INNER CITY REGENERATION
A CASE STUDY OF ALBERT PARK

by

SHIVESH SINGH

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ABSTRACT

The purpose of this study is to uncover the extent, causes, and to find solutions to the decay in the inner city neighbourhood of Albert Park. The Albert Park area is at a stage where appropriate intervention is required to prevent the area from deteriorating further and to improve the quality of life for the people that live and work in the area.

The sources used to carry out this study entailed researching various publications such as planning related books and journals to understand the dynamics of the inner city; urban renewal theories; and political and socio-economic theories. Newspaper articles and interviews of role players also informed the study.

The research methods entailed a detailed study of the area where the researcher investigated the physical characteristics of each building in detail. These were defined as buildings in good, fair and poor condition. A systematic stratified sample was used to interview thirty residents from each building condition.

The physical study of the area found that the area is presently experiencing a small pocket of decay. This is surrounded by buildings in fair condition, which are beginning to deteriorate to a state of disrepair and will soon become decayed if no intervention takes place. The questionnaire survey found that people throughout the area share similar requirements for the physical and socio-economic regeneration of the area.

It was concluded that although the economic characterictics of the residents residing in buildings matched the physical condition of the building they occupied, the residents themselves were not responsible for the decay of apartments. The Albert Park area is being targeted mostly by poor people for residence close to employment opportunities. The decay in the area is the result of exploitation, by landlords and managers, of tenants as minor and major maintenance is not undertaken.

The recommendations for Albert Park entail a holistic approach to the area's future development. The area is experiencing a cycle of change. This change is important for the area's residents and needs to be accommodated rather than stopped. The change in the area is allowing poorer people access to inner city housing which is limited at this time. It is also possible for people of different income groups to live together. This can be achieved through improving the physical condition of buildings and the area in general. The apartments in the area need minor and major renovations. It is also necessary for social planning as there is a high level of apathy among residents. There is also a need for crime to be stopped and more community facilities to be opened in the area.

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DECLARATION OF ORIGINALITY

Except where explicitly indicated to the contrary, this study is the original work of the author. This dissertation has not been previously submitted in any form to any other University.

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CHAPTER 1
INTRODUCTION

1.0 INTRODUCTION

The aim of this study is to uncover the extent of, and reasons for the decay in the inner city neighbourhood of Albert Park. It is concerned with the processes that have led to change, to uncover whether there is a pattern of change, and whether a reason exists to explain the existing condition of the area. This will be achieved by a detailed study of the area which will entail collecting information of the area, eg., a condition of building study. This information will be overlaid and analysed to see whether a pattern exists. Further, a questionnaire survey of residents of apartments will be undertaken; some managers and landlords of these apartments will be interviewed; and the interviewing of role players such as community organisations, councillors and city officials in the area will be carried out.

Albert Park has a dynamic history where residents have been resilient, strong, and diverse and an even more challenging future. The researcher believes that this small neighbourhood will prove to be a good example or microcosm of what is happening in most South African inner cities.

The Albert Park neighbourhood, a medium to high rise, high density, inner-city area in Durban, has experienced a transition from a predominantly white populated area to a 'grey area' since the 1980's. This neighbourhood change has implications for town planning, as the needs of the people and the uses of buildings have changed in the area.

As a result of this transition from a predominantly middle income white community with small household sizes and young and old people to a 'grey area' the area has become run-down and unkept. This new demography of people consists of predominantly black people who are middle income and have larger families or students who share accommodation.

The perception of many people, both officials and residents, believe that the area has 'decayed' and is in desperate need of urban renewal. The people, who could have left the area, have done so, and most of the remaining people have investments in the area or have nowhere else to go. This has resulted in people who have good intentions for the area, as well as those who are ready to exploit people and the area for their own benefit. It will be proven that many factors are responsible for the current condition of the area.

The Albert Park area is at a stage where appropriate intervention is needed to prevent the area from deteriorating further and to improve the quality of life of the people that live in the area. This will be achieved by completing a detailed study on the existing social and physical characteristics of the area and then suggesting a set of guidelines for implementation.

Past studies of the area have given valuable insight into the demographic characteristics of the neighbourhood. These studies showed the processes that led to the 'greying' and the problems experienced by many people living in the area. The response of the North South Central Local Council and the white residents were also analysed. The study (Maharaj 30:1994) revealed "... that relatively harmonious residential integration was possible in urban areas in South Africa, and that the repeal of the Group Areas Act would not produce the consequences which many whites feared." Maharaj concludes his paper *The 'greying' of Albert Park* (1994:31) by stating that "... there is a need to consider how greater levels of residential integration can be achieved."

A socio-economic study (Mfeya: 1997) of 40 predominantly black residents gives a good insight into the profiles of the people and choices for living in the area. The past studies have shown that the area has experienced change and gone through a transition. The extent of this transition has however not been studied, more particularly the nature, magnitude of decay, if any, and the forces leading to this decay.

1.1 REASON FOR THE STUDY

The plight of the poor in the inner city and in particular for Albert Park has been neglected for a long time even though several studies have been carried out in the area. These people live in conditions that are not conducive to a healthy and safe environment. There have been many newspaper articles and opinions about the reasons for the cause of this run down and assumed decay of buildings in the area. Several role players such as some tenants and owners of apartments have assumed that the entire area is run down, nobody is concerned about the area, and nothing can be done to save it. These assumptions will be tested throughout this study.

This study will attempt to reveal the situation in the area and will suggest reasons for these occurrences. To gain a holistic view of the area, a detailed and comprehensive study of various phenomena and existing conditions will be undertaken. Once this has been achieved, it will then be possible to provide suggestions for the possible revival of the area.

1.2 HYPOTHESIS

The forced removals of the apartheid era have caused the 'greying' of areas and this in turn was responsible for introducing the different types of people living in the Albert Park area. Consequently, this transition has attracted the middle to lower income groups with their large household sizes that have led to the phenomena of changes in the built environment and social structures. These changes are believed to be negative and have resulted in the area becoming degraded. It is the task of this study to uncover the extent of urban decay and whether the dynamics of the residents have an impact on the condition of the buildings that they reside in.

Thus, the hypothesis for this dissertation is that the dynamics of the residents in the Albert Park neighbourhood do have an impact on the condition of the residential buildings.

1.3 RESEARCH PROBLEM

The unacceptable living environment in the Albert Park area can be understood/explained in terms of the characteristics of the residents; the action/non action of the various role players; urban social processes; and the structural features of the residential buildings.

1.4 RESEARCH QUESTION

What are the causes of the prevailing conditions of the social and built environment in the Albert Park area and what are the town planning implications thereof?

1.4.1 Subsidiary Questions

1.4.1.1 What is the current status with regard to the built environment?

The built environment and conditions of buildings in particular have suffered as a result of the transition and neglect in the area. This study intends to identify the pockets of deteriorated buildings in the area. These buildings will be categorised as either in good, fair or poor condition.

1.4.1.2 What is the extent of decay of the buildings?

The popular perception is that the area is entirely run down. The study will uncover whether the change is everywhere; evenly spread out or random; or whether it is concentrated in certain areas. This will be covered by a detailed condition survey of each block of flats. This information will then be correlated and compared to other analyses of the area undertaken by the researcher.

1.4.1.3 What are the types of management of apartments in the area?

As a result of many apartments being occupied less by owners, these owners have resorted to tenant occupation of their apartments. There are several types of management and these need to be identified and analysed.

1.4.1.4 What are the types of residents living in apartments in the area?

Further to the changes in the built environment there has been a change in the profile of the residents in the area. The residents have been identified as tenants and owners of apartments.

It is important to understand the relationships between the role players (identified as tenants; landlords/managers; and ratepayers) in the area, as the interaction between them has to a large extent determined the processes that the area has experienced.

1.4.1.5 Is there a relationship between the condition of buildings and the people who occupy them?

Once the condition and type of resident and owner/manager surveys have been completed, this information will be correlated to uncover whether there is a pattern and the extent to the deterioration in the area.

1.4.1.6 Is there a relationship between the type of residents, and management in that apartment building?

The study will uncover whether there is a pattern for non payment of rent or rates and whether this is mainly with the low income group. The new residents have different needs to the people that previously lived in the area. These needs will be identified. Also, the role of the Local Authority and the role players in the planning process will be identified.

1.4.1.7 What are the causes of the existing situation in the Albert Park area?

This study intends to uncover the problems in the area that has given it a reputation of an inner city decayed area. The problems experienced by the role players and most important, the residents need to be identified.

1.4.1.8 What type of intervention is appropriate for the Albert Park area?

The study will conclude with the necessary form of urban renewal and the necessary type of intervention for the Albert Park area. These interventions will make Albert Park a better place to live and work in.

1.5 RESEARCH METHODOLOGY

The research methodology entailed:

(a) an analysis of the condition of buildings in the area, to uncover the quality of the area; and to discover any patterns, eg. spatial and density. Also, an assessment of the cause of decay and whether or not a pattern exists to the decay was carried out. This was done to find a solution to the possible decay and to identify weak aspects in the area, e.g., mismanagement;

(b) the identification of the demographics of residents in the area, to uncover their correlation with the condition of the building that they reside in. The residents' perceptions of the area were also identified to establish what the area is like to live in;

(c) interviews of landlords or managers of residential buildings, to establish whether management/ administration is one of the problems;

(d) the role players' perceptions and their level of involvement in the area to get a holistic perspective to the area; and

(e) the literature review was concerned with the dynamics of the inner city, urban renewal theories and political and socio-economic theories gathered from planning books and journals.

1.5.1 Condition of Buildings in the Study Area

For this part of the research the focus was on the condition of the 71 residential buildings that exist in the study area. A formal survey of these buildings in the area was undertaken by the researcher. These buildings were categorised as in either a good, fair or poor condition. Buildings have been identified on a plan of the area according to their condition (1:2000 orthophoto map) to see whether a pattern (decayed buildings in groups or randomly located) exists with regard to the decay of buildings in the area.

There are several criteria to define the decay of buildings. Morris (1996:29) indicated deterioration by "... peeling facades, plumbing systems constantly breaking down, lifts (elevators) not working, broken windows not being replaced, and trash accumulation in public areas." The criteria to distinguish between the residential buildings in good, fair and poor conditions are attached at **APPENDIX A.**

1.5.2 Interviews

1.5.2.1 Questionnaire Design and Format as used for Residents

(Refer to **APPENDIX B** for an example of the questionnaire)
(Refer to **APPENDIX C** for the residential building sample size for interviews of residents)

An attempt will be made to gather information that will assist this study in establishing a

profile of these residents, their apartment and their perceptions of the area through the questionnaire survey. Past studies have only addressed the socio-economic profiles of residents (Maharaj, B 1994 & Mfeya, T 1997).

The residential questionnaire is both structured and open-ended. Structured questions are used to gather sensitive information such as approximate income of residents. Several questions are intended to get residents to express themselves with regard to their perceptions of the building, the area and the management of the area. This is achieved through open-ended questions.

Thirty residents from buildings of different levels of conditions were interviewed with a systematic stratified sample. The thirty apartments were divided into the total number of residential apartments in each category to reveal which residents should have been interviewed. This meant that in the good condition buildings every sixtieth resident in this building category was interviewed. In the fair condition building every eighth resident in this building category was interviewed. In the poor condition building every twenty-seventh resident in this building category was interviewed.

The aim of the study and the different sections of the questionnaire were explained to the respondents. These people were also explained the length of the interview. They were not shown the different criteria for questions asked as the researcher did not want to lead residents to suggest reasons which they did not consider to be important.

A trial run was undertaken to discover whether any problems existed with the questionnaire design and format. A student and resident living in the area known to the researcher were interviewed and no errors were found.

1.5.2.2 Structure of Questionnaire for Residents

The questionnaire is seen as an extension of the physical analysis. The questionnaire is structured according to the following sections:

(a) residents' household information;
(b) the apartment;
(c) the building; and
(d) the Albert Park area.

Within these sections the residents' personal information is collected. The perceptions, feelings and attitudes of the residents are also researched.

This study argues that there is a relationship between the condition of a building and the type of residents in a block of apartments. The residents' profiles are thus pertinent to the study of the area.

1.5.2.3 Interviews with other Role Players

Role players were identified as people who live or work in the area, have an interest or investment in the area, or are involved in the development of the area. The role players in each category were asked specific questions with regard to their role and perceptions of the area. Refer to **APPENDIX D** for interview questions.

1.5.2.3.1 The major role players for this study are identified as

(a) landlords/managers;
(b) owners/ratepayers;
(c) community organisations;
(d) City council officials;

(e) Councillors; and
(f) youth groups.

The role players who were interviewed were selected by the researcher in respect of their importance or relevance to this study.

There are several types of landlord or management relationships within this study. The following definitions are used to define a landlord:

(a) a single landlord of a whole building eg. Mr PL Maharaj;
(b) multiple landlords, eg. sectional title holders and where the "landlord" is a rental agent, eg. JHI;
(c) individual landlords where flats are rented out separately, by the owner; and
(d) sub-leased, where the tenant pays a third party and has no direct relationship with any owner/ manager.

Managers, for the purpose of this study, have been defined as:

(a) owners of whole buildings who manage their own buildings;
(b) development rental agencies who manage on the behalf of (i) a single owner; or (ii) grouped owners;
(c) Corporate Body of owners; and
(d) rental agents for a part or the whole building, acting for body corporate.

The managers of buildings were asked both open and close ended questions to ascertain whether the type of landlord or management is the cause of buildings becoming rundown. Should this be the case, these types of managers need to be identified, and deductions could be made by comparing them to the type of building they are responsible for.

1.5.2.3.2 Structured interviews for the following role players

(See **APPENDIX D and E** for interview details)

(a) Landlords and Managers

Five landlords and managers were interviewed from the buildings in poor condition to see their perceptions of their apartments. There are twenty-nine residential buildings in poor condition. Every fifth building was identified and the landlord/manager was interviewed from these buildings. The researcher intended to interview a wide range of landlords and managers of buildings and apartments such as a single landlord who owns the entire building and a landlord who own an apartment.

(b) Community Organizations

Three community organisations were interviewed to uncover their role and involvement in the area. One representative was interviewed from the Albert Park Residents Association; the Community Policing Forum; and the Anchor House.

(c) Durban City Council Officials (SCLC)

A wide spectrum of City Officials was interviewed who were directly involved in the area. The different Departments have been identified as Town Planning, the Building Inspectorate, Enforcement, City Police, and City Health. One official from each of these Departments was interviewed.

(d) Councillors

The Councillors of Albert Park have an important role to play in the management

of the area. The two major Councillors in the area were interviewed to reflect their views and vision for the area.

1.6 CHAPTER OUTLINE

CHAPTER 1

This chapter consists of the introduction to this study. An overview is then given to why Albert Park was selected as a study area. The hypothesis, research problems and research question with subsidiary questions are set out.

CHAPTER 2

Chapter 2 introduces the research methodology. This chapter outlines what tasks are needed to be carried out for the research and the methods used to achieve it. This will firstly be achieved by a detailed study of the condition of all the buildings in the study area which are categorised as good, fair and poor. The different information pertaining to apartments, where possible, will be collated and represented as overlays.

Secondly, as a consequence of the number of flats in each building condition category not being equal, a systematic stratified sample of 30 residents living in each building condition category (good, fair and poor condition buildings) will be studied. This will be achieved using a structured questionnaire survey for the residents living in the buildings. The questionnaire is concerned with the residents' household information; residents' perceptions or attitudes toward the apartment; the building itself; and the Albert Park area. The researcher will study the demographics and the lifestyles of these people and try to discover what role, if any, they play in the determination of knowing whether they are responsible for the decay of the buildings in the area.

CHAPTER 3

Chapter 3 consists of the conceptual framework and discusses the various necessary concepts, literature and theory that are linked to the study. Some of the relevant concepts discussed are urban models; the impact of growth and the organisation of space; urban form; economic models for spatial structures; "Stage theory" of urban growth and family lifestyles; and the urban renewal theory.

CHAPTER 4

This chapter introduces the case study area. It discusses the history of the Albert Park area and the forces that have led to its present situation. The case study area is also put into context.

CHAPTER 5

Chapter 5 explains the findings of the research. The information is synthesised and the processes, patterns and trends of the area are unravelled. The information from the interviews is also studied. Further, the planning implications of the processes, patterns and trends of the area will be set out.

CHAPTER 6

In this chapter the summary and conclusion to this study are detailed. It also gives the necessary recommendations/solutions for this study area and discusses the implications for urban planning.

CHAPTER 2

CONCEPTUAL FRAMEWORK

2.0 INTRODUCTION

The conceptual framework is a synthesised combination of informed ideas, theories, concepts, precedents, techniques and methods that provide an explanation of the theoretical examination as a background to this study. The conceptual framework assists the study by creating a framework of the processes, influences and characteristics that have led to the different changes in a neighbourhood and in particular Albert Park. It can also assist in providing appropriate theoretical context for future development interventions.

The chapter starts by considering the classical models of city structure and an attempt to explain the apartheid city model. It provides a look at concepts relating to the organisation of space in urban areas as well as theories relating to urban renewal. The following sections examine the processes of historical decline of inner city neighbourhoods and alternative approaches to urban renewal. The final section draws in material from a comparative case study, namely Hillbrow.

2.1 THE STRUCTURE OF CITIES

This section sets out to establish the nature of the inner city areas; the types of people that reside in these areas; the types of buildings that are found in these areas; and the nature of change in the inner city. It is believed that this is essential to understanding the underlying dynamics of nature of the inner city.

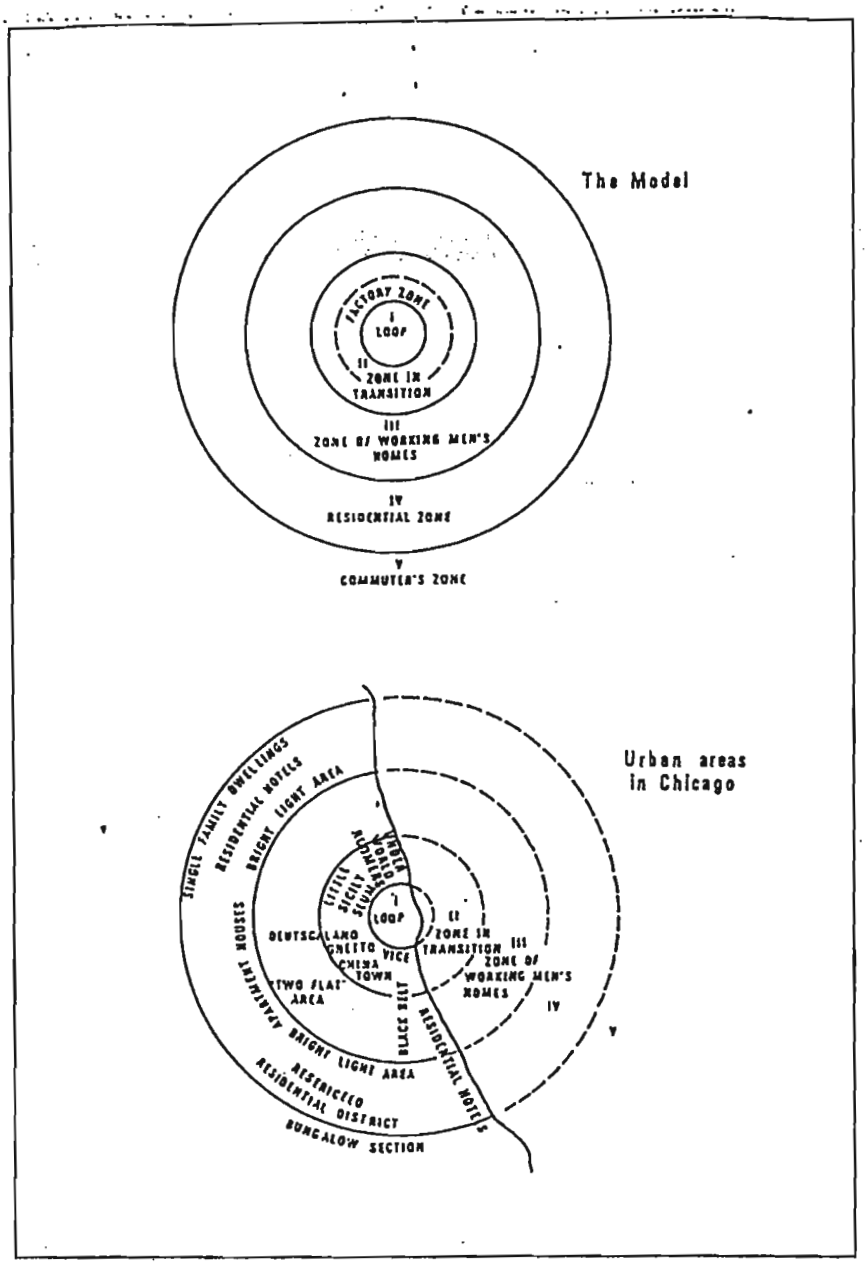
Urban geographers have for a long time used three successive models to describe the spatial distribution of urban land use. They are the hypothesis of "Concentric Zones", attributed to Burgess, which says that the land use pattern varies regularly as a function of distance from the city centre; the "Sector Theory" of Hoyt which has been interpreted to mean that land use varies sectorally and residentially; and the "Multiple Nuclei Concept" of Harris and Ullman, which does not specify a general model of spatial relationships between specified uses, but says that there are certain discrete land use nuclei which may be associated with certain other land uses (Simmons in Northam 1971:128).

2.1.1 Burgess's concentric zone model

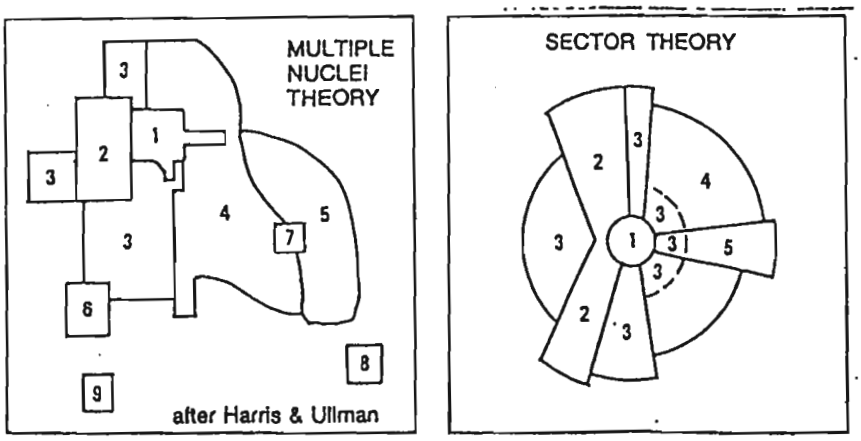
Burgess's Concentric Zone Model theorised a land use pattern comprising of several concentric zones. Zone one is the CBD which is at the centre of the city. Around this zone are, in order, the zone of transition; the zone of working man's homes; the zone of better residence; and the commuter zone (Northam 1979:239) (see **Figure 1**).

This model is used to depict the city as an expanding and evolving system where the city becomes the outcome of a struggle for survival where each type of community struggles to secure itself an urban niche. The model claims that each community expanded outwards by a process of 'invasion and succession' and was seen to be the focus of conflict and competition between communities. This conflict is depicted by class and race over the physical occupancy of a community group (McCarthy & Smit 1984:12-13).

Critically, central business districts are not always circular and this model also does not consider topography and infrastructure which influences location. The model does however give a broad understanding of social processes in urban areas. The zone of transition around the CBD essentially depicts a transition from low density housing to CBD uses and high density residential units and largely poor people.



Burgess's theory of urban structure expressed in graphical form.



1. Central Business District
2. Wholesale Light Manufacturing
3. Low-class Residential
4. Medium-class Residential
5. High-class Residential
6. Heavy Manufacturing
7. Outlying Business District
8. Residential Suburb
9. Industrial Suburb

The sector (Hoyt) and multiple nuclei (Harris & Ullman) 'snapshot' models of urban spatial structure (after Harris & Ullman: 1945).

SOURCE: SOUTH AFRICAN CITY: THEORY IN ANALYSIS AND PLANNING
JJ McCARTHY AND DP SMIT (1984)

2.1.2 Hoyt's sectoral model

The critical elements of Hoyt's model were high rent and low rent residential neighbourhoods. "The model states those high rent residential neighbourhoods are instrumental in shaping the land use structure of the city and there is a natural succession of change in location of these neighbourhoods" (Northam 1979:240). The theory hypothesises that areas between sectors were occupied by low rent paying people or without the opportunities gained by high rent paying residents (see **Figure 1**).

This model also observes that transport routes influence the location of growth along them. This growth of different types of land use is extended in a particular corridor. Some low income sectors are also at the centre, while others are high income. However, it is questionable whether high rent residential areas would want to locate along major transport routes.

2.1.3 Harris and Ulman's multiple nuclei model

This model state that there is not a single nucleus of the city that shapes the land use pattern, but a number of separate nuclei, each influencing land use patterns in the city. The occurrence of separate nuclei and land use zones based on these patterns were to reflect a combination of four factors. These factors were namely: specialisation of facilities; mutualism; incompatibility; and competitiveness for specific locations (Northam 1979:241).

All these models have aspects that are present in most cities. The sector model with transport arterials radiating from the city centre and the multiple nuclei model with segregation of land uses are more common with the modern city land use patterns (Northam 1979:242). Importantly, the zone of transition in the concentric zone model acknowledges the change in use, density, and quality of buildings in CBDs (see **Figure 1**).

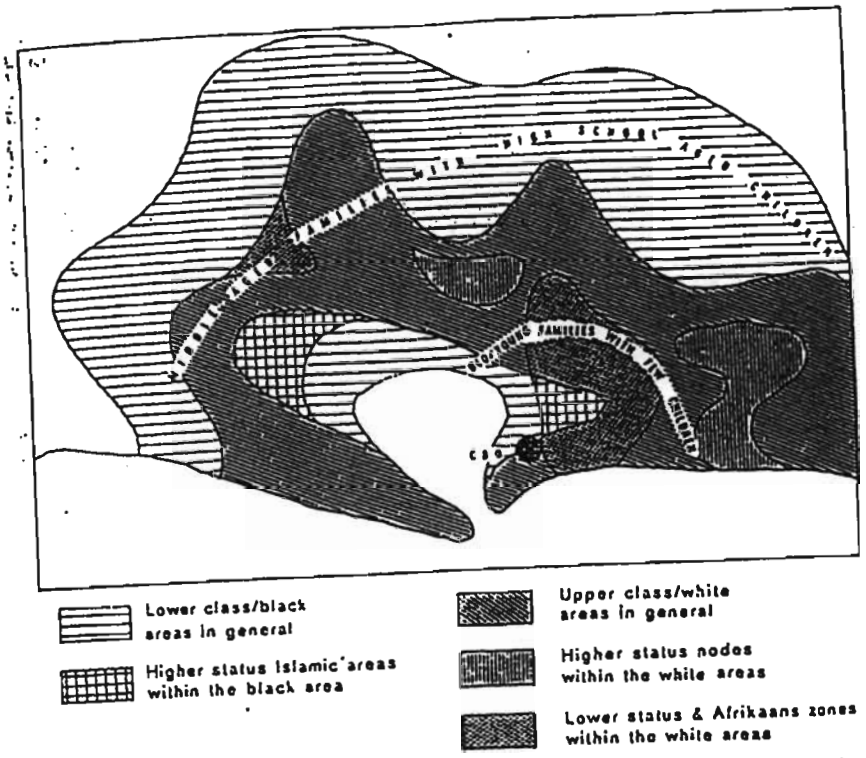
2.1.4 The manipulated city approach - the apartheid city

Beal (1997:4) says that the most extreme case of the translation of ideology into urban space is that of South Africa. Apartheid policies included the forced removal of urban black communities into townships on the outskirts of urban areas, transforming South African cities into spaces of segregation and exclusion.

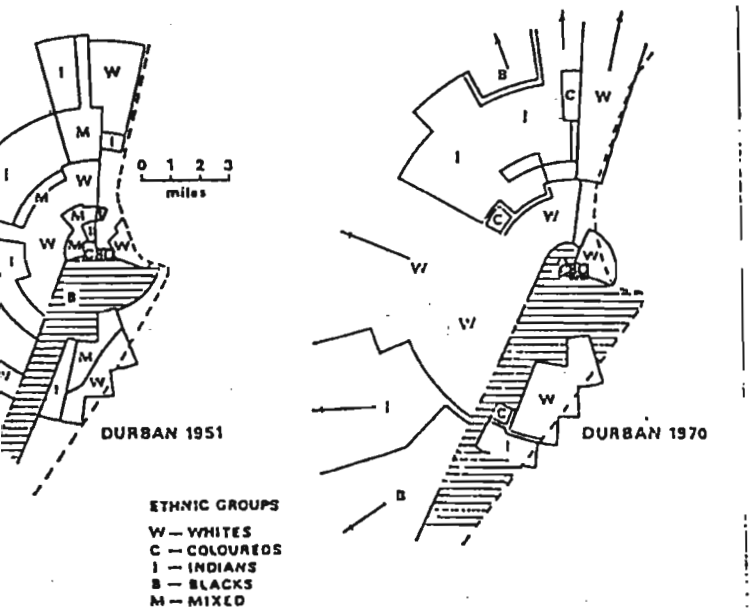
To determine patterns of urban development and land use Cox (1979) uses the term 'politics of competitive consumption'. It is assumed that residents strive to maintain the use value and exchange value of their properties. These values are dependant on changes over time and upon social and physical conditions within the neighbourhood.

As a result of people moving to the city to improve their well-being, they may either be passive to change or engage in activities to prevent change. These residents engage in community activities to avoid the costs of relocation (McCarthy & Smit 1984:54). This success is dependent on residents 'political clout' in negotiations to improve neighbourhood conditions. During the 1950s the Group Areas Act of 1950 separated people into certain areas according to their race. This residential change in Durban was not controlled entirely by mechanisms of the urban land market but by state intervention (McCarthy & Smit 1984:57). The diagrams reveal that lower income people were not accommodated in the inner city. Areas were separated into sectors allowing whites better opportunities under the Group Areas Act (see **Figure 2**).

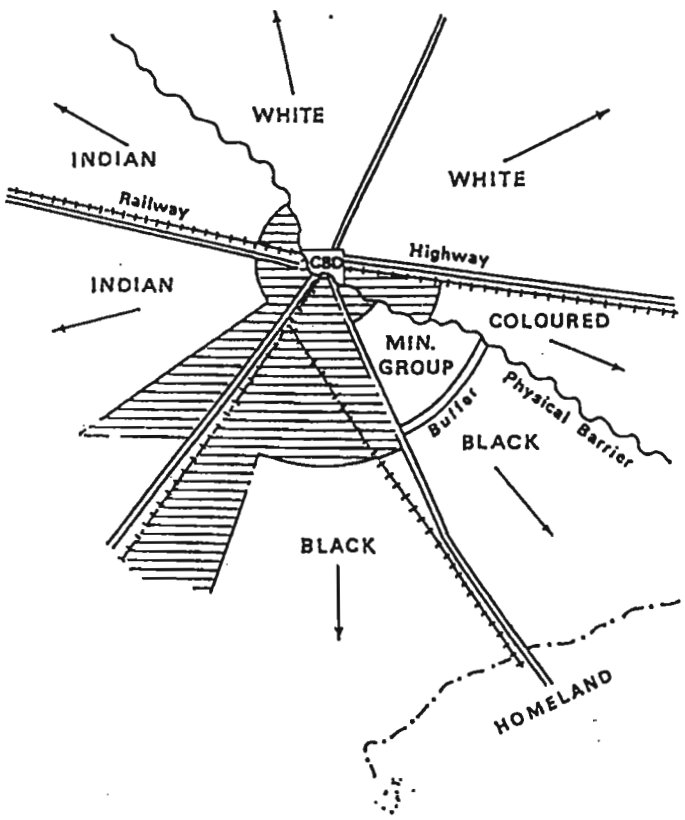
The transition from the colonial zonal model and urban form to a sectoral apartheid model required substantial land use rearrangements. "The emergence of the apartheid urban form resulted in a considerable imbalance in the outcome because (i) different groups had different resources with which to bargain, (ii) large groups in the population was generally weak and more incoherent than small groups and (iii) some groups were kept away from negotiations altogether" (McCarthy & Smit 1984:61).



The spatial structure of (all race) Durban in 1960 (after McCarthy: 1978).



Example of the transformation of the racial ecology of the South African city associated with Group Areas policy (after Davies: 1974).



A model apartheid city (after Davies: 1974).

SOURCE: SOUTH AFRICAN CITY: THEORY IN ANALYSIS AND PLANNING
JJ McCARTHY AND DP SMIT (1984)

The Albert Park area was designated as a white neighbourhood under the apartheid era. It was only until the 1970s that non-whites began to move into the area under white lessees names. This highly influenced the 'greying' of Albert Park. There were several attempts to remove these non-whites from this area under apartheid legislation. However, certain places in South Africa became open areas or 'grey' areas where people of different races were allowed to live.

2.2 ORGANISATION OF SPACE

There are several processes and factors that play a role in the growth and stagnation of a city. Even though this study area has specific dynamics, there are general patterns of urban structure and form that can be related to certain theory. Theorists such as Guttenberg (1975) argue that transportation and distribution of facilities need to be combined to give a true picture of urban structure.

2.2.1 Urban Structure and Urban Growth

Braman argues that "technology has influenced the shaping of the city's form. The ecological factors such as the natural setting of the city and the cities' past history are subject to technological and social change. These factors need to be understood when making decisions" (Braman (1971) cited in Guttenberg 1975:135).

The vehicle has increased the range of personal movement. With this increase in range, new patterns of urban centres emerge. Also, with growth, old links are broken and new ones emerge. Whole communities are affected by these changes. One would need to identify the "... critical elements and relationships of urban structures so that the probable consequences of different solutions can be better investigated" (Guttenberg 1975:135).

Guttenberg attempts to define urban structure by studying the relationship between people and facilities. The different income groups and personal choices have resulted in new links in the study area. This means that the large retail centres have moved out and smaller retail services have moved in to serve the immediate community.

New income groups within an area have different needs from those that left the area. An example would be that a large student population would rely on corner shops as compared to larger retail outlets for services.

2.2.2 Elements of Structure

Guttenberg.(1975) believes that people can be transported to facilities or facilities can be distributed to people which will result in a distinct type of city. There are certain constraints that prevent only one of these methods being used. Not all people are mobile as a result of their social circumstances (poor men and women, children, students and the old aged are generally place bound) and therefore both methods are used to overcome total distance between people and facilities. Place bound people have thus influenced the concentration and distribution of facilities. "Certain facilities can be distributed throughout the area in close physical proximity to their users" (Guttenberg 1975:137).

Often in low income areas there are a lack of facilities that are necessary for day to day activities. The location and types of facilities need to be carefully considered when redeveloping an area. Community needs should be assessed and supported. Facilities that are not conducive to a neighbourhood environment such as brothels and shebeens should not be allowed to operate in neighbourhoods.

2.2.3 Density

There are several factors that give value (desirability as a place of business or residence) to any location. If a person only has a limited choice to fulfill a need then he or she will locate at a particular place. However, if there are several needs then a person will compromise "by locating at a point where access to both opportunities is adequate but where access to neither is optimal" (Guttenberg 1975:138).

If all people had the same needs or preferences, all would try to locate at one point. But not all people have the same needs and preferences. This is accounted for by the value of each place and the whole population of the area. Places are not evenly populated and this is due to different values people have for an area. The social forces and accessibility affects people's values of areas. Thus, the level of density of an area can be argued to be proportionate to the level of desirability of an area. Whenever areas make changes which are more desirable the area becomes more popular. As a result it tends to be more densely occupied with households and associated uses (Guttenberg 1975:138).

The relation between economic density and physical density is not necessarily direct. Whether or not high economic density at a given point is translated into high physical density depends on local site conditions, on whether or not prospective users need a lot of space, and on their ability to pay for space. High economic density may go with low physical density, and low economic density with high physical density, but these combinations are exceptional (Guttenberg 1975:139).

The researcher believes that high density in the area has implications for planning as the need for social facilities and infrastructure is increased due to the high population in the area. High density, overcrowding, and occupation status also have implications on the quality of buildings and health of an area as buildings become run-down and neglected quicker as a result of overuse.

2.2.4 Stage Theory of Urban Growth

A stage theory of urban growth is used to examine the relationships between urban environmental change and population movement and characteristics (Birch 1971:78).

The stage theory model "... relates the flow of individuals to the urban structure through which they are flowing" (Birch 1971:79). The stage theory works on a premise that individuals in a society evolve through a sequence of stages over time. It should be noted that the model is an American model, and some cycles of change might not apply to the constrained South African system.

This theory considers the evolutionary processes of neighbourhoods. Each stage is identified in terms of residential types and population densities. Six stages were identified by Birch (1971:80-81) and are described as:

Stage 1: Rural

This stage is characterised by low population densities and a predominance of single family units.

Stage 2: First wave of development

Subdivision begins with high rates of new construction, by predominantly single family units.

Stage 3: Fully developed, high quality residential

The initial development has run its full course. In some cases, single-family units still prevail, but densities are considerably higher than in Stage 2. In other cases, an increasing number of multi-unit structures have been built. In either case, property values and rents are close to their maximum relative to other units in the area.

Stage 4: Packing

As the age of the structures built during Stage 3 increases and rents fall, lower income groups begin to inhabit the dwellings, and, in order to bridge the gap between their old and new rents, more people pack into the units than they were originally designed to hold. Densities are at their maximum. In many cities these areas might be called "new slums".

Stage 5: Thinning

By now, the buildings in Stage 4 have deteriorated still further, and the children of low income parents who originally moved into them are leaving, probably for a Stage 4 or Stage 2 area, somewhere else in the city. Population declines absolutely, leaving older couples behind. These areas might be called "old slums".

Stage 6: Recapture

At some point the land occupied by an old slum becomes too valuable to justify its use as an old slum, and its inhabitants become too weak politically to hold on to it. Property is then reacquired, levelled or rehabilitated, and put to more efficient use, such as high income apartments, office buildings or public housing. When recapture is completed, the area may appear to have many of the properties of a Stage 3 area, but with significantly higher densities. At some point there must be a Stage 7, as recaptured areas themselves begin to decay.

The case study area of Albert Park has experienced and is still experiencing certain stages of this theory. However, Birch's study is unique and the theory must be regarded as an oversimplification of what actually happens in any area. Also, according to Birch (1971) a particular stage would dominate at any given time in a neighbourhood. For this study area, Stage 4, Packing is presently dominating the Albert Park area (see Chapter 5).

2.3 URBAN RENEWAL THEORY

Urban renewal theory involves redevelopment or revitalisation of neighbourhoods. Total redevelopment entails redevelopment of individual buildings or total redevelopment of areas. Revitalisation entails rehabilitation; preservation; and residential filtering down or gentrification where filtering up occurs.

Neighbourhood decline is the result of private and public investment decisions, and control by, and integration of, the investment and development actors of the real estate industry (Braddford & Rubinowitz 1975 in Smith 1979:543).

This means that even though residents within a neighbourhood may have good intentions to improve their area, regeneration is highly dependant on role players with finance for investment.

2.3.1 The impact of decay on the neighbourhood - Determinist theory

Urban decay has a negative impact on communities and this is exacerbated by residents being low income earners. It is necessary to identify issues that cause community breakdown and suggest solutions to these problems.

Sociologists are of the opinion that social and community support cannot only reduce the consequences of emotional stress, but can also prevent stress from developing (Riger & Laurkas 1981, in Morris 1999:21). Many communities lack support and 'stress' is in the form of the many social problems that effect communities such as crime and household violence. It is important to remember the human factor when planning with neighbourhoods as this is essential to a healthy living environment.

Urban sociologists view the city in several manners. Wellman and Leighton (1979) in Morris (1999) regard the city as the cause of poor social relations. Fisher (1976) calls this the 'determinist theory'. This has been supported by Tonnies (1957) who argued that the cities 'Gemeinschaft' (community) which is more permanent, was replaced by 'Gesellschaft' (society) which is more transitory.

Simmel (1964) in Morris (1999: 222) argues that "... the money economy and the size of the modern metropolis encouraged a particular type of personality." He defines this personality as 'atomised' where people become removed from the city as it has negative attributes to the quality of life. Wirth (1938) in Morris (1999:222) identifies size, density and heterogeneity as contributors to the breakdown of the community. This means that with a large population there will be more contact.,However, this will be impersonal and transitory in nature.

Urban sociologists who disagree support of the 'community saved' perspective. Wellman and Leighton (1979) in Morris (1999) believe that in all cities communities bond together and the neighbourhood is the centre for strong community ties.

Leighton (1979) in Morris (1999:223) argues that social ties should not be defined at a neighbourhood scale as people are more mobile and are prepared to travel. Morris (1999:223) argues that neighbourhood ties are important as people with limited capital have restricted movement to small parts of the city. The researcher supports Morris's argument and also that neighbourhood ties are important as more permanent communities are needed for bonding to occur and improving social problems.

2.3.2 Urban Renewal

Cities are becoming denser and the urban fabric requires renewal in the form of refurbishment, conversion, and replacement. There is also an expansion of cities into their

hinterlands which results in buildings being abandoned within the city. Decaying buildings are not conducive to cities thus initiatives are needed to investigate the state of the urban environment so that there is "... proper re-use or redevelopment of the existing urban fabric before further land is taken into urban use" (Couch 1990).

Urban areas are never static. They are constantly changing by expanding, contracting or undergoing internal restructuring in response to economic and social pressures. This restructuring is the result of "... the gradual spatial and sectoral adjustments to economic activity and the movement of population between or within existing urban areas" (Couch 1990:1).

2.3.2.1 Economic theory for urban renewal

The demand for buildings comes from the needs of producers and consumers for urban space and their ability to pay for such space. Urban renewal comes about through action within the construction industries. The urban renewal decision results from a view being taken about the economic life of existing buildings and the potential earnings or use to be gained from a renewed building (Couch 1990:49).

The demand for housing within the city depends on several factors, inter alia the location and dwelling types. These factors also include price of the unit, residents' income group and their preferences. The price of housing can be regarded as the total selling price of an owner-occupied dwelling. The level of demand is also influenced by population. "Demand depends upon the size and growth rate of the total population but this is modified through a series of adjustments that take into account of age structure, income levels and lifestyles to give household size and structure and so determine the number and types of dwellings that will be demanded by any given population" (Couch 1990:57-59).

2.3.2.2 Diversity theory for redevelopment

Jacobs (1961) in McConnell (1981:76) was critical of redevelopment practices and believed that diversity should be the focus of planning practice. She argued that poor social behaviour was the result of redevelopment of slums. Jacobs was also of the opinion that four conditions were necessary to generate diversity in the city's streets and districts. These conditions are:

(a) that there should be a diversity of facilities and that the streets should be used to the maximum by people;
(b) that the street length should be short;
(c) that there should be a mix of buildings that vary according to age and condition; and
(a) that densities must be high.

However, Jacobs underestimated the generation and needs of commercial traffic which resulted in streets being used less by pedestrians McConnell (1981).

2.3.2.3 Rehabilitation

Rehabilitation was believed to be socially, economically and historically preferable to redevelopment by demolition. However, this involves detailed consultation with communities and the cost of rehabilitating is often more than building a new house McConnell (1981). In the long term this method of renewal is more effective as the character of an area is still retained.

2.3.2.4 Investment in the built environment

It is necessary to investigate developers' reasons for investing\ redeveloping especially in areas of the CBD as these role players are important to the processes of investment and

capital depreciation of areas.

Smith (1979) argues that in order to understand capital depreciation in the inner city, one needs to understand the relationship between land value and property value. Land value for Hoyt (in Smith 1979) is a combination of the price of undeveloped plots and the expected future income from their use, where the type of future use was simply assumed. Property value is the price at which a building is sold, including the value of the land.

2.3.2.4.1 House value

A house value, as viewed by neoclassical economists, is the result of supply and demand. Smith (1979) claims that profit is the primary aim behind gentrification. This means that the cost of gentrification will determine the price at which the building will be sold. Classical political economists argue that the value of a commodity is measured by the quantity of socially necessary labour power required to produce it (Smith 1979:542).

2.3.2.5 The role of the planner

It is important to define the role of the planner in the development planning process. Planners are one of the means through which ideas get implemented. Their views of implementation are important to the outcome of programmes.

The conventional aim of planning is to rationalise the status quo where changes are necessary. "... thus, planning is seen as an instrument of bureaucratic conservatism. The political role of planning is demonstrated by an analysis of the context of planning, planning practice, and the structure of the planning profession" (Goodman 1972:11).

Goodman (1972:12) states that the role of the planner is that of a facilitator in a system where relationships are unbalanced. He especially makes reference to the poor residents

and the people who represent and govern them. As a result of this imbalance, Goodman believes that "Advocacy Planning" cannot be used on communities to solve existing problems.

Goodman (1972:12) states further that planners will respond differently to the imbalance within communities. Some will not question the process; others will try to make a change in redistribution and rights without questioning the relationships in society.

An alternative to Advocacy planning is where class barriers and roles are broken down. Professionals are seen as secondary to addressing injustices and inconsistencies of society. In this process planners are seen as facilitators for urban growth and change. At present, there is a move away from the conventional thinking where the planner controls the planning process and provides the controls to development Goodman (1972:13).

2.4 THE HISTORICAL DECLINE OF INNER CITY NEIGHBOURHOODS

It is necessary to study the concept of the cycle of change with regard to redevelopment of inner city neighbourhoods. The cycle of change is studied to reflect the causes of decline and what these processes entail. Also, it shows the adjustments that neighbourhoods take when they go through a phase of decline.

2.4.1 New Cycle and First Cycle of use

When a house is built, its construction reflects the value of its structure. During the first cycle of use, the ground rent is likely to increase as urban development continues outward, and the house value will only very slowly begin to decline if at all. The sale price therefore rises (Smith 1979).

The depreciation of a house has three sources: (i) advances in the productiveness of labour; (ii) style obsolescence; and (iii) physical wear and tear. Physical wear and tear can be differentiated into minor and major repairs, which affects the value of the building. Minor repairs are painting doors, window frames, and interior decorating. Major repairs, which are performed less regularly but are more expensive, entail replacing plumbing and electrical systems and structural repairs. The depreciation of a property value is the result of the need for major repairs (Smith 1979:543).

2.4.2 Landlordism and Home Ownership

Most areas remain stable where buildings are maintained regularly. These are mostly owner occupied homes, but once they notice a decline they are likely to sell and seek more stable areas. Often this results in the neighbourhood converting to rental occupancy unless repairs are made (Smith 1979:544).

Smith (1979) sees owners as consumers and investors where they collect rent and have to carry out repairs. Ira Lowry (1960 in Smith 1979) claims that under-maintenance is a reasonable response of a landlord in a declining market. However, under-maintenance makes it difficult for landlords to sell their properties since sales drops and renovations become more expensive for landlords. This means that the area starts to decline with little hope of reversal.

Smith (1979:544) claims that this pattern of decline can be reversed if a shortage of higher quality accommodation occurs allowing rents to be raised and making maintenance worthwhile.

2.4.3 Blockbusting and "Blow out"

Blockbusting and "blow out" is where areas that are declining in market value are targeted by developers or real estate agents for attracting even lower income groups into the area.

Smith (1979) argues that real estate agents are often guilty of exploiting racist attitudes in white neighbourhoods that experience declining sale prices. They buy houses relatively cheaply and resell to black families after a considerable markup. However, Laurenti (1960 in Smith 1979) suggests that property values are usually declining before block busting takes place and do not begin declining simply as a result of racial changes in ownership.

2.4.4 Redlining

As a result of under-maintenance and disinvestment the sale price in property decreases. Redlining is where financial institutions who prefer low risk areas for investment also cease supplying mortgages to an area. This results in owners subletting apartments to yield more rentals which are common at this stage. Subletting is an attempt by the landlord to intensify the building's use in its last few years where they will disinvest totally, refusing to make repairs (Smith 1979). Redlining means that once financial institutions cease loans to an area, there are not much owners can do in their own capacity to sell off their apartments apart from maintenance which is no guarantee that other owners are also maintaining their apartments.

2.4.5 Abandonment

When landlords are unable to cover the necessary costs (utilities and taxes) the buildings are abandoned. This is due to the fact that no profit can be made from these buildings (Smith 1979).

2.4.6 Gentrification - the Rent Gap

Smith (1979) states that the rent gap is the disparity between the potential ground rent level and the actual ground rent capitalised under the present land use. The rent gap is produced by capital depreciation and by continuous urban development and expansion. Only when this gap emerges can redevelopment be expected since, if the present use succeeded in capitalising all or most of the ground rent, little economic benefit could be derived from redevelopment. Apartments in buildings are bought cheaply and the developer rehabilitates and sells the building at a profit. This means that the building has been recycled and begins a new cycle of use.

2.5 THE INTERVENTION OF URBAN RENEWAL AT DIFFERENT LEVELS

There are different levels of intervention for renewal. These levels of intervention have an impact on each other. It is necessary to set these interventions out and explain what implications they have on the city.

2.5.1 Intervention for South Africa

Most South African cities are based on a combination of aspects from North American and European cities. They are more similar to "new world"/ American cities, as they are less compact and reflect the similar changes. Our present demographics indicate a redefinition is necessary of the city as an African City for cultural differences and mixed-use employment. Our present administration is moving away from our past where people were segregated according to race. However, there is still a struggle for all people to participate in urban development.

In order for cities for function efficiently there is a need for effective urban management by City officials for transparency and cohesiveness. It is the responsibility of the State to ensure development for the poor and marginalised. The Government needs to take a people centred approach where people are empowered and involved in decision making.

2.5.2 Intervention for the City

Bremmer (Mail and Guardian, 2000: July 7 to 13) describes the city as a place that is no longer static and stable, nor can it be managed through a single vision. She says that the city is a place where different interests are competing and challenging, grouping and regrouping. Dewar (Streek, B. Mail and Guardian, 2000: July 7 to 13) states that urban environments are commonly monofunctional, sterile, monotonous, inconvenient and very expensive places in which to live. He suggests being concerned with the quality of the whole, rather than the parts.

To be concerned with the "whole", South African cities have to be reconstructed where urban settlements become more sustainable, efficient and convenient. Planners should move away from the concern with the individual households. Attention needs to be given to collective spaces and public institutions, and to concentrate on gearing actions. It is the framework of public spaces, institutions and facilities, therefore not houses, which must be seen as the basic structuring system of urban settlements, says Dewar (Streek, B. Mail and Guardian, June 2000). There is thus a need to generate opportunities and total living environments for people to function and grow within their communities. This is the responsibility of public authorities who are important for urban settlements to function efficiently. This section suggests that the public authority has an important role to play in the reconstruction of urban settlements.

2.5.3 Intervention for the CBD

The city is a means of providing space for the basic needs of people (air, food, shelter, health, safety) (African CBD Workshop 2000:60). As a result of the fact that the centres of cities are continuously changing, the rich often relocate. This movement from the city allows poorer people to occupy these areas. People are attracted to the activities and services of the CBD. Challenges are then created by the poor (African CBD Workshop 2000:60).

These poorer people have different needs from the spaces created by the upper class who have left the area. As a result, poor people occupying these spaces with different needs and dynamics find it difficult to adapt to the new environment. An example would be the need for smaller apartments and rented accommodation. As a result of these different

needs, it is necessary that the CBD goes through a transformation.

On economic apartheid-style exclusion (housing evictions, water cutoffs and forced removals) from the city, Fatima Meer, (Bond, P. Mail and Guardian, 2000: July 7 to 13) stated that "... these are poor people; indigent people, impoverished people; people who don't have food on their plates and now you are going to take away the roofs over their heads. Where do you expect these people to go? You are just compounding their indigence. And then you move in with your dogs and guns. If this is not fascist brutality, what is?" This typifies the direction that our city managers are taking with regard to dealing with the issue of poor people, who can no longer afford to pay for services.

However, in contrast to this so called 'brutality' the Integrated Development Plan (IDP. July 1998:49) for Durban states "... the nonpayment of services and charges and rent boycotts are seen as development challenges for the City Council." In an attempt to address these challenges, the Housing Department of the North and South Central Local Councils, intends to create private/public partnerships, involve communities, and the specification of performance benchmarks by creating Section 21 Companies " (IDP. July 1998: 49). This reflects a concerted effort by the Council to rectify such development challenges. However, as Meer in Bond (Mail and Guardian, 2000: July 7 to 13) points out that this has not always been easy to deal with where Council has resorted to forced removals of residents.

It is felt that there are several more issues that need to be considered when addressing inequalities within cities and to ensure an integrated transformation of the residential patterns within the CBD. According to the African CBD workshop held in Durban (2000:60) this depends on:

(a) the acceptance that the poor and rich must share the same space - this will require a high level of involvement of the city authorities;

(b) the need to create an acceptable and attractive city core;

(c) the need to develop a balance between traditional CBD activities and diverse new forms of production and economies that integrate all levels of society;

(d) the need to protect the economic life of the CBD against the peripheral and decentralized nodes;

(e) the need to develop land markets which will facilitate densification and mixed use developments;

(f) forward planning to address the carrying capacity of social services and infrastructure of the CBD is required;

(g) the housing stock in the centre of cities should accommodate different typologies, appropriate to changing needs, e.g. rental housing, private ownership, welfare housing (street children, shelters, homeless shelters), short term accommodation;

(h) the need to develop residential areas that incorporate properly performing public spaces;

(i) the particular attention given to housing stock in the old CBD, which form part of the cultural heritage of the city, and

(j) housing design that responds to our living patterns, and to the environment.

Further to transformation, there are principal concerns of the CBD that relate to Durban. These can be defined as (African CBD Workshop 2000:60):

(a) the need for transient/rental accommodation in the core city - whether private or government provided;

(b) the mismatch between the design of existing housing stock and its current use, e.g, multiple occupancy;

(c) to live in the CBD implies afford ability, although most people attracted to the centre do not have money; and

(d) the absence of a significant housing stock in the CBD.

These transformation principles are necessary but are unlikely to the implemented without high state subsidisation. Also, the existing higher income residents are unlikely to support initiatives such as lower income residents moving into their areas.

2.5.3.1 Interventions in restructuring the inner city

Planning professionals in South Africa are of the opinion that efficiency and equity in urban redevelopment of the inner city will depend upon many efforts. This entails the increase in land use and residential densities, and rehabilitate and densify inner city and housing stock (Hindson 1993).

There is also growing support that urban redevelopment should ensure "... spatial integration between places of residence and work, mixed and complementary land use and functional interdependence within towns and cities" (Hindson 1993:27).

For the above to succeed there is a need for metropolitan co-ordination of development to occur in an organised manner. Partnerships need to be created where the private sector works with planning officials and community organisations. There is also a need for community development corporations, financial and technical mediators who are central

to the rehabilitation of residential neighbourhoods (Tomlinson 1998:23).

2.5.3.1.1 Empowerment

There is continuous competition for space as cities grow. The lower income residents of the city, who are most easily affected, suffer as market forces are combined with a lack of political interest to take over their public and private spaces. When power is being exercised, it manifests itself as the ability to coerce, to ignore, to override, to force or control people (Beal 18:1997).

This means that most lower income residents of the city are easily coerced to relocate or are forced to live under substandard conditions. These people are mostly in the form of tenants of residential apartments who either do not know their rights or are prepared to live in poor conditions as there is a lack of low income accommodation in the CBD. These people are highly dependant on Councillors, community organisations and civics to ensure that they are empowered to live in a healthy environment.

2.5.3.1.2 Inter-relatedness

Urban problems have tended to be 'compartmentalized' and defined as economic, social or environmental in nature. In Britain there was a narrow approach to regeneration, which ignored the social dimension where "... planners failed to recognize that it was vital to regenerate communities of people, not just buildings" (Shaw 1998:53).

In some areas it is more difficult to mobilise people especially when they are transient, have their own political agendas or are indifferent. Strategies developed to improve skills and access to employment opportunities for local residents are unlikely to improve successfully without close attention being paid to the complex pattern of education inequalities (Shaw 1998:60).

2.5.3.1.3 Resources

It is necessary that a holistic view is created when dealing with the distribution of public resources for an area. Further, parastatals and organizations need to adjust priorities and spending patterns to ensure that the needs of the community are also addressed (Clarke 1996 in Shaw 1998). This will assist communities to have a fair share of resources in the form of community policing, community facilities and services that range from refuse removals to community halls.

All these interventions are necessary for regeneration. However, there will be circumstances that do not permit all these factors from taking place at the same time.

2.5.4 Family Status and Life Style

The study of family status and life style is necessary to understand the types of people that occupy certain areas. It is argued that there are patterns to people's lifestyles and the choices they make. These behaviour patterns inform planners of the dynamics of people living in an area as people have different needs. Bell (1958) cited in Johnson (1971:30-31) suggests that individuals can choose between the following life styles:

(a) Familism

In this lifestyle, child-rearing is the dominant feature and life is centered on the children. This lifestyle is closest to the traditional lifestyle and couples are more able to determine the size of their families, according to the degree to which they want to participate in the other two lifestyles.

(b) Careerism

These members are mainly oriented toward vertical social mobility. This is characterised by either not marrying, or if they do marry it will be at an older age, and many will have no children. Those who do have children will both have them later in their married life, so that the children will impede the vertical mobility as little as possible.

(c) Consumerism

In this category, the extended family provides better financial assistance in time of difficulty. Thus, it is the basic building block during early stages of economic development for a family.

With industrialisation, economic functions of extended family decline and alternative patterns form. This is characterised by economic independence and movement away from family to be closer to places of work and females entering the job market. The family becomes less important and with unemployment the family unit collapses

with social problems such as divorce and abuse (Johnson: 1971:30).

Johnson (1971:31) claims that these life style choices are not necessarily mutually exclusive and most people choose a combination while one lifestyle would normally dominate. The study area experiences a mix of family lifestyles which ranges from extended family units, small families to pensioners and students. Thus, the household pattern is diverse and the dynamics of the people interwoven.

2.6 CASE STUDY: HILLBROW

2.6.1 Physical decline in Hillbrow

The reason for studying the Hillbrow area is that it has similar problems to that of the Albert Park study area and there are lessons to be learnt from this experience. The tenants of the area together with an NGO and the Johannesburg City Council have initiated the Seven Buildings Projects to stop the decay problem experienced. This section intends to set out the Hillbrow experience and explain the Seven Buildings project.

Morris's (1997) study of role players' involvement in Hillbrow uncovered that cognizance needed to be taken of a range of actors, processes and structural features that influenced the Hillbrow areas steady decay.

According to Morris (1997:172) the racial transition in Hillbrow was the cause for the change in the relationship of "... landlords and their representatives, financial institutions and the local authority to tenants and the neighbourhood. In combination these key actors

placed tremendous pressure on the new, black tenants. When the latter fought back, it was generally a no win situation and everybody lost. White flight helped change not only the social but also the physical landscape of Hillbrow."

In order to maximise profit, many landlords in Hillbrow resorted to increasing rents. This was made easy as many Black tenants were either illegal, involved in criminal activities, or chose to stay among other black people. Also, these people chose to remain in the area due to convenience to employment and services. As a result of these needs, these people remained to pay the high rents to landlords.

Many tenants could not afford the high rents and resorted to overcrowding. Overcrowding, poor or no maintenance and movement of whites out of the area resulted in the decline of the area. Relationships between tenants and owners were also broken due to poor or unscrupulous management of buildings. "The issue of access to capital was crucial. Those landlords with large amounts of capital at their disposal were more capable of maintaining their properties than those with limited capital" (Morris 159:1997). The smaller Hillbrow landlords were often constrained by their limited access to capital. Their lack of capital made it difficult for them to maintain their properties adequately or to embark on improvements even if they had wanted to (Morris 1997:160).

Some tenants respond to poor maintenance in a productive manner, such as to form committees to address the degradation in the area. There are also unproductive responses such as those who destroy units or do not care for them.

The role of local government would be to introduce rent controls to prevent extremely high rents. "The failure of government to control the activities in inner-city landlords and to heed the complaints and requests of organizations like ACTSTOP gave these landlords the leeway to ignore issues like fair rents, adequate maintenance and acceptable density levels. Also the failure of government to intervene in the matter of redlining has serious consequence" (Morris 1997:170).

Apart from overcrowding, owners and agents who do not pay rates and taxes to the City Council are just as guilty as some tenants who do not pay rent. Owners pay agents to collect rent and the owner is responsible for the maintenance of the building. Problems experienced of unpaid rent, light and water and taxes have resulted in illegal electrical disconnections. Also, tenants have resorted to running abandoned buildings themselves whereas others do not care which results in these buildings becoming rundown (Special Assignment, June 2000).

With regard to absent landlords or owners, Hawthorne Court, in Johannesburg, was closed down by the City Council, as there were no owners or landlords. Joubert Park also experienced problems of no owners and no rent being paid. This resulted in R3 million in arrears (rates, taxes, water and electricity) owed to the Council. The Malvern Residents Association believed estate agents and owners were responsible for overcrowding. No maintenance of apartments has resulted in outstanding bills to the Council (Special Assignment, June 2000).

During the 1980's no landlord could evict a tenant unless tenants had somewhere else to live. This resulted in landlords putting in more people in apartments. ACTSTOP claims that

landlords harassed tenants, evicted tenants unlawfully and charged high rents. A distrust between tenants and landlords was evident. The Gauteng Housing Department stated that some buildings which were seriously in arrears were being bought off by NGOs and tenants. The Metropolitan Council stated that time and manpower was needed to resolve the problem of decay. The Council further stated that landlords were unable to recover from the decay as it was already too expensive. Also, tenants resorted to overcrowding to afford the high rents (Special Assignment, June 2000). There was a need for alternative methods to regenerate these buildings in decay. Co-operative housing was seen as a solution to the decay in Hillbrow.

2.6.2 Seven Buildings project - Hillbrow

Co-operative housing in Johannesburg is the result of tenants buying off their apartment buildings and resisting eviction attempts by slumlords with the help of an NGO called ACTSTOP to acquire a R6 million housing subsidy (Le Page, Mail and Guardian 2000: July 7 to 13).

At present, tenants are joint owners of their block of flats. They pay levies, which is used to pay off the existing debt and for maintenance for the building. There is also individual metering of water and electricity to individual flats (Le Page, Mail and Guardian 2000: July 7 to 13).

The levy was increased (June 1999) in these buildings to keep up with the payments of the R3, 6 million loan taken to upgrade the flats from Ichut (Inner City Housing Upgrade Trust). This levy increase and perceived corruption led to five of the seven buildings separating

from the group. These buildings are presently paying the old levy into a trust account (Le Page, Mail and Guardian 2000: July 7 to 13).

According to Cull in Le Page (Mail and Guardian 2000: July 7 to 13) one of the problems experienced was the disparity in the condition of the different blocks of flats. Some were extremely run down, while others were better maintained. But the levy is standard across all seven blocks, being calculated purely on the basis of the area of the flat without regard to its condition.

Cull, in Le Page (Mail and Guardian 2000: July 7 to 13), believes that co-operative housing projects need to be consolidated in terms of size and location. This means that buildings should be closer together and of a smaller size to be more manageable.

Education and transparency are also important to the extent where security, cleaning and management are out sourced. As a result of the area being an undesirable place to live in, defaulting on rent charges and subletting have been common (Cull in Le Page: Mail and Guardian 2000: July 7 to 13).

2.7 CONCLUSION

This chapter has looked at various aspects of city form to show what could lead to a city's physical form. Apartheid city planning has proven to be the most appropriate to understand this study area of Albert Park.

The apartheid urban form resulted in a particular structure which is now facing change with an imbalance of resources. This means that white people were allowed to live closer to the city and black people were forced to live further away. With the 'greying' of Albert Park and the removal of the Group Areas Act many black people moved into apartments that were previously occupied by white people who moved to the suburbs. The result was a group of people living together with varied incomes and needs. Yet, there are similarities between this new community as living together has implications to the extent that the needs of the people are the same, eg., security, access to services and facilities, and to live in a healthy environment.

Economic theories are pertinent to the study of any city's dynamics and the distribution of households. Neighbourhood and family lifestyle patterns have set out different options that people would take to live their lives. Johnson (1971) correctly states that people would normally choose a combination of these choices. The Hillbrow study (Morris 1997,1999) has a similar pattern to Albert Park, yet income groups vary with Albert Park which has a large middle income group and transient population (Chapter 5). Overcrowding, poor maintenance and white people moving out of the area are common to both areas yet not at the same scale. Hillbrow is also at the stage where tenants have resorted to letting buildings become rundown and thereby forcefully buying these buildings from the owners. Albert Park has not reached this stage. However, some buildings have been bought off by private businesses with government assistance. These buildings will be sold off individually or rented out.

There has been an evident struggle for space in the study area and this has been depicted by the class and race struggle by communities. This struggle results in an evolution of a

particular type of community occupying a particular space through 'invasion and succession' according to McCarthy and Smit (1984).

The location of people in the study area has been mainly to access opportunities. The strategic location of the area to the town has resulted in higher densities of people. People residing in these apartments have given several reasons for being in the area such as accessibility, services, and location to employment. This means that the organisation of space has a direct impact the area's structure and growth. This population growth has implications on population movement which results in over use and decay of some buildings in the area.

The economic models are necessary to understand urban spatial structures where the allocation of space is seen in terms of supply and demand. In the South African context the allocation of space has been manipulated by the shortage of housing for ownership and to rent in the city. This has especially affected low income people who are forced into areas such as Albert Park to maximise their access to employment and services thereby reducing their costs in time and money for transportation. The main reasons given by most residents interviewed for residing in the area was access to work, facilities and transport facilities and services.

This population growth is most evident in Birch's Stage theory, the Packing stage, where rents fall and lower income (Albert Park has experienced both low and middle income groups moving into the area) groups inhabit dwellings. However, there are several types of household sizes and income groups in the area. Even though Johnson (1971) study was carried out in an economically developed country there are signs of the different life styles

that individuals within the study area have.

There are different levels of decline. Firstly, those that affect the functioning of a city at large. There is decline of certain sectors that could affect its performance, e.g., the decline of the transport sector due to it not being maintained or overused. There is also the decline of neighbourhoods where economic profile change causes richer people to move out and poorer to move in.

All forms of decline can be seen in terms of a cycle where areas go through different stages of decline. Areas either regain their form or change to suit the economic climate of the time. Once decay arises, it is almost too late and one has to see the cycle through its stages unless there is public or private intervention. The positive side is that decline offers poor people the opportunity to be closer to jobs and have cheaper accommodation.

Inner city decline is not inevitable as decay occurs in areas that generally have weak economic bases or as in the case study area experience a transition of race and income groups that could permit decay. However, some areas do fall into slumps but can regain their momentum by city planners implementing policies to address a need that has arisen.

This is most evident in the case study area where the cluster of decay has a specific profile of residents living in these apartment buildings. Lower income, transient groups of small families and students are occupying these apartments. Even though these apartments have weak economic bases and similar types of households, these residents are not necessarily guilty of the cause of decay in apartments.

The cause of decay can be defined on two levels when evaluating the extent to which residents are the cause of decay. Firstly, the residents in poor condition buildings are predominantly black. As a result of the negative connotations attached to black people moving into neighbourhoods, most existing residents generally feel that the neighbourhood is deteriorating or becoming a slum. Secondly, tenants could physically be the cause of decay in buildings by having a direct impact. This means that these people do not pay rent and physically destroy apartments.

Couch (1990) introduces this study to a 'prisoners dilemma' experienced in England during the 1950's. This is where landlords do not maintain their buildings as other buildings in an area are not maintained. In this study of Albert Park, there are many fair condition buildings around poor condition buildings which could mean that the similar thing is happening to that of England in the 1950's where owners do not want to repair apartments, as this is not economical.

Once major repairs are neglected in an apartment, this has a negative impact on the value of a property. Once decline has set into an area, owners are more likely to sell or rent their apartments. Under-maintenance results in the inability to sell off an apartment. Once owners cannot sell their apartments, financial institutions avoid these buildings for further loans. This 'red lining' results in subletting; over crowding and eventual abandonment as a result of little or no profit being made from the apartment as it has reached a stage of irreversible decay. This decay can only be reversed if there are gentrification or public or private initiatives where the building is renewed.

Dewar (Mail and Guardian, 2000: July 7 to 13) has a vision on how cities should be conceived to assist in making them more sustainable; efficient and convenient. He believes that collective space; public institutions and facilities should be seen as a structuring system of urban settlements.

For cities to function more efficiently it is necessary to transform residential patterns to be more conducive for all types of people to reside and work in an equal and fair manner, e.g., City managers should create more rental accommodation within the inner city.

With regard to the Hillbrow case study, this area has many similarities to Albert Park. These similarities have been structural with the decay of buildings; high social problems; and mixed population dynamics. Hillbrow has experienced an extent of decay that Albert Park will soon experience if proper intervention is not met. The experiences with landlords, managers, and tenants are very similar. From this experience it can be deduced that these two groups will not always get along. As a result, a higher source of intervention is necessary. Fortunately, the Johannesburg City Council has attempted to stop the decay in Hillbrow. The seven buildings project, in Hillbrow was introduced where tenants became owners of their buildings. Several lessons can be learnt form this experience even though the project failed to a certain extent. Firstly, co-operative housing is possible if buildings are close together and are more manageable. Secondly, people need to be properly educated and management needs to be transparent.

CHAPTER 3

THE ALBERT PARK CASE STUDY

3.0 INTRODUCTION

This chapter introduces the case study area of Albert Park. Firstly, this study area context will be discussed. Secondly, the historical background will be detailed, and thirdly, the current status of the area will be discussed. The case study focuses on the processes and issues that have influenced the state of the Albert Park area. This will be achieved through an examination of the political, socio-economic and built environment issues of the area. This study offers the opportunity to understand what is happening in the case study area and the extent of the areas' problems.

3.1 THE RESEARCH SETTING

The Albert Park inner city neighbourhood is approximately 1km² and has a population of approximately 20 000 people (SI Mohamed). The study area is situated south-east of the Central Business District (CBD) of Durban (see Locality **Map 1**). It is bounded by Russell Street in the west, Broad Street in the east, Smith Street in the north, and the Victoria Embankment in the south (see Site **Map 2**).

This research revealed 144 buildings in the Albert Park area, of which 40 are residential buildings comprising only of flats and 31 are buildings comprising of residential flats with ground floor commercial use. The other land uses include offices; educational; businesses; hotels and lodges; and many other uses studied further in Chapter 6.The residents

Local Municipality

KZ221 Municipality

Ndwedwe Municipality

iLembe District Municipality

KZ292 Municipality

DC22 Municipality

PHEPHETHA T.A.

SHANGASE T.A.

QADI T.A.

NGCOLOSI T.A.

KWA KHABAZELA T.A.

QINISELANI MANYUSWA T.A.

XIMBA T.A.

Cato Ridge

Montesese

Bothas Hill

Drummond

Waterfall

Forest Hill

Everton

Kloof

Hillcrest

OUTER WEST LOCAL COUNCIL

Durban Metropolitan Unicity Municipality

Winston Park

Pinetown

Clermont

Reservoir Hills

NORTH CENTRAL LOCAL COUNCIL

Umgeni Park

Springfield

Sydenham

Westville

Mobeni Park

INNER WEST CITY COUNCIL

Thornwood

Savannah Park

Klaarwater

Shallcross

Glenwood

Bellair

Durban CBD

Wentworth

SOUTH CENTRAL LOCAL COUNCIL

Lamontville

Umlazi

Merewent

Amanzimtoti

Ingobuth

KwaDabeka

Newlands East

Durban North

NORTH LOCAL COUNCIL

Redcliffe

Verulam

Ottawa

Tongaat

Hambanathi

Belvedere

Inanda

Ntuzuma

Ewa-Mashu

Duffs Road

Umhlanga Rocks

La Lucia

Ashley

KZ226 Municipality

ISIMAHLA T.A.

VUMANGAZI T.A.

MAPUMULO T.A.

TOYANE T.A.

Vulamehlo Municipality

UMKOMAAS

Ugu District Municipality

KZ212 Municipality

Date: 13-12-2000
Reference: CSTLAunicity_02

Development Planning
Development Information Services
Coastal Region
KwaZulu-Natal

Tel: (031) 204 1915/1701
Fax: (031) 204 1960
Email: giscr@kgh.kzntl.gov.za

N

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6 0 6 12 18 24

Kilometres

Legend:

Provincial Roads
National Roads
Main Rivers
Places of Interest
Local Municipality
District Municipality
Tribal Boundaries

Ex - TLC's
INNER WEST CITY COUNCIL
NORTH CENTRAL LOCAL COUNCIL
NORTH LOCAL COUNCIL
OUTER WEST LOCAL COUNCIL
SOUTH CENTRAL LOCAL COUNCIL
SOUTH LOCAL COUNCIL
UMKOMAAS

Sources:

Demarcation Board: District & Local Municipality
DTLGA: Tribal Boundaries, Ex - TLC's, Small Towns
Dept. of Transport: National & Provincial Roads
CSIR: Main Rivers

MAP 1

LOCALITY MAP 2
Albert Park

ate:24/01/01
eference: Albert Park

velopment Planning
oastal Region
veZulu-Natal

Tel: (031) 204 1701/1915
Fax: (031) 2041980
Email: gisin@lgh.kznti.gov.za

N

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0.5 0 0.5 1 1.5 2

Kilometres

LEGEND

Map_outline_50000.shp	Image	G2930dd_31cc	
Image	G3030bb	Image	G2930dc
Image	G3030be	Image	G2930db
Image	G3030bc	Image	G2930da
Image	G2931ca		

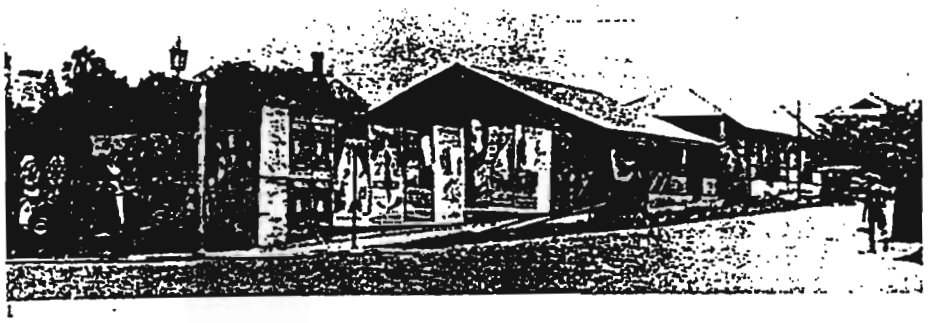
comprise of students, shopkeepers, pensioners, legal and illegal immigrants, vagrants and professionals.

The place is a hive of activity with many businesses in the area. There are many general business uses that consist of takeaways, retail outlets, shebeens, liquor stores, and hotels that offer cheap accommodation. A satellite police station is also located in the area. Community services such as creches, a post office and worship sites form part of the Albert Park neighbourhood.

With regard to recreational facilities, Albert Park itself remains one of the few large public open spaces close to the CBD. This park consists of a chess board and a play ground used mostly by vagrants. The area still has remnants of the old up market facilities namely the Albert Park Bowling Club, a privately owned tennis club court and a soccer field.

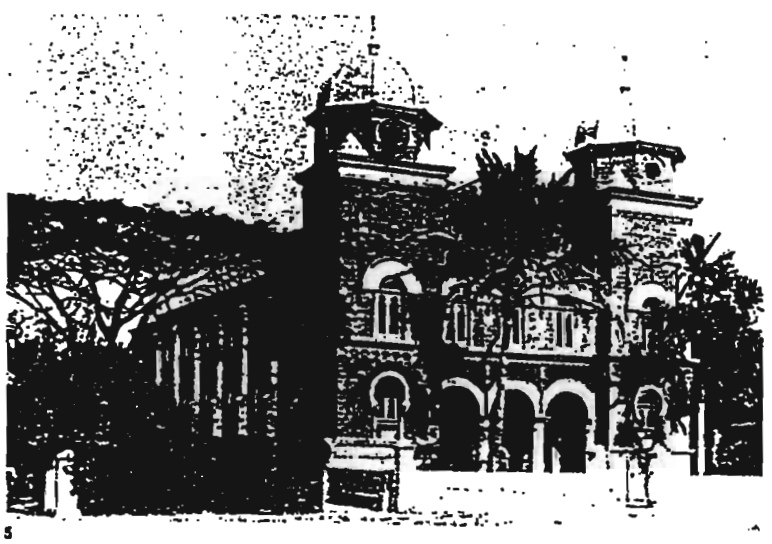
3.2 HISTORY AND BACKGROUND

The Albert Park area was developed towards the end of the 19th century. It was originally considered to be one of the "better residential areas" in Durban. Albert Park, originally comprised of detached houses (refer to **Photograph Plate 1**) and it was developed as a predominantly white middle class residential area, which was due to the movement of upper classes to the new suburbs of Berea. Since the 1930's this area served as a residential area into which new immigrants settled into the city. It was during this period (1930's) that the rise in demand for accommodation led to rising real estate prices and redevelopment of houses into initially medium rise blocks of flats and then in the 1960s into high rise blocks of flats. As a result, the area at present consists largely of apartment blocks most of which are rented rather than privately owned (Hindson & Byerley, 1993).



British premier Lord John Russell gave his name to Russell Street in the latter part of the Victorian era.

1. St George's Street from Grey Street, 2. A early view of St Andrew's Street, looking west, showing the corner of Park Street. 3. The Roman Catholic church. 4. The corne of Russell Street and St Andrew's Street in the 1930s. 5. The Synagogue. 6. The west side of Russell Street between McArthur an Smith streets, is shown in its turn-of-the-century quietness.



PHOTOGRAPH PLATE 1
Some of the single and double storey buildings in the Albert Park area during the Victorian Era.

Source: Miller, Y. Dear Old Durban, 1984.

The early 1980's brought a gradual multiracial component in the area caused by the then illegal movement of Indian, Coloured, and Black residents into selected blocks of flats in the Albert Park area. Whilst at first there were whites who illegally sublet apartments to black tenants, over time some flats openly accepted black tenants. This was largely due to the lack of demand for inner-city accommodation by whites, and the housing shortage experienced by people living in black areas. The scrapping of the Group Areas Act in 1991 officially opened this area to occupation by all race groups. In 1993 it was estimated that half of the households that lived in the area were black (Hindson & Byerley, 1993).

During the 1970's and 1980's many white residents moved out of the CBD and the population fell from 77 000 to 43 000 residents by 1991. The reasons for this included removal of apartheid legislation eg. Group Areas Act, decreasing family sizes, loss of residential uses to commercial use and the growth of suburbia (Natal Durban Corporation (NDC): Physical Environment Services Unit of Durban 1998: 64). This had implications for the nature of city life, including commercial activities and leisure businesses and presumably encouraged white residents to move out of the city.

The loss of population from the northern sector of the inner city appears to have slowed down or even reversed since the 1990s with the influx of people from the townships into the flat lands (Albert Park, Esplanade, Point and Lower Berea). High density settlement in Durban concentrated around the CBD where the largest concentration of flats occurs in the vicinity of Albert Park and the beach front. Previous studies indicate that those black South Africans who have moved into inner city flats are generally middle income, young professionals or students whose incomes are comparable with those of White, Coloured or Indian South Africans. In fact, income differentiation is more distinct between areas - North Beach vs. The Point area than between races (NDC: Physical Environment Services

Unit 1998: 65).

Weidenbruck (1994:40) acknowledges in her study of Albert Park that the repealing of the Group Areas Act in 1991 did not terminate residential segregation. During the late 1980s the study area was a good environment in which to stay. The problems of neglect arose with the attitudes of many landlords to several tenants. These landlords charge high rents and do not maintain apartments. The deteriorated buildings are mostly occupied by tenants or by owners who have not paid their levies. Tenants complain if they have problems and still pay rent because if they do not, then they are evicted (Interview: SI Mohamed 19/11/1999). However, it could be argued that these landlords already have investments in the area and are working with the present situation that faces the area. This means that they have no other alternative but to rent out apartments to people and then deal with problems as and when they arise.

With the influx of black people into the apartment buildings came a level of exploitation. Landlords wanted higher rents because people were prepared to pay more to be close to work and residential accommodation was limited in the city for the middle to low income people. These high rents became unaffordable and overcrowding resulted in some areas. With the overcrowding, buildings started to deteriorate and landlords refused to maintain these flats. At present, as a result of these phenomena, areas such as Albert Park are seriously run down (Moharnmed 1999:2).

Non payment of rent is one of the biggest problems that have caused the area to require maintenance. This is common, especially where there is an absent landlord. Related to this is the non payment of levies. Many landlords have not been paying levies and some have resorted to gangster methods to get rents owing to them (Interview: SI Mohamed 1999).

At the beginning of 1999 residents and Mr SI Mohamed, the Metro Councillor for the area became frustrated with the high crime rate, drug trafficking and prostitutes in the area. They approached the NSCLC to bring a positive change to the area. High on the list was the issue of buildings that are in poor condition. The Albert Park Development Forum was formed and meetings are held frequently with the NSCLC (North South Central Local Council) and other role players said Gaibie, a resident in the area (Interview: S Gaibie 1999).

3.3 THE CURRENT SITUATION

At present there is a considerable variation within blocks of flats with regard to socio-economic differences between residents. It has been observed by the researcher that mostly white elderly residents occupy apartments along the Victoria Embankment and St. Andrews Street. These apartments are in good condition. Buildings that are in poor condition are clustered along Park Street. Apartments in these buildings have experienced serious management, overcrowding, and negligence problems. The residents in these apartments are mostly black and transients.

Social problems are still prevalent in the area. It was observed by the researcher that some apartments in poor condition buildings are used as shebeens. Children wander and play in the streets during all hours until late hours in the afternoon. There has been an increase in police patrolling the area but this has been ineffective with people being caught consuming alcohol, accosted by the police, verbally reprimanded and set free.

There are several initiatives by the various role players to upgrade the area. At this stage the NSCLC has initiated various physical renewal programmes in the area (refer to

APPENDIX F for the community needs assessment). The most significant is the upgrade of buildings. The Organisation of Civic Rights has been active in informing tenants and owners with regard to renting and ownership responsibilities and rights.

Durban Metro Mayor, Obed Mlaba (Sunday Tribune: 24 January 1999) is focussing on the growing number of flats in the city. "While we are working very hard cleaning up the city and making it more attractive to tourists, there are irresponsible landlords who are neglecting their properties and endangering the lives of their tenants in the process."

The mayor planned to follow the Johannesburg City Councils' route to warn landlords that the Council would be empowered to confiscate dilapidated buildings which are neglected by their owners. Related to this is the "unjust" rating law where local authorities have the power to auction off entire blocks of flats which are in rates arrears. This is found to be "unjust" as there are buildings having residents who pay their levies. Many of these residents have their entire investments in these buildings and will not benefit from buildings being auctioned.

During October 1999, a joint venture between Nedbank Property division and Molovuso Holdings (a black empowerment group) planned to convert the Belgica Hotel into low-cost housing units. These apartments will be priced between R45 000 and R79 000 (Daily News: 1 October 1999). The Broad Street satellite police station has also been upgraded by Molovuso Holdings and Nedbank Property Division (Molovuso Holdings: 1999). The Government, the South African Police Services and the private sector are willing to reduce crime and decay. This has been the message from the various government and private sectors recently getting involved in the area.

Flat owners are forced to share the payment of outstanding rates accumulated by defaulters in their blocks. This is an attempt by the City Treasurer to recover R2,5 million owed by 18 bodies corporate in Durban for 1997 and 1998 (The Mercury: 17 November 2000).

In a twofold court order (The Mercury: 17 November 2000), the City Treasurer will firstly attempt to auction off individual flats whose owners are in arrears. Should this be unsuccessful, the City Treasury will attempt to hold all sectional title holders in the block liable for the outstanding rates. This means that the total amount owed by the body corporate would be split among its sectional title holders. This unfortunately includes people who are up to date with their levy payments. This can be seen as an attempt to prevent the entire block of flats from being auctioned off. However, if the separate rating system is introduced, Councillor Mohamed (1999:11) states that there could be a tendency among residents to consider rates payments as sufficient in discharging their obligations.

3.4 BUILT ENVIRONMENT STUDY ANALYSIS FOR ALBERT PARK

It is now necessary to set out the condition of the built environment of the Albert Park area. The built environment study consisted of a detailed study of all buildings in the study area.

The different categories of the built environment analysis are as follows. A land use study was necessary to reveal the different land uses at play and their location in the study area. A zoning analysis was then undertaken to show what development controls are enforced in the study area.

(Refer to **APPENDIX A** for the different criteria to distinguish the condition of buildings)

3.4.1 Land Use in the Area

The following table reflects the different land use in the study area. These land uses have been tabulated and analysed. (See **Map 3** for land uses in the study area)

TABLE 1: LAND USE STUDY

LAND USE	NO. OF BUILDINGS	%
Residential Land Use:		
Residential Apartment Buildings	40	21
Residential Apartments with Ground Floor Commercial Use Only	31	16
Shops	74	40
Office	14	7
Education	4	2
Worship	3	2
Hotel/Lodge	6	3
Parking	3	2
Vacant sites	3	2
Home for the Aged	2	1
Homeless Shelter	1	1
Youth Hostel	1	1
Students Residence (ML Sultan Technikon)	1	1
Electrical Substation	1	1
Post Office	1	1
TOTAL	**185**	**100%**

The dominant land uses in the area are medium to high density residential apartment buildings (37%) and commercial uses (40%) found on the ground floor of residential apartment buildings or on their own. Office uses (6%) are generally scattered in the vicinity of Smith Street. The other uses are educational buildings (2%) (nursery school, creche and museum), hotels and lodges (3%), worship sites (2%), parking facilities (2%), a post office, an old age home, a youth hostel, an electrical substation, a homeless shelter and a park with associated facilities in the area (1%) each. There are in total three vacant sites (2%) (refer to **Photograph Plates 9, 10 and 11** for an indication of some land uses in the study area).

The study area is primarily a residential neighbourhood as well as an area that supports a wide variety of community facilities eg. creches and city wide scale land uses, e.g., hotel/ lodges. The land uses study revealed a diverse land use in the study area. This is dorninated by residential and commercial land uses. There are also associated community facilities and services.

3.4.2 Zoning of the Area

(See **Map 4** for the zoning of the area)

There are three land use zones for the area. These are:

(a) General Business with a PAR of 0.8 for residential purposes. This zone is located along the Smith Street area. Several office and general business uses are located in this area;

PHOTOGRAPH PLATE 9
Buildings along the Victoria Embankment that are in good condition.

Plate 10
Some of the new land uses in the study area. Land uses such as the 'X-tacy Adult gift shop' and pool rooms such as 'Da Ghetto' reflect the downward slide of the neighbourhood.

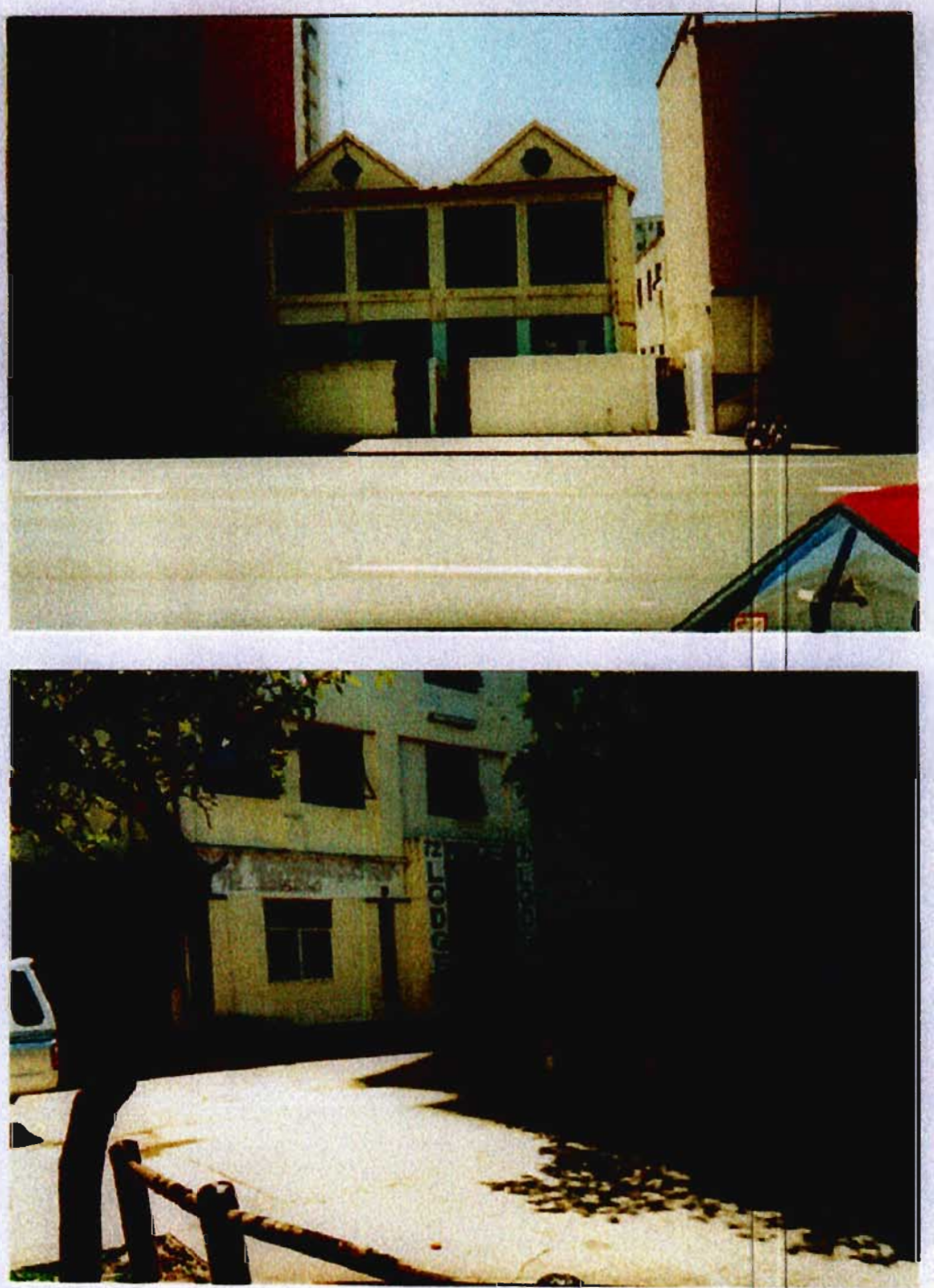


Plate 11
Land uses have also changed to accommodate the less fortunate and transient population. The homeless shelter in Russel Street and Winfield Lodge St Andrews Street are situated next to good condition buildings.

(b) General Business with a PAR of 0.5 for residential purposes. This zone extends over College Lane and McArthur Street. Smaller buildings which consist of apartment buildings and general business uses are located in this zone. The majority of poor conditioned buildings are located in this zone; and

(c) General Residential with a PAR of 5. This zone covers buildings located along the St. Andrews Street and Victoria Embankment area. This area is characterised by larger residential apartments within the study area.

3.4.3 Condition of all the Buildings in the Study Area

(See **Map 5** for the condition of all buildings in the study area)

This study was carried out by the researcher on the 10th and 11th of June 2000 by walking through the study area. The purpose of this study was to reveal the physical condition of all buildings in the area. This study was necessary to reveal the extent of decay in the area and the condition of all buildings in the area. This entailed a formal survey of all buildings in the study area which were categorised as either a building in good, fair or poor condition. An attempt was also made to attain an understanding of the built environment to discover whether a pattern exists to explain the decay in the area. This was achieved by looking at the different physical attributes of the area separately and then collating information together to uncover a trend. A detailed conclusion has been set out explaining the information gathered and its results.

The analysis of the conditions of the buildings in the study area was achieved by a formal survey of buildings involving the evaluation of the condition of:

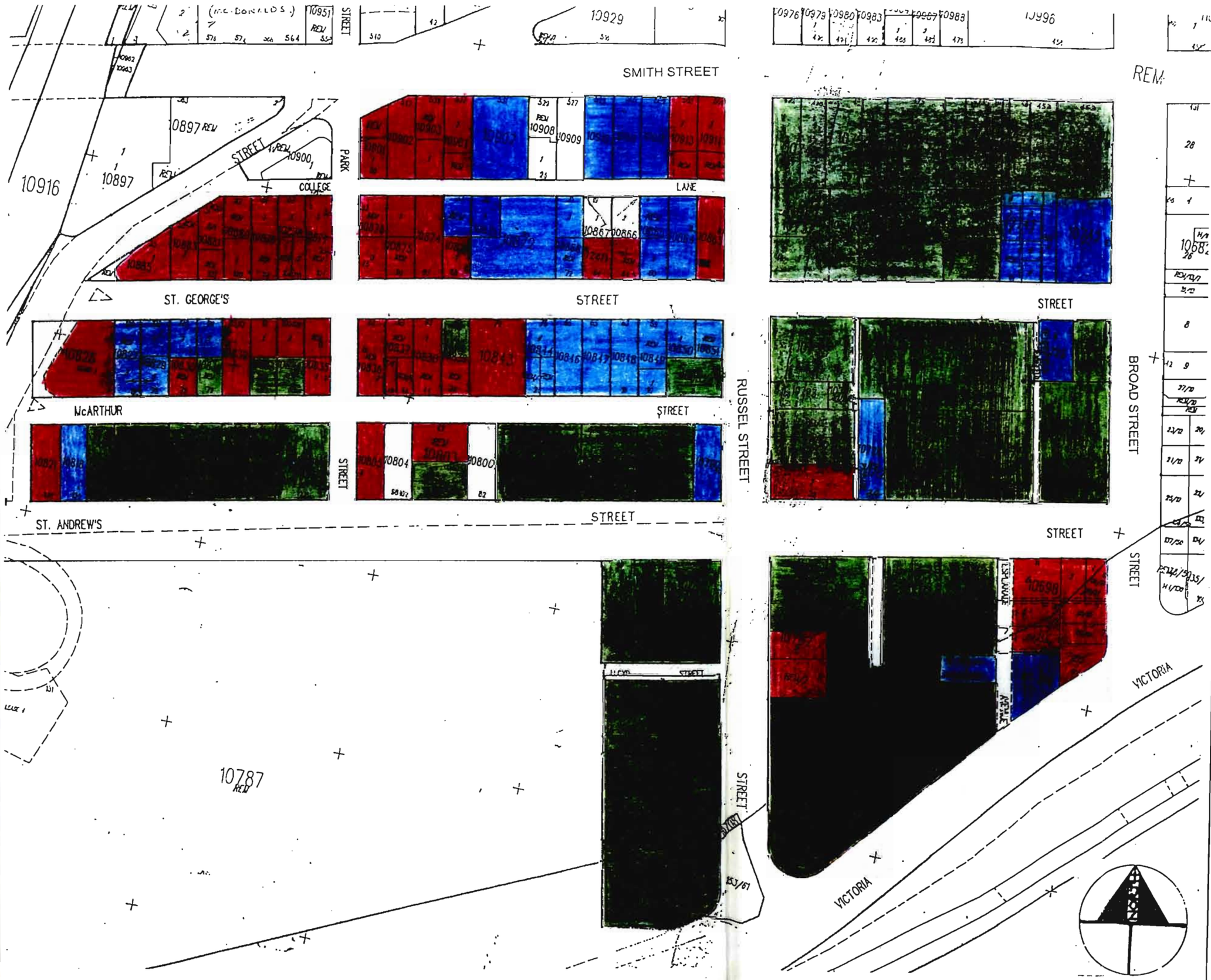
ALBERT PARK

CONDITION STUDY O
ALL BUILDINGS IN TH
ALBERT PARK AREA

GOOD CONDITION

FAIR CONDITION

BAD/ POOR CONDITION



NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 5**

(a) facades (exterior walls);
(b) doors and windows;
(c) gutter pipes;
(d) water and electrical systems;
(e) refuse collection areas;
(f) lifts (elevators);
(g) stairways; and
(h) roofs (if possible).

The criteria to distinguish between the residential buildings in good, fair and poor conditions are attached at **APPENDIX A**.

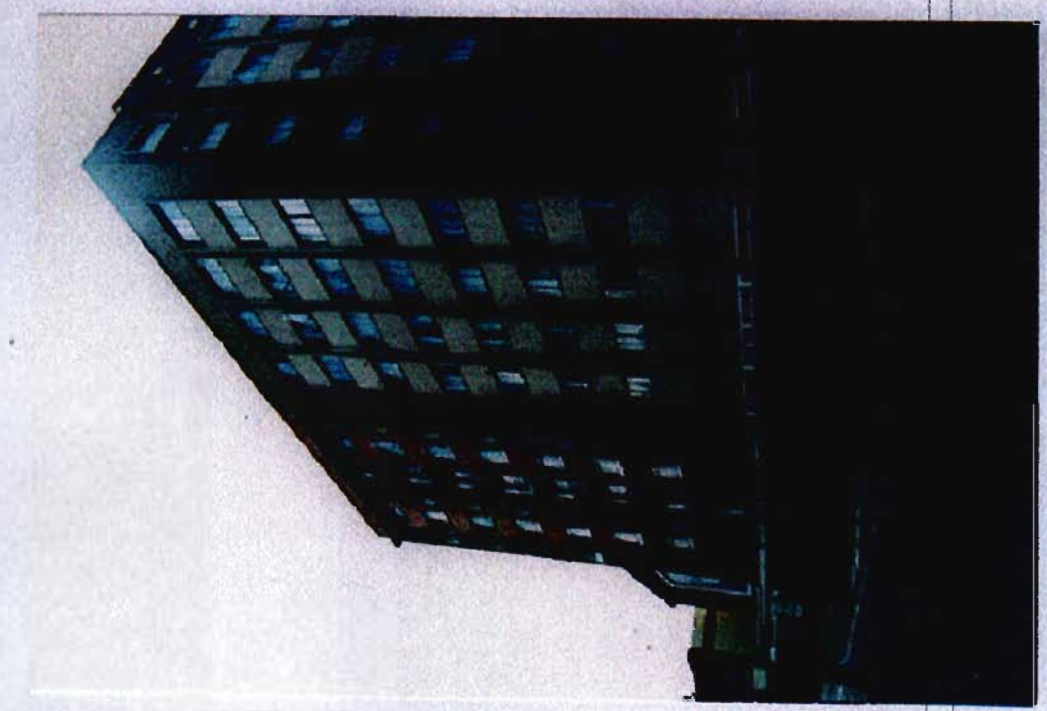
TABLE 2: CONDITION OF ALL THE BUILDINGS IN THE STUDY AREA

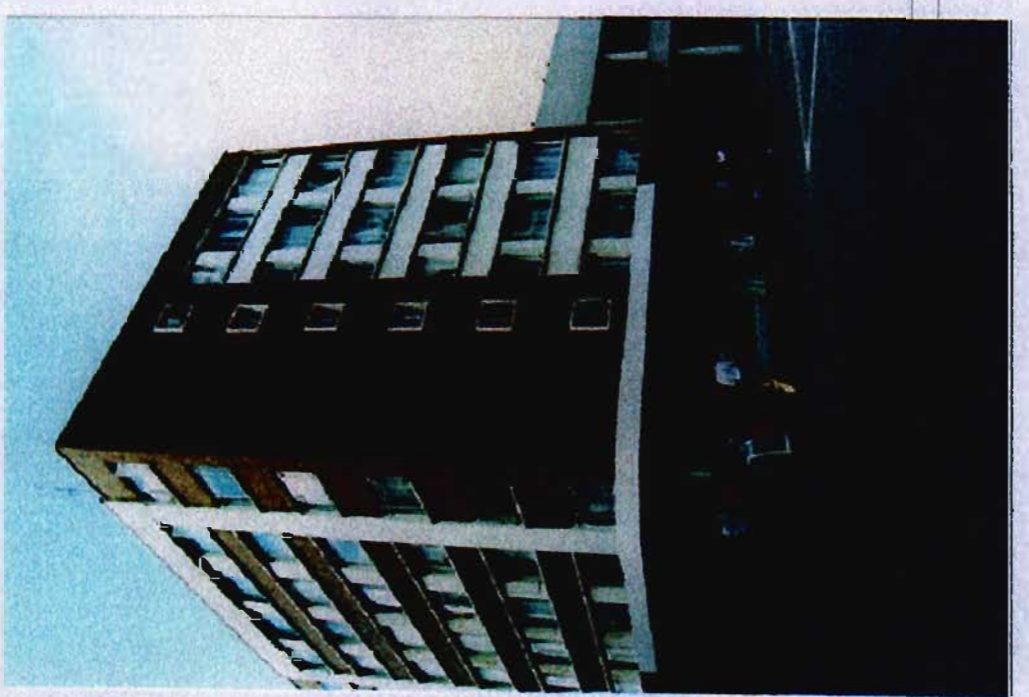
CONDITION OF ALL BUILDINGS IN THE STUDY AREA	NUMBER OF BUILDINGS	%
Good	52	36
Fair	36	25
Poor	56	39
TOTAL	**144**	**100%**

Of the total of 144 buildings in the study area; the buildings in good and fair condition are almost equal as there are fifty-two buildings in good condition (36%) and fifty-six buildings in poor condition (39%). There are thirty-six buildings in fair condition (25%) (refer to **Photograph Plates 2, 3 and 4**). The buildings in poor condition are mainly located in the Park Street area. When combined the buildings in poor and fair condition are reasonably clustered together. There are a few buildings in poor condition that are scattered out of this

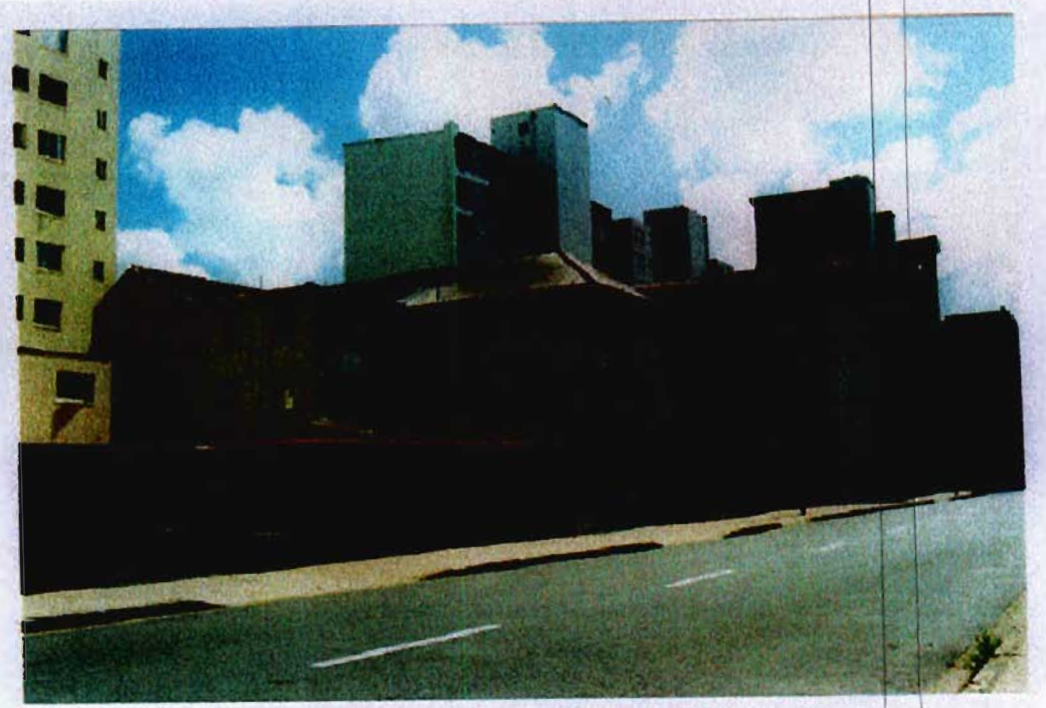
PHOTOGRAPH PLATE 2
Some of the good condition buildings in the area. These buildings have a good condition facade, unbroken windows, usable gutters, operating water and electrical systems, operating lifts and clean public spaces.

All photographs taken on the 11 December 1999 at 14H00.





PHOTOGRAPH PLATE 3
Fair condition buildings in the study area that are in the need of renovations and maintenance to the external and internal structure. These have been described as facades in fair condition, most windows and gutters unbroken, operating water and electrical systems, operating lifts, public spaces in fair condition.



PHOTOGRAPH PLATE 4

Some of the buildings in poor condition. It is evident that no maintenance or renovations have taken place in these buildings. These buildings have been described as paint peeling off walls, broken windows and gutter pipes, water and electrical cut offs, lifts not operating, unkept or littered open spaces.

cluster. It has been observed that the area on the whole is in a good condition.

It was noted, during the undertaking of this study that the frontages of several buildings look good while the inside and rear end of these buildings are in poor condition. As a result, these buildings were identified poor condition.

From this study it was deduced that the fifty six (39%) buildings in poor condition consist mainly of seventeen residential apartment buildings with ground floor commercial use. These buildings are mostly located in the Park Street area. The other buildings in poor condition are shops, office buildings, a youth hostel, an aged home, a creche and a lodge which are randomly located in the study area. Thus, it can be deduced that residential apartments with ground floor commercial use are more likely to experience decay.

CHAPTER 4

ANALYSIS OF CONDITIONS IN ALBERT PARK

4.0 INTRODUCTION

This analysis is concerned with the study of the condition of residential apartments and the questionnaire survey undertaken for residents in these apartments. The interviews with role players will be integrated into this. The analysis is an attempt to uncover and understand the dynamics and forces at play in Albert Park.

The residential apartment survey methodology consists of firstly identifying the residential apartments only and studying them in detail. Secondly, the condition of residential apartments with ground floor commercial use were studied. Thirdly, the residential apartments and residential apartments with ground floor commercial use were combined and analysed. Finally, a density study for the combination of residential apartments and residential apartments with ground floor commercial use were carried out. This section shall be concluded with the results of the analysis and findings.

The questionnaire survey methodology consisted of interviews with residents living in buildings in good, fair and poor condition was carried out from the 4th to the 8th of December 2000. The researcher proposed that a systematic stratified sample be used where 30 apartments were chosen from each residential apartment category. The thirty apartments were divided into the total number of residential apartments in each category to reveal which residents should be interviewed. This meant that in the buildings in good

condition every sixtieth resident in this building category was interviewed. In the buildings in fair condition every eighth resident in this building category was interviewed. In the buildings in poor condition every twenty-seventh resident in this building category was interviewed.(Refer to **Appendix C** for research sample methodology)

Each question asked to the residents interviewed was tabulated and analysed. This section is concluded with a detailed synopsis of the residents interviews according to household information, the apartment, the building and the Albert Park area as a whole.

The structure of the questionnaire for residents was as follows:

(a) Household Information

This section discovers the number of people living in each dwelling unit, their ages, gender, occupation, income group, and education level. This information is required to inform the study to complete the profile of the residents. The duration of the residents' stay in the area and the reason for living in the area are also uncovered in this section of the questionnaire.

(b) The Apartment

These questions pertain to the dwelling unit in which the respondent resides. Questions were asked with regard to problems if any, with the apartment and with management of the building. Residents were encouraged to suggest solutions to these problems. The residents' relationship (owner or tenant) to the dwelling is identified. Also, questions were asked about the amount of rent and levy paid.

(c) The Building

The residents interviewed were asked questions about the maintenance problems in their building as a whole. They were also asked why they thought poor maintenance was occurring. The residents were asked whether they are aware of any overcrowding problems in their building. This information will provide valuable insight into the reasons for the flats becoming run-down either from overuse due to overcrowding or non-maintenance because rent or levies are not paid.

(d) The Albert Park area

Residents' perceptions in respect of the Albert Park area as a whole were identified. Residents were asked whether they are content with living in the area. They were further asked to suggest improvements to be made to the area, to suggest the things that work well in the area, and the problems they face in the area.

This chapter is an attempt to provide answers to the research question and the subsidiary questions. As a result of this, the analysis will be broken down according to the subsidiary questions as set out in the introduction chapter. The issues of concern are set out as follows:

(a) the current status with regard to residential apartments;
(b) the extent of decay of the buildings;
(c) the types of management of apartments in the area;
(d) the types of residents living in apartments in the area;
(e) the relationship between the condition of buildings and the people who occupy

them;

(f) the relationship between the type of residents and management in that apartment building;

(g) and the cause of the existing situation in the Albert Park area.

Each of the subsidiary questions will now be discussed in detail in terms of the research carried out.

4.1 THE CURRENT STATUS WITH REGARD TO THE RESIDENTIAL APARTMENTS

The main purpose of this study is to focus on the residential component of the study area. There are two components to the residential study and this has been identified as the study of the condition of the residential flats only and the study of the residential flats with ground floor commercial use only. These two studies will then be combined and further deductions made.

4.1.1 Condition of Residential Apartments

(Refer to Chapter 2, for a methodology on the Condition of residential building study)
(See **Map 6** for the condition of residential apartments only)
(Refer to **Photograph Plates 2,3,4 and 5**)

ALBERT PARK

CONDITION OF BUILDING SURVEY

RESIDENTIAL APARTMENTS ONLY

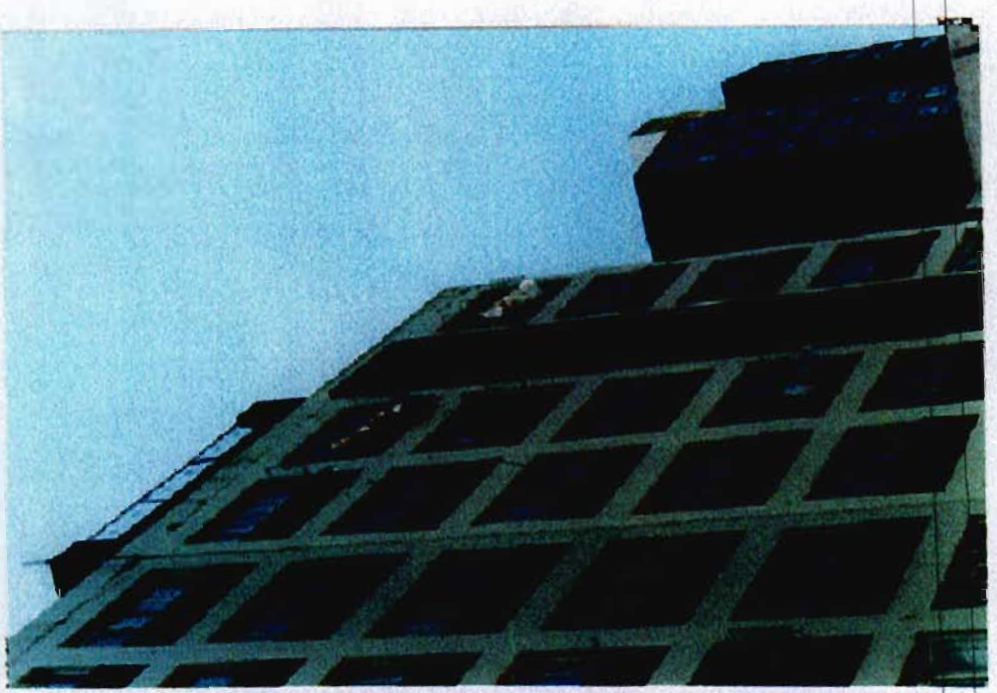
GOOD CONDITION

FAIR CONDITION

BAD/ POOR CONDITION

NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 6**



PHOTOGRAPH PLATE 5
Some of the apartments in buildings are unoccupied and there is serious deterioration of buildings and apartments.

TABLE 3: RESIDENTIAL APARTMENTS

CONDITION OF RESIDENTIAL APARTMENTS	NUMBER OF RESIDENTIAL APARTMENTS	%
Good	27	68
Fair	1	2
Poor	12	30
TOTAL	**40**	**100%**

The majority of residential buildings, (68%) are in good condition. Only one building (2%) falls within the fair condition while of the remaining buildings, twelve (30%) are in poor condition. There is a clear distinction between the buildings in good and poor condition. This is evident by just one building falling within the fair condition category.

It can be argued that the buildings in poor condition have a negative impact on other buildings to become neglected which leads to these buildings eventual decay. The cluster of buildings in poor condition are found in McArthur and Park Street. This is supported by the fact that there are buildings in fair condition located next to poor condition ones within the St. George's and McArthur Street area. There is a definite cluster of good condition buildings in the study area. These are found in the vicinity of Russel Street and the Victoria Embankment. The pattern of buildings in poor condition are influenced by apartment buildings being smaller while the pattern of buildings in good condition are influenced by apartment buildings being larger.

4.1.2 Condition of Residential Apartments with Ground Floor Commercial Use

(See **Map 7** for residential apartments with ground floor commercial use)

TABLE 4: RESIDENTIAL APARTMENTS WITH GROUND FLOOR COMMERCIAL USE

CONDITION OF RESIDENTIAL APARTMENTS WITH GROUND FLOOR	NUMBER OF APARTMENTS	%
Good	3	10
Fair	11	35
Poor	17	55
TOTAL	**31**	**100%**

Only three (10%) buildings in this category are in good condition. In the fair condition category, eleven (35%) buildings are in fair condition. The majority, seventeen (55%) are in a poor condition.

It can be deduced from the above, that the ground floor commercial use has an effect on the condition of buildings in the area as most of the residential buildings with ground floor commercial use are either in fair or poor condition. Thus, it can be argued that the commercial nature of the building could have a negative impact on the physical appearance of these buildings.

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CONDITION OF BUILDING STUDY

RESIDENTIAL APARTMENT WITH GROUND FLOOR COMMERCIAL USE ONLY

GOOD CONDITION

FAIR CONDITION

BAD/ POOR CONDITION

NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 7**

4.1.3 Combination of Residential Apartments and Residential Apartments with Ground Floor Commercial Use

(See **Map 8** for combination of residential apartments and residential apartments with ground floor commercial use)

(See **Photograph plate 8** for combination of residential apartments)

TABLE 5: COMBINATION OF RESIDENTIAL APARTMENTS AND RESIDENTIAL APARTMENTS WITH GROUND FLOOR COMMERCIAL USE

COMBINATION OF RESIDENTIAL APARTMENTS AND RESIDENTIAL APARTMENTS WITH GROUND FLOOR COMMERCIAL USE	NUMBER OF APARTMENTS	%
Good	30	42
Fair	12	17
Poor	29	41
TOTAL	**71**	**100%**

As mentioned earlier in this chapter, this study's main focus is the analysis of residential buildings. As a result, the residential apartments with ground floor commercial use buildings have been included in the questionnaire study to have a full appreciation of residents within the area. In the good condition category thirty (42%) of the buildings are in good condition. In the fair condition buildings there are twelve buildings (17%) and in the poor condition there are twenty-nine buildings (41%).

There are almost an equal number of buildings in good and poor condition. This suggests that the area has not fully decayed. Yet, from the residential apartments and residential

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CONDITION OF BUILDING SURVEY

RESIDENTIAL APARTMENTS COMBINED WITH RESIDENTIAL APARTMENT WITH GROUND FLOOR COMMERCIAL USE

GOOD CONDITION

FAIR CONDITION

BAD/ POOR CONDITION

NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 8**

PHOTOGRAPH PLATE 8
Some of the mixed use activity in the area such as offices, hotels, parking facilities and Churches.

apartments with ground floor commercial use plan it is evident that the existing decay within the Park Street area is spreading. This is supported by the fact that there are several buildings in fair condition around these buildings in poor condition.

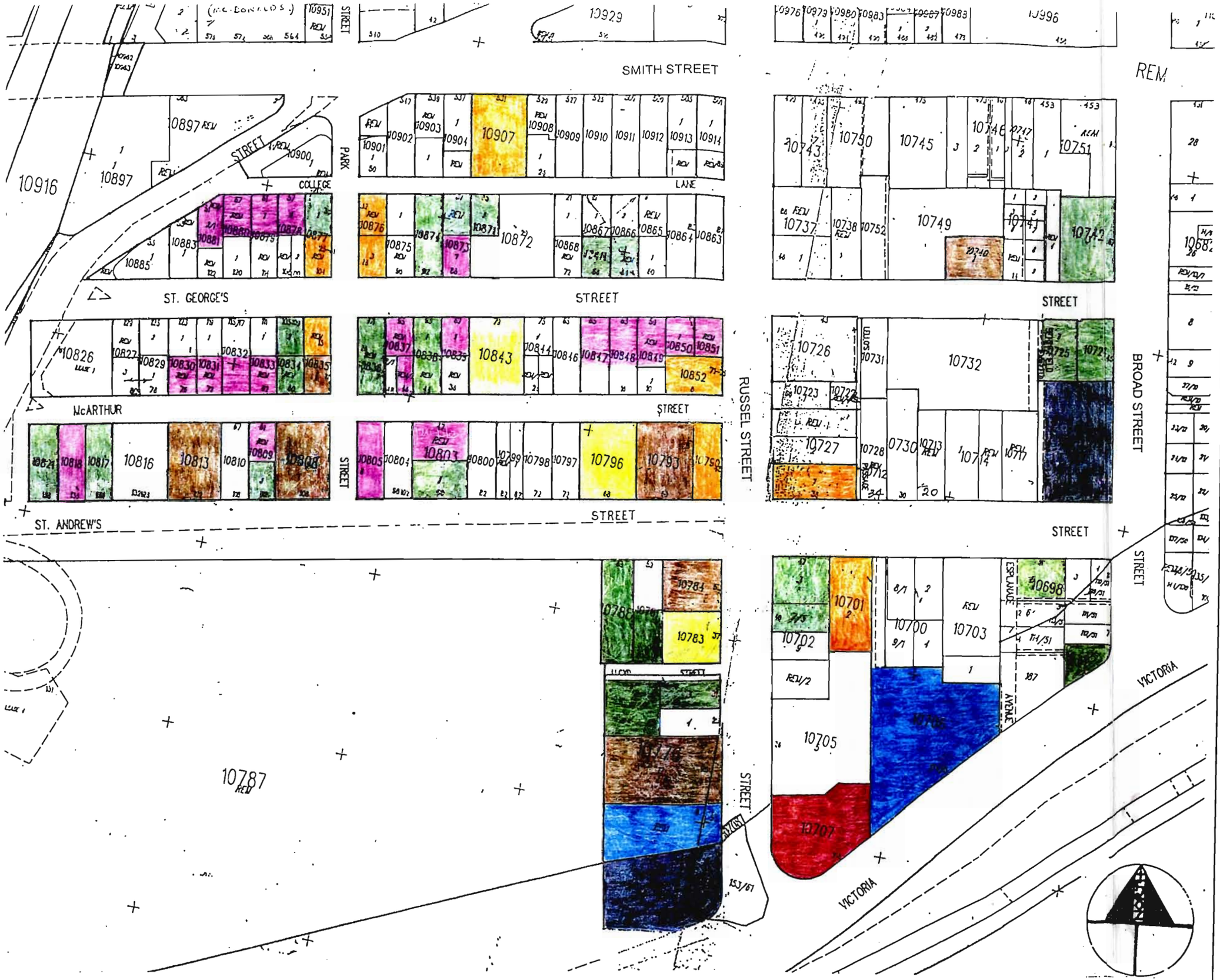
4.1.4 Density Study of Residential Apartments Only and Residential Apartments with Ground Floor Commercial Use

(See **Map 9** for density study of residential apartments only and residential apartments with ground floor use)

TABLE 6: DENSITY OF APARTMENTS

DENSITY OF APARTMENTS	NUMBER OF BUILDINGS	%
0 - 20 apartments	20	28
21 - 40 apartments	27	38
41 - 60 apartments	9	13
61 - 80 apartments	7	9
81 - 100 apartments	2	3
101 - 120 apartments	3	4
121 - 140 apartments	0	0
141 - 160 apartments	2	3
More than 160 apartments	1	2
TOTAL	**71 buildings**	**100%**

The number of apartments ranges from 6 apartments to more than 160 apartments per building. The majority of the apartments (38%) have between 27 - 40 apartments. This is



ALBERT PARK
DENSITY OF BUILDINGS

RESIDENTIAL APARTMENTS COMBINED WITH RESIDENTIAL APARTMENTS WITH GROUND FLOOR COMMERCIAL USE

- 0 – 20 APARTMENTS
- 21 – 40
- 41 – 60
- 61 – 80
- 81 – 100
- 101 – 120
- 121 – 140
- 141 – 160
- MORE THAN 160 APARTMENTS

NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 9**

followed by 0 - 20 apartments which constitute twenty buildings (28%) of the total residential apartment buildings. The other noticeable category is 61 - 80 apartments which have seven buildings (9%). The remaining categories (81 - 100 apartments; 101 - 120 apartments; 121 - 140 apartments; 141 - 160 apartments; more than 160 apartments) constitute 12% of the total residential apartments and have nine buildings altogether.

The majority of buildings in poor condition are smaller and have between 0-20 apartments. These buildings are located in Park Street, St. George's Street, College Lane and McArthur Street. The larger buildings; 41 - 60 apartments are in fair condition and are located in the vicinity of St. Andrews Street and Russel Street. The buildings which are in good condition have the most apartments. These buildings are in Russel Street and along the Victoria Embankment.

4.1.5 Conclusion

This section has defied the popular perception that the area is totally decayed, whereas only fifty-six (39%) of the buildings are in poor condition, and they are clustered in the Park Street area. With regard to the residential element, decay is focussed on residential apartments with ground floor commercial use and smaller apartment buildings with 0 - 20 apartments.

4.2. THE EXTENT OF DECAY OF THE BUILDINGS

4.2.1 Problems with the Maintenance of the Apartment

TABLE 7: PROBLEMS WITH THE MAINTENANCE OF THE APARTMENT

MAINTENANCE PROBLEMS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Doors and windows	1	3	6	18	6	15
Water supply	1	3	2	6	8	20
Electrical systems	0	0	2	6	7	17
Ceiling	0	0	11	33	8	20
Ablutions	2	7	8	25	5	11
Lighting	2	7	4	12	7	17
No problems	24	80	0	0	0	0
TOTAL	**30**	**100%**	**33**	**100%**	**41**	**100%**

With regard to the maintenance problems experienced in apartments, twenty-four (80%) of the residents in buildings in good condition did not have any problems with their buildings. It can be deduced from these buildings that maintenance problems are low and minor in nature. These buildings are in need of minor maintenance.

In the buildings in fair condition, most residents (33%) indicated problems were experienced with their ceilings. Eight people (25%) had problems with ablutions and six (18%) had problems with doors and windows. These residents are experiencing problems

that require basic maintenance by a landlord or manager. However, this maintenance is not occurring often enough and it can be argued that these problems will soon escalate into larger problems. It seems as if these buildings will soon deteriorate as they are not properly maintained.

In the buildings in poor condition, some residents cited more than one problem and there were problems with all aspects of the apartment. As many as eight residents (20%) had problems with water supply and their ceilings. This was followed by seven residents (17%) each who had problems with electrical systems and lighting. Problems with doors and windows, and ablutions each had six people (15%) and five people (11%) respectively. These buildings are in serious disrepair and neglect which results in residents living in unhealthy and even dangerous conditions. These buildings are in need of major maintenance.

Denis a supervisor (interview 1999) stated that the main problem with apartments was with overcrowding. In one instance seventeen people were illegally occupying a bachelor apartment in Carleen Court. He said that it is mostly students who are guilty of this. He also stated that people rent the apartment and sublet to students who pay approximately R350 per person per month to the tenant.

4.2.2 Problems with the Maintenance of the Building

TABLE 8: PROBLEMS WITH THE MAINTENANCE OF THE BUILDING

MAINTENANCE PROBLEMS WITH BUILDING	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Facades	1	3	15	21	12	17
Doors and windows	3	11	4	6	7	10
Water supply	23	77	1	2	5	7
Electrical systems	1	3	2	3	7	10
Gutter pipes	1	3	9	12	10	15
Elevators (lifts)	1	3	19	27	9	13
Stairways, corridors	0	0	9	13	4	6
Roofs	0	0	1	2	2	3
Lighting	0	0	7	10	6	9
Refuse collection areas	0	0	3	4	2	3
No problems	0	0	0	0	5	7
TOTAL	**30**	**100%**	**70**	**100%**	**69**	**100**

People were asked to relay their perceptions to their problems experienced and while most of the residents in the buildings in good condition only cited one problem each with their building, the residents from the other buildings mentioned several problems. Most of the residents (77%) in the good condition buildings cited problems with water supply.

In the buildings in fair condition, nineteen (27%) people had problems with their elevators. Fifteen people (21%) had problems with the facades of the buildings. This was followed by problems with gutter pipes (12%); stairways and corridors (13%); and lighting (10%).

Buildings in fair condition are slowly becoming decayed. These buildings have the ability to be renewed with minimal maintenance yet it is evident that general maintenance is not occurring. The problems mentioned by these residents have only been exacerbated in the buildings in poor condition. Once these buildings have reached the state the buildings in poor condition are in, it becomes more expensive for landlords/managers to upgrade buildings. As a result, these buildings are not upgraded as renewal is not an economically viable option to be undertaken at this late stage of decay.

The residents living in buildings in poor condition have cited several problems with their apartments and this means that many are living in substandard conditions. In the poor condition buildings, the majority, twelve people (17%) were unsatisfied with their facades. Ten people (15%) had problems with their gutter pipes and nine had (13%) problems with elevators. Five people (7%) had no problems with the maintenance of their buildings yet these buildings are in poor condition. This could mean that some residents in buildings in poor condition are not fully aware of the problems experienced.

Owners and managers of apartments were interviewed and Ms Watson, a sectional title owner (interview 1999) stated that the problem with her building is that it is old, and cracks on the surface of the structure were common. The other owners stated that the main problems with their building was with water leakages, overcrowding and that it lacked basic maintenance.

4.2.3 Reasons for the Building Not Being Maintained

TABLE 9: REASONS FOR THE BUILDING NOT BEING MAINTAINED

REASONS FOR NON MAINTENANCE	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Do not know	1	3	6	20	10	33
Levies not paid	3	10	12	40	1	3
Lack of interest	23	78	1	3	8	28
Corruption	1	3	0	0	1	3
No security	1	3	0	0	0	0
No supervision	1	3	11	37	10	33
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100**

When residents were asked what they felt were reasons for non maintenance, various reasons were given for this problem. In the buildings in good condition, the majority, twenty-three (78%) of the residents stated that there was a lack of interest from the management of the building.

In the buildings in fair condition, the majority, twelve residents (40%) stated that levies were not being paid while eleven (37%) stated that there was no supervision.

In the buildings in poor condition, ten residents (33%) stated that they did not know the reason for non maintenance. Eight residents (28%) stated that there was a lack of interest; ten people (33%) stated that there was no supervision; and two people (3% each) stated

that levies were not being paid and corruption was the cause of non maintenance of the buildings.

Residents generally believed that management and landlords were not effective in maintaining buildings or doing their job properly, and as a result of no supervision, some residents were abusing their privileges. Basic management and supervision are needed for buildings to become suitable for residential occupation. Also, residents believed that to an extent owners were guilty of not paying their levies.

According to Ms. Gaibie (interview 1999) buildings became run-down as sectional title owners and body corporates are not strong enough to enforçe rules. This resulted in people doing as they please, eg. overcrowding. Ms. Gaibie believes that each apartment needs to be billed individually for rates, but also believes that levies will not get paid if this happens. There is a large student population in the area who rent apartments and people who own apartments cannot afford to pay levies.

4.3 MANAGEMENT OF APARTMENTS IN THE AREA

Of the thirty residents interviewed in each building category, there was a total of fifteen tenants in the buildings in good condition, twenty-two tenants in the fair condition buildings and twenty-eight tenants in the buildings in poor condition. The following question was directed to tenants only.

4.3.1 Rental arrangements

TABLE 10: APARTMENT RENTAL ARRANGEMENTS

APARTMENT RENTED FROM	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Landlord directly	4	27	6	27	20	71
Another Tenant/ Lessee	2	13	9	41	0	0
Estate Agent	9	60	7	32	8	29
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

In the buildings in good condition, the majority, (60%) of the apartments are rented from an estate agent. In the buildings in fair condition, nine (41%) of the apartments are rented from another lessee.

In the buildings in poor condition buildings, the majority of the tenants (71%) rent from a landlord directly rather than some indirect or absent landlord which could have been exploiting them. The remaining eight tenants (29%) rent from an estate agent. As a result of landlords directly renting out their apartments in poor condition buildings, there should be a higher level of awareness of problems experienced in these apartments. This could mean that these landlords are not interested in maintaining their apartments.

4.4 THE TYPES OF RESIDENTS LIVING IN APARTMENTS IN THE AREA

The total number of households in the study is 90, and the total number of people in the sample is 240.

4.4.1 Household Size

TABLE 11: HOUSEHOLD SIZE

NUMBER OF PEOPLE PER HOUSEHOLD	GOOD CONDITION BUILDINGS			FAIR CONDITION BUILDINGS			POOR CONDITION BUILDINGS		
	No. of apart ments	Total no. of people	%	No. of apart ments	Total no. of people	%	No. of apart ments	Total no. of people	%
1 person	8	8	12	4	4	5	2	2	2
2 people	11	22	34	8	16	18	8	16	19
3 people	9	27	42	8	24	27	15	45	53
4 people	2	8	12	6	24	27	3	12	14
5 people	0	0	0	3	15	16	2	10	12
6 people	0	0	0	0	0	0	0	0	0
7 people	0	0	0	1	7	7	0	0	0
TOTAL	**30**	**65**	**100**	**30**	**90**	**100**	**30**	**85**	**100**

Of the 240 residents in the total of 90 buildings interviewed, the majority (almost 60%of the total sample) of the residents reside in apartments where there are between two and three people.

There are twenty eight (88%) apartments which comprise of three or less people in buildings in good condition, with only two apartments (12%) comprising of four or more people. In buildings in fair condition there are twenty apartments (44%) which comprise of less than three people. In buildings in poor condition, there are twenty five apartments (74%) which comprise of three or more people. There are larger households in buildings in poorer condition which is possibly an indication of some overcrowding.

4.4.2 Relationship to the Head of the Household

TABLE 12: RELATIONSHIP TO HEAD OF THE HOUSEHOLD

RELATION TO HEAD OF HOUSEHOLD	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Father	12	18	8	8	8	9
Mother	19	29	13	15	14	17
Son	11	17	8	9	10	12
Daughter	4	6	10	11	5	6
Students	2	4	35	39	23	27
Relatives (extended family)	9	14	12	13	23	27
Single	8	12	4	5	2	2
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

In the buildings in poor condition, the majority of the residents are either students (27%) or extended family (27%).

Students in the area are sharing apartments and the high level of extended family could imply that people are generally dependant on others to share expenses such as rent. In some families throughout all the households, family sizes are generally small with a husband, wife and a child in a household. However, there is the odd household especially in the buildings in poor condition where household sizes are larger than normal. It is in these apartments that overcrowding is evident. The high levels of students in these apartments, (up to five people) could also be the cause of overcrowding. In the buildings in poor condition, especially where surveillance by management is minimal, there is a high chance of overcrowding which leads to neglect of apartments.

The above indicates that there is a different pattern of occupancy according to the condition of the building. This is evidenced by smaller households in buildings in good condition with low occupation of students and extended families. Where as buildings in fair and poor condition have a lower number of parents and higher student and extended family occupation.

4.4.3 Gender of Residents

TABLE 13: GENDER OF RESIDENTS

GENDER OF RESIDENTS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Male	31	47	39	43	46	54
Female	34	52	51	57	39	46
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

The difference between gender is small. There are more females compared to males in the total sample except in the poor condition category.

4.4.4 Age Profile of Residents

TABLE 14: AGE PROFILE OF RESIDENTS

AGE	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Under 21 years	10	15	17	18	22	26
21 - 30 years	11	17	50	56	40	47
31 -40 years	14	22	15	17	18	21
41 - 50 years	14	22	8	9	4	5
51 - 60 years	11	17	0	0	1	1
Older than 60 years	5	7	0	0	0	0
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

The ages of occupants in buildings in good condition are generally evenly spread out. The fair and poor condition buildings' residents ages are youthful and between 0 - 30 years of age with 50 people (56%) in the 21 - 30 year category. This phenomenon is similarly prevalent in the buildings in poor condition.

The population of the area is very young, where in the under 21 years categories there are ten people (15%) in the buildings in good condition; seventeen people (28%) in the buildings in fair condition; and twenty-two people (26%) in the buildings in poor condition.

In the good condition buildings in the 51 - 60 years and older than 60 years there are eleven (17%) and five people (7%) respectively. This means that there are still a fair number of older people residing in the buildings in good condition.

There appears to be more children living in buildings in poor condition. The reason for this can be attributed to the larger household sizes in "poorer" condition buildings. There are also more older people living in buildings in good condition which can be due to the older rate payers who have been in the area for a longer time and are unable to sell off their apartments.

4.4.5 Occupation of Residents

TABLE 15: OCCUPATION OF RESIDENTS

OCCUPATION	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Professional	18	28	10	11	7	8
Skilled	20	31	18	20	12	14
Semi-skilled	9	14	10	11	10	12
Students (including children)	10	15	49	55	50	59
Unemployed	0	0	1	1	6	7
Housewife	4	6	2	2	0	0
Retired	4	6	0	0	0	0
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

The majority of residents in buildings in good condition are professional (28%) and skilled (31%). There are mostly students in the buildings in fair condition (55%) and buildings in poor condition (59%).

It appears that the more professional and skilled people occupy buildings in good condition whereas students are documented in poorer buildings. The reason for this is due to professional people earning higher salaries and can afford better living conditions. The reason for students occupying apartments in poorer condition can be attributed to their low incomes if they are working or because they cannot afford any better accommodation.

4.4.6 Income Group of Residents

TABLE 16: INCOME GROUP OF RESIDENTS

INCOME GROUP	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
R0 - R 1 000	14	22	52	58	51	60
R1 001 - R2 000	4	6	5	5	17	20
R2 001 - R3 000	8	12	7	8	11	13
R3 001 - R4 000	13	20	10	11	0	0
R4 001 - R5 000	16	25	7	8	6	7
More than R5 000	10	15	9	10	0	0
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

In the good condition buildings earnings are generally evenly split. A large portion of

namely sixteen people (25%) earn between R4001 - R5000; and ten people (15%) earn more than R5000. In the poor condition buildings; the majority of the residents (60%) earn between R0 - 1000.

There is a mixture of social backgrounds living together in the area, such as upper, middle and working class. However, there is a clear spatial differentiation with regard to income groups living in different streets. It can be deduced that the income of residents has a direct effect on the condition of buildings as more wealthier residents live in buildings in good condition; middle income in buildings in fair condition; and poor residents in buildings in poor condition. However, the condition of buildings may lead to lower rents which may attract certain categories of people.

4.4.7 Education level of Residents

TABLE 17: EDUCATIONAL LEVEL OF RESIDENTS

EDUCATIONAL LEVEL	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Primary	4	6	22	3	16	20
Secondary	15	23	17	20	35	40
Tertiary	46	70	51	77	34	40
TOTAL	**65**	**100%**	**90**	**100%**	**85**	**100%**

With regard to education levels, the people in the buildings in good condition have a high level of tertiary education (70%). Fifty-one (77%) people in the buildings in fair condition

have a tertiary education. In the buildings in poor condition, thirty-one people (40%) have a secondary and tertiary education each.

The residents of buildings in good and fair condition are well educated with tertiary education. Most of the residents of buildings in poor condition are still studying in tertiary institutions. This could be the reason for the low level of tertiary qualifications in this category.

4.4.8 Employment Group of Residents

TABLE 18: EMPLOYMENT GROUP OF RESIDENTS

EMPLOYMENT GROUP	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Public sector	11	37	5	17	10	33
Private sector	15	50	20	66	12	40
NGO/CBO	1	3	2	7	0	0
Self-employed	3	10	2	7	2	7
Unemployed	0	0	1	3	6	20
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

Most of the residents are employed in the private sector. However, there is a high level of unemployment in the buildings in poor condition. There are several people working in the public sector which means that these people earn fair salaries, have secure jobs and are more able to take care of their apartments.

4.4.9 Area where Residents Lived Previously

TABLE 19: AREA WHERE RESIDENT LIVED PREVIOUSLY

AREAS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Outside KwaZulu-Natal (KZN)	3	10	5	17	1	3
Outside Durban Metropolitan Council (DMC)	8	27	15	50	5	17
Within Durban Metropolitan Council	19	63	10	33	24	80
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The majority of the residents from all buildings have previously lived within the Durban Metropolitan Council (DMC). This is reflected by nineteen people (63%) in the buildings in good condition; ten people (33%) in the buildings in fair condition; and twenty-four people (80%) in the buildings in poor condition.

The above analysis could mean that as a result of the limited mobility of low income people (predominantly buildings in poor condition), these people still live within the DMC as they are dependent on the easy access and availability of services and infrastructure.

4.4.10 Length of Intended Stay in the Apartment

TABLE 20: LENGTH OF INTENDED STAY IN THE APARTMENT

LENGTH OF TIME	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
0 - 2 years	13	43	4	13	15	50
3 - 5 years	11	37	20	67	7	23
6 - 10 years	3	10	6	20	8	27
For life	1	3	0	0	0	0
Not at all	2	7	0	0	0	0
Not sure	0	0	0	0	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

In the buildings in good condition, thirteen (43%) residents intend on living in the apartment between 0 - 2 years. Also, in the buildings in fair condition, there are four (13%) residents and in the buildings in poor condition there are fifteen (50%) residents who intend on living in the area between 0 - 2 years. This short term stay in the apartment can be attributed to the large amount of students and residents being unhappy with the general state of the area for example the crime and maintenance problems.

Considering that most residents have a short term interest in the study area and are transient in nature, this could mean that they will not necessarily be interested in being involved in the long term welfare of the area. As a result, some landlords and managers do not maintain buildings as often as they should and some tenants do not take care of

apartments as they could move to another apartment. In the buildings in good condition, where half of the occupants are owners, these people also intend on renting out their apartments or selling it. Only three people do not intend on leaving their apartments in this category.

4.4.11 Length of Time Living in Albert Park

TABLE 21: LENGTH OF TIME LIVING IN ALBERT PARK

LENGTH OF TIME	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
0 - 2 years	12	40	11	37	15	50
3 - 5 years	11	36	13	43	7	23
6 - 10 years	3	10	6	20	8	27
11 - 20 years	2	7	0	0	0	0
More than 20 years	2	7	0	0	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The majority of all residents interviewed have been living in the area between 0 - 2 years (37-50%). This means that the area has a high transient population with little allegiance to the area. A reason for the short length of stay in the area could be attributed to the large student population in the area.

4.4.12 Intended Length of Time to Live in Albert Park

TABLE 22: INTENDED LENGTH OF TIME TO LIVE IN ALBERT PARK

LENGTH OF TIME	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
0 - 2 years	8	26	11	37	15	50
3 - 5 years	11	37	13	43	7	23
6 - 10 years	2	7	6	20	8	27
For life	7	23	0	0	0	0
Not at all	2	7	0	0	0	0
Not sure	0	0	0	0	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

With regard to the length of time residents intend to continue to live in the Albert Park area, the majority of the residents have a short term interest in the area, between 0 - 2 and 3 - 5 years. In the 0 - 2 years category there is eight people (26%) in the buildings in good condition; eleven people (37%) in the buildings in fair condition; and fifteen people (50%) in the buildings in poor condition. There is a greater tendency for a shorter stay by those in buildings in poorer condition. An intervention strategy to upgrade the area is necessary for those people with little allegiance to the area to remain in the area. It is believed that people who have long term intentions in a area tend to get involved in its upkeep. About a quarter of those people (23%) in buildings in good condition intend on staying for life. These could be residents who have already paid off their bonds and are retired.

4.4.13 Reasons for Living in Albert Park

TABLE 23: REASONS FOR LIVING IN ALBERT PARK

REASONS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Close to work	10	33	11	37	17	33
Close to services	13	43	13	43	9	17
Cheap rent	3	10	6	20	3	6
Dependant	2	7	0	0	2	4
Close to transport facilities	2	7	0	0	10	19
No other accommodation available	0	0	0	0	11	21
TOTAL	**30**	**100%**	**30**	**100%**	**52**	**100%**

Proximity to work and services rated the highest reason for being in the area by all building groups. When residents were asked why they were living in the Albert Park area, residents in buildings in good condition gave closeness to services (43%); and closeness to work (33%) as the main reasons for being in the area.

Residents in buildings in fair condition were also satisfied with the closeness to services (43%); and closeness to work (37%). The remaining (20%) stated that they were in the area due to the cheap rent.

Residents in the buildings in poor condition gave fifty-two reasons for being in the area and every category was identified. This could be attributed to these residents' high dependance on the area and their limited mobility. These residents were mostly pleased with their closeness to work (33%); services (17%); and transport facilities (19%).

4.5 THE RELATIONSHIP BETWEEN THE CONDITION OF BUILDINGS AND THE RESIDENTS

4.5.1 Tenants or Owners of Apartments

TABLE 24: TENANTS OR OWNERS OF APARTMENTS

OCCUPATION OF APARTMENT	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Tenant	15	50	22	73	28	93
Owner	15	50	8	27	2	7
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

In the buildings in good condition, fifteen (50%) residents are tenants and the remaining fifteen (50%) are owners. In the buildings in fair condition, twenty-two (73%) are tenants and eight (27%) are owners. In the buildings in poor condition, twenty-eight (93%) are tenants and two (7%) are owners.

The majority of residents in the total sample are tenants. As a result of the amount of tenants increasing as the condition of the building diminishes it can be deduced that

owners are more responsible for their apartments while tenants tend to neglect their apartments. Also, this could mean that owners who rent out their apartments do not maintain these apartments.

4.6 THE RELATIONSHIP BETWEEN THE TYPE OF RESIDENTS AND MANAGEMENT IN THAT APARTMENT BUILDING

4.6.1 Residents Problems with Landlords/Managers

TABLE 25: RESIDENTS PROBLEMS WITH LANDLORDS/ MANAGERS

PROBLEMS WITH LANDLORDS/ MANAGERS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
No	15	100	7	32	20	71
Yes	0	0	15	68	8	29
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

There were no problems with landlords/managers by those people living in buildings in good condition. Problems with landlords/managers were found in fair condition buildings with fifteen people (68%) and poor condition buildings with eight people (29%). In these buildings, mismanagement, arrogance, as well as seldom or no repairs were cited as reasons for problems with landlords or managers. Apart from this, the majority of the tenants (71%) in the buildings in poor condition and seven tenants (32%) of the buildings in fair condition stated that they had no problems with their landlord/manager. This could mean that most landlords/managers of the buildings in fair and poor condition were not

addressing tenants' complaints. This could mean that fair condition buildings could eventually decay as the result of problems with their managers.

Ms. Watson an owner of an apartment (interview 1999) claimed that tenants' complaints were attended to by owners and managers. Generally tenants did pay rent. However, disconnections of water and electricity have been common and Watson claimed that if people do not pay levies then they are not entitled to services.

4.7 POSSIBLE ISSUES RELATING TO DECAY IN ALBERT PARK

The survey included a number of questions aimed at finding reasons for the urban decay that has occurred in Albert Park. These relate to:

- size, condition of residential apartments and overcrowding (4.7.1, 4.7.2, 4.73),
- the nature and understanding of lease agreements (4.7.4, 4.7.5, 4.7.6),
- rent payments as well as levies and bonds (4.7.7, 4.7.8, 4.7.9, 4.7.10, 4.7.11),
- and finally, residents perceptions of Albert Park as a living environment (4.7.12, 4.7.13, 4.7.14, 4.7.15).

As will be seen, the surveys findings are somewhat ambiguous, each of the factors contributing only partially to explaining the reasons for the decay.

4.7.1 Number of Bedrooms

TABLE 26: NUMBER OF BEDROOMS

NUMBER OF BEDROOMS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Bachelor apartment	2	7	10	33	16	53
1 bedrooms	2	7	3	10	8	27
2 bedrooms	4	13	7	24	4	13
3 bedrooms	10	33	6	20	0	0
4 bedrooms	12	40	4	13	2	7
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

Most of the buildings in poor condition (80%) comprise of bachelor and 1 bedroom apartments. This is evidence of overcrowding in the smaller units in older buildings.

The majority of the bachelors' apartments fall within the buildings in poor condition category with sixteen people (53%). The fair condition apartments follow with ten people (33%) and the good condition buildings with only two people (7%) with bachelor apartments.

Twelve (40%) residents in the buildings in good condition occupy four bedroom apartments. This is followed by four (13%) residents in the buildings in fair condition and two residents (7%) in the buildings in poor condition.

The majority of the residents in the buildings in poor condition reside in smaller apartments. This is in contrast to the buildings in good condition category where the majority of the residents reside in larger apartments. The buildings in fair condition have a good balance of apartments occupied.

4.7.2 Subletting of Bedrooms

TABLE 27: SUBLETTING OF BEDROOMS

SUBLETTING	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Yes	1	3	3	10	1	3
No	29	97	27	90	29	97
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

With regard to subletting of bedrooms residents interviewed were unanimous (over 90% in all categories) with the belief that bedrooms were not subletted in their building. Only three people (10%) in the fair condition buildings were aware of subletting. It can be assumed that few residents are practising subletting, yet it is not as rife as assumed by most of the role players interviewed.

Mr. Butler from the Building Inspectorate,(interview 1999) was aware of rooms being rented out in the area. He claimed that this is the trend of the times and subletting does not only occur in Albert Park. He suggested that education programmes (public awareness initiatives eg. sectional title rules, levies) are needed for the community and acceptable

standards created for people to live in a conducive environment.

4.7.3 Knowledge of Overcrowding in Apartments

TABLE 28: KNOWLEDGE OF OVERCROWDING IN APARTMENTS

OVERCROWDING IN APARTMENTS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
No	24	80	16	53	13	43
Yes	6	20	14	47	11	37
Unsure	0	0	0	0	6	20
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

When residents were asked about whether they knew about overcrowding or not in their apartments, a total of thirty-one residents from all the buildings (35% of the total sample size) (20% in the buildings in good condition; 47% in the buildings in fair condition; and 37% in the buildings in poor condition) were aware of overcrowding. Yet, the majority of the residents interviewed, twenty-four residents (80%) in the buildings in good condition, sixteen (53%) in the buildings in fair condition, and thirteen (43%) in the buildings in poor condition were not aware of overcrowding in their buildings. From the above information it is evident that overcrowding is still practised in all buildings.

4.7.4 Signed Lease Agreement

TABLE 29: SIGNED LEASE AGREEMENT

SIGNED LEASE AGREEMENT	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Yes	12	80	11	50	18	64
No	3	20	11	50	10	36
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

Most of the residents have signed lease agreements. Twelve (80%) of the residents in buildings in good condition; eleven (50%) of the buildings in fair condition residents; and eighteen (64%) of the buildings in poor condition residents have signed lease agreements.

Even though eighteen residents in the buildings in poor condition have lease agreements, this does not seem to help prevent buildings from deteriorating as these buildings are still in poor condition. In the total sample there are twenty-four residents (37%) who do not have a signed lease agreement. This means that there are still rented apartments where there are no lease agreements between landlords/managers and tenants. However, the issue of signed lease agreements does not appear to be a cause of deterioration in apartments.

Denis a supervisor (interview 1999) stated that 99% of the tenants pay their rent consistently. All tenants had lease agreements which were a long term. These tenants understood their lease agreements.

4.7.5 Signed Lease Agreement with

TABLE 30: SIGNED LEASE AGREEMENT WITH

LEASE AGREEMENT WITH	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Agent	8	67	10	90	12	67
Owner	4	33	1	10	6	33
TOTAL	**12**	**100%**	**11**	**100%**	**18**	**100%**

In the buildings in good condition, eight tenants (67%) had a lease agreement with an agent while the remaining four tenants (33%) had lease agreements with the owner of the apartment. In the buildings in fair condition, ten (90%) tenants had lease agreements with an agent while one (10%) had a lease agreement with the owner of the apartment. In the buildings in poor condition, twelve tenants (67%) had lease agreements with the owner of the apartment while the remaining six tenants (33%) had lease agreements with an agent.

Most residents of all buildings have lease agreements with agents compared to those with owners. This means that owners are less willing to have a long or short term contract with their tenants. Also, if they are unhappy with their tenant then they can ask the tenant to leave the apartment as there is no legally binding document.

Mrs Naidoo, an owner of an apartment (interview 1999) stated that no rent problems were experienced as tenants were on a monthly lease agreement and either owners or agents collected rent. On the average people rent apartments for four months and these people

generally move from apartment to apartment within the area. Mrs Naidoo did not have to resort to disconnections as tenants were screened properly. There were few tenants with lease agreements and those tenants that were perceived to be unreliable did not have lease agreements.

4.7.6 Understanding of the Lease Agreement

TABLE 31: UNDERSTANDING OF THE LEASE AGREEMENT

UNDERSTAND LEASE AGREEMENT	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Yes	10	83	11	100	12	67
No	2	17	0	0	6	33
TOTAL	**12**	**100%**	**11**	**100%**	**18**	**100%**

The majority of the residents understand their lease agreements. There are ten (83%) tenants in the buildings in good condition; all tenants in the buildings in fair condition buildings; and twelve (67%) in the buildings in poor condition who understand their lease agreements. However, there are eight tenants; (20%) of the total tenant's sample who do not understand their lease agreements. This means that there is still a portion of tenants who do not fully understand their rights as tenants and are vulnerable to possible exploitation by landlords/managers.

4.7.7 Consistency of Rent Paid

TABLE 32: CONSISTENCY OF RENT PAID

CONSISTENCY OF RENT PAID	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Yes	11	73	19	86	27	97
No	4	27	3	14	1	3
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

With regard to whether rent was paid consistently, the majority of the tenants from all building conditions stated that their rent was paid consistently. In the buildings in poor condition, the high rate of rent being paid could be attributed to short term leases which are mostly on a monthly basis. This means that if a tenant does not pay his or her rent then they will be removed from the building. This is a form of security for a landlord/manager as tenants in effect are forced to pay their rent or they will be removed from their apartment. Thus, non payment of rent cannot be used as a reason for the building not being maintained. This has implications on the manager who often claim that tenants do not pay rent. Thus, non payment of rent is not a major issue to the decay of the apartment.

This is supported by Councillor Mohammed (interview 1999) who believed that the run down buildings was mostly tenant occupied or by owners who have not paid their levies. Tenants pay rent because if they do not then they will be evicted from these buildings. Thus, the problem of buildings becoming rundown lies more with owners of apartments.

4.7.8 Rent Paid

TABLE 33: RENT PAID

RENT PAID	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Owner	4	27	12	55	22	78
Agent	11	73	10	45	5	18
Previous lessee	0	0	0	0	1	4
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

Most rent paid by tenants is made out to an owner or an agent. In the buildings in good condition, eleven tenants (73%) pay rent to an agent and four tenants (27%) pay rent to an owner. In the buildings in fair condition, twelve tenants (55%) pay rent to an owner. Ten tenants (45%) pay their rent to an agent. In the buildings in poor condition, twenty-one tenants (78%) pay rent to an owner. This reinforces an earlier question which revealed that most tenants rented directly from the owner. Thus, it can be deduced that most owners have a direct relationship with their tenant and should be more responsible for their apartment.

4.7.9 Approximate Total Rent Per Month

TABLE 34: APPROXIMATE TOTAL RENT PER MONTH

APPROXIMATE TOTAL RENT PER MONTH	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
R0 - R200	0	0	0	0	0	0
R201 - R400	0	0	0	0	0	0
R401 - R600	0	0	0	0	4	14
R601 - R800	2	13	8	36	14	50
R801 - R1 000	6	40	10	46	8	28
R1 001 - R1 200	6	40	2	9	2	8
R1 201 and more	1	7	2	9	0	0
TOTAL	**15**	**100%**	**22**	**100%**	**28**	**100%**

With regard to the approximate total rent paid per month, this varies from the different conditions of buildings. Most tenants pay rent between R600 - R1000. In the buildings in good condition; six tenants pay rent between R801 - R1000; another six pay rent between R1001 - R1200.

In the buildings in fair condition; there are eight tenants (36%) who pay rent between R601 - R800; ten tenants (46%) pay between R801 - R1000.

In the buildings in poor condition; it was not unexpected that these tenants were paying less rent. There are four people (14%) in the R401 - R600 category. The majority of the

tenants (50%) in this category pay between R601 - R800 total rent and eight (28%) tenants who pay R801 - R1000 rent. Thus, the better the building, the higher the rent paid.
It can be argued that tenants in buildings in poor condition are exploited as their rent is almost similar to those buildings in good and fair condition, yet they live in sub-standard conditions.

4.7.10 Approximate Levy Per Month

The following questions are directed to owners only. This means that there are 15 owners in buildings in good condition, 8 owners in buildings in fair condition and 2 owners in buildings in poor condition.

TABLE 35: APPROXIMATE LEVY PER MONTH

APPROXIMATE LEVY PER MONTH	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
R0 - R200	0	0	0	0	0	0
R201 - R400	2	14	4	50	2	100
R401 - R600	7	46	0	0	0	0
R601 - R800	4	26	4	50	0	0
R801 - R1 000	2	14	0	0	0	0
R1 001 - R1 200	0	0	0	0	0	0
R1 201 and more	0	0	0	0	0	0
TOTAL	**15**	**100%**	**8**	**100%**	**2**	**100%**

Most owners live in buildings in good condition and most pay a levy between R400 - R600

per month. With regard to the approximate levy paid by owners in the buildings in good condition, in the R401 - R600 category there are seven people (46%); in the R601 - R800 there are four people (26%). In the buildings in fair condition, four people pay a levy between R601-R800. In the poor condition buildings, there are only two owners who pay a levy between R201 - R400.

Levies vary according to the different conditions of buildings. The higher the levy, the better buildings are maintained. It can be suggested that to improve the condition of the building management can increase the levy or rent in a building. However, this could remove the little low income rented accommodation within the city.

Mr. Peterson from the Health Department, (interview 1999) was of the opinion that the problem with the area was with apartment owners not paying levies and this has put a strain on Body Corporates. Approximately 70% of private ownership apartments (trustees or body corporates) are rundown. Most of these apartments are let out to tenants.

4.7.11 Approximate Bond Repayment

TABLE 36: APPROXIMATE BOND REPAYMENT

APPROXIMATE BOND REPAYMENT	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
R0 - R1 000	2	7	0	0	1	3
R1 001 - R2 000	7	23	3	10	1	3
R2 001 - R3 000	1	3	2	7	0	0
R3 001 - R4 000	0	0	0	0	0	0
R4 001 - R5 000	0	0	0	0	0	0
More than R5 000	0	0	0	0	0	0
Bond paid off	5	17	3	10	0	0
No Bond (tenants)	15	50	22	73	28	92
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

With regard to the approximate bond repayment, owners pay between R0 - R3000 in all buildings. There are mostly owners in good condition buildings and these owners pay a bond between R1000 - R2000. The remaining people (50%) are tenants.

In the poor condition buildings, there are only two owners; where each pay a bond between R0 - R1000 (3%) and R1001 - R2000 (3%) respectively. The remaining (92%) people are tenants. This means that there is more capital in buildings in good condition as a result of greater investment. When compared to buildings in poor condition, the levy is less as less capital is reinvested into the building.

4.7.12 Satisfaction about Living in Albert Park

TABLE 37: SATISFACTION ABOUT LIVING IN ALBERT PARK

SATISFACTION WITH THE AREA	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
No	5	17	23	77	13	43
Yes	25	83	7	23	17	57
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The majority of the people interviewed (55%) were content to be in the area. Forty-one people (45%) of the total sample were not content to be in the area. It is more likely that these people will want to leave the area if they do not have any commitments. However, due to circumstances for example in Table 19 (Reasons for living in Albert Park), most people are dependant on the area for cheap rent and access to services and education facilities. This means that even though these people are generally unhappy they might still stay in the area until a better opportunity arises.

4.7.13 Problems in the Area

TABLE 38: PROBLEMS IN THE AREA

PROBLEMS OF THE AREA	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Crime	13	43	11	37	9	24
Building conditions	4	13	0	0	1	3
Liquor outlets and shebeens	3	10	9	30	15	41
Litter and untidiness	1	3	0	0	2	6
Vagrants	2	7	0	0	4	10
Noise	3	10	3	10	2	6
Apathy	2	7	0	0	4	10
No problems	2	7	7	23	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**37**	**100%**

With regard to problems in the area, crime was regarded as the biggest problem. This was followed be liquor outlets and shebeens which were recorded as 13% in the buildings in good condition, 30% in the buildings in fair condition, and 41% in the buildings in poor condition.

The state of the buildings was more recognised by the people in the buildings in good condition (13%) compared to the other buildings where only one person (3%) in the poor condition buildings considered the buildings condition as a problem.

With regard to liquor outlets and shebeens, there were three (10%) residents in the good condition buildings who were unhappy with this business. This was followed by nine residents (30%) in the buildings in fair condition and fifteen people (41%) in the poor condition buildings who recognised this problem in the area.

Social problems ranked high on the list of residents concerns. The large amount of liquor outlets and shebeens in the area have negative social implications attached to them such as alcoholism and family problems. Criminal problems are also high. This is elaborated in Table 44 where several residents have personally experienced some sort of crime in the area.

Ms. Mdlalose from Development Planning Department (interview 1999) stated that the main perceived problems in the area were crime, decay of buildings, health and social problems. Ms. Mdlalose's Department's role was to co-ordinate the work of other Departments; to channel problems to other Departments; and to ensure delivery. She was also involved in facilitating development in the area. She claimed that there has been progress where relationships have been developed with people of decaying buildings.

Ms. Mdlalose was of the opinion that the reasons for buildings becoming run-down are the result of buildings being occupied by tenants and transients who did not take care of the buildings. There was also a situation where owners do not pay levies and buildings are old.

4.7.14 Residents' Personal Experience with Crime in the Area

TABLE 39: RESIDENTS' PERSONAL EXPERIENCE WITH CRIME IN THE AREA

CRIME EXPERIENCED	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Mugging	11	36	6	20	3	10
House breaking	0	0	2	7	0	0
Attempted rape	0	0	1	3	0	0
Assault	2	7	2	7	0	0
No crime experienced	17	57	19	63	27	90
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The most common form of crime experienced is mugging in all types of buildings. Eleven people (36%) in the buildings in good condition, six people (20%) in the buildings in fair condition, and three people (10%) in the buildings in poor condition experienced mugging or robbing. The majority of the people in all buildings did not experience any sort of crime at all. This was seventeen people (57%) in the buildings in good condition; nineteen people (63%) for the buildings in fair condition; and twenty-seven people (90%) for the buildings in poor condition. This high level of crime justifies the residents' needs for more policing within the area.

4.8 TYPE OF INTERVENTION THAT IS APPROPRIATE FOR THE ALBERT PARK AREA

4.8.1 Things that Work Well in the Area

TABLE 40: THINGS THAT WORK WELL IN THE AREA

THINGS THAT WORK WELL IN THE AREA	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Nothing works well	13	43	19	63	5	14
Close to town	0	0	0	0	10	28
Park	2	7	6	20	3	9
Transport facilities	7	23	2	7	3	9
Education facilities	2	7	0	0	5	14
Services	1	3	0	0	9	26
Bowling club	5	17	3	10	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**35**	**100%**

A considerable portion of the residents interviewed, believed that nothing works well in the area. This dissatisfaction could mean that the general area could be rundown.

In the buildings in good condition, seven residents (23%) considered the transport facilities to be working well while five people (17%) used the bowling club. In the buildings in fair condition, six residents (20%) thought that the park was useful to the area. Another three residents in this category (10%) thought that the bowling club was useful to the area.

As a result of the lower income groups' lower mobility, ten (28%) residents of buildings in poor condition believe that the close proximity to town is an advantage. This is followed by nine (26%) residents who believe that services are good or efficient. Education facilities were also recognised by five people (14%) as an advantage. People are generally content with some of the recreational and educational land uses. The proximity to town is high on the list of the buildings in poor condition residents as most of these people are employed there.

4.8.2 Improvement Needed for the Area

TABLE 41: IMPROVEMENT NEEDED FOR THE AREA

IMPROVEMENTS IN THE AREA	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
No improvements needed	4	13	4	13	9	30
Policing	11	37	8	27	4	13
Buildings renovated	1	3	6	20	0	0
Upgrading the entire area	2	7	3	10	3	10
Employment creation	0	0	0	0	5	17
Community hall	2	7	4	13	9	30
Libraries	2	7	2	7	0	0
Swimming pool	1	3	0		0	0
Health facilities	2	7	1	3	0	0

Remove liquor stores	4	13	2	7	0	0
Cleaning up area	1	3	0	0	0	0
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100**

When residents were asked what was needed to improve the area, several suggestions were given to the researcher. Firstly, a small group of residents believed that no improvements were needed in the area. Secondly, residents suggested that there should be some form social services in the form of policing. Only five people (17%) from the buildings in poor condition wanted employment to be created. Thirdly, residents suggested that the physical form of the area needed some improvement. This was in the form of upgrading the entire area, renovating individual buildings and the general cleaning up of the area. Finally, residents suggested that some sort of community facility is needed to improve the area. This should be in the form of a community hall, a library, a swimming pool, and health facilities. Residents were also concerned with removing liquor stores from the area as apart from being an eye sore it is also the cause of social problems.

In order for Albert Park to be regarded as an efficient neighbourhood it is believed that the residents have identified several criteria and land uses that will assist in defining the area as a place that is conducive for people to live and work (refer to **Photograph Plate 6 and 7**).

PHOTOGRAPH PLATE 6
Social problems are quite evident in the area. Some of the more transparent are homelessness and street children.

PHOTOGRAPH PLATE 7
Albert Park, one of the few large open spaces in the Durban CBD. There are also many liquor stores in the area which some residents have blamed for the infuenced of drunkenness in the area.

4.8.3 Belief that Albert Park can be saved

TABLE 42: BELIEF THAT ALBERT PARK CAN BE SAVED

CAN THE AREA BE SAVED	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Yes	28	93	30	100	20	67
No	2	7	0	0	10	13
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The majority of the people in all categories believe that the area can be saved from decay. Only two people (7%) in the buildings in fair condition and ten people (13%) in the buildings in poor condition believe that the area cannot be saved from decaying. All thirty (100%) people in the buildings in fair condition believe that the area can be saved from decay.

This strong belief in the area stems from the fact that there are present initiatives from the North South Central Local Council to improve the area such as the study carried out by the Department of Health during 1999. Also, the fact that there are only pockets of decay in the area could be a reason for the positive view of the area.

Councillor Mohammed (interview 1999) believed that the area can be revitalised and this has been proven by the introduction of the satellite police station in the area and Malivuso Trust who intend on buying, upgrading and selling buildings. Mr. Mohamed supports the private initiatives in the area.

4.8.4 Community Facilities Needed

TABLE 43: COMMUNITY FACILITIES NEEDED

COMMUNITY FACILITIES	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
Police station	6	20	2	7	7	23
Youth centre	6	20	10	33	2	7
Health facilities	3	10	0	0	3	10
Community centre	7	23	4	13	6	20
Libraries	3	10	7	23	2	7
Sports facilities	4	14	5	17	3	10
No facilities needed	1	3	2	7	7	23
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

When taking all the residents needs into consideration, fifteen people (20%) of the entire resident sample wanted a youth centre and seventeen people (19%) wanted a community centre. Fifteen people (17%) wanted a police station to replace the existing satellite police station. Also, twelve people wanted a library (13%); another twelve people wanted sports facilities (13%); and six people wanted health facilities (6%). Ten people (11%) felt that no community facilities were necessary in the area.

From the above information it can be gathered that the area does have a shortage of community facilities. Also, the residents' needs are quite varied. It was observed that seven (23%) people in the buildings in poor condition did not want any facilities. This was quite

surprising as one would think that they are mostly in need of facilities. This table revealed that most people wanted community or social facilities in the area.

4.8.5 Residents' Involvement in Community Projects

TABLE 44: RESIDENTS' INVOLVEMENT IN COMMUNITY PROJECTS

COMMUNITY PROJECTS	GOOD CONDITION BUILDINGS		FAIR CONDITION BUILDINGS		POOR CONDITION BUILDINGS	
	No. of people	%	No. of people	%	No. of people	%
No	24	80	28	93	29	97
Yes	6	20	2	7	1	3
TOTAL	**30**	**100%**	**30**	**100%**	**30**	**100%**

The majority of the people were not involved in community projects. The above information revealed that people were not participating in the area's development constructively as only a total of nine people in the entire sample were involved in community projects. This is due to the high apathy in the area.

4.9 CONCLUSION

Residents and role players have informed this study considerably. It was deduced that people in the area usually generalise about the problems and its causes. This research revealed that there are larger household sizes in buildings in fair and poor condition and these people are generally poor, yet are well educated. Further, the high student population within these apartments and high levels of dependance means that students

are more likely to be the cause of over crowding.

Buildings in the area are generally not well maintained, as even residents of buildings in good condition have some minor problems with their apartments. It was noted that buildings in fair condition have a high maintenance problems which could mean that unless these buildings are repaired they are likely to become buildings in poor condition in the near future. Tenants are not the only cause of decay in apartments. Landlords and managers are more responsible as they often withhold levies rather than maintain apartments. This view is even supported by those apartment owners interviewed.

There is a high level of social problems in the area where several people have experienced some sort of crime. There is a need to improve the area by providing some sort of policing and community facilities in the form of a community hall and recreational facilities. People are not content with the general upkeep of the area and this assessment is supported by the Community Needs Assessment carried out by the Development Planning Unit of the North South Central Local Council in March 1999 (See **Appendix F** for Community Needs Assessment).

CHAPTER 5

PLANNING IMPLICATIONS AND POSSIBLE INTERVENTIONS

5.0 INTRODUCTION

The aim of this dissertation was to find reasons for the decay of Albert Park and to suggest possible solutions to the problems of the area. This dissertation has explored the research problem of the unacceptable living environment in the study area. Also, the research question of the causes of the prevailing social and built environment conditions have been answered. These issues will be summarised in this chapter bearing in mind the subsidiary questions that needed to be answered. These were:

(a) the current status of the built environment;
(b) the extent of decay of residential buildings;
(c) management of apartments;
(d) the types of residents living in apartments;
(e) the relationship between the condition of buildings and the people who occupy them;
(f) the relationship between the types of residents and management in that apartment building;
(g) possible implications of urban decay; and
(h) the type of interventions appropriate for the Albert Park area.

5.1 SUMMARY OF FINDINGS

Albert Park offers people of different income groups, especially middle and low income people, to live close to services and employment opportunities. There are similarities with other inner city neighbourhoods in South Africa such as Hillbrow. Yet, the level of decay and the extent of problems experienced are not as extreme as that of Hillbrow. These similarities are namely non payment of rent by tenants; landlords and owners not maintaining apartments and not paying levies; and social problems.

It is a fact that several buildings experience problems of decay. However, this problem is not widespread. The problems of non maintenance of buildings and apartments are valid and evident in the area. The decay in the area is confined to a cluster of buildings in poor condition.(Chapter 4).

It was noted that all residents of the area share similar needs for security; proper shelter; access to community facilities; basic services such as lights and water; and to live in a healthy environment. As a result of this, it is unlikely that these residents will do anything to hamper their chances to live in the area. Thus, it can be deduced that especially residents in buildings in poor condition are not the cause of the decay within their buildings. The cause of decay in buildings in poor condition is the result of some landlords/managers who do not maintain apartments. Also, it is evident that single owners of residential buildings are not maintaining their buildings. This is supported by the landlord/managers who were interviewed.

5.1.1 The Community

The types of residents in the study area are diverse. A pattern exists between residents, management and the condition of buildings. The residents of buildings in poor condition are mostly small young families who earn a fair salary and students who are well educated. These residents have characteristics of a transient population.

It was deduced that the area is favourably located to access employment and rent is low compared to other areas in Durban. During the 1980's and even early 1990's there were considerable overcrowding and subletting of apartments. This "packing" stage of the neighbourhood has slowed down as many residents in the area are becoming financially stable. People of the area are concerned for the area. Yet, many people are not happy living in the area and are not involved in any community projects.

5.1.2 The Built Environment

The type of change in the built environment has been different and evidently distinct over several stages of the neighbourhoods' life cycle. Albert Park started out as a low density neighbourhood. This eventually resulted in higher densities and the eventual degeneration of several buildings in the area.

The built environment situation is dynamic. The extent of decay can be described as small yet this will increase over time if nothing is done to control it from spreading. This is supported by the large amount of buildings in fair condition in the area around the decayed buildings (Chapter 3).

There are distinct differences between different blocks of flats. The values of properties on the Esplanade, for instance, are much higher than those within the Albert Park area. There is also a larger portion of whites living in St Andrews Street and the Victoria Embankment, while black residents reside mostly from McArthur Street and beyond.

The sizes of flats are larger on St. Andrews Street and the Victoria Embankment. These are mostly owner occupied. Smaller flats are situated in the rest of the study area and these are mostly tenant occupied.

5.2 PLANNING IMPLICATIONS AND POSSIBLE INTERVENTIONS

This section sets out to identify the main planning issues that have arisen from this study with associated possible interventions. The built environment issues are concerned with incompatible land uses, maintenance of buildings and neighbourhood concerns (5.2.1; 5.2.2; 5.2.3). Issues central to the building are then discussed. The three main role players (body corporates, owners and tenants) related to the maintenance of the building are used to elaborate on issues that they are concerned with and the necessary interventions are provided. The Body Corporates are concerned with rates arrears and supervision (5.2.4.1; 5.2.4.2). The owners are concerned with issues of absent landlords and lease agreements ((5.2.5.1; 5.2.5.2). The tenants are concerned with issues of non-payment of rent and buy-outs (5.2.6.1; 5.2.6.2).

5.2.1 Incompatible Land Uses

There is a need to remove or reduce incompatible land uses in the area which are responsible for the high level of social problems. This means that uses such as illegal

alcohol outlets should be closed down and no new liquor stores allowed in the area. Also, prostitutes need to be accommodated within a red-light district away from residential areas. This can be achieved by the Building Inspectorate of the City Council inspecting buildings on a regular basis.

5.2.2 Maintenance of Buildings

The researcher believes that the challenges for the study area would be for the North South Central Local Council to enforce bylaws which would ensure that buildings are maintained. By-laws are a means to ensure that development occurs in a manageable manner. These bylaws should be enforced by the Development Control and Health Department who should inspect buildings on a regular basis and give fines on any transgressions.

Also, there is a need for renovation of buildings in poor condition by owners rather than total redevelopment of the entire area. The council should inform owners that their buildings are in need of renovations.

5.2.3 City Improvements

5.2.3.1 Policing and surveillance

There is a need to improve the general policing of the area as crime is a major concern and residents apathy is high. In specific, this can be broken down into issues of theft, vandalism, prostitution, shebeens, drugs and vagrants. The solution to these problems is to have a stronger police presence for a general policing of crime and enforcement of the law. This can be achieved through better policing by the City Police and the creation of a formal

police station in the area as requested by residents of the area.

With regard to surveillance of buildings, this should be the responsibility of owners who need to ensure that residents take care of apartments.

5.2.3.2 Community facilities

The social needs of people have been neglected and low income people under represented. The needs of the residents' focusses on improvement of the social conditions by providing social facilities in the form of a community hall and recreational facilities. This can be achieved with the assistance of the City Council and NGO's for funding. Existing facilities such as the Albert park needs to be capitalised upon by ensuring it is maintained by the Parks Department of the City Council.

5.2.3.3 Cleanliness

The Albert Park community need a healthy environment to live and work within. The issues that need to be addressed are the shortage of basic municipal services such as litter bins and refuse removal. The responsible Department is the Durban Solid Waste which would provide more litter bins and clean up the area. With regard to pestilence in apartments, the City Health Department needs to inspect buildings.

5.2.3.4 Lighting

Some of the challenges facing the area are not necessarily huge, such as the improvement of street lighting to minimise the risk of people getting robbed at night. The impact of such

a small action could have immense positive repercussions for the area as a whole. The responsible Department is the Electricity Department.

5.2.4 Body Corporates

5.2.4.1 Rates arrears

Non-payment of rates have implications to the study area as municipal services are affected. At present the North South Central Local Council has threatened to sell off apartments that are in rates arrears. Selling off apartments will be unfair to residents who have invested in these buildings. These residents will be forced to leave their apartments if their apartments are sold off. Individualised rates are a possible solution to this problem.

5.2.4.2 Supervision

Supervision is necessary as this ensures buildings are managed properly for good relations between tenants and managers. With regard to the problem of buildings without supervisors, the person legally responsible for the building needs to be identified and made responsible for the maintenance of the building. There is a need to organise an Association of Body Corporates where a system of regulations and rules are set out for tenants and residents of all buildings to follow. The City Council and Civics can assist to organise this Association of Body Corporates who will address issues such as lease agreements, overcrowding and maintenance of buildings.

5.2.5 Owners

5.2.5.1 Absent landlords

Often landlords of many run down buildings cannot be traced and tenants usually pay rent to an agent. Body corporates of apartments that are in rates arrears claim that some owners do not pay levies. Some owners do not renovate apartments but still collect rent. These issues could be addressed by civics and the City Council who could organise Body corporates to be more efficient when managing buildings.

5.2.5.2 Lease agreements

Tenants need to pay their rent and be responsible for the apartments that they live in. Owners, in turn need to maintain apartments and pay levies. Signed lease agreements are pacts between the tenant and landlord stating that both parties will behave in a responsible manner toward each other and the leased apartment. Thus, it is necessary to have an agreement to ensure that each party upholds their side of the agreement.

5.2.6 Tenants

5.2.6.1 Non-payment of rent

Even though the study revealed that most tenants pay rent, non payment is an issue that needs to be addressed. With the introduction of laws to protect tenants rights, tenants can withhold rent if they are forced to live in substandard conditions. This should be used as a last resort to ensure that owners maintain apartments.

5.2.6.2 Buy-outs

Buy-outs by tenants can be implemented in Albert Park with those buildings in serious rates arrears. Tenants and landlords/managers must be responsible for the processes involved in buy-outs. This can be achieved by educating all role players of the processes involved with the assistance of the City Council together with community organisations. This will ensure that buildings are maintained and decay of buildings will be prevented.

These processes would entail tenants paying levies which will be used to pay off the existing debt and for the general maintenance of the building. The levies should be set according to the condition of the building and should not be standard. Also, apartments should have individual metering of water and electricity.

5.3 CONCLUSION

It has been discovered that some of the owners of apartments and a number of the residents of the area have an impact on the condition of residential buildings in the Albert Park area. These are mostly owners of sectional title apartments and smaller buildings which are in poor condition. These buildings are located mainly in the Park Street area. Thus, the hypothesis that the economic circumstances of the residents in the Albert Park neighbourhood have a direct impact on the condition of the residential buildings is disproved.

The recommendations for Albert Park entail a holistic approach to the area's future development. The area is experiencing a cycle of change. The change in the area is allowing poorer people access to inner city housing which is limited at this time. This change

is important for the area's residents and needs to be accommodated rather than stopped. This can be accommodated by improving the physical condition of buildings in poor condition and the area in general. Most of the apartments in the area need minor renovations apart from those buildings in poor condition which require significant renewal. Also, it is necessary to address social issues as residents' apathy is high. The area as a whole needs support from the Unicity in the form of an urban renewal initiative (as is now being undertaken - September 2001).

Long and short term solutions are required for the problems experienced in the area. People are aware of the problems but the area lacks a clear plan for the future implementation of planning policies if any are created. Social policies that affect the welfare of peoples lives are needed in conjunction with the built environment policies. The NSCLC needs to dovetail implementation strategies that involve the social and built environment issues. This will be more effective in the long term as regeneration is about people as well as buildings.

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1. Sunday Tribune, 24 January 1999.

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3. The Mercury, 17 November 2000.

APPENDIX

APPENDIX A

The criteria to distinguish the good, fair and poor buildings are identified as:

(a) **GOOD**
a good condition facade
unbroken windows,
usable gutters,
operating water and electrical system,
operating lifts,
clean public spaces.

(b) **FAIR**
facades in fair condition
most windows unbroken,
most gutters unbroken,
operating water and electrical system,
operating lifts,
public spaces in fair condition.

(c) **POOR**
paint peeling off walls
broken windows,
broken gutter pipes,
water and electrical cut offs,
lifts not operating,
unkept or littered open spaces.

APPENDIX B

QUESTIONNAIRE

UNIVERSITY OF NATAL- DURBAN

TOWN PLANNING DEPARTMENT

QUESTIONNAIRE SURVEY FOR RESIDENTS OF ALBERT PARK

ALL INFORMATION GIVEN WILL BE KEPT CONFIDENTIAL.

A. HOUSEHOLD INFORMATION

Could I ask you some questions about yourself and the people who live in the household?

1. FAMILY DETAILS a) No. of people	b) Relation to head of household	c) Gender	d) Age	e) Occupation	f) Income group	g) Education Level
1						
2						
3						
4						
5						
6						
7						

CODES

AGE		GENDER		OCCUPATION	INCOME GROUP		EDUCATION LEVEL	
A	Under 21 years	M	Male	Q: What type of work do you do?	1	R0-1000	P	Primary
B	21- 30	F	Female		2	R1001- 2000	S	Secondary-std 8 Matric
C	31-40				3	R2001- 3000	T	Tertiary-training tertiary instit
D	41- 50				4	R3001- 4000		
E	51- 60				5	R4001- 5000		
F	older than 60				6	More than R5000		

2. **Where are you employed?** _____

3. **Where did you live previously?**_____

4. **What was your reason for moving out of that area?** _____

5. **How long have you been living in this apartment?** _____

6. **How long have you lived in Albert Park?** _____

7. **How long do you intend to stay in Albert Park?** _____

8. **Why do you live in the Albert Park area?**

Its close to your work	
Its close to services	
The rent is cheap	
You are a dependant	
Close to transport facilities	
No other accommodation is available	
Other	

B) THE APARTMENT

Could I ask you questions about the apartment that you live in?

9. **Are you a tenant or owner of the apartment in the building?**

Tenant	
Owner	

IF YOU ARE THE TENANT PROCEED TO QUESTION 10.

IF YOU ARE THE OWNER GO TO QUESTION 11.

10.a If you are a tenant, who do you rent from?

A landlord directly	
another tenant/ lessee	
estate agency	

10.b Do you have a signed lease agreement? _____

10.c With whom do you have a lease agreement?

An agent	
The owner	

10.d Do you understand the conditions of the lease agreement? _____

10.e Do you pay your rent consistently every month? _____

10.f If NOT state why?_____
_____

10.g Who do you pay your rent to?

the owner	
the landlord	
an agent	
previous lessee	
other organisation	

10.h Do you have any problems with your land lord/ manager of the apartment? _
_____

10.i If YES please elaborate?_____
_____
_____

10.j Can you suggest a solution to this problem?_____
_____

10.k If you are a tenant approximately how much RENT do you pay per month?

R0- 200	
R201-400	
R401- 600	
R601 - 800	
R801 - R1 000	
R1 001 - 1 200	
R1 201 and more	
not applicable	

(k) If you are a owner approximately how much LEVY do you pay per month?

R0- 200	
R201-400	
R401- 600	
R601 - 800	
R801 - R1 000	
R1 001 - 1 200	
R1 201 and more	
not applicable	

11.a If you are a owner approximately how much is your bond repayment?

R0- R1000	
R1001-2000	
R2001-3000	
R3001-4000	

R4001- 5000	
more than R5000	
No bond	

11.b Would you be willing to sell your apartment at this point in time?

YES	
NO	

12. Do you have any problems with the maintenance of your apartment?

doors and windows	
water supply	
electrical systems	
The ceiling	
ablutions	
lighting	
other	

13. How many rooms are there in your apartment? _____

14.a Are the rooms in your apartment rented out to people? _____

14.b To how many people? _____

C) THE BUILDING

Could I ask you questions about your building?

15. Do you have a problem with the maintenance of the building as a whole?

facades (exterior walls)	
doors and windows	

water supply	
electrical systems	
gutter pipes	
lifts	
stairways, corridors	
roofs (if possible)	
lighting	
refuse collection areas	
other problems	

16. If the building is not maintained why do you think this is occurring?_____
_____

17. Do you know of overcrowding (more than 2 people per bed room) in your block of flats?_____

D) THE ALBERT PARK AREA

Could I ask you a set of questions of the whole Albert Park area?

18.a Are you happy with the Albert Park area in general? _____

18.b What do you believe are the problems in the area?_____
_____

18.c What do you believe are the things that work well in the area?_____
_____

18.d Can you suggest any improvements to the area if necessary? _____
_____

19. **Do you believe that the Albert Park area can be saved from decaying into a slum area?** _____

20 **What community facilities or services do you believe are needed in the Albert Park area?** _____
_____

21. **Are you involved in any neighbourhood projects in the Albert Park area? If YES what are they?**_____
_____

22. **Have you ever personally experienced any type of crime in Albert Park? If YES what was it?**_____

YOUR TIME FOR PARTAKING IN THIS SURVEY IS HIGHLY APPRECIATED.

THANK YOU

APPENDIX C

INTERVIEWS FOR RESIDENTS

1. CREATION OF RESIDENTIAL BUILDING SAMPLE SIZE

TABLE 1: CONDITION OF BUILDING STUDY

CONDITION OF BUILDING	NUMBER OF RESIDENTIAL BUILDINGS
Good	30
Fair	12
Poor	29
TOTAL	71 residential buildings

1.1 DENSITY ANALYSIS OF EACH RESIDENTAIL BUILDING

Each condition of building type (good, fair, poor) had its lot numbers arranged from highest to lowest.

The number of apartments in these buildings were identified by inspecting each residential building. This study was carried out on the 11th and 12th November 2000. The density size for each sample was created by adding the number of apartments in each condition type.

TABLE 2: DENSITY OF GOOD CONDITION BUILDINGS

GOOD CONDITION BUILDINGS LOT NUMBERS (HIGHEST TO LOWEST)	DENSITY (Number of apartments)
10852	54
10839	6
10833	32
10831	9
10817	21
10813	64
10809 (1)	6

10809 (2)	27
10808	64
10803	36
10796	120
10793	77
10788	21
10784	64
10783	111
10781	21
10776 (1)	21
10776 (2)	36
10776 (3)	61
10776 (4)	159
10776 (5)	100
10740	63
10729	90
10724	32
10707	220
10706	152
10702 (1)	40
10702 (2)	33
10701	60
30 buildings	1800 apartments

TABLE 3: DENSITY OF FAIR CONDITION BUILDINGS

FAIR CONDITION BUILDINGS LOT NUMBERS (HIGHEST TO LOWEST)	DENSITY (Number of apartments)
10907	48
10871 (1)	18
10871 (2)	18
10850	10
10849	8
10948	8
10847	8
10818	8
10790	44
10742	35
10725	28
12 buildings	233 apartments

TABLE 4: DENSITY OF CONDITION BUILDING

POOR CONDITION BUILDINGS LOT NUMBERS (HIGHEST TO LOWEST)	DENSITY Number of apartments
12411 (1)	28
12411 (2)	28
10881	9
10880	6
10879	6
10878	6
10877 (1)	21
10877 (2)	56
10876	48

10874	24
10873	6
10843	120
10838 (1)	40
10838 (2)	24
10837	8
10836	25
10835 (1)	72
10835 (2)	49
10835 (3)	32
10832	9
10830	9
10821	30
10805	20
10727	50
10698 (1)	30
10698 (2)	40
29 buildings	796 apartments

TABLE 5: RESIDENTIAL DENSITY TABLE

CONDITION OF BUILDING	DENSITY (TOTAL RESIDENTIAL APARTMENTS)
GOOD	1800
FAIR	233
POOR	796
TOTAL	2829 apartments

2. CREATION OF SAMPLE FOR INTERVIEWS OF APARTMENT RESIDENTS

This method proposes that a systematic stratified sample be used where 30 apartments are chosen from each residential apartment category. The 30 apartments are divided into the total number of residential apartments in each category to reveal which apartments should be interviewed. A total of 90 residents will be interviewed.

TABLE 7: SAMPLE FOR RESIDENTIAL APARTMENTS INTERVIEWS

CONDITION OF BUILDING	TOTAL NUMBER OF RESIDENTIAL APARTMENTS	NUMBER OF APARTMENTS TO BE INTERVIEWED	INTERVAL FOR INTERVIEWS OF RESIDENTS
GOOD	1800	30 apartments	interview every 60th apartment
FAIR	233	30 apartments	interview every 8th apartments
POOR	796	30 apartments	interview every 27th apartment
TOTAL	2829 apartments	90 apartments	90 apartments

APPENDIX D

SCHEDULE OF INTERVIEWS FOR ROLEPLAYERS

A. OWNERS/ MANAGERS OF APARTMENTS

Flat: Grantchester
Jocelyn Watson
Owner/ Chairperson of Trustees
18/11/1999
Good condition building

Flat: Constantia
SR Maharaj
Apartment owner/ Trustee
19/11/1999
Good condition building

Flat: Tabora
Owner: Goolam Omar (Share Holder among 8 other share holders)
8/12/2000
Poor Condition building

Apartment: Clifford Court
Mrs Naidoo (Chairman of Body Corporate and owner of 6 apartments in the building)
8/12/2000
Poor Condition building

Apartment: Eslyn Court
Owner: Single owner (BOE Banking, NBS)
Denis, the supervisor was interviewed
Poor condition building
8/12/2000

Apartment: Carleen Court
Owner: Single Owner (BOE Banking, NBS)
Denis, the supervisor was interviewed. (Denis is also the supervisor for Eslyn Court)
8/12/2000
Poor Condition Building

B. COUNCILLORS

Councillor Sayed-Iqbal Mohammed
Metro Councillor
Chairperson Inner City Police Forum
Organisation of Civic Rights (OCR)
19/11/1999
14:20- 16:00

Councillor Trevor Prince
Ward Councillor
18/11/1999

C. DURBAN CITY COUNCIL OFFICIALS

Greg Peterson
Durban City Council- Environmental Health Officer
4/10/1999

Kay Butler
Durban City Council- Enforcement
17/11/1999

Laurence Gudazi
Durban City Council: Building Inspectorate
18/11/1999

Mfaniseli Mdlalose
Durban City Council
Development Planning
25/11/1999
11:00-12:00

D. COMMUNITY ORGANISATIONS

Sehana Gaibie
Albert Park Residents Association
19/11/1999

Steward Talbot
Anchor House
19/11/1999

ANNEXURE E

Questions for the structured interviews for the following role-players:

1. LANDLORDS AND MANAGERS

(A) THE BUILDING

(a) What are your main structural problems with the building?
(b) Are you involved in upgrading your block of flats?
(c) Have the rates drastically changed over the past few years and has this affected the maintenance of the flat?

(B) THE APARTMENT

(d) What are your main problems with tenants?
(e) Do you respond to tenants complaints timeously?
(f) Do your tenants pay rents regularly?
(g) Have you ever been forced to resort to disconnections or lockouts?
(h) What are your most serious apartment maintenance problems?
(i) Do you have lease agreements to your tenants?
(j) Do your tenants understand this agreement?

(C) THE ALBERT PARK AREA

(k) Do you believe that the Albert Park area can be revitalised?
(l) Do you intend on selling your apartment or building?

2. COMMUNITY ORGANIZATIONS

Albert Park Residents Association- Ms Sehana Gaibie
Community Policing Forum- Mr Mark Todd

(a) What do you believe are the main problems facing the Albert Park area?
(b) What is your role or the role of your organisation in the development of the area?
(c) Are you busy with any development initiatives in the area? What are these?
(d) Do you believe that the Albert Park area can be revitalised?
(e) Why do you believe buildings become run down?
(f) Have there been any changes in the crime rate of the area?

3. DURBAN CITY COUNCIL OFFICIALS

Mr Laurence Gudazi- Building Inspectorate
Mr Kay Butler- Enforcement
Mr Vincent Ngubane- City Police
Mr Greg Peterson- City Health
Ms Mfaniseni Mdlalose- Planning

(a) What do you believe are the main problems facing the Albert Park area?
(b) What is your role or the role of your department in the development of the area?
(c) Are you busy with any development initiatives in the area? What are these?
(d) Do you believe that the Albert Park area can be revitalised?
(e) Why do you believe buildings become run down?
(f) How have you been involved in improving the living conditions of the people of the area?

4. COUNCILLORS

Councillor SI Mohammed- Metro Councillor
Councillor Trevor Prince- Councillor

(a) What do you believe are the main problems facing the Albert Park area?
(b) What is your role in the development of the area?
(c) Are you aware of any development initiatives in the area? What are these?
(d) Do you believe that the Albert Park area can be revitalised?
(e) Why do you believe buildings in the area become run down?
(f) How have you been involved in improving the living conditions of the people of the area?

APPENDIX F

Source: NDC, DEVELOPMENT PLANNING UNIT (March 1999)

Table 1: COMMUNITY NEEDS ASSESSMENT		
ISSUES	**SOLUTION/ STRATEGY**	**RESPONSIBILITY**
1.Safety and Security Theft Vandalism Prostitution Shebeens Drugs Vagrants	Stronger police presence and enforcement	CPF(Community police Forum) City Police Enforcement
2.Conditions of Buildings Lack of building maintenance Overcrowding Washing hanging from windows Buildings without supervisors	Stronger Enforcement measures	Building Inspectorates Body Corporates
3.Healthy environment Shortage of bins Refuse removal Pavements broken and dirty, covers missing from drains Pests eg. Rats and cockroaches Pollution Overcrowding		DSW City Engineers City Health

TABLE 1A: OTHER AREAS OF INTERVENTION		
Compile a register of all buildings which should include the following information: Name of building Names of trustees and Chairpersons of Body Corporates Names and numbers of registered/ legal tenants. **Organise an Association of Body Corporates** to set up some system of regulations and rules for tenants/ residents of all buildings.	To ensure that each building is monitored in terms of all of the issues mentioned above. Each and every building to have meetings to ensure that a common set of rules are applicable to all buildings in the area.	Albert Park residents/ community Need to identify individuals to take responsibility on each aspect
Neighbourhood Recreational programmes	The concept of recreational programmes, and recreational and park improvements, is to provide alternatives to what the youth can do.	
Volunteer Programme	The objective is to develop diverse volunteer groups that will help the city expand existing programmes eg. Playground volunteer, teen volunteer, Auxiliary police etc.	

Source: NDC, DEVELOPMENT PLANNING UNIT (March 1999)

TABLE 2:
Group 1: Crime and Security

Issues	Solutions	Responsibility
Drugs Mobile community Police detection International traders Business involved	Dedicated community involvement Awareness campaign Business licence revoked	Local government Law enforcement Community Policing Forum (CPF) Church Residents
Theft Vandalism	Own security Police/ Visible policing Neighbourhood Block watch unit	City police Residents
Mugging Senior Citizens Socio-economic problems High unemployment	Police presence Co-operation between the local group and the elderly Safety Education	City police CPF Church/ NGO/Youth All
Prostitution Operating openly Linked to shebeens Health hazard (urinating) Influence on children Linked to drugs	Law enforcement Body corporate to enforce house rules CPF to reinforce Counselling	All local government Body corporate Social welfare NGO
Shebeens Disruptive to all residents. Drunkenness and anti-social behaviour	police intervention	City police All Law enforcement Body Corporate
Community Police Relations Inhibit relations Distrust Nothing gets done Lack of response	Join local CPF Awareness campaigns Local crime stop Tenant mix Public involvement	All CPF Residents Body Corporates

Source: NDC, DEVELOPMENT PLANNING UNIT (March 1999)

TABLE 3: Group 2: Health and Cleanliness of the environment

ISSUE	SOLUTION	RESPONSIBILITY
Shortage of bins	Put into solid litter bins that cannot be burnt or removed	DSW
Urinating	Education Public Toilets- upgraded and signed with security By-laws enforced	Parks
Lack of Building maintenance	Demolish buildings By-laws to be applied stringently and enforced	City Police City Engineers City Health
Shebeens	Stronger enforcement measures	City Police, SAPS, Liquor Board, SONAP
Vagrants	Remove Overnight Accommodation Rehabilitation programmes	Urban planning Welfare
Prostitution	Develop a policy Remove from residential areas	Council
Waste disposal from Buildings (Sewerage)	Enforce By-laws	Building inspectorate
Overcrowding	Enforce By-laws	Body corporate, Council, SAPS, Planning, Building Inspectorate
Pavements broken and dirty, covers of drains missing	upgrade, replace and repair	Road maintenance City Engineers
Verges	Upgrade, replace and repair	Parks
Drugs/ Alcohol	Same solutions as shebeens, rehabilitation	Welfare
Social problems eg. Abuse		Welfare
Street children		
Noise/ Air pollution		
Pests		
Park	Reclaim	Residents in partnership with Council
Business and building in unhygienic conditions		

Liquor licence		
Irresponsible departments	interdepartmental co-ordination to problem	Development and planning to co-ordinate

Source: NDC, DEVELOPMENT PLANNING UNIT (March 1999)

TABLE 4:
Group 3: Contraventions, Conditions of Buildings, Use of Buildings, Tenants rules/ behaviour

ISSUE	SOLUTION	RESPONSIBILITY	
		COUNCIL	COMMUNITY
Washing lines from windows	Sectional title buildings has house rules By-laws should be in operation where sectional title does not exit	Should clarify regulations (NBR)	involvement and referral to appropriate dept. Take a delegation to owner/ supervisor of building
Building without supervisors	Identify person legally responsible for the building/ property Records of above has to be available eg. Register with standardised information about the above	Review the ordinance that require this information to be displayed	Tenants organise themselves Association of Body Corporates
Overcrowding	Refer to house rules	Council to investigate reinstatement of by-laws Stringent screening of tenants and follow up of defaulters	Spot checks
Services Electricity- unsafe Water- Unpaid levies Lifts- unsafe	Education of tenants Education of trustees Special court that body corporate can go to	By-laws that cover safety, hygiene City Council	Don't allow levies to lapse into arrears

Landlord does not pay levies but tenants pay it			
Single- owned building			
Refuse removal		DSW	

Source: NDC, DEVELOPMENT PLANNING UNIT (March 1999)

ALBERT PARK
ZONING MAP

GENERAL BUSINESS
PAR 0.5 RESIDENTIAL

GENERAL BUSINESS
PAR 0.8 RESIDENTIAL

GENERAL RESIDENTIAL 5

SMITH STREET

PARK STREET

LANE

COLLEGE

ST. GEORGE'S STREET

McARTHUR STREET

ST. ANDREW'S STREET

RUSSEL STREET

BROAD STREET

VICTORIA

NAME: SHIVESH SINGH
MTRP

SCALE: 1:2000
MAP NO.: **MAP 4**