

8. 6/16

REPORT ON THE NON-EUROPEAN AFFAIRS COMMITTEE OF
JOHANNESBURG ROTARY CLUB ON NATIVE HOUSING.

1. Under the provisions of the Native Urban Areas Act the responsibility for the provision of Native Housing is vested in the Local Authorities, though the State for some years has accepted a certain financial liability which it discharged by means of subsidising the losses incurred by Local Authorities in administering Native Housing Schemes. These losses have, however, recently grown to such proportions that the larger Local Authorities have declared themselves unable to meet the financial shortfall and, having failed in their attempts to obtain a larger measure of relief from the State, have now declared themselves as unable to proceed with any new housing schemes on a sub-economic basis.
2. According to the Department of Native Affairs some 154,000 houses are required immediately in South Africa, of which 57,000 are needed in Johannesburg alone. All responsible authorities agree that the problem is urgent and in fact desperate. The Director of Native Affairs, Johannesburg, has repeatedly stressed the urgency of not permitting the housing programme to cease, and has voiced his fear of the consequences should we not, if we do not at any rate build for them, at least assist the natives to help themselves.
3. This Committee has studied the existing housing schemes in the Johannesburg Locations and the financial implications involved, as well as the memoranda submitted to the Minister by the Institute of Race Relations and the Chamber of Commerce, and has come to the conclusions as set out in the following summaries entitled "A Long and a Short Term Policy". These policies, in the words of the Director of Native Affairs Johannesburg, aim at "assisting the native to help himself", and contain practical measures that involve neither the state, the local authority nor the employer in any obligatory financial loss. Nor do they interfere in any way with the existing order of things should any local authority wish to continue on the present basis.
4. Acting on the resolution adopted by Rotary Conference, this Committee wishes to propose that these recommendations be submitted to the Club as a whole, and if adopted suggests that they be forwarded to the City Council, Johannesburg, and also circularised throughout the 25th District. Should they be approved by the majority of Clubs in the District, the recommendations should then be submitted to the Minister of Native Affairs for appropriate action.

LONG TERM POLICY.

In the Long Term Policy 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.
2. Native houses should be constructed by Native labour; particularly in proclaimed Native areas should Natives be permitted unlimited scope in attaining skilled artisan ability and status.
3. Native Townships should be designed with a view to greater economy in the capital costs of the provision of essential services, e.g. houses could be grouped in squares or "closes" leading off main streets; plot frontages should be reduced to economise on main water, light and sewerage reticulation lines; unnecessary irregular bends in streets should be avoided, etc.
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.

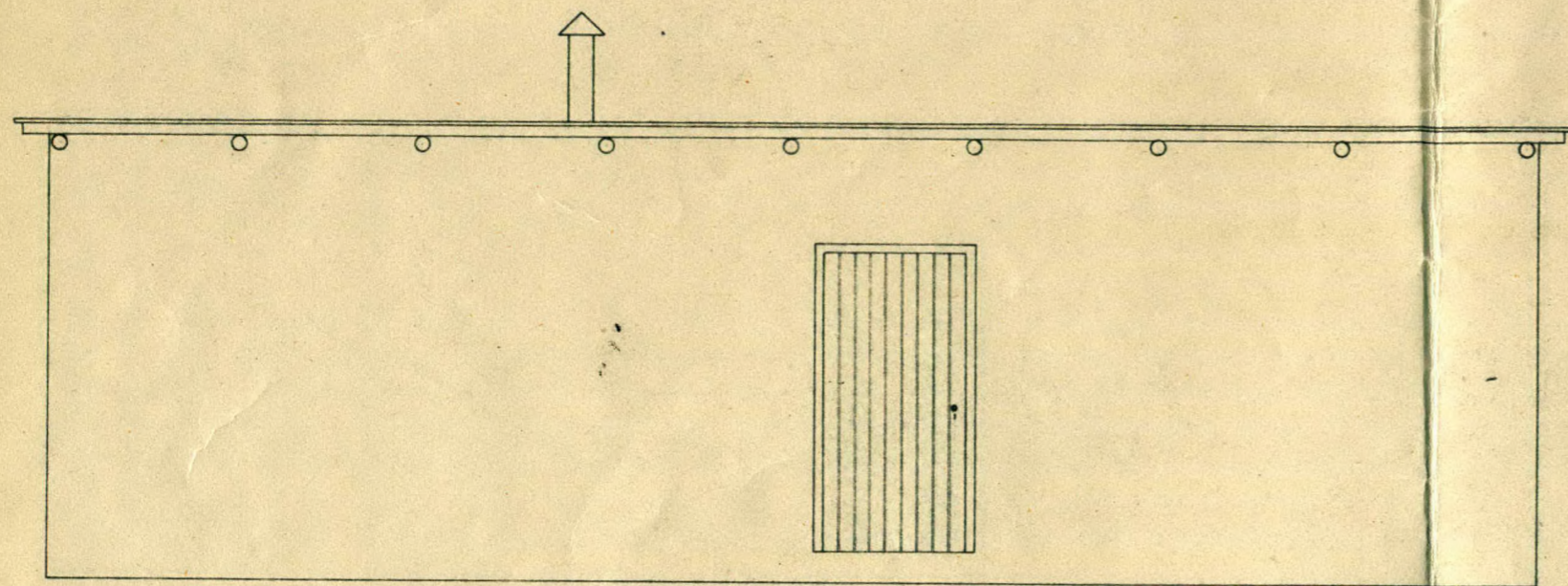
5. Natives should be encouraged and helped to undertake their own housing.
6. Suitable material for Native housing should be sought and made available at the most economical rates; in particular adequate supplies of such material should be procured and allocated by the Government for Native housing purposes.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

SHORT TERM POLICY.

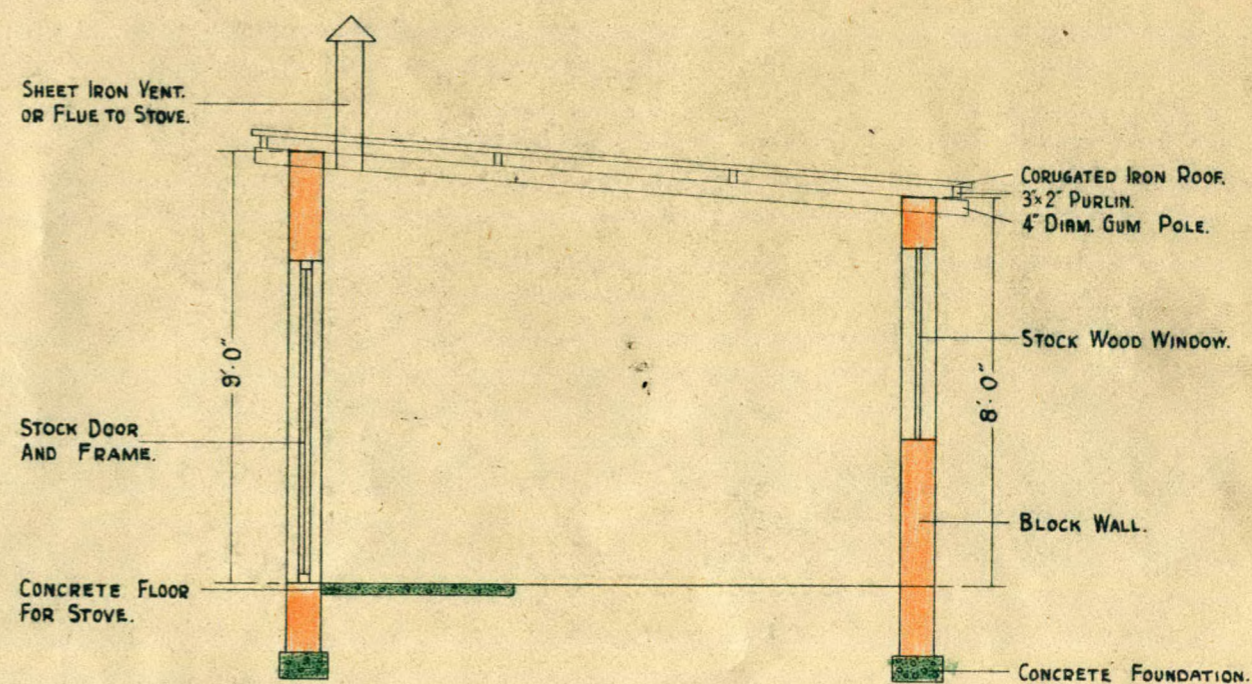
As a Short Term Policy to meet the urgency of the existing situation it is suggested that :-

1. In order to ease the burden of sub-economic housing, Natives should be encouraged to build their own dwellings, on
 - a). small plots, of say, 1500/1600 square feet, obtainable on a rental basis. This represents a reduction in the size of the average location plot but is nevertheless an increase to four times the size of the plots in the emergency squatters camps. To assist and foster this process suitable material should be made available at the lowest possible cost, by the Local Authority, who should also provide general supervision in the use of the material by Building Inspectors,
 - b). larger plots (say 5000 square feet) made available in long lease tenure townships (like Dube of Johannesburg). The number of Natives who today can afford economic houses is not inconsiderable and if suitable loans were 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.
2. 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.

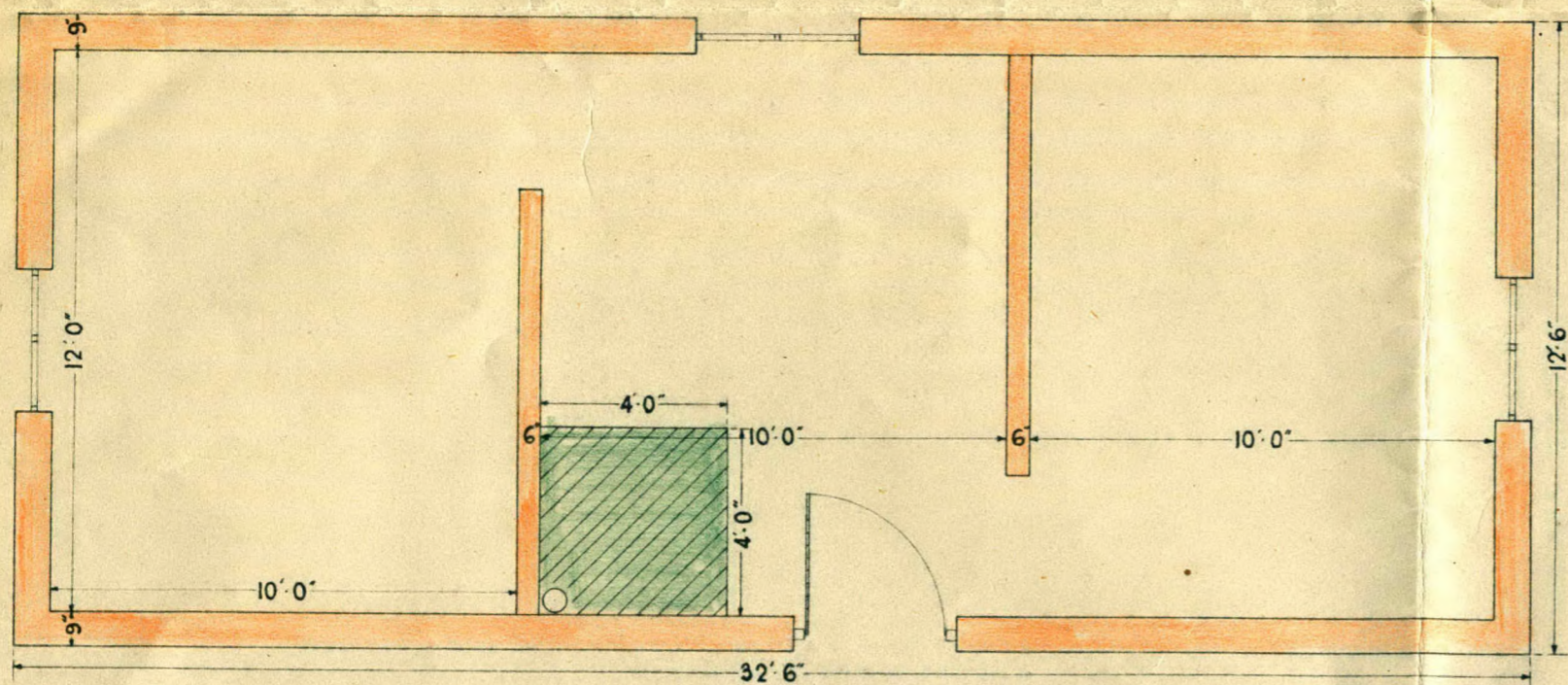
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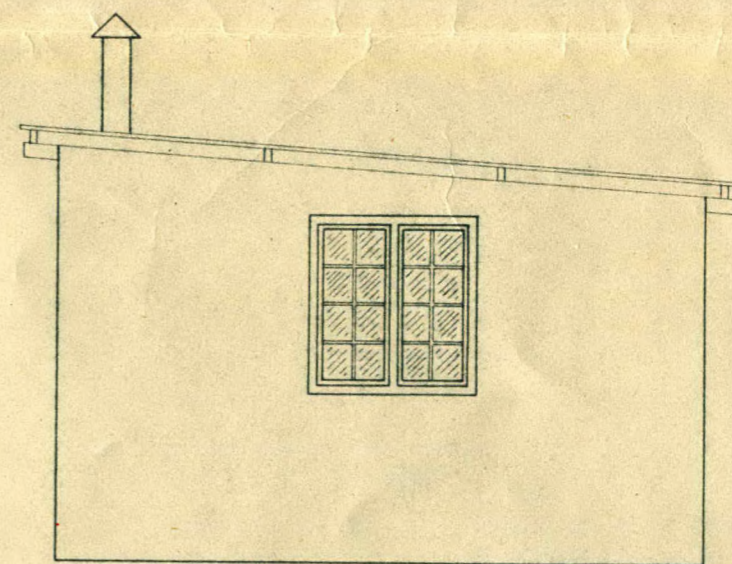
- ELEVATION -



- SECTION -



- PLAN -



- ELEVATION -

NATIVE HOUSE TO BE CONSTRUCTED BY NATIVE UNDER SPONSORSHIP OF ROTARY NON-EUROPEAN AFFAIRS COMMITTEE

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