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RESEARCH REPORT

AN ANNOTATED BIBLIOGRAPHY ON LOW-COST HOUSING IN ZIMBABWE

In addition to being of real, practical and current concern to many people, the subject of low-income housing in Zimbabwe also has considerable academic interest among workers in various disciplines. The aim of this bibliography is to provide a ready-reference guide for both practitioners and researchers entering this interesting and worthwhile field of study.

Housing is more than design and construction. Nevitt has defined housing as a term which "should be used to cover all the socially accepted ways by which a man acquires a territory, the price he pays for it and the manner in which the stock of houses is maintained and enlarged." We attempt in the bibliography to cover this broader view of housing.

The project was started by B.D. Moyo, a student in Regional and Urban Planning, under the guidance of the Director of the Regional and Urban Planning Centre, P. van Hoffen, in response to frequent requests to the Centre for information on the subject. Additional entries were provided by R.S. Roberts who also checked and prepared the bibliography for publication. The sources listed are spread between the libraries of the National Archives, the University and the Department of Physical Planning, in Salisbury, and the Bulawayo Public Library (the vast majority, except for the unpublished works, are in the National Archives Library).

Omissions there will inevitably be and we hope that users will advise us of relevant publications which we may have overlooked for incorporation in future issues of the bibliography. Offprints of this bibliography are available from the Publications Department of the University of Zimbabwe.

ABRAHAMS, B.G. 1952 'Buffer belt may solve native housing problems'. *Commerce of Rhodesia*, III, viii, 39-41, 55.

Basic argument concerns the location of Salisbury's Highfield African township which would form a precedent for other townships.

1952 'Good home—better work', *Commerce of Rhodesia*, III, ix, 113-14.


Location of townships relative to places of employment.

1950 'Industrial natives: We can learn from the Union's mistakes: Johannesburg £22 million problem', *The New Rhodesia*, XVII, cxxv, 7-8.

An analysis of the problems of providing low-cost housing, of who should pay and with what result.


Deals with a scheme to build accommodation on an ownership basis, and discusses problems and incentives.

1960 'Bulawayo Municipality', *NADA*, XXXVII, 75-80.

Innovations and advances in the development of home-ownership schemes in Bulawayo. Also a brief comment on the durability and longevity of houses in Bulawayo.


General description of Tshabalala Township: design, densities and preservation of trees.

1975 Labour Housing (Supplement to Tobacco Today, II, xi), 16pp.
Summarizes possible alternatives in low-cost building construction.

All-brick arch houses made of a single material.

A general résumé of the home-ownership scheme in Gwelo giving details of floor area, appearance and future development.

Defence of the Marimba Park scheme which, with stands ranging from 0.25 to 0.5 acre, is designed for higher-income Africans.

Deals with the cost of low-income housing under a variety of schemes and with how these costs are being met.

1958 Urban African Housing in the Colony of Southern Rhodesia ([Salisbury, Ministry of Housing], mimeo), 72pp.
Layout, design and construction materials.

1950- Native Administration Department progress report 1950-51', in Minute of His Worship the Mayor...for the Year Ended 31st July, 1951 (Bulawayo, The Council, 1953), 25-7; and similarly for succeeding years to 1962, except that the title changed in 1952 to 'Annual Report of the Director of Native [African from 1953] Administration'; separately bound copies of these reports in mimeograph form were available at the time and can be found in some libraries. In 1963, title changed to 'Report of the Director of Housing and Amenities for the Year Ending June 1963' (Presented to Bulawayo City Council, mimeo, 1963), 33,[18] pp.; fascicle bound with other reports to make up the Mayor's Minute which was no longer printed; separate copies are available, length varies, and title changed in 1976 to "Report of the Director of the Housing and Community Service Department for the year 1975/1976"; continues.

Deals with the provision of housing by public bodies and private groups.

Deals with efforts and achievements made at the time in training Africans to be self-sufficient in building construction.

Provides a general description of existing housing and residential development in Redcliff.

1977 Marimba Park Housing Project (Salisbury, Home Partners), 6pp., annexures.
Details of low-cost scheme.

A critical description of the location and townscape of the African residential areas in Salisbury.


Analysis of costs.

MARTIN, H.R. and HARTLEY, G.H. 1955 'The Housing of Natives within the Area of Local Authorities' (Salisbury, City Council, mimeo), 45pp.

Comprehensive report covering the financing of African urban areas, their location and extent, and the administration of planning.

1955 'The housing of natives within the areas of local authorities in Southern Rhodesia', in Institute of Administrators of Non-European Affairs (Southern Africa), *Record of Proceedings of the Fourth Annual Conference Held in Umtali... 1955* (Germiston, The Institute), 21–44.


Deals with the methods of financial management applied in the development of the Highfield Township.


Deals with housing in some detail, starting with urbanization and covering housing stock, housing development, the need for housing, housing policy and the financing of housing. Also discusses comprehensive employment–development strategy.

1980 'Some Aspects of the Low-Cost Housing Problem and Their Relevance for Zimbabwe' (Addis Ababa, Second Meeting of Inter-Governmental Regional Committee on Human Settlements Sponsored by U.N., mimeo), 31, 10pp.

General, up-to-date survey.


Describes the evolution of Government policy and the role of the Department of Physical Planning. Also deals with individual schemes.


Deals mainly with operation of the statutory Advisory Board system in the African townships of Bulawayo. Also deals with finance for housing.

1974 *Bulawayo Municipal African Township* (Bulawayo, City Housing and Amenities Department, Occasional Paper 2), 107pp.

Good source of data on the Bulawayo African urban scene.


A summary of post-war endeavours to accommodate urban Africans.

PATEL, D.H. see SEAGER


Report on the design and cost of low-cost housing and general planning standards.


Discusses the need for housing of employees and also the quality of housing required.
RHODESIA (SOUTHERN) 1944 'Secretary for Native Affairs' Report on the Question of Native Housing . . . in the Urban Areas of the Colony' (Sessional Papers, 1944), 16pp., annexures.


Recommended Government loans and an African Housing Committee to build low-cost housing.

1947-57 'Annual Report of the National Building and Housing Board for the Period Ended 31st December, 1946' (Sessional Papers, typewritten, 1947); and similarly, mimeo, until 1957; title and length vary.

These reports deal with building finance, administration and policies of the Board that was created to deal with the post-war urbanization.

1954 Native Engineering Department, Department of Native Affairs [Journal], I and II.

Both volumes have an illustrated section on low-cost African housing.


Contains report for the Town Planning Department; for continuation, see below: 1957 Report of the Secretary for Local Government and Housing and, for more detail: 1958 Report of the Chief Town Planning Officer.


Deals with technical aspects of building.


The balance sheet, and, from 1957/8, detailed income and expenditure of this Fund, established in 1955 to finance low-cost housing for Africans. More detail can sometimes be obtained from the annual report of this Fund; see below: 1962.


Comprehensive reports on the activities of the Ministry of Local Government and Housing and its sub-divisions such as Public Works and the Town Planning Office; for more detail in the latter see: 1958 Report of the Chief Town Planning Officer.


Deals with the need for a settled African urban community.


Comprehensive report dealing with accommodation and housing finance.


Details of the work of the Department, which changes its name to Physical Planning; see below: 1976 Report of the Director of Physical Planning.

Summary of housing and welfare in the urban and rural areas.


1959 ‘Report of the African Housing Projects Team on Que Que’ ([Salisbury], Housing Projects Team, mimeo), 20pp.

Recommendations to try to meet African housing needs in the areas in the titles. It appears that there was a Report on Gwelo but no copy has been found.

General report and financial details of the use of the Fund for building low-cost housing.

1966 Report on the Low-Cost Housing Advisory Committee ([Salisbury, Town Planning Department], mimeo), 35pp., annexures.
Site selections, servicing, housing, administration and supervision are analysed and recommendations for improvements are made.

[1973] Building in Rural Areas with Special Reference to Inyanga ([Salisbury, Government Printers for Government Town Planning Department, Manicaland], 7, 6, 5pp.
The booklet shows what choices there are, what local materials are available and what has been or can be done. The purpose is to preserve the natural character of the environment.

Discusses what people feel about the design, layout and tenure of new houses.

[1973] ‘Comments of Social Services Staff on Prototype Drawings for Accommodation in Seke’ ([Salisbury, Department of Social Services], mimeo), 5pp.
Results of a preliminary survey of reactions to the drawings.

[1973] ‘Talk to Women’s Institute on Housing’ ([Salisbury, Town Planning Department, mimeo], 6pp.
Deals with the role of the Department of Town Planning in the provision of housing.


1976-9 Report of the Director of Physical Planning for 1976 ([Salisbury, Department of Physical Planning], mimeo), 11pp., maps, etc.; and similarly to 1979; title and length vary.
Details of the work of the department.

Deals with principles of laying out new centres with future expansions in mind.

Deals with the world’s population and accommodation problems with Rhodesia as the case in point.
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General report on African housing conditions.

1953–77 ‘Annual Report of the City Architect’s Department for the Year Ending 30th June, 1953’ (Presented to the Salisbury City Council, mimeo, 1953); and similarly to 1977; title varies.

Comprehensive reports dealing with plans, designs and construction. Deals with work completed each year as well as with work in progress.


This report shows how the housing situation as assessed by the backlog continues to worsen and how long-term alleviation of this backlog depends on the early preparation of major and continuing housing schemes.


Objectives and policies on urban African affairs; the future of African townships in Salisbury; the housing of domestic servants in what were then European suburbs.


A research report on a case study of the Derbyshire squatter settlement in Salisbury.


A more detailed version of the preceding item.


Deals with problems of the sudden influx of people into the towns and with cheap temporary means of housing them.


Data and information on the squatter settlement.


Summary of the problems.


Deals with cost of development and services with reference to density of development.


Deals with low-cost housing policies as affected by the political framework within which they are formulated.


Contents range from technological inputs, which could lower the cost of low-cost housing, to
less conventional approaches, which aim at using the abundance of brick-making materials and unskilled labour.


Asks whether housing can be used as a means to recovery in post-war Zimbabwe.


A detailed account of the socio-economic conditions obtaining in Chitungwiza and the resultant physical environment, and proposals aimed at improving the high-density environment.


Detailed study of the demand, provision and finance for low-income housing.


A report on general development and problems of providing low-cost housing.


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