

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. 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) 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.)

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