

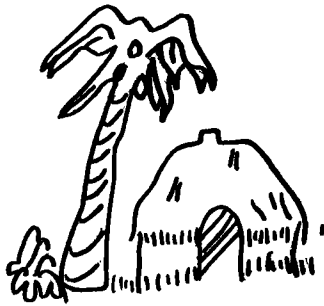
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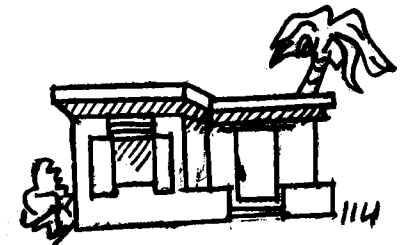
H I G H L I G H T S
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F O R E I G N H O U S I N G

(Abstracts of Recent Publications on Foreign Housing and Planning)



Compiled by the

International Housing Activities
~~Office of the Administrator~~
U.S. Housing and Home Finance Agency



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Each of these categories, it is shown, presents its own problems and is, therefore, examined separately. The purpose of this survey is to collect and collate the known facts to facilitate such examination. In order to present a more complete picture of the industry, some supplementary information has also been included. 81 pp.

3. "Een Vereenvoudigd Gespijkerd Dakspant? (A Simplified Nailed Rooftruss) by P. Th. Wijnhamer. Indonesia: Tectona Bosbouwkundig Tijdschrift, February 1952. pp. 190-199.

Rebuilding activities in Indonesia are badly hindered by an insufficient supply of building materials, including timber. The Forest Institute at Bogor studied some possibilities of economic wood construction and applied a type of nailed rooftruss. In this study, special attention was paid to the use of impregnated wood of lower quality, and to simplified design and construction.

4. Preservative Treatment of Bamboos, Indian Forest Bulletin No. 137 by D. Narayanamurti, A. Purushotham, & J. N. Pande. Dehra Dun: Forest Research Institute, 1947.

Experiments on the treatment of green bamboos with inorganic preservatives are described in this booklet of the Forest Research Institute at Dehra Dun, India. It states that while the inner wall of the bamboo is not very easily permeable to the movement of liquids, it however, appears to be permeable to zinc chloride in the molecular or ionic form. Incision of the inner wall aids liquid penetration. Treatment by the original Boucherie process (standing the freshly felled bamboo in a container of the preservative solution) was found to yield satisfactory results. Good results were also obtained with the cycle tube method of treating the bamboos, a period of 5-6 days giving good absorption for bamboos 15 feet long. With the incised basal internode as reservoir and keeping the bamboo vertical satisfactory absorption could be obtained only in the case of Melocanna bambusoides and Bambusa nutans when the period of treatment was restricted to 24 hours. For good protection against termites, fungi and borers treatment by the Boucherie process (cycle tube) extending over 5-6 days is recommended. It is pointed out that for outside locations a non-leachable preservative should be used. 14 pp.

5. "Evolution Technique et Reduction du Prix de Revient Dans la Construction des Logements" (Technical Development and Reduction of Costs in the Construction of Apartment Buildings) by W. Triebel. Paris: Cahiers du Centre Scientifique et Technique du Batiment, No. 16.

The Hanover Building Research Station presents in this report the results of various investigations made on the subject of the reduction of construction costs. This report is divided into five main parts dealing successively with:

1. Variation in ceiling height, number of floors, depth of plan and equipment, and of construction costs of apartment buildings of equivalent surfaces.
2. Economic study of different construction techniques for walls, floors, and roofs.
3. Agricultural buildings.
4. Assessment of housing requirements.
5. General conclusions. 17 pp.

CONSTRUCTION MATERIALS AND TECHNIQUES

6. "Housing Maintenance" by J. L. Drewery. London: British Housing & Planning Review, July-August 1952. pp. 27-36.

An article describing the importance of maintenance of housing property. It is shown that housing authorities deal with their maintenance commitments in various ways, the majority by direct labor but in some instances by the use of private contractors or alternatively using both methods. On the question of economic efficiency, the author found that the direct labor organization gives the best results from all angles.

Housing maintenance is then described in terms of the financial provisions required, the effects of design and planning, depots, workshops and stores, control of operatives, planning of periodical maintenance, and the provisions for oncosts and the setting-up of a mechanized costing system.

The most economic and efficient system of maintenance organization are summarized in the following points:

- (a) That the officer responsible for maintenance should be consulted before plans for new estates are submitted.
- (b) The officer should be represented at all contractors' final inspections.
- (c) It has proved in practice that maintenance by direct labor is not only sound economy but is better from the tenants' point of view; therefore, this operation should be carried out by direct labor.
- (d) The basis of the work to be carried out should be ascertained from a technical survey of the projects; this should be carried out at intervals of four years.
- (e) It is better from a practical point of view to establish permanent estate depots and secondary depots so that tenants may make their complaints to officers with practical experience.
- (f) Stores administration and whichever costing system is decided on must be simple in operation and readily understandable by every class of tradesman."

7. "Construction de Logements Ouvriers en Moselle" (Construction of Housing for Workers in the Moselle District) by J. Debelvalet. Paris: Cahiers du Centre Scientifique et Technique du Batiment, No. 16.

This technical paper is devoted to a description of the techniques being employed in the construction of a large housing project being built for workers, necessitated by the extension of the Societe Lorraine de Laminage Continu (SOLIAC) plant. One feature of this project is the use of non-traditional construction techniques, notably in the use of poured concrete; another is the carefully devised work plans, allowing the project to keep within the very close time schedule demanded by the program. 21 pp.

8. Trehus I Dag (Modern Frame Houses) by Hans Granum and Sven Erik Lundby. Oslo: Royal Norwegian Council for Industrial and Scientific Research, 1952. (In Norwegian with English summary).

Three-fourths of Norwegian dwellings are small homes built principally of timber. The post-war years have seen a transition to timber-saving types of construction, presenting the prospective builder with new materials and unfamiliar methods. This book is written so that more detailed explanations of these methods may be more widely disseminated.

Discussion of construction methods commences with the framing, it is shown. Different types are shown together with the structural requirements that must be fulfilled. Execution of a framing with 2" x 4" studding spaced 60 cm. (24") is explained in detail. Details are shown for such items as the framing over window openings, etc. Lateral loadings are given special mention, and the requirements for diagonal bracing are emphasized. Since the simplified sheathing presents nailing difficulties, special nailing strips must be installed in the framing.

Different wall types are also discussed: hollow-space, loose-filled, and elastic, solid-filled walls. A hollow-space wall is illustrated with a type using glasswool insulation with interior and exterior wood sheathing and a type with straw building board interior sheathing and exterior covering of asphalt-cemented, porous wood fiber boards and wood sheathing. Minimum roof slopes with different roofing materials are shown. Advice is also given on sound insulation in walls as well as information on the treatment of siding.

In the closing chapter the importance of the modulus system in conjunction with planning is emphasized. Prevailing sizes of building materials have resulted in the widespread use in Norway of a 60 cm. modulus. 152 pp.

HOUSING ECONOMICS

9. "Urban Building and Real Estate Fluctuations in Canada" by K. A. H. Buckley. Toronto: The Canadian Journal of Economics and Political Science, February 1952. pp. 41-62.

This study of urban building and real estate activity in Canada is concerned primarily with housing. It is part of a broader project stimulated by Silberling's thesis that among the various components of durable capital formation in the United States only investment in housing and transportation have acted as prime movers determining the general level of economic activity. This paper falls into two parts, the first dealing with the nature of building and real estate cycles in selected cities in Canada, and the second relating these fluctuations to the growth and movement of population. Basic tables and brief notes on sources are included in an appendix.

HOUSING RESEARCH

10. Housing and Family Life by J. M. Mackintosh. London: Cassell and Company Ltd., 1952.

This book deals mainly with the following two issues, both of which are essentially medical: the relation between the dwelling and the health of the family, and the health functions of the home. His discussion revolves around such topics as slums, overcrowding, accidents in the home, mental health, the family adjustment to the new house, and housing for special groups. 230 pp.

HOUSING SITUATION

11. Housing Problems of Burma by The Honorable M. A. Rashid. Buffalo: Annual Conference of National Association of Housing Officials, October 16, 1952. (Carbon copy of typewritten paper).

A speech delivered by the Honorable M. A. Rashid, Minister of Housing and Labor, Union of Burma, at the annual conference of NAHO in Buffalo, New York. In it he describes the present housing situation in his country and of the valiant attempts being made to alleviate the dire housing shortages which have resulted from war devastation, from large population movements to the city, and from the lack of new construction for an eleven-year period.

He outlined the government housing program in the following points:

- "(a) By the construction of new suburbs. The first of these will ultimately accommodate about 20 thousand people. Work on this project has already begun. The erection of another suburb expected to begin within a year.
- (b) The erection of suitable office accommodation for Government offices so that private property, at present requisitioned by Government for use as offices, may be released for non-official use.
- (c) The erection of a new market to provide accommodation for large numbers of stalls on the roadside.
- (d) The erection of tenement buildings on Government lands.
- (e) Encouragement to private builders to erect at least three-storied buildings by suitable amendments in legislation, by assistance in obtaining building materials and a little later by loans.

Steps are also being taken to extend the water supply and sewerage disposal facilities for Rangoon."

The work of the National Housing Board is described as well as the types of surveys and research being carried out. 7 pp.

12. "Housing". Washington, D. C.: The Integration of Refugees Into German Life, March 21, 1951. pp. 26-30.

A chapter in a report of the ECA Technical Assistance Commission on the integration of the refugees in the German Republic. This section on housing states the need for a housing program for refugees showing that it would be necessary to build at least two million houses for them. The following recommendations are made:

1. During the next six years, 1 to 1.25 million housing units-- at the rate of about 170 thousand to 200 thousand a year-- should be constructed for refugees.
2. New housing for refugees should be located in areas of greatest permanent need.
3. Intensive efforts should be made to lower housing costs without significantly sacrificing quality.
4. Suitable measures should be taken to avoid undue competition from private industry for materials and manpower necessary in carrying out the housing program.
5. Refugees should be provided with necessary household equipment.

The cost of such a program is also presented.

13. "Hongkong Housing Problems" by Lee Bing. Hongkong: Far Eastern Economic Review, October 23, 1952. pp. 536-537.

An article describing the tight housing conditions in Hongkong and the rents demanded for dwelling units. Also described are the slum clearance projects underway as well as the housing being built for lower income groups.

14. "Osservazioni Sul Problems Delle Abitazioni Rurali Per La Colonizzazione Contadina Italiana in Brasile" (Observations on the Problems of Rural Housing for the Settlement of Italian Farmers in Brazil). Florence: Rivista Di Agricoltura Subtropicale e Tropicale, 1952. pp. 30-41.

This article begins with a description of the typical Brazilian farm cottages--from the primitive huts of the Luso-Brazilian to the sturdier and more comfortable houses of the colonists of European descendance--, and having pointed out that today timber construction prevails almost everywhere in the Brazilian countryside because of the relatively cheaper cost (due chiefly to the minimum need of handcraft), the author outlines the advantages and disadvantages of using both masonry and timber in the building of farm cottages for Italian colonization in Brazil. He concludes by suggesting a mixed system by which the houses should be partly masonry but for the most part (at least in the beginning) of prefabricated elements of timber, eventually to be substituted or coated with masonry.

15. Burma Housing Bulletin by George L. Reed. Rangoon: October 17, 1952. (Mimeographed).

An informal paper commenting on the housing situation in Burma and showing the progress which has been made. It states that today there is under construction or in contracts advertised more than a million dollars in housing work. The paper concludes with a description of the various projects soon to be or already in construction. 9 pp.

TOWN AND COUNTRY PLANNING

16. Those Empty Spaces, The Problems of Decentralization by Professor S. M. Wadham. Sydney: Commonwealth Office of Education, 1950.

This pamphlet is concerned with the problem of decentralization and more specifically with the distribution of population and resources in the more habitable areas of Australia.

It is divided into four chapters. Chapter 1, the origin of centralization, relates the history of the development of the present pattern of Australian industrial and population distribution, with an

examination of the reasons for this development. Chapter 2, large cities--good or bad? summarizes the advantages and disadvantages of the present Australian population pattern, considering in detail the individual citizen, the efficiency of industry and the special problems of national defense. Chapter 3, the effects on rural communities, puts forth the following question: If decentralization is successfully encouraged, how will this affect the country centers? What adjustments will they need to make and what additional amenities are necessary to attract city-dwellers to rural towns? Chapter 4, factors of importance, summarizes the facts brought out in the pamphlet and the problems which they raise. 32 pp.

17. "Research and Planning" by F. J. McCulloch. Liverpool: The Town Planning Review, April 1952. pp. 26-39.

The author shows how with the passing of the Town and Country Planning Act of 1947, the planner became in central government and in local government, a master planner in his own right. Nevertheless, he describes the many areas where the planner has been incompetent and shows that the unworkable master plan that ends up on the shelf is often the product of such incompetence.

To prevent such mistakes in planning, the author proposes regulative principles of planning. "They might with justice be called the intrinsic planning process. There are many elements today described as belonging to the planning process which would be more accurately described as appropriate to the end-product or materialization of planning. Such elements are lay-out of buildings, choice of building materials, appropriate relationship between development and its physical environment, etc."

The author then makes the point that the new conception of planning is wider in range, that it includes many new skills, mainly those of the geographer, the demographer and the economist. In the past, he says, their activity was primarily a research activity in the academic sense of discovering significant truths and not merely in the commercial and popular sense of providing information useful to others. "Their work was directed primarily to answering such questions: what development is necessary, its scale, location and occasion? They were not primarily concerned with how development should be arranged on a given site. In logical analysis, their function precedes the function of the place-planner."

The relationship of the researcher to the planner is discussed in great detail. McCulloch shows that the professional planner and the researcher are compelled to work together. Nevertheless, the old-time professional planner still tends to wait upon events whereas the researcher is anxious to anticipate them. Professional planners, he goes on to state, are inexpert in the very matters which make the researcher indispensable to planning. "The researcher is necessary because the professional planner is incompetent to deal with a great

variety of problems and rarely is he competent to direct the researcher's work. The unfortunate attitude is manifested by acting as if the researcher's sole function is to supply information, and to answer questions...framed by the professional planner."

It is the author's thesis that the researcher is neither an information giver, except as a voluntary act of charity, nor an oracle reader. He functions, he states, in his own right, and just as much as and no more than the professional planner, to make a distinctive contribution to the total complex which is purposeful planning. Discussion then follows on the possibilities and ways of integrating both the researcher and planner types of services.

18. Industry in Towns by Gordon Logie. London: George Allen and Unwin Ltd. 1952.

The object of this book is to give the essential facts about industry so that town planners can develop their technique of planning for industry as successfully as they have already developed other aspects of urban planning. The subject, then, is the proper place of industry in the urban scene and its interrelation and integration with all the other activities of a town.

The chapters are divided into two parts. In the first the general problems of industrial location and the place of industry in towns are examined, and in the second part each separate industry is briefly described with its important characteristics from a town planning point of view. Most of the material in the second part and some of that in the first were gathered from a field survey covering a period of three years (mid-1947 to mid-1950).

The aim of this book, the author points out "is not so much to be statistically correct as to draw the attention of planners to the problem facing them and to get them to use their eyes, ears and common sense In the past the industrialists simply felt that they were too often the victims of bad or ignorant planning. It is for the town planners to remove this reproach where it is justified and set their own house in order if they are to enjoy the respect of industry and the community at large." 376 pp.

19. Community Projects (A Draft Outline). Government of India, Planning Commission, Community Projects Administration, April 1952.

This paper is a draft summary of the extensive studies made by the Government of India in evolving an acceptable program for the community development projects visualized by that government.

This outline covers the procedure for implementing community projects, their operation, the broad features aimed at in the community project areas like the village unit, Mandi Unit, development block and urban and rural townships, and finally, the estimated expenditures for such projects. 38 pp.

20. "Town Development and the Urban Threshold" by Bryan Anstey. London: Journal of the Town Planning Institute, September-October 1952. pp. 255-259.

This article describes the ecological problem involved in defining a demarcation line or threshold between urban and suburban areas. From this arises the question of the relationship of the urban threshold to town development.

The author points out that urban threshold must not be confused with land "on the margin of development" or "land of marginal utility." He states that a theory of the threshold can be built up by the use of which it will be possible to predict accurately future phenomena and to guide town development.

He also shows that in any urban/suburban system the inner and outer zones have significantly distinctive characteristics, the transition from urb to suburb is not one of complete gradualness but of comparatively abrupt change and one of the significant changes is in the intensity of the land values inside and outside the urban threshold. Thus, he posits, one of the characteristics of the urban threshold is the significant change in the land value; another is the fact that this threshold does not remain static, but it does remain definite.

These ideas are all discussed in some detail in this paper. The author concludes by stating that he feels this problem of thresholds will come up time and again for the town planner whenever he is dealing with the extension of an existing town or modification to its environs.

See also "Housing Situation" pp. 5-7.

