

88.9

REPORT ON THE SELLING OF PLOTS AND HOUSES  
TO NATIVES ON AN ECONOMIC BASIS.

The Native Trust and Land Act of 1936, declared that except with the Governor General's consent it is illegal for an European to purchase land from a Native, and vice versa. Provision was however made for certain proclaimed "Released Areas" in which land could be sold to Natives, and also for exemption from the act to be granted to a body called the Native Trust which was empowered to purchase land up to a certain limit from either race and resell to Natives. Section X of the Act further provides for the Trust taking over and making similar use of land adjacent to an already proclaimed released area, subject only to the consent of the Minister for Native Affairs. This act applies to rural areas only. Municipalities are empowered to supervise the land within their boundaries under the provisions of the Urban Areas Act.

So far as the land in Alexandra is concerned it is not possible there for an European company to purchase plots and re-sell to natives. Building, could however, be undertaken for natives on their own plots by European contractors.

The land adjacent to Alexandra on the East between the Klein Jukskei and Linbro Park has been acquired by the Johannesburg Municipality and its future use is under discussion between the Native Affairs Department of the Municipality and the Government. One suggestion that has been put forward is that Natives be allowed to acquire land (after five years tenancy) and to erect their own houses. If this is permitted on the Alexandra Extension area, it will become possible for a Company (such as I.C.H.) to erect houses for its employees to be sold to them on an economic basis. Under the proposed regional planning scheme this is the only land zoned for Native occupation, thus should it not be possible to acquire plots from the Municipality, there is absolutely no possibility of obtaining any other land in this locality for division and resale to Natives.

The other area in which the Municipality is considering making land available for purchase to Natives is at Zuurbekom and Syferfontein, and if the proposal is acceded to similar conditions regarding building will apply. That is, if a Company desired to build houses for natives (its employees or otherwise) by arrangement with the Municipality a certain area could be allocated that company for building and selling purposes.

The selling price of the plots, however, would be rigidly controlled, as well as the quality of the house.

Without working through the Municipality the only other way to develop land for sale to Natives is under the provisions of the 1936 Act "On land adjoining a Released Area" In the case of the Reef, the only such area is Evaton, and it is possible for a private Company to develop and sell plots to Natives within the machinery of the Townships Board, who would require the prior approval of the Native Affairs Department to the scheme. Obviously many such attempts have already been made, but have been prevented by the Government for the reason that the Township owner was asking an extortionate price from the Natives; and for any such scheme to go

through/...



through now the Department would have to be satisfied that not more than a reasonable profit was being made on the sale of the land. Normal profits could be expected on the sale of the house and property.

So far as financing the houses is concerned, the Government has in existence to-day (though at present it is very little used) legal machinery whereby a native may borrow up to £500 on a 100% loan at 4% and repay over 25 years. So that, in effect, if the cost of the house was approved by the National Housing and Planning Commission, which operates the loan fund, the building company would be paid outright immediately on the natives taking over the house. In this manner the minimum of the outlay on the buildings would be obtained.

This therefore, appears to me to be the most practical method of supplying houses for natives on an economic basis.

- (a) The land would have either to be within a Municipal Native Zone, or adjoining a Released area.
- (b) The Native Affairs Department would have to approve the prices at which the plots would be sold.
- (c) The Township would require approval of the Townships Board.
- (d) If it is required to keep the building outlay low, the scheme would be financed by the Government under the Individual 4% loan scheme. The plots I consider should be from  $\frac{1}{8}$  to  $\frac{1}{4}$  an acre, and with a moderately sized house should sell at £50 the plot and £500 to £750 the house. This would be well within the means of the better paid native, such as for instance, the bus drivers and conductors, etc.

The present deliberations of the Native Affairs Commission are centered on this very problem, and I feel confident that if such a proposition as outlined above were put to the Government in the immediate future it would have every chance of success.

A.J. CUTTEN.  
TOWN PLANNER.

AJC/OME.



**Collection Number: AD1715**

**SOUTH AFRICAN INSTITUTE OF RACE RELATIONS (SAIRR), 1892-1974**

**PUBLISHER:**

*Collection Funder:- Atlantic Philanthropies Foundation*

*Publisher:- Historical Papers Research Archive*

*Location:- Johannesburg*

**©2013**

**LEGAL NOTICES:**

**Copyright Notice:** All materials on the Historical Papers website are protected by South African copyright law and may not be reproduced, distributed, transmitted, displayed, or otherwise published in any format, without the prior written permission of the copyright owner.

**Disclaimer and Terms of Use:** Provided that you maintain all copyright and other notices contained therein, you may download material (one machine readable copy and one print copy per page) for your personal and/or educational non-commercial use only.

People using these records relating to the archives of Historical Papers, The Library, University of the Witwatersrand, Johannesburg, are reminded that such records sometimes contain material which is uncorroborated, inaccurate, distorted or untrue. While these digital records are true facsimiles of paper documents and the information contained herein is obtained from sources believed to be accurate and reliable, Historical Papers, University of the Witwatersrand has not independently verified their content. Consequently, the University is not responsible for any errors or omissions and excludes any and all liability for any errors in or omissions from the information on the website or any related information on third party websites accessible from this website.

This document forms part of the archive of the South African Institute of Race Relations (SAIRR), held at the Historical Papers Research Archive at The University of the Witwatersrand, Johannesburg, South Africa.