

- undated N10.14
1. Thank Secretary for arranging representation.
 2. Our attitudes:
 - (a) Not opposed to Act as such or protection of tenants.
 - (b) Opposed to anything that will ruin Landlord unfairly.
 3. Basis of our representations are not opposed to provisions of Act as such but its administration at particular area.
 4. Not systematic application of the provisions:
 - (a) Some people are victims others not - still others never.
 5. Reduction of rents and consequences:-
 - (a) Income below instalments on bonds and interest.
 - (b) Danger of owner losing property through inability to redeem capital and interest.
 - (c) Standholders, rightly or wrongly, take the whole system as collusion between certain interested parties to cause African people to lose their properties to facilitate expropriation of the three townships.
 6. Reduction of rents while rates increase. Rateable property increase over 100% on certain stands in the area during the war £260 - £500.
 7. Refund of rent to tenants many months in arrears - a hardship - a financial burden - Siwisa.
 - (a) Makes it difficult for some to meet their rates and bonds thereafter.
 8. Many widows have sunk all their savings on these properties and had hoped the rent from them would keep them alive as some are too old to work.
 9. Many tenants sub-letting without landowners' permission.
 - (a) They share the rent.
 - (b) Cause of overcrowding and insanitary conditions.
 - (c) Use of more water.

WE RECOMMEND THAT:

- (a) There should be consideration of both tenant and standowner alike.
 - (b) Application of provision of rent reduction clause should apply after a survey of the area so that no ratepayers will become victims when others go scot-free.
 - (c) Rent reduction must be with due regard to the owner's commitments on bonds, rates, repairs, light and water.
 - (d) Reductions of rents must not be retrospective but a month from date of award by Rent Board.
 - (e) Owner must have right to interfere in cases of sub-letting with the support of rent board to avoid overcrowding and insanitary conditions.
 - (f) With increasing rates - rents should not be reduced but tenants must be paid a minimum living wage to meet their accounts.
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