in the location and between 600 and 1,000 tenants. It is not overcrowded. On an average there are about five people on each stand and the buildings are clean and airy.

ROADS AND RENTS.

The location is amply provided with public buildings. There are five churches, one communal hall, which is used as a school, a clinic and several municipally controlled shops. All the streets and public buildings are supplied with electric light and water is laid on.

The water supply is not quite satisfactory as the location is at the end of a three-inch pipe line which has not much pressure and water does not run freely from the taps all the time. The roads in the location are good but steps are being taken to improve them.

Sanitary conditions have been improved in the last few years and as a result the health of the residents is now much better.

The rents in the location are fairly high for native standards of living.

GERMISTON

The present Germiston location will not exist much longer. It will either be rebuilt or removed to another site. The Union Department of Native Affairs is likely to be asked to report on these alternatives.

The old Council decided in favour of rebuilding on the present site, but the future of the location became an election question, and it seems likely that the matter will be reopened.

Conditions in the location were described as "appalling" in a report drawn up recently by Mr. F. W. Jameson, of the Central Housing Board, who conducted an inquiry with Dr. L. Fourie, of the Union Health Department, and Mr. F. Rodeth, of the Native Affairs Department.

"Most of the buildings in the location have been erected by the unskilled natives themselves and they represent a mass of degenerate shacks grossly overcrowded on each stand and grossly overcrowded within the shacks," the report stated.

A system of slum landlordism existed and conditions were degrading and unhealthy.

This report was circulated to all councillors. It has not yet been discussed by the Council.

The population of the location was given as 150,000 in the latest census compiled by the location authorities. Most of these people live in shacks built by themselves. There are only a small percentage of municipal houses—none has been built for over 15 years.

BOKSBURG

Two locations are to be amalgamated and a programme of building extension and sewerage costing £110,000 will start soon in Boksburg.

The location at Boksburg North will be dismantled and the inhabitants will be accommodated in the larger Sturtonville location, where the extensions are to take place.

Work on the location, the finest native sports ground outside Johannesburg is being built on a 50-acre site. Two football grounds are to be laid out, tennis courts will be built and basket ball fields will be provided for the schoolchildren.

The present sports grounds are in the location and the new ground, besides providing better facilities, will have free land in the location. Unlike the extension scheme, which is being financed from loan funds, the sports ground and equipment are being provided out of the accumulated revenue of the location which has been in existence for over 25 years.

The extensions will comprise 240 two-roomed houses and 160 blocks of four single rooms. Water-borne sewerage will be provided and electric light will be extended to the streets, public halls and those houses which require it.

HEALTHY CONDITIONS.

A public health clinic is projected and it is hoped that the streets will be macadamised.

The Boksburg location consists of 3,000 inhabitants who are one of the quietest and most law-abiding native communities on the Reef.

The health of the location is good. There are a great many applicants for residence. Mr. J. Baker, the superintendent, has had many inquiries from natives who desire to live in the location and leave their wives and families in a place where they know they will be safe. Boksburg natives, however, come first.

It is expected that most of the natives who are now living in the town will go to the enlarged location.

KRUGERSDORP

A survey of conditions in the three largest municipal locations on the West Rand, at Krugersdorp, Roodepoort and Randfontein, discloses that in every case there is an increasing demand for extensions. Continual applications are being made by natives to enter them. In each case the existing accommodation is fully taxed.

Provision is being made to increase the amount of land available for the locations and to erect more houses.

The old and new locations at Krugersdorp are the same size as in other towns of demands for accommodation which cannot be met. "We are exceedingly full just now," said Mr. R. M. Koster, the superintendent, "and we are getting more applications to enter the location, principally as lodgers, than we can meet. The many schemes which are in progress and the buildings which are being erected have swollen the floating population to a marked degree."

In the two locations there are approximately 10,000 people, of whom nearly 7,000 are in the new location on the hill. Except for a small number of municipal-owned buildings the houses have been built by the stand holders.

Further additions to the Krugersdorp location have been deemed necessary by the medical officer of health.

Provision for further municipal houses has been made. The extension scheme which the municipality is expected to start in the near future. It is expected that they will be completed almost as soon as they are completed.

RANDFONTEIN

"The more houses we build the more natives come to the location in search of accommodation," said Mr. J. Dowdewell, superintendent of the Randfontein municipal location.

The location is crowded with approximately 4,000 natives, many of whom have been in residence for as long as 20 years. Each day natives apply for admission.

Additional houses were completed by the municipality 12 months ago.

The amenities for the location community are varied. The Madubela Hall, which was opened October last year, provides a venue for all classes of entertainment. Dances and concerts are held from time to time, lectures are given and there are gymnasium classes. Boxing is a favourite sport.

There is a small library. Some of the books are donated from the Randfontein Library and others have been contributed.

ROODEPOORT

The Roodepoort location is situated on a hill overlooking Roodepoort West station. Each day natives seek admission either to obtain a plot on which to build or apply to hire a room. Each day many have to be sent away.

"We never seem to see the end of this stream of applicants for stands or a room in which to sleep," said Mr. R. C. Cook, the superintendent. "The Council has a £10,000 scheme on hand for enlarging the location and building municipal houses. It will probably be in operation soon, but even then I shall be in a position to fill all the new houses in a couple of days."

Natives are obliged to stand their own houses on the stands which they hire comparatively cheaply.

The only recreational facility at present is a football field which is in constant demand throughout the year. When the new portion of the location is built it is hoped that a hall will be provided.

The population of the location fluctuates slightly, but averages 4,000.

ANGLO-ITALIAN RELATIONS

ADDRESS TO SPRINGS ROTARY CLUB

Mr. Claude Wilson spoke of the relations between Britain and Italy when he addressed the Springs Rotary Club yesterday.

Mr. Wilson has spent 18 years in Italy.

"I can't help feeling sorry for the large number of families who moved away during and before sanctions because they feared that there would be trouble or unpleasantness," he said. "These people went on back and the middle-aged Italian will always feel that he has lost many good friends. He looks forward to the day when England and America will settle down in Italy again."

"I think we are heading that way already and a few more months of patience will see us once again good friends of Rome. The friendliness of the Italian people, as a people is certainly as strong as ever it was. Unfortunately, the war has thrown into the picture an element of distrust. The younger generation has grown up not knowing the difficulties and sorrows which war brings. They are willing to have a slay at anything."

A vote of thanks on behalf of the club was moved by Mr. Ray Taylor.

LIDO, BENONI

Anna Sten stars in the production, "A Woman Abuse," now showing at the Lido Benoni. Henry Willoughby is also in the cast. The film is enhanced by light comedy and emotion dancing.

Three pupils of Waterloof House School, Pretoria, have won scholarships at Hilton College, Natal. They are John Hope-Baile, who has won the open Ella Memorial Scholarship, and Murray Frazer and Gordon Roy, who have won closed scholarships.

CRITERION

Shows 122. TONIGHT AT 8 A.C.T., Ltd. Musical and melodramatic play of James O'Hara's "Great Boy".

GOD'S COUNTRY AND THE WOMAN

With Mrs. M. P. M. and Mrs. M. P. M. with dramatic interest—SHEILA ROBERTS. 45211

LIDO, BENONI

Shows 122. TONIGHT AT 8. Musical and melodramatic play of James O'Hara's "Great Boy".

A WOMAN ALONE

Shows 122. TONIGHT AT 8. Musical and melodramatic play of James O'Hara's "Great Boy".

BAILEY'S

Shows 122. TONIGHT AT 8. Musical and melodramatic play of James O'Hara's "Great Boy".

BENONI BOARD OF EXECUTORS.

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CENTURY

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MIND YOUR OWN BUSINESS

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PAGE SIXTEEN

REEF

MR. GROBLER ON NATIVES FROM POOR HEALTH

TOWNSHIP OPENED *Rand Daily Mail* AT NIGEL 22/11/37

"It is both sad and disturbing to see the extent to which the health of our urban native population is deteriorating. It is clear that when next a depression sets in, unless in the meantime there are efforts to improve the position, many of the urban natives will not be fit to work."

The Minister of Native Affairs, Mr. P. G. W. Grobler, made this statement at Nigel on Saturday afternoon when he officially opened the new native township of Charterston. The township is built on an ideal spot, 3½ miles from the business centre of Nigel, and consists of 600 dwelling houses, two large schools, several churches, a native clinic, a block of shops and administrative offices. Two hundred additional houses are being constructed.

The work was carried out departmentally under the direction of Mr. H. Bickley, town engineer of Nigel. The cost was £56,538, as compared with the original estimate of £70,700.

The 600 finished houses are now fully occupied, and as soon as the other 200 have been completed the old location adjoining Nigel town will be completely demolished and the area converted into a European township.

Before the opening ceremony, a luncheon was given by the Mayor and Councillors of Nigel, in the Sub Nigel Recreation Hall. The Mayor, Mr. N. Gamsu, presided and those present included: the Minister of Native Affairs, Mr. P. G. W. Grobler; the Secretary of Native Affairs, Mr. D. L. Smit; the Director of Native Labour, Mr. J. Martins, and Mrs. Martins; the Chief Inspector of Native Schools, Dr. W. Eiselen, and Mrs. Eiselen; the Mayor and Mayoress of Springs, Mr. and Mrs. George Sutter; the Mayor and Mayoress of Heidelberg, Mr. and Mrs. W. Whelan; the Mayoress of Nigel, Mrs. Gamsu; the Chief Magistrate of Heidelberg, Mr. A. A. Stanford and Mrs. Stanford; Mr. M. P. Ackerman, M.P.C., and Mrs. Ackerman; Mr. and Mrs. F. J. du Pisanie, Deputy Mayor and Mayoress of Nigel; Mr. and Mrs. H. E. Mackenzie; Mr. A. W. P. Charters, the Magistrate of Nigel; Mr. A. V. Bird and Mrs. Bird.

The Mayor and Mayoress of Brakpan, Mr. and Mrs. Wm. C. Smyly; Mr. and Mrs. W. D. Pretorius; the Local Government Inspector, Mr. H. B. George, and Mrs. George; the Rev. T. E. Burgess; Dr. C. P. Annins, M.O.H., Benoni; Dr. P. A. Donnelly, M.O.H., Springs; Dr. and Mrs. M. Taylor-Smith; Councillor and Mrs. W. T. O'Reilly Merry; Councillor and Mrs. H. Mills; Rev. J. Malherbe; Councillor Harold Lotter and Mrs. Lotter.

Lieutenant J. P. van Wyk, Springs Police; Lieutenant W. S. Maplesden, Nigel Police; Rev. R. J. Moore and Mrs. Moore, Heidelberg; Rev. W. J. Plant; Councillor and Mrs. L. J. van der Heever; Rev. H. W. Wilson and Mrs. Wilson; Mr. and Mrs. C. D. Mackie; Councillor and Mrs. F. H. Thorburn; Mr. and Mrs. P. A. Millstein.

SINGING CHILDREN

The road to the new township was lined by 900 native children, all neatly attired in blue and white. They gave a racy rendering of "N'Kosi Sikelela," the Bantu National Anthem, in Xosa, as the Minister of Native Affairs and the long string of cars entered Charterston.

The Mayor, Mr. N. Gamsu, in welcoming Mr. Grobler, said they were all well aware of the great interest he had in the welfare of the natives.

The ex-Mayor, Mr. H. E. Mackenzie, presented Mr. Grobler with a gold key, and on behalf of the Town Council, asked him to name the new township Charterston, in honour of ex-Mayor Mr. A. W. P. Charters, the prime mover in the establishment of the location.

When Mr. Grobler rose to speak, he had an enthusiastic welcome from an assembly of about 5,000 natives and 300 Europeans.

"As I look upon this really model township and I think of the hovels which existed in the old location and of the wretched conditions under which many natives still live amid the wealth of the Reef, then I feel I must congratulate the Mayor and Councillors of Nigel on their far-sighted policy and thank them for the way in which they are carrying out their obligations to their native population."

Not only had the Nigel Council carried out what might be considered their duty, but in also having school buildings erected in the location they had shown an interest in the moral and spiritual welfare of their natives and set an example to most of the Reef towns.

Dealing with the health of the natives Mr. Grobler said that without a doubt the native population was one of the most valuable assets of this country for without native labour even the gold industry would not flourish as it did.

To maintain the health of their natives was therefore of paramount national importance.

The Council had taken a most im-



portant step towards maintaining the health of the natives which in the past appeared to be so inherent in them that one was inclined to think that nothing could affect it.

Mr. Grobler said he would not enter upon the somewhat controversial subject of how much or what form of education it was advisable or desirable to give the native in his present state of development.

It was patent, however, that if they were to keep the urban locations from filling their gaols and institutions with juvenile delinquents, they must keep the minds of the children usefully occupied. There was no better way of doing this than by having them at school.

Mr. Grobler afterwards congratulated the Town Engineer, Mr. H. Bickley, and his staff on their notable achievement, also the Town Clerk, Mr. W. D. Pretorius and the Chief Magistrate Mr. A. A. Stanford for his work as arbitrator.

Mr. Grobler delivered a special address to the Advisory Board and residents of the Nigel Location which was interpreted in several native languages and broadcast through the microphone. His words of advice were cheered by the huge assembly.

In declaring the township open, Mr. Grobler said he wished to honour the names of two men who had played a most important part in establishing the new location, namely Mr. A. W. P. Charters, who was Mayor at the time the location was being planned, and Mr. H. Mills, who was chairman of the Public Works Committee which enabled the Town Engineer to carry out the departmental building of the location. He therefore named the township "Charterston," and the administrative block therein, "Mills Square."

The two large new native schools in Charterston were afterwards officially opened by Mr. Charters and Mr. P. J. du Pisanie, Deputy-Mayor.

At the Springs West School tomorrow afternoon at 3 o'clock a concert will be given by the pupils in aid of school funds. The concert will be repeated on Wednesday afternoon. After each concert films of an educational nature will be shown by the cinema projector recently acquired by the school.

CRITERION

REOPEN 423 A.C.T. LTD.
TO-DAY 8.15 and 8
THE YEAR BEST PICTURE I
IRENE DUNNE
IN COLUMBIA'S GEM
"THEODORA GOES WILD"
PLUS POP-EYE CARTOON
Monday Next: "Great Gals Week"

SPRINGS THEATRE

1,000th Sub- Economic House

South African Press Association

Port Elizabeth, Sunday.

WHEN the Mayor, Mr. J. McLean, formally opened the one thousandth sub-economic house erected in twelve months in connection with the city's £1,500,000 slum clearance and re-housing scheme, the Minister of Labour, the Hon. H. Lawrence, described Port Elizabeth as having given a lead to the rest of South Africa.

The scheme, he said, was a "magnificent achievement," and he was amazed to see what a great project the city had embarked on. When he went back to Pretoria, Mr. Lawrence continued, he would be able to report that the Council's labours were bearing fruit.

They had tackled social problems in the right manner by introducing these schemes. Young children who grew up in the new houses would be influenced by the change of environment, and various forms of vice and crime caused by improper upbringing would be gradually stamped out. "What pleases me most about these municipal schemes in Port Elizabeth," he concluded, "is that they cater for all sections of the community. I want to emphasise that, as much as it is the duty of the Government to look after Europeans, so, also, is it its duty to look to the wants of non-Europeans."

Star
23/11/38

ANNESBURG. TRANSVIA

**2,600 MORE
HOUSES**
—
**CITY'S £1,300,000
SCHEME**
—
**ELIMINATION OF
SLUMS**
—

Work is to start as soon as possible on building 1,164 more houses for Europeans and 1,500 houses for non-Europeans at a cost of about £1,300,000 in economic and sub-economic schemes by the Johannesburg City Council in its big drive to eliminate slums and provide decent comfortable housing for the poorer section of the community at a nominal rental.

The Council also plans to establish six residential clubs for girls in the city, at Pioneers Township, Cottesloe, Langlaagte, and three at Jeppe when the lowering of the line is completed and ground now covered by a maze of railway tracks becomes available. The Pioneer Club is under construction.

SCHEME EXPLAINED

In an interview to-day, Mr. L. Leveson, chairman of the Public Health Committee of the council, said the city engineer's department had been instructed to prepare plans and full details for the proposed construction of the 2,664 new houses.

The council had available a housing loan of £1,500,000 which was to have been utilised to build 2,000 European sub-economic houses at Klipriviersberg. In the negotiations with the Government it had been agreed to cede a large part of the ground to the Railway Administration and it was understood that 600 houses would be put up by them for railwaymen to cater for the staff that would work at the new goods and marshalling yards in the converted Prospect Township.

The committee now proposed to use the money to put up 105 sub-economic houses in the Vrededorp compound, 634 sub-economic houses at Albertsville, 325 at Claremont, and 100 economic houses at various points in the city, all for European families; 600 Asiatic sub-economic and economic houses in Claremont for Asiatics, and 900 economic and sub-economic houses for coloured people in Coronation Township and Orlando.

"This will give thousands of people now existing in difficult conditions a chance of living in decent comfortable houses with room for gardens and at low rentals which would release more money for food and other necessities. The people would have security of tenure and would have no fear of being exploited."

FAMILIES REHABILITATED

Mr Leveson added that in the existing sub-economic and economic housing schemes many families were being rehabilitated and set on their feet. Several families had reached the stage where they could start paying off homes of their own and others would occupy their places in the Council's houses.

"The great thing these people want, too, is space for a garden. Most of them are very proud of the gardens they have created round their new homes.

The new scheme is another nail in the coffin of slum tenements.

"STAR"

Slum Elimination At Boksburg.

M.O.H. Reports on work of Rehabilitation. December, 15th 1938.

ANSVAAL, THURSDAY, DECEMBER 15, 1938.

SLUM ELIMINATION AT BOKSBURG

M.O.H. REPORTS ON WORK OF REHABILITATION

The progress of slum elimination in Boksburg, the development of the municipal loan scheme for economic housing, the proposed extensions to the location, the establishment of a modern Asiatic township, and details of the proposed European sub-economic housing scheme, are discussed in a special report on housing prepared by the M.O.H. of Boksburg, Dr. J. J. du Preez le Roux and included in his annual report.

"It is gratifying to report," he states, "that only 66 out of the total of 221 properties originally classified as slums remain unaltered." The buildings were classified in a survey undertaken the previous year. Since then the health department had arranged personal interviews with owners of all slum properties and the requirements of the department explained to them and detailed in writing. As a result of this, 71 buildings had been reconstructed and 75 were under reconstruction, five having been vacated. Of the buildings listed as slums in the original survey, 124 were in Boksburg North, 70 in Boksburg and 27 in other parts of the municipal area.

MAJOR PROBLEMS

The M.O.H. points out that the majority of the 66 premises that have remained unaltered are regarded as major slums which should be vacated or demolished, "many of them being yard buildings not originally intended for human habitation.

"Further action must necessarily be delayed until the completion of the proposed sub-economic housing scheme for Europeans, in order that our efforts to improve conditions should not make matters even worse for an already harassed section of the community," states the report, pointing out that "the installation of waterborne sewerage has already had the effect of increasing rents, thus making greater inroads on the finances of those who, by reason of their small earnings, are forced to occupy slum dwellings."

The sub-economic housing scheme provides for only 24 houses—half the number originally recommended, because it is hoped that the balance of the scheme will be better for the experience gained on this first experimental section. There will be 12 four-roomed houses, eight three-roomed

houses, and four two-roomed houses, and the rentals of the three types will be 17/6 a week, 15/- a week, and 12/6 a week. The free services will include sanitation, 1,500 gallons of water and 20 units of electricity a month.

REHABILITATION

"The sub-economic scheme should in time develop from its original object of 'rehousing' into the complete rehabilitation of the slum dwellings," states the report. "This will be possible if tenants are encouraged, once placed on a sounder financial footing, to acquire their own properties under the municipal loan scheme." This will enable them to purchase their own homes by monthly payments not greatly in excess of the proposed sub-economic rentals.

Since the end of 1934, 40 houses to the value of £31,826 have been completed under the municipal loan scheme.

"Most of the existing townships are now more or less fully built up, and the continuation of building progress will depend upon the proposed new Cason, Comet and Cinderella Townships becoming available at an early date."

Because the Asiatic population depend mainly for their income on native trade, a site near the Stirtonville location has been selected for the modern Asiatic township, which will consist of 168 houses. The township will contain a properly laid-out trading centre. "To cater for the customs of the Asiatics, who favour the accommodation of married children under the parental roof, many of the proposed dwellings will be built in semi-detached groups."

"FULLY JUSTIFIED"

"Any cost or effect which can be directed to the completion of this scheme will be fully justified," states the report, "as it will eliminate an area in which conditions of a most undesirable nature at present exist."

As soon as final approval has been obtained from the Provincial Administration, building operations will be started on the location extension scheme, which "will materially assist in relieving, although it will not completely solve, the present housing shortage. The scheme provides for the accommodation of about 2,000 natives in 230 three-roomed cottages, which will be let at 22/6 a month, and 145 four-roomed blocks to be let at 12/6 per room, will be let.

AN INDIAN
TOWNSHIP

17-12-38

An article published on Thursday detailed the changes suggested in regard to the Malay Location. Briefly it is proposed, by arrangement between the standholders and the City Council, to substitute freehold title for the present monthly permit system, the cost of freeholding ranging from £100 in the case of business stands to £50 for residential stands. Certain topographical changes are also to be made. A broad roadway flanked by a barrier of trees will be erected on the south between the location and Mayfair, and a similar barrier on the north between Eighteenth Street and Braamfontein, and the narrow 25ft. streets are to be made one-way streets. The proceeds of the charges for freeholding are to be paid into a special fund, from which, in the first instance, will be paid the survey and expropriation charges which the scheme necessitates, and the balance is to be devoted to much-needed improvements in the area itself. The whole scheme reflects great credit upon the Council and its officials, and the representatives of the Indian community, and it is to be hoped that it will be duly ratified.

As Mr. J. H. Hofmeyr pointed out when, as Minister of the Interior in 1936, he introduced the second reading of the Bill to permit Asiatics to acquire freehold in certain restricted areas, nothing is more certainly calculated to create slum conditions than insecurity of title. Once security is given, and improvements become practicable, a new era will dawn for the locality; and it would be suitable if its advent were accompanied by a suitable change of name. The term "Malay Location" may have been suited to the mining camp conditions of the 'nineties, but it is obviously incongruous as applied to an up-to-date township, with many three and four-storeyed modern buildings, wherein the capital investment approaches one million pounds. Moreover, there is a definite social and business slur in the word location, for that quarter will in future be a creditable township, and neither Malay nor a location. If we might venture on a suggestion, it is that the name of the Mayor in whose year the change is to take place, and who himself has done a great deal to bring it about, should be honoured in this respect.

The Star
19/12/38

**NEW TOWNSHIP
 FOR MALAYS**

—

**TO BE KNOWN AS
 PAGEVILLE**

—

**RECOGNITION OF THE
 MAYOR'S WORK**

—

The Mayor of Johannesburg, Mr. J. J. Page, has consented to the proposed new Malay township, which will be a big extension of the present Malay location, being known as Pageville. The suggestion, which was the recommendation of the Transvaal Indian Congress, has been accepted by the City Council.

The association of Mr. Page's name with the township that will come into being in consequence of the agreement reached between the Council and the Asiatic community, and which only awaits the approval of Parliament in terms of the Asiatic Land Tenure Amendment Act of 1936, is a tribute to the notable efforts of the Mayor to reach a satisfactory solution, which is now in sight after many years of controversy and negotiation.

Commenting on the article which appeared in The Star last week on the future of the Malay location, Mr. S. M. Nana, secretary of the Transvaal Indian Congress, stated to-day that a deputation of the congress made representations to the parliamentary select committee on the 1936 Act, and requested that, as a first step, Indians should be given the right of ownership in the proposed "freedom" areas, including the predominantly coloured townships of Newclare, Sophiatown and Martindale and the Asiatic bazaars and townships such as the Malay location.

The committee acceded to the requests of congress and as a result Sections 1 and 2 of the Amendment Act were placed on the Statute Book.

Representatives of the congress and the Malay Location Standowners' Association met representatives of the Johannesburg City Council in June last year. The appeal submitted then for Indians to be given freehold title has now been granted.

"This progressive step," said Mr. Nana, "is welcomed by the Indian community and is an indication of the relaxation of the laws prohibiting Indians from holding property. It is hoped that the granting of freehold title will lend an impetus to the great improvements which have been effected already in the Malay location."

That policy, he added, would be accelerated if the Council made provision for economic housing loans under the Government housing schemes. While there were some wealthy stand-

in the location, there were not well off, and by liberal housing immediately

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"STAR"

READERS' VIEWS.

Housing. Where The Money Goes. (Mather Smith) December 19th, 1938.

HOUSING

WHERE THE MONEY GOES
Star

To the Editor of The Star

19/12/38
Sir,—Before we are committed to the expenditure of further sums of money on housing and slum-clearance schemes, it would surely be advisable to make some further study of the results of similar schemes in other countries. In answer to Mr. H. Day in the House of Commons, on May 26, 1938, Mr. Walter Elliot said that for the five years ending March 31, 1938, the number of acres acquired under the various Housing Acts by local authorities in England and Wales, outside London, had been 35,000, for which £8,000,000 had been paid. In reply to the Rev. James Barr he said that from 1919 to March 1938, the State had paid in housing subsidies £193,304,623. The aggregate number

of houses built with the help of State subsidy was 1,404,576.

Mr. A. W. Madsen, in his "Why Rents and Rates are High," says: "This huge sum, taken from some taxpayers to give to others," (it is so easy to be generous with other people's money) "reflects the state of poverty in which people live whose wages do not enable them to provide or occupy houses for themselves. Nor is the sum the whole amount of subsidy, since millions have to be added which local authorities have paid out of the rates. The land monopoly, the rings and trusts, have had their hands deep in this out-pouring of public money; but the housing problem still awaits solution."

The figures for Scotland are not included in the above figures, but Glasgow, to my knowledge, has been spending huge sums on slum-clearance schemes for many years past. And the result? Mr. R. Morrison, K.C., giving evidence before a Parliamentary Commission on July 28, 1937, said that: "Of the 276,130 houses in Glasgow at Whitsuntide, 1935, no fewer than 259,769 fell under the overcrowding survey in accordance with the 1935 Act. This revealed an almost staggering total of 74,952 overcrowded houses exclusive of over 10,000 houses found to be unfit for human habitation and half of which were also over-crowded." Since the war the City Council of Glasgow spent £3,059,979 on land purchase of which £1,080,139 was for housing; £791,626 for streets and sewers, and £137,205 for parks.

A city held to ransom! Let the towns of Transvaal beware.

MATHER SMITH,
Secretary of the Farmers' and
Workers' Party

THE STAR, JOHANNESBURG. TRANS

READERS' VI

SLUMS
AN EFFECT, NOT A
CAUSE

To the Editor of The Star

Sir,—I should like to thank you for the sub-leader on Slums in The Star of Tuesday. For many years we have had far too much of "the too prevalent idea that housing by itself will . . . solve the slum problem." Slums are not a cause. They are an effect. They are signs of poverty, unemployment, low wages. Slum clearance can never destroy those evils, but if, as we easily could, we were to destroy poverty, slums would cease to exist and with them the need for housing schemes and other forms of charity—slum clearance is really only a kind of charitable activity.

In 1915 the M.O.H. for Woolwich showed that good wages while they lasted ended slums in his area. Woolwich had for long been known as a bad slum area, but when, with the outbreak of the Great War, the munitions factories in Woolwich became busy and wages rose, it was found that what had been slums ceased to be such and the people who had been living in them ceased to be slum-dwellers. Those same people, with enough money coming in to meet their reasonable needs, soon recovered their self-respect and they began to take an interest in and to beautify their homes.

People do not live in slums because they like it. They live there because they must. No slum clearance scheme ever raised wages. Such schemes often actually reduce the amount the residents have to spend on food, because more has to be spent on transport than formerly, but they always tend to raise rents elsewhere and to reduce wages.

Under our present economic system there is always a shortage of jobs and competition between workers, for the jobs that are available, sets up a constant tendency towards lowering wages. In such competition, a man who may have had his rent expenditure reduced by £1 a month, through a sub-economic housing scheme, will not hesitate to offer to take a wage reduced by £1 a month, if that is the only way he can keep or get a job.

Our housing or slum clearance enthusiasts would hesitate to suggest a direct subsidy for wages, because it would be obvious to them that the immediate result would be a reduction in wages by the amount of the subsidy. They ought also to see that their spectacular schemes

are merely a subsidising of inadequate wages and are just as ineffective as would be a direct payment to supplement those wages.

Of course, everyone should be properly and comfortably housed. But that cannot be achieved by slum clearance or sub-economic housing schemes. It can be achieved by removing the cause of poverty. That can be easily done when we wake up sufficiently to demand it.

Nature has provided enough for everyone, but, by a man-made law, we have laid it down that no one shall use or enjoy what nature has provided for all, unless and until we first pay a landowner what he demands for giving us permission to work or live or breathe. That is why we have poverty and unemployment and slums.

F. A. W. LUCAS.

22/12/38

THE STAR, JOHANNESBURG

COUNCILLOR APPEALS FOR REHOUSING "DRIVE"

PROPOSAL TO RID CITY OF ALL SLUMS IN FIVE YEARS

MR. D. H. EPSTEIN'S LECTURE AT THE UNIVERSITY

"A drastic and dramatic housing 'drive,' both economic and sub-economic would, with reasonable expenditure, rid Johannesburg of all its slums within five years," declared Mr. D. H. Epstein, a member of the Johannesburg City Council, in a lecture on "Municipal Housing" to the Students' Architectural Society, at the University of the Witwatersrand last night.

Mr. Epstein said Johannesburg should spend £5,000,000 in the next five years. The slogan next year should be, "Make 1939 a housing year."

Slums, hovels in many cases not fit even for firewood, should be razed to the ground, said Mr. Epstein. Slum clearance should go with rehousing, and it was regrettable that this had been done only in one area, Bertrams, where dangerous spots were expropriated, to be replaced by the excellent new housing scheme, the Maurice Freeman Township.

There should be no colour bar in the rehousing of the poor. Europeans must be catered for, but natives, coloured people and the Asiatics should not be neglected.

NATIVE HOUSING

Apart from Orlando Township, Mr. Epstein contended, no virtue could be found in the provision of native housing. Erected because of legal compulsion, native locations, not worthy of the name "township," were "dull, drab and dreary in themselves," constituting, if not a slum to-day, certainly a slum to-morrow. When the matter was said, the best was said about them—they provided a roof and a place to put a bed in. Monotony was their keynote and lack of amenities, even of the simplest, their deadening characteristic. Where they provided for single natives, they usually consisted of barracks.

Pimville would long ago have been condemned as a major slum had anyone else but the municipality been its owner. Councillors who gave way to righteous anger about slum landlords should remember first that they were by analogy, directors of a company possessing land on which they had allowed a "hideous slum" to exist.

HIGH RENTS

A further indictment of native housing, said Mr. Epstein, was that the rents were not only high compared with wages, but they were also "monstrously unjust" in so far as until a year ago, all housing was erected from loans bearing economic rates of interest, in some cases from 15 to 16 per cent, whereas in European sub-economic housing the interest was only 5 per cent.

With the sanction of an expenditure of £1,422,340 by the Housing Board, Johannesburg will have invested £3,153,687 on the housing of 83,775 natives. From this year, no less would be sustained by the native revenue account, which meant, said Mr. Epstein, that the natives were paying for municipal land and property which in 30 years, would have been entirely paid for, and also for the entire cost of the department, which included an Inspectorate for the benefit of Europeans.

The "one bright spot" was Orlando, with the vast schemes for future recreation in the district, and the City Council was constructing Coronation Township as a special housing scheme for coloured people. There would be provision there for economic and sub-economic houses, numbering about 850, and land had been set aside at Orlando as an experiment for coloured housing.

There had been much talk about the houses of Asiatics, but little else, Mr. Epstein continued. The scheme for the conversion to freehold of property in the Malay Location and its redesign would improve the district, but would also make the housing problem worse as no new provision for large-scale Asiatic housing was contemplated.

RESIDENTIAL CLUBS

"Visiting Johannesburg's vice dens," said Mr. Epstein, speaking of the necessity for girls' residential clubs, "we found conditions so nauseating, revolting and sub-human, and the air so foul, that even to-day the odour of them is still in my nostrils. These vice dens do not indicate police prosecution or moral indignation, but the necessity for providing residential clubs for girls, where the rental will be on a sliding scale in accordance with the wages of the tenant, say, from 7/6 to 1/1 a week, which must include board, lodging and laundry.

"The City Council realises this and will shortly build, to begin with, two or three hostels at Cottosloe, Langlaagte and Bertrams to house 300 girls."

POVERTY AMID PLENTY

Mr. Epstein referred to the paradox of poverty amid plenty in Johannesburg. One side of the picture showed a rateable value of £87,499,734; the

other, poverty and slums hardly equalled in any other part of the world. Never before had there been so much talk of housing, reconditioning and clearances. Welfare workers and the Mayor had led expeditions into them, medical officers had drawn public attention to them, yet slums persisted with the tenacity of disease. It was to be hoped that the reproach of slums in Johannesburg would not be justified much longer. "Make 1939 a housing year" should be the slogan in the coming year.

"Johannesburg should spend £5,000,000 in the next five years to rid the city of its slums and rehouse its people," concluded Mr. Epstein. "We should aim at the possibility of every family being brought up as a healthy as in the mansion of a millionaire. Surely Johannesburg can spend as much on slum clearance and housing as on street lighting. If this were done, within a year or two we should go far towards abolishing slums."

"We have to shoulder the responsibility because, as human beings, we can no longer tolerate the thought that thousands of our fellow men and women are existing, through no fault of their own, in foul and bestial surroundings."

UNION'S NATIVE POLICY

NEWCASTLE FARMERS WANT REVIEW

FROM OUR CORRESPONDENT

NEWCASTLE, Thursday.—That many farmers are in favour of complete segregation of the native appears from the reception given by the Newcastle Farmers' Association to a proposal by a farmer yesterday morning that a public meeting be convened to consider the whole native question and the effect of the growing competition of the native with the European.

It was emphasised by the mover, Mr. C. K. Aveling, a prominent farmer of the district, that what he had in mind was not in any sense a political meeting, but a public conference, and that no politics be allowed to enter into the discussion.

The suggestion for a public meeting was agreed to unanimously. This meeting is to be held under the auspices of the association about the end of January.

RELEASED AREAS

The purchase of farms by the Government in released areas is also exercising the minds of local farmers, particularly in the Buffalo Flats, which is one of the released areas in the Newcastle district.

Mr. Bown said that the Buffalo Flats area had suffered under an injustice as a released area since the 1913 Land Act. The farmer in the area was unable to sell his farm and was also afraid to make any improvements as he did not know where he was. They could not let this matter go on for another 25 years in such a state of uncertainty.

A delegate from the Buffalo Flats Farmers' Association advocated that a joint meeting be held, and that delegates be appointed to go to Pretoria to interview the commissioner on the subject. This was agreed to unanimously.

NEW MISSION IN RHODESIA

POTCHEFSTROOM MAN ACCEPTS POST

FROM OUR CORRESPONDENT

POTCHEFSTROOM, Thursday.—The Rev. Edward G. Paterson, who has been in charge of Anglican native mission in the Western Transvaal with headquarters at St. Michael's Church, Potchefstroom, has accepted an offer to take charge of a new mission station being opened there.

It is understood that a Rhodesian who recently died left a farm to a church for this purpose, with bequests totalling about £40,000. The Bishop of Southern Rhodesia, through the Bishop of Johannesburg, made offer to Mr. Paterson, which he now accepted.

Mr. Paterson's successor here has yet been appointed.

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