

CITY OF JOHANNESBURG

IMPROVED EMERGENCY CAMP : VUKUZENZELE.

CAPITAL EXPENDITURE.
Capital Works.

	Total	1. 1348 Stands 120.7 Acres : Leasehold Scheme	2. 1787 Stands 169.5 Acres : Austerity Building Scheme.	3. 1505 Stands 149.8 Acres : Chamber of Commerce Scheme.	Remarks.
<u>Non-European Affairs Department.</u>					
<u>Essential Services.</u>					
Cost of land : 440 acres @ £35.10.0. per acre	£15,620	£4,538	£6,016	£5,066	On no. of Stands.
1787 Austerity type houses at £130. each, excluding E.C.	232,310		232,310		
Roads: 24' wide with tar macadam haunching and suitable for bus traffic	36,565	10,623	14,082	11,860) On no. of Stands.
Forming and Grading and stormwater control	10,000	2,905	3,851	3,244	
Sewer Reticulation	52,250	15,180	20,123	16,947	(On no. of Stands.
Trunk and Outfall Sewers, Disposal works, etc. Pro rata share	84,700	24,607	32,620	27,473	
Water Reticulation, including trunk main	50,000	14,526	19,256	16,218	(On no. of Stands.
Concrete foundations to houses only, on basis of (a) 25' x 24' = 600 sq. ft. @ £28: £37744. (b) 25' x 20' = 500 sq. ft. @ £26: £35048. (c) 25' x 16' = 400 sq. ft. @ £24: £32352.	37,744	37,744	-	-	
Survey and Layout of Plots (say)	500	145	193	162	On no. of stands.
+ 47 Latrine Blocks, including 47 water points of 3 taps over concrete slab and gully - 1 (14); 2 (17); 3 (16); at each approximately £1,011	47,500	14,149	17,181	16,170	Actual numbers.
+ 3 Communal Shower and Laundry Blocks with hot water (male and female) at £1,650	4,950	1,650	1,650	1,650	One Each Block.
Night Soil Clearance - 6 Tankers	2,400	697	924	779) On no. of Stands.
40 Oxen	800	232	308	260	
Day Refuse Removal - 9 Refuse Carts	2,025	588	779	658) On no. of Stands.
46 Oxen	920	267	354	299	
<u>Buildings:</u>					
+2 Superintendents' offices with fencing	6,500	1,888	2,503	2,109	On no. of Stands
+1 Superintendent's house with fencing	4,000	1,162	1,541	1,297	-do-
Shops - 51	32,000	9,411	11,922	10,667	Actual Numbers. X
19 General Dealers	15	19	17		
2 Butchers	6	7	6		
5 Fish	4	4	4		
5 Milk	1	2	2		
5 Produce	1	2	2		
5 Unspecified	2	2	1		
	15	19	17		
Total Essential Services, Non-European Affairs Department:	£620,784	£140,312	£365,613	£114,859	
Add Contingencies:	18,216	5,292	7,016	5,908	
TOTAL: Non-European Affairs Department:	£639,000	£145,604	£372,629	£120,767	

AMENITIES:
Electricity Reticulation (Street Lighting
only): £20,000
1 Communal Hall £ 7,100
1 Sportsfield £ 5,000

Total Amenities : Non-European Affairs Department:	£32,100	£9,325	£12,363	£10,412	
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City Health Department. (Requirements are based on 10,000 stands. i.e. 10,000 families, or a population of 50,000). All costs, therefore, to be debited half to Laing/Roberts Scheme, except where otherwise indicated.

		Vukuzenzele.		1.	2.	3.	Remarks.
				1348 Stands 120.7 Acres : Leasehold Scheme.	1787 Stands 169.5 Acres : Austerity Building Scheme.	1505 Stands 149.5 Acres : Chamber of Commerce Scheme.	
(a)	<u>MEDICAL SERVICES</u>						
@	(i) Clinic and ancillary buildings	£19,300	£9,650	£2,803	£3,716	£3,131	No. of Stands
	Clinic (a) Clinic itself £10,000						
	(b) Doctors' quarters £4,000 ..£14,000						
	Garage ... 1,000						
	Laundry ... 2,100						
	Sanitary Block ... 700						
	Fencing and Layout of Grounds ... 700						
	Future Electrical Installation ... 800						
@	(ii) Accommodation for Staff	£12,250	6,125	1,779	2,359	1,987	No. of Stands.
	Nurses' Home (for 20 nurses) ... £3,750						
	Nurses' dwellings (for 18 married nurses - 9 of 3 bedrooms and 9 of 2 bedrooms) ... 6,600						
	Quarters for Ambulance and Vehicle Drivers (6) ... 1,100						
	Future Electrical Installation ... 800						
	(iii) Vehicles	£ 3,600	1,800	523	693	584	No. of Stands
	2 Ambulances ... £3,000						
	1 Vehicle for transport of Nurses and Midwives ... 600						
	(vi) Furniture and Equipment	£ 4,700	3,350	683	905	762	No. of Stands.
	Clinic and ancillary buildings ... £2,500						
	Nurses' Home ... 1,900						
	Quarters for Ambulance Drivers etc ... 300						
(b)	<u>SANITATION SERVICES</u>	£12,800	6,400	1,859	2,465	2,076	No. of Stands
@	(v) Hygiene Depot (Office and Stores) ... £1,750						
	(vi) Furniture and Equipment for Hygiene Depot ... 100						
	(vii) Cleaning and Pest Control Equipment ... 1,000						
	(viii) Refuse Bins (5,000 @ 35/- each) ... 8,750						
	(ix) Vehicle for Pest Control gang ... 600						
	(x) Fencing to sites of hygiene depot and married nurses' houses ... 600						
		£52,650	£26,325	£7,647	£10,138	£8,540	
	Approximately £10,200 will be refundable by the Government on item (a)(i) and the first item under (a)(iv) above. Vukuzenzele's share of this is £5,100.						
	Less approximate refund from the Government:		5,100	1,482	1,964	1,654	
	<u>TOTAL (CAPITAL) MEDICAL SERVICES:</u>		£21,225	£6,165	£8,174	£6,886	
	<u>TOTAL CAPITAL CHARGES: Non-European Affairs Department and Health Services:</u>		£660,225	£151,769	£380,803	£127,653	
	Capital Costs per Stand :						
	Non-European Affairs Dept:			£108	£209	£80	
	City Health Department:			5	5	5	
				£113	£214	£85	

N.B. No provision made for Day Nurseries or Nursery Schools.

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ANNUAL CHARGES.

Capital Charges over 40 years (2% on £639,000)
Non-European Affairs Department only,
including Land - Sewer Reticulation, Trunk
and Outfall Sewers and Disposal Works - Water
Reticulation (including Trunk Main) -
Buildings (Administration, Official
Residence and Shops)

Salaries and Wages - N.E.A.D.	... £12,780	£2,912	£7,453	£2,415	On Actual Capital
Water	... 4,500	4,154	5,507	4,639	No. of Stands.
Maintenance: Roads	... 4,000	1,307	1,733	1,460	- do -
Stormwater Control	... 2,000	1,162	1,541	1,297	- do -
+ Buildings	... 8,282	581	770	649	- do -
Bad Debts	... 500	719	6,761	802	2% on 1787 houses.
Refuse Removal Service	... 5,100	145	193	162	Arbitrary
Night Soil Service	... 3,400	1,481	1,964	1,655	No. of Stands.
		988	1,309	1,103	- do -

Total Annual Charges : N.E.A.D. £54,862 £13,449 £27,231 £14,182

City Health Department.

Capital Charges over 40 years, 2% on £21,225, M.O.H. only	... 425	123	164	138	
Maintenance Buildings 2½% (£16,650@)	... 416	121	160	135	
Provision for Renewal of Refuse Bins	... 1,750	508	674	568	
Salaries and Wages etc. M.O.H. (details as per attached Schedules I and II)	... 21,294	6,186	8,201	6,907	X

Total Annual Charges : M.O.H. £23,885 £6,938 £9,199 £7,748

TOTAL ANNUAL CHARGES: £78,747 £20,387 £36,430 £21,930

<u>INCOME.</u>	1. <u>Leasehold Scheme.</u>	2. <u>Austerity Building Scheme.</u>	3. <u>Chamber of Commerce Scheme</u>
<u>Stand Rent -</u>			
Non-European Affairs Department	14/8	23/6	14/1
City Health - (a) Medical Services	3/7	3/7	3/7
(b) Sanitation Services	3/2	3/2	3/2
Total Rent per month per House/Stand:	21/5	30/3	20/10
Add Shop rents per month : (Total Income £5,500 p.a. 1 - £1617; 2 - £2049; 3 - £1834)	£134 15 0 (15)	£170 15 0 (19)	£152 16 8 (17)
<u>TOTAL INCOME</u> (on above rentals)	£78,810	£20,430	£36,445

Note: To provide non-essential amenities
initially, as shown under Capital -
Non-European Affairs Department"
(Viz. Expenditure of £32,100) monthly
rentals will have to be increased by -

3d.

3d.

3d.

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