

REPORT OF CITY ENGINEER, PIETERMARITZBURG, ON FOUR COTTAGES
AT THE NATIVE VILLAGE RECENTLY ERECTED BY NATIVE ARTISANS

Work on these cottages was commenced on 4th May 1936, and was finally completed, including fencing on 3rd. November 1936 making a total period of six months.

Progress throughout was definitely slow. The average daily number of bricks laid per man works out on the whole job at 160. At the beginning, the class of work was inferior. The Clerk of Works found it was necessary to set out the buildings himself, and erect the groins, and perform other labours which a trained European artisan would have accomplished as a matter of routine. It was found necessary to demolish a small percentage of work at the beginning, but this was a practice strictly avoided except under exceptional circumstances as it tended to add to the cost of the work.

As the buildings progressed the quality of work showed a marked improvement. The second block of cottages, that in Umzundusi Street, is definitely cleaner and better built than the first, although the rate of progress throughout remained much the same.

The completed cottages present a fair enough effort, but the amount of supervision required to attain this was out of all proportion to the value of the work. The low rate of wages paid to the men has to some extent, compensated for the high supervision cost.

Throughout the Natives employed were civil and obedient and endeavoured to the best of their ability to carry out all instructions given, but on the whole it is felt that the experiment has not been a success.

The final cost of the buildings are as follows:-

(a)	Wages	276	3	11
(b)	Materials	413	2	7
(c)	Clerk of Works	96	3	7
	Cost for Comparative Purposes	785	10	1
	Electric Light	20	12	7
	Office Charges	52	11	11
		828	14	7

COST PER COTTAGE BASED ON (a) (b) (c) ONLY....£196 7 6¼

Cost of five pairs of the same type of cottages erected in 1931 by European artisans in a general Contract for 100 Cottages of various types excluding electric light installation.

Final measurement.....	1517	3	3
Wages (for levelling grounds and Sundries)	27	11	6
Fencing	41	11	9
Clerk of Works	34	11	7
Total Cost excluding Office charges	1620	18	1

Cost per cottage: £162: 1: 9¼

D. H. DARVILL,

CITY ENGINEER

City Engineer's Office,
Pietermaritzburg.
7th. December, 1936.

KC.

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