

NATIVE HOUSING.RESOLUTIONS ADOPTED BY THE NON-EUROPEAN AFFAIRS COMMITTEE OF THE JOHANNESBURG ROTARY CLUB ON SEPTEMBER 2ND, 1949.SHORT TERM POLICY.

As a Short Term Policy to meet the urgency of the existing situation it is suggested that:-

1. Natives be encouraged to build their own houses. To assist this process, suitable material should be made available by the Local Authority at the lowest possible cost. General supervision of the use of this material and over construction of the building by Building Inspectors is strongly recommended.
2. Natives be enabled to acquire small plots of, say, 1,500/1,600 square feet, on a rental basis, to economise on the cost of land and servicing.
3. In order to ease the burden of sub-economic housing, long lease tenure townships (like Dube of the Johannesburg Municipality) should be established. The number of Natives who today can afford economic houses is not inconsiderable and if suitable loans are made available by Local Authorities (or responsible Building Societies) this number will become appreciable. The corresponding number of normal location houses thus vacated will also relieve the situation.
4. Employers should be enabled to enter into an agreement with the Local Authority for the provision of housing for their employees upon an agreed financial basis.

LONG TERM POLICY.

In the Long Term the only satisfactory solution of the Urban Native Housing Problem lies in the improvement of the Natives position to the extent that he will be able to afford to rent (or purchase) a house on an economic basis.

The achievement of this state is dependent upon the following factors:-

1. An increase in the Native's wage earning capacity, by his admission into the "semi skilled" and "skilled" labour class. In other words, the principle must be accepted of "skilled Native labour at appropriate fixed rates of pay."
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4. Having regard to the standards recommended by the Minimum Standards Accommodation Committee of the National Building Research Institute, the house design must be simplified and economies in construction achieved. This will involve the use of flatted houses, terrace houses and other forms of multiple housing.

5. Natives should be encouraged and helped to undertake their own housing.
6. Suitable material for Native housing should be sought and made available at the most economical rates; in particular adequate supplies of such material should be procured and allocated by the Government for Native housing purposes.
7. To encourage Natives to build for themselves provision should be made for freehold and long lease tenure villages.

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Advisory Resolutions on Native Housing

① Mr. Bernard Frank

112 Hawthland Street,
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② The Secretary,

National Resources Development Council
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Collection Number: AD1715

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

PUBLISHER:

Collection Funder:- Atlantic Philanthropies Foundation

Publisher:- Historical Papers Research Archive

Location:- Johannesburg

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