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Press Release N° ECE/HOU/35  
 27 September 1956

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ECONOMIC COMMISSION FOR EUROPE  
 Palais des Nations, Geneva

BUILDING RESEARCH COUNCIL MEETS

Publication in four languages of terms used in building, studies of building costs and international exchange of specialists are programmes approved by the Second General Assembly of the International Council for Building Research, Studies and Documentation (CIB). The Assembly was held in Geneva on September 20-22. The CIB, established three years ago under the sponsorship of the United Nations Economic Commission for Europe's Housing Committee, was reviewing the first programmes of study by its sections.

Twenty nations were represented at the Assembly held under the Chairmanship of Dr. F.M. Lea, Director of Building Research, United Kingdom. The nearly eighty participants included representatives from Canada and Israël, as well as those from all the major building research and documentation organizations in Europe. An application for membership from the USSR Academy of Building and Architecture was accepted at the Assembly, at which the Academy was represented by Mr. B. Ovsiankin, its Vice-President, and two other delegates.

Link with ECE

The close links between the ECE Housing Committee and CIB were emphasized by the presence of Professor J. Gorynski, Chairman of the ECE Housing Committee, and in the address of welcome by Mr. A.G. Stetsenko, Deputy Executive Secretary of ECE.

The building glossary which has been printed in English, French, Swedish and Danish contains an exhaustive list of identical words used in construction of homes, office buildings, hospitals, schools and other structures. Each page carries the same words in the same place throughout. Within the next two years the CIB intends to add six new language versions.

The studies of building costs were made in collaboration with the European Steel and Coal Community. The Community, seeking low cost housing for miners' families, experimented with the construction of a thousand homes in its member ./.

countries. The CIB study covers actual cost on the site of these buildings. The lessons learned from this construction and the study will be applied in a further programme of building by the Community which the CIB will also observe.

The first exchange of specialists under the CIB programme came as a result of a study being made by CIB on problems associated with the design of flat roof construction. A team from the United Kingdom took their apparatus to Norway to measure the amount of moisture leaving flat roofs through ventilation holes, an investigation made scientifically for the first time.

Between now and 1959, when the CIB holds its next General Assembly, its programme will include investigation of the design of secondary schools and general studies of productivity in the building industry in member countries.

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Press Release No. ECE/HOU/27  
13 December 1956

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ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva.

NEW PROGRAMME OF WORK FOR THE HOUSING COMMITTEE

Each of the future sessions of the Housing Committee of the United Nations Economic Commission for Europe (ECE) will have one main theme for discussion. This is one of the important decisions taken by the Committee at its thirteenth session in Geneva on 28-29 November. The Committee's early summer session of 1957 will be devoted to a comprehensive examination of government policies in relation to industrialization of house building. The autumn session will discuss systematically the main problems of housing finance.

Continuing priority projects of the Committee include the annual survey, housing problems of less industrialized countries, industrialization of house building and collection and publication of housing and building statistics. Priority projects of an ad hoc nature include financing of house building programmes, problems of existing stock and utilization of space in current types of dwellings.

In line with its new future work programme and the concentration of efforts on major problems in housing and building, the Committee also simplified its organizational structure. Two Working Parties, one on Development of Housing Policies, the other on Cost of Building, were abolished. Subjects under study by the Working Parties will be continued by expert rapporteurs.

Slum Clearance

Among reports discussed at the Committee session was one dealing with "slum clearance", a phrase the Committee has altered to "clearance of dwellings unfit for human habitation". Principal questions considered related to technical and economic criteria for identifying obsolete dwellings which should be removed, the character and magnitude of needs, administrative procedures for carrying out clearance programmes, and public aid, especially for re-housing of former tenants. Work in this field is to continue with additional rapporteurs.

### Housing Management

A preliminary report on housing management reviewed forms of organization in different housing sectors and general aspects of the matter, including organization, methods and training in housing management. The final version of the report will be included in Part II of the next Annual Housing Survey to be issued in the spring of 1957.

### Financing of Housing

During the session rapporteurs met to consider the scope and methods of work in preparing for a meeting of experts on the financing of housing as requested by the Committee following a recommendation on the subject made by the United Nations Economic and Social Council. The main questions to be discussed are differences among publicly, semi-publicly and privately financed housing, with the addition of the question of the financing of community facilities, but subject to modification as necessary in the light of further consultations by the rapporteurs.

### Cost of Housing

The Committee examined a draft enquiry on the make-up of housing costs prepared by the Secretariat of the Studies and Applied Research Section of the International Council for Building Research, Studies and Documentation (CIB) in consultation with delegates of the Committee. There was a general feeling that a full study of the subject would be useful and should be carried out. The CIB rapporteur will be joined by rapporteurs from Czechoslovakia, Romania, the United States and the International Federation of Building and Public Works who, together with the ECE Secretariat, will collate the information and prepare a report.

As requested by the Committee, the rapporteurs and the Secretariat worked out the basic lines of an enquiry on government technical policies with particular reference to reducing the cost of building. The Committee endorsed the proposed course of action and agreed that the greater part of its session scheduled for the early summer of 1957 should be devoted to a discussion of a provisional report on this subject.

### Technical Co-operation

After a discussion of the development of contacts between east and west the Committee felt that since Institutes in almost all European countries are or shortly will become members of the CIB, that organization should be supported and strengthened as one of the principal all-European instruments for collaboration in purely technical matters. Nonetheless, the Committee, as an inter-Governmental body, reaffirmed its competence to take up any questions in the housing field, whether economic, social or technical, which have implications for government policy. In practice, this means that the conclusions to be drawn from some of the technical enquiries carried out by the CIB will require consideration by the Committee at an appropriate time. The Committee also reaffirmed the importance

of promoting in various forms the flow of information on housing and building on an effective reciprocal basis through the ECE Housing Committee, the CIB and other international specialized organs and on a bilateral basis. The Committee noted the progress already made in exchanging information and visits. Interested governments are invited to report proposals in this respect in writing to the Secretariat. Invitations for group visits by participants of the Housing Committee were received from Czechoslovakia to take place in 1958 and Austria in 1957.

#### Expert Missions

The first session of the new ad hoc Working Party on Problems of Housing Development in Less Industrialized Countries discussed the implementation of the recommendations made by the expert housing missions which went to Yugoslavia and Turkey in the spring of this year, on behalf of the Housing Committee. Neither country had a central housing agency or a national building research and documentation organization. Now in Turkey legislative bills are being prepared to establish such bodies. In Yugoslavia they have already been established following the recommendations of the expert missions.

#### Participation

Representatives of Austria, Belgium, Bulgaria, Byelorussian SSR, Czechoslovakia, Denmark, the Federal Republic of Germany, France, Hungary, Italy, the Netherlands, Norway, Poland, Romania, Spain, Sweden, Switzerland, Turkey, Ukrainian SSR, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America, and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity. The following organizations were also represented: the International Labour Organisation (ILO), the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Real Estate Federation (FIABCI), the International Organization for Standardization (ISO), the International Union of Architects (UIA) and the World Federation of Trade Unions (WFTU). Mr. Juliusz Gorynski (Poland) was Chairman.

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Press Release No. ECE/HOU/33  
13 December 1956

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ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva

Rapporteurs replace Working Parties

Expert rapporteurs will carry on studies in areas of the housing formerly covered by working parties of the United Nations Economic Commission for Europe (ECE), (see Press Release ECE/HOU/32). The new system of presenting special studies to the Committee was decided on at the Committee's thirteenth session held at Geneva on 28-29 November. The general areas covered are Development of Housing Policies and Cost of Building.

Housing Policies

The Working Party on Development of Housing Policies, formerly the Working Party on Programmes and Resources, was set up in May 1948. One of its first post-war efforts was to focus attention on the enormous scale of housing needs and the consequent problems arising in the building industry. These needs were broadly estimated and related to actual and possible housing programmes in the report "The European Housing Problem", published in 1949. This was followed up recently by an attempt to draw up a more accurate balance-sheet of the European housing situation on the basis of post-war housing and population census material, in the report "The European Housing Situation", published early in 1956.

There was a substantial exchange of information in the early years on economies in the use and substitution of building material, important examples of which also appeared in "The European Housing Problem", and in a report jointly prepared with the ECE Timber Committee, "Economies in the Use of Timber in Building", published in 1949.

Considerable work was done on some principal problems of government housing policy essentially of an economic and social nature, such as investment in housing and building, financing of house building and the related problem of rent policy. More systematic work on this question will be required in the future and will be

facilitated at least partly by what is being done by the Working Party on Housing and Building Statistics. A comprehensive report on "Methods and Techniques of Financing Housing in Europe", was published in 1952. Subsequent work has brought this information up to date, analysed other aspects of the problem, such as private and co-operative means of financing housing, and in particular has examined critically the main features of government policy with regard to the financing of housing and the merits and demerits of the various systems used. European rent policies have been fully discussed on several occasions, first on the basis of a report published in 1953 and subsequently of chapters in the annual housing surveys.

One of the Working Party's main functions in recent years has been to examine housing policies pursued and results achieved in the preceding year and to consider what action might be taken to deal with problems thus isolated. The basis for such a discussion is an annual survey prepared by the Secretariat which reviews the main current developments in housing in Europe.

Most of them, after full discussion by the Working Party, have given rise to more intensive enquiries on specific problems which are now in hand by rapporteurs, such as slum clearance policies and programmes, housing management and the formulation of house-building programmes on a scientific basis. The fourth survey, for 1955, was published a few months ago.

A project taken up more recently by the Working Party relates to problems of housing development in the less industrialized countries of Europe. A full report on four southern European countries arrived at broadly three sets of recommendations: first, those which individual governments in less industrialized countries could themselves consider; second, certain types of action which these countries might usefully take co-operatively and in agreement with each other; and third, the possible contribution which the Housing Committee could make to assist these countries in developing and expediting their housing programmes.

The most recent stage of this work has been to organize, at the request of Yugoslavia and Turkey, a small mission of housing and building experts to study the situation on the spot.

#### Cost of Building

The Working Party on Cost of Building, set up in May 1948 played a major part for some years as an initiator and organizer of international co-operation first in the field of building documentation and later in building research and studies. A "Directory of Building Research and Development Organizations in Europe" was prepared and published in 1951. Two Conferences, one on Building Documentation in 1949 and the other on Building Research in 1950, led to the creation of the International Council for Building Research, Studies and Documentation (CIB) in 1953. This year a number of building research and documentation organizations from eastern European countries joined, giving the organization an all-European representation.

Various attempts have been made to throw some light on the measurement of building costs and productivity. An ambitious early attempt was made by rapporteurs to carry out a pilot study on the use of man-hours on site in a number of European countries, using questionnaires. Its main result was not to be found in the analysis

of the figures but rather in a lack of basic information available. The Working Party recommended that an attempt should be made to establish and provide quantitative information on the principal elements making up house-building costs. A draft of a proposed enquiry was worked out by the technical secretariat of the CIB Studies Section in co-operation with experts of the Housing Committee. Attention should also be drawn to the attempt being made by the Working Party on Housing and Building Statistics to improve the statistical basis for comparing building costs.

The part which governments can play in helping to reduce house-building costs has been kept under review. A preliminary study of measures to reduce housing costs and of the development of the building industry, "The Cost of House Construction" was published in May 1953.

The Working Party on Cost of Building has also carried out, with the aid of rapporteurs, a number of specific and partly technical enquiries on different aspects of the problem of reducing building costs. A number of them derive from the recommendations in the "Cost of House Construction". Subsequently some detailed work, notably on methods of defining the housing needs of a family and strength, stability and safety factors, has been taken over by the CIB. Work has continued under the direct aegis of the Working Party on, for example, building codes and regulations, mechanization and prefabrication, and contract practices in building. Another important enquiry carried out under the aegis of the Working Party resulted in the publication of a report on "The Utilization of Space", published in 1951.

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Press Release No. ECE/HOU/39  
1st March 1957

(For use of information media, not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva

Improvement in Housing Statistics

Wider coverage of housing developments in Europe is a feature of the Quarterly Bulletin of Housing and Building Statistics for Europe, a publication\* of the Secretariat of the United Nations Economic Commission for Europe (ECE), out today. Eastern European countries generally had heretofore supplied annual statistics only. Their current figures in many cases cover quarterly periods. The publication itself presents data for the second and third quarters of 1956.

A study of the statistics in the Bulletin shows residential construction throughout Europe at a steady rate compared with recent years, with increases noted in France, Italy, the Netherlands and Czechoslovakia and decreases occurring in the United Kingdom and the Scandinavian countries.

Using production and consumption of cement as a guide, it appears that total construction of all buildings - dwellings, schools, factories and other structures - is increasing throughout Europe, including the United Kingdom and Western Germany and running at a stabilized rate, compared with recent years, in the Scandinavian countries.

Building costs continued to rise throughout Europe, the Bulletin reveals, being higher than in 1955 everywhere except in the United Kingdom and Western Germany.

The Bulletin also contains standard definitions for certain items occurring in current housing and building statistics and in housing censuses. The definitions are provisional but their use on a test basis has made it possible to include in the current Bulletin an all-European table on dwellings completed.

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\* "Quarterly Bulletin of Housing and Building Statistics for Europe", Vol. IV, Nos. 2 and 3 (for second and third quarters 1956); 105 pages; Economic Commission for Europe, Geneva; available in English and French and will later be published in Russian. Can be obtained from Sales Section, European Office of the United Nations, Geneva, or may be ordered through Sales Agents for United Nations Publications. Price \$0.60 (US), 4/6 stg., 2.50 Swiss francs or equivalent in local currencies.

TABLE 1

Dwellings Completed in Selected European Countries 1948 to 1955  
(in thousand dwellings) (a)

Country	1948	1949	1950	1951	1952	1953	1954	1955
Austria	26.1	29.0	46.2	70.3	38.2	40.5	41.6	
Belgium (a)	24.4	36.2	44.7	35.5	33.3	39.2	44.9	44.6
Bulgaria	..	899.2	1,140.2	722.1	732.4	843.4	1,109.2	1,784.5
Czechoslovakia	21.7	29.1	38.2	30.9	39.2	39.0	38.2	50.6
Denmark	19.6	24.8	20.4	21.5	19.0	21.3	23.3	24.0
Eastern Germany (a)	..	..	..	4.1	1.6	1.8	1.6	
Finland	23.0	29.0	26.0	28.5	31.2	28.9	31.0	33.2
France	40.2	60.6	70.6	76.7	83.9	115.5	162.0	210.1
Greece	18.9	21.8	49.0	44.2	59.2	48.3	44.7	..
Hungary	..	..	24.7	17.7	16.7	16.8	27.2	31.5
Ireland	2.4	6.7	12.2	12.5	13.8	12.5	11.1	9.8
Italy	37.0	46.1	74.1	93.5	117.2	150.4	177.4	215.8
Netherlands	38.8	48.7	54.8	64.8	57.4	62.6	70.5	61.9
Norway	16.6	18.3	22.4	20.9	32.7	35.1	35.4	32.1
Poland	..	..	68.0	66.0	65.0	79.0	79.0	94.0
Portugal (b)	..	14.9	13.9	13.9	14.6	16.9	17.0	18.8
Romania	..	..	..	87.4	48.8	53.3	53.5	
Spain	62.1	55.1	53.4	56.5	63.3	67.2	87.2	112.2
Sweden	..	42.6	44.9	40.8	45.6	52.6	58.9	57.7
Switzerland (c)	23.0	17.9	22.6	27.7	25.4	27.0	33.0	35.9
United Kingdom	260.9	220.0	214.7	209.4	254.5	330.4	356.7	328.6
USSR	..	..	..	..	..	1,245	1,351	1,512
Western Germany (d)	..	215.0	360.0	410.3	443.1	518.4	542.9	541.7
Yugoslavia	..	..	..	26.6	34.9	38.2	34.2	29.7

Note: Data refer in the main to new and reconstructed units and those units made available by extension and conversion, located in residential and non-residential buildings.

(a) Except for: - Bulgaria (data expressed in 1,000 m<sup>3</sup> gross volume);  
- Eastern Germany (data expressed in million m<sup>2</sup>).

(b) In urban areas only.

(c) Relating to communes with 1,000 and more inhabitants representing about 90 to 95 per cent of total dwelling construction.

(d) About 2 per cent of these dwellings do not represent the creation of additional dwelling units.



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8 August 1957

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ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva.

ECE Review of European Housing in 1956

More than one million dwellings, out of the total of 3.9 million completed, contributed to a net improvement of the housing situation in Europe in 1956. In 1955 about 3.7 million dwellings were completed. The rate of increase between 1955 and 1956 was only half as great as in the previous year - 4 per cent compared to 8 per cent for 1955 over 1954.

These figures are contained in "European Housing Trends and Policies in 1956", a publication of the Secretariat of the United Nations Economic Commission for Europe (ECE). This is the fifth in the series.

The survey\* is in three parts. The first reviews housing trends and policies. Despite an increase in total house construction in Europe as a whole there was a fall in several countries, particularly those where house construction has been at a high level during recent years. The rate of construction per thousand inhabitants remains highest in Western Germany, followed by Norway, Sweden, Switzerland and the USSR, as illustrated by the attached table.

In most countries the level of house construction seems inadequate in relation to a modest assessment of requirements, despite the considerable efforts being made almost everywhere in Europe. As is perhaps to be expected, the situation is least favourable in the countries that are less well placed economically and technically to step up sharply the level of house construction. At the same time it should be noted that in the group of eastern European countries, where in the main since the war the level of housing activity has been particularly low in relation to requirements, marked efforts are now being made to increase drastically the level of construction.

\* "European Housing Trends and Policies in 1956", United Nations Economic Commission for Europe; Geneva, 1957; 89 pages including 11 tables. May be obtained from the Sales Section, European Office of the United Nations, Geneva, Switzerland, or may be ordered through Sales Agents for United Nations Publications. Price \$0.50 (US), 3/6 stg., 2 Sw.fr. or the equivalent in local currencies.

One of the principal underlying difficulties is the continued rise of building prices and costs in nearly all countries which has not so far been compensated by any significant rise in building productivity.

In the sphere of the financing of housing there have been changes or developments in a good many countries during the year. This is partly accounted for by an intensification of inflationary pressure; but in some countries it is attributable to a growing realization of the need for a more fundamental re-appraisal of housing policy. The main development here has been a tendency to revise subsidy systems, the clearest illustration of the latter trend being the policy changes in the United Kingdom. The subsidy revisions that have occurred in Norway and Sweden are rather the result of general economic circumstances than of a fundamental appraisal of housing policy.

The general economic situation characterized by restrictive credit policy created difficulties in regard to the supply of capital for housing in Finland, Ireland, the Netherlands and Western Germany. In Spain and Yugoslavia the year saw the establishment of comprehensive systems of financing of housing, the object of which was to provide a basis for rapid and permanent expansion of housing output.

In eastern Europe there has been no change in rent policy; in western Europe the trend towards liberalization of rent control has continued. The measures taken in Sweden and the United Kingdom can be regarded as a fundamental change in the underlying principles of rent policy, designed ultimately to abolish rent control. The trend towards rent control in western Europe has had as one of its primary objectives the re-distribution of available housing accommodation in closer accord with needs.

In a number of countries there have been changes in the administrative system. In some countries, especially in eastern Europe, these have been designed to promote greater decentralization of authority on the national level.

#### House Building Programmes

In part II of the ECE survey two specialist rapporteurs made available by Sweden and Poland examine the formulation of house building programmes. The need for an annual national house building programme seems evident in every country where house building is supported, financially or otherwise, by the state, the rapporteurs assert. As part of their general economic and financial policy the state authorities have to decide each year what resources are to be spent on house building and thus have to formulate an annual programme of some kind, the rapporteurs point out. Such a programme may be more or less consciously based on an estimate of current housing needs and may also be related to long-term considerations as to the expected or intended development of the housing situation. The rapporteurs go on to develop the purpose and general character of house building programmes, describe formulas for estimating housing needs, analyse the possibilities of carrying out a housing programme and indicate measures of implementation of the housing programmes.

Housing Management

The survey in part III contains a study of housing management prepared on the basis of information supplied by governments in response to a specific enquiry, by a rapporteur from the United Kingdom working in association with another from the USSR. There is a wide variation in the amount of attention paid to management aspects and it might well be that greater attention to the subject would in many countries produce worthwhile results, the authors observe. In their detailed study of management policies they discuss legislation, comparison of the cost of repairs and management taken as proportions of rent, possible employment of trained housing managers, and liaison with sources of social assistance in connexion with the ever recurring problem of rent.

Table  
Dwellings Completed from 1954 to 1956  
(in thousands and per thousand inhabitants)

Country	1954	1955		1956	
	(in 000's)	(in 000's)	Per 1,000 inhabitants (a)	(in 000's)	Per 1,000 inhabitants (a)
Albania (b)	108.1	117.0	..	..	..
Austria	40.5	41.6	6.0	42.0*	6.0
Belgium	44.9	44.6	5.0	42.8*	4.8
Bulgaria (c)	1,110.5	1,757.5	..	1,715.8	..
Czechoslovakia	38.2	50.6	3.9	62.7	4.8
Denmark	23.3	24.0	5.4	19.8	4.5
Eastern Germany	34.7	30.1	1.7	30.4	1.7
Finland	31.0	33.2	7.8	31.9*	7.5
France	162.0	210.1	4.9	240.0	5.5
Greece	46.3	53.3	6.7	55.4	6.9
Hungary	27.2	31.5	3.2	16.0*	1.6
Ireland	11.2	9.8	3.4	11.0	3.8
Italy	177.4	215.9	4.5	230.1	4.8
Netherlands	70.5	61.9	5.8	69.2	6.4
Norway	35.4	32.1	9.4	27.3	8.0
Poland	79.0	94.0	3.4	89.0	3.3
Portugal	(17.0)	(18.8)	..	(22.0)*	..
Romania	54.9	55.9	3.2	54.5*	3.1
Spain	87.2	112.2	3.9	121.8	4.2
Sweden	58.9	57.7	7.9	57.6	7.9
Switzerland	36.1	39.4	7.9	39.4*	7.9
Turkey	(54.2)	(58.5)	..	(52.1)*	..
USSR	1,351.0	1,512.0	7.6	1,613.0	8.2
United Kingdom	353.9	324.0	6.4	307.3	6.0
Western Germany	542.9	541.7	10.6	561.0	11.0
Yugoslavia	34.2	29.7	1.7	37.0	2.1

Source: Quarterly Bulletin of Housing and Building Statistics for Europe,  
ECE, Geneva.

Notes: - Data refer in the main to new and reconstructed units and to those units made available by alteration and conversion, which represent only 1 to 5 per cent of new and reconstructed dwellings.  
- Figures given between brackets are for urban areas only and are based on an incomplete coverage.

(a) Based on population data for mid-1955.

(b) Expressed in thousand m<sup>2</sup>; figures refer to house construction by state and co-operatives only, thus excluding private construction.

(c) Expressed in thousand m<sup>2</sup> of living-space.

INFORMATION SERVICE  
European Office of the United Nations  
Geneva.

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19 November 1957

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ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva.

THE ECONOMIC COMMISSION FOR EUROPE ADOPTS A  
NEW ARRANGEMENT OF STATISTICS IN ITS QUARTERLY BULLETIN ON HOUSING

The United Nations Economic Commission for Europe (ECE) has published Volume V of the Quarterly Bulletin of Housing and Building Statistics for Europe. As had been decided at the second meeting of the ECE Housing Committee's Working Party on Statistics the statistics appearing in this Bulletin are presented on a subject basis instead of on a country-to-country basis as hitherto. The Working Party has also prepared definitions of concepts involved in these problems. It should be recalled that the purpose of this quarterly publication is to illustrate present trends in various spheres of housing and building activity. An Annual Bulletin which will present in more detail the statistical series appearing in the Quarterly Bulletin is at present being prepared.

The statistical material presented in the Bulletin is distributed over 11 tables dealing with the following subjects:

1. Demographic trends
2. Residential and non-residential building activity
3. Input factors (materials and labour)
4. Prices and costs.

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\*"Quarterly Bulletin of Housing and Building Statistics for Europe", Vol.V, No.2; Economic Commission for Europe, Geneva; available in English and French and will later be published in Russian. Can be obtained from Sales Section, European Office of the United Nations, Geneva, or may be ordered through Sales Agents for United Nations Publications. Price \$0.60 (US), 4/6 stg., 2.50 Swiss francs or equivalent in local currencies.

Like the tables, the explanatory notes have been arranged according to subject. The new arrangement of the Bulletin has enabled its bulk to be reduced by about half by comparison with previous issues. Not only does the Bulletin provide new tables drawn up on a subject basis, but a number of changes have been introduced of which the principal is the inclusion of a statistical table on building activity as a whole.

Table 2 (attached) of the Bulletin shows the construction of dwellings per thousand inhabitants in 1956. It reveals very wide differences between the various countries in this respect. According to these figures, Western Germany built the greatest number of dwellings (10.9 dwellings per thousand inhabitants), being followed by the USSR (8.0 dwellings), Norway and Sweden (7.9 dwellings) and Switzerland (7.8). The countries in which there is least housing activity are Eastern Germany (1.7 dwellings), Yugoslavia (2.1 dwellings) and Hungary (2.3 dwellings). The figures for the other countries are intermediate between these two extremes.

In most Western countries, there is a tendency for housing activity to decline (e.g. in Finland, France, Sweden, Switzerland, the United Kingdom and Western Germany), while in Denmark, the Netherlands and Norway building activity is recovering after a temporary recession. Building activity in Italy is still increasing. Whereas in Denmark and Norway the recovery of building activity seems to be general, in the Netherlands non-residential building seems to be declining so as to allow for the expansion of residential building. While non-residential building is increasing in the United Kingdom, Switzerland and Sweden, the declining trend is clearly marked in Finland and Western Germany (see tables 3 and 4 attached). The decline in building activity as a whole in the United Kingdom and Western Germany is confirmed by a fall in cement production (see table 3 attached).

In most countries, housing costs and prices are continuing their upward movement. In a few countries, like Finland, Italy, Sweden and Western Germany, this rise is mainly due to the increase in the wages factor (see table 4 attached).

**Table 1.**  
**Dwellings Completed, 1952 - 1956**

Country	1952	1953	1954	1955	1956	per 1,000 inhabitants
	in 1000's					
Austria	..	38.2	40.5	41.6	42.0 <sup>§</sup>	6.0 <sup>§</sup>
Belgium	33.3	39.2	44.9	44.6	42.8 <sup>§</sup>	4.8 <sup>§</sup>
Czechoslovakia	39.3	39.0	38.2	50.6	63.7	4.8
Denmark	19.0	21.3	23.3	24.0	19.8	4.4
Eastern Germany	..	..	34.7	30.1	30.4 <sup>§</sup>	1.7 <sup>§</sup>
Finland	31.2	28.9	31.0	33.2	31.9 <sup>§</sup>	7.4 <sup>§</sup>
France	83.9	115.5	162.0	210.1	237.5	5.4
Greece	59.9	51.5	46.3	53.3	55.4	6.9
Hungary	16.7	16.8	27.2	31.5	22.4	2.3
Ireland	13.8	12.7	11.2	9.8	11.0	3.8
Italy	117.2	150.4	177.4	215.9	231.6	4.7
Netherlands	57.4	62.6	70.5	61.9	69.2	6.4
Norway	32.7	35.1	35.4	32.1	27.3	7.9
Poland	65.0	79.0	79.0	94.0	89.0 <sup>§</sup>	3.2
Portugal	(14.6)	(16.9)	(17.0)	(18.8)	(22.0) <sup>§</sup>	.. <sup>§</sup>
Romania	45.0	45.6	54.9	55.9	54.5 <sup>§</sup>	3.1 <sup>§</sup>
Spain	63.3	67.2	87.2	112.2	121.8 <sup>§</sup>	4.2 <sup>§</sup>
Sweden	45.6	52.6	58.9	57.7	57.6 <sup>§</sup>	7.9 <sup>§</sup>
Switzerland	27.5	29.4	36.1	39.4	39.4 <sup>§</sup>	7.8 <sup>§</sup>
Turkey	..	..	(54.2)	(58.5)	(53.4)	..
United Kingdom	248.3	326.8	354.1	324.4	307.7	6.0
USSR	..	1245.0	1351.0	1512.0	1613.0	8.0
Western Germany	443.3	514.6	542.8	538.1	560.7	10.9
Yugoslavia	34.9	38.2	34.2	29.7	37.0	2.1

Note: Figures given between brackets are based on an incomplete coverage.  
For further notes see Annex I to the Bulletin.

Note: Figures given between brackets are based on an incomplete coverage.  
For further notes see Annex I to the Bulletin.

Table 2  
Dwellings begun, completed and under construction  
Comparison between second quarters of 1955, 1956 and 1957  
(in thousand dwellings)

Country (a)	Dwellings begun (b)			Dwellings completed			Dwellings under construction (c)		
	Second quarter			Second quarter			Second quarter		
	1955	1956	1957	1955	1956	1957	1955	1956	1957
Czechoslovakia	..	..	..	10.5	18.1	15.7	..	..	..
Denmark	5.4	7.5	6.1	4.5	3.9	5.0	21.7	22.4	23.0
Finland	..	6.1	..	2.3	4.0	3.3	..	..	..
France	72.7	92.3	88.4	..	..	..	..	..	..
Ireland	..	..	..	3.2	4.3	4.0	..	..	..
Italy	50.6	52.1	63.2	29.6	33.2	42.5	..	..	..
Netherlands	21.5	26.6	25.3	14.9	17.0	21.9	73.0	87.7	101.3
Norway	..	8.0	12.9	7.1	6.7	5.8	27.9	23.1	23.7
Portugal	..	..	..	4.3	5.3	..	..	..	..
Spain	19.7	14.5	13.0	6.4	8.1	6.6	..	..	..
Sweden	9.1	12.7	10.0	10.6	7.8	10.8	47.0	53.4	48.0
Switzerland (d)	21.2	17.6	14.0	15.2	14.8	15.2	23.4	24.5	19.9
Turkey	18.9	18.9	..	..	..	..	..	..	..
United Kingdom	93.4	86.2	80.8	75.0	78.4	74.2	294.8	294.6	261.0
Western Germany	164.0	151.1	131.6	69.9	80.7	80.8	..	..	..

(a) The figures for the following countries relate to only part of total housing activity: Denmark, Ireland, Italy, Portugal, Spain, Sweden, Switzerland, Turkey.

(b) Dwellings authorized in the case of Finland, France, Italy, Norway, Spain, Switzerland, Turkey, Western Germany.

(c) Situation at the end of the period.

(d) The figures relate to the first half-year.

For further notes, see Annex I to the Bulletin.

Table 2  
Cement Production  
(in thousand tons)

Country	Year	1956		1957	
		First quarter	Second quarter	First quarter	Second quarter
Austria	1,936	274	615	368	653
Belgium	4,664	697	1,348	1,106	1,343
Bulgaria	859	190	..	200	..
Czechoslovakia	3,148	657	799	848	979
Denmark	1,213	188	365	261	..
Eastern Germany	3,269	728	831	806	880
Finland	960	181	251	222	267
France	11,389	2,065	3,184	2,707	3,375
Greece	1,237	223	326	213	314
Hungary	995	182	357	112	328
Ireland	628	139	195	104	..
Italy	10,807	1,822	3,034	2,405	..
Netherlands	1,257	194	366	304	348
Norway	916	200	223	213	254
Poland	4,036	938	958	1,085	1,009
Portugal	1,024	215	261	235	242
Romania	2,186	..	..	..	..
Spain	4,000	910	987	1,008	1,178
Sweden	2,498	456	662	526	683
Turkey	975	142	267	152	..
USSR	24,900	11,600	..	13,700	..
United Kingdom	12,968	2,786	3,539	2,919	3,257
Western Germany	19,659	2,968	6,081	3,798	5,493
Yugoslavia	1,555	274	361	293	580

For explanatory notes, see Annex I to the Bulletin.

Table 4  
Index Numbers of Building Prices and Costs  
(1953 = 100)

Country	Type of series	1956				1957	
		Ist.Qtr.	IIInd.Qtr.	IIIrd.Qtr.	IVth.Qtr.	Ist.Qtr.	IIInd.Qtr.
Austria							
Total	input	111	115	115	119	119	120
Materials		102	110	110	110	110	111
Wages		121	121	121	131	131	132
Belgium	output		105		109	..	..
Denmark							
Total	input	107	108	119	110	111	112
Materials		106	108	108	109	..	..
Wages		111	112	114	115	..	..
Finland							
Total	input	104	107	111	112	111	112
Materials		98	100	102	102	102	103
Wages		113	120	130	132	127	131
France	output	111	115	119	120	122	125
Ireland							
Total	input	..	..	..	..	..	..
Materials		103	105	106	108	..	..
Wages		..	..	..	..	..	..
Italy							
Total	input	105	107	108	108	109	109
Materials		102	101	104	104	104	104
Wages		110	114	115	115	115	116
Netherlands	output	124	126	128	136	136	..
Norway							
Urban areas	input	108	..	109	..	113	..
Rural areas		101	..	105	..	107	..
Portugal							
Total	input	102	102	102	102	102	..
Materials		99	100	100	99	100	..
Wages		107	106	107	109	109	..
Sweden							
Total	input	105	106	107	107	108	109
Materials		105	105	106	106	108	108
Wages		102	105	105	105	105	108
Switzerland	output		102		104		106
United Kingdom <sup>(a)</sup>	output	109	111	111	111	113	..
Western Germany							
Total	input	110	112	112	113	113	118
Materials		110	112	112	111	111	112
Wages		113	118	118	118	118	130

(a) Situation in Great Britain: the index relates to all new building work.  
For further notes, see Annex I to the Bulletin

INFORMATION SERVICE  
European Office of the United Nations

Press Release No. ECE/HOU/44  
27 November 1957

(For use of information media; not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations,  
Geneva.

EXHAUSTIVE RE-EXAMINATION OF HOUSING PROBLEMS

The problems relating to the financing of housing in Europe formed one of the main subjects of discussion at the fifteenth session of the Housing Committee of the Economic Commission for Europe (ECE) held at Geneva from 20 to 22 November 1957.

The work on the financing of housing had been prepared in a study produced by rapporteurs representing the different parts of Europe, the United States of America and the Secretariat. The Committee considered at length this study and the conclusions presented. In view of the importance of the subject, the Committee considered that the study should go into the matter more deeply and that it should be further considered at the Committee's next session.

Reference should also be made to the Committee's recommendation regarding the organization of a long-term programme of group visits, and to the statement by the President of the International Council for Building Research, Studies and Documentation (CIB) on the work completed and undertaken by that organization.

Among the various items on the Committee's agenda and discussed during the session, particular references should be made to:

- The programme of group visits

In view of the value of these visits and the increasing number of invitations which have been addressed to it, the Committee decided to prepare a long-term programme of group visits providing annually for one comprehensive visit after the spring session and one short-term concentrated visit after the autumn session. This programme, which already extends as far as 1961, provides for group visits to Czechoslovakia in June 1958 and to Stuttgart in November of the same year. In 1959, after the spring session, there is to be a visit to the USSR and agreement has been reached in principle on a visit to the Scandinavian countries in the spring of 1960.

- Co-operation with international organizations

At the request of the Committee, the President of CIB outlined a scheme for a full documentation programme involving the exchange of technical literature, bibliographical material and information on housing and building. The Committee noted that this work would be carried out on the basis of a non-profit-making but self-financing scheme relying wholly on subscriptions.

Particular reference must also be made to the large number of organizations interested in the problems of housing, building and town-planning which were present at the session. Many representatives of these organizations reported on their work and, after stressing the value of the Housing Committee's work and publications to their organizations, restated their intention to develop further their co-operation with the Housing Committee and its Secretariat. It is to be noted that the representatives of the World Federation of Veterans stated that their organization was preparing a special report on the problem of housing for disabled ex-servicemen which would be submitted to the Committee's sixteenth session. Statements by the representatives of the trade union organizations, the International Co-operative Alliance, the International Council for Building Research, Studies and Documentation, the International Union of Architects and still others expressed the intention to participate more closely in the Committee's work.

Programme of future work

The Committee decided that several studies should be instituted and carried out through the collaboration of rapporteurs and the Secretariat. Their subjects would be: government policies and the cost of building; standardization and modular co-ordination; rural housing; formulation of house-building programmes, slum clearance, and the utilization of space in current types of dwellings.

Following a proposal presented by Yugoslavia and Sweden, the Committee asked that rapporteurs from those two countries should make a study of the work to be done on the relationship between the layout and density of houses on the site and the cost of building.

Statistics

The Committee adopted the report presented by its Working Party on Housing and Building Statistics. This Working Party, which had held its ninth session at Geneva from 18 to 20 November under the Chairmanship of Mr. Anonsen (Norway) had accepted, for its Quarterly Bulletin, the new arrangement of statistics by subject rather than by country as had previously been the case, and it had reaffirmed the desirability of publishing an Annual Bulletin of Housing and Building Statistics. The Committee adopted the decisions of its Working Party, and consequently a printed publication entitled "Annual Bulletin of Housing and Building Statistics" will appear next year for the first time.

Participation

Representatives of Austria, Belgium, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Ireland, Italy, Hungary, Netherlands, Norway, Poland, Romania, Sweden, Switzerland, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following organizations were also represented: The International Labour Organisation (ILO), the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation for Building and Public Works (FIBTP), the International Federation for Housing and Town Planning (IFHTP), the International Federation of Christian Trade Unions (IFCTU), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), the World Federation of Trade Unions (WFTU), the World Veterans Federation (WVF).

Mr. Camille BONNOME (France) was Chairman and Mr. Vladimir CERVENKA (Czechoslovakia) Vice-Chairman.

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B. V. ...  
H. Speer  
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Press Release No. ECE/HOU/45  
3 March 1958

INFORMATION SERVICE  
European Office of the United Nations  
Geneva

(For use of information media -- not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations  
Geneva

INCREASE IN HOUSE BUILDING APPEARS TO HAVE REACHED ITS PEAK  
IN WESTERN EUROPE

Italy is the only country in Western Europe where there is still an outstanding expansion in house building, whereas it seems to have reached its peak in the other West European countries.

These are the conclusions to be drawn from the latest number of the Quarterly Bulletin of Housing and Building Statistics for Europe published by the United Nations Economic Commission for Europe. The general lay-out of the Bulletin\* has been simplified in order to give it a more readable form and it appears for the first time as a bilingual publication; a separate Russian edition is also published.

Information from East European countries is fuller, as seen in the Table - Dwelling construction: work authorised, begun, under construction and completed.

The Quarterly Bulletin shows that house building is expanding in Norway, but at a slower rate since the decrease in 1956; in Sweden, although figures on dwellings under construction seem to indicate that the expansion is not very great; and in Switzerland, in terms of dwellings completed only, while the number of dwellings authorised is tending to decrease.

\* "Quarterly Bulletin of Housing and Building Statistics for Europe" Vol. V, No. 3; bilingual publication in French and English, including nine tables and thirteen pages of annexes in addition to a bibliography of sources for the tables. Can be obtained from Sales Section, European Office of the United Nations, Geneva, or may be ordered through Sales Agents for United Nations Publications. Price \$0.60 (US), 4/6 stg., 2.50 Swiss francs or equivalent in local currencies.

House construction in France, the Netherlands and the United Kingdom is more or less stabilised. In France, the trend is for the number of dwellings authorized, to be reduced. There is also a decrease in the number of dwellings under construction in the United Kingdom. After a considerable expansion in the Netherlands, a period of stabilization has been reached.

There is an appreciable decrease in house building in Finland and in Western Germany, where the number of authorizations shows a considerable reduction.

Taking production of cement as an approximation of overall building activity, it appears that, according to figures in Table 4 of the Bulletin, this activity is still expanding in Europe, particularly in some East European countries, such as Czechoslovakia, Poland and the Soviet Union. On the other hand, there is a declining trend in countries such as Denmark, Hungary, the United Kingdom and Western Germany.

The overall picture of prices and costs shown by the tables is a relatively stable one in Austria, Denmark, Finland, Italy, Sweden, Switzerland and the United Kingdom. On the other hand, building costs and the wholesale prices for building materials have appreciably increased in recent quarterly periods in Belgium, France, the Netherlands, Norway and Western Germany.

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UNITED NATIONS

INFORMATION SERVICE  
European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/46  
9 June 1958

(For use of information media - not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations,  
Geneva.

HOUSE BUILDING IN 1957  
BELOW 1956 LEVEL

Comparison of the number of dwellings built in 1957 and in 1956 shows that the expansion of dwelling construction which was general in the years 1955-56 has halted in many European countries.

This can be seen from the figures supplied in the latest Quarterly Bulletin of Housing and Building Statistics for Europe\* published by the Secretariat of the United Nations Economic Commission for Europe.

The information given in the Bulletin shows that the largest number of dwellings were built in the Soviet Union and Western Germany - approximately ten per thousand inhabitants. These countries are immediately followed by the Netherlands, Norway and Sweden, with a production of eight to nine dwellings per thousand inhabitants, and then Denmark, Finland, France, the United Kingdom and Switzerland, with six to seven, whereas Belgium, Hungary, Italy, Poland and Czechoslovakia built four to five per thousand inhabitants.

Eastern Germany, Ireland, Portugal, Spain and Yugoslavia had the least building, though, except for Ireland, their housing needs are very great.

The Bulletin also reports that housing construction has nevertheless continued to increase in certain western European countries, such as Denmark, France, Italy, the Netherlands and Sweden, and in most of the countries of eastern Europe.

The statistics indicate a levelling-off in the other western European countries, such as Belgium, Finland, Ireland, Norway, Portugal and the United Kingdom, or even a fairly pronounced drop, in Spain, Switzerland, and Western Germany.

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\* "Quarterly Bulletin of Housing and Building Statistics for Europe" Vol.V, No. 4, fourth quarter, 1957. Can be obtained from Sales Section, European Office of the United Nations, Geneva, or may be ordered through Sales Agents for United Nations Publications. Price \$0.60 (US), 4/6 stg., 2.50 Swiss francs or equivalent in local currencies.

Some idea of the prospects for 1958 can be gleaned from the figures supplied by the Bulletin for building permits and work in progress. These figures suggest that there is still some expansion in Italy, Norway and Sweden, whereas the tendency is definitely downward in most western European countries - particularly Western Germany, where there has been intensive construction in recent years.

All the countries of eastern Europe expect some increase in dwelling construction.

The figures for apparent consumption provide a more accurate gauge for measuring building activity in general, which shows an increase in 1957 in most countries. This increase is considerable in eastern Europe, whereas there is a marked drop in Finland, the United Kingdom, and Western Germany. For the first time, the Bulletin gives information on the apparent consumption of cement.

The Bulletin also provides information on building costs, which have increased slightly in most countries except in France, the United Kingdom and Western Germany where they have gone up considerably, and in Portugal, where they have decreased.

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INFORMATION SERVICE  
European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/48  
6 October 1958

(For use of information media only; not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva

EUROPEAN HOUSING TRENDS AND POLICIES IN 1957

The trend of house construction and changes in housing policies in 1957, and the formulation of house-building programmes, are the subjects of a study\* published today by the Secretariat of the United Nations Economic Commission for Europe (ECE).

The main conclusions that can be drawn from an examination of housing trends and changes in European housing policy in 1957 can be summarized as follows:

A post-war record in the number of dwellings completed was achieved in Europe as a whole in 1957. The rate of increase was much higher than in the preceding year. About one-fourth of the dwellings built made possible a net improvement in the European housing situation. In many western European countries a tendency to reduce new housing activity had already started in 1956 and it can be expected, therefore, that there will be some decrease in the number of completions in 1958 and 1959. In almost all eastern European countries, where in the main since the war the level of housing activity has been extremely low in relation to requirements, there was a sharp rise in house-building activity and further increases are planned.

In a large number of both eastern and western European countries a general housing shortage and shortages in particular regions or for certain population groups persist. Improvements in size and quality of new housing are to be seen almost everywhere. The private housing sector appears to have been steadily increasing in relative importance in many European countries, partly as a result of changes in financial policy and partly owing to progress made earlier with non-profit housing by public or semi-public bodies; partly by

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\* "European Housing Trends and Policies in 1957" (E/ECE/329), United Nations Economic Commission for Europe; Geneva, 1958; 70 pages. May be obtained from the Sales Section, European Office of the United Nations, Geneva, Switzerland, or may be ordered through Sales Agents for United Nations Publications. Price \$0.40 (US), 3/- stg., 1.50 Swiss frs. or the equivalent in local currencies.

liberalization of building licensing; and in eastern European countries, mainly by increased direct encouragement through state aid, an improved supply of building materials and components and technical assistance.

Unemployment in the building and allied trades emerged in a number of western European countries. In eastern Europe there were some labour shortages, particularly in industrial regions and of certain trades.

The supply of building materials, the report states, was sufficient for current levels of house-building in virtually all western European countries. In some eastern and southern European countries expansion or fulfilment of house-building programmes was apparently hampered by shortages of specific building materials. In virtually every country building prices and costs continued to climb. Wages in most countries rose relatively more than the prices of materials, but in several the higher wages were apparently partly offset by productivity increases.

A tight money market and higher interest rates continued almost unabated throughout 1957 in most western European countries and in order to prevent a serious decline in social housing some governments temporarily provided capital and guaranteed loans. Several countries reduced their commitments to housing by establishing financial restrictions. One major consequence of these changes and of further liberalization of rent control may be a reduction of social housing.

Land utilization and land prices, although part of a much wider problem, gave rise to major issues affecting housing in many countries, the ECE report says. It adds that the trend towards decentralization continued in 1957 in almost all eastern European countries. These countries also announced much larger housing programmes within the framework of revised long-term economic plans. On the other hand in some western European countries there is a trend, as the general housing shortage is gradually eliminated, to change the direction of the housing programme more in favour of particular population groups, such as large families or low-income groups and to slum-clearance programmes and the modernization of old dwellings.

With regard to the formulation of house-building programmes, a question selected for fuller discussion in Part II of the report, the ECE report continues the enquiry presented in "European Housing Trends and Policies in 1956" and gives some general indications as to the present situation, including the local, regional and national programmes as well as the problems connected with an assessment of housing needs.

This part of the report, prepared by special rapporteurs, is divided into two chapters, one on eastern and one on western Europe, giving the general character of house-building programmes and the methods of establishing housing plans and calculating housing needs.

The review of housing developments in 1957 is based partly on statistical material regularly available, largely supplied by governments for publication in the Quarterly Bulletin of Housing and Building Statistics for Europe; partly on country memoranda supplied by governments for use by the Secretariat in preparing the review; and partly on published information. On this occasion, for the first time, the review has been prepared within the framework of an outline adopted by the Housing Committee which it is intended should remain, as far as possible, unchanged from year to year.

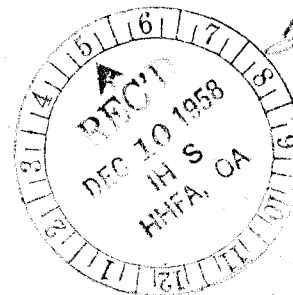
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UNITED NATIONS

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INFORMATION SERVICE  
European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/49  
12 November 1958

(For use of information media only; not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva.

FINANCING OF HOUSING IN EUROPE

The problem of financing of housing in the European countries is covered by the report issued today by the Secretariat of the United Nations Economic Commission for Europe (ECE). This report\* based on information supplied by countries participating in ECE comprises five chapters, the final one being concerned almost entirely with problems and policy issues facing public authorities.

Housing policy and, therefore, the financing of housing are intimately related to economic and social policies, which differ widely from country to country. At one end of the scale, housing is regarded as a service to be made available at a nominal or extremely low cost; at the other, one of the primary aims of policy is to promote owner occupation with as little public financial aid as possible. It is evident, therefore, that comparatively few universally applicable conclusions can be drawn on housing finance. The main purpose of this ECE study is to attempt to put the whole problem in its proper setting to enable countries to examine in detail each other's policies and methods and, while not making specific recommendations, to show the consequences of different techniques and policies. Owing to the marked differences between western and eastern Europe, these two groups of countries have, in the main, been discussed separately.

In the first chapter the report discusses the economic and financial problems of housing; in the second, the basic setting is further developed by a discussion of investment in housing and hence the relative magnitude of the financing problem in different countries. The third chapter examines the sources of capital for housing and financial institutions concerned with channelling

\* "Financing of Housing in Europe" (E/ECE/328), United Nations Economic Commission for Europe; Geneva, 1958; 86 pages including 50 tables. May be obtained from the Sales Section, European Office of the United Nations, Geneva, Switzerland, or may be ordered through Sales Agents for United Nations Publications. Price \$0.80 5/6 std.; Sw.francs 3.50 or the equivalent in local currencies.

capital into housing; the fourth chapter discusses public financial aid to all kinds of housing and the fifth attempts to highlight the principal issues arising, particularly as far as public financial assistance is concerned.

The underlying economic and financial problems, the report says, associated with housing begins with the high capital cost of a dwelling. In the post-war period, the economic problem of the high capital cost of a dwelling has grown owing to the marked increase in many countries in the quality of post-war dwellings by comparison with pre-war quality. There is considerable evidence however of a reduction in many countries in recent years of the capital cost of a dwelling in terms of earnings. A modern social dwelling currently being erected costs on average about four times the annual earnings of a male industrial worker in most western European countries. If, as is commonly accepted, the maximum proportion of income to be paid in rent that is regarded as socially desirable is 20 per cent, the annual income must not exceed 5 per cent of the capital cost. In a number of the less industrialized countries, a modern dwelling costs up to eight times the annual income of a male industrial worker. In such countries, the annual charges must not exceed 2.5 per cent of the capital cost if they are to be within the means of an average industrial income. If the figure of 5 per cent of capital cost is accepted as the maximum annual charge for a dwelling that an average working-class income can afford to-day in most western European countries, a stable interest rate of at most 2 to 3 per cent is necessary.

The position of housing in relation to total investment is considered in detail in Chapter II, both in its general aspects and in individual countries. In view of the differences between the countries of western and eastern Europe in the nature of the concepts and basic statistical material relating to investment a separate analysis is made of investment in housing in the two groups of countries.

The purpose of Chapter III is to indicate the sources of capital for housing, distinguishing first between public and private sources, then breaking down these two main headings into appropriate sub-headings; to compare the situation from country to country and to describe and discuss the institutions, public and private, concerned with the channelling of capital into housing.

The extent to which there is capital expenditure on housing from public funds depends primarily on how far public bodies construct dwellings, and on the degree to which it is necessary to supplement the supply or improve the terms of private credit in order to bring new dwellings within the means of families with average incomes. A low proportion of capital expenditure on housing from public funds usually accounts for the absence of a housing programme providing an adequate supply of new dwellings within the means of families of modest income, without undue and, in many cases, impossible sacrifices, largely owing to high interest and amortization rates of private credit.

Speaking on eastern Europe an analysis country by country shows for the most part the increasing relative importance of private construction and an increase in the volume of such constructions in all those countries. The increased utilization of public loans is one of the principal factors stimulating private housing investment. The report shows the proportion of dwellings constructed by the state compared with those constructed by individuals or co-operatives. For example in Czechoslovakia 52 per cent were erected by the state against 48 per cent by individuals or co-operatives; in Poland 58 against 42, in USSR 42 against 58 and in Yugoslavia 40 against 60.

In the chapter dealing with public financial aid the extent and methods of public financial aid to housing in Europe are compared and analysed. In the first part of this chapter, on western Europe, the discussion falls into three parts. The first deals with the comparative size and cost of social dwellings, the extent and financial importance of public aid in its various forms, the relative importance of rented and owner occupied construction erected with such aid, and the providing agencies; the second with the social results in practice of public financial aid; and the third with the methods by which financial aid are given, analysed on a comparative basis.

For eastern European countries, state housing and housing undertaken by individuals or co-operatives are examined separately. The scale of state housing, the comparative cost and size of state dwellings, rents, the maintenance and allocation of dwellings and the building agencies are the main aspects of state house construction which are discussed. As to private housing, the main aspects considered are its scope, the types of person undertaking it and the methods by which it is assisted by the state.

Chapter five sets out some of the main housing policy issues which arise from the analysis of housing finance in the foregoing chapters, and which are also for the most part under discussion in different European countries. Its objective is not to suggest how the various issues discussed might be resolved, but rather to draw attention to them and to indicate the main advantages and disadvantages of some of the solutions chosen.

The report says that making effective the underlying demand for new and better dwellings depends on the level and distribution of incomes, interest-rate policy and the provision made in public budgets for the heavy public financial aid inevitable in almost all European countries at present levels of building costs, incomes and interest charges.

Satisfactory housing progress also depends on decisions which are strictly within the sphere of housing policy. The capital cost of a dwelling in terms of income is at the root both of the investment problem and of making demand for new dwellings effective. There have, in fact, been favourable developments in a number of countries in this relationship in recent years, owing partly to higher incomes.

The volume of house construction depends in the last analysis, says the report, on the extent to which government policies are successful in utilizing all potential resources, material and economic. The desire for better living accommodation is so strong and widespread that in practice not one, but many ways of mobilizing all potential resources have to be used. This is reflected in the growing diversity of housing policy in some countries in recent years, particularly with a view to encouraging personal effort and the mobilization of local resources; there is no doubt scope for further developments of this kind.

With regard to capital funds for housing, the report says that in western Europe the main policy issues so far as the supply of capital funds in housing is concerned turn on the relative contributions from public investment, the credit market, the private provider of rented dwellings, and owner occupiers.

In eastern European countries, the supply of capital funds for housing is intimately bound up with the total supply of investment funds and over-all investment priorities, since the state controls the use made of them. In practice, a higher allocation of capital funds to housing and other social investments has necessarily meant diversion from investment, which increases productivity more directly.

In western European countries, control has prevented rents from rising to scarcity levels, has helped to keep down the cost of living, and has reduced the proportion of incomes spent on housing, which in some countries was regarded on social grounds as too high before the war. On the other hand, it has reduced the willingness and, as a result of the effect on wage level, the ability to pay economic rents for new dwellings, and thus increased the need for subsidies.

In eastern European countries rents are controlled at substantially lower levels than in the majority of western European countries, and there is virtually no disparity between those of new and old dwellings.

The principal policy issue now arising in all western European countries is the extent to which public financial aid should be related more closely to financial, and not solely to social, need. One consequence of the reappraisal of housing policy in the light of the foregoing developments has been the tendency to withdraw subsidies, or reduce their real value. This has also served to give greater predominance to the general question of whether public financial aid related more closely to individual financial need may not now be practicable, and would not result in a better achievement of the social objectives of public financial aid in the long run.

In eastern Europe, public financial aid has in a sense a function different from that in western Europe. The level of house construction, as of other economic activity, is centrally determined within the framework of an economic plan. In western European countries, the availability of finance is not infrequently the main factor limiting the general level of house construction. In eastern Europe, financial policy is essentially the handmaiden of a general policy determined on economic and social grounds. It is decisions taken centrally within the framework of an economic plan which determine the level of house construction, with the availability of finance as an adjunct, although a highly important one. The main policy issue arising in regard to public financial aid is the extent to which the amount of aid given, taking into account the level of rents, may be more closely related to individual financial need. While the low level of rents is something consciously determined on wider social grounds, it is bound to represent a strain on public budgets, not least through the need to subsidize running costs from central funds. This in turn may influence both the level of new construction and the standard of maintenance.

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UNITED NATIONS

INFORMATION SERVICE  
European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/57  
26 November 1959

(For use of information media - not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations,  
Geneva

ECE BULLETIN OF HOUSING AND BUILDING STATISTICS

The first half of 1959 saw an expansion in housebuilding in most western European countries and in some eastern European countries, according to the Quarterly Bulletin of Housing and Building Statistics for Europe\* issued by the United Nations Economic Commission for Europe. (ECE)

In terms of dwellings completed, house building increased during the first semester of 1959 compared with the corresponding period of 1958 in some western European countries such as Denmark, France, Italy, Spain, Sweden, Switzerland and Western Germany, and also in Czechoslovakia and Hungary where in 1958 output of dwellings had been considerably lower than in 1957. The number of dwellings finished decreased in the Netherlands, and was at more or less the same level during the first semesters of 1958 and 1959 in Finland, Ireland, Norway and the United Kingdom.

The number of dwellings completed is, however, only a partial yardstick for measuring actual trends in house building and to gather a full picture of the situation the number of dwellings started and under construction should equally be taken into account. On this basis, it appears that the expansion of house building is general in most western European countries (and also thus in the Netherlands) and probably also in eastern European countries where the increase in Czechoslovakia, for example, is considerable.

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\* "Quarterly Bulletin of Housing and Building Statistics for Europe" Vol. VII No.2; Economic Commission for Europe, Geneva; available in a trilingual edition (English/French/Russian) from the Sales Section, European Office of the United Nations, Geneva, Switzerland, or may be ordered through Sales Agents for United Nations publications (in Ireland; Stationery Office, Dublin; United Kingdom; H.M. Stationery Office, P.O. Box 569, London, S.E.1; United States of America; International Documents Service, Columbia University Press, 2960 Broadway, New York 27, N.Y.). Price: \$0.60 (US), 4/6 stg., 2.50 Swiss francs or the equivalent in local currencies.

When taking apparent consumption of cement as a yardstick for measuring overall construction activity, according to information shown in the bulletin, total construction activity has been expanding in practically all countries, the sole exception being Turkey.

This favourable trend in overall construction activity is also reflected in the figures relating to the unemployment in construction occupations. With a few exceptions such as Belgium, France, and possibly the United Kingdom, all countries experienced a decrease in unemployment in construction.

The general impression given by the recent development of house building costs and prices is one of stability. As far as figures are available only Denmark, Finland, Portugal and Sweden experienced a slight increase in costs and prices.

UNITED NATIONS

INFORMATION SERVICE  
European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/60  
4 January 1960

(For use of information media - not an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations,  
Geneva

INDUSTRIALIZATION OF HOUSE BUILDING  
CURRENT TRENDS STUDIED BY ECE

The steady trend towards industrialization of house building is examined in a survey of "Government Policies and the Cost of Building" published by the Secretariat of the United Nations Economic Commission for Europe.

The survey\* opens with a discussion of the trend of cost and prices, moves on to a general review of the factors affecting the technological development of the industry and government technical policies, examines the situation in different countries and sets out some suggestions for government and international action.

In addition twenty two European countries and the United States have furnished reports on methods of house construction, the training of their workmen and the use they are making of new materials and standardization measures.

The trend of technological development in housebuilding in Europe, says the Survey, has been essentially evolutionary in character despite, in some countries, apparent sharp breaks with tradition through large scale prefabrication. The real shortage of housing, in the sense of a separate dwelling for each family, is capable of being eliminated in most European countries within measurable time. In some, this point has been nearly reached, in others the estimated time is from ten to fifteen years. An expansion of productive capacity may therefore be expected to meet sheer shortage followed by a degree of contraction when housing demand is conditioned by growth of population, internal migration and normal replacement.

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\* "Government Policies and the Cost of Building", Geneva, 1959. Approx 165 pages including many tables and charts. Available now in English (later to appear in French and Russian) from Sales Section, European Office of the United Nations, Geneva, or may be ordered through Sales Agents for United Nations publications (in Ireland; Stationery Office, Dublin; United Kingdom, H.M. Stationery Office, P.O. Box 569, London, S.E.1; United States of America, International Documents Service, Columbia University Press, 2960 Broadway, New York 27, N.Y.). Price: \$1.75 (US), 12/6 stg., 7.50 Swiss francs or equivalent in local currencies.

### DEMAND FOR BETTER QUALITY

Replacement demand, continues the Survey, is difficult to estimate in economies where standards of living are rising steadily. For example in wealthy communities, demand is primarily determined not so much by the existence of unfit dwellings but by the desire for larger, better equipped, more up to date houses.

This demand for better quality dwellings is universal though the starting points are very different from country to country, says the Survey. Constant hot water, efficient heating and modern sanitary appliances are everywhere accepted as normal and essential. Kitchens must be well equipped and convenient for work; floor and wall surfaces must be able to be easily cleaned; freedom from cracks and harborage for dirt and vermin are considered essential. Rooms must be well lighted and ventilated and buildings orientated to provide the maximum amount of sunlight. Storage for clothing, household effects and kitchen equipment takes the form of built in cupboards and dressers arranged so that living space is free from encumbrance.

Social habits are also changing. Radio and television sets have brought with them the necessity for exclusion of noise and the provision of quiet conditions for study and reading.

All the indications are that the house of the future will be smaller in area but the proportion of useful space will be greater. As a result there will be a constant urge to replace the old with the new. It can be foreseen that the demand for new housing will continue at a high level long after the acute shortage has been disposed of.

A number of factors influence the choice between single family houses and large apartment blocks, says the Survey. Among these are the provision of building sites without encroaching on good agricultural land and the transport costs involved when homes are too far from work locations. The only solution, according to the Survey, is long-range town planning on a regional basis so that the balance between urban and rural development is properly maintained. Town planning of this kind must be carried out at a high level of technical competence with due regard to regional economies, engineering problems in the provision of essential services and transport facilities both for the present and the future.

Housing programmes fall into two categories, small scattered projects in rural or semi-rural areas and large groups of dwellings in or near cities. It is unlikely that there will be any drastic change in this situation though there is, all over the world, a heavy migration to the cities as a result of the increasing mechanization of agriculture.

### WAGES AND MECHANIZATION

In the last twenty years, earnings in the building industry have improved steadily at a greater relative rate than in other industries. This has been inevitably so, to offset some of the disadvantages inherent in the industry. One of the main reasons for the degree of emphasis on heavy prefabrication in some countries has been to balance the difference between the wages and working conditions

in the building industry, compared with others such as coal, steel and engineering which have hitherto enjoyed higher priority in national economic plans. In all countries increasing wages in the building industry are bound to strengthen the drive towards an even higher degree of mechanization.

A number of other trends would seem clear, says the Survey. Standardization of materials and components seems certain to increase. There is likely to be growing use of sub-contracting arrangements for mechanical excavation and at the same time grouping in time and place so that movement of machinery can be kept to a minimum. The use of power hand-tools is sure to grow and this will benefit small as well as large projects. This in turn raises problems of instructing workers in the use and maintenance of such tools and architects and engineers will also have to keep abreast of such developments and provide for their incorporation on the drawing board and in specifications.

The increasing use of standardized factory made components has been accelerated by a lack of labour skilled in the traditional crafts of the building industry, by a serious shortage of housing and by systems of national economic planning. Since the cost of finishing and installation of equipment accounts for about two-thirds of the total cost of an up-to-date dwelling, the general trend is likely to be towards the prefabrication of highly finished components.

It is difficult in any attempt to characterise the situation to place whole countries in particular categories as there are frequently major differences between the degree of development, both regionally and within the building industry. But three major tendencies in the technological development of house construction can be isolated; first there is the type of development which can be seen in countries where the national economy is highly developed and where houses are being constructed with good finish and a considerable degree of comfort. In these it can be expected that increasing efforts will be made to advance as far as possible the industrialization of interiors and equipment. The second main stream of development in countries with acute housing shortage has been to expand new house construction. This has led to the creation of an entirely new sector of the industry, devoted to prefabrication of the structure. The results already achieved suggest that when the first stage has been overtaken, these countries are likely to concentrate on improving quality and industrializing the production of interiors and equipment. If this is so, then ultimately the first and second streams of development will partly merge. In the third category, the characteristic feature is the predominance of purely traditional methods of production, with an abundance of local materials and availability of ample semi-skilled labour. The cost of finishing and equipping houses constructed by these methods is naturally much lower. It is reasonable to expect that in the future considerable efforts will be put into the improvement of traditional construction not by introducing new methods or materials, but by better utilization of already known materials, methods of construction and techniques. The third stream of development is characteristic of less industrialized lands and also of the rural areas of other countries.

### TRAINING OF PERSONNEL

Whether the emphasis is on total prefabrication or on the development of the traditional industry, in conjunction with increasing factory output of components, perhaps the most important question of all is the training of personnel at all levels, says the Survey. The rate of development of the industry, whatever the system of construction, depends in the last analysis on skilled personnel. Many European countries are expanding training facilities, but the rate of advance differs widely. In some countries the impetus comes mainly from the housing industry itself, in others an active part is being played by governments.

How these trends are likely to affect building costs is difficult to estimate, concludes the Survey. As the industry moves towards a higher degree of efficiency there are evidently prospects of cost reductions in many directions. But whatever may be the ultimate promise of factory mass production of the greater part of the house, no single system seems likely to bring with it a substantial reduction of costs compared with good practice in the traditional industry.

The transition from what has been for decades a relatively backward industry to a more industrialized one is necessarily slow. The rate of change will accelerate and become general only when the industry is invigorated by an influx of younger men, trained in modern industrial methods and outlook.

UNITED NATIONS  
ECONOMIC  
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SOCIAL COUNCIL



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E/ECE/HOU/INF/11

16 June 1958

English only.

ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

List of documents issued in the E/ECE/HOU Series  
and E/ECE/HOU Sub-series from 21 November 1957 up to 16 June 1958.

Document Number	Language	Short title of documents
<u>I. Plenary Series.</u>		
Symbol: E/ECE/HOU/ 71	E. F. R.	15th Session of Committee: Report.
72	E. only	15th Session of Committee: List of Delegates.
73	E. F. R.	16th Session of Committee: Provisional Agenda.
<u>II. Information Series.</u>		
Symbol: E/ECE/HOU/INF/ 10	E. only	List of Documents issued from 30 May up to 20 November 1957.

UNITED NATIONS  
ECONOMIC  
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SOCIAL COUNCIL



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E/ECE/HOU/58

5 March 1956

Original: ENGLISH

ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

PROVISIONAL AGENDA

Twelfth Session

to be held at the Palais des Nations, Geneva,  
on 16 May 1956, starting at 11 a.m.

1. Adoption of Agenda
2. Election of Officers
3. Matters arising from the eleventh session of the Economic Commission for Europe
4. Structure and methods of work of the Housing Committee (HOU/Working Paper No. 30)
5. Reports from subsidiary bodies
6. Financing of housing in Europe (HOU/Working Paper No. 31)
7. Use of steel in house construction
8. Other business
9. Adoption of report of twelfth session

NOTES ON THE AGENDA FOR THE TWELFTH SESSION

Item 1: Adoption of Agenda

Item 2: Election of Officers

In accordance with the usual practice the Committee should elect its officers at its first session held in the calendar year.

Item 3: Matters arising from the eleventh session of the Economic Commission for Europe

A document will be prepared and circulated towards the end of April, after the eleventh session of the Commission. It will contain: (i) the Annual Report of the Housing Committee to the Commission and the Future Programme of Work, both of which at the request of the Committee were put in final form by the Secretariat in agreement with the Chairman and Vice-Chairman; (ii) the statement of the Chairman of the Housing Committee to the Commission; (iii) a summary of the ensuing debate in the Commission; and, (iv) decisions taken by the Commission which may have an effect on the work of the Housing Committee.

Item 4: Structure and methods of work of the Housing Committee  
(HOU/Working Paper No. 30)

*watch this*  
The Committee decided at its eleventh session held in October 1955 that this item should be placed on the agenda of its next session and asked the Secretariat to prepare a paper setting out proposals arising from the discussion of this question at its last session.

Item 5: Reports from subsidiary bodies

The Working Parties on Housing and Building Statistics and on Development of Housing Policies are scheduled to meet immediately before the Committee and their reports will be tabled during the session.

Item 6: Financing of Housing in Europe  
(HOU/Working Paper No. 31)

*Each country should develop a plan*  
This paper briefly recalls the work so far carried out and in hand by the Housing Committee on problems of financing housing. The Committee should now consider its work as a whole in this field. In addition it is necessary to consider a resolution on the financing of housing adopted by the United Nations Economic and Social Council at its twentieth session.

Item 7: Use of steel in house construction

The Housing Committee has considered from time to time the comparative advantages and disadvantages of different types of materials in those aspects

of house construction where there is a choice. In this connexion the ECE Steel Committee is interested in the direct and indirect demand for steel arising from housing programmes. This question is discussed in the provisional version of The European Steel Market in 1955, the relevant parts of which will be circulated to the Housing Committee.

Item 8: Other business

As reported to the last session of the Committee, the Secretariat has provisionally reserved the dates of 26 November to 1 December 1956 for the next series of housing meetings.

The Secretariat has at present no other business to bring up under this item of the agenda.

Item 9: Adoption of report of twelfth session

In accordance with established practice the Committee should agree on the report of its twelfth session before concluding its work.

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

PROVISIONAL AGENDA

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5. Reports from subsidiary bodies
6. Financing of housing in Europe (HOU/Working Paper No. 31)
7. Use of steel in house construction
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# UNITED NATIONS ECONOMIC AND SOCIAL COUNCIL



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## ECONOMIC COMMISSION FOR EUROPE HOUSING COMMITTEE

### REPORT OF THE TWELFTH SESSION

As adopted on 16 May 1956

1. The Housing Committee held its twelfth session on 16 May 1956. Representatives of Austria, Belgium, Bulgaria, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Hungary, Ireland, Italy, the Netherlands, Norway, Poland, Romania, Spain, Sweden, Switzerland, Turkey, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America and Yugoslavia participated in this meeting. Israel was represented in consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following organizations were also represented: the International Labour Organisation (ILO), the International Center for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), the International Union of Family Organizations (UIOF), the "Union Internationale de la Propriété Foncière Bâtie (UIPFB)".

#### Adoption of agenda

2. The provisional agenda (E/ECE/HOU/58) and a time-table for the session were adopted.

Election of officers

3. Mr. GORYNSKI (Poland) and Mr. ANONSEN (Norway) were respectively elected Chairman and Vice-Chairman of the Housing Committee.

Structure and methods of work of the Housing Committee

4. The Committee examined a proposal by the Secretariat that certain changes should be made in the structure and methods of work of the Committee and its subsidiary organs (HOU/Working Paper No. 30). After a full discussion in which nearly all delegations took part and in the course of which there was general agreement that work on technical problems, particularly those of interest to governments, should not be neglected, it was agreed that:

- (a) the Committee should continue to work in close collaboration with specialized non-governmental international organizations, and in particular the CIB. In this connexion it took note with satisfaction of the statements to the effect that appropriate institutions in Czechoslovakia, Hungary, Poland, Romania and the USSR had already applied or will shortly be applying to join the CIB;
- (b) full use should be made of expert rapporteurs made available by governments;
- (c) meetings of ad hoc groups of experts on specific subjects should be convened where appropriate;
- (d) the Working Party on Development of Housing Policies and the Working Party on Cost of Building should be abolished, subject to each of them holding a final meeting immediately before the next session of the Committee. The purpose of these meetings would be to report to the Committee on the work which had been accomplished and on that which was still in progress;
- (e) the Committee was the proper forum for consideration of such policy questions as determining the programme of work and priorities, creating and abolishing ad hoc groups, considering conclusions arising from the work of such groups, and generally all housing policy questions, whether arising in the economic or technical field;
- (f) there should not normally be more than two series of housing meetings a year.

Reports from subsidiary bodies

5. The Housing Committee took note of the report of the Working Party on Housing and Building Statistics (HOU/86-HOU/WP.3/28). The Committee expressed the wish that the Annual Bulletin of Housing and Building Statistics in the shortened form now envisaged by the Working Party should be printed and requested that their views be brought to the attention of the United Nations Publications Board.
6. The Housing Committee took note of the report of the Working Party on Development of Housing Policies (HOU/87-HOU/WP.1/28) set up, as recommended, an ad hoc Working Party on Problems of Housing Development in Less Industrialized Countries.
7. In this connexion the delegate of Israel informed the Committee of the wish of his Government that a small expert mission similar to those which had visited Yugoslavia and Turkey should pay a visit to his country. A number of delegates having expressed their country's interest in participating in such a mission, the Secretariat stated that the procedure to be followed as regards the nomination of experts and their selection should be the same as in the case of the previous missions. In response to a suggestion by the delegate of the United Kingdom, the delegate of Israel declared that his Government would submit to the Secretariat a detailed statement on the particular points on which they were seeking advice and assistance. The Committee expressed its agreement with these arrangements.

Financing of housing

8. The Committee took note of HOU/Working Paper No. 31 which drew attention to a resolution on financing of housing in Europe adopted by the Economic and Social Council and discussed the possibilities of further work by the Committee in the field of housing finance. It agreed in principle that an ad hoc meeting of experts on the financing of housing should be called in the course of 1957 and decided to consider further at its next session the scope and organization of such a meeting on the basis of detailed proposals which should be drawn up by the Secretariat in consultation with experts in housing finance. The Secretariat was asked to take into account the desirability of a continuation of the work on co-operative housing which had been initiated in European Housing Trends and

Policies in 1955 (HOU/WP.1/Working Paper No. 3 and Add.1), particularly in relation to financial problems. The following agreed to assist the Secretariat in this matter: Mr. Salaün (France), Mr. Seip (Norway), Mr. Andrzejewski (Poland) and Mr. Jenks (United States). It was also suggested that an expert from another eastern European country, an expert from a southern European country and an expert from the International Co-operative Alliance should, if possible, be associated with this work.

#### Use of steel in house construction

9. The delegates agreed to do all they could to provide information and advice to the Secretariat to enable it to revise and complete Chapter VII of the report on The European Steel Market in 1955, prepared under the auspices of the ECE Steel Committee, which related to the use of steel in house construction, and specifically that part reproduced as pages 13 to 17 of HOU/Working Paper No. 32. It was also agreed that the question of the use of steel in house construction should be put on the agenda of the next session of the Committee.

#### Insulation of dwellings

10. Attention was drawn to the following decision by the thirty-seventh session of the ECE Coal Committee:

"A number of international bodies, such as the ECE Housing Committee, as well as numerous technical bodies, are interested in promoting international co-operation in the development of European housing policies. Fuel economy by means of better insulation should be studied in these organizations and, in individual countries, measures should be taken in co-operation with the building authorities to encourage efficient insulation. The Committee suggested that the ECE Housing Committee might consider these questions" (E/ECE/COAL/107).

The Committee agreed to consider how to give effect to this suggestion at its next session, on the basis of a factual report which the Secretariat was asked to prepare on the work being done by other international organizations in this field.

#### Dates of future meetings

11. It was agreed that the next series of housing meetings should be held in Geneva between 26 November and 1 December 1956.

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

PROVISIONAL AGENDA

Thirteenth Session

to be held at the Palais des Nations, Geneva,  
on 28 (morning and afternoon) and 29 (morning only) November 1956  
starting at 10 a.m. on 28 November\*

1. Adoption of Agenda
2. Slum clearance policies and programmes
3. Housing management
4. Formulation of house-building programmes
5. Progress reports by the Secretariat of the CIB Studies and Applied Research Section on:
  - (a) the effect of the height, width and shape of dwellings on building costs
  - (b) housing needs of a family
6. Technical co-operation
7. Reports of the Committee's subsidiary bodies
8. Programme of future work, including plans or proposals for:
  - (a) main points for discussion in the report on European Housing Trends and Policies in 1956
  - (b) organization of meeting of experts in 1957 on the financing of housing
  - (c) make-up of housing costs
  - (d) report on policies, and in particular technical policies, pursued by governments with a view to reducing the cost of house building
  - (e) report on insulation of dwellings and use of new materials
  - (f) standardization and modular co-ordination
  - (g) utilization of space in dwellings
9. Schedule of meetings in 1957
10. Annual report of the Housing Committee to the Economic Commission for Europe
11. Any other business
12. Adoption by the Committee of the report of its thirteenth session.

\* The Housing Committee will need to reconvene for about an hour in the morning of 1 December to adopt its report (Item 12 of the Agenda)

NOTES ON THE AGENDA FOR THE THIRTEENTH SESSION

Item 1: Adoption of Agenda

Item 2: Slum clearance policies and programmes

Following a decision of the Working Party on Development of Housing Policies to conduct an enquiry on slum clearance policies and programmes (HOU/WP.1/26, paragraph 7), the general lines of an enquiry were drawn up by the Secretariat in consultation with the rapporteurs, Mr. Bløcher (Denmark) and Mr. Vanderveken (Belgium). The enquiry, together with model replies from Belgium and Denmark prepared by the rapporteurs, was circulated as HOU/WP.1/Working Paper No. 1. Mr. Vanderveken, in consultation with Mr. Bløcher and the Secretariat, is preparing a report collating and analysing the information submitted by governments in reply to the enquiry. The report will be circulated as soon as it is completed.

Item 3: Housing management

Following a decision of the Working Party on Development of Housing Policies to conduct an enquiry on housing management (HOU/WP.1/26, paragraph 7), the general lines of an enquiry were drawn up by the United Kingdom rapporteur, in agreement with the USSR rapporteur, and put in final form by the Secretariat. The enquiry and a model reply from the United Kingdom were circulated as HOU/WP.1/Working Paper No. 5 and Add.1. A preliminary or progress report is expected to be submitted by the rapporteurs, depending upon the number of replies received on time.

Item 4: Formulation of house-building programmes

Arising out of a preliminary study of the factors which should be taken into account in the drawing up of housing programmes (Section 3 of Part II of the report The European Housing Developments and Policies in 1954, E/ECE/209), the Working Party on Development of Housing Policies appointed Mr. Andrzejewski (Poland) and Mr. Björk (Sweden) rapporteurs with the task of preparing proposals for analysing more fully the concepts and methodology used in different countries (HOU/WP.1/26, paragraph 13). The rapporteurs are preparing a report which will be circulated.

Item 5: Progress reports by the Secretariat of the CIB Studies and Applied Research Section

A number of papers were presented and discussed at the February meeting, in Paris, of the CIB Studies and Applied Research Section and subsequently published; these related to:

- (a) the effect of the height, width and shape of dwellings on building costs; and
- (b) housing needs of a family.

The Secretariat of the CIB Studies and Applied Research Section are preparing a communication setting out what work has been accomplished, where the relevant papers and summaries of discussion may be found (it is expected that one or two complete sets of papers will be transmitted to each delegation to the Housing Committee), and plans for future work in these two fields.

Item 5: Technical co-operation

The Committee's attention is drawn to Resolution 4(XI) concerning the development of contacts between the countries of eastern and western Europe, adopted by the eleventh session of the Commission. The Secretariat will circulate a paper for consideration by the Committee dealing inter alia with the exchange of technical and scientific information in documented form, collaboration between research workers and exchange of visits between experts.

Item 7: Reports of the Committee's subsidiary bodies

- (i) Working Party on Development of Housing Policies, and Working Party on Cost of Building

At its twelfth session the Housing Committee agreed that "the Working Party on Development of Housing Policies and the Working Party on Cost of Building should be abolished, subject to each of them holding a final meeting immediately before the next session of the Committee. The purpose of these meetings would be to report to the Committee on the work which had been accomplished and on that which was still in progress" (E/ECE/HOU/59, paragraph 4(d)). Arrangements have been made for these two Working Parties to meet and it is suggested that their reports should be considered under Item 8, Programme of future work.

(ii) At its eighth session the Working Party on Development of Housing Policies recommended that "an ad hoc Working Party should be formed to follow up such arrangements" (i.e. work on housing problems in the less industrialized countries) (see HOU/87, paragraph 16(e)). The ad hoc Working Party on

Problems of Housing Development in Less Industrialized Countries will hold its first meeting before the session of the Housing Committee and will report to the Committee.

(iii) Owing to the necessity of providing time for rapporteurs to meet for several days prior to the Committee meeting, it has not been possible to arrange for the Working Party on Housing and Building Statistics to meet until after the Committee. Accordingly, the report of this Working Party will be presented to the fourteenth session of the Committee.

Item 8: Programme of future work

The Secretariat will circulate a paper which will contain in the usual systematic form the programme of future work, for approval and submission to the twelfth session of the Commission. On this occasion the paper will also include a brief analysis of the results achieved by the two Working Parties which are being abolished and arrangements for continuing or completing the work in hand. In addition the paper will contain detailed plans or specific proposals on a number of topics arising from decisions already taken by the Committee or its Working Parties, namely:

- (b) organization of meeting of experts in 1957 on the financing of housing (see E/ECE/HOU/59, paragraph 8);
- (c) make-up of housing costs (see HOU/WP.2/46, paragraph 5);
- (d) report on policies, and in particular ~~technical policies~~, pursued by governments with a view to reducing the cost of house building (see HOU/87, paragraph 5(c));
- (e) report on insulation of dwellings and use of new materials (see E/ECE/HOU/59, paragraph 10);
- (f) standardization and modular co-ordination (see HOU/WP.2/46, paragraph 14);
- (g) utilization of space in dwellings (see HOU/WP.2/43, paragraph 12).

Item 9: Schedule of meetings in 1957

The Secretariat has provisionally reserved the dates of 27 to 31 May and 18 to 22 November for two series of housing meetings during 1957. Advance scheduling of meetings is required for arranging conference services.

Item 10: Annual report of the Housing Committee to the Economic Commission for Europe

The Secretariat will prepare a draft of the annual report of the Housing Committee, which should be completed and adopted by the Housing Committee, for presentation to the twelfth session of the Economic Commission for Europe.

Item 11: Any other business

Item 12: Adoption by the Committee of the report of its thirteenth session

In accordance with established practice, the Committee should agree on the report of its thirteenth session before concluding its work.

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## ECONOMIC COMMISSION FOR EUROPE

### HOUSING COMMITTEE

#### REPORT OF THE THIRTEENTH SESSION

(As adopted on 1 December 1956)

1. The Housing Committee held its thirteenth session on 28 and 29 November and 1 December 1956. Representatives of Austria, Belgium, Bulgaria, the Byelorussian SSR, Czechoslovakia, Denmark, the Federal Republic of Germany, France, Hungary, Italy, the Netherlands, Norway, Poland, Romania, Spain, Sweden, Switzerland, Turkey, the Ukrainian SSR, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America, and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following organizations were also represented: the International Labour Organisation (ILO), the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Organization for Standardization (ISO), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), and the World Federation of Trade Unions (WFTU).

#### Adoption of agenda

2. The provisional agenda (E/ECE/HOU/63) and a time-table for the session were adopted.

#### Clearance of dwellings unfit for human habitation

3. The Committee examined a preliminary report on "Slum Clearance policies and Programmes" prepared by Mr. Vanderveken (Belgium), as rapporteur, on the basis of information supplied by governments in reply to an enquiry (HOU/Working Paper No. 41). The principal questions considered during the course of a full discussion related to:

technical and economic criteria for identifying obsolete dwellings which should be removed, the character and magnitude of needs, administrative procedures for carrying out clearance programmes, and public aid, especially for the re-housing of former tenants. The view was generally expressed that the terminology used in discussing this problem should be clarified in the different languages for purposes of international comparisons.

4. The Committee agreed that:

- (a) Work on problems of clearance of obsolete dwellings and re-housing should be continued, bearing in mind the comments made in the course of the discussion at this meeting;
- (b) Governments who had not yet replied to the enquiry, and others who might wish to add to the information previously supplied, were invited to do so as soon as possible; the offer to supply information collected on a previous occasion by the CIB was welcomed;
- (c) Mr. Macovei (Romania) should be invited to join the present rapporteurs, Mr. Bløcher (Denmark) and Mr. Vanderveken (Belgium), who would prepare a revised draft of the report for consideration at a future session.

Housing management

5. The Committee examined a preliminary report on "Housing Management" prepared by the United Kingdom rapporteur, in association with the Soviet Union rapporteur, on the basis of information supplied by Governments in reply to an enquiry (HOU/Working Paper No. 48). A review was made of the forms of organization in the different housing sectors and of general aspects of housing management, including questions of organization, methods, and training.

6. The rapporteurs were invited to complete the report, drawing upon further replies recently received from governments and the International Real Estate Federation (FIABCI). It was agreed that the final text of the report should be included in Part II of the definitive version of the next Annual Housing Survey.

Preparation of the next annual housing survey

7. The main purpose of the discussion, which was based on a proposed outline prepared by the Secretariat (HOU/Working Paper No. 43), was to give guidance to the Secretariat on the major points to be examined in the report on "European Housing Trends and Policies in 1956". A number of delegates took the opportunity to outline briefly what they regarded as the salient features of the housing

situation and policy developments in their country in the current year. Some delegates proposed that the report should analyse, apart from examining the main housing trends and principal changes in housing policy in 1956, such questions as regional planning and community development, especially in rural areas, the findings of the FAO/ECE International Consultation on various kinds of board, to be held early in 1957, the use of locally available building materials, construction in mining areas and in regions subject to earthquakes, and measures to ensure the availability at reasonable prices of land for house-building. It was felt, however, that it would be impossible to deal adequately with the question of regional planning and community development within the framework of the Annual Survey.

8. With regard to Part I of the Survey, the Committee agreed that each Government should be asked to prepare and send to the Secretariat by 31 January 1957, or as soon as possible thereafter a short memorandum outlining the main developments in its country; this memorandum would not be circulated to the Committee but would be used by the Secretariat when preparing the report. The memorandum should indicate wherever possible authoritative published information; moreover, it would be unnecessary to provide statistical information already submitted for the preparation of the Quarterly Bulletin of Housing and Building Statistics, or published in that Bulletin. The Secretariat was asked to write to Governments indicating the main information required of them for preparing the report, namely, concerning the first three chapters; the question of land prices would be treated under Building Cost (Item 1(g) of the outline of the Survey).

9. Arising out of decisions taken on the relevant items of the agenda, the Committee agreed that Part II of the Survey should contain a discussion of problems of housing management and the formulation of house building programmes.

Meeting of experts on the financing of housing

10. The rapporteurs met to consider the scope and methods of work in preparing for a meeting of experts on the financing of housing, as requested by the Committee following a recommendation on the subject made by the UN Economic and Social Council. The Committee accepted the conclusions of the rapporteurs, the principal points being:

- (a) the main report should be analytical and not descriptive, with emphasis on economic questions rather than the techniques of housing finance, and by subject rather than by country;

- (b) as material for the enquiry but not for circulation to the Committee, there should also be country reports under common headings, the information for which should be supplied as necessary by governments in response to specific letters from the Secretariat. These reports should be drafted by the rapporteurs or the Secretariat and subsequently checked and completed by the respective governments;
- (c) the principal questions which should be discussed were those set out in HOU/Working Paper No. 50; wherever appropriate the differences should be brought out between publicly, part publicly and privately financed housing; the question of the financing of community facilities would also be dealt with, subject to modification as necessary in the light of further consultations by the rapporteurs;
- (d) the rapporteurs would meet again to prepare for the meeting on financing of housing which should be held in the autumn of 1957 as part of the normal Committee session.

Make-up of housing costs

11. The Committee examined a draft "Enquiry on the Make-up of Housing Costs", prepared by the Secretariat of the Studies and Applied Research Section of the CIB in consultation with delegates of the Committee (HOU/Working Paper No. 37). In the course of the discussion comments were made on points of detail, on the scope of the enquiry and on the utility of the project. The Secretariat pointed out the difficulty of obtaining reliable detailed information which would enable international comparisons to be made and valid conclusions drawn, and the desirability of conducting such an enquiry through controlled field investigations, but there was a general feeling that an enquiry would be useful and that it should be carried out.

12. The Committee agreed that:

- (a) the Secretariat of the Studies and Applied Research Section of the CIB be invited to consider further the form of the enquiry, taking into account the comments made during the discussion at this meeting and the form of reporting such information in the United States of America;
- (b) the revised text of the document requesting detailed information be communicated to all governments as soon as possible;

- (c) when replies had been received from the governments, rapporteurs from Czechoslovakia, Romania (Mr. Adler), the United States of America and the International Federation of Building and Public Works should join the CIB rapporteur; the rapporteurs, together with the Secretariat, would collate the information and prepare a report.

Government policies and cost of building

13. At the request of the Committee, the rapporteurs and the Secretariat worked out the basic lines of an enquiry on government technical policies with particular reference to reducing the cost of building (HOU/Working Paper No. 45). The Committee endorsed the proposed course of action and agreed that the greater part of its session scheduled for the early summer of 1957 should be devoted to a discussion of a provisional report on this subject. It was agreed that each government would be asked to prepare a memorandum, intended for use by the rapporteurs and the Secretariat in drafting a report, describing recent developments in its country, as far as possible conforming to common headings, but not repeating information which had already been given in reply to previous related enquiries.

14. It was noted that supplementary information will be required for the chapter dealing with methods of contracting in house-building. Some of the rapporteurs on this question met in the course of the week. They proposed a number of amendments to HOU/Working Paper No. 53 and it was agreed that the revised text, subject to the agreement of the other rapporteurs which should be sought by correspondence, should form the basis of the enquiry to be sent to governments.

Insulation of dwellings

15. The Secretariat was asked to collect bibliographical references on documentary information available, along the lines already prepared for some countries in HOU/Working Paper No. 44, and to complete this document for the next session of the Committee. The Secretariat was also invited to explore with the various specialized organizations how work on this subject could be carried out on an international level.

Standardization and modular co-ordination

16. The Committee examined the Secretariat's report summarizing activities of international bodies in this field (HOU/Working Paper No. 46). Statements were made on the work in hand and the future plans of the European Productivity Agency.

and by delegates from the CIB, the ISO and the UIA. It was generally felt that the conclusions arising from the work of these international technical bodies were likely to affect government policies in relation to house-building and international trade in building materials, components and equipment, and should therefore be reported from time to time to the Housing Committee. It was agreed that governments should be invited to reflect further how all-European co-operation and eventually agreement in this field could be promoted. The Secretariat was also asked to explore this matter with the specialized international organizations working in this field, namely, the CIB, the ISO and the UIA, which all declared their willingness to collaborate, in order that the question might be considered at a later session. A proposal by the ISO delegate that more national standardization committees should take part in its Technical Committee 59 was supported.

#### Formulation of house-building programmes

17. The Committee decided to defer to its next session a discussion of the preliminary report on "Formulation of House Building Programmes" prepared by the rapporteurs (HOU/Working Paper No. 49). Delegates were asked to submit in writing to the Secretariat their comments on the preliminary report so that the rapporteurs could prepare a revised draft.

#### The effect of the height, width and shape of dwellings on building costs, and methods of surveying the housing needs of a family

18. The Committee noted progress reports on these subjects prepared by the Secretariat of the CIB Studies and Applied Research Section (HOU/Working Paper No. 40).

#### Technical co-operation

19. The Committee examined the implications in the field of housing and building of Resolution 4(XI) on East-West Contacts adopted by the eleventh session of the Economic Commission for Europe. It recalled that the CIB had been set up following preparatory work undertaken in the Committee and recommendations thereby. It agreed that now that institutes in almost all European countries were or would shortly become members, the CIB should be supported and strengthened as one of the principal all-European instruments for collaboration in purely technical matters, as set out in HOU/Working Paper No. 38. Nonetheless, it was emphasized that the Committee, as an inter-Governmental body, was competent to take up any questions in the housing field, whether economic, social or technical, which had implications

for government policy. In practice, this meant that the conclusions to be drawn from some of the technical enquiries carried out by the CIB would require consideration by the Committee at an appropriate time. The Committee reaffirmed the importance of promoting in various forms the flow of information on housing and building on an effective reciprocal basis through the ECE Housing Committee, the CIB and other international specialized organs and on a bilateral basis. In this connexion the Committee noted the progress already made in implementing the Resolution in question, particularly in regard to the exchange of information and visits. Interested governments were invited to report to the Secretariat in writing any proposals they might have in this respect with a view to further implementation of the Resolution. Invitations for group visits by members of the Housing Committee were received at this session from Czechoslovakia to take place in 1958 and Austria in 1957. Details of these visits would be circulated in due course.

#### Report of subsidiary bodies

20. The Committee took note of the reports of the final meetings of the Working Party on Development of Housing Policies (HOU/92) and the Working Party on Cost of Building (HOU/93). The main accomplishments of the two Working Parties are set out briefly in Annexes I and II of this report. The Committee wished to record its thanks to Mr. De Vestel (Belgium), Mr. van Bousekom (Netherlands), Mr. van der Meer (Netherlands), and Mr. Bonnome (France), who had acted as Chairmen of these Working Parties during recent years.

21. The Committee took note of the report of the ad hoc Working Party on Problems of Housing Development in the Less Industrialized Countries (HOU/90).

#### Utilization of space

22. The Committee invited Mr. Blackshaw (United Kingdom) to make proposals with a view to the preparation of a new report, on an all-European basis, on the utilization of space. The report would take into account the considerations mentioned in HOU/Working Paper No. 47 but would not contain specific recommendations to governments. The Governments of Belgium and the USSR agreed to nominate rapporteurs to work with Mr. Blackshaw. All three rapporteurs were invited to work in the closest collaboration with the International Union of Architects (UIA).

#### Future work programme

23. The Committee's attention was drawn to Resolution 630 (XXII) AI of the Economic and Social Council recommending inter alia the co-ordination of the work programmes of the regional Commissions and the concentration of their activities on major economic and social problems, and to decisions taken at the eleventh session of the Economic Commission for Europe in so far as they affected the work of the Housing Committee. The Committee, after considering its work programme in the light of these recommendations and decisions adopted it for transmission to the twelfth session of the ECE (See Annex III).

24. The Yugoslav delegation suggested that the Committee should undertake activities in the field of regional development, urbanization and the location of dwellings and their proposal was supported by other delegations. The Committee, feeling that the question needed further consideration in order that specific problems might be selected for examination, asked the Secretariat, in consultation with the Yugoslav delegate and experts from interested countries, to prepare a note on the subject for submission to a later session.

#### Schedule of meetings in 1957

25. The Committee noted that, as usual, there would be two series of housing meetings, the first from 27 to 31 May 1957 and the second from 18 to 22 November 1957. It agreed that the greater part of the first session in 1957 should be devoted to a comprehensive examination of a report on the cost of building, and the greater part of the autumn session to a full discussion of problems of housing finance. Attention was drawn to a statement made by the USSR delegation at the twelfth session (E/ECE/HOU/59) concerning serious delays in the translation of Committee documents. A similar statement was made at the present session by the United States delegation, who also drew attention to the desirability of simultaneous interpretation. The Secretariat was again asked to take this matter up with the appropriate authorities.

#### Annual report of the Housing Committee to the ECE

26. The Committee considered a draft of its annual report to the Economic Commission for Europe. It was agreed that the Secretariat should make the necessary amendments and that the report should then be approved by the Chairman and Vice-Chairman on behalf of the Committee.

#### Activities of other UN bodies in the field of housing

27. The Committee took note of a memorandum drawing attention to the activities of

other UN bodies in the field of housing and building, in particular ECAFE and ECLA.

Request by the Timber Committee

28. At the request of the Timber Committee it was agreed that experts from the Housing Committee would do what they could to assist the Secretariat in preparing for the Timber Committee a report on the utilization trends of wood and wood products in housing.

ANNEX IMAIN ACCOMPLISHMENTS OF THE WORKING PARTY ON DEVELOPMENT OF HOUSING POLICIES

The Working Party on Development of Housing Policies, formerly the Working Party on Programmes and Resources, was set up by a decision of the then Housing Sub-Committee in May 1948. Its tasks, set out in some detail, related to work on problems of "housing needs and programmes" and of "requirements and availabilities of materials, equipment and skills". Five principal lines of activity may be discerned:

- (a) One of the first post-war efforts was to focus attention on the enormous scale of housing needs and the consequent problems arising in the building industry. European housing needs were broadly estimated and related to actual and possible housing programmes in the report "The European Housing Problem" (E/ECE/110), published in 1949. This was followed up recently by an attempt to draw up a more accurate balance-sheet of the European housing situation on the basis of post-war housing and population census material, in the report "The European Housing Situation" (E/ECE/221), published early this year.
- (b) There was a substantial exchange of information in the early years on economies in the use and substitution of building materials, important examples being found in the report already referred to, "The European Housing Problem", and in a report jointly prepared with the ECE Timber Committee, "Economies in the Use of Timber in Building" (E/ECE/102), published in 1949. A number of other papers were prepared and examined at the time on the supply position of the main building materials and on measures for relieving the shortage of certain building materials. When the supply position improved generally, emphasis switched to consideration of a more rational utilization of conventional building materials and the application of new materials or a new application of conventional building materials in house building, a line of action which appeared more suitable to and was therefore taken over by the Working Party on Cost of Building. There is no indication at present, apart from specific production problems in some of the less industrialized countries and shortages of certain kinds of house equipment such as bathroom and kitchen installations in some of the eastern European countries, that the supply of building materials and components presents a serious obstacle to carrying out house-building programmes which cannot be resolved through normal trade.

(c) Considerable work was done on some principal problems of government housing policy essentially of an economic and social nature, such as investment in housing and building, financing of house-building and the related problem of rent policy. Some ground was broken in studying investment in housing and building, but difficulties have been encountered relating to the availability and comparability of information and methodology. More systematic work on this question will be required in the future and will be facilitated at least partly by what is being done by the Working Party on Housing and Building Statistics. A comprehensive report on "Methods and Techniques of Financing Housing in Europe" (E/ECE/IM/HOU/38), was published in 1952. Subsequent work in this field has brought this information up to date, analyzed other aspects of the problem, such as private and co-operative means of financing housing, and in particular has examined critically the main features of government policy with regard to the financing of housing and the merits and demerits of the various systems used. European rent policies have been fully discussed on several occasions, first on the basis of a report published in 1953 and subsequently of chapters in the annual housing surveys.

(d) One of the Working Party's main functions in recent years has been to examine housing policies pursued and results achieved in the preceding year and to consider what action might be taken to deal with problems thus isolated. The basis for such a discussion is an annual survey prepared by the Secretariat, which reviews the main current developments in Europe in the field of housing. The fourth survey, relating to 1955 (E/ECE/259), was published a few months ago. Most of these annual surveys, after full discussion by the Working Party, have given rise to more intensive enquiries on specific problems which are now in hand by rapporteurs, such as slum clearance policies and programmes, housing management and the formulation of house-building programmes on a scientific basis.

(e) A project taken up more recently by the Working Party relates to problems of housing development in the less industrialized countries of Europe. At the request of the governments concerned which showed interest the Secretariat prepared a preliminary report (IM/HOU/64) to find out in the first instance whether there was a specific housing problem in the less industrialized countries and if so broadly the lines of action which were possible both on the national and international levels. This was followed up later with a fuller

report on four southern European countries (HOU/77) which arrived at broadly three sets of recommendations : first those which individual governments in less industrialized countries could themselves consider; secondly, certain types of action which these countries might usefully take co-operatively and in agreement with each other; and, thirdly, the possible contribution which the Housing Committee could make to assist these countries in developing and expediting their housing programmes. The most recent stage of this work has been to organize, at the request of Yugoslavia and Turkey, a small mission of housing and building experts to study the situation on the spot for the purpose of setting out precisely on the basis of the wishes of these two Governments the types of international assistance required and to propose ways and means of affording such assistance. Comprehensive reports by the Expert Housing Missions were circulated a few months ago (E/ECE/HOU/61).

## ANNEX II

### MAIN ACCOMPLISHMENTS OF THE WORKING PARTY ON COST OF BUILDING

The Working Party on Cost of Building, formerly the Working Party on Technical Problems, was set up by the then Housing Sub-Committee in May 1948. Its tasks, set out in some detail, related to work in the field of "building technology and economy in construction" and to the sharing and exchange of "technical information". Four principal lines of activity may be discerned:

(a) It played a major part for some years as an initiator and organizer of international co-operation first in the field of building documentation and later in building research and studies. Recognizing that international co-operation in these fields depended in the first instance on the existence of appropriate facilities on the national level, it recommended to governments the setting up of national building documentation centres and national building Research Organizations. A "Directory of Building Research and Development Organizations in Europe" (Sales No.1951.IV.5) was prepared and published in 1951. Two Conferences, one on Building Documentation in 1949 and the other on Building Research in 1950, followed by intensive preparatory work and specific recommendations of the Housing Sub-Committee, led first to the creation of the International Council for Building Documentation (CIDB) in 1950 and subsequently to the transformation of that Organization into the International Council for Building Research, Studies and Documentation (CIB) in 1953. With the membership this year of building research and documentation organizations from Czechoslovakia, Poland, USSR and Yugoslavia, and the intention of Bulgaria, Romania and Turkey to join very soon a major gap in the participation in the CIB has been closed.

(b) Various attempts have been made to throw some light on the measurement of building costs and productivity. An ambitious early attempt was made by rapporteurs to carry out a pilot study on the use of man-hours on site in a number of European countries, using questionnaires. The report ultimately prepared pointed out that owing to "the serious nature of the limitations discussed above, the main result of the present study is not to be found in the analysis of the figures but rather in a lack of basic information available which this pilot study reveals, and in the lessons learned in the method of study pursued" (IM/HOU/WP.2/12). More recently, after a preliminary survey

of information available in different countries, the Working Party recommended that an attempt should be made to establish and provide quantitative information on the principal elements making up house-building costs. A draft of a proposed enquiry worked out by the technical secretariat of the CIB Studies Section in co-operation with experts of the Housing Committee has now been circulated for consideration at the forthcoming Committee session (HOU/Working Paper No. 40). Attention should also be drawn to the attempt being made by the Working Party on Housing and Building Statistics to improve the statistical basis for comparing building costs.

(c) The part which governments can play in helping to reduce house-building costs has been kept under review. A preliminary study of measures to reduce housing costs and of the development of the building industry, "The Cost of House Construction" was published in May 1953 (E/ECE/165).

(d) The Working Party on Cost of Building has also carried out, with the aid of rapporteurs, a number of specific and partly technical enquiries on different aspects of the problem of reducing building costs. A number of them derive from the recommendations in the "Cost of House Construction" (pages 39 and 40). Subsequently some detailed work, notably on methods of defining the housing needs of a family and strength, stability and safety factors, has been taken over by the CIB. Work has continued under the direct aegis of the Working Party on, for example, building codes and regulations, mechanization and prefabrication, and contract practices in building. Another important enquiry carried out under the aegis of the Working Party resulted in the publication of a report on "The Utilization of Space", published in 1951 (IM/HOU/25/Rev.1). Consideration is being given to bringing this report up to date and extending its coverage.

ANNEX IIIPROGRAMME OF WORK OF THE HOUSING COMMITTEE06.1 - Priority Projects of a Continuing Nature06.1.1 - Survey of Housing Progress and Policies

The object of the annual survey prepared by the Secretariat is (a) to review the main current developments in the field of housing as a basis for an annual examination by the Committee of housing policies pursued and results achieved and (b) to consider what action might be taken to deal with problems thus analyzed. Part I of the next Survey will describe and discuss the main housing trends and the principal changes in housing policies in 1956. The following problems of a more long-term character were provisionally selected for fuller analysis, with the aid of rapporteurs, in Part II of the Survey:

(a) housing management, including the organization and techniques of maintenance: (b) formulation of house-building programmes, especially the concepts and methodology used in different countries.

06.1.2 - Housing Problems of Less Industrialized Countries

The object of the project is to assist governments of the less industrialized countries to develop and expedite their housing programmes. Action is proceeding, in co-operation with TAA as necessary, along three main lines: first, the Committee has agreed to sending small expert missions to less industrialized countries which request them, for the purpose of studying the housing situation on the spot. Secondly, in the two countries visited by expert housing missions in 1956, namely Turkey and Yugoslavia, the Governments are taking concrete steps to implement the recommendations, in particular with regard to creating a central housing agency and a national building research organization. Thirdly, questions of practical collaboration between the southern European countries are being examined; one being the prospect of developing the production of building materials, components and equipment on the basis of a more rational division of labour between the countries concerned; and the other the possibility of developing regional arrangements for the promotion of building research, including the dissemination of up-to-date technical

information. An ad hoc Working Party has been established to deal with these problems.

06.1.3 - Industrialization of House-Building

A comprehensive enquiry is being carried out by rapporteurs and the Secretariat on governments' technical policies, with particular reference to the industrialization of house-building and the reduction of the cost of house construction. The report will discuss the nature and make-up of housing costs in the different countries; analyze the organization of demand, including such questions as the scale of continuity of demand, contract practices in the building industry, and the standardization of house plans, materials and components; and examine the structure of the industry and the organization of production, including such questions as prefabrication and mechanization, standardization and modular co-ordination and research and the application of research in practice.

06.1.4 - Collection and Publication of Housing and Building Statistics

The Committee through its Working Party of statistical experts: (i) advises the Secretariat on the preparation and issue of the Quarterly and Annual Bulletins of Housing and Building Statistics for Europe; (ii) continues to seek agreement on standard definitions of housing concepts and terms with a view to improving the degree of precision and international comparability of European housing and building statistics; (iii) exchanges information on national studies and statistical methods relating to housing and building. Work in this field is co-ordinated with that of the Conference of European Statisticians and of the United Nations Statistical Commission.

06.2 - Priority Projects of an Ad Hoc Nature

06.2.1 - Financing of House Building Programmes

The next stage of the Committee's work in the field of housing finance is to attempt, with the aid of rapporteurs, to set the different elements of financial policy in relation to housing within a single framework and, where possible, to draw conclusions. A greater part of the Committee's session in the autumn of 1957 will be set aside for discussion of these problems.

06.2.2 - Problems of Existing Housing Stock

An enquiry is being carried out by governmental rapporteurs on the policies pursued and methods of preparation with regard to programmes for the clearance of dwellings unfit for human habitation, and re-housing programmes, including the identification of sub-standard dwellings and the improvement of existing dwellings. The purpose of the project is to exchange experience on the organization and execution of such programmes and to draw conclusions where possible.

06.2.3 - Utilization of Space in Current Types of Dwellings

The report circulated in 1951 on "The Utilization of Space in Current Types of Dwellings in Fourteen European Countries 1948/1949" is to be brought up to date on an all-European basis by rapporteurs working in close conjunction with the UIA.

UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



E/ECE/HOU/65  
28 March 1957  
English only

ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

(Thirteenth session, 28 and 29 November and 1 December 1956)

LIST OF DELEGATES

Chairman: Mr. Juliusz GORYNSKI (Poland)

Vice-Chairman: Mr. Carl ANONSEN (Norway)

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Director of the Federal Ministry  
for Trade and Reconstruction

Mr. Adalbert HÄRTEL

Deputy Director of the Federal Ministry  
for Social Administration

BELGIUM

Mr. Joseph CEUTERICK

Directeur général au Ministère de la  
Santé publique et de la Famille

Mr. Guillaume VANDERVEKEN

Secrétaire général de la Société nationale  
du logement (SNL)

Mr. Joseph PAQUAY

Secrétaire général de l'Institut national  
pour la promotion de l'habitation

BYELORUSSIAN SOVIET SOCIALIST REPUBLIC

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Chief of the Committee for Housing and  
Architecture, Council of Ministers of  
the Byelorussian SSR

Mr. Victor KOLBASSINE

Third Secretary of the Ministry of Foreign  
Affairs of the Byelorussian SSR

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Mr. Ljubomir FOURNAJIEFF

Vice-President, Committee on Building and  
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of Building and Architecture

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Chief of Section, Ministry of Housing

FEDERAL REPUBLIC OF GERMANY

Mr. Walter FEY

Federal Ministry of Housing

Mr. Robert AENGENEYNDT

Federal Ministry of Economics

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l'Inspection générale au Ministère de  
la Reconstruction et du Logement

Mr. Eugène BROUILLARD

Sous-Directeur au Secrétariat d'Etat à  
la Reconstruction et au Logement

Mr. André MARINI

Directeur du Centre Scientifique et  
Technique du bâtiment

Mr. Pierre DELAIN

Administrateur à l'Institut national de  
la Statistique et des Etudes économiques

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Inspector General, Ministry of Public Works

Mr. Italo DI LORENZO

Chief of Division, Ministry of Public Works

Mr. Ignazio DE NICOLA

Central Statistical Institute

HUNGARY

Mr. Simon FERENCZ

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Director General, Housing and Building  
Industry

Mr. Gerrit van der FLIER

Deputy Director General, Housing and  
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Mr. Carl ANONSEN

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Housing Board

Mr. Jens SEIP

Deputy Director of the State Housing Bank

POLAND

Mr. Juliusz GORYNSKI

Directeur de l'Institut scientifique de  
l'habitat "IBM"

Mr. Adam ANDRZEJEWSKI

Scientific Director of the Housing  
Institute

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Mr. Ladislav ADLER

Vice-Président du Comité d'Etat pour  
l'architecture et la construction

Mr. Nicolae DROGEANU

Directeur technique de l'Institut des  
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Mr. Pompiliu MASOVEI

Architecte en chef de la ville de  
Bucarest

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Mr. Luis VALERO BERMEJO

Director General, National Housing Institute

SWEDEN

Mr. Lennart BJÖRK

Deputy Chief of Section, Labour Market  
Board

SWITZERLAND

Mr. Roland BOMMELI

Chef de la Centrale fédérale des  
possibilités de travail et du Bureau pour  
la construction de logements

TURKEY

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Director of Board of Building Research and  
Housing, Ministry of Public Works

UKRAINIAN SOVIET SOCIALIST REPUBLIC

Mr. Nicolai IVANTCHENKO

Vice-Chairman of the Committee for Housing  
and Architecture of the Council of  
Ministers of the Ukrainian SSR

Mr. Mikhaïl ROUTCHKO

Chief of Department, Central Institute for  
Planning

Mr. Anatole MACHKOV

First Secretary of the Ministry for Foreign  
Affairs of the Ukrainian SSR

UNION OF SOVIET SOCIALIST REPUBLICS

Mr. Paul BLOKHINE

Member of the Academy of Architecture,  
Director of the Research Institute for  
Dwellings

Mr. Wladimir MARTCHENKO

Member of the Scientific and Technical  
Council, Communal Ministry

Mr. Valerian ACHOUTINE

Deputy Chief, Town Planning Department  
"GOSPLAN"

EASTERN ZONE OF GERMANY

Mr. Werner SCHNEIDRATUS

Head of Department for Building and  
Town Planning, Ministry for Reconstruction

Mr. Ulrich WILKEN

Director, Ministry for Reconstruction

Mr. Johann FLIERL

Architect, Ministry for Reconstruction

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Mr. Maurice BLACKSHAW

Superintending Architect for Housing,  
Ministry of Housing and Local  
Government

Mr. Frederick BATH

Assistant Secretary, Ministry of Works

Mr. Stuart GILBERT

Ministry of Housing and Local Government

UNITED STATES OF AMERICA

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Assistant to the Administrator, Housing  
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Mr. William ZECKENDORF Jr.

Vice-President, "Webb & Knapp"

Mr. Robert DODGE

Technical Advisor, Housing and Home  
Finance Agency

Mr. George TESORO

Senior Economic Officer, Resident  
Delegation to the International  
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Mr. Frederick VREELAND

Economic Officer, Resident Delegation  
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at Geneva

YUGOSLAVIA

Mr. Dušan STEFANOVIĆ

Chief of Housing Section, Institute of  
Economy for Serbia

Mr. Milutin MAKSIMOVIĆ

Deputy Director, Institute for Testing  
Materials of Serbia

Mr. Bogdan MIKOLAJEVIĆ

Chief of Division of Building and  
Construction Statistics, Federal  
Statistical Office

GOVERNMENT PARTICIPATING IN A CONSULTATIVE CAPACITY  
(Paragraph 11 of the Terms of Reference of the  
Economic Commission for Europe)

ISRAEL

Mr. David TANNE

Director, Housing Division, Ministry of  
Labour

UNITED NATIONS SPECIALIZED AGENCY

INTERNATIONAL LABOUR ORGANISATION (ILO)

Mr. E. HOWENSTINE

Economist, Economic Division

Mr. Michael O'CALLAGHAN

Executive Secretary, Building, Civil  
Engineering and Public Works Committee

INTERNATIONAL NON-GOVERNMENTAL ORGANIZATIONS

INTERNATIONAL CENTRE FOR REGIONAL PLANNING  
AND DEVELOPMENT (ICRPD)

Mr. Vladimir BODIANSKY

Member of the Committee of ICRPD

INTERNATIONAL CONFEDERATION OF FREE TRADE  
UNIONS (ICFTU)

Mr. Hein UMRATH

Secretary, Housing Committee, ERO/ICFTU

INTERNATIONAL CO-OPERATIVE ALLIANCE (ICA)

Mr. Léon ROBERT

Président de la Fédération nationale des  
coopératives HLM

INTERNATIONAL COUNCIL FOR BUILDING  
RESEARCH, STUDIES AND DOCUMENTATION (CIB)

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Technical Secretary of the Studies Section

INTERNATIONAL FEDERATION OF BUILDING  
AND PUBLIC WORKS (FIBTP)

Mr. Alphonse DUCRET

Secretary General

INTERNATIONAL REAL ESTATE FEDERATION (FIABCI)

Mr. Pierre GINOT

Administrateur de Biens

Mr. André GIGOU

INTERNATIONAL UNION OF ARCHITECTS (IUA)

Président de la Commission de l'habitat

Architecte, Délégué aux Commissions de travail

Architecte, Membre du Comité Suisse

Mr. Lucien LABROUSSE

Mr. Tom DRINKWATER

Permanent Representative to the  
European Office of the United Nations

UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



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26 April 1957

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

PROVISIONAL AGENDA

Fourteenth Session

to be held at the Palais des Nations, Geneva,  
from 29 to 31 May 1957, starting at 10 a.m. on 29 May<sup>(1)</sup>

Revision

1. Adoption of Agenda
2. Election of Officers
3. Matters arising from the twelfth session of the Economic Commission for Europe (HOU/Working Paper No. 63).
4. European housing trends and policies in 1956 (HOU/Working Paper No. 60).
5. Financing of housing (HOU/Working Paper No. 61).
6. Work of subsidiary bodies
  - (i) Reports of Working Party on Housing and Building Statistics *HOU/94-96*
  - (ii) Review of definitions of housing and building terms prepared by the Working Party on Housing and Building Statistics (HOU/Working Paper No. 62).
7. Progress of work in hand and proposals for new work
  - (i) Preparation of report on government policies and the cost of building
  - (ii) Proposed enquiry on utilization of space in dwellings *HOU/63*
  - (iii) Proposal for continuing work on standardization and modular co-ordination
8. Date of next meeting ~~18 to 22~~
9. Other business
10. Adoption of report of session

<sup>(1)</sup> See proposed time-table, HOU/Working Paper No. 58.

NOTES ON THE AGENDA FOR THE FOURTEENTH SESSION

Item 1: Adoption of Agenda

Item 2: Election of Officers

In accordance with the usual practice the Committee should elect its officers at its first session held in the calendar year.

Item 3: Matters arising from the twelfth session of the Economic Commission for Europe

A document, HOU/Working Paper No. 63, will be prepared and circulated in the latter part of May, after the twelfth session of the Commission. It will contain: (i) the Annual Report of the Housing Committee to the Commission, which at the request of the Committee was put in final form by the Secretariat and approved by the officers of the Committee (the Programme of Work adopted by the Housing Committee which will also be submitted to the Commission was circulated as Annex III to the report of the Committee's thirteenth session, E/ECE/HOU/64); (ii) the statement of the Chairman of the Housing Committee to the Commission; (iii) a summary of the ensuing debate in the Commission; and (iv) decisions taken by the Commission which affect the work of the Housing Committee.

Item 4: European housing trends and policies

The report, HOU/Working Paper No. 60, will as in the past contain two parts. In the first part the Secretariat will record and discuss progress made and the principal changes in housing policies in 1956; the second part will deal with certain problems of a more long term character selected by the Committee for fuller analysis, on the basis of reports by rapporteurs, namely (a) housing management and (b) formulation of house-building programmes. It will be recalled that the Committee examined at its last session a preliminary report on "housing management". The preliminary report is being completed by the rapporteurs in the light of comments made during that session and additional information received in writing. With regard to the subject of "formulation of house-building programmes" the Committee decided to defer to its next session a discussion of a preliminary report prepared by rapporteurs and now being revised by them for consideration at this session. Following normal practice, the Secretariat will revise and complete the provisional version of the annual survey in the light of comments by the Committee and issue the final version for general distribution.

Item 5: Financing of housing

The reason for putting the financing of housing on the agenda of the fourteenth session instead of the fifteenth session as originally envisaged is given in document HOU/Working Paper No. 56. The plans for treatment of the subject at the fourteenth session and subsequently are set out in HOU/Working Paper No. 59.

Item 6: Work of subsidiary bodies

(i) The Working Party on Housing and Building Statistics met immediately after the thirteenth session of the Committee (report HOU/94 already circulated) and will be meeting again immediately before the fourteenth session of the Committee (report to be tabled). The two reports will be presented to the Committee.

(ii) Review of definitions of housing and building terms.

A note by the Secretariat (HOU/Working Paper No. 62) will be circulated drawing attention to the work in this field being carried out by the statistical Working Party. The purpose is to give the Committee an opportunity of considering these definitions, especially from the point of view of the architect and the builder.

Item 7: Progress of work in hand and proposals for new work

(i) Preparation of report on government policies and the cost of building

The final text of the enquiries on Government Policies and the Cost of Building and on the related subject, Methods of Contracting in House-Building, prepared jointly by the rapporteurs and the Secretariat, were circulated as requested by the Committee in January and early February 1957 (E/ECE/HOU/64, paragraphs 13 and 14). It will be recalled that the Committee agreed that the greater part of its forthcoming session should be devoted to a discussion of this subject, but for reasons explained in HOU/Working Paper No. 56 this will be deferred until the autumn 1957 session. It might be useful however to take stock at the present session of the work in hand on this subject, and in particular the extent of the replies in response to the enquiries circulated.

(ii) Proposed enquiry on utilization of space in dwellings

The Committee invited Mr. Blackshaw (United Kingdom), together with rapporteurs to be nominated from Belgium and the USSR, to make proposals with a view to the preparation of a new report, on an all-European basis, on the utilization of space in dwellings (E/ECE/HOU/64, paragraph 22). The rapporteurs

are drawing up their suggestions and will meet immediately preceding the Committee session with a view to agreeing on the proposals which should be made to the Committee. A note, together with a draft enquiry on the subject, prepared by the rapporteurs, will be tabled during the Committee session.

(iii) Proposal for continuing work on standardization and modular co-ordination

The Committee considered at its last session a Secretariat paper on this subject and "agreed that Governments should be invited to reflect further how all-European co-operation and eventually agreement in this field could be promoted. The Secretariat was also asked to explore this matter with the specialized international organizations working in this field, ..... in order that the question might be considered at a later session". (E/ECE/HOU/64, paragraph 16). The Secretariat will issue a paper suggesting further steps which might be taken by the Committee.

Item 8: Date of next meeting

The Committee has already agreed that its second meeting this year should be held from 18 to 22 November 1957.

Item 9: Other business

The Secretariat has no other business to bring up at present.

Item 10: Adoption of report of session

In accordance with established practice, the Committee should agree on the report of its fourteenth session before concluding its work.

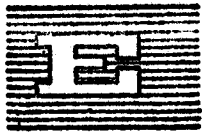
# UNITED NATIONS ECONOMIC AND SOCIAL COUNCIL



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E/ECE/HOU/66  
13 March 1957

Original: ENGLISH



ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

## PROVISIONAL AGENDA

### Fourteenth Session

to be held at the Palais des Nations, Geneva,  
from 29 to 31 May 1957, starting at 10 a.m. on 29 May (1)

1. Adoption of Agenda
2. Election of Officers
3. Matters arising from the twelfth session of the Economic Commission for Europe (HOU/Working Paper No. 63).
4. European housing trends and policies in 1956 (HOU/Working Paper No. 60).
5. Financing of housing (HOU/Working Paper No. 61).
6. Work of subsidiary bodies
  - (i) Reports of Working Party on Housing and Building Statistics
  - (ii) Review of definitions of housing and building terms prepared by the Working Party on Housing and Building Statistics (HOU/Working Paper No. 62).
7. Enquiry on utilization of space in dwellings
8. Date of next meeting
9. Other business
10. Adoption of report of session

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(1) See proposed time-table, HOU/Working Paper No. 58.

NOTES ON THE AGENDA FOR THE FOURTEENTH SESSION

Item 1: Adoption of Agenda

Item 2: Election of Officers

In accordance with the usual practice the Committee should elect its officers at its first session held in the calendar year.

Item 3: Matters arising from the twelfth session of the Economic Commission for Europe

A document, HOU/Working Paper No. 63, will be prepared and circulated in the latter part of May, after the twelfth session of the Commission. It will contain: (i) the Annual Report of the Housing Committee to the Commission, which at the request of the Committee was put in final form by the Secretariat and approved by the officers of the Committee (the Programme of Work adopted by the Housing Committee which will also be submitted to the Commission was circulated as Annex III to the report of the Committee's thirteenth session, E/ECE/HOU/64); (ii) the statement of the Chairman of the Housing Committee to the Commission; (iii) a summary of the ensuing debate in the Commission; and (iv) decisions taken by the Commission which affect the work of the Housing Committee.

Item 4: European housing trends and policies

The report, HOU/Working Paper No. 60, will as in the past contain two parts. In the first part the Secretariat will record and discuss progress made and the principal changes in housing policies in 1956; the second part will deal with certain problems of a more long-term character selected by the Committee for fuller analysis, on the basis of reports by rapporteurs, namely (a) housing management and (b) formulation of house-building programmes. It will be recalled that the Committee examined at its last session a preliminary report on "housing management". The preliminary report is being completed by the rapporteurs in the light of comments made during that session and additional information received in writing. With regard to the subject of "formulation of house-building programmes" the Committee decided to defer to its next session a discussion of a preliminary report prepared by rapporteurs and now being revised by them for consideration at this session. Following normal practice, the Secretariat will revise and complete the provisional version of the annual survey in the light of comments by the Committee and issue the final version for general distribution.

Item 5: Financing of housing

The reason for putting the financing of housing on the agenda of the fourteenth session instead of the fifteenth session as originally envisaged is given in document HOU/Working Paper No. 56. The plans for treatment of the subject at the fourteenth session and subsequently are set out in HOU/Working Paper No. 59.

Item 6: Work of subsidiary bodies

(i) The Working Party on Housing and Building Statistics met immediately after the thirteenth session of the Committee (report HOU/94 already circulated) and will be meeting again immediately before the fourteenth session of the Committee (report to be tabled). The two reports will be presented to the Committee.

(ii) Review of definitions of housing and building terms.

A note by the Secretariat (HOU/Working Paper No. 62) will be circulated drawing attention to the work in this field being carried out by the statistical Working Party. The purpose is to give the Committee an opportunity of considering these definitions, especially from the point of view of the architect and the builder.

Item 7: Enquiry on utilization of space in dwellings

The Committee invited Mr. Blackshaw (United Kingdom), together with rapporteurs to be nominated from Belgium and the USSR, to make proposals with a view to the preparation of a new report, on an all-European basis, on the utilization of space in dwellings (E/ECE/HOU/64, paragraph 22). The rapporteurs are drawing up their suggestions and will meet immediately preceding the Committee session with a view to agreeing on the proposals which should be made to the Committee. A note, together with a draft of an enquiry on the subject, prepared by the rapporteurs will be tabled during the Committee session.

Item 8: Date of next meeting

The Committee has already agreed that its second meeting this year should be held from 18 to 22 November 1957.

Item 9: Other business

The Secretariat has no other business to bring up at present.

Item 10: Adoption of report of session

In accordance with established practice, the Committee should agree on the report of its fourteenth session before concluding its work.

UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



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13 June 1957

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

REPORT OF THE FOURTEENTH SESSION<sup>(1)</sup>

1. The Housing Committee held its fourteenth session from 29 to 31 May 1957. Representatives of Austria, Belgium, Bulgaria, the Byelorussian SSR, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Hungary, Italy, the Netherlands, Norway, Poland, Romania, Sweden, Switzerland, Turkey, the Ukrainian SSR, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America, and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following organizations were also represented: the International Labour Organisation (ILO), the International Centre for Regional Planning and Development (ICRED), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Christian Trade Unions (IFCTU), the International Federation of Building and Public Works (FIBTP), the International Organization for Standardization (ISO), the International Real Estate Federation (FIABCI), the International Statistical Institute (ISI), the International Union of Architects (UIA), the International Union of Family Organizations (UIOF), the "Union Internationale de la Propriété Foncière Bâtie" (UIFPB), and the World Federation of Trade Unions (WFTU).

Adoption of agenda

2. The provisional agenda (E/ECE/HOU/66/Rev.1) and a time-table for the session were adopted.

Election of Officers

3. Mr. BONNOME (France) and Mr. CERVENKA (Czechoslovakia) were respectively elected Chairman and Vice-Chairman of the Housing Committee.

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(1) As adopted by the Committee on 31 May 1957.

European housing developments and policies

4. The Committee discussed on the basis of a provisional report on "European Housing Trends and Policies in 1956" (HOU/Working Paper 60 and addenda) the main developments in the field of housing and housing policies in 1956 and certain long-term problems of current interest arising in connexion with government housing policies. Several delegations gave a brief account of the main developments and changes of housing policies pursued in their country. Attention was also drawn to certain factual points in the draft report and to new or additional information, submitted recently or in the course of the session, as a consequence of which the provisional report will require correction or amplification. The Committee considered that the chapter on rural housing served as a useful introduction to an important problem facing many governments and that the work on this subject should now be intensified with the help of rapporteurs. With regard to the chapter on formulation of house-building programmes, the Committee considered that the rapporteurs had completed the first stage of the work and should next proceed to the supplementary work envisaged.

5. The final version of the Housing Survey 1956 will be issued on the responsibility of the Secretariat, as is the normal practice, for general distribution in the course of the summer 1957. In this connexion it was agreed that:

- (a) the Secretariat should revise and complete the chapter on housing trends and policies in Europe in 1956 in the light of the discussion during the session and of additional information or comments received in writing at the latest by the end of June 1957;
- (b) the chapter on rural housing should not be included in the definitive version of the Housing Survey 1956 but considered as a preliminary paper on a subject which should now be explored more fully with the help of rapporteurs (Mr. Björk (Sweden) and Mr. Florescu (Romania)), and on the basis of information obtained from governments in response to an enquiry which would be drawn up. A report would be prepared for discussion at the Committee's session in the spring of 1958 and then included in final form in the Housing Survey 1957;
- (c) the chapter on formulation of house-building programmes should be revised and completed by the rapporteurs for inclusion in the definitive version of the Housing Survey 1956; in connexion with the next stage of the work

on this subject, the rapporteurs should be invited to draw up in consultation with the Secretariat the main lines of an enquiry on methods of formulating house-building programmes currently in use in the various countries, and governments should be invited to prepare memoranda following in so far as possible the broad lines of the enquiry;

- (d) a chapter on housing management, prepared by rapporteurs and discussed by the Committee at its previous session, should be included in the final version of the Housing Survey 1956.

#### Financing of Housing

6. The Committee examined a number of provisional reports (HOU/Working Paper 61 and addenda) prepared by the Secretariat and the rapporteurs, namely, Mr. Andrzejewski (Poland), Mr. Seip (Norway), Mr. di Lorenzo (Italy), Mr. Datskov (Bulgaria), Mr. Salatin (France), Mr. Burroughs (United States) and Mr. Robert (International Co-operative Alliance). It was noted that these papers had been prepared partly on the basis of information supplied by governments in country reports drawn up as far as possible according to a common pattern previously agreed upon, and partly from information already available from the extensive work the Committee had previously carried out in this field. The ensuing debate concentrated in turn on the following main subjects: economic and financial problems of housing, position of housing in the over-all financial framework, current sources of capital, private financial institutions concerned with housing, and housing subsidies.

7. The Committee approved a plan of work and a time-table for carrying out the work proposed by the rapporteurs who had met earlier in the session, covering the following main points:

- (a) the country reports would be completed and, where this had not been done, checked by the countries concerned; copies would be in the hands of the rapporteurs by the end of June 1957. In connexion with the completion of these reports, countries which had not done so were invited to supply data enabling a full analysis to be made of the proportion of house construction to other economic activity; the source of public funds; and the breakdown of the different sources of private funds. Furthermore, with a view to supplementing or clarifying the information available, rapporteurs would where appropriate get in touch with the countries concerned;

- (b) the provisional reports would be revised and completed by the rapporteurs and the Secretariat in the light of new material available, the discussion at the present session and written comments received by the end of June 1957;
- (c) the final report would consist of two parts: Part I, containing a series of analytical chapters, with illustrations where appropriate, as set out in an agreed revised outline; and Part II, supporting factual material by countries and in common form, based on the country reports;
- (d) the Secretariat would prepare a draft over-all synthesis of Parts I and II for consideration by the rapporteurs at a meeting in September 1957;
- (e) a full provisional version of the over-all report, including draft conclusions, would then be prepared for discussion by the Housing Committee at its next session in November 1957.

Utilization of space in dwellings

8. The Committee approved a plan of work and a time-table for carrying out an enquiry on utilization of space in dwellings drawn up by the rapporteurs, Mr. Blackshaw (United Kingdom), Mr. Blokhine (USSR), and Mr. Lebegge (Belgium), in consultation with the UIA. Comments by the International Union of Family Organizations would also be taken fully into account. The main points covered were:

- (a) an enquiry drawn up by the rapporteurs would be circulated by the Secretariat in about a month's time, inviting governments to submit plans of typical dwellings in selected categories recently built in urban and rural areas, together with a statement setting out particulars on standards prescribed for low-cost housing and current regulations or codes governing ceiling heights and certain facilities and equipment; each type plan submitted should be described and full information also given on the equipment normally provided either as part of the dwelling or installed by the tenant, and if possible the mode of living for which the dwelling was designed;
- (b) governments should be invited to transmit these plans and information through their delegates to the Housing Committee on the occasion of the next session in November 1957. The rapporteurs would meet on that occasion and thereafter prepare preliminary reports for consideration by the Committee at the spring 1958 session. Subsequently the rapporteurs would prepare a provisional over-all report, including tentative conclusions, for discussion by the Committee at the autumn 1958 session.

Matters arising from the twelfth session of the Economic Commission for Europe

9. The Committee noted document HOU/Working Paper No. 64 which incorporated the discussions, decisions and documents of the twelfth session of the Economic Commission for Europe in so far as they were relevant to the work of the Housing Committee. The delegate of the USSR put forward specific proposals in connexion with a resolution adopted by the Commission on the further development of contacts between countries of eastern and western Europe. These were the desirability of short visits to neighbouring countries by members of the Committee on the occasion of its sessions, in addition to the longer study trips which were organized every year; and the usefulness of a fuller exchange between countries of bibliographical and documentary information and films relating to the technical aspects of housing and building. Delegates from other countries stressed the importance of developing co-operation in its many forms. In this connexion, attention was drawn to the work of the CIB, especially its Documentation Section.

10. It was agreed that governments of neighbouring countries should be invited to consider the possibility of short visits of the kind mentioned. In addition the Secretariat was asked to discuss with the President of the CIB possibilities of the CIB intensifying its work in exchanging technical literature, bibliographical material and information concerning films on building and housing. The Secretariat was also asked to invite the President of the CIB to inform the Housing Committee at its next session of what was being done in this field and on the work of the CIB generally.

Work on statistics

11. The Committee noted the reports of the meetings of the Working Party on Housing and Building Statistics (HOU/94 and HOU/96), which were introduced by the Chairman of the Working Party. The Committee noted that HOU/96 also contained an annex in which a number of detailed points on definitions had been submitted to the Working Party by the Belgian delegation, and requested that the attention of the Conference of European Statisticians should be drawn to these points. The Working Party had sought the guidance of the Committee on whether it would be useful to work out definitions of area built on or area covered by a building, and it was agreed that since these concepts had little application in statistics or for other purposes this was not necessary.

12. The Committee took note of HOU/Working Paper No.62 which together with HOU/96 summarized the state of work on concepts and definitions.

Government policies and the cost of building

13. The Committee were advised of the position regarding the amount of information so far made available by governments for the purpose of this enquiry and of the fact that much data was still required; in particular, very few governments had so far replied to the main enquiry which had been worked out in detail by the rapporteurs and the Secretariat. All governments were urged to reply as quickly as possible and the Secretariat was asked to remind those governments which had not yet replied or had not done so fully.

14. The Committee noted that in view of the fact that insufficient information was as yet available and given the time required by the rapporteurs and the Secretariat to prepare the comprehensive report required, it would be impracticable to discuss this question at the fifteenth session as originally envisaged. A further progress report would be made to the fifteenth session; the question would then form the principal item on the agenda at the sixteenth session.

Standardization and modular co-ordination

15. The Committee considered a report by the Secretariat on the present state of work on standardization and modular co-ordination (HOU/Working Paper No.63). The Committee was informed of the activities of the European Productivity Agency and the International Organization for Standardization in this field and of the future plans of these two bodies.

16. The Committee recognized the importance of the technical work being done by the appropriate international organizations, and in particular the International Organization for Standardization, the European Productivity Agency and the International Council for Building. It was agreed that:

- (i) the Committee should be kept fully informed of the progress of the technical work being done by the ISO, the EPA and the CIB;
- (ii) in view of the importance of intergovernmental co-operation on standardization and modular co-ordination, both from the point of view of reducing building costs and of developing trade in building materials and components, an ad hoc meeting under the auspices of the Housing Committee should be held as soon as possible to consider what action could be taken by governments to promote and accelerate the application in practice of standardization and modular co-ordination, and to examine its impact on trade in building materials and components;

- (iii) the timing of this ad hoc meeting and its precise scope and character should be considered at the fifteenth session;
- (iv) the Secretariat, in consultation with the appropriate organizations, should prepare proposals, for consideration by the fifteenth session, on the arrangements for the ad hoc meeting referred to under point (iii).

Date of next meeting

17. The Committee noted that its next meeting and the meeting of the Working Party on Housing and Building Statistics would be held in the week 18 to 22 November 1957.

# UNITED NATIONS

## ECONOMIC AND SOCIAL COUNCIL



E/ECE/HOU/68

11 July 1957

English only

### ECONOMIC COMMISSION FOR EUROPE

### HOUSING COMMITTEE

(Fourteenth session, 29 to 31 May 1957)

### LIST OF DELEGATES

Chairman: Mr. Camille BONNOME (France)

Vice-Chairman: Mr. Vladimír CERVENKA<sup>V</sup> (Czechoslovakia)

#### AUSTRIA

Mr. Adolf VLCEK

Director, Federal Ministry for Trade  
and Reconstruction

Mr. Adalbert HAERTEL

Deputy Director, Federal Ministry  
for Social Administration

Mr. Ludwig RUTSCHKA

Chief of Division, Censuses of Population  
and Housing, Central Bureau of  
Statistics

Mr. Rüdiger SCHULTZ

Federal Ministry for Trade and  
Reconstruction

Mrs. Hertha FIRNBERG

Secretary, Chamber of Labour in Lower  
Austria

#### BELGIUM

M. Joseph CEUTERICK

Directeur général au Ministère de la  
Santé publique et de la Famille

M. Joseph PAQUAY

Administrateur de l'Institut national  
du Logement

M. Maurice LEBEGGE

Architecte principal à l'Institut national  
du Logement

#### BULGARIA

Mr. Nedeltcho DATZKOV

Chief of Department, Ministry of Finance  
and State Control

Mr. Todor STOYANOV

Member of the Permanent Delegation to  
the ECE

BYELORUSSIAN SOVIET SOCIALIST REPUBLIC

Mr. Vladimir KOROL

Chief of Committee for Housing and  
Architecture, Council of Ministers of  
the Byelorussian SSR

Mr. Ivan LEVKO

Chief of Department, "GOSSTROI"

Mr. Victor KOLBASSINE

Third Secretary, Ministry of Foreign  
Affairs of the Byelorussian SSR

CZECHOSLOVAKIA

Mr. Vladimir ČERVENKA

President, Central Office of Housing  
and Civil Construction

Mr. Václav KASALICKÝ

Export, Ministry of Housing

DENMARK

Mr. Johannes BLØCHER

Chief of Section, Ministry of Housing

FEDERAL REPUBLIC OF GERMANY

Mr. Albrecht HOFFMANN

Federal Ministry of Housing

Mr. Georg KLEMT

Federal Ministry of Housing

Mr. Siegfried KAYSER

Federal Ministry of Economics

FINLAND

Mr. Arvo TIRINEN

Financial Director, State Housing Board

FRANCE

M. Camille BONNOME

Inspecteur général, Chef du Service de  
l'Inspection générale au Ministère de la  
Reconstruction et du Logement

M. Eugène BROUILLARD

Sous-Directeur au Secrétariat d'Etat à  
la Reconstruction et au Logement

HUNGARY

Mr. Laszló LUX

Vice-Minister, Ministry of Building

Mr. Tibor HUEBNER

Director, General Planning Institute,  
Budapest  
Architect

Mr. Laszló ZOLTAN

Permanent Delegate to the ECE

Mr. János SZITA

ITALY

Mr. Italo DI LORENZO

Director of Division, Ministry of Public Works

Mr. Giovanni RANUCCI

Chief, Division of Statistics on Housing  
and Building, Central Statistical  
Institute

Mr. Ignazio DE NICOLA

Central Statistical Institute

NETHERLANDS

Mr. Gerrit van der FLIER

Deputy Director General, Housing and  
Building Industry

Mr. Henri van der HEIJDEN

Chief of Section, Ministry of Housing

NORWAY

Mr. Carl ANONSEN

Chief, Statistical and Planning Division,  
Housing Board

Mr. Jens SEIP

Deputy Director, State Housing Bank

POLAND

Mr. Juliusz GORYNSKI

Director, Housing Institute "IBM"

Mr. Adam ANDRZEJEWSKI

Deputy Director, Housing Institute "IBM"

Mr. Jerzy BOGUSZ

Architect, Association of Polish  
Architects

ROMANIA

Mr. Emmanuel FLORESCU

Professeur à l'Institut des Constructions,  
Bucarest, Vice-Président du Comité  
d'Etat pour la Planification

Mr. Pompiliu MACOVEI

Architecte en chef de la ville de  
Bucarest

Mr. Nicolae DROGEANU

Directeur général des Constructions  
et de l'Architecture, Ministère de la  
Construction et des Matériaux de  
construction.

SWEDEN

Mr. Lennart BJÖRK

Deputy Chief of Section, Labour Market  
Board

SWITZERLAND

Mr. Roland BOMMELI

Chef de la Centrale fédérale des  
possibilités de travail et du bureau  
pour la construction de logements

TURKEY

Mr. Mehmet AKTAN

Director, Technical Board of Building  
Research and Housing, Ministry of  
Public Works

UKRAINIAN SOVIET SOCIALIST REPUBLIC

Mr. Nicolai IVANTCHENKO

Vice-Chairman, Committee for Housing  
and Architecture, Council of Ministers  
of the Ukrainian SSR

Mr. Danil MAKARENKO

Director, Economic Planning Division,  
Ministry of Town and Rural Construction

Mr. Boris KOVIAZIN

Deputy Director, Technical Management,  
Ministry of Construction

Mr. Anton PATENKO

Vice-Minister, Ministry of Construction  
Materials Industry

UNION OF SOVIET SOCIALIST REPUBLICS

Mr. Pavel BLOKHINE

Architect, Correspondent Member of the  
Academy of Building and Architecture

UNION OF SOVIET SOCIALIST REPUBLICS

Mr. Alexander PECHENKIN

Mr. Vladimir ERMOLENKO

Mr. Valerian ACHOUTINE

Mr. Boris ODINOKOV

Vice-Chairman, "GOSSTROI"

Director, Division for External Relations,  
"GOSSTROI"

Deputy Chief, Town Planning Department,  
"GOSPLAN"

Deputy Chief, European Countries Division,  
"GUES"

EASTERN ZONE OF GERMANY

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Mr. Josef ZIMMERING

Head of Department for Building and Town  
Planning, Ministry for Reconstruction

Liaison Officer

UNITED KINGDOM

Mr. Ronald FRASER

Mr. Maurice BLACKSHAW

Assistant Secretary, Department of Health  
for Scotland

Superintending Architect for Housing,  
Ministry of Housing and Local  
Government

Statistician, Ministry of Works

Mrs. F.E. LEE

UNITED STATES OF AMERICA

Mr. Ralph BROWN

Mr. Daniel HAMADY

Mr. Roy BURROUGHS

Mr. George TESORO

Vice-President, New York Life Insurance  
Company

Assistant to the Administrator, Housing  
and Home Finance Agency

International Housing Adviser, Housing  
and Home Finance Agency

Senior Economic Officer,  
Resident Delegation to the International  
Organizations at Geneva

Economic Officer, Resident Delegation  
to the International Organizations at  
Geneva

Mr. Frederick VREELAND

YUGOSLAVIA

Mr. Dušan STEFANOVIĆ

Mr. Milutin MAKSIMOVIĆ

Mr. Bogdan NIKOLAJEVIĆ

Chief of Housing Section, Institute of  
Economy for Serbia

Chief of Division, Institute for  
Testing Materials of Serbia

Chief of Division of Building and  
Construction Statistics, Federal  
Statistical Office.

GOVERNMENT PARTICIPATING IN A CONSULTATIVE CAPACITY

(paragraph 11 of the terms of reference of the  
Economic Commission for Europe)

ISRAEL

Mr. Yehuda TAMIR	Assistant Director, Housing Division, Ministry of Labour
Mr. Boris BASSIN	Deputy Director, National Housing Corporation "AMIDAR"

UNITED NATIONS SPECIALIZED AGENCY

INTERNATIONAL LABOUR ORGANISATION

Mr. Michael O'CALLAGHAN	Executive Secretary, Building, Civil Engineering and Public Works Committee
Mr. Jay HOWENSTINE	Economist, Economic Division
Mrs. Maria VARDOPOULOS	Member, Industrial Committees Division

INTERNATIONAL NON-GOVERNMENTAL ORGANIZATIONS

INTERNATIONAL CENTRE FOR REGIONAL PLANNING AND DEVELOPMENT (ICRPD)

Mr. Vladimir BODIANSKY	Member of Committee of ICRPD
Mr. Henk WOHL	Member of Committee of ICRPD

INTERNATIONAL CONFEDERATION OF FREE TRADE UNIONS (ICFTU)

Mr. Hein UMRATH	Secretary, Housing Committee, ERO/ICFTU
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INTERNATIONAL CO-OPERATIVE ALLIANCE (ICA)

Mr. Léon ROBERT	Membre du Conseil Economique, HLM
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INTERNATIONAL COUNCIL FOR BUILDING RESEARCH, STUDIES AND DOCUMENTATION (CIB)

Mrs. Marjorie EWING	Adviser
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INTERNATIONAL FEDERATION OF BUILDING AND PUBLIC WORKS (IFBTP)

Mr. Ernst FISCHER	Secrétaire Général de la Société Suisse des Entrepreneurs à Zürich
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INTERNATIONAL FEDERATION OF CHRISTIAN TRADE UNIONS (IFCTU)

Mr. C.A. BAKKER	Secretary of IFCTU
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INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO)

Mr. Henry SAINT-LEGER	Secretary General of ISO
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INTERNATIONAL REAL ESTATE FEDERATION (FIABCI)

Mr. Pierre GINCO	Secrétaire général de la Confédération Nationale des Administrateurs de Bien- Syndics de la Co-Propriété de France
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INTERNATIONAL STATISTICAL INSTITUTE (ISI)

Mr. J. NIXON	Delegate of ISI in Geneva
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INTERNATIONAL NON-GOVERNMENTAL ORGANIZATIONS (continued)

INTERNATIONAL UNION OF ARCHITECTS (UIA)

Mr. André RIVOIRE	Architect, Member of the Swiss Committee of UIA
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INTERNATIONAL UNION OF FAMILY ORGANIZATIONS (UIOF)

Mr. Lucien WYNEN	Président de la Commission du Logement du l'UIOF
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Mr. Bob FROMMES	Membre du Bureau de la Commission de l'UIOF, Directeur de la Société Nationale des Habitations à Bon Marché à Luxembourg
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UNION INTERNATIONALE DE LA PROPRIETE FONCIERE BATIE (UIPFB)

Mr. Jean PONCET	Secretary-General, UIPFB
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WORLD FEDERATION OF TRADE UNIONS (WFTU)

M. Lucien LABROUSSE	Membre de la Commission exécutive de la Fédération du Bâtiment, CGT (France)
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Mr. Guiseppe BOGLIETTI	Permanent Representative to the European Office of the United Nations
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UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



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E/ECE/HOU/71  
26 November 1957

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

REPORT OF THE FIFTEENTH SESSION<sup>(1)</sup>

1. The Housing Committee held its fifteenth session from 20 to 22 November 1957. Representatives of Austria, Belgium, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Hungary, Ireland, Italy, Netherlands, Norway, Poland, Romania, Sweden, Switzerland, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America, and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following organizations were also represented: the International Labour Organization (ILO), the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Federation of Christian Trade Unions (IFCTU), the International Federation for Housing and Town Planning (IFHTP), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), the World Federation of Trade Unions (WFTU), the World Veterans Federation (WVF). Mr. Tuomioja, the Executive Secretary of the Economic Commission for Europe, welcomed the delegates.

Adoption of agenda

2. The provisional agenda (E/ECE/HOU/70) and a time-table for the session were adopted.

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(1) As adopted by the Committee on 22 November.

Programme of group visits

3. The Committee considered the Secretariat's note HOU/Working Paper No. 67 which first summarized the proposals or tentative proposals for group visits by participants in the Housing Committee which had been made and secondly set out systematically some observations based on past experience about the organization of group visits. The Committee extended to the French delegation its warm appreciation for the very interesting group visit which took place to Grenoble during the preceding weekend. There was unanimous agreement on the usefulness of these visits as shown by the experience gained in past visits to Switzerland, France, Poland, Belgium, the Netherlands and Austria. In view of the growing number of invitations the Committee concluded that annually there should be no more than one comprehensive visit after the spring session and one short-term concentrated visit after the autumn session. The delegates of a number of host countries announced further details about forthcoming group visits and several other delegates put forward proposals for such visits to their countries in the following years.

4. It was agreed that:

- (i) in 1958 there would be a comprehensive group visit to Czechoslovakia in June, and a short concentrated visit to Stuttgart in the autumn;
- (ii) in 1959 there would be a comprehensive group visit to the USSR after the spring session;
- (iii) there would be a comprehensive visit to the Scandinavian countries, subject to confirmation whether the spring of 1960 would be convenient;
- (iv) there would be a comprehensive visit to the Federal Republic of Germany, possibly in the spring of 1961, and later another to Bulgaria;
- (v) the Secretariat would revise and complete the tentative long-term programme of group visits for the next few years in the light of information made known during the session; and
- (vi) the Committee would review the long-term programme of group visits from time to time as necessary.

Work of the CIB

5. On the invitation of the Committee Mr. van Ettinger, President of the International Council for Building Research, Studies and Documentation, gave a statement on work accomplished and in hand by the CIB. He outlined a scheme worked out specifically at the request of the Committee for a full documentation programme

involving the exchange of technical literature, bibliographical material and information on housing and building. It was noted that this work would be carried out on the basis of a non-profit making but self-financing scheme relying wholly on subscriptions. It was agreed:

- (a) to endorse in principle the programme proposed by the CIB President for a regular distribution of technical literature, bibliographical information and material concerning housing and building;
- (b) to invite delegates to explore with the appropriate institutions in their countries the potential subscriptions which could be expected.

6. With regard to two projects, mentioned below, which were being carried out by the CIB on the invitation of the Committee, it was proposed that the CIB should be invited to appoint rapporteurs to prepare for consideration by the Committee syntheses and conclusions of the work they had done on:

- (i) the effect of the height, width and shape of dwellings on building costs;
- (ii) housing needs and desires of the population.

#### Co-operation with other international organizations

7. The delegates of nearly all organizations attending the session gave an account of their work in the field of housing, building and planning of interest to the Committee. The delegates of the International Union of Architects, the International Federation of Building and Public Works, the International Confederation of Free Trade Unions and the International Co-operative Alliance stressed in particular the value of the Housing Committee's work and publications to their organizations and restated their intention to develop further their working co-operation with the Housing Committee and its Secretariat, indicating at the same time particular projects in which some of them would participate more actively. The International Union of Family Organizations was not able to be represented at this session, but circulated documents on its work to the Committee. The representative of the World Veterans Federation stated that his organization was preparing a special report on the problem of housing for the disabled which would be submitted to the Committee's sixteenth session. With regard to questions in the field of town and country planning, the Committee noted that it could look to the International Federation of Housing and Town Planning for growing co-operation and for technical advice. The offer of the International Centre for Regional Planning and Development to organize small seminars

for experts with a view to preparing reports which would be circulated to the Committee on questions in the field of regional development and closely related to the work of the Housing Committee was accepted.

#### Financing of housing

8. The Committee continued its discussion on the financing of housing started at the fourteenth session, on the basis of a revised draft prepared by rapporteurs and the Secretariat (HOU/Working Paper No.66, addenda and corrigenda). There was a further comprehensive exchange of views on the basis of chapters of the report, and particularly of Chapter V which set out for discussion a number of tentative conclusions. Furthermore, the Committee also considered a series of more general conclusions which had been formulated by the rapporteurs at the meeting held just before the Committee session and on which there was a wide measure of agreement.

9. There were differing opinions on a number of points of analysis in the report, and particularly on the provisional conclusions which had been drawn. Some delegations felt that subject to correction and clarification of a number of points of detail, the final version of the report could be left to the Secretariat and the rapporteurs without further discussion by the Committee. Others felt, however, that the report should be thoroughly revised and examined again by the Committee at its next session. Accordingly, an ad hoc Working Party, composed of the rapporteurs attending the session (Messrs. Andrzejewski (Poland), Burroughs (United States of America), Datzkov (Bulgaria), Robert (International Co-operative Alliance), and Seip (Norway)), together with representatives of Sweden, the United Kingdom and the USSR, met on 21 November under the chairmanship of the Secretariat. The report of the ad hoc Working Party, which was subsequently adopted by the Committee, was as follows:

"It was unanimously agreed to recommend to the Committee that it should consider in what should be a brief discussion at its sixteenth session a revised draft of the whole report on financing of housing. Mr. Burroughs wished to record his reluctance to agree to this recommendation, but did so in the interest of unanimity. For the purpose of preparing the revised draft, the Working Party recommended to the Committee that the following steps should be taken:

- (i) governments should be asked to send to the Secretariat as soon as possible and not later than 15 January 1958 written comments on the present text of the report together with certain additional information as specifically requested by the rapporteurs. They should be asked to send eight copies of their communications with a view to facilitating the work of the rapporteurs;
- (ii) a meeting of the rapporteurs should be held about the middle of February to consider the comments received from governments and such revisions of chapters as will have been prepared by that date by the rapporteurs and the Secretariat;
- (iii) subsequent to the meeting, the rapporteurs should be asked to complete their contributions as quickly as possible so that the Secretariat could prepare a revised draft of the whole report for circulation to the Committee in the three languages a full month before the sixteenth session."

Government policies and the cost of building

10. The Committee noted that it had already decided on the scope of its enquiry. It was also noted that the volume and complexity of data required for the preparation of the report had been considerable and that replies to the main enquiry had been coming in at intervals during the last few months: some of the more important had only been received during the last two or three weeks. There were moreover ten countries participating regularly in the work of the Committee which had not yet furnished their replies and the Committee expressed the hope that these replies would be forthcoming very shortly. Finally, it was noted that analytical work by the Secretariat with the help of rapporteurs and other experts had started and would continue in the coming year. The Committee invited the USSR, and the latter agreed, to join in the preparation of this work.

Standardization and modular co-ordination

11. The Committee endorsed the objectives of the proposed ad hoc meeting on standardization and modular co-ordination as set out in HOU/Working Paper No. 68. It was felt, however, that there was scope for further development of the objectives of the ad hoc meeting and that in addition a detailed agenda should be prepared. Mr. Blacher (France) and Mr. Drogeanu (Romania) were invited to act as rapporteurs

and to prepare, together with the Secretariat and in consultation with the other international organizations working in this field, a paper setting out detailed arrangements for consideration at the sixteenth session of the Committee. At this session it was hoped to take a definite decision on the date on which the ad hoc meeting should be convened.

12. A representative of the ISO was unable to attend the meeting, but reported in writing that at a meeting held in June 1957 under its auspices a unanimous agreement was reached by fifteen European countries attending to recommend 10 cm as the basic module for countries using the metric system and 4 in. for countries using the foot-inch system. The ISO had decided to submit to all its members a draft recommendation on the principles of modular co-ordination and fixing its quantitative basis as recommended at the meeting referred to.

#### Rural housing

13. The rapporteurs, Mr. Björk (Sweden) and Mr. Drogeanu (Romania), introduced a draft enquiry into rural housing (HOU/Working Paper No.69). The Committee endorsed the general lines of the enquiry and enlarged the Group of rapporteurs by inviting Mr. Ivantchenko (Ukrainian SSR) and experts to be nominated by the United States and Belgium to take part in the work. It was agreed that Mr. Björk should revise the draft enquiry taking into account the views made known at this session and the observations made by the other rapporteurs, and that the final version of the enquiry would be circulated to governments about the middle of December 1957.

#### Preparation for the 1957 Housing Survey

14. The Committee accepted the Secretariat's suggestion that the annual housing surveys should in future follow a more uniform presentation in order to facilitate comparisons with reports on previous years, and adopted the outline proposed by the Secretariat for this purpose in the Annex to HOU/Working Paper No. 70. It was agreed that in order to facilitate the Secretariat's work governments would, as in the past, prepare a short memorandum outlining the main developments in the respective countries in the year 1957 under headings which would correspond to the framework adopted, and send it to the Secretariat by 15 March 1958. It was understood that governments would draw attention in their memoranda to authoritative published information wherever possible, that it would be unnecessary to provide statistical information already supplied for or appearing in the Quarterly or

Annual Bulletins of Housing and Building Statistics, and that they would so far as possible provide the kind of information which the Secretariat indicated in the tables annexed to HOU/Working Paper No. 70.

15. The occasion was taken by a large number of delegations to describe briefly what they considered to be the main features of the housing situation and policy developments in their country in the current year, commenting in particular on the questions raised by the Secretariat in the above-mentioned document.

Programme of future work

16. Progress reports were made to the Committee by the rapporteurs on:

- (i) Methods of formulating house-building programmes
- (ii) The clearance of dwellings unfit for human habitation
- (iii) Utilization of space in current types of dwellings.

Governments which had not yet replied to the enquiries in hand were urged to do so in order that the rapporteurs might proceed with their work.

17. The delegate of Sweden proposed that the Committee should undertake work on the relationship between the layout and density of houses on the site and the cost of building. The representative of Yugoslavia recalled that he had made a broad proposal for work in the field of urbanization of rural areas and said that he had informally circulated to delegates his preliminary ideas on the subject. The Committee agreed that rapporteurs from Sweden and Yugoslavia should be invited to prepare specific proposals for work in this field which would be circulated in advance for consideration at the sixteenth session. The Committee invited the International Federation for Housing and Town Planning to co-operate in formulating these proposals and to participate in any work which might be done.

18. The Committee adopted its work programme, as set out in HOU/Working Paper No. 71 and amended in the light of discussion, for transmission to the thirteenth session of the Economic Commission for Europe.

Working Party on Housing and Building Statistics

19. The Committee adopted the report of its Working Party on Housing and Building Statistics, document HOU/97. The Committee requested its Working Party to be particularly careful when dealing with building rather than housing statistics to remember that its primary preoccupation was with housing statistics.

Schedule of meetings in 1958

20. The Committee confirmed the dates of 16 to 20 June for the first series of housing meetings during 1958. It noted that 4 to 12 December had been reserved for the second series but asked the Secretariat to arrange an earlier date if possible.

Annual Report of the Housing Committee to the Economic Commission for Europe

21. The Committee adopted its annual report to the Economic Commission for Europe as set out in HOU/Working Paper No. 72, on the understanding that modifications would be made on the basis of the report of the present session and that the final text would be approved by the Chairman and Vice-Chairman. Thereafter the report would be submitted to the thirteenth session of the Economic Commission for Europe.

Seminar on social aspects of housing

22. A representative of the United Nations Technical Assistance Administration reported briefly on a seminar on the social aspects of housing which had recently been held near Paris under the UN Social Welfare Exchange Programme.

UNITED NATIONS  
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AND  
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ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

PROVISIONAL AGENDA

Sixteenth Session

to be held at the Palais des Nations, Geneva,  
from 18 to 20 June, starting at 3 p.m. on 18 June 1958

1. Adoption of the agenda
2. Election of officers
3. Matters arising from the thirteenth session of the ECE(HOU/Working Paper No.77)
4. Financing of housing (HOU/Working Paper No.78)
5. European housing trends and policies in 1957 (HOU/Working Paper No.79)
6. Formulation of house-building programmes (HOU/Working Paper No.80)
- ✓ 7. Housing for the disabled (HOU/Working Paper No.81)
- ✓ 8. Standardization and modular co-ordination (HOU/Working Paper No.82) - 6/19 8M
9. Particular questions of urbanization and town planning in relation to cost of building (HOU/Working Paper No.83)
10. Other work in progress:
  - (a) report of Working Party on Housing and Building Statistics (HOU/WP.3/40)
  - (b) reports on work in progress:
    - (i) government policies and cost of building
    - (ii) utilization of space in dwellings
    - (iii) rural housing
    - (iv) housing developments in less industrialized countries
    - (v) clearance of dwellings unfit for human habitation
11. Technical co-operation and all-European contacts
12. Any other business
13. Date of next meeting
14. Adoption of report of session

NOTES ON THE AGENDA FOR THE SIXTEENTH SESSION

Item 1: Adoption of the agenda

Item 2: Election of officers

In accordance with usual practice the Committee should elect its officers at its first session of the calendar year.

Item 3: Matters arising from the thirteenth session of the ECE

A document will be circulated after the thirteenth session of the Commission (HOU/Working Paper No.77). It will contain inter alia references to:

- (i) the annual report of the Housing Committee to the Commission and the Committee's programme of work, which at the request of the Committee and in consultation with its officers, were put in final form by the Secretariat;
- (ii) the statement by the Chairman of the Housing Committee to the Commission;
- (iii) a summary of the ensuing debate; and (iv) decisions taken by the Commission which have a bearing on the work of the Housing Committee.

Item 4: Financing of housing

The Committee at its fifteenth session last November agreed that the rapporteurs should meet again in February 1958 to consider comments received from governments on the draft report and such revised chapters as would by then have been prepared by the rapporteurs and the Secretariat. It was further agreed that the rapporteurs and the Secretariat should subsequently complete their contributions in time for a revised draft to be discussed at the sixteenth session (E/ECE/HOU/71, paragraph 9). The rapporteurs duly met on 24 and 25 February 1958 and the revised draft report is being circulated as HOU/Working Paper No.78. Following normal practice, the Secretariat will revise and complete this report as necessary in the light both of comments received in writing and of discussion during the session, and will issue the final version for general circulation under its own responsibility.

Item 5: European housing trends and policies in 1957

The Secretariat will circulate a provisional version of its report (HOU/Working Paper No.79) as a basis for a full discussion by the Committee of European housing trends and policies in 1957. As in the past, the Secretariat will revise and complete its report in the light both of comments received in writing and of the discussion, and will issue the final version for general

distribution under its own responsibility.

Item 6: Formulation of house-building programmes

The next stage of the work on formulation of house-building programmes was agreed by the Committee at its fourteenth session in May 1957 (E/ECE/HOU/67, paragraph 5 (c)) and a provisional report by the rapporteurs will be circulated as HOU/Working Paper No.80. It is proposed that the report, once revised and completed as necessary in the light of the Committee's discussion, should be included in the final version of "European Housing Trends and Policies in 1957" (see item 5).

Item 7: Housing for the disabled

At the Committee's fifteenth session "The representative of the World Veterans Federation stated that his organization was preparing a special report on the problem of housing for the disabled which would be submitted to the Committee's sixteenth session." (E/ECE/HOU/71, paragraph 7). A preliminary version of the report will be circulated as HOU/Working Paper No.81.

Item 8: Standardization and modular co-ordination

The Committee at its fifteenth session invited Mr. Blachère (France) and Mr. Drogeanu (Romania) to act as rapporteurs and to prepare for the next session of the Committee a paper setting out proposed detailed arrangements for a meeting on this subject (E/ECE/HOU/71, paragraph 11). A paper by the rapporteurs will be circulated as HOU/Working Paper No.82.

Item 9: Particular questions of urbanization and town planning in relation to the cost of building

The Committee at its fifteenth session in November 1957 "agreed that rapporteurs from Sweden and Yugoslavia should be invited to prepare specific proposals for work in this field which would be circulated in advance for consideration at the sixteenth session." (E/ECE/HOU/71, paragraph 17). These proposals will be found in HOU/Working Paper No.83.

Item 10: Other work in progress

(a) Report of the Working Party on Housing and Building Statistics

The report of the Working Party on Housing and Building Statistics, which will have met immediately before the Committee session, will be tabled as HOU/WP.3/40.

(b) Reports on work in progress

Oral progress reports will be made on the following subjects, some of which the rapporteurs are to discuss immediately before the Committee session:

- (i) Government policies and the cost of building;
- (ii) utilization of space in dwellings;
- (iii) rural housing;
- (iv) housing developments in less industrialized countries;
- (v) clearance of dwellings unfit for human habitation.

Item 11: Technical co-operation and all-European contacts

Under this item delegates are given an opportunity to report on further developments in the field of technical co-operation and all-European contacts within the framework of the conclusions reached by the Committee at its last session (E/ECE/HOU/71, paragraphs 3 to 7). It is expected that a representative of the CIB will inform the Committee of his organization's recent activities in this field.

Item 12: Any other business

Item 13: Date of next meeting

The dates of 6 to 14 November 1958 have been reserved for this year's second series of housing meetings.

Item 14: Adoption of the report of session

In accordance with established practice the Committee, before concluding its work, should agree on the report of its sixteenth session.

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

REPORT OF THE SIXTEENTH SESSION<sup>(1)</sup>

1. The Housing Committee held its sixteenth session from 18 to 20 June 1958.
2. Representatives from Austria, Belgium, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Greece, Hungary, Ireland, Italy, Luxembourg, Netherlands, Norway, Poland, Spain, Sweden, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following specialized agencies attended: the International Labour Organisation (ILO), the World Health Organization (WHO). Secretariat members of the High Authority of the European Coal and Steel Community and of the OEEC European Productivity Agency were present. The following international organizations also attended: the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Federation of Building and Woodworkers (IFBWW), the International Organization for Standardization (ISO), the International Real Estate Federation (FIABCI), the International Statistical Institute (ISI), the International Union of Architects (UIA), the International Union of Building Societies and Savings and Loan Associations, the International Union of Family Organizations (UIOF), the World Federation of Trade Unions (WFTU) and the World Veterans Federation (WVF).
3. The Executive Secretary made an opening statement. The Committee noted

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(1) As adopted by the Committee on 20 June.

that the suggestions made would be reflected in a draft programme of work which the Secretariat would prepare for consideration at the Committee's next session in November 1958.

Adoption of Agenda

4. The provisional agenda (E/ECE/HOU/73) was adopted.

Election of officers

5. Mr. C. BONNOME (France) and Mr. V. CERVENKA (Czechoslovakia) were re-elected respectively Chairman and Vice-Chairman.

Matters arising from the thirteenth session of the ECE

6. The Committee noted HOU/Working Paper No. 77 which incorporated the discussions and decisions of the thirteenth session of the Economic Commission for Europe, held in April 1958, in so far as they were relevant to the work of the Housing Committee. It was pointed out that it would be appropriate under the item "Technical co-operation and all-European contacts" of the agenda of the current session to consider the implications of Resolutions 2(XIII) and 3(XIII), and that account might be taken of Resolutions 4(XIII) concerning plastics and artificial fibres, and 5(XIII) concerning productivity of labour in the enquiry in progress on government policy and the cost of building. The delegate from Czechoslovakia drew attention in particular to Resolution 9(XIII), and to the possible implications for the work of both the Committee and the Secretariat. The representative from the United Nations Headquarters Secretariat reported in this connexion on work being carried out in the field of housing and building by other UN organs, especially the Economic Commission for Asia and the Far East (ECAFE), and on concrete possibilities for inter-regional co-operation. These possibilities would be followed up by the Secretariat.

Financing of housing

7. The Committee considered a full provisional version of the report "The Financing of Housing in Europe" (HOU/Working Paper No. 78 and Add.1). It was noted that since the discussion of the previous provisional version at the last session the report had been thoroughly revised and in a number of respects extended in its coverage. A number of delegates and the rapporteurs took part in the discussion of the report as a whole. General satisfaction was expressed with the form, structure and presentation of the revised report. Attention was drawn to a number of points on which delegates would like to see changes in the final text and

suggestions were also made concerning the presentation of the final document. It was noted that the report, while covering the problem of financing of housing as a whole, concentrated more on public than on private financing and that the final chapter was concerned almost entirely with problems and policy issues facing public authorities. A number of delegates suggested that on the basis of the discussion in Chapter V a separate enquiry should be made into private investment in housing in Europe. The purpose of such a study should be to determine the present extent and characteristics and future opportunities for private investment in homes by owner-occupants and financial institutions making mortgage loans or direct investments in residential properties.

8. It was agreed that:

- (i) Governments should be asked to send comments on the report in writing to the Secretariat by 15 July, and in the case of those delegations using the Russian language by 20 July;
- (ii) the title of Chapter V should be changed to read "Some housing policy issues facing public authorities, with special reference to financial aid";
- (iii) the Secretariat should proceed to revise the report for publication if possible in printed form, as rapidly as possible;
- (iv) consideration would be given at the next session, on the occasion of the discussion of the programme of work, to the proposal recorded in paragraph 7 for a separate study on aspects of private financing of housing and the Secretariat was asked to indicate its possible scope and form as a basis for the Committee's examination of this possible enquiry.

#### Standardization and modular co-ordination

9. The Committee examined arrangements for an ad hoc meeting on standardization and modular co-ordination proposed by the rapporteurs in consultation with the Secretariat (HOU/Working Paper No.82). During the discussion of this paper it was emphasized that the ad hoc meeting envisaged should be concerned with the practical application of standardization and modular co-ordination within the framework of government policies and by the building professions and industries, including producers of building materials and components. The importance of international trade in building materials and components was also underlined and

its promotion regarded as one of the objectives of the ad hoc meeting. On the other hand, it was not envisaged that the ad hoc meeting should be concerned with theoretical problems of standardization and modular co-ordination, on which work was being carried out by other international organizations, such as the European Productivity Agency, the International Organization for Standardization (ISO) and the International Council for Building Research, Studies and Documentation (CIB). It was hoped that the work of these organizations could be drawn upon by the ad hoc meeting. The representatives of the International Federation of Building Trade Employers and of the International Organization for Standardization expressed the interest of their organizations in the work envisaged and stated that their organizations intended to participate in the proposed ad hoc meeting.

10. It was agreed that:

- (i) the plan of work proposed in document HOU/Working Paper No.82 should be approved, with the addition of point 3(b) of the proposed agenda of an examination of the scope for regional arrangements to promote the application of standardization and modular co-ordination;
- (ii) the ad hoc meeting should be held before the first session of the Housing Committee in 1959, probably during the month of June;
- (iii) the meeting would be of an inter-governmental character with national delegations, but the hope was expressed that governments would include in their delegations representatives of the building and building materials industries; furthermore, it was hoped that the many governmental and non-governmental organizations interested in this field would also participate;
- (iv) Mr. Blachère (France) should be invited to act as general rapporteur and, bearing in mind the suggestions made during the session, other countries should be invited by Mr. Blachère and the Secretariat in consultation to nominate rapporteurs on specific questions; a meeting of rapporteurs would be held during the November 1958 session of the Housing Committee;

- (v) the deadline for documentation required for the Conference as indicated in the Notes to the proposed agenda should be the end of 1958;
- (vi) the report of the ad hoc meeting would be presented to the Committee, following normal practice, and no recommendations would be made directly to governments.

European housing trends and policies in 1957

11. The Committee discussed housing trends and policies in 1957 on the basis of a provisional report prepared by the Secretariat (HOU/Working Paper No.79). A considerable number of delegations took part in the discussion and drew attention to major recent policy developments in their countries. Governments were asked to send comments on the provisional report in writing to the Secretariat by not later than the end of July 1958. Thereafter, following usual practice, the Secretariat would revise the report for general circulation on its own responsibility.

Formulation of house-building programmes

12. The Committee examined a provisional report on the formulation of house-building programmes (HOU/Working Paper No.80 and Add.1). The Committee expressed its thanks to the rapporteurs who had been responsible for this paper and agreed that it should be revised as necessary for presentation in its final form as Part II of European Housing Trends and Policies in 1957. Governments were accordingly asked to let the Secretariat have their comments in writing by not later than the end of July 1958, for transmission to the rapporteurs.

Housing for the disabled

13. The Committee examined a provisional report on Housing for the disabled prepared by the World Veterans Federation. It was agreed that this report was a valuable contribution to the solution of a major social problem. It was suggested, however, that it would be preferable not to deal with the problem of housing for the old-aged, which required separate treatment; in this connexion the representative of the International Confederation of Free Trade Unions proposed that at a later stage the Committee should examine this problem. The Committee noted that a further provisional version of the report on housing for the disabled would be prepared by the World Veterans Federation and presented for discussion at the next session.

Government policies and the cost of building

14. The Committee took note of a statement made on behalf of the rapporteurs and the Secretariat on the progress of work on the enquiry into Government policies and the cost of building, entitled "The effect of Government measures designed to promote the technological development of the building industry and reduce housing costs". It was noted that considerable further data was required for the purpose of preparing this report and Governments were invited to supply as soon as possible the information required to the Secretariat in response to requests which would be made country by country. It was noted that within the framework of the enquiry attention would be paid to the trend of productivity in the building industry and means of increasing it; and to giving some indication of the use of new materials such as plastics, light-weight concrete, light metals and lighter forms of steel.

15. It was agreed that:

- (i) the Committee would devote a substantial part of its next session to a discussion of a first provisional version of the report which would be prepared in two parts dealing separately with western and eastern Europe, each drawn up as far as possible on the basis of a common plan;
- (ii) the rapporteurs and the Secretariat would meet immediately before the next session with a view to planning the next stages in the work;
- (iii) a second provisional version which would consist of a synthesis, cast as far as possible within an all-European framework, of the two parts of the first provisional version, revised and expanded as necessary, would be examined at the first session of the Committee in 1959.

Utilization of space in dwellings

16. The Committee noted that the three rapporteurs on the Utilization of space in dwellings, together with a representative of the UIA, had met in Brussels shortly before the session, and heard an account of the methods being employed to prepare a provisional report. Those countries which had not yet supplied suitable material were asked to do so by not later than 31 July 1958, directly to the appropriate rapporteurs. It was agreed that:

- (i) a provisional version of the whole report would be discussed at the next session;
- (ii) the rapporteurs would meet immediately after the next session to make arrangements, in the light of the Committee's discussion, for the preparation of the final version of the report for general circulation.

#### Rural housing

17. The Committee heard a statement on behalf of the rapporteurs on the progress made in collecting material for the enquiry on rural housing. Those governments who had not yet furnished information were invited to do so as soon as possible. It was agreed that:

- (i) the rapporteurs should meet again on the occasion of the next session of the Committee to examine an expanded outline of the enquiry derived from the original plan and adjusted as necessary in the light of information available; a further meeting of rapporteurs might be necessary in the spring of 1959;
- (ii) the full provisional version of the report should be examined by the Committee at its first session in 1959.

#### Clearance of dwellings unfit for human habitation

18. The Committee noted that both further material and further analytical work were required before a report on the clearance of unfit dwellings could be examined by the Committee. The delegates from the United Kingdom, Italy and Spain agreed to nominate rapporteurs to assist in completing the work. It was agreed that a full provisional report would be examined at the first session of the Committee in 1959 and thereafter revised as necessary and included in Part II of the final version of the Housing Survey for 1958.

#### Technical co-operation and all-European contacts

19. A statement was made by the President of the CIB on the work of this organization of interest to the Committee. It was noted that the CIB had appointed rapporteurs to prepare syntheses of the work done on the effect of the height, width and shape of dwellings on building costs and on the housing needs and desires of the population.

20. The President of the CIB also reported on the response to proposals he had made to the Committee at its request for a report on documentation service on a subscription basis. It was noted that so far the response had been disappointing. The Secretariat was asked to circulate further information about the proposed scheme and again to invite governments to examine whether a sufficient number of subscriptions would be forthcoming to make it possible to put into practice the CIB proposals. A decision would be taken at the next session whether to invite the CIB to go ahead with the scheme; to prepare a modified version of it; or to abandon it. In this connexion the Secretariat were asked to find out from UN Headquarters in New York whether it would be possible to find subscribers to the proposed documentation service in other parts of the world.

21. The Committee agreed, as suggested by the Executive Secretary in his opening statement, that in addition to group visits encouragement should be given to visits of specialists on particular questions for sufficiently long periods of time, arranged on a bilateral or multilateral basis directly between the countries concerned, with the Secretariat assisting on request.

Urban development and town planning in relation to the cost of building

22. The Committee examined a proposal to undertake work on particular questions of urban development and town planning in relation to the cost of building worked out at its request by the rapporteurs, Mr. Ahrén (Sweden) and Mr. Tepina and Mr. Maksimovic (Yugoslavia), in collaboration with Mr. Vouga, of the International Union of Architects (UIA) and Mr. Servais and Mr. Wohl, of the International Centre for Regional Planning and Development (ICRPD). It was the general view that the work proposed should be concerned principally with the influence on the cost to housing occupants and public authorities of different physical layouts for residential land development; and that while account should be taken in the study of the cost of providing various community services and facilities, this part of the work should be confined at present to the question of public utilities. Several delegations announced that their governments wished to nominate rapporteurs to participate in the carrying out of this work.

23. It was agreed that:

- (i) the Committee should undertake work on economic problems considered most essential in the establishment of a new residential area, under the following main headings:

- (a) the location, size and nature of a residential area;
  - (b) the economics of land utilization, with particular reference to size, acquisition and development and the effect on building costs of the layout and density of a housing estate;
  - (c) the provision of public utilities and the cost of installing and maintaining these;
- (ii) the rapporteurs should be invited to draw up the main lines of an enquiry together with a model reply under each of the above headings, which would be circulated to governments towards the end of 1958 with a request to submit memoranda on case studies made, making reference wherever possible to existing documentation, with particular emphasis on the methodology used in these studies. The enquiry, which would be carried out by the rapporteurs, would be made in consultation with the other international organizations concerned, and in particular the International Federation for Housing and Town Planning (IFHTP), the International Union of Architects (UIA) and the International Centre for Regional Planning and Development (ICRPD).

Report of the Working Party on Housing and Building Statistics

24. The Committee adopted the report of its Working Party on Housing and Building Statistics (HOU/100). It was noted that since the greater part of the existing work programme in this field had now been disposed of and other items referred to the Conference of European Statisticians, the Working Party would no longer require to meet as frequently as in the past. With regard to the two items referred to the Conference of European Statisticians, namely sampling surveys of the housing situation and indices of rents, the Committee expressed the wish to be kept informed on the progress of this work. The Committee expressed appreciation of the work being accomplished by the Working Party on Housing and Building Statistics and of the continuing need to seek its advice on statistical problems requiring examination by housing experts as well as general statisticians.

Housing developments in less industrialized countries

25. The Chairman of the ad hoc Working Party on Problems of Housing Development in Less Industrialized Countries gave a résumé of the action taken in collaboration with the UN Technical Assistance Administration (UNTAAs) and the International Labour Organisation (ILO) since the Expert Mission which visited Turkey and Yugoslavia early in 1956 had reported, and of the work which was now in hand, largely by rapporteurs from the interested countries, relating in particular to co-operative arrangements in the field of building research, studies and documentation. The Committee agreed that the rapporteurs should continue their work and report to it at subsequent sessions. The Committee also agreed to consider requests which might be made in future by other interested countries for possible action in collaboration with the UNTAAs and the ILO in their respective fields of responsibility.

26. It was confirmed that the next series of housing meetings, which it was noted would be followed by a concentrated group visit to Stuttgart, would be held from 10 to 14 November 1958.

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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

PROVISIONAL AGENDA  
Seventeenth Session

to be held in the Headquarters of the Food and Agriculture Organization (FAO)  
Viale delle Terme di Caracalla, Rome, Italy,  
from 12 to 14 November 1958, starting at 3 p.m. on 12 November 1958.

1. Adoption of the agenda
2. Effect of government measures designed to promote the technological development of the building industry and reduce housing costs (HOU/Working Paper No. 87)
3. Housing for the disabled (HOU/Working Paper No. 88)
4. Technical co-operation (HOU/Working Paper No. 89)
5. Other work in progress:
  - (i) Utilization of space in dwellings
  - (ii) Rural housing
  - (iii) Particular questions of urbanization and town planning
  - (iv) Standardization and modular co-ordination
  - (v) Housing problems of less industrialized countries
6. Programme of future work
  - (i) Adoption of programme of work, 1959-1960 (HOU/Working Paper No. 90)
  - (ii) Appraisal of programme of work, 1959-1964 (HOU/Working Paper No. 91)
7. Any other business
8. Annual report of the Housing Committee to the Economic Commission for Europe (HOU/Working Paper No. 92)
9. Schedule of meetings in 1959
10. Adoption of report of seventeenth session

NOTES ON THE AGENDA FOR THE SEVENTEENTH SESSION

Item 1: Adoption of the agenda

Item 2: Effect of government measures designed to promote the technological development of the building industry and reduce housing costs

The Committee at its sixteenth session in June 1958, after taking note of a statement made on behalf of the rapporteurs and the Secretariat on the progress of work on the enquiry on this subject, agreed that "the Committee would devote a substantial part of its next session to a discussion of a first provisional version of the report...." and that "a second provisional version which would consist of a synthesis, cast as far as possible within an all-European framework..... would be examined at the first session of the Committee in 1959" (E/ECE/HOU/74, paragraphs 14 and 15). A first provisional report will be circulated as HOU/Working Paper No. 87.

Item 3: Housing for the disabled

The Committee at its sixteenth session in June 1958, after having examined a provisional report on housing for the disabled prepared by the World Veterans Federation, noted that a further provisional version of this report would be prepared by the World Veterans Federation and presented for discussion at the next session (E/ECE/HOU/74, paragraph 13). The World Veterans Federation has agreed, as in the previous instance, to prepare a sufficient number of copies in English and French which the Secretariat will send directly to the heads of delegations taking part in the Committee under cover of HOU/Working Paper No. 88

Item 4: Technical co-operation

Under this item delegates are given an opportunity to report on further developments in the field of technical co-operation and all-European contacts within the framework of the conclusions reached by the Committee at its fifteenth session (E/ECE/HOU/71, paragraphs 3 to 7). The Committee had agreed at its sixteenth session to take a decision at the next session on whether to invite the CIB to go ahead with the proposed documentation scheme; to prepare a modified version of it; or to abandon it (E/ECE/HOU/74, paragraph 20). The Secretariat is preparing a working paper on the subject (HOU/Working Paper No. 89). The Commission resolution 2(XII) concerning economic, technical and scientific documentation, of which the Committee took note at its sixteenth session, is relevant to this discussion. (The full text of this resolution was annexed to

HOU/Working Paper No. 77 which was circulated to the Committee's sixteenth session). It is expected that a representative of the CIB will inform the Committee of this organization's recent activities.

Item 5: Other work in progress

Oral progress reports will be made on the following subjects, which the rapporteurs are to discuss immediately before the Committee session:

- (i) Utilization of space in dwellings
- (ii) Rural housing
- (iii) Particular questions of urbanization and town planning
- (iv) Standardization and modular co-ordination
- (v) Housing problems of less-industrialized countries.

Item 6: Programme of future work

- (i) Adoption of programme of work 1959 to 1960

The programme of work, presented in the normal standard form, will be circulated for approval by the Committee and submission to the fourteenth session of the Commission (HOU/Working Paper No. 90)

- (ii) Appraisal of programme of work, 1959 to 1964

The Executive Secretary in his opening statement to the sixteenth session of the Housing Committee drew attention to Part C of Resolution 665 (XXIV) of the Economic and Social Council, in which the Council requested the Secretary General to make an appraisal of the scope, trend and cost of the regular United Nations programme for the period 1959 to 1964. He stated that in carrying out this task he would seek comments from the Committee on the basis of a document by the Secretariat which would be submitted to the Committee's seventeenth session. The Secretariat will circulate a paper on the future trends of the Committee's programme of work as envisaged at present. (HOU/Working Paper No. 91).

Item 7: Any other business

Item 8: Annual report of the Housing Committee to the Economic Commission for Europe

The Secretariat will prepare a draft annual report for completion and adoption by the Committee and submission to the fourteenth session of the Commission. (HOU/Working Paper No. 92)

Item 9: Schedule of meetings in 1959

The Secretariat has provisionally reserved the dates of 17 to 26 June 1959 for the ad hoc meeting on Standardization and Modular Co-ordination, meetings of groups of rapporteurs and the eighteenth session of the Committee; and 9 to 13 November 1959 for the second series of meetings that year. Advanced scheduling of meetings is required for the arrangement of conference services.

Item 10: Adoption of report of seventeenth session

In accordance with established practice the Committee, before concluding its work, should adopt the report of its seventeenth session.



# UNITED NATIONS ECONOMIC AND SOCIAL COUNCIL



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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

## PROVISIONAL AGENDA Eighteenth Session

to be held at the Palais des Nations, Geneva,  
from 19 to 23 June,\* starting at 3 p.m. on 19 June 1959\*\*

1. Adoption of the agenda
2. Election of officers
3. Matters arising from the fourteenth session of the ECE (ECU/Working Paper No.94)
4. European housing trends and policies in 1958 (ECU/Working Paper No.95)
5. Slum clearance policies and programmes (ECU/Working Paper No.96)
6. Effect of government measures designed to promote the technological development of the building industry and reduce housing costs (ECU/Working Paper No.97)
7. Report on ad hoc meeting on standardization and modular co-ordination (ECU/SMC/3)
8. Utilization of space in current types of dwellings (ECU/Working Paper No.98)
9. Technical co-operation and all-European contacts
10. Concerted programme of action in housing, building and planning:
  - (i) United Nations and specialized agencies (ECU/Working Paper No.99)
  - (ii) other international organizations
11. Programme and methods of work:
  - (i) work in progress
    - (a) housing seminars on specific problems in the less industrialized and developing countries

\* The Committee will meet on Saturday, 20 June, in the morning only.

\*\* A separate provisional agenda will be issued for the ad hoc meeting on standardization and modular co-ordination which will be held on 17 and 18 June. Certain groups of rapporteurs will meet earlier that week, i.e. 15 and 16 June; details of these meetings will be communicated to those concerned.

HOUSING AND BUILDING AGENCY  
OFFICE OF THE ADMINISTRATOR  
WASHINGTON 25, D. C.  
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(b) pilot enquiry on certain aspects of urban development and town planning

(c) preparation of provisional report on rural housing problems

(ii) work proposed:

(a) enquiry on private financing of housing (HOU/Working Paper No.100)

(b) follow-up work emerging from report on the technological development of the building industry (see item 6 of the agenda) (HOU/Working Paper No.101)

(iii) meeting practices (HOU/Working Paper No.102)

12. Any other business

13. Date of next meeting

14. Adoption of report of session.

NOTES ON THE AGENDA FOR THE EIGHTEENTH SESSION

Item 1: Adoption of the agenda

Item 2: Election of officers

In accordance with usual practice the Committee should elect its officers at its first session of the calendar year.

Item 3: Matters arising from the fourteenth session of the ECE

A document will be circulated after the fourteenth session of the Commission (HOU/Working Paper No.94). It will contain inter alia: (i) the Committee's programme of work as approved by the Commission, which at the request of the Committee and in consultation with its officers was finalized by the Secretariat; (ii) reference to the annual report of the Housing Committee to the Commission, which at the request of the Committee was approved in its final form by the Chairman and Vice-Chairman; (iii) the statement by the Chairman of the Housing Committee to the Commission; (iv) a summary of the ensuing debate; and (v) decisions taken by the Commission which have a bearing on the work of the Housing Committee.

Item 4: European housing trends and policies in 1958

The Secretariat will circulate a provisional version of its report (HOU/Working Paper No.95) as a basis for discussion by the Committee of European housing trends and policies in 1958. As in the past, the Secretariat will revise and complete this report in the light both of comments received in writing and of the discussion, and will issue the final version for general distribution under its own responsibility.

Item 5: Slum clearance policies and programmes

The Committee agreed that a full provisional report on the clearance of dwellings unfit for human habitation should be examined at its session in June 1959 and thereafter revised as necessary and included in Part II of the final version of the housing survey for 1958 (E/ECE/HOU/74 paragraph 18 and E/ECE/HOU/79 paragraph 17). A provisional report in the course of preparation by a rapporteur from the United Kingdom will be circulated (HOU/Working Paper No.96).

Item 6: Effect of government measures designed to promote the technological development of the building industry and reduce housing costs

A full provisional version of a report on this subject is being prepared by the Secretariat with the help of the rapporteurs and will be circulated for consideration at the Committee's eighteenth session (HOU/Working Paper No.97).

Item 7: Report on ad hoc meeting on standardization and modular co-ordination

The report on this meeting, which will be held immediately before the Committee session, will be tabled (HOU/SMC/3).

Item 8: Utilization of space in current types of dwellings

A provisional report on this subject being prepared by the rapporteurs from Belgium, the United Kingdom and the USSR, will be submitted for discussion by the Committee (HOU/Working Paper No.98).

Item 9: Technical co-operation and all-European contacts

It will be recalled that the Committee, in collaboration with the CIB, is exploring the possibility of working out a comprehensive scheme for the preparation and diffusion of documentation on housing and building on a self-supporting basis. Several members of the Committee have associated themselves with a working group set up by the CIB for the purpose of examining a number of relevant problems (E/ECE/HOU/79, paragraph 9). A progress report by this working group will be tabled. If any delegation wishes to raise points relating to technical co-operation and all-European contacts, it should be under this item of the agenda.

Item 10: Concerted programme of action in housing, building and planning

(i) United Nations and specialized agencies

At the request of the Social Commission (eleventh session, May 1957) and after endorsement by the Economic and Social Council (Resolution 663 A (XXIV), July 1957), an Inter-Agency Working Party on Housing consisting of representatives from the United Nations and specialized agencies met in Rome in January 1959 for the purpose of drawing up a long-range programme of concerted international action in the field of housing and community improvement. The draft programme will be considered by the Social Commission at its twelfth session, and by the Economic and Social Council at its twenty-eighth session in 1959; it will be circulated to the eighteenth session of the Housing Committee for information (HOU/Working Paper No.99);

(ii) Other international organizations

Under this sub-item of the agenda an opportunity is given, as has been done from time to time in the past, for the international organizations taking part in the Committee's work to inform the Committee of the work in hand and future plans of these organizations on questions closely related to the Committee's field of activity.

Item 11: Programme and methods of work:

(i) Work in progress

(a) Housing seminars on specific problems in the less industrialized and developing countries.

A progress report will be tabled on the consultation with interested countries which will be held in the early part of the week of the Committee session;

(b) Pilot enquiry on certain aspects of urban development and town planning

A progress report will be tabled on the meeting of those taking part in the pilot study which will be held in the early part of the week of the Committee session (see E/ECE/HOU/79, paragraph 13);

(c) Preparation of provisional report on rural housing problems

The Secretariat will give an oral progress report on the work in hand and plans for a meeting of rapporteurs in November 1959.

(ii) Work proposed

(a) Enquiry on private financing of housing

The Committee at its seventeenth session in November 1958 invited the United States delegate to suggest the points which might be covered in the enquiry proposed by his Government and agreed to decide at its eighteenth session how the work might be carried out and when it should be started (E/ECE/HOU/79, paragraph 22). A paper based on the United States suggestions proposing the scope and method of work will be circulated (HOU/Working Paper No.100);

(b) Follow-up work emerging from report on the technological development of the building industry

The Secretariat will prepare a note on the follow-up work emerging from the conclusions of the report on the technological development of the building industry which would seem to be required. (HOU/Working Paper No. 101).

(iii) Meeting practices

The Committee decided "to review its whole system of scheduling meetings at its next session and requested the Secretariat, in consultation with the Chairman and Vice-Chairman, to prepare a note as a basis for this review" (E/ECE/79, paragraph 29). A note on this question will be circulated (HOU/Working Paper No.102).

Item 12: Any other business

Item 13: Date of next meeting

The dates of 9 to 13 November 1959 have been reserved for this year's second series of housing meetings.

Item 14: Adoption of report of session

In accordance with established practice the Committee, before concluding its work, should agree on the report of its eighteenth session.

UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

PROVISIONAL AGENDA

Nineteenth Session

to be held at the Palais des Nations, Geneva,  
on 10 and 11 December, starting at 10.30 a.m. on 10 December 1959<sup>(1)</sup>

1. Adoption of the agenda
2. Rural housing situation (HOU/Working Paper No. 107)
3. Technical co-operation and all-European contacts (HOU/Working Paper No. 109)
4. Arrangements for non-governmental organizations attending Housing Committee meetings (HOU/Working Paper No. 108)
5. Work programme (HOU/Working Paper No. 110)
6. Any other business
7. Adoption of the report of the nineteenth session

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(1) A separate provisional agenda will be issued for the Symposium on Preferred Dimensions of Large Components, to be held on 8 and 9 December. Certain groups of rapporteurs will also meet during that and the preceding week; details of these meetings are set out in the Time-Table for Forthcoming Housing Meetings (HOU/Working Paper No. 111) which is being circulated separately.

NOTES ON THE AGENDA FOR THE NINETEENTH SESSIONItem 1: Adoption of the agendaItem 2: Rural housing situation

A first draft of the report on rural housing has been prepared for consideration in the first instance by the rapporteurs, who will meet earlier in the week of the Committee session, and immediately afterwards by the Committee itself. It is expected that the rapporteurs will be in a position to agree on the exact lines of the further development of the report and accordingly to make recommendations to the Committee. It was considered that the report, as at present drafted, should be placed on the agenda of the Committee and circulated to all delegates in order, first, that all countries might have an opportunity to advise on the scope and content of the report and, secondly, that countries which have not yet replied or replied fully to the request for information on rural housing would use this draft report as the basis for their replies or additional information. The provisional report is accordingly being circulated simultaneously to the rapporteurs and to the Committee (HOU/Working Paper No. 107).

Item 3: Technical co-operation and all-European contacts

Under this item delegates are given an opportunity to report on further developments in the field of technical co-operation and all-European contacts within the framework of the conclusions reached by the Committee (report of the seventeenth session, November 1958, E/ECE/HOU/79, paragraph 19). The representative of the CIB is expected to report on the CIB General Assembly and Congress held in September 1959 and on progress made in working out a comprehensive scheme for the preparation and diffusion of documentation on housing and building on a self-supporting basis. It will be recalled that the Committee at its fifteenth session in November 1957 agreed on a long-term programme of group visits by participants in the Committee and decided that it "would review the long-term programme of group visits from time to time as necessary" (E/ECE/HOU/71, paragraphs 3 and 4). The Secretariat is preparing a note summarizing the proposals or tentative proposals for such group visits, with a view to bringing the long-term programme up to date (HOU/Working Paper No. 109).

Item 4: Arrangements for non-governmental organizations attending Housing Committee meetings

A note has been prepared by the Secretariat, at the request of the Committee (report of the eighteenth session, June 1959, E/ECE/HOU/83, paragraph 21 (iv)),

reviewing both the constitutional and the working arrangements concerning participation of international non-governmental organizations in meetings of the Housing Committee (HOU/Working Paper No. 108).

Item 5: Work programme

A note is being prepared by the Secretariat in accordance with the Committee's decision (report of the eighteenth session, June 1959, E/ECE/HOU/83, paragraphs 16 and 17) to review the current and future work programme as well as priorities for 1960 and 1961. (HOU/Working Paper No. 110).

Item 6: Any other business

A note by the Secretariat will be tabled at the Committee session explaining the new procedure for reporting to plenary sessions of the Economic Commission for Europe.

Item 7: Adoption of report of session

In accordance with established practice the Committee, before concluding its work, should agree on the report of its nineteenth session.

UNITED NATIONS  
ECONOMIC  
AND  
SOCIAL COUNCIL



E/ECE/HOU/89  
17 December 1959  
Original: ENGLISH/FRENCH

ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

(Nineteenth session, 10 and 11 December 1959)

LIST OF DELEGATES

Chairman: Mr. Camille BONOMME (France)

Vice-Chairman: Mr. Vladimir CERVENKA (Czechoslovakia)

AUSTRIA

Mr. Rodolf BRAUNER

Director, Ministry of Social Affairs

Mr. Rüdiger SCHULTZ

Chief of Section, Federal Ministry for  
Trade and Reconstruction

Mr. Harold HANSLUWKA

Statistician, Central Statistical Office

Mr. Rudolf SCHNEIDER

Economist, Housing Adviser to the AITU,  
Consultant to the Federal Ministry for  
Social Affairs

BELGIUM

Mr. Marcel DRUART

Directeur Général de l'Administration de la  
Famille et du Logement, Ministère de la  
Santé Publique et de la Famille

Mr. Joseph PAQUAY

Administrateur de l'Institut national du  
logement

BULGARIA

Mr. Ljubomir FURNADZIEFF

Deputy Chairman of the Committee for Building  
and Architecture

BYELORUSSIAN SOVIET SOCIALIST REPUBLIC

Mr. Valdimir KOROL

Chairman of "Gostroy" of the Byelorussian SSR

CZECHOSLOVAKIA

Mr. Vladimir CERVENKA

Director of the Research Institute of  
Building and Architecture

Mr. Antonin TOMŠIČEK

Deputy Minister, Ministry of Housing

Mr. Frantisek VAVROVSKY

Chief of Construction Department, Central  
Statistical Office

DENMARK

Mr. Einer ENGBERG

Chief of Section, Ministry of Housing

Mr. Mogens FRISENDAL

Architect, Head Officer of the Committee  
of Building Standardization and Secretary  
of the Danish Modular Committee

FEDERAL REPUBLIC OF GERMANY

Mr. Georg GUNTHERT

Federal Ministry of Housing

Mr. Siegfried KAYSER

Federal Ministry of Economics

FINLAND

Mr. Olavi LINDBLOM

General Director of State Housing Board  
"ARAVA"

FRANCE

Mr. Camille BONOMME

Inspecteur général, Chef du Service de  
l'Inspection Générale au Ministère de la  
Reconstruction

Mr. Gérard BLACHERE

Directeur du Centre Scientifique et  
Technique du Bâtiment

Mr. Jacques GODCHOT

Chef de Service au Ministère de la  
Construction, Chef du Groupe de la  
Documentation à l'Administration Centrale

GREECE

Mr. Panayotis ECONOMOU

Member of the Permanent Delegation to the  
European Office of the United Nations

HUNGARY

Mr. Laszlo ZOLTAN

Architecte en chef "Lakoterv"

Mr. Jozsef KATONA

Architecte "Tparterv"

ITALY

Mr. Rocco ARCA

Inspecteur Général au Ministère des  
Travaux Publics

Mr. Leonardo PAOLOZZA

Architecte-Urbaniste, Centre d'Etude du  
Ministère des Travaux publics

LUXEMBOURG

Mr. Bob FROMMES

Directeur de la Société Nationale des  
Habitations à bon marché "SNHBM"

NETHERLANDS

Mr. Henricus BUSKENS

Director-General of the Ministry of  
Housing and Building Industry

Mr. Gerrit van der FLIER

General Secretary, Ministry of Housing  
and Building Industry

NORWAY

Mr. Carl ANONSEN

Chief, Statistical and Planning Division,  
Housing Board

POLAND

Mr. Julius GORYNSKI

Professeur, Vice-Ministre de l'Administration  
Communale

Mr. Jerzy BOGUSZ

Président de la Commission du Plan  
Perspective de l'habitat et de la  
Construction du Comité de la Planification  
auprès du Conseil des Ministres

Mr. Adam ANDRZEJEWSKI

Professeur, Vice-Directeur de l'Institut  
de l'Habitat

SPAIN

Mr. Angel BORQUE

Directeur Adjoint, Institut National de la  
Colonisation, Ministère de l'Agriculture

Mr. Javier LAHUERTA

Architecte, Direction générale de l'économie  
et de la technique, Ministère du Logement

Mr. Jose TAMES

Architecte, Institut National de la  
Colonisation, Ministère de l'Agriculture

Mr. Manuel HERMENEGILDO

Conseiller Economique, Ministère du Logement

SWEDEN

Mr. Just GUSTAVSSON

Head of Department, National Housing Board

SWITZERLAND

Mr. Heinz RITTER

Membre de la Commission Fédérale du Logement

Mr. Jean-Pierre VOUGA

Architecte, Membre de la Commission Fédérale  
du Logement

TURKEY

Mr. Orhan ALSAC

Architect, Director-General, Department of  
Housing, Ministry of Reconstruction

Mr. Mehmet AKTAN

Architect, Deputy Director-General,  
Department of Housing, Ministry of  
Reconstruction

UKRAINIAN SOVIET SOCIALIST REPUBLIC

Mr. Viktor ELISAROV

Member of the Academy of Building and  
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UNION OF SOVIET SOCIALIST REPUBLICS

Mr. Pavel BLOKHINE

Architect, Corresponding-Member of the  
Academy of Building and Architecture

Mr. Dionid BRESLAVTSEV

Director of the Institute  
"Giprostandartdom"

UNITED KINGDOM

Mr. Peter OGLE-SKAN  
Mr. Raymond WINKLER  
Mr. Maurice BLACKSHAW

Assistant Secretary, Ministry of Works  
Ministry of Housing and Local Government  
Ministry of Housing and Local Government

UNITED STATES OF AMERICA

Mr. Ernest J. BOHN

Director, Cleveland Metropolitan Housing  
Authority; Chairman, City Planning  
Commission; Member of Board of Directors,  
Second Federal Savings and Loan Association

Mr. James DODGE

Director, Division of Documentation,  
Office of International Housing,  
Housing and Home Finance Agency

Mr. George TESORO

Senior Economic Officer, Resident  
Delegation to the International Organizations

YUGOSLAVIA

Mr. Marjan TEPINA

Director of Federal Institute of Urbanism  
and Housing

GOVERNMENT PARTICIPATING IN A  
CONSULTATIVE CAPACITY

(paragraph 11 of the terms of reference of the Economic Commission for Europe)

ISRAEL

Mr. David TANNE

Director of Housing Division, Ministry of  
Labour

UNITED NATIONS SPECIALIZED AGENCIES

INTERNATIONAL LABOUR ORGANISATION (ILO)

Mr. Michael O'CALLAGHAN

Civil Engineer, Member of Industrial  
Workers' Division

WORLD HEALTH ORGANIZATION (WHO)

Mr. Joseph LANOIX

Sanitary Engineer, WHO/EURO

INTERNATIONAL NON-GOVERNMENTAL  
ORGANIZATIONS

INTERNATIONAL CENTRE FOR REGIONAL  
PLANNING AND DEVELOPMENT (ICRPD)

Mr. Vladimir BODIANSKY

Ingénieur-conseil, Membre du Conseil  
général de l'ICRPD

INTERNATIONAL CONFEDERATION OF FREE  
TRADE UNIONS (ICFTU)

Mr. Hein UMRATH

Secretary, Housing Committee, ERO/ICFTU

INTERNATIONAL NON-GOVERNMENTAL  
ORGANIZATIONS (cont'd).

INTERNATIONAL COUNCIL FOR BUILDING  
RESEARCH, STUDIES AND DOCUMENTATION  
(CIB)

Mr. Jan de GEUS

General Secretary of CIB

INTERNATIONAL FEDERATION OF BUILDING  
AND PUBLIC WORKS (FIBTP)

Mr. Alphonse DUCRET

Secrétaire Général de la Fédération  
Internationale du Bâtiment et des Travaux  
Publics

Mr. Ernst FISCHER

Secrétaire Général de la Société Suisse  
des Entrepreneurs à Zurich

INTERNATIONAL FEDERATION OF BUILDING  
AND WOODWORKERS (IFBWW)

Mr. Hein UMRATH

Secretary, Housing Committee, ERO/ICFTU

INTERNATIONAL ORGANIZATION FOR  
STANDARDIZATION (ISO)

Mr. André GIGOU

Chef du Service Bâtiment, "AFNOR"

INTERNATIONAL REAL ESTATE  
FEDERATION (FIABCI)

Mr. Pierre GINOT

Secrétaire Générale de la Confédération  
Nationale des Administrateurs de Bien-Syndics  
de la Co-Propriété de France

INTERNATIONAL FEDERATION OF CHRISTIAN  
TRADE UNIONS (IFCTU)

Mr. Roger ROJZAUD

Secrétaire Général, Conseil International  
Chrétien de l'Habitat

INTERNATIONAL UNION OF ARCHITECTS (UIA)

Mr. Jean-Pierre VOUGA

Architecte

INTERNATIONAL UNION OF FAMILY  
ORGANIZATIONS (UIOF)

Mr. Bob FROMMES

Directeur de la Société Nationale des  
Habitations à bon marché "SNHBM"

Mrs. Marjorie EWING

Delegate

UNION INTERNATIONALE DE LA PROPRIETE  
FONCIERE BATIE (UIPFB)

Mr. Jean PONCET

Secrétaire Général de l'UIPFB

Mr. Max MONTCHAL

Secrétaire de l'UIPFB

INTERNATIONAL NON-GOVERNMENTAL  
ORGANIZATIONS (cont'd).

WORLD FEDERATION OF TRADE UNIONS (WFTU)

Mr. Lucien LABROUSSE

Membre de la Commission Exécutive de la  
Fédération du Bâtiment, CST (France)

WORLD VETERANS FEDERATION (WVF)

Mrs. Jacqueline SCHWAB

Observer

ALSO PRESENT AT THE INVITATION OF THE  
SECRETARIAT WERE:

Mr. Ernst SKARUM

Head of Section, Secretariat of the  
Organization for European Economic Co-operation

Mr. Jean JUVET

Economist, Industry Division, Secretariat of  
the Organization for European Economic  
Co-operation

Mr. Pierre WATHELET

Direction Générale des Affaires Sociales,  
Communauté Economique Européenne.

# UNITED NATIONS ECONOMIC AND SOCIAL COUNCIL



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15 December 1959  
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## ECONOMIC COMMISSION FOR EUROPE HOUSING COMMITTEE

### REPORT OF THE NINETEENTH SESSION<sup>(1)</sup>

1. The Housing Committee held its nineteenth session on 10 and 11 December 1959.

2. Representatives from Austria, Belgium, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Greece, Hungary, Italy, Luxembourg, the Netherlands, Norway, Poland, Spain, Sweden, Switzerland, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the United Kingdom, the United States of America and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following specialized agencies attended: the International Labour Organisation (ILO) and the World Health Organization (WHO). The following international non-governmental organizations also attended: the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Federation of Building and Woodworkers (IFBWW), the International Federation of Christian Trade Unions (IFCTU), the International Organization for Standardization (ISO), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), the International Union of Family Organizations (UIOF), the "Union Internationale de la Propriété Foncière Bâtie" (UIPB), the World Federation of Trade Unions (WFTU) and the World Veterans Federation (WVF). Also present at the invitation of the Secretariat were Secretariat members of the Organization for European Economic Co-operation and of the European Economic Community.

(1) As adopted by the Committee on 11 December 1959.

Adoption of agenda

3. The provisional agenda (E/ECE/HOU/88), with the addition of an item on the report on the symposium on preferred dimensions of large components in building, was adopted.

Rural housing situation

4. The Committee considered a first provisional report on the rural housing situation (HOU/Working Paper No. 107) together with a progress report on the outcome of the meeting of rapporteurs held earlier in the week. The Committee took note of the progress report and expressed general satisfaction with the structure of the report and plans for the development and completion of this work.

5. It was agreed that:

- (i) governments which had not yet replied to the original enquiry would be invited to submit, in six copies by 15 January 1960, information based on the draft report (HOU/Working Paper No. 107);
- (ii) governments would be invited to submit written comments, in six copies, on the existing draft report (HOU/Working Paper No. 107) also by 15 January 1960;
- (iii) the report would consist of three chapters along the lines of the present draft and an appendix which would deal with certain technical problems and policies in regard to rural housing of a broad character; this appendix would consist of three sections which will be prepared by Mr. Petit (International Commission of Agricultural Engineering) for western European countries, Mr. Dodge (United States of America) for the United States of America, and Mr. Breslavtsev (USSR) for the eastern European countries. The offer by the World Health Organization's representative to contribute towards this report material on water supply and sanitation in rural areas particularly from the public health aspect was welcomed. These three chapters and the appendix to be completed by 31 March 1960 and circulated by the Secretariat for consideration at the Committee's next session in June 1960;
- (iv) the rapporteurs would meet immediately prior to the Committee session in June 1960 to review the draft report and to agree on a draft chapter IV, containing conclusions and recommendations, to be tabled thereafter for discussion;

- (v) in connexion with the preparation of the appendix, those eastern European countries not already represented in the Group of rapporteurs would nominate rapporteurs to provide the relevant material. In this connexion the delegate of Hungary agreed to nominate a rapporteur.

Technical co-operation and all-European contacts

6. The Committee examined its long-term programme of group visits and agreed on the following visits, which are to take place immediately after its spring session each year:

- (i) June 1960: Denmark, Finland, Norway and Sweden;
- (ii) June 1961: Federal Republic of Germany;
- (iii) June 1962: United Kingdom and Ireland;
- (iv) June 1963: Bulgaria, Hungary (subject to confirmation) and Yugoslavia;
- (v) June 1964: Spain (subject to confirmation) and Portugal (under consideration).

7. The CIB General Secretary, following a specific request made by the Committee at its seventeenth session, outlined a proposed scheme which had been elaborated by a CIB Working Group in association with several experts nominated by some of the governments participating in the Committee for the preparation and dissemination of documentation on housing and building on a self-supporting basis. Subject to approval by the CIB Executive Committee, the Committee requested the Secretariat to circulate the proposal to governments and ascertain how far the latter were prepared to support the specific proposals made.

8. The CIB General Secretary also gave an account of his Organization's Congress and General Assembly, which were held in Rotterdam in September 1959. It was agreed that when the Committee invited the CIB to carry out a specific enquiry on its behalf it would at the same time consider the ways and means whereby governments could give material support to the national CIB member institutes involved in the carrying out of this work.

9. It was noted that there were further possibilities of developing technical co-operation and all-European contacts, which would be further elaborated by the interested countries for consideration by the Committee at a later stage.

Co-operation with non-governmental organizations

10. The Committee considered a note by the Secretariat on arrangements for non-governmental organizations attending meetings of the Housing Committee (HOU/Working Paper No. 108). It was agreed that the informal working arrangements regarding the

participation of non-governmental organizations in the work of the Committee had proved effective in practice and should continue along present lines. The Committee took advantage of the discussion to express its sincere thanks for the valuable contribution which so many non-governmental organizations were making to its work. In the course of the discussion the United States delegate recommended that in the continuation of present arrangements the following general criteria should be taken into account: (i) an organization whose consultative status is withdrawn by ECOSOC should not be admitted to the Committee; (ii) as a general rule international organizations having world-wide scope and programmes should not be admitted unless they enjoy ECOSOC consultative status; finally, if the government concerned takes exception to the presence of a national non-governmental organization, such an organization should not be accepted in the Committee. The Committee decided that in the case of questions arising with regard to the participation of a particular non-governmental organization this should be considered individually on an ad hoc basis according to the needs of the case by the officers of the Committee and the Secretariat taking into account the above criteria.

Report on the ad hoc meeting on preferred dimensions of large building components

11. The report of the ad hoc meeting on preferred dimensions of large components was presented by the general rapporteur (M. Blachère). The representative of Austria pointed out that he had not been present at the meeting. After discussion, and after noting the views expressed by some countries that, contrary to the general terms of the report, it would be wise not to try to progress too quickly internationally in this field, the Committee:

- (i) took note of the report (HOU/106);
- (ii) invited the Secretariat to maintain close contact with those international organizations which are working in the field of standardization and modular co-ordination, particularly the ISO, the CIB and the EPA;
- (iii) invited governments to provide the Secretariat from time to time with practical evidence, not available elsewhere, of the application of modular co-ordination to the standardization of building components;
- (iv) agreed again to take stock of the position when appropriate.

Work programme

12. The Committee had a full discussion on its future programme of work during the next two or three years, on the basis of a paper prepared by the Secretariat (HOU/Working Paper No. 110 and appendices I to VIII), supplemented by reports of

meetings of rapporteurs and of consultations held before the session, on the planning and cost of a new residential area, on urban renewal and on building regulations. After a general discussion both on the principles and criteria underlying its programme and on the substance thereof - during which it was noted that many countries were taking a growing interest in considering housing in the wider context of town and country planning - it was agreed that:

- (i) the Secretariat would attempt to develop the annual review of housing trends and policies along the lines suggested in HOU/Working Paper No. 110 appendix I; to this end it was suggested that governments should provide in the memoranda sent each year for the purpose of preparing the report the additional information required. It was also suggested that a more detailed discussion of difficulties which had been experienced during the year and how they had been surmounted would be valuable, and that governments should include such information in their memoranda. It was also agreed that every five years country monographs would be prepared according to the standard outline for inclusion in the annual review;
- (ii) an enquiry on urban renewal policies and programmes would be carried out in the following stages along the lines of appendix V of HOU/Working Paper No. 110, amended by the discussion among the rapporteurs:
  - (a) a strictly limited number of countries which have had special experience in this field should be invited to prepare national reports along the lines agreed upon. These countries would be asked to supply their reports in ten copies in either English or French to the Secretariat by 1 May 1960 for distribution to the countries participating in this work;
  - (b) a meeting of the rapporteurs from the participating countries would be held on the occasion of the Committee session in June 1960 to take stock of the information which had been collected and to arrange for the preparation of an ad hoc meeting on this subject;
  - (c) an ad hoc meeting of experts from the participating countries would be held for a full discussion on the basis of the national reports and synthesis papers which would be prepared by the General rapporteur, Mr. Günthert (Federal Republic of Germany), and the other rapporteurs. Subject to confirmation by the meeting of rapporteurs in June 1960, it was provisionally envisaged that the ad hoc meeting would be held towards the end of 1960;

- (d) a final report would be made to the Committee in 1961 and eventually published;
  - (e) the rapporteurs would consider the proposal for a separate enquiry into the possibility of an exchange of information and experience on problems of maintenance, and Mr. Brauner (Austria) was invited to join the Group as a rapporteur on this question;
- (iii) in the light of its consideration of proposals for work on certain aspects of building regulations in Europe set out in appendix II of HOU/Working Paper No. 110, supplemented by a report on informal consultations between the Secretariat and representatives of a number of governmental and non-governmental international organizations working or interested in different aspects of the problem, an enquiry would be made into possibilities of reviewing building regulations in the light of technical progress; the purpose would be to collect and provide information for those governments which were considering the revision of existing regulations in the light of recent technical progress; the main emphasis would be on those aspects of regulations with a significant effect on cost. Other international organizations would be invited to make the maximum possible contribution to this enquiry;
- (iv) the proposals set out in appendices III and IV of HOU/Working Paper No. 110 would be examined at the next session, when the first results of the pilot enquiry on actual housing costs would be available. In addition, the Secretariat would circulate a note on acceptance conditions for building materials;
- (v) a new enquiry should be undertaken into the European housing situation along the lines suggested in appendix VII of HOU/Working Paper No. 110. The following were invited to assist the Secretariat as rapporteurs: Mr. Andrzejewski (Poland), Mr. Anonsen (Norway), Mr. de Jonge (Netherlands) and Mr. Vavrovsky (Czechoslovakia);
- (vi) a European programme for current housing and building statistics was required as a supplement to the European programme for housing censuses, as suggested by the Conference of European Statisticians, and that the Secretariat would prepare a draft programme to be examined at the next session; it was noted that the Conference of European Statisticians would also examine this programme at its session in September 1960. The programme would be along the general lines envisaged in appendix VIII of HOU/Working Paper No. 110;

- (vii) proposals for further work on the financing of housing set out in appendix VI of HOU/Working Paper No. 110 would be considered at a later stage.

13. The Committee adopted its programme of work for 1960-1961 (see appendix).

Procedure for reporting to plenary sessions of the Economic Commission for Europe

14. The Committee took note of the new procedure for reporting to plenary sessions of the Economic Commission for Europe as set out in a paper tabled at the meeting.

Visit to Israel

15. The Chairman informed the Committee that he and other members of the Committee had recently visited Israel at the request of the Government to examine on the spot and discuss with the authorities problems of housing policy in that country. The Israel delegate thanked the Chairman and the members involved for their valuable contribution.

Dates of meetings

16. It was noted that dates had been reserved for two series of meetings of the Committee and/or groups meeting under its auspices in 1960, namely, 6 to 10 June and 21 to 25 November, and decided that the twentieth plenary session of the Committee would be held in June 1960.

APPENDIX

PROGRAMME OF WORK OF THE HOUSING COMMITTEE<sup>(1)</sup>

06.1 - Continuing projects and activities of high priority

06.1.1 - Survey of housing progress and policies

The object of the annual survey prepared by the Secretariat is (a) to review the main current developments in the field of housing as a basis for an examination by the Committee of housing policies pursued and results achieved, and (b) to consider what action might be taken to deal with problems thus analysed. The annual survey is prepared within a standard framework adopted by the Committee to facilitate comparisons from year to year and after discussion by the Committee is revised by the Secretariat for publication. It is also the practice to include in part II of this report a fuller analysis of certain problems of a more long-term character, normally the final versions of reports prepared by rapporteurs. It is expected that part II of the next survey will deal with problems of rural housing, and of the survey following with the question of private financing of housing based on the pilot enquiry in hand.

06.1.2 - Housing problems in countries in the course of rapid industrialization

Seminars for the benefit of countries in the course of rapid industrialization are organized from time to time. The preparation of housing surveys and programmes, as an important factor in the formulation of housing policies, was selected as the subject for the first seminar. Work in this field takes fully into account the technical assistance activities of the United Nations and other international organizations.

06.1.3 - Government policies and the cost of building  
and the industrialization of house-building

Arising out of a comprehensive report on government policies and the cost of building published at the end of 1959, a pilot enquiry is being carried out on actual housing costs in selected European countries, along common lines and with a primarily methodological purpose in mind. Under this heading, the Committee is also serving as a focal point for work being carried

<sup>(1)</sup> This programme takes into account the Concerted Programme of International Action in Housing, Building and Planning (HOU/Working Paper No. 99) which the Committee noted at its eighteenth session (E/ECE/HOU/83, paragraph 21).

out mainly by other international organizations on building regulations, the underlying objective of the enquiry being the preparation eventually of a general synthesis which might serve as a background for those governments which are considering the revision of existing regulations. The Committee also follows developments and in particular the application of standardization and modular co-ordination in the building industry, taking into account the work in this field by other international organizations and with a view to considering from time to time possibilities for further progress in this field. The Committee has invited the International Council for Building Research, Studies and Documentation to undertake an enquiry into the use of new building materials.

06.1.4 - Collection and publication of housing and building statistics

The Committee, through its Working Party of statistical experts (a) advises the Secretariat on the preparation and issue of the Quarterly and Annual Bulletins of Housing and Building Statistics for Europe; (b) examines statistical aspects of calculating housing needs and shortages and the need for other statistics relating to housing and building; (c) exchanges information on problems of collecting current housing and building statistics. Work in this field takes into account that of both the Conference of European Statisticians and the United Nations Statistical Commission.

06.1.5 - Technical co-operation and contacts

The Committee promotes, directly or indirectly, technical co-operation and contacts by (a) the maintenance of close co-operation with international professional and technical organizations concerned with various aspects of housing and building, partly to ensure that wherever possible specialized technical work is carried out by the appropriate body; (b) co-operation with the CIB in exploring the feasibility of working out a comprehensive scheme for the preparation and dissemination of documentation on housing and building on a financially self-supporting basis; (c) the encouragement of group study tours to different countries on the basis of a long-term programme which is revised from time to time; (d) the encouragement of visits by specialists from different countries, arranged on a bilateral basis.

06.2 - Ad hoc projects of high priority

06.2.1 - The European housing situation

A comprehensive report will be prepared by the Secretariat with the help of rapporteurs which will examine housing requirements and take into account the extent of the housing shortages in different countries, the quantitative

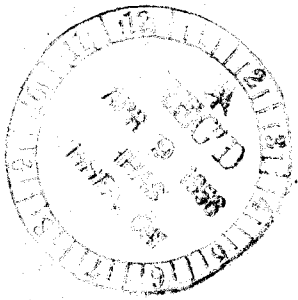
and qualitative aspects of the existing housing stock, the normal additional requirements and the structure and trend of housing demand. This study will draw extensively on data obtained from the housing censuses that have or will take place in many European countries in the next year or two.

06.2.2 - Planning and cost of a new residential area

Rapporteurs have in hand a pilot enquiry on the cost of different types of layout for new residential areas, having regard to qualitative standards and with a view to assessing systematically possibilities of making economies.

06.2.3 - Urban renewal policies and programmes

A comprehensive enquiry is being undertaken by rapporteurs in a limited number of countries which have had special experience in conservation, rehabilitation and redevelopment. There will be a discussion of such main questions as the character and magnitude of requirements; programmes and policies; legislation; costs and financing; planning, organization and administration of urban renewal schemes.



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European Office of the United Nations  
Geneva

Press Release No. ECE/HOU/32  
20 March 1956

(For use of information media,  
not an official record.)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva

ECE REPORTS ON HOUSING SITUATION IN EUROPE

The United Nations Economic Commission for Europe (ECE) Secretariat has just published in Geneva a comprehensive report on "The European Housing Situation". It analyses the quantitative and qualitative picture of the housing stock in European countries and compares the level of house-building with the current needs arising from population developments and in the light of the trend of obsolescence.

The document\* contains a separate analysis of the housing situation in the following twenty-three countries: Austria, Belgium, Bulgaria, Czechoslovakia, Denmark, Federal Republic of Germany, Finland, France, Greece, Hungary, Ireland, Italy, the Netherlands, Norway, Poland, Portugal, Spain, Sweden, Switzerland, Turkey, the Union of Soviet Socialist Republics, the United Kingdom and Yugoslavia.

Future House-building Needs

Against a background of expected changes in population and the number of married couples, the ECE Secretariat states that in virtually no country would the continuation of house-building on the 1954 level for about the next ten years be excessive in relation to reasonable requirements, taking account of existing housing deficiencies. A possible exception might be Norway, which already has a relatively favourable housing situation and the highest rate of house-building in Europe; another exception might be Switzerland, provided net immigration isn't increased.

The study adds that Western Germany, which has had the highest rate of house-building after Norway, has a very considerable housing shortage, and it would probably take at least a decade to bring the quantitative housing situation of that country up to the present level of the better-off countries. Sweden, which

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\* The European Housing Situation, Geneva, 1956, is now available in English and will be available shortly in French, from Sales Agents for United Nations publications, 56 pages including 14 tables. Price: \$0.50, 3/6 stg., Sw.frs. 2.25, or equivalent in other currencies.

comes next in the rate of house-building and has a relatively favourable housing situation, has so many small dwellings that it would take at least ten years at the present rate of house-building to bring its average density of occupation up to the present level in Norway and Denmark, the ECE Secretariat's housing report continues. Finland in this respect would still be in a considerably worse position.

In the United Kingdom, where the quantitative housing situation is relatively good, there is a great need for slum clearance and still a considerable shortage of dwellings on the market, which leave little room for a significant reduction of the rate of house-building over the next ten years, the report states. The Netherlands can hardly, at the 1954 level of house-building, cover its housing shortage before the arrival of the new wave of high family formation.

In the USSR the quantitative housing shortage in the urban districts is described as very considerable. Even if the population increase in the towns were to slow down to, say, 2 million per year, compared with 3.5 million recently, it would take two decades at the 1954 level of house-building to bring the quantitative housing situation up to the present average for Europe excluding the USSR. A considerable expansion of house-building is now, however, planned.

According to the ECE report, Austria and Belgium will need to maintain their present rate of house-building activity to meet considerable slum clearance requirements, and Denmark to meet current demographic needs and the existing housing shortage before the new wave of high family formation which can be expected rather early in the 1960s in that country. In the remaining countries a continuation of the 1954 level of house-building is likely to make possible at most a very slow improvement of the situation, and may even not be sufficient to prevent some deterioration, the ECE Secretariat says.

#### Quantitative Housing Standards

The ECE Secretariat's European Housing Situation uses three measures of the quantitative housing standard - namely, dwellings per 1,000 married women and per 1,000 inhabitants, and rooms per 1,000 inhabitants. The total number of dwellings per 1,000 inhabitants in the countries covered by the analysis is 237. The average figure for western and central Europe, 270 dwellings per 1,000 inhabitants, is considerably higher. The average figure for southern Europe is 224, while that for eastern Europe, including the whole of the USSR is 219, or 213 if the rural districts of the USSR are excluded, with the figure rising to 250 if the whole of the USSR is excluded.

However, the difference between these regions is in fact greater than the figures indicate, since the dwellings in western and central Europe are on an average considerably larger than in southern and eastern Europe. The regional variations shown by the statistics are balanced only to a very limited extent by the greater proportion of children in the population of eastern and southern Europe compared with western and central Europe.

Some of the main features of the quantitative housing situation in European countries are shown in the table below.

## Regional Variations within Countries

The country analyses show that there are almost invariably considerable regional differences within a given country. The most obvious are the number of cases where the housing situation is worst in those areas of a country which have an income per capita well below the national average. This is true of Burgenland in Austria, Slovakia in Czechoslovakia, Bretagne in France, the northern agricultural republics in Western Germany, northern Greece, southern Italy, the northern parts of Norway and Sweden, Scotland in the United Kingdom, and the southern republics and Bosnia in Yugoslavia.

In comparison with urban districts, rural districts appear to be worst off in Czechoslovakia, Finland, France, Western Germany, Greece, Hungary, Poland, Turkey and Yugoslavia, and probably also in Austria, in spite of a considerably faster population increase in urban than in rural districts in most of these countries.

On the other hand, by the same measures of dwellings to population the urban districts appear to be the worst off in Bulgaria, Norway, Portugal, Sweden and the USSR. In the USSR this is mainly due to the large and rapid influx of people from rural to urban districts; over the last thirty years the urban population has more than trebled and the rural population has remained virtually constant, the ECE analysis reports.

## Age and Quality

Turning to the question of the provision of some of the main amenities of a house (electricity, inside running water and a bath), the ECE Secretariat's figures again suggest that the situation is far worse off in rural than in urban districts. This also appears to be the case with regard to the age distribution of the dwelling stock. In almost all countries the average age or the age of a typical dwelling is much higher in rural districts than in urban, and as a corollary the percentage of dwellings above obsolescence age is also higher in rural areas.

Furthermore, in many countries a large proportion of rural dwellings are built of timber and therefore become obsolescent more rapidly than the stone houses which predominate in urban districts. These characteristics appear to be valid for the whole of Europe, and accordingly the problem of the quality of dwellings is in many respects particularly urgent in rural districts, the ECE Secretariat declares.

## Scope of the Report

The European Housing Situation analyses developments affecting 94 per cent of the total European population. While for western and central Europe the coverage is complete, there are certain gaps in information on southern and eastern Europe.

The analysis was prepared at the request of the ECE Housing Committee. Information and comments on two provisional versions of the study were supplied by the authorities of nearly all countries where the housing situation is analysed. The Secretariat urges that great care be exercised in attempting comparisons between countries, since the character of the housing situation varies considerably from one to another, and the statistics are frequently not comparable because of differences in concepts and coverage. The method of analysis employed, the more important sources used and information collected in recent housing censuses in Europe are described in appendices to the study.

## Main Features of the Quantitative Housing Situation in Europe

Country	Population		Dwellings (in thousands)	Rooms (in thousands)	Dwellings per Thousand		Rooms per thousand inhabitants	Rooms per dwelling	
	Date	In thousands			Thousand married women	inhabitants			
Western and Central Europe									
Austria . . . . .	31.12.1953	6 964	2 100*	7 350*	1 310 C	320	1 055	3.5*	
Belgium . . . . .	31.12.1953	8 798a	3 050	11 271 C	1 355 C	347	1 324 C	3.9 C	
Denmark . . . . .	31.12.1953	4 392a	1 360	5 200 Cb	1 308	312	1 184	4.0	
Finland . . . . .	31.12.1953	4 163	1 084	2 700	1 248	260	649	2.5	
France . . . . .	10. 5.1954	42 775	12 300	44 900*	1 287 C	288*	1 050*	3.65*	
Western Germany . . . . .	31.12.1953	49 278	10 966	44 271	854 C	223	898	4.0	
Ireland . . . . .	1. 7.1953	2 942	700	2 729 C	1 468 C	238	924 C	4.2 C	
Netherlands . . . . .	31.12.1953	10 551	2 400	11 600*	1 061	230	1 099	4.8	
Norway . . . . .	31.12.1953	3 375a	941	4 000	1 239	279	1 207	4.3	
Sweden . . . . .	30.12.1953	7 205	2 464	7 700*	1 468	342	1 069	3.1	
Switzerland . . . . .	31.12.1953	4 904	1 384	6 677	1 316	282	1 362	4.8	
United Kingdom <sup>c</sup> . . . . .	31.12.1953	50 954a	14 386	66 000	1 085	282	1 295	4.6	
TOTAL . . . . .	31.12.1953	196 200	53 052	215 500	..	270	1 098	4.1	
Southern Europe									
Greece . . . . .	31.12.1953	8 010	1 710	3 530	..	213	441	2.1	
Italy <sup>d</sup> . . . . .	31.12.1954	47 783	11 955	38 157	..	250	799	3.2	
Portugal . . . . .	15.12.1950	8 441 C	2 208 C	..	1 355 C	262 C	..	..	
Spain . . . . .	31.12.1950	27 977 C	6 154 C	25 541 C	1 166 C	220 C	913	4.2 C	
Turkey . . . . .	22.10.1950	20 935 C	3 750*	..	..	179*	..	..	
Yugoslavia . . . . .	31. 3.1953	16 927	3 510	7 200*	971	207	424*	2.05*	
TOTAL . . . . .	..	130 073	29 287	..	..	224	..	..	
Eastern Europe									
Albania . . . . .	30. 6.1953	1 250	..	..	..	..	..	..	
Bulgaria . . . . .	31.12.1954	7 500	1 719	..	..	229	..	..	
Czechoslovakia . . . . .	1. 3.1950	12 340 C	3 613 C	8 020 Ce	1 200*	293 C	750*	2.6*	
Eastern Germany including East Berlin. . . . .	30. 6.1953	18 318*a	..	..	..	..	..	..	
Hungary . . . . .	30. 6.1954	9 693 C	2 540	2 450f	..	262	657 Cf	2.4 Cf	
Poland . . . . .	31.12.1950	24 977 C	5 873 C	13 650 C	..	235 C	546 C	2.3 C	
Romania . . . . .	30. 6.1953	16 500	..	..	..	..	..	..	
USSR . . . . .	31.12.1954	217 000	16 500f	50 000f	..	195f	588f	3.0f	
TOTAL . . . . .	..	307 578	..	..	..	..	..	..	

See notes overleaf.

NOTES:- As far as possible, figures have been adjusted to make the statistical basis uniform, but nevertheless the results are comparable only to a limited extent. In principle, emergency accommodation is not included, but practices vary considerably. Vacant dwellings are in principle included. As far as possible, figures are adjusted to comply with the League of Nations definition of a room and of a dwelling; exceptions are given in footnotes. Population figures are generally of de facto population. Relative figures are based on the total population - i.e., not only the number of persons or married couples living in the dwellings registered, but also those living in emergency quarters, institutional households, etc.

C = Last census figure (the date of which would generally be earlier than that indicated in the first column).

- a De jure population.
  - b The number of rooms in rural districts has been estimated by the secretariat.
  - c All figures of dwellings and rooms are exclusive of vacant dwellings.
  - d Including the former Zone A of Trieste.
  - e Excluding kitchens of less than 12 m<sup>2</sup>.
  - f Urban districts only.
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INFORMATION CENTRE  
European Office of the United Nations  
Geneva

Press Release N° ECE/HOU/32  
18 May 1956

(For use of information media; not  
an official record)

ECONOMIC COMMISSION FOR EUROPE  
Palais des Nations, Geneva

ALL-EUROPEAN HOUSING MEETING

Some 50 experts from most Eastern and Western European countries are now studying in Belgium the effects on that country's housing policies on slum clearance and house ownership. Beginning the middle of next week they will study in Holland town planning, housing of elderly people, new methods of building and the rational production of building materials. These subjects are among the pre-occupations of the United Nations Economic Commission for Europe's Housing Committee under whose aegis the study trip was organized.

The visit follows the meetings of the Committee and its subsidiary bodies held in Geneva 14-16 May. At the ECE housing session it was decided to call a meeting next year of experts on the financing of housing. The United Nations Economic and Social Council has shown particular interest in this problem on a world-wide level and had requested the co-operation of the regional economic commissions.

Housing in Less-Industrialized Countries

Also during the session, the ECE Housing Committee gave special attention to housing problems in the less-industrialized countries of Europe. Reports of the two expert housing missions which visited Turkey and Yugoslavia recently were introduced by Mr. Zander van der Meer (Netherlands), who was their Chairman. The draft reports on the missions were discussed and both the Yugoslav and the Turkish delegates expressed their appreciation for the mission to the Housing Committee, under whose auspices the missions took place. Among other things the Working Party endorsed the reports' recommendations and conclusions concerning international action.

The Belgian delegate stated that his Government was prepared to draw up an agreement for collaboration in the housing field with the Government of Yugoslavia on a bilateral basis, and that similar arrangements were envisaged with Turkey. The delegates of several other interested countries which were represented in the housing missions supported the idea of bilateral arrangements and indicated that their governments wished to participate in the programme envisaged in the reports of the missions.

It was further recommended that an ad hoc Working Party be formed to follow such arrangements and to deal with problems of housing development in less-industrialized countries. A request had been received from the Greek Government that a similar mission of experts be sent to that country. In the absence of the Greek representative it was decided to defer consideration of this request to a later session.

The representative of Israel requested that a mission of ECE countries similar to that which had visited Turkey and Yugoslavia be sent to his country. He described housing problems and developments there and stressed the particular difficulties arising from the rapidly increasing population. The Belgian representative expressed his country's willingness to give technical co-operation and to send experts to Israel. It was agreed that the ECE Executive Secretary, Mr. Gunnar Myrdal, would advise the ECE governments of the specific desires of Israel and co-operate in arranging for expert assistance.

#### Forthcoming Housing Publications

The delegates also examined the provisional version of a study to be published shortly by the ECE Secretariat on its own responsibility: "European Housing Trends and Policies in 1955". It is to be finalized with the benefit of supplementary information furnished during the session or that to be sent in to the Secretariat within the near future.

Also considered was the draft of the ECE annual Bulletin of Housing and Building Statistics, which, it was agreed, would provide a unique source of statistical information on housing and building and would be of great value for many purposes. Information is to be supplied so as to make the first issue of the Bulletin ready for publication in the course of this year.

Further progress was also made in the study on concepts and definitions in housing and building statistics. The definitions considered at the present session included gross floorspace, useful floorspace, living floorspace and gross volume in respect of residential and non-residential buildings.

Finally, the Committee re-examined its programme of work and the organizational arrangements for its implementation.

#### Technical Co-operation

It was agreed that the Committee should continue to work on technical problems in close collaboration with non-governmental organizations, particularly the International Council for Building Research Studies and Documentation (CIB), a non-governmental organization created under the auspices of the Housing Committee. It notes with satisfaction the statements that appropriate institutions in Czechoslovakia, Hungary, Poland, Rumania and the USSR had already applied or would shortly be applying to join the Council.

#### Participation

The following officers were elected for the current year - ECE Housing Committee -:  
Mr. Juliusz GORYNSKI (Poland) and Mr. Carl ANONSEN (Norway), Chairman and Vice-Chairman  
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respectively; the Working Party on the Development of Policies : Mr. Camille BONNOME (France), Chairman, and Mr. Václav KASALICKY, Vice-Chairman; the Working Party on Housing and Building Statistics : Mr. L. de JONGE (Netherlands), Chairman, and Mr. Adolf VLCEK (Austria), Vice-Chairman.

Participating in one or more of the meetings of the Housing Committee and its subsidiary bodies were representatives of Austria, Belgium, Bulgaria, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Hungary, Ireland, Italy, the Netherlands, Norway, Poland, Rumania, Spain, Sweden, Switzerland, Turkey, the Union of Soviet Socialist Republics, the Eastern Zone of Germany, the United Kingdom, the United States of America and Yugoslavia. Israel was represented in consultative capacity.

The following organizations were also represented : the International Labour Organisation (ILO), the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Real Estate Board Managers (FIABCI), the International Union of Architects (UIA), the International Union of Family Organizations (UIOF), and the International Union for Landed Property (UIPFB).

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INFORMATION CENTRE  
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11 September 1956

(For use of information media not an official record)

ECONOMIC COMMISSION FOR EUROPE

REPORT ON RESIDENTIAL CONSTRUCTION

Residential construction in Europe, on a continuous rise since the end of the war, shows stabilization in completion of dwelling units in most western European countries during 1955. This conclusion is reached by the United Nations Economic Commission for Europe's "Quarterly Bulletin of Housing and Building Statistics", which surveys housing developments in 1955 and looks into the first quarter of 1956.

Cement supply, which is a rough measure for over-all building activity, reached a new record level in 1955 in most European countries, the Bulletin\* states. In a few countries, especially the Scandinavian, however, the general picture is one of stabilization. Progress was particularly strong in eastern European countries\*\* and in less industrialized countries such as Spain and Turkey.

A study of wages, building materials' wholesale prices, and building costs in western European countries indicates for most countries a rise in building costs during 1955 and first quarter of 1956. Costs moved upwards in practically all countries, with the exception of Italy and Portugal where building costs remained more or less stable, the ECE Secretariat reports.

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\* "Quarterly Bulletin of Housing and Building Statistics for Europe", First Quarter 1956, Vol.IV, No.1, pages, Economic Commission for Europe, Geneva; published in English, French and Russian; available from Sales Section, European Office of the United Nations, Geneva, or from Sales Agents for United Nations publications. Price \$0.60 (U.S.), 4/6d. stg., Sw.frs.2.50 or equivalent in local currencies.

\*\* The Bulletin contains data on housing and building in Austria, Belgium, Bulgaria, Czechoslovakia, Denmark, Finland, France, Eastern Germany, Western Germany, Greece, Hungary, Ireland, Italy, Netherlands, Norway, Poland, Portugal, Romania, Spain, Sweden, Switzerland, Turkey, United Kingdom, Soviet Union and Yugoslavia, the data on the eastern European countries, however, being limited in scope.

Specific Countries' Reports

The number of dwellings completed during 1955 reaches about the same level as that of 1954 in Austria, Denmark, Western Germany, Ireland and Romania. In the case of Belgium, the Netherlands, Norway, Sweden and the United Kingdom, the report continues, there is a sharp decrease to be noted in housebuilding during the period considered. From available statistics on work begun and under construction it would appear that the general trend of residential building activity during the coming months will be downward in Belgium, Denmark, Norway and the United Kingdom, but stabilized in western Germany and Sweden. In a few western European countries such as France, Italy, Spain and Switzerland, on the other hand, the 1955 output of dwellings is above the 1954 level, especially in the three former countries where housebuilding has, however, been relatively low during recent years, taking into account the size of their populations.

Dwelling output will apparently still expand there further during the coming months. Housebuilding has expanded during the year 1955 in practically all the eastern European countries and, according to the ECE Quarterly Bulletin, will continue to do so in the near future.

Table 1

Dwellings authorized, begun, completed and under construction  
(in thousand dwellings)

Note: In general the data are not comparable from one country to another; for full details see the explanatory notes in the ECE Quarterly Bulletin of Housing and Building Statistics for Europe.

	1948	1949	1950	1951	1952	1953	1954	1955
Austria: - Dwellings completed	26.1	29.0	46.2	70.3		38.2	40.5	41.6
Belgium: - Buildings authorized	..	..	..	..	..	48.4	51.5	49.5
- Dwellings completed	24.4	36.2	44.7	35.5	33.4	39.3	44.9	41.5
Czechoslovakia: - Dwellings completed	21.7	29.1	39.2	30.9	39.2	39.0	38.2	50.6
Denmark: - Dwellings begun	..	21.6	21.6	16.8	23.1	23.8	24.3	20.0
- Dwellings completed	19.6	24.8	20.4	21.5	19.0	21.3	23.3	24.0
- Dwellings under construction (a)	23.8	21.1	22.3	17.5	21.6	24.1	25.1	21.1
Finland: - Dwellings authorized (b)	9.6	16.2	16.9	13.5	11.5	15.7	19.7	..
- Dwellings completed	23.0	29.0	26.0	28.5	31.2	28.9	31.0	33.2
France: - Dwellings authorized	61.7	75.8	91.9	138.3	128.5	184.5	279.1	292.8
- Dwellings begun	..	..	..	..	..	..	249.0	279.0
- Dwellings completed	40.2	60.6	70.6	76.7	83.9	115.5	162.0	210.0
- Dwellings under construction (a)	..	..	..	..	..	266.0	353.0	424.0
Greece: - Dwellings authorized (b)	..	..	10.6	12.1	14.3	17.9	..	..
- Dwellings completed	18.9	21.8	49.0	44.2	59.2	48.3	44.7	..
Hungary: - Dwellings completed	..	..	23.4	16.8	15.8	15.9	25.3	28.0
Ireland: - Dwellings completed	2.2	4.2	9.4	14.4	15.0	16.6	15.4	15.4
Italy: - Dwellings authorized (b)	41.7	75.2	103.7	122.5	134.6	172.3	205.7	214.6
- Dwellings completed	36.6	45.7	73.4	92.6	116.1	149.0	177.4	220.0
Netherlands: - Dwellings begun	37.1	41.3	61.2	42.9	69.4	77.2	61.2	76.4
- Dwellings completed	36.4	42.8	47.3	58.7	54.6	59.6	68.5	60.8
- Dwellings under construction (a)	40.8	39.2	52.7	36.6	51.3	68.5	60.7	76.1

Table 1 (contd.)

	1948	1949	1950	1951	1952	1953	1954	1955
Norway:								
- Dwellings completed	16.6	18.3	22.4	20.9	32.7	35.1	35.4	32.1
- Dwellings under construction (a)	14.3	17.4	14.3	25.5	26.7	29.8	30.0	27.7
Poland:								
- Dwellings completed	..	..	67.8	66.1	66.8	79.2	79.2	94.9
Portugal (b):								
- Dwellings completed	..	14.9	13.9	13.9	14.6	16.9	17.0	18.8
Romania:								
- Dwellings completed	..	..	..	87.4	..	48.8	53.3	53.5
Spain:								
- Dwellings authorized (b)	25.8	33.9	45.9	24.5	26.4	29.7	52.3	74.8
- Dwellings completed (b)	19.4	17.2	16.6	17.6	19.6	20.7	26.9	32.5
- Dwellings completed	..	..	..	..	..	40	40	119
Sweden:								
- Dwellings begun (b)	21.1	26.8	28.5	23.9	30.5	35.2	32.1	30.3
- Dwellings completed	..	42.6	44.9	40.8	45.6	52.6	58.9	56.5
- Dwellings under construction (a)(b)	19.6	23.7	27.5	28.8	31.7	37.2	36.1	36.4
Switzerland:								
- Dwellings authorized (b)	10.6	15.8	17.9	15.9	14.8	19.4	21.4	23.2
- Dwellings completed	26	20	25	29	28	29	36	38
- Dwellings under construction (a)(b)	10.8	11.5	14.7	16.4	15.0	21.3	26.2	26.4
Turkey:								
- Dwellings authorized (b)	..	..	..	..	..	..	54.2	58.5
USSR:								
- Dwellings completed (d)	..	1,326	1,092	1,143	1,107	1,228	1,358	1,523
United Kingdom:								
- Dwellings begun	163.0	201.9	204.2	219.1	294.5	348.0	329.6	312.4
- Dwellings completed	256.1	212.3	207.4	202.4	246.1	322.3	350.4	320.0
- Dwellings under construction (a)	191.1	195.4	201.4	225.7	280.3	309.4	291.5	286.9
Western Germany:								
- Dwellings authorized	..	..	550.0	469.8	495.4	569.9	600.5	605.0
- Dwellings completed	..	215.0	360.0	410.3	443.1	518.4	542.9	541.1
- Dwellings under construction (a)	..	..	..	280.2	295.4	319.3	375.8	386.8
Yugoslavia:								
- Dwellings completed	..	..	..	26.6	34.9	38.2	34.2	..

(a) Situation at the end of the period.  
(b) The figures only refer to a part of the country.  
(c) Excluding Northern Ireland.  
(d) Excluding dwellings built with funds from establishments and undertakings amounting to 286,000 for the period 1951 to 1955.  
.. = Data not available.

Table 2

Dwellings begun, completed and under construction  
Comparison between first quarters of 1954, 1955 and 1956  
(in thousand dwellings) <sup>(a)</sup>

Country	Dwellings begun <sup>(b)</sup>			Dwellings completed			Dwellings under construction (c)		
	First quarter			First quarter			First quarter		
	1954	1955	1956	1954	1955	1956	1954	1955	1956
Belgium <sup>(a)</sup>	5.9	5.0	..	5.8	5.4	5.0	..	..	..
Denmark	4.2	2.0	2.9	4.8	4.7	3.9	22.0	20.7	18.8
Finland	3.1	..	..	3.6	4.9	4.3	..	..	..
France	58.9	59.3	81.9	..	..	..	..	..	..
Ireland	..	..	..	3.3	3.1	4.4	..	..	..
Italy	44.5	47.2	54.3	22.7	28.6	32.6	..	..	..
Netherlands	15.0	14.6	13.4	10.8	8.9	11.4	72.7	66.3	78.1
Norway	..	..	..	8.1	7.4	6.5	25.1	25.6	22.9
Spain	7.9	20.4	10.8	8.5	5.9	9.0	..	..	..
Sweden	5.8	4.1	5.7	7.2	6.9	8.9	35.7	33.3	33.0
Switzerland	4.5	5.1	4.3	3.4	3.4	3.6	..	..	..
United Kingdom	75.7	60.9	60.3	79.0	82.9	..	307.1	270.1	279.6
Western Germany	113.6	115.2	112.4	41.9	42.0	47.9	..	..	..

Note: In general the data are not comparable from one country to another; the figures for Denmark, Finland, Ireland, Italy, Portugal, Spain, Sweden, Switzerland and Turkey only refer to part of the country; for fuller details see the relevant explanatory notes in the Quarterly Bulletin.

(a) Residential buildings for Belgium.

(b) Work authorized for Finland, France, Italy, Spain, Turkey, Switzerland and Western Germany.

(c) Situation at the end of the period.

Table 3

Supply of Cement<sup>(a)</sup>  
(thousand tons)

Country	1953	1954	1955					1956
			Year	Ist Qtr.	IIInd Qtr.	IIIrd Qtr.	IVth Qtr.	Ist Qtr.
Austria	1,394	1,622	1,856	233	607	590	426	274
Belgium	4,626	4,376	4,689	709	1,338	1,399	1,243	697
Bulgaria	714	793	825	..	..	..	..	..
Czechoslovakia	2,400	2,553	2,885	..	..	..	..	..
Denmark	1,252	1,164	1,133	186	316	334	297	170
Eastern Germany	2,405	2,597	3,000*	..	..	..	..	..
Finland	856	932	..	106	323	..	..	..
France	9,226	9,553	10,769	2,070	2,933	2,929	2,837	2,065
Hungary	1,110	980	1,200	..	..	..	..	..
Ireland	509	592	683	120	178	196	189	..
Italy	7,830	8,755	10,587	2,113	2,922	3,006	2,546	1,814
Netherlands	2,025	2,135	2,345	315	669	675	686	390
Norway	919	937	909	157	249	289	214	..
Poland	3,294	3,403	3,813	..	..	..	..	..
Portugal	731	784	781	139	203	240	199	215
Romania	1,896	1,600	2,048	..	..	..	..	..
Spain	2,891	3,375	3,842	823	988	1,002	1,029	900
Sweden	1,971	2,120	2,169	405	625	597	542	361
Turkey	1,065	1,332	1,627	299	422	480	426	207
USSR	16,000	19,000	22,484	..	..	..	..	..
United Kingdom	9,937	10,240	10,934	1,957	3,027	2,917	3,033	2,150
Western Germany	15,378	16,278	18,769	2,409	5,465	5,951	4,944	2,943
Yugoslavia	1,281	1,393	1,563	322	422	417	402	274

Note: In some cases data are not strictly comparable from country to country; for fuller details see the relevant explanatory notes in the Quarterly Bulletin.

(a) Consumption for Finland, Netherlands, Norway and Turkey; home deliveries for Spain, Sweden and United Kingdom, and production for other countries.

Table 4

## Index Numbers of Building Prices and Costs

Country	1955				1956
	Ist.Qtr.	IIInd.Qtr.	IIIrd.Qtr.	IVth.Qtr.	Ist.Qtr.
<u>Building Prices</u>					
Austria (December 1949=100)					
Total	173	176	176	183	184
Materials	169	172	172	171	172
Wages	180	181	181	198	198
Denmark (1948=100)					
Total	139	140	140	141	143
Materials	133	134	135	137	..
Wages	151	152	154	154	..
Finland (1951=100)					
Total	101	102	104	105	105
Materials	96	96	96	97	99
Wages	108	110	117	116	112
France (IVth.Qtr.1953=100)					
Total	101	102	104	106	111
Ireland (1953=100)					
Total	98	99	101	103	..
Materials	97	98	99	101	..
Wages	100	100	106	107	..
Italy (1948=100)					
Total	128	125	124	125	126
Materials	117	114	111	112	112
Wages	151	151	152	154	155
Norway (1948=100)					
Total	133		136		..
Portugal (Ist.Qtr.1949=100)					
Total	89	89	89	88	90
Materials	85	84	85	84	85
Wages	100	100	101	102	103
Sweden (1 January 1950=100)					
Total	135	138	139	140	142
Materials	137	139	141	143	145
Wages	133	135	135	135	135
Western Germany (1949=100)					
Total	119	124	126	126	126
Materials	121	124	126	126	127
Wages	130	140	143	144	144
<u>Building Costs</u>					
Belgium (Ist Sem.1950=100)					
Total	102		104		..
Netherlands (1948=100)					
Total	104	104	109	112	118
Switzerland (1948=100)					
Total	100		102		103
United Kingdom (1952=100)					
Total	100	103	104	104	106
<u>Note:</u> For further details and sources see the ECE <u>Quarterly Bulletin of Housing and Building Statistics for Europe.</u>					



UNITED NATIONS  
ECONOMIC  
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SOCIAL COUNCIL

HOUSING AND HOME FINANCE



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ECONOMIC COMMISSION FOR EUROPE  
HOUSING COMMITTEE

REPORT OF THE EIGHTEENTH SESSION\*

1. The Housing Committee held its eighteenth session from 19 to 23 June 1959.
2. Representatives from Austria, Belgium, Bulgaria, the Byelorussian Soviet Socialist Republic, Czechoslovakia, Denmark, the Federal Republic of Germany, Finland, France, Greece, Hungary, Ireland, Italy, Luxembourg, Netherlands, Norway, Poland, Romania, Spain, Sweden, Switzerland, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the United Kingdom, the United States of America and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. The following specialized agencies attended: the International Labour Organisation (ILO) and the World Health Organization (WHO). The following international non-governmental organizations also attended: the International Centre for Regional Planning and Development (ICRPD), the International Confederation of Free Trade Unions (ICFTU), the International Co-operative Alliance (ICA), the International Council for Building Research, Studies and Documentation (CIB), the International Federation of Building and Public Works (FIBTP), the International Federation of Building and Woodworkers (IFBWW), the International Federation of Christian Trade Unions (IFCTU), the International Federation for Housing and Planning (IFHP), the International Organization for Standardization (ISO), the International Real Estate Federation (FIABCI), the International Union of Architects (UIA), the International Union of Family Organizations (UIOF), the "Union Européenne des Constructeurs de Logements, section privée" (U.E.C.L.), the "Union Internationale de la Propriété Foncière Bâtie" (U.I.P.F.C.) and the World Federation of Trade Union (WFTU). Also present at the invitation of the Secretariat were Secretariat members of the Organization for European Economic Co-operation, the High Authority of the European Coal and Steel Community, and the European Economic Community.

\* As adopted by the Committee on 23 June 1959.

Adoption of Agenda

3. The provisional agenda (E/ECE/HOU/81) was adopted.

Election of Officers

4. Mr. C. BONNOME (France) and Mr. V. CERVENKA (Czechoslovakia) were re-elected Chairman and Vice-Chairman respectively.

Matters arising from the fourteenth session of the ECE and technical co-operation and all-European contacts

5. The Committee took note of HOU/Working Paper No. 94, which incorporated the decisions of the fourteenth session of the ECE, held from 20 April to 8 May 1959, in so far as they had a bearing, direct or indirect, on the work of the Housing Committee.

6. Attention was drawn to the Commission resolution 4(XIV) in the context of the Committee's effort to promote technical co-operation and all-European contacts. The representative of the International Council for Building gave an account of arrangements for the forthcoming CIB Congress and General Assembly and of other work by that Organization.

7. In connexion with the Commission resolution 9(XIV), it was recalled that aspects of the question of labour productivity were dealt with in Chapter IV of the report on the technological development of the building industry. The delegate of the ILO gave an account of work on productivity by the Building, Civil Engineering and Public Works Committee.

8. As invited by the Commission resolution 13(XIV) on distribution of documentation, the Committee considered the application to its work of the amendment of paragraph 3 of the Commission's rules of procedures. It was agreed that the Committee's documents should be classified in three categories: first, documents comprising provisional agendas, programmes of work and proposals for new work, to which the six-week rule should apply; secondly, long-term enquiries, to which the six-week rule should be applied as far as possible; and thirdly, the annual housing review, to which a three-week rule should be applied, subject to the condition that (on the assumption that the Committee continues to meet in June each year) information required for the preparation of the review, including replies to the statistical questionnaires covering the whole of the year under review, should be in the hands of the Secretariat by 1 March.

Effect of government measures designed to promote the technological development of the building industry and reduce housing costs

9. The Committee devoted a considerable part of its session to a discussion of a second provisional version of an enquiry into the effect of government measures designed to promote the technological development of the building industry and reduce housing costs (HOU/Working Paper No. 97 and addenda). It was recalled that the report had been prepared by the Secretariat with substantial help from the rapporteurs and based largely on information supplied by governments. In the discussion comments were made both on points of principle and errors of facts in respect of some countries and several countries gave their view regarding the balance and presentation of the final version of the report. It was agreed to:

- (i) invite governments to send corrections and comments on the provisional report in writing to the Secretariat by 31 July 1959;
- (ii) request the Secretariat, taking into account fully the corrections and comments received from governments, including information on the United States of America, to prepare the final report for publication in printed form, on their responsibility, as soon as possible.

10. With regard to follow-up work emerging from the report, the Committee

- (i) recognized the importance of obtaining data on actual building costs, although the difficulties inherent in such an investigation and therefore of obtaining accurate results were stressed. In the circumstances, it was agreed to undertake a pilot enquiry on actual housing costs in selected European countries along the lines set out in document HOU/Working Paper No. 101, Appendix I, which would serve as a basis for a study of the methodology of this question;
- (ii) requested the Secretariat to develop for consideration at the next session the suggestions made in document HOU/Working Paper No. 101, Appendix II, in consultation with interested countries and to lay particular stress on methods and principles as suggested by some delegates at the session. It was noted in this connexion that both the European Office of the World Health Organization and a CIB working group would be prepared to co-operate in this enquiry and make their results available to the Secretariat;

- (iii) following a statement by the Secretary-General of the International Council for Building, to invite the CIB to undertake an enquiry into the use of new building materials, as proposed in document HOU/Working Paper No. 101, Appendix III;
- (iv) examine the remaining suggestions emerging from Chapter VI of the report concerning possible work by the Committee or other international organizations when next considering the Committee's work programme.

Standardization and modular co-ordination

11. The report of the ad hoc meeting on standardization and modular co-ordination was presented by its Chairman, Mr. Cervenka. After discussion, the Committee agreed to:

- (i) take note of the report (HOU/104);
- (ii) request the Secretariat to publish as soon as possible a report on the proceedings of the meeting;
- (iii) request the Executive Secretary to organize next autumn, in collaboration with the general rapporteur, and with the assistance of a representative of the ISO and Project EPA 174 Secretariats and a rapporteur from eastern Europe, a symposium of a limited number of experts from countries manufacturing or needing to manufacture large building components, with a view to drafting rules defining the dimensions of large components, the draft to be ready by 31 March 1960. It was understood that the rules would then be transmitted to the ISO as a draft international recommendation, and submitted to the Housing Committee in June 1960;
- (iv) examine the remaining suggestions in the report for possible work by the Committee or other international organizations when next considering the Committee's work programme.

European housing trends and policies in 1958.

12. The Committee examined a provisional version of European housing trends and policies in 1958 (HOU/Working Paper No. 95) prepared by the Secretariat. In the general discussion most delegations gave an account of the housing situation and future prospects in their countries. Some delegates drew attention to errors of fact or points of analysis with which they were not in agreement and in addition some suggestions were made for developing future reviews. It was also suggested that in future reviews data on the United States should be included.

13. It was agreed that:

- (i) governments should be invited to send to the Secretariat by 31 July 1959 corrections to and comments on the provisional version;
- (ii) the Secretariat should revise and complete the provisional version for publication as soon as possible and, following normal practice, on their own responsibility.

Clearance of dwellings unfit for human habitation

14. The United Kingdom rapporteur introduced a provisional report on clearance of dwellings unfit for human habitation (HOU/Working Paper No. 96). In the course of the discussion a number of delegates pointed out that the information regarding their countries was not up-to-date or that the situation had changed. Some delegations thought that there was considerable scope for an exchange of experience on problems of planning and executing comprehensive urban development schemes which they felt should play a major part in future work of the Committee.

It was agreed to:

- (i) invite governments to send to the Secretariat in writing by 31 July 1959 corrections to and comments on the provisional version of the present report;
- (ii) invite the United Kingdom rapporteur to revise and complete the present report for inclusion by the Secretariat in Part II of the 1959 housing review;
- (iii) invite a limited number of countries who have had experience in this field to nominate rapporteurs to work out, in collaboration with the Secretariat, the scope of a more detailed analysis, on the basis of experience in their countries on the subject of clearance of dwellings unfit for human habitation and possibly also on urban redevelopment schemes. Detailed proposals would be considered by the Committee when examining its programme of work.

Enquiry on private financing of housing

15. The Committee considered a note on a possible enquiry into private financing of housing prepared by the Secretariat, taking into account specific points suggested by the United States Delegation following a proposal by that Government at the Committee's seventeenth session (HOU/Working Paper No. 100). Some delegates were doubtful whether such an enquiry would be useful in view of the lack of the

necessary statistics in many European countries. It was noted that in a few countries, notably the Federal Republic of Germany, there was fairly complete statistical information available. The representative of the European Union of Home Builders stated that his Organization would be willing to co-operate in an enquiry of this kind. The Committee agreed that a pilot enquiry along the lines suggested in the Secretariat's note should be carried out by rapporteurs in co-operation with the Secretariat.

#### Meeting practices

16. The Committee considered a note by the Secretariat on meeting practices (HOU/Working Paper No. 102). Some delegates were in favour of continuing the practice of holding two plenary sessions a year. Others felt that two plenary sessions a year represented an undue burden on their services and that therefore there should be one plenary session, the second series of meetings being devoted to meetings of Working Parties or rapporteurs. The Secretariat drew attention to the fact that a number of major enquiries had been or would be completed by the end of this year, the conclusions of which gave rise to considerable follow-up activity; certain decisions in this connexion had already been made at the present session. In view of this and the large programme of work already in hand the Secretariat suggested that an early discussion of the general trend of the programme in the coming years, and its actual contents in the next two, was desirable. The Committee recognized that decisions on the number of meetings should be made in the light of the work programme at a given time.

17. It was agreed that:

- (i) a plenary session of the Committee would be held as a rule in the spring of each year devoted primarily to the results of work done in the preceding year, and that at that session the date of the next plenary session would be fixed in the light of the work in hand;
- (ii) a second plenary session of the Committee would be held in December 1959, primarily with a view to reviewing the current and future work programme and priorities for 1960 and 1961.

#### Communication by the Israel Government

18. The Committee had before it document HOU/Working Paper No. 104. In presenting this communication, the delegate of Israel explained that his government would welcome a visit by a small group of experts from countries taking part in the

Committee for an exchange of views on certain problems of interest to his government. In connexion with this visit, the Government of Israel would be prepared to pay all expenses of the experts. The US delegate, while stating that his government favoured housing assistance to Israel, expressed misgivings as regards the organization of a technical assistance mission under the auspices of one of the regional economic commissions. He pointed out that technical assistance activities were the responsibility of the proper and competent organs of the United Nations and suggested that the Government of Israel should either apply to the Bureau of Technical Assistance Operations of the United Nations (UNTAO), or make the necessary arrangements bilaterally. Moreover, he pointed out that Israel participated in the work of the Committee under Article 11 of the terms of reference of the Commission, and that while his government welcomed such participation, it did not consider it within the ECE terms of reference that ECE extend its services to Israel. In reply to the US statement, the Israeli delegate said that in fact his government was not requesting a technical assistance mission, but was envisaging a visit by a limited number of experts participating in the work of the Committee for study purposes and selected by the Government of Israel. The Chairman stated that in his view the arrangement as explained by Israel was not of a technical assistance nature. The Committee accordingly took note that a visit to Israel of a limited group of experts from European countries participating in the work of the Committee would take place towards the end of 1959. It was understood that there would be a report to the Government of Israel but no follow-up by the Committee.

Utilization of space in current types of dwellings

19. The principal rapporteur, Mr. Blackshaw (United Kingdom) introduced the report on utilization of space in current types of dwellings (HOU/Working Paper No. 98) prepared in collaboration with two other rapporteurs, Mr. Blokhine (USSR) and Mr. Lebegge (Belgium), and with the advice of Mr. De Vestel and Mr. Vouga (UIA). The discussion concentrated on the summary in Chapter II. The report was generally welcomed.

20. The Committee agreed to:

- (i) invite the principal rapporteur, in collaboration with the other rapporteurs and the Secretariat, to revise as necessary and complete the report;

- (ii) request the Secretariat to publish the final version of the report as soon as possible on its own responsibility;
- (iii) consider suggestions for possible further work arising out of this report when reviewing its work programme at its next session.

Concerted programme of action in housing, building and planning

21. The Committee considered a report on a concerted programme of international action in housing, building and planning (HOU/Working Paper No. 99). Representatives of a number of international organizations present gave a brief account of their current work and plans in this field. Several delegations considered that there was scope for developing still closer co-operation with these organizations. The Committee expressed warm appreciation of the contribution being made by these organizations to the common efforts to promote international co-operation in housing. It was agreed to:

- (i) take note of the long-range programme of concerted international action in the field of housing and related community facilities (HOU/Working Paper No. 99);
- (ii) to invite international organizations taking part in the work of the Committee to send to the Secretariat by the end of each year a brief account of their current work, future plans and programme of meetings;
- (iii) request the Secretariat to prepare a note for the Committee incorporating this information in convenient form and to put an item relating to this matter on the agenda of the Committee's spring session each year;
- (iv) to review arrangements for co-operation with non-governmental international organizations at its next session on the basis of a note prepared by the Secretariat.

Housing seminars

22. The Committee examined a report on a meeting of rapporteurs concerning arrangements for holding housing seminars for countries in the course of rapid industrialization, presented by the general rapporteur, Mr. Paquay (Belgium). The United Kingdom delegation, supported by Norway, raised a question which, he noted, had been outside the terms of reference of the rapporteurs, namely whether in fact there was sufficient interest in the proposed seminars. The representatives of Greece, Turkey and Yugoslavia stated that they were already in a position to inform the Committee that they would participate in such seminars. The Committee took note of the arrangements envisaged for the seminars (see Annex I).

Urban development and town planning

23. The Committee took note of a progress report by Mr. Ahrén (Sweden) on behalf of the rapporteurs on the pilot enquiry on certain aspects of urban development and town planning. In response to a point made by the representatives of the Federal Republic of Germany and the United States, who drew attention to the importance of the enquiry decided by the Committee at the present session on the clearance of dwellings unfit for human habitation, the Secretariat stated that in carrying out these two enquiries their interrelationship would be kept in mind fully.

Rural housing

24. The Committee took note of a progress report by the Secretariat on the enquiry into rural housing problems. It was noted that a provisional report was in the course of preparation and would be examined at a meeting of the rapporteurs in December 1959.

Housing and building statistics

25. The Secretariat informed the Committee of the present state of work on housing and building statistics and of a decision taken by the Conference of European Statisticians envisaging the preparation of a programme of current housing and building statistics which might be carried out jointly, where appropriate, with the Committee's Working Party on Housing and Building Statistics. It was noted that the Committee would be invited to take a decision on this matter at its spring session in 1960.

Date of further meetings in 1959

26. The Committee took note that in the week 7 to 11 December the following meetings would be held:

- (i) an ad hoc meeting on standardization and modular coordination;
- (ii) meetings of rapporteurs on: rural housing; and preparations for the first seminar for countries in the course of rapid industrialization;
- (iii) a short plenary session of the Committee.

A meeting of rapporteurs on urban development and town planning would be held in the preceding week.

Study tour to Scandinavian countries in 1960

27. The Committee took note that the study tour to Denmark, Finland, Norway and Sweden would be from 11 to 25 June 1960. The Chairman, on behalf of the Committee, warmly thanked the delegates of these countries for this invitation.

ARRANGEMENTS FOR HOLDING HOUSING SEMINARS FOR COUNTRIES  
IN THE COURSE OF RAPID INDUSTRIALIZATION

Following a decision taken by the Housing Committee at its seventeenth session in November 1958 (E/ECE/HOU/79, paragraph 15), consultations with interested countries were held on 15 and 20 June 1959. Experts from the following countries attended: Belgium, the Byelorussian Soviet Socialist Republic, Czechoslovakia, France, Greece, Hungary, Israel, Italy, Romania, Poland, Spain, Turkey, the Ukrainian Soviet Socialist Republic, the Union of Soviet Socialist Republics, the United Kingdom, the United States of America and Yugoslavia. An expert from the International Centre for Regional Planning and Development (ICRPD) also attended. Mr. Paquay, General Rapporteur, was in the chair. The discussion was based on a note by the Secretariat (ME/259.59) which was prepared following discussions during and after the seventeenth session with experts from interested countries and consultations by correspondence with interested countries. Agreement was reached on the principal points set out below.

Objectives

The seminars are intended for the benefit of European countries (and countries which participate in the work of the Housing Committee) in the course of rapid industrialization. It is expected that European countries having considerable experience in the subject selected will be willing to provide experts and documentation as necessary. The purpose of the seminars is an exchange of information on specific problems, and in particular an evaluation of experience in selected fields with a view to the application of such experience under conditions and circumstances prevailing in countries undergoing rapid industrialization.

Participation

It is suggested that participation at any one seminar should be limited in order to ensure working efficiency. Participation would naturally vary for each seminar, depending upon the subject selected.

Programme

The main criteria suggested for selecting subjects for seminars are as follows:

- (1) the subject should be of particular interest to countries undergoing rapid industrialization but which is not normally considered in the Committee's plenary sessions, or not at least from the particular point of view of such countries and on which the required information is not readily available through other channels;

- (ii) the experience and information derived from the seminar should be capable of early application and lead to concrete results in a comparatively short time;
- (iii) the subject should be sufficiently precise to enable the contribution of highly qualified experts in the course of a seminar as effective as possible and to avoid the seminar from becoming unduly protracted; on the other hand, it should not be so technically restricted and specialized that the contribution from experts would tend to be academic. The subjects selected should be sufficiently broad to enable different solutions to be examined and compared.

Among many possible subjects proposed, the two broad subjects set out below were suggested for the first two seminars (a definitive outline of the subjects would be prepared by rapporteurs).

- (i) Walling and walling materials:
  - (a) functions and requirements of a wall;
  - (b) walling materials, their variety and principal types
  - (c) means of production
  - (d) means of distribution
  - (e) methods of erection and assembly
  - (f) problems of maintenance
  - (g) connections and interferences.
- (ii) The preparation of housing surveys and housing programmes as an important factor in the formulation of housing policy:

The drawing up of housing programmes may need to be prepared by housing surveys, perhaps through field investigations and sampling methods, to acquire a fairly reliable picture of housing needs. There is a question, for example, of the type of housing data which should be collected in national censuses and sampling surveys. There are also various methods and techniques of formulating housing programmes, taking into account demographic and other factors. After determining the role of housing in national development plans, providing some degree of planning exists and is the responsibility of the central government, most governments find it necessary to establish a comprehensive and long-term housing policy which takes into account the national resources to be devoted to housing.

The question of preparing housing surveys and housing programmes as an important factor in the formulation of housing policies was selected for the first seminar. The subject of walling and walling materials was selected for the second seminar, subject to later review in the circumstances at the time. It was obviously not possible to fulfil all requests for subjects to be dealt with in this way.

Other subjects put forward for consideration as early candidates for seminars were:

- (i) land policies and town planning
- (ii) improvements in rural housing and community facilities
- (iii) improvements of urban housing: slum clearance and comprehensive redevelopment schemes
- (iv) production of materials and components, with emphasis on use of local building materials
- (v) construction methods and design of dwellings

Great importance was also attached to problems of training facilities for professionals, technicians and skilled labour. It was clear that there was considerable scope for bilateral arrangements in this respect. In addition, the ILO was invited to consider the convening under their auspices of seminars on this subject.

#### Timing of seminar

It was stressed that each seminar will have to be carefully prepared. The first seminar lasting two or three days should be held in Geneva in the spring or in the autumn of 1960, the exact dates to be determined at the meeting of rapporteurs in December, 1959.

#### Methods of work

Countries undergoing rapid industrialization who intend to participate should contribute to the preparation of the seminar by preparing memoranda on how the particular problems present themselves in their own countries and what specific questions they would like to see answered. In principle all specialized papers should be prepared by experts provided by countries who have considerable experience in the subject selected. The Secretariat will assist in the preparation of the outlines of the papers and generally assist in the preparations for the seminars. It was understood that whenever possible documentation for the seminars would be supplied in sufficient number of copies for distribution and, if appropriate, in the original language only.

Financing of the seminar

It is understood that the countries who have considerable experience in the subject selected will be willing to provide without charge a government expert and documentation as necessary. Participation by the countries undergoing rapid industrialization would be financed in the same way as normal participation in the Housing Committee or meetings held under the auspices of the Housing Committee. The Secretariat will service the meetings in the customary way, as part of its normal activity.

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ECONOMIC COMMISSION FOR EUROPE

HOUSING COMMITTEE

(Eighteenth session, 19 - 23 June 1959)

LIST OF DELEGATES

Chairman: Mr. Camille BONOMME

AUSTRIA

Mr. Rodolphe BRAUNER

Director, Federal Ministry for Social Affairs

Mr. Rüdiger SCHULTZ

Chief of Section, Federal Ministry for Trade and Reconstruction

Mr. Ludwig RUTSCHKA

Head of Statistical Office of the Municipality and Federal Province of Vienna

Mr. Rudolf SCHNEIDER

Economist, Housing Adviser to the AITU, Consultant to the Federal Ministry for Social Affairs.

BELGIUM

Mr. Joseph CEUTERICK

Directeur Général du Logement et de la Famille au Ministère de la Santé publique et de la Famille

Mr. Joseph PAQUAY

Administrateur de l'Institut national du logement

Mr. Maurice LEBEGGE

Directeur, Institut national du Logement

BULGARIA

Mr. Ljubomir FURNADZIEFF

Deputy Chairman of the Committee for Building and Architecture

BYELORUSSIAN SOVIET SOCIALIST REPUBLIC

Mr. Ivan LEVKO

Deputy Chairman of "Gostroy" of BSSR

CZECHOSLOVAKIA

Mr. Vladimír ČERVENKA  
Mr. Antonín TOMŠÍČEK  
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Director of the Research Institute of  
Building and Architecture  
Deputy Minister, Ministry of Housing  
Chief of the Department, State  
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DENMARK

Mr. Einer ENGBERG  
Mr. Niels SALICATH

Chief of Section, Ministry of Housing  
Assistant Chief of Section, Ministry  
of Housing

FEDERAL REPUBLIC OF GERMANY

Mr. Walter FEY  
Mr. Georg GUNTHERT  
Mr. Siegfried KAYSER

Chief of the Economic and Statistical  
Section of the Federal Ministry of Housing  
Federal Ministry of Housing  
Federal Ministry of Economics

FINLAND

Mr. Olavi LINDBLOM

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GOVERNMENT PARTICIPATING IN A  
CONSULTATIVE CAPACITY

(paragraph 11 of the terms of reference of the Economic Commission for Europe)

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Mr. Jacques LEFEBVRE      Ingénieur-Gérant à l'Atelier de  
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Mr. Henk WOHL      Directeur, "Interconsult" (International  
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INTERNATIONAL CO-OPERATIVE ALLIANCE (ICA)

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INTERNATIONAL COUNCIL FOR BUILDING  
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INTERNATIONAL CONFEDERATION OF FREE TRADE UNIONS (ICFTU)

Mr. Hein UMRATH      Secretary, Housing Committee ERO/ICFTU

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Mr. Ernst FISCHER      Secrétaire Général de la Société Suisse  
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ALSO PRESENT AT THE INVITATION OF THE  
SECRETARIAT WERE:

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Staff Member of the High Authority of  
the European Coal and Steel Community

Mr. Horst ZOLLNER

Staff Member of the High Authority of  
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