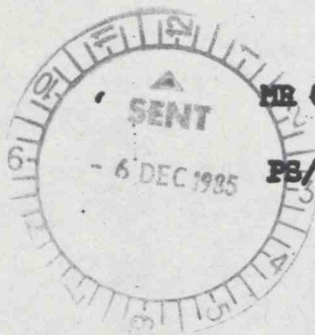


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SOUTH AFRICA: FREEHOLD RIGHTS

SUMMARY

1. BLACKS WHO LIVE IN AREAS WHERE THEY QUALIFY FOR 99 YEAR LEASEHOLD RIGHTS WILL BE GIVEN FREEHOLD TITLE.

DETAIL

2. THE MINISTER OF CONSTITUTIONAL DEVELOPMENT AND PLANNING, SPEAKING AT A PRESS CONFERENCE AT FLORIDA IN THE WEST RAND YESTERDAY AFTER A TOUR OF SOWETO, ANNOUNCED THAT THE GOVERNMENT HAD DECIDED THIS WEEK THAT BLACKS LIVING WITHIN THE REPUBLIC WHO CURRENTLY QUALIFY FOR 99 YEAR LEASEHOLD RIGHTS ON THEIR HOMES WILL IN FUTURE AUTOMATICALLY RECEIVE FREEHOLD TITLE. THE GOVERNMENT HOPE TO PROVIDE FOR THIS IN LEGISLATION IN THE 1986 PARLIAMENTARY SESSION.

3. MR HEUNIS' ANNOUNCEMENT CONFIRMS COMMITMENTS MADE BY THE GOVERNMENT LAST YEAR THAT THEY WOULD MOVE TO OPEN UP FREEHOLD TITLE IN THE REPUBLIC TO BLACKS. THE MOVE WILL BE WELCOME TO THOSE WHO HAVE ALREADY SECURED 99 YEAR LEASEHOLD RIGHTS. THE ANNOUNCEMENT SUGGESTS ~~THE 99 YEAR LEASEHOLD RIGHTS WILL BE EXTENDED TO BLACKS~~ THAT THE EXTENSION OF FREEHOLD TITLE MAY BE AUTOMATIC. IT MAY ALSO APPLY TO BLACKS WHO ARE ELIGIBLE TO APPLY FOR 99 YEAR LEASEHOLD RIGHTS UNDER CURRENT REGULATIONS. IT SEEMS THAT THEY MAY IN FUTURE BE ABLE TO APPLY DIRECTLY FOR FREEHOLD TITLE. HOWEVER, EXPERIENCE HITHERTO HAS BEEN THAT APPLICATIONS FOR 99YEAR LEASEHOLD RIGHTS ARE BEING

ECTLY FOR FREEHOLD TITLE. HOWEVER, EXPERIENCE HITHERTO HAS BEEN THAT APPLICATIONS FOR 99YEAR LEASEHOLD RIGHTS ARE BEING DEALT WITH ONLY SLOWLY. APPLICANTS HAVE BEEN FACED WITH CONSIDERABLE BUREAUCRATIC DELAYS. IT COULD BE, THEREFORE, THAT MANY BLACKS WILL FIND THAT THEY ARE STILL FACED WITH CONSIDERABLE FORMALITIES BEFORE OBTAINING THE FREEHOLD ON THEIR HOMES.

4. IT ALSO APPEARS THAT THE NEW MOVE MAY ONLY BE APPLICABLE TO BLACKS WITH RESIDENTIAL STATUS IN THE REPUBLIC SUBJECT TO THE PROVISIONS OF SECTION 10 OF THE BLACKS (URBAN AREAS) CONSOLIDATION ACT. THOSE WORKING IN THE REPUBLIC WITHOUT RESIDENTIAL STATUS WOULD BE EXCLUDED FROM THE NEW PROVISIONS.

5. THE LATEST FIGURES REVEAL ONLY 38,000 HOUSES IN THE REPUBLIC CURRENTLY OWNED ON 99 YEAR LEASEHOLD TENURE.

6. IF ASKED ABOUT THIS DEVELOPMENT YOU MAY WISH TO COMMENT THAT WE WELCOME THE INTENTION TO ALLOW BLACK HOME OWNERS TO ACQUIRE FREEHOLD RIGHTS AND HOPE THAT ALL RESTRICTIONS ON HOME OWNERSHIP WILL BE REMOVED.

MOBERLY

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POHPAN 3604

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