

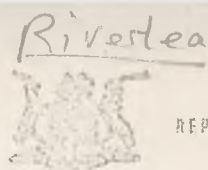
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BRAAMFONTEIN  
23-7171 x 2  
Mrs. Coetzee  
5/2/76/134.

REPUBLIEK VAN SUID-AFRIKA



REPUBLIC OF SOUTH AFRICA

5.2.27

DEPARTEMENT VAN GEMEENSKAPSEBOU  
DEPARTMENT OF COMMUNITY DEVELOPMENT

Kantoor van die--Office of the  
STREEKVERTEENWOORDIGER  
REGIONAL REPRESENTATIVE  
Privaatsak/Private Bag 18,

JOHANNESBURG.

Clerk of the Council,  
P.O. Box 1049,  
JOHANNESBURG.

Sir,

JOHANNESBURG: RIVERLEA, ECONOMIC SELLING  
SCHEME FOR COLOURED: 100 TIMBER FRAMED  
HOUSES: APPROVED ADVANCE R470,000: FINAL  
COSTS.

TOWN CLERK'S DEPARTMENT	
DATE RECEIVED	
15-8-1969	
Regd. No.	102/3/411
Date Ack.	

With reference to your application, I have to inform you that the National Housing Commission resolved that:-

- (a) The following revised financial details of the scheme be approved:-

TYPE OF HOUSE	NUMBER BUILT	APPROVED ESTIMATED COST	ACTUAL UNIT COST	TOTAL COST	SAVINGS.
Bosmont B	3	R 12,123	R 3,740-00	R 11,220	R 903-00
Bosmont B	8	R 32,328	R 3,440-00	R 27,520	R 4,808-00
Bosmont D	4	R 18,740	R 4,320-00	R 17,280	R 1,460-00
Bosmont D	5	R 23,425	R 4,020-00	R 20,100	R 3,325-00
Bosmont F	8	R 34,504	R 3,946-37	R 31,571	R 2,933-00
Bosmont F	5	R 21,565	R 3,685-00	R 18,425	R 3,140-00
Triomf 8/12/1	10	R 41,080	R 3,800-00	R 3,800	R 3,080-00
Triomf 8/12/1	9	R 36,972	R 3,500-00	R 31,500	R 5,472-00
Triomf 9/3/4	1	R 4,724	R 4,375-00	R 4,375	R 344-00
Triomf 9/3/4	1	R 4,724	R 4,078-00	R 4,078	R 646-00
Triomf 9/11	1	R 4,424	R 3,768-00	R 3,768	R 656-00
Triomf 9/11	1	R 4,424	R 3,785-00	R 3,785	R 639-00
Triomf 10/10/2	16	R 79,456	R 4,552-81	R 72,845	R 6,611-00
Triomf 10/10/2	15	R 74,490	R 4,275-00	R 64,125	R 10,365-00
Triomf 10/15/1	8	R 39,656	R 4,525-63	R 36,205	R 3,451-00
Triomf 10/15/1	5	R 24,785	R 4,270-00	R 21,350	R 3,435-00
Contingencies		R 12,580	-	-	R 12,580-00
Totals	100	R470,000	R64,080-81	R406,147	R63,853-00

All the above costs include water and sewer connections, electricity and fencing). Serial 727

Approved/...

Approved advance	R470,000-00
Savings	<u>R 63,853-00</u>
Actual cost of scheme	<u>R406,147-00</u>

- (b) The scheme be closed off at an advance of R406,147. (That is R470,000 approved less R63,853 savings) out of economic funds (5%), subject to the approved conditions and
- (c) revised proposals for selling prices of the 100 dwellings, based on the actual costs of construction, be submitted.

Yours faithfully,

*D. J. P.*  
REGIONAL REPRESENTATIVE.

COST ANALYSIS : TIMBER FRAMED HOUSES - COMPLETED 30 NOVEMBER 1966

TOTAL AREA = 113 997 SQ. FT.

BUILDING COST EXCLUDING LAND

= R406 147

AVERAGING R3,56 PER SQ. FT.

BUILDING COST INCLUDING LAND AT R500 PER STAND

= R456 147

AVERAGING R4 PER SQ. FT.

COLOURED AND ASIAN DIVISION

ESTIMATED RENTALS

<u>RIVERLEA : 134 FLATS</u> TYPE OF FLAT	RENTAL PER MONTH		
	R81 -- R130	R131 -- R320	R321 & Over
	3½%	Economic	9%
3 Two roomed flats	R14,00	R17,50	R22,00
55 Three roomed flats	R18,50	R22,50	R27,50
64 Four roomed flats	R23,00	R27,25	R33,00
12 Duplex flats	R25,50	R29,00	R35,75

<u>WESTBURY EXT No 2</u> <u>ECON. FLATS &amp; Row Houses</u> Type of House/Flat	RENTAL PER MONTH		
	R81 -- R130	R131 --R320	R321 -- Over
	3½%	Economic	9%
90 Three-bedroom Row Houses	R35,40	R51,40	R55,35
28 Four-bedroom Row Houses	R40,25	R58,60	R63,10
132 One-bedroom flats	R27,80	R39,55	R42,45
144 Two-bedroom flats	R31,95	R45,55	R48,95

<u>ELDORADO PARK</u> <u>EXT II : Economic</u> TYPE OF FLAT	RENT PER MONTH		
	R81 -- R130	R131 -- R320	R321 and Over
	3½%	Economic	9%
Bachelor Flats	R24-60	R34-75	R37-25
One-Bedroom Flats	R28-75	R40-75	R43-75

**Collection Number: A1434**

**Colin Goodman Papers, 1930-1972**

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