

DA 198

GRAHAMSTOWN CIVIC ASSOCIATION
c/o 27 Maseti Street
Makanaskop Extension I
Grahamstown.6140

29 December 1983

DA 198

The Manager.
Mr.D.Bush
EAST CAPE ADMINISTRATION BOARD
P.O.Box 376
Grahamstown.

Dear Mr.Bush

Re:Housing in the Grahamstown Black Townships

Enclosed herewith are copies of letters sent to the ECAB Township Manager (Mr.T.Loots) to which there has been up to now no reply.

We now appeal to you to consider the contents of our letters to the ECAB Township Manager as well as the following additional information for your attention:

The above-mentioned association herein referred to as GRACA, has made repeated representations to the ECAB Township Manager about the recent increases of rent and service charges in the Black Townships of Grahams-town. Kindly be informed that the Grahamstown Black residents are very strongly opposed to the new heavy service charges which were increased with effect from 1/8/1983, and that they are only prepared to pay the old service charges which were in force before 1/8/1983. Further, they demand that all tenants must be exempted from the new service charges, in whole, and that exemption must not depend on the application by individual tenants for "either in whole or in part". Also, residents feel that the Government must subsidize rent and service charges, and that those who have free-hold rights must not lose them because of the introduction of the 99 year-leasehold which they all reject.

Concerning the Makanaskop Ext.I question, we have the following remarks to make:

- (1) It is shocking to learn that the same type of houses built at Makanaskop Ext.I cost considerably less than R5,000.00 in other places e.g. in Zwile Location of Port Elizabeth and Queensdale Location of Queens-town!
- (2) Rentals at Makanaskop Ext.I range from R38.19 to R100.28 per month on a sliding scale depending on the tenant's monthly income, yet the selling prices are equal irrespective of monthly incomes!
- (3) Surprisingly enough, rentals for the same type of houses in other places are considerably less than in Makanaskop Ext.I of Grahamstown.
- (4) It would appear that Makanaskop Ext.I, despite the high rate of unemployment and shockingly low wages and salaries for Blacks in Grahamstown, has the highest rentals and service charges in the Republic of South Africa.
- (5) The new houses at Makanaskop Ext.I referred to as "low cost houses", but heavy rentals, service charges and high selling prices, do not deserve R9000.00 and R9300.00 which were released by the ECAB Township Manager in the newspapers, and R7864.00 according to the Black Council. There has up to now no exact selling price, and residents view this "hide-and-seek" with great suspicion.
- (6) There are no official documents for each tenant which state the cost of the house, discounts allowed, monthly rent plus service charges, breakdown of service charges, and information about the so-called 99 year leasehold.
- (7) Some tenants have only rent plus service charges written in long hand in their residential permits, while others were just told verbally by the Township Manager.

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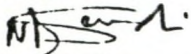
- (8) These new houses have no ceilings and the interior walls have not been plastered nor painted; there are cracks on the walls and leaks in the roofs when it rains; there are doubts if these new houses can stand for 99 years.
- (9) There is no electric metre box in each household so as to know exactly the amount of electricity consumed.
- (10) There are no post delivery facilities, and residents have to daily fetch their mail from the KWA-VUKILE POST OFFICE in Fingo Township.

Residents of Grahamstown view the heavy rents, service charges, electricity and water accounts, abolition of free-hold rights and selling of houses or sites under the 99 year-leasehold with suspicion, because they can't understand the logic behind the whole thing!

All these, coupled with the squalid conditions in the Black Townships of Grahamstown, overcrowding in the houses because of the lack of accommodation, low wages and salaries, high food costs, rising unemployment and almost complete lack of political and human rights, have led to the low polls of 4,6 per cent on 1/12/1983 RHINI TOWN COUNCIL elections.

Hoping to hear from you very soon in our attempts for a better future of the community.

Yours sincerely
for GRACA



N.D. Sandi (SECRETARY)

P/S Also enclosed herewith is a certified copy of a petition signed by the Makanaskop Ext. I Residents for your attention and consideration.

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