

Stad
Johannesburg



City of
Johannesburg

POSBUS }
P.O. BOX } 11066

Tel.

VERW. NR.
REF. NO.

BYAFDELING BEHUISING
HOUSING DIVISION
JOHANNESBURG

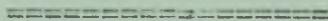
R E P O R T

O F T H E

C H I E F H O U S I N G E N G I N E E R
H O U S I N G D I V I S I O N

F O R T H E P E R I O D

1st July, 1965 to 30th June, 1966.



CITY OF JOHANNESBURG.

HOUSING DIVISION.

REPORT OF THE CHIEF HOUSING ENGINEER FOR THE PERIOD 1ST
JULY 1965 TO THE 30TH JUNE 1966.

TO THE MAYOR AND COUNCILLORS OF THE CITY OF JOHANNESBURG.

MR. MAYOR AND GENTLEMEN,

I have the honour to submit the report of the Council's Housing Division for the period 1st July 1965 to the 30th June 1966. The following Councillors dealt with the Division's affairs:-

MANAGEMENT COMMITTEE: (COLOURED AND ASIATIC ITEMS).

P.M. Roos (Chairman).
P.R.B. Lewis (Deputy Chairman).
D.J. Marais.
M.L. Neppe.
A.B. Widman (M.P.C.)
J.F. Oberholzer (M.P.C.)

NON-EUROPEAN AFFAIRS COMMITTEE: (BANTU ITEMS).

P.R.B. Lewis (Chairman).
H.B. Ismay (Deputy Chairman).
I.E.B. Attwell.
Dr. A.D. Bensusan.
E. Cuyler (J.P., M.P.C.)
H.F. Dennis.
Keith G. Fleming.
Leslie V. Hurd (J.P.)
S. Moss.
C.P. Venter.

INTRODUCTION:

The Housing Division has been in operation since March 1954. At one time the rate of building reached a maximum of 332 houses in one week, equivalent to 1 house per 8 minutes. In recent years, and particularly since 1965, capital funds have not been so readily available. The result has been that the Housing Division, owing to lack of continuity, has been unable to plan more than a few months ahead. At present, notwithstanding a considerable back-log amounting to 18,382 houses including a major slum clearance removal scheme at Pimville, there is little likelihood of an uninterrupted future of capital spending. Without continuity of funds, efficient operation becomes problematic, and costs have increased to the maximum allowed by the Department of Community Development.

Although further progress was made in reducing the housing backlog, the activities of the Division were considerably curtailed from March 1966, because of the credit squeeze, which delayed the approval of new schemes and the freezing of Government housing funds.

The year's construction figure was therefore below average and comprised the following:-

(1) HOUSES COMPLETED.

Coloured.

76 Timber Framed Houses at Riverlea.
Scheme of 100 houses completed.

76

Bantu.

(a) Chiawelo and Dhlamini. Scheme completed.	234	
(b) Orlando West Hostel. Scheme completed.	50	
(c) Chiawelo Extension. Scheme completed.	64	
(d) Dube (2 sites unsuitable) Scheme completed.	132	
(e) Klipspruit.	865	
(f) Two-roomed Row of Cottages, Klipspruit.	<u>176</u>	1521

Self Builders.

(a) Mofolo and Moroka Various Types. Scheme completed.	33	
(b) Moroka Various Types. Scheme completed.	2	
(c) Klipspruit.	<u>30</u>	<u>65</u>

TOTAL.

1662

(2) OTHER PROJECTS. (COMPLETED).

(a) Bantu.

Schools.

1. Lower Primary School consisting of 7 classrooms and 1 caretaker's cottage.
2. 12 Classrooms in various townships.

Off-Sales Depot.

1. Stand 1382 Naledi.
2. Stand 1780 Chiawelo Extension.

Library.

Dube.

Post Offices.

1. Mofolo North.
2. Jabulani.

3/Clinics

Clinics.

Additions to Preventive Clinic - Tladi.

Administrative Offices.

Alterations and Additions to Administrative Offices at Moroka and Jabavu.

Professional Offices.

Consulting Rooms: Stand 1144 Jabulani.

(3) CONTRACT PROJECTS COMPLETED.

H.D. 1/1965 : Electrical installation to 100 new houses, Riverlea.

2/1965 : Supply and hang washable wall-paper to new houses, Riverlea.

3/1965 : Floor tiling to new houses, Riverlea.

4/1965 : Design, fabrication, delivery and erection of corrugated portal frames and purlins for Riverlea Hall.

6/1965 : Supply and erection of fencing to 1896 sites in Bantu Areas.

7/1965 : Supply and erection of fencing: Orlando West Hostel.

8/1965 : Erection of steel roof to Post Office, Jabulani Civic Centre.

9/1965 : Supply and erection of fencing to Klipspruit and Dube, Dhlamini, Chiawelo and Senaoane.

(4) PROGRESS REPORTS. (Projects approved but not commenced).

Coloured.

90 Timber framed houses at Riverlea.

Bantu.

(a) 310 Four-roomed flats at Klipspruit.

(b) 3 Schools and 22 classrooms and 3 caretakers' cottages, Klipspruit.

(c) 7 Schools and 55 classrooms in various townships.

(d) Experimental triple-storey flats - Klipspruit.

(5) COLOUREDS.

(a) Preventive Health Services Clinic for Coloureds at Riverlea.

On the 29th March 1966, the Council agreed to the construction of a clinic for preventive health services at Riverlea at an estimated cost of R36,000, less part refund by the Government.

Work began on the clinic, Riverlea Extension, in May 1966, and it is expected to be completed in December 1966.

(b) Communal Hall and Library at Riverlea.

Construction work on this project is well in hand and should be completed in December 1966.

(6) GENERAL.

Bantu wages and European salaries increased and, together with the higher cost of materials, increased the costs of new construction projects. Applications for increases on approved loans are therefore necessary.

(7) STAFF.

(1) Europeans.

Professional.	2 Engineers.
Technical.	11 Supervisors.
Administration.	5
Treasury Branch (Accounts).	3
" " (Stores).	3
	<hr/>
	24
	<hr/> <hr/>

(2) Bantu.

Administration.	3
Technical.	5
	<hr/>
	8
	<hr/> <hr/>

Building Workers.

Foremen	4
Asst. Foremen	4
T/Leaders	12
Drivers	18
Artisans	170
Labourers	337
Police	28
Recorders and Technical Assistants	23
	<hr/>
	596
	<hr/> <hr/>

(3) Coloureds. 20

(8) 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 which the Division comes into contact.

C.S. GOODMAN.
CHIEF HOUSING ENGINEER.

HOUSING DIVISION.ANNEXURE A.CONSTRUCTION STATISTICS OF WORK COMPLETED DURING THE PERIOD 1ST JULY, 1965 TO 30TH JUNE, 1966.

During the 1965/66 financial year, the following work was completed by the Housing Division.

			R.
<u>W.C. BUILDINGS:</u>	622	57,426.35	
	980 with Pans	<u>2,871.35</u>	60,297.70
<u>HOUSES:</u>	1521 Types 51/9, 51/6, 51/7, M, L and 3B.	733,231.17	
	76 Brick Veneer Timber Framed Houses	<u>282,743.51</u>	1,015,974.68
<u>SCHOOLS:</u>	1 Lower Primary and 7 Classrooms.		
	Additions : 13 Classrooms		29,160.16
<u>CLINICS:</u>	Additions Tladi and Riverlea No. 1 Clinic.		9,428.44
<u>ADMIN OFFICE:</u>			18,741.34
<u>OFF SALES DEPOT:</u>			16,604.59
<u>BEER GARDENS:</u> (Kitchens)			3,216.85
<u>COMMUNAL HALL AND LIBRARY:</u> <u>RIVERLEA:</u>		82,264.58	
<u>LIBRARY : DUBE:</u>		<u>11,845.74</u>	94,110.32
<u>POST OFFICE : JABULANI.</u>			36,098.26
<u>FENCES:</u>			29,461.87
<u>DOCTORS CONSULTING ROOMS:</u>			6,083.58
<u>REST ROOM OPPENHEIMER TOWER:</u>			5,053.53
<u>SUNDRIES:</u>			18.00
			<hr/>
	TOTAL VALUE OF COMPLETED WORK:		R1,324,249.32
			<hr/> <hr/>

HOUSING DIVISION.ANNEXURE B.

WORK COMPLETED SINCE INCEPTION OF THE HOUSING DIVISION
 MARCH 1954 TO 30TH JUNE, 1966.

		R
<u>HOUSES: SCHEMES AND) 51/9 51/10 51/30</u>		
SELFBUILDERS) 51/6 and 51/7	46,725	19,282,628-74)
<u>BRICK VENEER TIMBER FRAMED HOUSES:</u>	<u>108</u> 46,833	434,895-51)
<u>EXPERIMENTAL DOUBLE STOREY HOUSES:</u>	3	4,454-00
<u>EXPERIMENTAL DOUBLE STOREY FLATS FOR SINGLE BANTU WOMEN: (8):</u>	1	4,258-00
<u>RENOVATIONS TO 1700 HOUSES (5100 FAMILIES) JABAVU:</u>		47,525-00
<u>PROTOTYPE HOUSES FOR COLOUREDS: NOORDGESIG:</u>	4	7,816-00
<u>HOSTELS: Dube (5152 Beds)</u>		
Jabulani (4300 Beds)		
Nancefield (4976 Beds)	3	1,217,203-00
<u>CHAPELS:</u>	1	5,471-00
<u>BEER HALLS:</u>	3	187,665-00
<u>BEER GARDENS:</u>	7	96,896-69
<u>BEER DEPOTS:</u>	2	8,390-00
<u>BOTTLE STORES:</u>	8	78,009-16
<u>BAR LOUNGES:</u>	2	74,412-00
<u>OFF SALES DEPOTS:</u>	3	40,303-59
<u>SCHOOLS & CARETAKERS' COTTAGES:</u>	77	897,374-16
<u>BANKS:</u>	1	6,275-00
<u>ADMINISTRATIVE BLOCKS:</u>	7	158,908-34
<u>COMMUNAL HALL & LIBRARY:</u>	7	243,639-58
<u>LIBRARY: DUBE:</u>	1	13,321-74
<u>S.A.N.T.A. CENTRE:</u>		69,990-00
<u>CEREBRAL PALSY CLINIC: BARAGWANATH.</u>	1	10,927-00
<u>CLINICS:</u>	5	152,954-44
<u>PUBLIC CONVENIENCES:</u>	2	3,022-00
<u>BUTT HUTS : CONVENIENCES IN PLAYGROUND:</u>		20,840-00
<u>SEWER RETICULATION SCHEMES:</u>	2	198,452-00
<u>TRANSFORMER CHAMBERS:</u>	27	81,000-00
<u>SHOPS:</u>	12	37,217-00
<u>STORES OFFAL:</u>	3	7,055-00
<u>STORE ROOM:</u>	1	939-55
<u>PRODUCE SHEDS:</u>	11	4,007-00
<u>CHANGE ROOMS: ORLANDO:</u>	1	1,682-00
<u>IMPROVEMENTS - 1232 SITES : MOROKA.</u>		72,208-00
<u>DAY NURSERY:</u>	1	4,504-00
<u>PREFABRICATED WORKSHOPS:</u>	1	6,332-00
<u>POST OFFICE:</u>	2	42,509-26
<u>SUNDRIES:</u>		3,598-00
<u>OPPENHEIMER TOWER: REST ROOM:</u>		5,053-53
<u>DOCTORS' CONSULTING ROOMS:</u>		6,083-58

R23,537,820-87

HOUSING DIVISION.

ANNEXURE C.

SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE, 1966.

No.	Site & Service Scheme	Locality.	Type of Construction.	Date of Acceptance by N.E.A.D.	Proportion of Vote Available.	Total Expenditure to 30/6/66.	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.	49,640. 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	-	Dhlanini	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 - S/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 - S/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 - S/Builders	August 1958	13,490. -. -.	9,553. 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, 1966.

No.	Site & Service Scheme,	Locality.	Type of Construction.	Vote of Council Authority	Proportion of Vote Available.	Total Expenditure to 30/6/66.	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					
51	-	Noordgesig.	100 Houses	27. 9.1960	7,500. -. -. .	4,616. 10. 4.	2,883. 9. 8.	
52	-	Noordgesig.	350 Houses	25.10.1960	41,636. -. -. .	39,948. -. -. .	1,688. -. -. .	
53	Contract No. 2489	Eastern portion of Zola T/Ship.	Sewerage	23. 2.1960	141,821. -. -. .	139,049. -. -. .	2,772. -. -. .	
54	-	Dube.	344 Houses	28. 6.1960	50,846. 10. 8.	68,800. 14. 1.		17,954. 3. 5.
					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

R1,220,653-62

R76,463-88

SAVINGS AND EXCESSES ON COMPLETED PROJECTS SINCE THE INCEPTION OF THE DIVISION TO THE 30TH JUNE, 1966.

No.	Site & Service Scheme	Locality.	Type of Construction.	Vote Council Authority	Proportion of Vote Available.	Total Expenditure to 30/6/66.	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	80,296-00	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	Slum Clearance Scheme	27. 3.1962	584,380-00	628,378-00		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	760 Houses and Fences	31. 7.1962	288,800-00	275,065-00	13,735-00	
66	3	Central Western	466 Houses and Fences	31. 7.1962	177,080-00	157,115-00	19,965-00	
67	4	Mofolo North	1274 Houses and 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 and 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	244,610-00	215,851-00	28,759-00	
79	-	Orlando West	1,000 Houses and Fences	28. 7.1964	598,322-00	549,320-00	49,002-00	
80	9	Zondi	875 Houses and Fences	26. 1.1965	297,500-00	341,908-00		44,408-00
81	11	Jabulani	1,015 Houses and Fences	26. 1.1965	395,340-00	372,906-00	22,434-00	
82	12	Naledi	2,054 Houses and Fences	26. 1.1965	829,570-00	717,383-00	112,187-00	
83	13	Zola	1,367 Houses and Fences	26. 1.1965	525,960-00	467,617-00	58,343-00	
84	-	S.W. Areas	Public Conveniences	26.10.1965	3,570-00	3,022-03	547-97	
85	-	S.W. Areas	Offal Shops	26.10.1965	7,212-00	7,055-51	156-49	
86	-	Senaoane	Extensions - Admin Offices	26.10.1965	8,515-00	7,733-08	781-92	
87	-	Chiawelo Ext. 2	4 Shops	26.10.1965	9,400-00	9,387-73	12-27	
88	-	Jabulani	Jabulani Hostel	29. 3.1966	471,596-00	471,324-00	272-00	
89	17	Moroka	Houses and Fencing	28. 6.1966	259,246-00	263,973-00		4,727-00
			Latrines	28. 6.1966	4,602-00	4,602-00		
			W.C. fittings and installations	28. 6.1966	15,954-00	14,782-00	1,172-00	
					R21,175,279-26	R19,451,570-52	R1,989,842-71	R266,133-97

SAVINGS OVER EXCESSES.

Saving.	R1,989,842-71
Excess.	266,133-97
	<u>R1,723,708-74</u>

HOUSING DIVISION.

ANNEXURE D.

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
1965	1,995
1966	1,662
	<hr/>
	46,832
	<hr/> <hr/>

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Colin Goodman Papers, 1930-1972

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