

NUMBERED DOCUMENTS : 224

ADDRESS TO ADULT EDUCATION

The Toronto Conference

(1)

How fortunate Johannesburg was to be one of the cities selected to attend the conference. The calibre of delegates was excellent, high. The writing of the principal papers were in all cases available for discussion. The papers in some cases were excellent. Controversial especially those on transport. Give our delegates an opportunity to look at the basis of administration, solve the problems, the solution to problems, different methods of tackling the same problem for instance do you allow the metropolises to grow or do you take active steps to establish new cities. Brought one face to face with the facts of the city life in this our age of justly the population explosion. It used to take 1500 years for the pop to double from 1850 to 1950 100 years. Now 40 years. In addition to this overall increase there is the additional phenomenon as for as cities are concerned & in particular as for as metropolitan cities it that there is a rapid growth of rural areas to be noted & so often we are not aware of what is happening under our very noses. Often we think of our problems as being unique when in fact the same situation exists in 100 cities elsewhere. To me the facts contained in the papers, the discussions round the conference table the chats at meals in the clubhouse, Cafeteria, the informal conversations on conference outings opened a new horizon and a desire to know what was going on in other parts of the world & to know how they planned & thought & were getting to grips with similar situations before

we have to face. It also brought sharply into focus our own situation. Our problems, our inter governmental relations, our tax systems, our transportation, more than population be prepared to use a rapid transit system, but other cities with the same spirit motivated been persuaded to leave their vehicles at home & ~~to go by~~ ~~to go by~~ How are our housing problems relative to other cities.

It gave me a sense of shame at our smugness & self-righteousness in painting a finger at India because she has entered us when her housing problems are worse than ours. For the first time I came face to face with the people of Calcutta who made no secret of the appalling living conditions in that city but for the first time I began to appreciate the almost impossible task facing them. Unlimited resources, poverty just not known to us and the flood of people who people moving into area in search of work that just does not exist. Time India showed evidence of own conditions before coming ~~over~~ ^{only} I can face to face with the representatives of ^{India} ~~India~~. The young the corners, folk are moving to the town & cities where there is no work, no housing, no facilities, ^{housing} ~~the limited~~ resources available are being used to create industries, leaving nothing for housing. How would you like to be an administrator under those conditions. I felt ashamed that I had often gloried in their failures ^{in order to} ~~in order to~~ to support our resentment at their criticism of our apartment colonies. I realized the ^{importance} ~~importance~~ ^{task} facing the leaders in the New African states & hoped that our experience & how how could be used to help. ~~I~~ ~~failed~~ at no time did any incident occur to mar my relationship

with all delegates at the conference. While not
 agreeing with our policies I found a feeling of despair
 of ~~the~~ bewilderment amongst the American delegates
 at the riots which had occurred. Delegates like
 Conference from Detroit were in a "dual" as to
 what to do. What attitude should be adopted - had
 the giving of increased opportunities created an
 appetite for further improvement. Should we be taught
~~to~~ Again we in South Africa tend to reap
 satisfaction from such occurrences to justify our
 policies. When one comes face to face with the
 people, genuine ordinary people who wish to do the right
 thing in life, and you realize their predicament
 you have no sense of satisfaction in their plight
 even though you wish they would not judge
 your judgment on our efforts. ~~I think that we~~
~~are not always at ease~~ ^{the world is full} The eclipse of Dieffenbach
 in the recent ~~but~~ conservative party leadership elections
 may go some way to ease Canada's attitude to South Africa.

At the conference each delegate was allocated
 to a discussion group. I found myself in the group
 on financing of Nat. areas & also on the housing ~~discussion~~
 group. Mr. Jones has dealt with finance and
 would like to give some impressions of the
 housing ~~discussion~~ paper on housing in Metropolitan
 areas.

The main paper on housing was written by
 (see front of paper)
 He attended the conference & impressed everyone by his
 vast knowledge. The persons in my discussion were
 (see list).

100 000 x 30 year / 30

31.

62

90

~~100 000 0~~

~~1200 000~~

~~1 500 000~~

~~1 750 000~~

What waste paper all about

Can I just give some of the facts that scare me:

Cities of the world are in a stage of rapid transportation.
Exploding urban population pressures are increasing
the complexities of city administration.

Quote (1)

Quote (2)

The paper reviewed housing supply in various parts of the world.

Hong Kong: 12.76 persons occupy one family unit.

Djakarta: two to three families each with 10 to 15 persons
live in one house.

(3) Quote

Average floor space per housing unit

Europe: 50 sq metres.
(Denmark) 86.4 sq metres

<u>Number of floors</u>	Netherlands	5.2.
	Hungary	2.5.
	U.S.A.	5.5.

Latin America: one or two rooms predominate.

Iran, India Republic of Korea: one room houses
account for more than 50% of all housing

Types of water to dwell a unit.

- 100% UK.
- 50% Urban areas of Europe.
- (16) 20% in Economic Community for Asia & for East.
- 10% Latin America: Dominican Republic, Bolivia.

(7) Flush Toilets Bolivia B. 13.4.
 Dominican Republic 15.9.

(17) Age of Dwellings
 Sweden Norway Finland 33 to 44%
 built since world war II.

East Germany 11% since W.W.II.
 Hungary 17
 4/5 33 1/3

Indonesia 5% Permanent.
 65 Semi permanent.
 35 wooden framed.

Philippines 12.1% Permanent.
 58.4 Bamboo framed & Nipa thatched.

Nepal 75% deopadalia

Iran

32% mud.

6

Australia

41% wooden framed

Para 19

Accelerated family formation due to early marriages is leading increased demand for housing. Urbanisation also a big factor.

Population in large cities Population 100,000 & over.

	100,000 & over		20,000 & over	
	NO	%	NO	%
1800	15.6	1.7	21.7	2.4
1850	27.5	2.3	50.4	4.3
1900	88.6	5.5	147.9	9.2
1950	313.7	13.1	502.2	20.9
1960	590.0	19.9	803.2	27.1

1920
11

% of World Population in Urban & Rural Areas

	1960	1975	2000
in Cities 1,000,000 & over	10%	13%	21%
100,000 & over	20	28	42
Rural Areas & Villages 1000 & over	66	58	46

Para 22. Housing Demand in Latin America
 is estimated in Latin America to be 40 million
 units. of which 19.7 million Urban.

(27) Basic function of housing to avoid rain, cold & heat.
 & to eat sleep and to maintain family
 life in seclusion.

(29) Housing Standards Great differences
 between developed & underdeveloped

Malaysia: per capita living space: 4.7 sq meters 4.7
 each bedroom 11 sq meters 11 x 11 sq feet acc: 2 persons (51)

1960. five Central American countries.
 net size of three roomed housing unit at 52-69 sq meters

52
 10.75

 260
 3640
 52000

 559.00 sq feet.

Belgium 62. to 78 sq meters.

Netherlands 50 sq meters.

Small 38 to 54 sq meters. for a five member family

34. No of houses receiving Public Subsidies
 91 % in France.
 58 % - UK in 1957.
 95 % Netherlands.

para
37

Quote 4.

para 38

Quote 5.

average size of Japanese parks.

45 sq meters
 10.75
 225
 3150
 45000
483.75 sq feet.

1935 National average 5.03.
 1960 " " " 4.56.
 1966 average in Japanese
 Housing Corp. houses 3.4.

42 Policy of New Towns:

UK. Rents low 1946
30 to 50000.

supported Popul.

Results UK. Policy 100000
with attractive Civic Shopping
Centres.

43

U.S. New Towns Heartown long Island.
50000

Heartown Pennsylvania 100000.

Toronto Don Mills. 250000.

44 Japan New Towns 100000 to 300000.
 in suburbs of large cities
 such as Tokyo
 Osaka
 Nagoya

44 In Japan mostly housing developed mostly by Japanese Housing Corporations.

45 Stockholm .18 neighbourhood units built between 1952-1963. 5 others under consid.

Vallingby population 25000
35000.

Farsila.
These centres serve large surrounding areas. (radius 800 to 900 metres from suburbs centres).

Glasgow new town lumberjacked.

55 Japan in apartment.
Densities 400 persons per hectare.
 $\frac{400}{\cancel{27}} \times \frac{4}{9} = 160$ per acre.

- 59 Types of housing
- ① owner occupied
 - ② tenuring
 - ③ employment for tenuring & employment
 - ④ government:

Para 65

Quote (6)

Para 67

Quote (7)

(68) Large gap between housing cost & ability to pay.

70 Housing cost is 4 times annual income.
Less developed countries of Europe 8 times.
But 20% of those is used.

73 Singapore & Malaysia tenants pay 30 to 50%
of annual income for 30 sq meter houses.

Page 40 Size of boxes Finland 50/55 meter.
France 56 m.

Sweden 40 m.

Switzerland 40 m.

Get this ratio converted when a.

Page 43

Five per capita national income
Five ratio of costs per sq meter
& Daily ways of
unskilled

Page 44

works.

Para 76 Sky rocketing housing cost is a phenomenon found in every country. First because of rise in construction of land ^{costs} & secondly, improvement in housing ^{services}. Increased demand for land has increased prices.

Para 80 Future population increase will double demand for land next 30 years.

Page (58) Quote (8)

Para 86 Denses, several thousands per acre in Bombay, Calcutta.

92 Deals with public authority acquisition of land.

93 Idea that public authority should intervene in land use planning for maximum social & public benefit if widely accepted.

(95) Recognised that unless joint responsibility, dwell housing problem would not be solved.

99 In U.S. 1/6 of pop. cannot afford to own
standard housing.

101 In U.K. since world war II 90% of
housing construction has been undertaken by
public authorities (by 1964 decreased to 42%)

(105) Quote 10

(106) Quote 11

108 Five decades of ~~exp. extent~~ to which public
funds provide in housing.

Plans for 81 to 91 for
metropolitan problems.

Deal in paper with Metropolitan test of 13
fault.

→ Toronto experiment.

American & Canadian Differences in organization

Complexity of A/C Systems with many
bodies School Boards
Hospital
Bank Board

See details for Law Board.

Difference between Winnipeg
& Toronto.

map of Montreal with separate local
suburbs

Montreal Transport - no of lines increased

body Metropolitan organization

Stockholm Local Metropolitan
redevelopment of core city

Necessity to think ahead & for general
planning

Need for Central fault assurances.

will part of more urban representation in
parliament have different attitudes

hema no hama

Vancouver ~~budget~~ plan be approved
by Debevoise

Council meeting - Deputation
sign ~~planning~~ planning advisory board

Calcutta

Sweden 1946 from 2400 to 800
communes

Now federating 800 to 280 by amalgamation
& merger.

Swedish Populac	1850	930000
	1900	3000000
	1970	4000000

1900 5580
 45% urban occup. per.
 1960 808
 Region 1.3 m. in 30 years 2 1/2 times
 earth being equalled for
 quality of life.

Now 10-12% open
77% live in densely populated
areas

Sweden Formation of School at Sigtuna¹⁵

hondo L.C.C.

117 sq miles. 90 local authorities

abolished.

Now plane table by 32 hondo

boards

boards

each app

250000

Now 620 sq miles

population 8m.

hondo Govt act 1963

Calcutta 200 sq miles

population 6m.

Page 27

Sigtuna School

Free to higher units

more authorities

Amendments from Central Govt.

Get Tables of Population Growth of Large Cities

Difficulties in Europe - Scarcity of ^{water} ~~water~~ solution of River that flow through many canals

Education - Emphasis:

Developing people to maximize of Capacity

Council meetings Deputations
Voluntary in public

Conflict between Mayor & Officials

Expenditure of State in Public
Parking System - Car Parks in Central City
Taxing on rates City
Education outside
Parks

Openness of Walk
Stop

Meter Law
National Books

Towns Conference Interior Parks
Not only that covered with city
hall Management Chief to
Indus
Conclusions

Purpose of Conference (1) Interest, wide range of persons, agencies
& interests in problems of met dev.

- (2) mixture of developed & underdeveloped countries
- (3) Personal visits to each other as early as possible
Dealers want to know who they were

Smoking when staff was asked out to become we would not be able to select. Doctors said

- (4) Johnson's plan followed to be selected. Doctors said
banned to be in hospital in Venezuela.
- (5) Advance by committee.
- (6) Tribute to staff who prepared the background material & the review of Johnson's plan.

7) Shift between the side effects of population explosion and death 150 years to date. 1850-1950 100 years now 40 years.

8) Not some vague phenomenon of Japan India or China (then deal with Russia & others)

9) Very real, especially affecting the large met areas which are a magnet.

10) Give examples 3 & 4

11) Attention being given to met regions

(a) Radical change in London
from 90 local authorities in 117 sq miles
to 32 in 620 sq miles.

(b) Sweden: from 1946 from 2400 to 800
now 800 to 280 by
Abalgarols, merge.

(c) Toronto: orig 13
now 6.

Name of author of paper. I A.

Hidemko Sazanami

Chief Urban Facilities Research Group
Building Research Institute
Ministry of Construction
Government of Japan

Toronto Conference

Evence of groups formed to take part in
T/C was a wide variety of people.

Universities
Board of Commerce
Industries
City Hall

Continuation of Ideas of Conference to keep
interest of this wide group.

I. A. L. A. essentially persons directly
connected with City Hall.

have total function

America Entanglement. because how can't
North & South not at ^{stand} ~~idea~~

Delegate for Detail Stunned

Negros & Whites

host were against Negros who
had moved up the scale.

looking was not less to be expected

Have the due to much
not be enough

Dwaal

Canada & India Population
many young Canadians helping
in African States at rates of the
of locals

Considerable thought been given to the legal necessity,
to plan for the huge expansion inevitable in the major
~~metro~~ metropolitan areas which attract more people

Conclusions Necessarily, to be aware of fact & plan ahead

Johannesburg Cannot do so in isolation.

Must be co-ordinated planning between City,

surrounding area, Gov & Govt.

As we to encourage formation of separate towns such as Henderson

Need for Gov & Govt to change attitude to
cities with Govt of City population City

Govt's should have more say
Gov & Govt must have adequate trained staff
Borchgrevink Committee Report 10 years

Reliable necessary for top management
new concept report may be used for

in City Hall be relieved of great
details.

Far too heavily taxed by Province Govt.
By overseas standards City taxes are low
and we cannot expect City to cater
for the huge expansion unless we get
cooperation of Gov. Govt authority.

Our System relatively straight forward by comparison
many other countries.

Must follow trend

Cities of size of Johannesburg should be
relieved of many of the petty restrictions
which are exacted to cater for the small
area with less adequate staff.

conclusion

(2)

cities who own large tracts of land
have great advantage.

Johannesburg 94 sq miles not large
by world standards

Nothing to equal Saveto
Mansing of Great Kaplo.
water borne sewage
medical facilities

American type

~~New York Met Region~~ has local urban
gangs building new town house
duplex poplars

12 Coming back to Toronto Conference.

Housing

give notes in Synchro

near problems of Calcutta

Urban

South America

East Asian countries

Focuses in having a substantial
economy.

Sense of shame at using problems of Calcutta
New Emerging States

13

14

at some stage bring

Signature
School

Percentage of World Population in Urban Areas by Size Group, and Rural Areas by Continents: 1960, 1975, and 2000.

Para 8

Continent	1,000,000 and over	500,000-999,000	300,000-499,000	100,000-299,000	100,000- and over	2,000-5,000-99,000	Rural areas and villages less than 2,000-5,000
	Per Cent						
Year 1960							
North America ^a	34	9	6	11	60	24	16
Latin America ^b	12	4	3	6	25	20	55
Europe ^c	13	5	3	8	30	24	46
Asia	6	2	1	3	12	9	79
Africa	2	1	2	3	8	7	85
Oceania	25	6	6	6	44	19	37
World Total	10	3	2	5	20	14	66
Year 1975							
North America ^a	35	9	6	10	60	25	15
Latin America ^b	20	6	5	8	39	16	45
Europe ^c	15	8	5	8	36	24	40
Asia	10	3	3	6	22	10	68
Africa	4	4	3	5	16	9	75
Oceania	25	12	6	7	50	10	40
World Total	13	5	4	6	28	14	58
Year 2000							
North America ^a	40	12	10	15	77	13	10
Latin America ^b	25	8	7	10	50	10	40
Europe ^c	20	12	7	9	48	22	30
Asia	20	6	5	8	39	11	50
Africa	8	6	4	7	25	7	68
Oceania	27	13	8	7	55	10	35
World Total	21	7	6	8	42	12	46

^aNorth America, north to Mexico.

^bNorth America, south of U.S.A., and all of South America.

^cIncluding Asiatic portion of U.S.S.R.

In the E.C.A.F.E. countries, demands for better housing begin with basic necessities such as land, education water supply and sewers. The housing demand itself is for nothing more than a single room where all the family can eat and sleep together. The number of dwellers per housing unit is 12.76 in Hong Kong, 10 to 15 Djakarta. In Calcutta, 58 per cent of all city dwellers live in single rooms with more than five persons, and the number of single-room houses totals 79 per cent of all the houses.

The housing situation in Japan presents a very peculiar case. The housing standard is very low; for example, the size of apartment units for five member families built by the Japan Housing Corporation is only 45 square meters. On the other hand, their ownership of durable consumer goods such as T.V. sets, electric refrigerators and washing machines is high (almost 100 per cent). The sophisticated attitude of the tenants, whose educational level is higher than average, demands that dining and sleeping take place in separate rooms, parents and children sleep in separate rooms, and each room fulfill a specialised function, etc. As a result of such demands, the master bedroom becomes as small as 8.5 square meters, and the dining kitchen as common spaces becomes as small as 7.5 to 8.5 square meters. In view of the fact that, in Tokyo and Osaka, one-fourth of the households live in one-room apartment-houses of wooden structures, those built by the Japan Housing Corporation may be adequate so far as the Japanese housing standard is concerned.

On the other hand, competition for resources for housing and production facilities is not so keen in developed countries which have already achieved a high standard of living. In the developed countries a large investment in housing is needed, both socially and economically to promote building and other related industries. The prosperity of the building industry, like that of other consumer-oriented industries is essential for the prosperity of the economy as a whole. In the advanced countries, the public's desire to elevate the housing standard to other standards of consumer life is very strong, and housing construction plays a key role in the economy. This is radically different from the situation in less developed countries where the present standard of living is low and a considerable sum of investment in basic production facilities is needed. Generally speaking, it is easy to invest resources in housing; it is, however, sound economic policy and effective housing policy to invest in housing only those resources which are not suited to investments in production and other facilities.

Housing investments consume capital, material, labour and other resources. They also effect the growth of investments in production facilities indirectly. Subsidies are needed to fill the gap between

overhead expenses for maintaining modern housing and average incomes and to meet rising housing demands effectively. Such subsidies necessitate higher tax rates, and higher tax rates in their turn exert negative effects on personal savings and corporate savings which are the sources of investment money for production facilities. This problem becomes increasingly important in less developed countries where large subsidies are needed to bring new low-rent housing within reach of the general public.

LAND PRICE INDEX AND CONSUMER PRICE INDEX IN SIX MAJOR CITIES OF JAPAN 74 (March 1955 = 100)

Classification	1958	1959	1960	1961	1962	1963	1964	1965
Total	188	226	294	494	708	839	986	1082
Commercial Land	161	173	231	370	500	558	641	696
Residential Land	191	236	303	436	614	763	928	1038
Industrial Land	213	270	361	675	1017	1192	1391	1514
Average Urban Land	178	220	280	399	507	594	677	768
Consumer price index	103	104	108	114	121	131	135	146

⁷⁴ Heihachiro Adachi, "Present Housing Problems and Home Land Development in Japan," paper circulated at the Tokyo Seminar of the International Federation of Housing and Planning 1966.

The Six major cities used in this calculation are : Tokyo, Osaka, Magoya, Yokohama, Kobe and Kyoto.

TAX RELIEF.

Tax relief is a measure designed to channel more funds into housing investment. In West Germany, for example, taxable incomes may be sizeably reduced through the provisions for accelerated write-offs for personal investment in housing, and up to 30 per cent of corporation profits may be deducted from taxable incomes if the corporations use such money as no-interest loans for social housing construction. These measures have succeeded in diverting more personal and corporate money for investment in housing.

France has a housing fund for low-income families called H.L.M. Under this system, builders of rental housing can borrow up to 75 per

cent of the housing cost at the rate of 1 per cent per annum with an amortisation period of 45 years, and with no payment in the first three years.

The Calcutta Metropolitan Plan deals with a city in a state of crisis. We have not seen human degradation on a comparable scale in any other city in the world. This is a matter of one of the greatest urban concentrations in existence rapidly approaching the point of breakdown in terms of its economy, housing, sanitation, transport and the essential humanities of life. If the final breakdown were to take place it would be a disaster for mankind of a more sinister sort than an disaster of flood or famine. It would be a confession of failure, at the first major confrontation, of mankind's ability to organise the vast, rapidly growing urban concentrations into which humanity seems inevitably destined to move.

The remaining 63,25,000 were in the 1961 "household population" - people residing in some form of non - institutional shelter. Altogether, they occupied 13,29,000 housing units, providing, on an average, one unit for ever 4.76 persons. This ratio itself is not particularly high. The real problems of the existing housing supply arise from two other factors. First, most of the units are extremely small in relation to the number of people who are forced to live in them. Second, the majority are in a squalid condition with few of the physical amenities of decent homes.

The first point implies overcrowding of remarkable proportions. This can be illustrated by two simple facts: (a) in 1961, the average CMD housing unit size was only 1.55 rooms; the average occupancy rate was 2.99 persons per room; (b) it has been estimated that 77 per cent of all Calcutta families in 1957 had less than 40 square feet of living space per person.

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