

1.0 INTRODUCTION

- 1.1 Government Housing Funds are only available to a limited group whose earnings do not exceed R540 per month, whilst the maximum cost of a house is fixed at R9 700 without land.
- 1.2 Owing to cost escalation this figure in recent contracts has been exceeded. The stage has now been reached where rising inflation has priced out conventional construction and industrial methods, which includes brick veneer, are the alternative.
- 1.3 A large proportion of Whites, Coloured and Indians earn above the maximum of R540 per month. These groups are in urgent need of houses and are able to purchase provided that bonds are available within their means.
- 1.4 Conventional house cost from R20 000 to R25 000 inclusive of land.

Brick veneer timber houses can be built at least 20% cheaper which brings costs down from R16 000 to R20 000, a figure within the resources of those who can purchase. This figure is also within the bond limit of R18 000 set by Building Societies.

- 1.5 There is a persistent demand to raise this unrealistic bond limit. In view of the healthy funds available in Building Societies and the high escalation home costs, it is expected that the limit will be increased and thus ease the home owner's burden.

2.0 PACKAGE DEALS

- 2.1 In order to increase home ownership and use Building Society funds, some local Reef authorities, such as Roodepoort, Nigel and Springs, have offered "package deals" where serviced stands are sold in parcels with certain safeguards to approved builders who will be financed by building societies.
- 2.2 Johannesburg Council as the largest Reef authority, is considering this scheme.
- 2.3 In order to ease the financial burden on the home owner, certain reliefs are possible such as:
 - (a) The land can be sold at cost which, in most cases, was purchased before escalation.
 - (b) The development cost of the stand which normally accounts for 75% can be spread in monthly instalments over the loan period.

STAR 2/17

Vrededorp: bid for housing?

Tight money conditions are hindering urban renewal in Vrededorp, Johannesburg, so the Department of Community Development is trying to get help from private enterprise.

The department has offered 26 residential stands in the suburb, west of the city centre, for sale to the public. Property developers or private people may submit tenders.

Tenders must be in by June 13.

City Councillor for Vrededorp, Mr Winston Herzenberg, said: "I welcome this because anything which contributes to the speeding up of the urban renewal scheme would be welcome.

"I hope it does not mean the Department of Community Development will rely on the private sector. The department has a large role to play in providing housing the people of the area can afford."

Mr Herzenberg said housing built by private developers should be within the reach of local people. He said the Department of Community Development, with its large resources, could provide cheaper housing, with better finance schemes, than private developers.

There was no urban renewal taking place now, either by the city council or the department, due to lack of funds, he said.

- (c) If the land is transferred to the owner before building commences, a considerable saving in transfer fees is possible.

3.0 BUILDING REGULATIONS

- 3.1 Standard Building Regulations have been prepared by the Bureau of Standards.

If universally adopted, outdated by-laws will be eliminated allowing for industrialised construction with its consequent saving in costs.

- 3.2 Unfortunately only 90 out of 800 local authorities have accepted these regulations in part or in whole.

- 3.3 Where land is owned by the Department of Community Development, no problems in building brick veneer should arise as this construction is acceptable.

- 3.4 As far as Johannesburg Council by-laws are concerned, brick veneer will only be allowed if the external wall is in brick or block replacing the brick veneer and timber framing.

This modification, although costing extra, should be considered in those areas where brick veneer houses would not otherwise be permitted.

4.0 LAND AVAILABLE

- 4.1 The Department of Community Development over the years has acquired extensive land holdings purchased before escalation.

Considering the Reef area adjacent to Johannesburg, where the highest concentration of prospective home owners are working, the following Department of Community Development land is available:

Whites: Jeppe/Fairview/Troyeville: 224 vacant serviced stands.

Vrededorp: 223 vacant serviced stands.

Both areas are within the Johannesburg area.

Coloureds: Eldorado Park: Certain stands would be available in future extensions.

Ennerdale: 30 km south of Johannesburg, estimated to cost R500 million with 50 000 homes.

- * Contract for 400 houses issued.. The first batch of 100 dwellings for home owners has been awarded averaging R14 000 per unit.

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Indians: Lenasia: Extensive areas of ground surrounding Lenasia have been bought by the Department of Community Development and are under consideration for extensions. (See Press cutting).
Urgent need for housing

4.2 Johannesburg Municipality

Whites: Since 1945 extensive ground in the south has been acquired which should provide some 30 000 houses.

* Elandspark: Revised application for 885 stands has been submitted to Township Board.

* Moffat View Ext. 4: This scheme is on the Klipriviersberg Road near Queenshaven : 142 home ownership stands available.

Coloureds: Riverlea Motorway Infill: 108 home ownership serviced stands are available. *Two stands available for SALMA.*

Riverlea Extension 2: Stands for home ownership would be allowed in this area, possibly 331 units.

* Bushkoppjes: Stands for 284 home ownership.

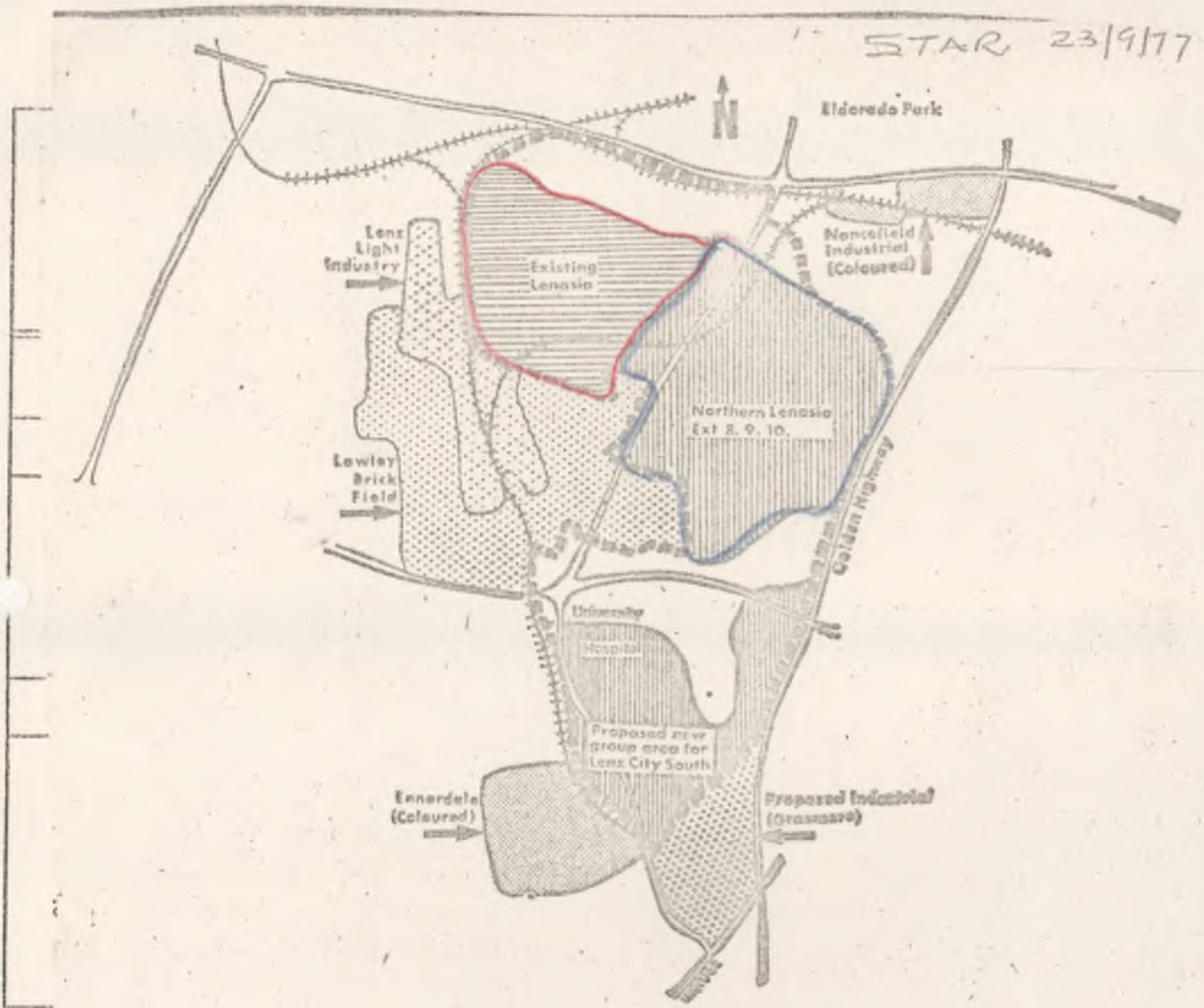
* Eldorado Park Ext 2 Pl 4: 123 home ownership. *SEVERAL about to be proclaimed.*

* Klipspruit West: Future RGM scheme. *To be advertised SHORTLY*

4.3 Adjoining Local Authorities:

The above availability of land is confined to the Johannesburg area. Taking into account the adjoining Local Authorities, the potential for future housing is vast.

STAR 23/9/77



The map shows the existing Indian area of Lenasia, the new northern extensions (8, 9 and 10) and the proposed new Lenz City South area adjoining the coloured township of Ennerdale. The heavy dotted border shows the size of the whole existing and new extended Indian group area.

of the local authorities in the area. The Department of Community Development is the main architect and builder of these mini-cities.

In the Transvaal, the ultra-modern coloured city of Ennerdale is going up between Vereeniging and Johannesburg. It will accommodate 10 000 people by the turn of the century — and a further 500 000 a generation later.

Residential "neighbourhoods of 10 000 people a time are being built around the commercial heart of the city. Each neighbourhood will be served by schools,

These cities are not merely housing schemes. They are self-contained towns with residential and shopping complexes, places of worship and areas for industry and sites for hospitals and universities are included in some of the plans.

community halls, places of worship, parks, recreational centres and playgrounds.

A university and hospital have been earmarked for Ennerdale.

Bordering Ennerdale, will loom Lenz City South, according to a new "master plan" for Lenasia. It is an entirely new 750ha Indian group

area farther south of present Lenasia and enclosed by the Johannesburg - Vereeniging railway line that bypasses Lawley in the West, the Golden Highway in the East and an area called Gatsrand in the north (see map).

This new Indian "city" is being planned to accommodate more than 5 000

families (an estimated 25 000 people) by the year 2000.

Also included in this master plan is Lenasia North, consisting of extensions 8, 9, 10, with home provisions for 4 500 families (an estimated 20 000 people).

The seventh large complex from the Department of Community Development's drawing board is the new coloured area, Eden Park, near Angus station, Alberton.

It is a 551 ha area that will take 5 000 homes in addition to schools, shops, recreation halls and an industrial site.

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