

HOUSING DIVISION.

REPORT ON THE PROPOSED BUILDING OF COLOURED HOUSING BY THE HOUSING DIVISION NANCEFIELD.

An area of 200 acres in Nancefield, East of Eldorado up to the Golden High way may be made available to the Housing Division by the Bantu Resettlement Branch for coloured Housing which should cater for 1,000 units.

The Bantu Resettlement Branch is engaged on an extensive building programme consisting of:-

- (1) Diepkloof Bantu Housing, Hostel, and Diepkloof Army Barracks.
- (2) Nancefield Coloured Housing at Eldorado Nancefield
- (3) Lenesia Indian Housing.

The Annual Expenditure on the above is R3 M. which is to be increased to R4½ in the coming year.

In view of this huge building programme and the Shortage of Coloured Artisans, progress on Coloured Housing in Nancefield is handicapped. Hence the suggested take over by the Housing Division of portion of the Coloured Housing in Nancefield.

Various types of Houses are under construction by the Settlement Board in Eldorado, Nancefield comprising.

- (1) Sub Economic Type 51/6 with external W.C., no ceilings or electric lights, costing R1.90 per sq. foot. This works out to just over double the cost of the same unit in the Bantu Areas.
- (2) Economic Type such as the 51/9 with internal W.C. ceilings, and electric light costing R2.40 per sq. foot.
- (3) Bosmont Type house which is larger than the economic type, and improved in looks costing R3.40 per sq. feet.

Coloured Artisans earning ± R40 per week with bonus incentives are employed on these projects. As supply of Coloured Artisans are limited progress is handicapped.

The Housing Division, which is short of work welcomes this opportunity to take on Coloured Housing in Nancefield but the critical Artisan shortage is an unsurmountable obstacle. Efforts to recruit Coloured Artisans from the Cape have been unsuccessful.

A request by the Settlement Board to allow Bantu Artisans to be employed has been turned down.

As it is impossible to obtain additional Coloured or European Artisans, the provision of Additional Coloured Housing using conventional methods of Construction must be ruled out.

It is recommended that No-Fines Construction which is a recognised type of construction be considered. In this method no bricklayers are employed, whilst the use of carpenter and plumber is kept to a minimum, the per centage of skilled labour being less than 10% of the total labour forces.

All floors, walls and roof are cast in steel moulds employing unskilled labour (Bantu).

The floors and roof will be in dense concrete, the roof being water proofed to prevent dampness.

The walls will be in No-Fines concrete consisting of cement and Stone, without sand giving an open cellular texture eliminating capillary action and thereby avoiding dampness.

On completion all walls requires sealing with plaster which can be colour washed.

The costs of construction should be well below the present figures.

If the above suggestion is considered it is recommended that the Housing Division be permitted to erect 3 No-Fines houses in Naledi Extension No. 1, Bantu Areas.

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CSG/RVDM
17.4.69

Collection Number: A1434

Colin Goodman Papers, 1930-1972

PUBLISHER:

Publisher:- Historical Papers Research Archive

Location:- Johannesburg

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