85.1

SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH
SUID-AFRIKAANSE WETENSKAPLIKE EN NYWERHEIDNAVORSINGSRAAD

Telephone / Telefoon 3-1738
Telegrams: / Telegramme: "NAVORS"

Reference No. / Verwysingsnommer BR/720.111.

Private Bag/Privaatsak,
PRETORIA

6th Aug., 1947.

JRA ack 9PC.

The Acting Director,
S.A. Institute of Race Relations,
P.O. Box 97,
JOHANNESBURG.

R.S. Barlow.

Research Committee on Minimum Standards of Accommodation.

Dear Sir,

In reply to your letter ref. QW/DAR dated 11th July, 1947, I have to inform you that your request has been discussed with the Chairman of the Committee, Mr. N.L. Hanson, who has recommended that your Institute should be represented on the Main Committee.

Accordingly I have great pleasure in inviting you to submit the names of a permanent member and an alternate to represent your Institute on this Committee. I enclose for your information a copy of the minutes of the initial exploratory meeting and the first meeting of the Committee held in Pretoria on 3rd July, 1947.

It is expected that this Committee will meet in Pretoria approximately once every two months and the next meeting will take place towards the end of September. Notice of the date and venue, and the agenda for this meeting will be forwarded to your representative in due course.

Yours faithfully,

PRESIDENT : COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH.

Encls.

Received 11 AUG 1947
For Attention
Recorded
Acknowledged
Answered

JDRJ/BC. A.A.C.

7th August, 1947.

The Acting Director,
South African Council for Scientific
and Industrial Research,
C.S.I.R. Private Bag 189,
PRETORIA.

Dear Sir,

INDUSTRIAL NATIVE HOUSING.

A copy of your letter of 29th July, addressed to the Secretary of the Transvaal Chamber of Mines, has been passed on to this Corporation, and in response I send you one copy each of the following :-

1. Report prepared by a Committee of this Corporation on Housing of Natives on Orange Free State Mines.
N.B. The suggested plans in this Report are, of course, subject to considerable changes in their final form.

2. Plans for Compounds in the Orange Free State.
Memo by the Adviser on Native Affairs
A.N.A. 2/47.

3. Proposed Native Village in the Welkom Township Area.
Memo by the Adviser on Native Affairs
A.N.A. 4/47.

4. Native Housing - Orange Free State.
Memo by the Adviser on Native Affairs
A.N.A. 6/47.

No further steps have been taken so far in regard to the housing of the Native mine workers and their families on the new mines, but an early start will probably be made with the lay-out and the building of houses in the Native village of the new Welkom Township, where the Natives employed in the township will be accommodated.

You will note that in the various memoranda efforts have been made to lay down standards in lay-out and housing, and we shall be very much interested to learn the results of your Institute's enquiries in this respect.

The present writer has spent considerable time and energy in recent years (as Director of the South African

/ Institute ...

Institute of Race Relations and subsequently) in trying to find the most satisfactory types of Native houses and method of construction; but so far the results have been disappointing. The findings of your Institute in these directions will also be of great interest.

I trust you will find the memoranda now sent to you of some assistance in your enquiries.

Yours faithfully,

J.D. RHEINALLT JONES.
Adviser on Native Affairs.

JW/AL. A.A.C.

8th August, 1947.

The Secretary,
The Transvaal Chamber of Mines,
Hollard Street,
JOHANNESBURG.

Dear Sir,

NATIVE HOUSING SURVEY BY THE SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH.

With reference to your letter of the 1st instant addressed to the Secretary, in connection with the above, I should like to advise you that I have written to the Council giving them the information asked for in paragraph 3 of their letter to you of the 29th ultimo.

Yours faithfully,

J.D. RHEINALLT JONES,
ADVISER ON NATIVE AFFAIRS.

4pc

QW/DAR. 12th August, 1947.

The President,
Council for Scientific and Industrial Research.
Private Bag,
PRETORIA.

Committee on Minimum Standard of Accommodation

Dear Sir,

I thank you most sincerely for your letter No.BR/770.111 dated August 6th 1947, and for the minutes enclosed. My Executive Committee will meet later this month and will submit names of a representative and of an alternative. The Institute greatly appreciates your courtesy in extending this representation which it feels will be of value to your committee.

Yours faithfully,

Quintin Whyte
ACTING DIRECTOR.

Send papers to R-J.

JRA/CT. 4th September, 1947.

J.D. Rheinallt Jones Esq.,
c/o Anglo American Corporation,
44 Main Street,
JOHANNESBURG.

Dear Mr. Rheinallt Jones,

COMMITTEE ON MINIMUM ACCOMMODATION STANDARDS.

The Council for Scientific and Industrial Research has, as you know, set up a Committee to investigate minimum accommodation standards, and the Institute has been offered representation on this Committee.

At its meeting on 26th August, the General Purposes Committee nominated you as the Institute's representative on this Committee, with myself as alternate. I shall be glad to know as soon as possible whether you will be able to serve on the Committee.

Yours sincerely,

Quintin Whyte
ACTING DIRECTOR

JRA write & inform & give D.J.'s address & phone NO

SOUTH AFRICAN INSTITUTE OF RACE RELATIONS

(INCORPORATED)

Head Office: at
22 Ameshoff Street.

Telephone: 44-5988
44-4368
Telegrams: *Ubuntu.*

P.O. Box 97,
JOHANNESBURG.

In reply please quote: JRA/CT.

4th September, 1947

J.D. Rheinallt Jones Esq.,
c/o Anglo American Corporation,
44 Main Street,
JOHANNESBURG.

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Yes

Yours sincerely,

Q.E. Whyte

Quintin Whyte
ACTING DIRECTOR

JRA/CT. 22nd Sept., 1947.

The President,
Council for Scientific and Industrial Research,
Private Bag,
PRETORIA.

Dear Sir,

COMMITTEE ON MINIMUM STANDARD ACCOMMODATION.

Further to myletter of 12th August, I am pleased to advise that Mr. J.D. Rheinallt Jones has been appointed to represent the Institute on the above committee, with myself as alternate.

Mr. Rheinallt Jones' address is now, c/o Anglo-American Corporation, 44 Main Street, Johannesburg. (Phone 33-2261).

May I say how pleased my General Purposes Committee was at being offered this representation.

Yours faithfully,

Quintin Whyte
ACTING DIRECTOR

Sent to Mr R.J.

SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH.

NATIONAL BUILDING RESEARCH INSTITUTE.

P.O. Box 395,

PRETORIA.

18th October, 1947.

Dear Sir/Madam,

RESEARCH COMMITTEE ON MINIMUM STANDARDS OF ACCOMMODATION. MEETING OF MAIN COMMITTEE.

Please note that the Second Meeting of the above committee will be held in the Board Room, Council for Scientific and Industrial Research, Second Floor, Block 1, Visagie Street ~~Government~~ Buildings, ~~Pretoria~~, on THURSDAY, ~~4th December, 1947~~ at 9.30 a.m.

Yours faithfully,

P.H. CONNELL

for DIRECTOR: NATIONAL BUILDING RESEARCH INSTITUTE.

AGENDA.

1. Minutes of last meeting.
   (a) Confirmation.
   (b) Matters arising out of minutes.
2. Report by Organising Secretary on Sub-Committees.
3. Sub-Committees' Terms of Reference.
4. Relation to S.A. Bureau of Standards of Sub-Committees 5, 6, 7 and 8.
5. Membership.
6. General.

/MCB.

SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH.

NATIONAL BUILDING RESEARCH INSTITUTE.

P.O. Box 395,

PRETORIA.

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SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH.
SUID-AFRIKAANSE WETENSKAPLIKE EN NYWERHEIDNAVORSINGSRAAD.

NATIONAL BUILDING RESEARCH INSTITUTE
NASIONALE BOUNAVORSINGSINSTITUUT

Telegramme : "NAVORS"
Telegrams :
Telephone : 3-1261
Telefoon :
Reference No. BR/ 720.111(3).
Verwysingsnommer

P.O. Box 395,
~~C.S.I.R. Private Bag 189~~
~~W.N.N.R. Privaatsak~~
PRETORIA

8.12.47.

Mr. J.D. Rheinallt-Jones,
P.O. Box 4587,
JOHANNESBURG.

Dear Mr. Rheinallt-Jones,

I enclose a copy of the N.H.P.C. Circular No. 16 of 1947, which contains particulars of the tentative Standards of Accommodation in force until July 1st, 1948.

This is the document on which the Research Committee on Minimum Standards of Accommodation will have to comment by June next year.

I trust that you will find in it the information which you require.

Yours sincerely,

for S. de Beer
ORGANISING SECRETARY
RESEARCH COMMITTEE ON MINIMUM
STANDARDS OF ACCOMMODATION

Encl.

BR/720.111.

NATIONAL BUILDING RESEARCH INSTITUTE,

P.O. Box 395,

PRETORIA.

24 DEC 1947

To all members of the
Research Committee on
Minimum Standards of
Accommodation (Main Committee).

Dear Sir/Madam,

Circulation of Minutes of Sub-Committees.

Adverting to the Second Meeting of the Research Committee on Minimum Standards of Accommodation, I have pleasure in forwarding herewith copies of the following minutes of sub-committee meetings:

Sub-Committee 1 - Minutes of First Meeting.
Sub-Committee 2 - Minutes of First Meeting.
Sub-Committee 3 - Minutes of First and Second Meetings.
Sub-Committee 4 - Minutes of First Meeting.
Sub-Committee 5 - Minutes of First Meeting.
Sub-Committee 6 - Minutes of First and Second Meetings.
Sub-Committee 7 - Minutes of First Meeting.
Sub-Committee 8 - Minutes of First Meeting.
Sub-Committee 9 - Minutes of First Meeting.

In future minutes of sub-committees will be circulated as they become available.

Yours faithfully,

for ORGANISING SECRETARY.

JD/MCB.

R.1.

720.111(3).

SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH,
NATIONAL BUILDING RESEARCH INSTITUTE,
P.O. BOX 395,
PRETORIA.

accepted 23/1/48

15 JAN 1948

Mr. Rheinallt-Jones

Dear Sir/Madam,

The Council for Scientific and Industrial Research has, at the request of the National Housing and Planning Commission, set up a Research Committee to go into the question of minimum standards of accommodation for housing in South Africa. The work is controlled and directed by a widely representative Main Committee which is supported in turn by nine sub-committees, studying various aspects of the problem.

One of the sub-committees has been set up to organise surveys of the attitudes of occupants to housing, and meets under the Chairmanship of Dr. H. Sonnabend of the Department of Social Studies, University of the Witwatersrand.

At the first meeting of this Sub-Committee it was suggested that a joint Committee of responsible African and European opinion should be formed to discuss the various headings under which information on Urban African housing is required, and the best methods of obtaining this information. It was felt that this would be a better method of approach than to attempt to carry out surveys in locations at the present time.

Your name has been proposed as a member of this Joint Committee, and I would be glad to know whether you will accept this appointment.

It is proposed to call a meeting of the Joint Committee some time during the last week of January, probably at the Institute of Race Relations in Johannesburg. The actual date will be fixed on Mr. Quintin-Whyte's return and you will be notified accordingly.

As time is very short, I would very much appreciate your early reply.

I enclose for your perusal a list of Headings under which it is proposed to call for evidence on Urban Native Housing.

Yours faithfully,

B. de Beer

for DIRECTOR : NATIONAL BUILDING
RESEARCH INSTITUTE

11.

B.235. 720.111.

SOUTH AFRICAN COUNCIL FOR SCIENTIFIC AND INDUSTRIAL RESEARCH,
NATIONAL BUILDING RESEARCH INSTITUTE,
P.O. Box 395,
PRETORIA.
22nd April, 1948.

Mr. J.D. Rheinallt-Jones,
P.O. Box 4587,
JOHANNESBURG.

Dear Sir/Madam,

Research Committee on Minimum Standards of Accommodation - Advance Notice of Meeting.

I have pleasure in advising that the next meeting of the above committee will be held in the Board Room, Council for Scientific and Industrial Research, Second Floor, Block 1, Visagie Street Government Buildings, Pretoria on Thursday and Friday, 27th and 28th May, 1948. I would be grateful if you would kindly reserve these dates.

The agenda and other papers will be circulated to members at a later date.

Yours faithfully,

ORGANISING SECRETARY,
RESEARCH COMMITTEE ON MINIMUM
STANDARDS OF ACCOMMODATION.

S. 1.

No. 720.111 (3).

RESEARCH COMMITTEE ON MINIMUM STANDARDS OF ACCOMMODATION.

Sub-Committee 3.

Proposed Headings under which Evidence is to be called on Urban Native Housing for Joint Committee appointed for this purpose:

---

1. Is the present policy of building Native houses on a permanent basis with a redemption period for subsidised loans of 40 years, the correct approach to a solution of the Urban Native housing problem:

   (a) In view of the present rate of output of such houses (7,000 in 1946)?

   (b) If the output of such houses could be stepped up considerably (A rate of 15-20,000 per annum on the Witwatersrand within 18 months is a likely target within the bounds of practical possibility)?

2. If the policy of relying on permanent housing is considered to be wrong, or incapable of solving more than a part of the Native Housing Problem, what suggestions has the committee to make:

   (a) As to what, in its opinion, is the correct method of approach? or

   (b) What additional types of housing should be sponsored in order to house the people adequately within a reasonable time?

3. We are anxious to lay down minimum standards of accommodation in dwellings for temporary as well as permanent housing. Does the committee feel that any difference should be allowed between the two?

4. Much is heard of the necessity, in view of the present crisis, of permitting "reduced standards" for Native housing. Can the Committee give an outline of what reduced standards would be considered allowable, and how such reduced standards should relate to the standards laid down for permanent housing.

In an endeavour to lay down Minimum Standards of Accommodation as outlined above, information on the following would be helpful.

(a) Is the class of house generally provided in permanent Native townships by local authorities adequate, generally speaking, for the mass of tenants? Where such houses are thought to be unsuitable or inadequate, please outline those points on which they fail to meet the needs of the tenants.

N.B. Information is desired under the following heads:-

1. Adequacy of the structure (i.e. protection from the weather, degree of comfort, ventilation).

2 /...

2. Adequacy of the Planning (i.e. number and relationship of rooms, dual-purpose rooms etc.)

3. Installations (i.e. sanitation, cooking and washing facilities, artificial light etc.)

If desired this heading could be broken up into further detail.

(b) Most permanent Native houses constructed today have three habitable rooms, with possibly an additional room containing kitchen stove etc. In the opinion of the committee, is the need of urban Native families

(a) For more habitable space (e.g. 4 or more rooms with relatively primitive equipment).

(b) For better equipment (e.g. more efficient stove, hot water, provision for food storage, electric light etc), retaining the present arrangement of three rooms?

(c) Water Supply:

In areas where a reticulated water supply exists, does the committee feel that a water point should be provided in each dwelling, as a minimum requirement?

Where reticulated water supply does not exist but is contemplated in plans for the future development of a township, does the Committee feel that provision should be made, as a minimum requirement, in the planning of the houses, for the future installation of a water point within each dwelling?

Where no reticulated water supply exists and none is contemplated for a considerable time to come, what minimum permanent provision should be made for communal water points, laundry and ablution facilities in such townships?

(d) It is generally recognised that to build combined dwellings is less expensive than detached, isolated dwellings. Combined dwellings may range from single-storey semi-detached dwellings to terrace houses, tenements and flats. What, in the Committee's opinion, are the objections, if any, to the use of such alternative types of dwellings, either alone or in combination with each other and with individual dwellings in future Native townships?

(e) Does the Committee feel that single persons of both sexes and aged persons, as well as childless couples, should be permitted to live in suitable accommodation within Native townships?

Has the Committee any views on the minimum standards of accommodation in dwellings for these types of occupant?

(f) The desire of the Native population to be permitted to build their own houses in urban areas has been constantly reiterated. In the event of this desire being met, what problems would arise in the Committee's view with reference to:-

(a) /...

S. 3.

(a) Control of minimum standards of structure, hygiene and accommodation (number and relationship of rooms etc.) in houses for the bulk of the people.

(b) The special needs of Natives who have achieved a higher standard of education and living than the bulk of the urban Native population.

(c) The financing of home-ownership schemes in the case of (a) and (b).

(g) Any other points with special reference to:

(a) Minimum standards of accommodation in Native dwellings including number and sizes of rooms, equipment provided, etc.

(b) Minimum standards of heating, ventilation, cooling and noise-reduction in dwellings.

(c) Minimum communal facilities in Native Townships.

(d) Any other factors on which the Committee may wish to submit evidence.

(h) Any comments the Committee may feel disposed to make with reference to:

(1) The Planning of Urban Native Townships.

(2) The Location of such Townships in relation to the industrial and/or other areas they are designed to serve, and in relation to the central business areas of towns (e.g. for necessitous visits to Central Pass Office, Magistrates Courts, city hospitals etc.)

Rec'd 25 April

Mr Rheinallt Jones.

H. 8/1/10.

Circular No...16...of 1947.

National Housing & Planning Commission,
Department of Health,
P.O. Box 386,
PRETORIA.

April, 1947.

TO ALL LOCAL AUTHORITIES.

STANDARDS OF ACCOMMODATION IN HOUSING.

1. I enclose for information a copy of a memorandum on the question of maximum and minimum standards of accommodation.

2. The National Housing and Planning Commission has decided, as a trial for one year, to apply the proposed standards to all new schemes submitted for consideration after 1st July, 1947.

3. The assistance and co-operation of all local authorities is sought, in the first place in the form of comments and suggestions before the introduction of the proposed standards on July 1st next and, secondly, by way of reports on the experience gained as result of the application of the standards.

C Crump
DIRECTOR OF HOUSING.

H. 8/1/10.

STANDARDS OF ACCOMMODATION.

No standards of accommodation have ever been laid down in this country for National Housing by which is meant housing for the poorer sections of the population with monies advanced by the Government and where, in many cases, schemes are subsidised.

Uncertainty therefore exists in the minds of the National Housing and Planning Commission and of Local Authorities with regard to minimum requirements and the maximum facilities that can be economically afforded.

An attempt has been made to limit the losses to be suffered in Sub-economic Schemes by a financial limit in the application of the financial formula but such economy can only be effected by prescribing what schemes must include to ensure adequate conditions for health and convenience, and what must be excluded as unnecessary and accordingly uneconomical and wasteful.

The only minimum standards to guide us to-day are certain space requirements laid down in the Slums Act intended to define slums conditions in existing buildings but of too low a standard to be adopted where new Housing Schemes are created, and similar requirements laid down in a Natal Ordinance passed some forty years ago.

In the examination of schemes submitted to the Commission by Local Authorities it has been found by and large that the cheapest and those involving the least losses and in many cases where low cost achievements have been boasted about, that insufficient accommodation has been provided in the numbers and sizes of rooms. Only very recently a large Utility Company has had to be informed that the types of houses it has hitherto been erecting will not be recommended for approval in future because they do not even comply with the provisions of the Slums Act. The seriousness of deliberately allowing slums to be erected will be appreciated.

On the other hand many schemes that are costly and exceed the limitations laid down by the financial formula, are unnecessarily elaborate and in many cases exceed for sub-economic work, the standards used by the Commission in its own economic schemes.

Since the time of my appointment as Director of Housing it has been my aim to arrive at standards of accommodation suitable for this country and for its different races. Fortunately, scientific conclusions have been assisted by the fact that the Commission has been building itself and thus a practical field on a large scale throughout the country has been afforded to assist in arriving at these conclusions.

In the process the advice and experience of the Institute of South African Architects has been used together with those of other Government Departments and other services. The standards adopted in other countries of the world have been studied with the view to their adaptation to South African conditions.

The conclusions/... ... ...

The conclusions thus formulated were finally reviewed at a conference of the Technical Staff of the Directorate held recently when Chief Health Officers of the Union Health Department participated and I am now in the position to submit for the approval of the Commission, well considered and practical recommendations.

Standards of accommodation may be divided into two main sections:-

(a) MINIMUM STANDARDS dictated entirely by considerations of Health, amenity and convenience as being vital and essential for those purposes, and without any economic influence. These minimum standards should apply to all National Housing through whatever agency and whether economic or sub-economic. The standards should be the same for all races because considerations of Health do not vary with different races, but because Natives and those Coloureds that live as they do have certain customs that differ from the way of living of the European and the Non-European who has achieved the European standard of living, a different interpretation is given for the minimum standards for Natives.

(b) MAXIMUM STANDARDS dictated entirely by considerations of economy, being limits beyond which schemes become uneconomical and wasteful of money, materials and effort. These maximum standards are intended only for Sub-economic or Subsidised Schemes. Economic Schemes may exceed these standards and are limited in themselves by the limited amounts of the loans that may be made.

It is recommended that the standards of accommodation here submitted be adopted as an Interim Measure and made applicable for a period of twelve months, after which the matter be reviewed in the light of general experience when it may be possible to increase somewhat the minimum standards and decrease the maximum standards.

MINIMUM STANDARDS.

To be applied to all National Houses whether Economic or Sub-economic, other than houses for Natives and Coloureds living in Locations.

(i) Until further notice 80% of dwellings erected in all schemes shall contain not less than three bed-rooms.

(ii) Minimum sizes of Bed-rooms:-

(a) Where built-in wardrobes are provided -

1st Bed-room	135 square feet.
2nd Bed-room	100 square feet.
Additional Bed-rooms	100 square feet.

The space/... ... ...

The space occupied by wardrobes shall not be included in the above areas.

(b) Where built-in Wardrobes are not provided -

1st Bedroom	145 square feet.
2nd Bedroom	110 square feet.
Additional Bedrooms	100 square feet.

(iii) Sanitary facilities:-

Every dwelling shall be provided with a bathroom and a W.C. or E.C.

Where a dwelling contains more than two bedrooms the W.C. shall be separated from the bathroom.

Minimum sizes:-

E.C. or W.C.	15 square feet.
Bathroom	30 square feet
Combined Bathroom and W.C.	44 square feet.

(iv) Living Space other than sleeping quarters:-

Provision shall be made for a kitchen (which includes food storage space) living-room and dining space whether the latter is provided in the kitchen or not.

Minimum sizes.

3 bed-roomed dwelling	300 square feet.
2 bed-roomed dwelling	260 square feet.
1 bed-roomed dwelling	210 square feet.

An absolute minimum area for the kitchen is 66 square feet but 100 square feet should be aimed at.

For food storage a pantry is not essential but if not provided an adequate sized food cupboard, ventilated to the outside air must be provided.

(v) Storage Space:

Each dwelling shall have, either under the main roof or in the form of an external shed, a storage space of not less than 21 square feet, to accommodate bicycles perambulators, children's toys, etc.

MINIMUM STANDARDS.

To be applied to all National Housing Schemes, whether permanent or temporary, for Natives and Coloureds living in Locations.

(i) Until further notice 80% of dwellings erected in all schemes shall contain not less than three rooms in addition to separate provision for the storage, preparation and cooking of food in an area of not less than 66 square feet.

(ii) Two of the abovementioned rooms shall contain not less than a volume of 1000 cubic feet each, while the third room and any other room intended for living and sleeping

in/. .

in shall contain not less than a volume of 800 cubic feet in each room.

(iii) Each dwelling shall be provided with a separate W.C. or E.C.

(iv) The floor to ceiling height shall at no point be less than 8'6" and window areas to all rooms shall not be less than 15% of the floor area and 50% of such window areas shall be capable of opening. Adequate cross ventilation shall be provided in each room with a ventilation area of not less than 80 square inches for every 30 square feet of floor area.

MAXIMUM STANDARDS.

To be applied to all sub-economic schemes or schemes where financial losses are sustained.

(i) Where dwellings are provided in the form of single dwelling houses, no house shall exceed in area, as included within and including the main containing walls, -

1,250 square feet where the dwelling contains not less than four bedrooms,

1,100 square feet where the dwelling contains not less than three bed-rooms,

900 square feet where the dwelling contains not less than two bed-rooms.

(ii) Where dwellings are provided in the form of combined buildings, no dwelling shall exceed in area, as included within and including the main containing walls, -

1,000 square feet where the dwelling contains not less than three bed-rooms,

800 square feet where the dwelling contains not less than two bed-rooms,

575 square feet where the dwelling contains but one bed-rooms.

It must be pointed out in conclusion that the prescription of 80% of dwellings to contain at least three bed-rooms (or three rooms for Natives) is intended as a temporary measure to combat the tendency of Local Authorities deliberately reducing the numbers of rooms to reduce total costs and losses.

An important issue is thereby being evaded where the housing shortage is so acute at the present time in that dwellings are being designed for small families and not for those who need houses most.

J.C. COLLINGS.
DIRECTOR OF HOUSING.

PRETORIA.
24th February, 1947.

Collection Number: AD1715

SOUTH AFRICAN INSTITUTE OF RACE RELATIONS (SAIRR), 1892-1974

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