

*Ch. P. R. B. Lewis*

*No Documents*

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Johannesburg



City of  
Johannesburg

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P.O. BOX } 11066

Tel.

BYAFDELING BEHOUDING  
HOUSING DIVISION  
JOHANNESBURG

R E P O R T

OF THE

CHIEF HOUSING ENGINEER

HOUSING DIVISION

FOR THE PERIOD

1st July, 1963 to 30th June, 1964.

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CITY OF JOHANNESBURG.

HOUSING DIVISION.

REPORT OF THE CHIEF HOUSING ENGINEER FOR THE PERIOD 1ST JULY, 1963 TO THE 30TH JUNE, 1964.

TO THE MAYOR AND COUNCILLORS OF THE CITY OF JOHANNESBURG:

I have the honour to submit the report of the Council's Housing Division for the period 1st July 1963 to the 30th June 1964. During the year under review, the following Councillors dealt with the Department's affairs:-

MANAGEMENT COMMITTEE:

P.R.B. Lewis (M.P.C.) (Acting Chairman).  
H.B. Ismay,  
D.J. Marais,  
J.F. Oberholzer, (M.P.C.),  
A.B. Widman (M.P.C),

NON-EUROPEAN AFFAIRS COMMITTEE:

H.B. Ismay (Chairman),  
C.P. Venter,  
A. Jaffe,  
I.E.B. Attwell,  
Dr. A.D. Bensusan,  
H.F. Dennis,  
L.V. Hurd (J.P.),  
S. Moss,  
C.J. Ross-Spencer,  
E. Cuyler (J.P.).

INTRODUCTION:

Although further progress in reducing the housing backlog was made, the activities of the Housing Division were curtailed owing to the delay in obtaining approval for new schemes. The average yearly construction figure was well maintained, some 2335 houses being constructed during the year. The project at Chiawelo Extension No. 2 (2301 houses) was completed and a start made on the construction of the 1069 houses at Mapetla Extension. No. 1. Pimville (7,500 families); situated west of the Menz line, remains the only major Bantu slum to be cleared.

MAPETLA EXTENSION NO. 1 (1069 HOUSES):

The Department of Housing approved the scheme for the construction of 1069 Type NE 51/6B dwellings subject to the condition that half of the scheme should be done departmentally, while the remaining half should be put out to tender.

Seven tenders were received, the Housing Division's being the lowest, as indicated hereunder:-

<u>TENDERERS.</u>	<u>MAIN OFFER.</u> (Brick Construction)	<u>ALTERNATE OFFER.</u> (Block Construction).
1. Housing Division	R185,200-00	
2. Kerdich Co. Tvl (Pty) Ltd.	---	R215,562-58
3. Longtill (Ltd).	---	R220,020-82
	2/ 4. Petra ....	

<u>TENDERERS.</u>	<u>MAIN OFFER.</u> (Brick Construction)	<u>ALTERNATE OFFER.</u> (Block Construction).
4. Petra Construction (Pty) Ltd.	---	R239,807-84
5. P.R. de Jager	R273,312-99	---
6. Roberts Construction Co. Ltd.	R323,118-13	R246,714-42 A) R239,708-36 B) R243,661-86 C)
7. S.A. Boukontrakteurs	R407,910-24	---

The Department of Housing on the 12th September, 1963, approved the acceptance of the Housing Division's tender.

SENAOANE: (305 HOUSES):

The Department of Housing approved of the scheme for the construction of 305 Type NE 51/6A dwellings, in the Senaoane section, subject to the condition that tenders be invited. Three tenders were received, the Housing Division's again being the lowest as indicated below:-

<u>TENDERERS.</u>	<u>MAIN OFFER</u> (Brick Construction)	<u>ALTERNATIVE OFFER</u> (Block Construction)
1. Housing Division, City Council of Jhb.	R119,468-30	---
2. The Roberts Construction Co. Ltd.	R177,194-15	R138,752-25
3. Petra Construction (Pty) Ltd.	---	R131,533-94

MOFOLO SOUTH : POORER CLASS HOUSES: (188 FAMILIES).

On the 26th May, 1964, the Council approved of departmental construction of 188 row houses in Mofolo South estimated to cost R46,274, for the poorer class of Bahtu. This is the first sub-economic scheme for Bantu to be authorised in the Housing Division's existence. Work on this project started in June 1964 and is expected to be completed on the 15th August, 1964.

SOUTH AFRICAN LEGION OF THE BRITISH COMMONWEALTH : 50 HOUSES FOR EX-SERVICEMEN - SOUTH WESTERN BANTU AREAS:

Approval from the Department of Bantu Administration and Development for the departmental erection of 50 houses in the South Western Bantu Areas for the Bantu Commonwealth Ex-Servicemens' League, was received in October, 1963, but owing to delays in finalising the loan between the Bantu Commonwealth Ex-Servicemens' League and the Council, no start could be made on this project.

COLOUREDS : SUB-ECONOMIC SCHEME:

On the 29th February, 1964, approval was received from the Department of Housing, for the construction of the sub-economic houses at Riverlea Extension No. 1, spread over 295 sites, for 788 Coloured families. The Housing Commission stipulated that half of the scheme be constructed departmentally and that tenders be invited for the remainder.

Work on the departmental portion was commenced on the 1st May, 1964, while tenders were invited for the remaining half of the Scheme. No tenders from Contractors were received, the Housing Division submitting the only tender.

During the year the cost of building materials increased considerably. The Council at its meeting on the 1st July 1964 raised the wages of Bantu, thus further increasing the costs of new construction projects. The increase in the cost of houses is over 20%. This necessitates further applications for increases on approved loans and further delays before new approvals are forthcoming.

CONSTRUCTION WORK:

Houses : Bantu.

During the year under review, 2335 houses were constructed of types 51/9, 51/10, 51/6 and 51/7 together with Schools and Bottle Stores.

The Riverlea Administration Block and the Cerebral Palsy Clinic have been completed and work started on the new Tladi Clinic. The fencing of houses and various additions have been carried out and over 2490 latrines with water closets were erected.

STAFF:

(i) Europeans.

Technical	3 Engineers (1Tech. Asst.)
	10 Supervisors.
Administration	6
Treasury Branch (Accounts)	2
" (Stores)	2
	<hr/>
	23
	<hr/>

(ii) Bantu : Clerical.

Administration	3
Technical	5
Checkers/Recorders	20
	<hr/>
	28
	<hr/>

(iii) Bantu : Building Workers.

Foremen	3
Asst. Foremen	3
T/Leaders	7
Drivers	16
Artisans	165
Labourers	359
Police	27
	<hr/>
	580
	<hr/>

Savings and Excesses on completed projects since the inception of the Division to the 30th June 1964 are indicated on Annexure C.

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.

C.S. GOODMAN.  
CHIEF HOUSING ENGINEER.

## ANNEXURE A.

HOUSING DIVISION.CONSTRUCTION STATISTICS OF WORK COMPLETED DURING THE PERIOD 1ST JULY 1963 TO 30TH JUNE 1964.

During the 1963/64 financial year, the following work was completed by the Housing Division:-

	Approx. R.
<u>W.C. BUILDINGS:</u> 2490 with pans	92,181
<u>HOUSES:</u> 2181 Types 51/9, 51/10, 51/6 and 51/7. 154 Self Builders	
<hr/>	
<u>2335 Total</u>	796,349
<u>SCHOOLS:</u> 1 Lower Primary 9 Classrooms Additions: 3 "	24,933
<u>SHOPS:</u> 5 Shops : Riverlea Coloured Township.	21,489
<u>CLINICS:</u> T.B. Clinic, Mofolo South and Tladi. Cerebral Palsy.	9,545 10,926
<u>OFFICES:</u> Administration, Riverlea.	17,591
<u>BOTTLE STORES:</u> 2 Bottle Stores.	23,252
<u>NURSERY:</u> Alterations.	4,189
<u>OFF-SALE DEPOTS:</u>	10,178
<u>FENCING:</u> Various Townships.	27,254
<u>SUNDRIES:</u>	391
	<hr/>
TOTAL VALUE OF COMPLETED WORK:	R1,038,278
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## ANNEXURE B.

HOUSING DIVISION.

WORK COMPLETED FROM INCEPTION OF THE HOUSING DIVISION :  
MARCH, 1954 TO THE 30TH JUNE 1964.

Approx. R.

HOUSES : SCHEMES ) TYPES 51/9, 51/10 & SELF BUILDERS) 51/6 and 51/7 etc.	43,175	17,574,112
<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>		47,525
<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>	8	77,890
<u>BAR LOUNGES:</u>	2	74,412
<u>SCHOOLS AND CARETAKERS' COTTAGES:</u>	73	813,591
<u>BANKS:</u>	1	6,275
<u>ADMINISTRATIVE BLOCKS:</u>	7	140,087
<u>COMMUNAL HALL AND PUBLIC HALL:</u>	6	149,693
<u>S.A.N.T.A. CENTRE (300 BEDS) BARAGWANATH:</u>		69,990
<u>CEREBRAL PALSY CLINIC : BARAGWANATH:</u>	1	10,927
<u>CLINICS:</u>	3	131,800
<u>PUBLIC CONVENIENCES:</u>	2	3,022
<u>BUTT HUTS &amp; CONVENIENCES IN PLAYGROUND:</u>		20,840
<u>SEWER RETICULATION SCHEMES:</u>	2	198,452
<u>TRANSFORMER CHAMBERS:</u>	27	81,000
<u>SHOPS:</u>	12	37,196
<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>		17,810
TOTAL:		<u>R21,065,383</u>

## HOUSING DIVISION.

## ANNEXURE C.

## SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE, 1964.

No.	Site & Service Scheme	Locality	Type of Construction	Date of Acceptance by N.E.A.D.	Proportion of Vote Available.	Total Expenditure to 30/6/64.	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	2,500 Houses	March 1956	535,792. -- --.	508,427.11. -	27,364. 9. --.		
4	-	Noordgesig	150 Houses	May 1956	43,500. -- --.	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	-	Dhlabani	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, 1964.

No.	Site & Service Scheme	Locality	Type of Construction	Vote of Council Authority	Proportion of Vote Available.	Total Expenditure to 30/6/64	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. -- --		
52	-	Noordgesig	350 Houses	25.10.1960	141,821. -- --	139,049. -- --	2,772. -- --		
53	Contract No. 2489	Eastern portion of Zola T/Ship	Sewerage	23. 2.1960	50,846. 10. 8.	68,800. 14. 1.		17,954. 3. 5	
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

HOUSING DIVISION.

SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE, 1964.

No.	Site & Service Scheme	Locality	Type of Construction	Vote Council Authority	Proportion of Vote Available	Total Expenditure to 30/6/64.	Balance	
							Saving	Excess.
		Brought Forward			R10,849,372.26	R9,705,177.52	R1,220,658.62	R76,463.88
55	-		Schools and Cottages	30.5.1961	406,624.00	478,886.11		72,262.11
56	-	Noordgesig	150 Houses	22.8.1961	83,910.00	80,295.00	3,614.00	
57	-	Noordgesig	139 Houses	22.8.1961	66,720.00	58,097.00	8,623.00	
58	-	Noordgesig	4 Experimental Houses	30.1.1962	6,000.00	7,816.07		1,816.07
59	-	Mofolo North	Stand 99 Experimental Double-storey Block of Flats.	30.1.1962	3,200.00	4,257.53		1,057.53
60	8 & 10	R6 Million Storm	Clearance Scheme	27.3.1962	584,380.00	623,378.00		43,998.00
61	-	Nancefield	Beer Hall	26.6.1962	82,000.00	58,340.74	23,659.26	
62	-	Tladi/Senaoane	Administration Offices	26.6.1962	11,000.00	7,723.91	3,276.09	
63	-	Dube	Chapel	26.6.1962	6,300.00	5,690.17	609.83	
64	-	Coronationville	Communal Hall	26.6.1962	14,500.00	12,578.48	1,921.52	
65	2	Central Western Jabavu	760 Houses & Fences	31.7.1962	288,800.00	275,055.00	13,755.00	
66	3	Central Western Jabavu Ext.	466 Houses & Fences	31.7.1962	177,080.00	157,115.00	19,965.00	
67	4	Mofolo North	1274 Houses & Fences	31.7.1962	484,120.00	437,152.00	46,968.00	
68	1	Moroka North	400 Houses	30.10.1962	134,500.00	129,452.00	5,048.00	
69	1	Moroka North	400 Houses - Fences	30.10.1962	12,000.00	9,560.00	2,440.00	
70	-	Dube	900 Houses	27.11.1962	424,709.28	425,348.66		639.38
71	-	Dube	900 Houses - Fences	27.11.1962	21,290.72	20,712.98	577.74	
72	-	Jabulani	Hostel	29.1.1963	490,200.00	510,962.00		20,762.00
73	-	Nancefield	Hostel	29.1.1963	520,178.00	411,650.00	108,528.00	
74	-	Dube	Hostel	29.1.1963	612,158.00	469,341.00	142,817.00	
75	6	Tladi/Moletsane	1250 Houses	29.1.1963	1,309,360.00	1,297,181.00	12,179.00	
76	5	Molapo	350 Houses & Fences	26.3.1963	513,000.00	464,371.00	48,629.00	
77	-	Emdeni	1045 Houses	28.6.1963	402,280.00	349,574.00	52,706.00	
78	7	Mofolo South	641 Houses	26.11.1963	244,810.00	215,831.00	28,979.00	
					R17,748,492.26	R16,220,557.17	R1,744,934.06	R216,998.97

SAVINGS OVER EXCESSES.

Saving	R1,744,934.06
Excess	216,998.97
Net Saving	<u>R1,527,935.09</u>

ANNEXURE D.

HOUSING DIVISION:

HOUSES BUILT YEARLY:

1953/54	89
1954/55	1,421
1955/56	3,020
1956/57	2,495
1957/58	11,074
1958/59	7,764
1960	6,587
1961	4,696
1962	1,885
1963	1,809
1964	2,335
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	43,175
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