

HOUSING AND URBAN DEVELOPMENT.

It has been apparent for sometime that the growing demand for housing in the Republic cannot be solved by the present methods under Municipal, Provincial and Governmental controls.

The Committee system of Local Governments controls inhibits decisions making for long delays in planning and longer delays before approvals for the necessary expenditure thereby further increasing the spiralling costs.

Housing Schemes which were planned a few years ago and now approved all require cost revision which further delays their commencement.

The efficiency of the Building industry is also affected; economic working and growth cannot be achieved without continuity in the provision of large and long term contracts.

Housing, which is also Urban development, has now become a National problem and the lack of this is seriously jeopardizing the economic growth of the country.

It has been reliably stated that with our present population explosion largely accentuated by immigration that within the next 30 years, as many houses will have to be built in the Republic as have been erected during the past 300 years.

With a surplus of money and a large Building Industry depressed due to lack of work, it is evident that a radical change in procedure both in financial methods and approvals is essential to tackle this National problem.

As an alternative to the existing Municipal/Governmental procedure it is suggested that approved corporate bodies with financial, engineering and planning facilities with governmental representatives undertake the establishment of complete garden townships within or without the boundaries of established municipalities whose collaboratorion would be necessary.

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