

Native Housing - General

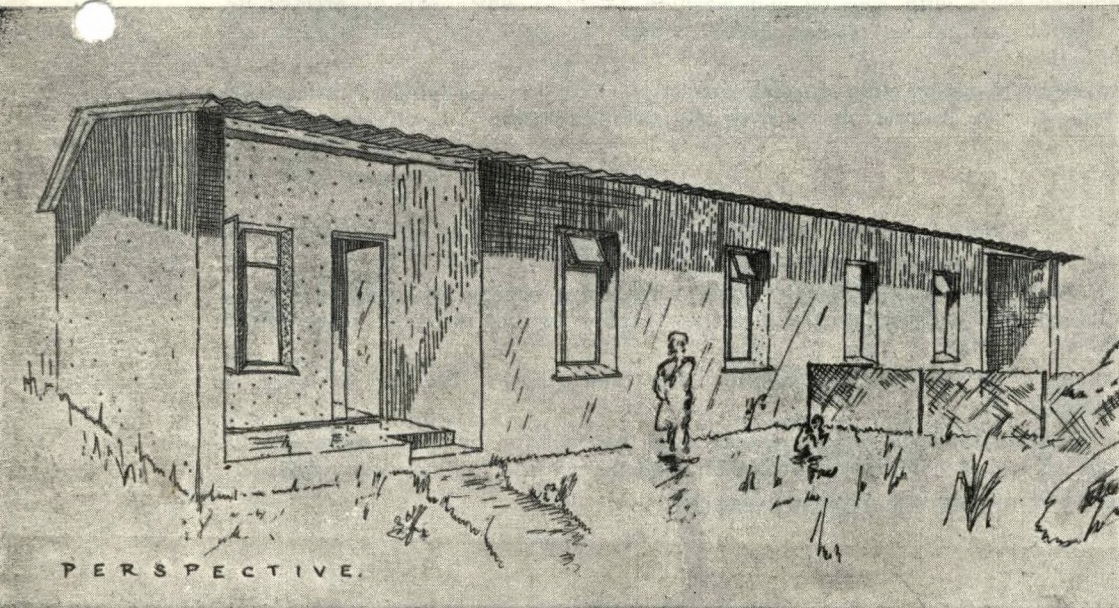
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5.8.5

# This...



# or This?



PERSPECTIVE.

## THE JOB

To rehabilitate and rehouse some of the 100,000 Coloured people living demoralised lives in shocking pondoks, mainly in the Cape Flats area.

## WHY NOT THE GOVERNMENT ?

The Central Government lays the onus for providing sub-economic houses on local authorities.

The Cape Town Municipality has for many reasons found its rehousing projects held up.

The nature of local authorities causes progress to be very slow.

Industrialisation is increasing the population faster than local authorities have been able to cope.

Something must be done at once and quickly !

## HOW ?

The law allows a Company-not-for-profit, under Section 21 of the Companies Act to borrow money from the Central Housing and Planning Commission for such purposes.

CAFDA has formed such a Company controlled by the CAFDA Executive and with government and local authorities on the board.

## WHAT IS THE SCHEME ?

The Company wishes to build 800 houses of three and four rooms each, a school, three creches, three nurseries, a home for the aged and infirm, a hall, canteen, club rooms, etc.

Each 150 families will have a social worker responsible for their welfare and uplift.

This will constitute Phase A.

During phase A they will be under strict control.

Later they will be moved to larger and better houses for phase B where they will be thrown to some extent on their own resources.

We hope eventually to move the successful families into phase C which will be a home ownership scheme.

## WHERE ?

The Company is in process of acquiring a 55 morgen site bounded by Prince George Drive and Retreat Road.

Other land will in due course be acquired.

## THE HOUSES

The Company's architects have evolved a three and four roomed house in semi-detached pairs with cooking and washing facilities which can be erected by a modification of the pisé de terre method for £600 and £700 respectively per pair.

An experimental model unit is being erected at CAFDA to establish costs and a family will be installed to discover any possible snags.

## WHY THIS APPEAL ?

The Central Housing and Planning Commission may only lend money for houses and buildings directly connected therewith.

Our scheme is more a rehabilitation than a rehousing scheme and many ancillary buildings are needed for which money cannot be borrowed ex Government funds.

The Company in itself has no capital other than what it borrows or what is donated to it.

All the preliminary work of the scheme must be paid for by the Company itself since no loan funds become available until the scheme is finally approved.

FOR THIS PURPOSE WE REQUIRE £50,000.

# HOW WILL WE RAISE IT?

- A. By outright donation.
- B. By loan carrying no interest.
- C. By loan carrying a nominal interest.
- D. By any two or three of the above.

NOTE: A member of the Garlick family donated outright £1,000 in the hopes that nineteen other similarly placed individuals would do the same.

If this happens we shall have £20,000.

We want £10,000 in smaller donations.

We want £20,000 on loan secured by mortgages.

## CAPITAL EXPENDITURE

Ex Government $\frac{3}{4}$ % Loan:		Brought forward		328,500
£	£	Ex Government 1/-% Loan:		
400 cottages at £300 each ... ..	120,000	Home for Aged and Infirm ... ..		3,000
400 cottages at £350 each ... ..	140,000	<b>Ex Privately Raised Funds:</b>		
Land ... ..	41,000	Shopping Centre ...	8,000	
Administrative Bldg. ...	3,000	School ... ..	7,500	
Architects Fees ... ..	6,000	Canteen ... ..	4,000	
Preliminary Expenses	2,500	Nursery, Creches ...	4,000	
Roads and paths ... ..	5,000	Storeroom, Workshops	1,000	
Clearing and levelling	2,500	Architects Fees ... ..	1,500	
Fencing ... ..	6,000	Roads, paths, etc. ...	1,500	
Storm Water Drainage	2,500	Fencing ... ..	1,500	
		Sundry expenses ...	1,000	
				30,000
Carried to next column	328,500			<u>£361,500</u>

## ANNUAL EXPENDITURE

Government $\frac{3}{4}$ % Loan (£328,500):		Government 1/-% Loan (£3,000):	
£	£	Brought forward	
Redemption at £1.2352% ... ..	4,057	Redemption at £1.2352% ... ..	37
Interest ... ..	2,464	Interest ... ..	2
Maintenance at £2 10s. per cottage ... ..	2,000	Maintenance at 5% ...	150
Fire Insurance at 2/- per £100 ... ..	330	Fire Insurance ... ..	3
Water, 50 g.p.d. each at 2/- per 1,000 ...	1,500	Sundry Expenses ...	100
Estate maintenance and scavenging ... ..	1,000		292
Administration and rent collection at 15% of income ... ..	2,500	<b>Private Capital (£30,000 donated and £20,000 borrowed):</b>	
Electricity at 5/- per month per cottage ...	2,400	Redemption of £20,000 loan over 20 years ...	1,000
		Interest at 2% (average)	400
		Maintenance at 2½% ...	750
		Fire Insurance ... ..	30
		Administrative expenses	2,500
Carried to next column	16,251		<u>4,680</u>
			<u>£21,223</u>

## ANNUAL INCOME

(Continued from previous column)

Rents:			
£	£		
400 cottages at 7/6 per week each ... ..	7,800	School rent at 7% ...	525
400 cottages at 8/6 per week each ... ..	8,840	Canteen rent at 10%	400
Shopping Centre rent at 10% ... ..	800	Return on Aged Home at 5% ... ..	150
		Trading contribution to Administration ...	2,708
			<u>£21,223</u>

(Continued in next column)

# CAFDA AND THE UTILITY COMPANY

CAFDA is a welfare society.  
The Utility Company is a business concern.  
The Warden of CAFDA is the Managing Director of the Company.  
The Company will do CAFDA's administration free.  
CAFDA will do the Company's social work free.  
In the light of later experience there may have to be adjustments to this scheme.

- THE PLIGHT OF THE PONDOKKIE DWELLER IS WELL KNOWN!
- OFFICIAL SCHEMES SUFFER INTERMINABLE DELAYS!
- THE CITIZENS' HOUSING LEAGUE HAS DEMONSTRATED WHAT CAN BE DONE!
- WILL YOU HELP ?

CUT ALONG DOTTED LINE

N.B. We do not desire this appeal to affect your usual help to CAFDA itself.  
If you cannot afford special help, please pass this on to somebody who can.

TO:

The Warden,  
CAFDA,  
P.O. Box 4313,  
Cape Town.

Dear Sir,

I am anxious to help the Utility Company scheme in the following manner:

- (a) I wish to donate outright the sum of £.....
- (b) I am prepared to loan to the Company  
**free of interest** to be repaid in twenty  
years the sum of £.....
- (c) I am prepared to loan the Company at  
.....% interest per annum the sum of £.....

Yours faithfully,

NAME (In block letters please) .....

ADDRESS .....

(N.B. Please delete whatever is not applicable in this letter)

CUT ALONG DOTTED LINE

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