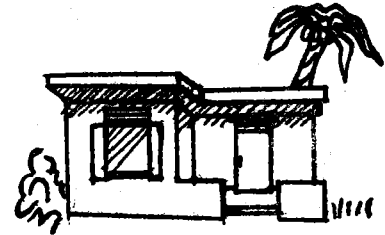
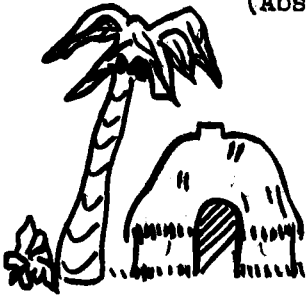


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(Abstracts of Recent Publications on Foreign Housing and Planning)



Compiled by the
International Housing Activities
Office of the Administrator
U.S. Housing and Home Finance Agency.
" *International Housing
Activities*

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AIDED SELF-HELP HOUSING

1. "Nilokheri - An Experiment in Self-Help," Bombay: Journal of the Indian Institute of Architects, July-September 1951. pp. 6-13.

This article describes the planning and construction of the Nilokheri Township, located 85 miles north of New Delhi, which has been designed to be built almost entirely by the people themselves, via the use of the self-help method. This area bordering East Punjab has recently been confronted with the problem of assimilating large numbers of migrants. The article points out that construction of the town was not the only objective. It states that the people had to be rehabilitated in the sense that while they were being provided with houses, their problem of livelihood also had to be taken into account. This was partly fulfilled by giving employment to the refugees in the construction of houses for themselves and other buildings for the community.

The main problem was of training unskilled refugees in the building industry in that hardly any of them possessed knowledge of how bricks, windows or other features of a house were made. The second objective was to train a supervising staff which would also develop new habits and new social values and in the future be able to execute other projects. The third objective was to eliminate "the middle man - the contractor" so that the displaced persons, while working as Mazdoors on this scheme could develop their own talents during the period of construction and thus draw the maximum benefits from their own work which was priced on a labor schedule. It is shown that this system has stood the test of time, and, as the Mazdoors became self-reliant, they formed themselves into small cooperative groups of their own choice. It is admitted, however, that a constructor's resources would have been very helpful had construction been the only objective.

The article describes all the technical features involved in the construction of the town. It describes the specifications of the various house sizes, the methods used in their construction, and the commercial, educational and other community buildings which were built to service the people of this new town.

BUILDING RESEARCH

2. Supplement III of Report No. 1, Research Carried Out in the Experimental Dwellings on the Transmission of Air-borne and Impact Sound via Walls and Floors by Ir. J. van den Eijk and Ir. M. L. Kasteleyn. The Hague: Research Institute for Public Health Engineering T.N.O., July 1951.

Supplement III of Report No. 1 deals with the results of the measurements carried out on floor coverings. This investigation was made in order to ascertain the effect produced by the use of different floor coverings on the air-born and impact sound insulation of a number of floor constructions.

The report states that the results show the degree of improvement in impact sound insulation obtained by the use of a given type of floor covering is highly dependent upon frequency; that the improvement is greater on floors with a surfacing of magnesite-estrich plaster than on floors with a wooden surfacing; that a simple form of floor covering produces just as great an improvement as a more or less drastic constructional change. 9 pp., 40 figures, 6 tables.

3. Massive Tak (Compact Roofs) by Kristian K. Prestrud. Oslo: Norges Teknisk-Naturvitenskapelige Forskningsrad, 1951. (In Norwegian with English Summary)

This report presents the tentative results from some investigations of compact roofs, i.e., roofs in which the roofing and thermal insulation lie in direct contact with the structural members over the upper story.

It states that in the past two or three decades compact roofs have been widely employed to cover rooms designed for occupancy as well as for industrial purposes. Defects and deficiencies with these roofs, however, have often occurred. Consequently, studies were undertaken to obtain an insight into how the different types of compact roofs have stood up in practice. The plan for this study, together with the commonly occurring defects is described in Chapter 1. Chapter 2 is concerned with roofing materials, chapter 3 with insulating materials, and chapters 4 through 8 describe the various roofs studied.

The report states that until the results of such investigations can be presented, it would be well to observe certain directives in the laying of compact roofs. These instructions are listed in the English summary. 36 pp.

4. "Ventilation Research in Occupied Houses" by J. B. Dick. Reprinted from the Institution of Heating and Ventilating Engineers Journal, October 1951. pp. 306-326.

This paper describes the extension of experimental studies of natural ventilation to the processes in occupied houses. The results are given of measurements of the air-change rates and the consequent rates of heat loss in occupied and unoccupied houses on two sites, one exposed and the other sheltered. Subsidiary observations of the wind pressures on the houses and of the window-opening habits of the occupants are discussed. These are used in conjunction with the results of a regional survey of the temperatures maintained and the window-opening habits in local authority houses, to extend the application of the results to other housing. It is estimated that the average rate of heat loss by ventilation from occupied houses will range from 6 to 8 therms per week, depending on the exposure of the site and on the air flow induced by the heating system. These values correspond to air-change rates between 2 and 3 per hour.

5. Pilot Study of the Consumption of Man-Hours on Site in House Building in 9 European Countries by R. Fitzmaurice and H. F. Broughton. Geneva: Economic Commission for Europe, Industry and Materials Committee, Housing Sub-Committee (Working Party on Technical Problems), January 3, 1952.

This report states that the labor consumed in the building industry amounts in most countries to a considerable share of the total labor force, and is in some countries the chief factor setting the limits of the volume of building. It shows that the number of man-hours spent on the building site, with present-day building methods, accounts for the greater part of this labor and constitutes one of the major items in the cost of building. It is natural, it points out, that efforts to reduce the cost of building through more rational house production methods must lay stress on the reduction of man-hours spent on site. This report describes an initial attempt to collect and compare data on this subject from a number of European countries.

A questionnaire was sent to 10 European countries with data being collected for two types of houses, one representing the "normal traditional type actually in production," the other a "nontraditional type chosen for current production." The purpose of this study is an attempt to compare the number of man-hours used on site in the construction of a "normal" dwelling type in these countries, and to allocate the man-hours to certain elements of the house in such a way that comparisons can be made of labor consumption in employing the different techniques used in the different countries. 24 pp. plus 5 appendices.

6. "Painting Asbestos Cement." London: Building Research Station Digest No. 38, January 1952.

This pamphlet states that of the total output of asbestos cement products used in building, whether in the form of sheets for roofs and walls or in moulded form as rainwater pipes or gutters, etc., only a small proportion is painted. Nevertheless, some difficulties arise in such an operation. The factors causing these difficulties include alkalinity, blistering and variable suction. It is the purpose of this Digest to explain the reasons for the difficulties and to indicate the precautions that are needed with the various types of decoration suitable for use on asbestos cement products. 5 pp.

7. Building Research - 1950. London: Department of Scientific and Industrial Research, His Majesty's Stationery Office, 1951.

This is a combined report of the Building Research Board and of the Director of Building research for the year 1950. It discusses the general research and co-operative investigations which have been performed during the year and presented in some detail under the general titles of materials, design and performance of structures, soil mechanics, building operations, efficiency of buildings and user requirements, colonial housing and building research, and Scottish Laboratory. 68 pp., 20 illustrations.

CARIBBEAN COMMISSION

8. Aspects of Housing in the Caribbean. Port-of-Spain: Caribbean Commission, 1951.

This publication of the Caribbean Commission deals with various aspects of the housing problem in the Caribbean - statistics on housing and disease; materials and finance; aided self-help techniques; recent and current developments, with emphasis on territorial and metropolitan efforts to remedy the situation; pertinent legislation, and a general analysis of the problem. A bibliography is appended. 236 pp.

CONSTRUCTION MATERIALS AND TECHNIQUES

9. Cement in the Making. London: Cement and Concrete Association, 1951.

This booklet tells, mainly by means of pictures, the story of the manufacture of Portland cement, from raw material in quarry and clay pit to the finished product shipped out in bulk or in paper bags to the users. The story is reduced to diagram form at the end of the book. 48 pp.

HOUSING FINANCE

See Summary Crane & 7/10

10. Methods and Techniques of Financing Housing in Various European Countries. Geneva: Economic Commission for Europe, Industry and Materials Committee, Housing Sub-committee, Working Party on Programmes and Resources, October 12, 1951.

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The Housing Sub-committee of the ECE has been engaged for some years on a comparative study of the experience acquired by the various European countries in the field of housing construction. Its aim is to provide experts and governments with data to assist them in formulating their policy, while leaving it to them to decide to what extent any particular method, technique or regulations could usefully be applied in their own country.

The study shows that of the factors adversely affecting housing costs today, the cost of financing is a far from negligible one. According to the total expenditure, the current interest rate and the conditions governing the repayment of loans, the sums which the builder may be required to refund by installments sometimes amount to twice the cost of construction proper or even more. In addition, the financing methods applied in practice may themselves promote or discourage certain trends in the building industry, thus helping to reduce building costs or on the other hand to restrict building.

The initial purpose of this report, therefore, is: (1) to give some ideas of the financing techniques applied and (2) to ascertain whether

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certain of them appear to possess greater flexibility and to entail less expense. However, the position in the various countries differs very widely, and it is impossible to obtain a clear grasp of the methods they employ, without taking into consideration their legal and financial structure, the economic conditions peculiar to each of them and the ensuing difficulties. The report states that it was found necessary, therefore, to devote several chapters to a comparison of the economic situation existing in the various countries and of their housing policies.

The report has of necessity been confined to an attempt to bring out certain points which seemed to be common to most if not all countries, to stress certain difficulties which appeared to arise in some of them, and to describe the methods employed by a particular country when these seemed to be outstandingly effective or original. In order to provide a clear picture of the relative importance of the techniques applied in individual countries and their mutual interplay, a summary has been given in Part III of this report of the financing methods used in 13 European countries.

One initial conclusion which the survey brings out is that financing policy is closely linked with rent policy, which explains why in some countries the same government department is responsible for handling both problems. 324 pp.

HOUSING LEGISLATION

11. Public Housing and Slum Clearance. Manila: Reprint of the Quezon Housing Act from the Philippines Herald, Spring, 1951.

This pamphlet contains the text of the Quezon Housing Act of 1941, the Act which created the National Housing Commission in the Philippines. This Act was the product of two years of research by social workers, realtors, and legal experts. It constitutes a complete code of public housing and slum clearance. 16 pp.

HOUSING RESEARCH

12. Scottish Housing Handbook No. 6, Economy in House-Building. Edinburgh: Department of Health for Scotland, His Majesty's Stationery Office, 1951.

No. 6 of the Scottish Housing Handbook includes discussions on the following topics: programs, pre-planning, sites, layout, house types, size of houses, design, fittings and equipment, tenders, and site organization. 7 pp.

13. Memorandum on Management by G. Frank Cordner. Manila: December 11, 1951.
(Mimeographed)

This paper, a memorandum on management written for the Board of the People's Homesite and Housing Corporation in Manila, states that the real and primary objective of housing programs is furnishing decent shelter to people, year in and year out, improving their standard of living, raising their morale and making better neighbors, tenants, workers and citizens out of them. In the light of this fact, Cordner states that the important job, therefore, is management in its broader interpretation.

The paper outlines in some detail the many functions and duties which a sympathetic manager of a housing project can undertake. It is shown that the number and sizes of the various physical facilities in a housing project are proportional to the number of people to be served. Many of these activities (22 of them are listed) can be undertaken by public and private agencies not connected with the project. But it is the manager's office which serves as the focal point from which a activity stems, and it is the manager who must undertake the job of organizing the community for action. 4 pp.

14. Memorandum on "Graded Rents" and "Occupancy Standards" to People's Homesite & Housing Corporation by G. Frank Cordner. Manila: December 12, 1951.

This paper is an explanation of the "Graded Rent" system in which rents are based on income rather than on the quality or size of the dwellings. Cordner shows that in order to have a scale of rents below the average monthly rent needed to meet project operating costs and other expenses, another scale is added above the monthly average. By this means, he shows that the families paying the higher rents make up the deficit created by the lower ones. He illustrates this with a hypothetical rent schedule for a 1144 family project.

Cordner states that the adoption of a wide range of rents has a number of advantages; e.g. it will reach down into economic strata that have been heretofore impossible to serve; it will assist some moderate income families to obtain decent housing previously out of reach because their incomes had exceeded the limits; and it will tend to diversify tenancy. 6 pp.

HOUSING SITUATION

15. "Measures to Relieve Housing Shortage." New York: United Nations Bulletin, December 15, 1951. pp. 538-539.

A report of the Third (Social Humanitarian and Cultural) Committee of the General Assembly's formulation of a comprehensive plan of information, advice and assistance to governments to increase housing for low-income groups. According to the Committee's resolution the Assembly would request the Economic and Social Council to give urgent attention to practical measures in this field with the help of its appropriate subsidiary and regional bodies, and in cooperation with the specialized agencies and non-governmental organizations.

In brief, the five practical measures enumerated in the resolution are: (1) intensification of information to governments on production and construction techniques to increase the productivity of the building industry; (2) advising governments on the development of housing programs; (3) granting of scholarships to experts from countries affected by housing shortages; (4) request to countries supplying building materials to give some priority to orders for materials scheduled for housing for low-income groups; and (5) assistance to governments in developing practical methods of financing housing programs.

Summaries of the statements given by representatives of various countries relative to the above resolution are also included in this report.

16. Housing Yearbook 1951 (1945-1950). Tokyo: Housing Bureau, Ministry of Construction, 1951. (In Japanese)

This yearbook states in its foreword that in the six years since the termination of the war, Japan's economy has gradually been reconstructed and her production is on the way to recovery. With the promulgation and enforcement of the Housing Loan Corporation Law of 1950, the Public Housing Law of 1951 and the lending of money for the construction of private houses and the construction of public housing, the solving of the housing problem is said to be fairly under way. Although it states that much still has to be done.

This yearbook is a review of the housing problems of the past six years. Its purpose is to show how the housing construction has reached its present stage and how the national policy has been carried out in connection with the economic reconstruction and recovery of production. This book also presents propositions on how to solve the future Japanese housing problems.

There are included in this book 26 pages of pictures of houses in Japan with views of both interiors and exteriors. 394 pp.

17. Housing Policy and Building - Great Britain. London: U. S. Embassy Report, January 30, 1952

A report analyzing the housing situation in Great Britain today. It attempts to pull together the views and opinions of the government officials and builders in that country as they have been quoted in the various newspapers and journals.

It states that the Ministry of Housing and Local Government is strongly advising local authorities to cut down the size of houses by adopting standards which reduce the amount of circulation space of halls, landings and stairways, without reducing living room standards. He hopes, it points out, to quicken the time for building a house from 12 months to 8 months and to cheapen the cost by at least £150.

No one is really happy about the Ministry's low cost house plans, says this report. It states, nevertheless, that while larger houses are preferable, the low-cost plans are a contribution towards economizing in resources. 17 pp.

18. Housing. London: London County Council, 1949.

A survey of the post war housing work of the London County Council for the years 1945 through 1949. This book, richly illustrated by photographs of new dwellings and by layout plans of work in progress, tells the story of how the London County Council has been tackling its immediate program of providing 100,000 new homes.

The account includes full details of up-to-date equipment and amenities in over 16,000 new permanent houses and flats already completed, and an outline of the administrative and technical organization which makes it possible to attempt so large a program of building in London and in surrounding districts beyond the county boundary.

The major chapter headings include the following: cottage estates, flatted estates, construction and materials, services and equipment, and organization. 79 pp.

19. "Remedy for the Slums" by Filemon V. Tutay. Manila: Philippines Free Press, December 22, 1951. pp. 6-7, 55.

Describes some of the housing projects which have been built by the Philippine Government. The article states that the government through its People's Homesite & Housing Corporation, recently established low-cost homesite projects which provide comfortable and healthy living quarters for a total of 2,318 families of low-salaried government employees.

The People's Homesite & Housing Corporation's initial project was the establishment of a factory for concrete hollow blocks. These blocks are now being used extensively in the construction of houses in these housing projects. The houses are classified into eight types and are allotted according to family size and income. Rules for selection of tenants include such factors as citizenship, family-size, income, type of job, disease history, and subversive organization affiliation. The highest rent paid is equivalent to about \$20.

The article points up some of the defects of the projects. These include inadequate transportation facilities and lack of marketing facilities. The corporation is now being confronted with the difficult decision of deciding whether or not to sell the houses to tenants when the latter are able to pay for them. It fears two things: (1) that the new owners will immediately resell the house at a profit, and (2) that the new owner will not follow the present restrictive rules to the extent that the area will be converted into another slum.

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