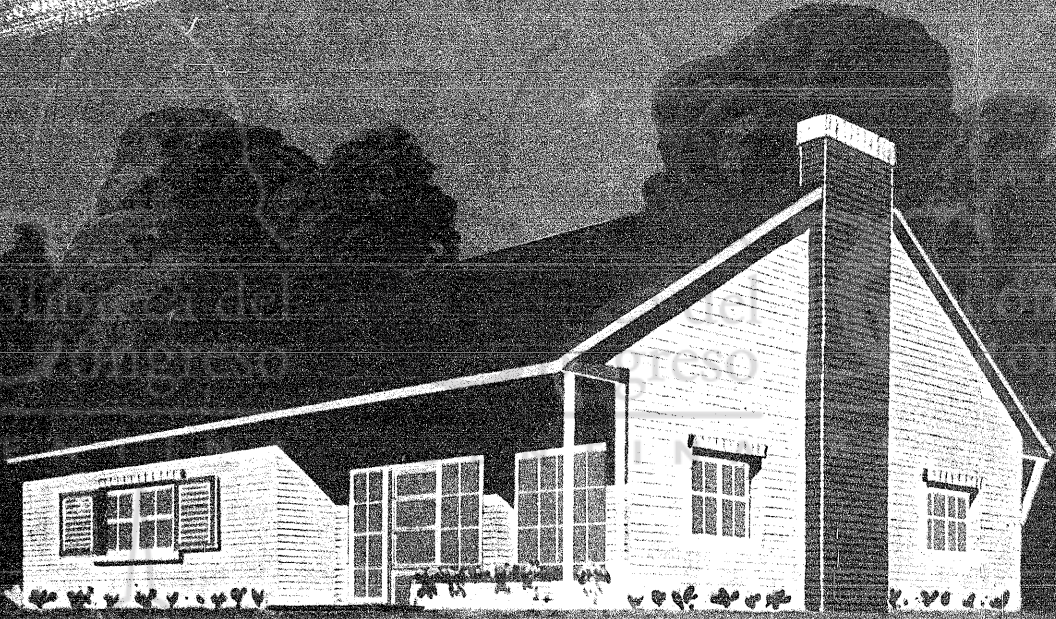
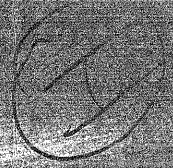


BP3
1146

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Houses for all

IN ARGENTINA



Plano de vivienda social
Vivienda - Argentina - 1953
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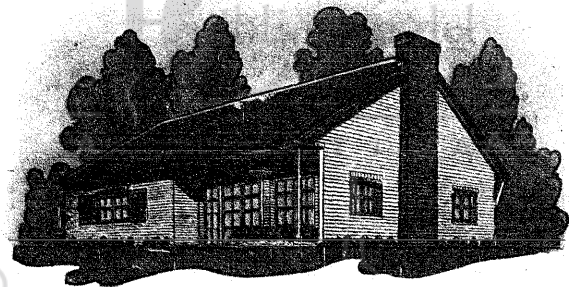
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SOLUTION TO THE PROBLEM OF THE HOUSING SHORTAGE IN ARGENTINA



ARGENTINE REPUBLIC
1953

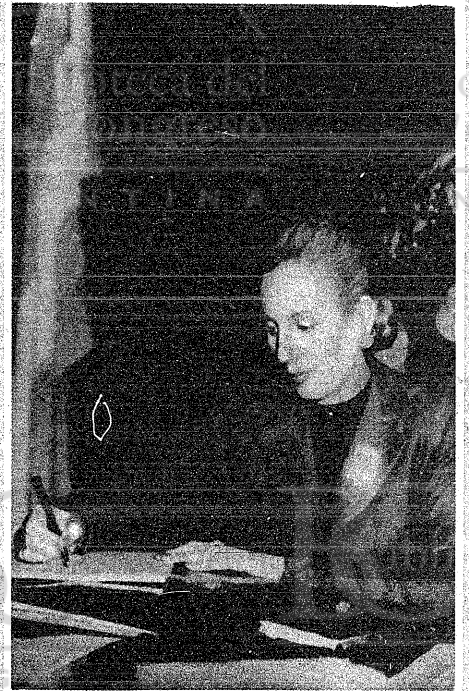
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JUAN PERON

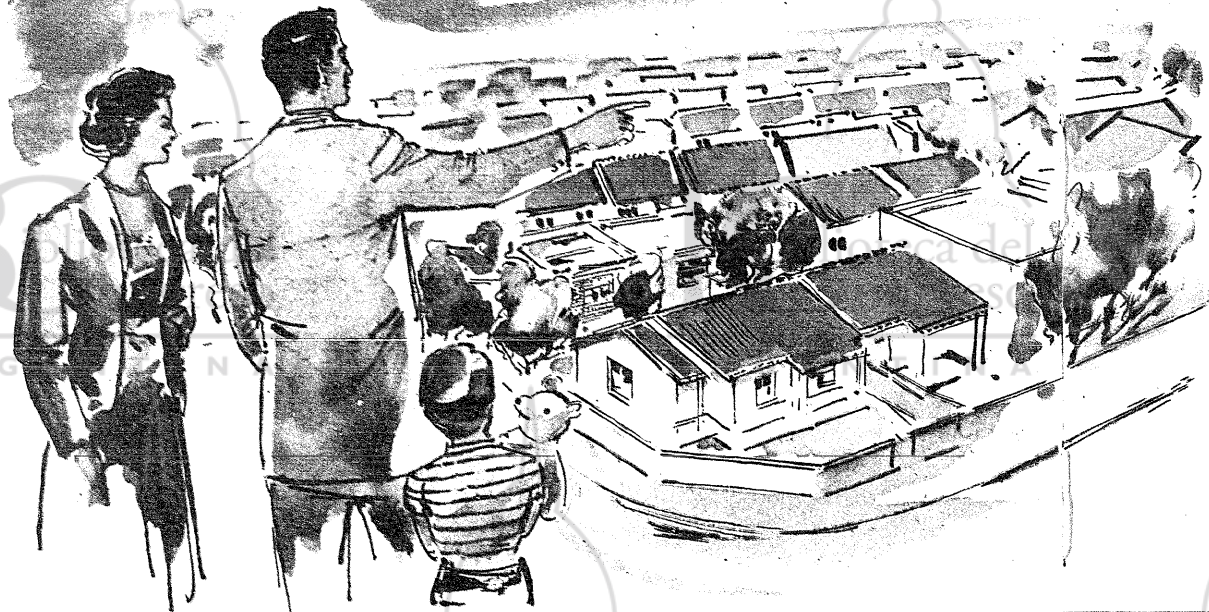


EVA PERON

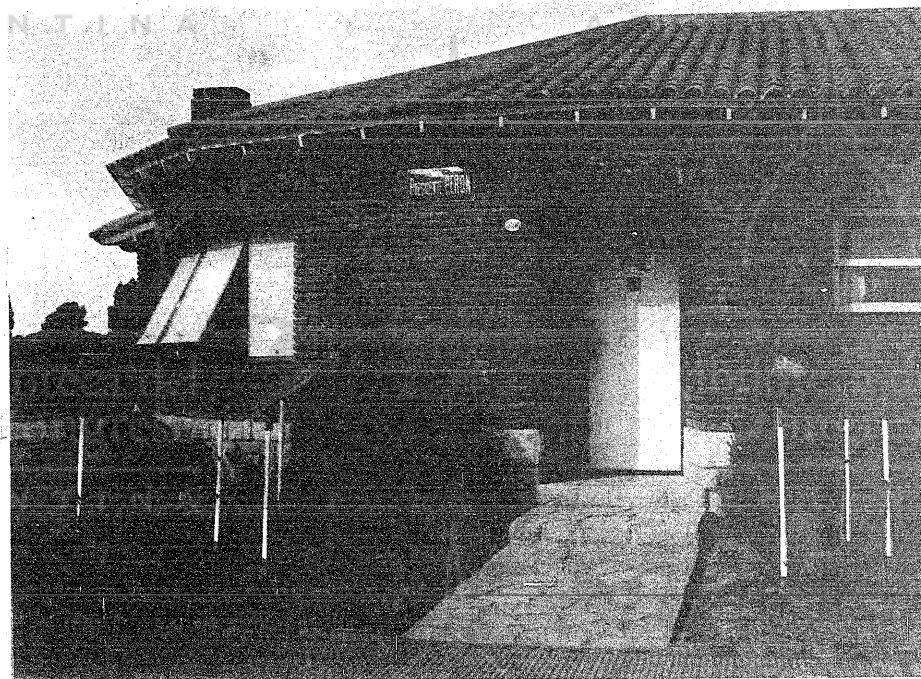
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JUSTICIALISM

ACHIEVES THE IDEAL

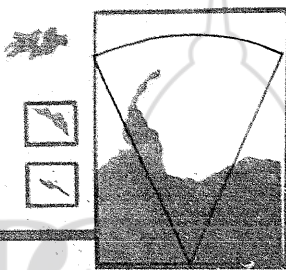
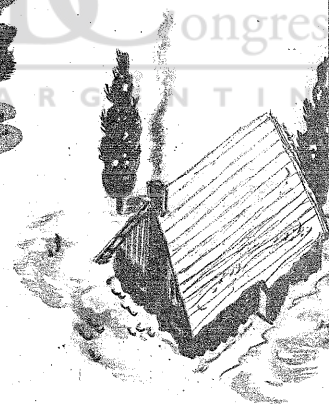
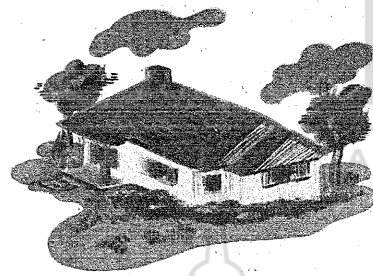
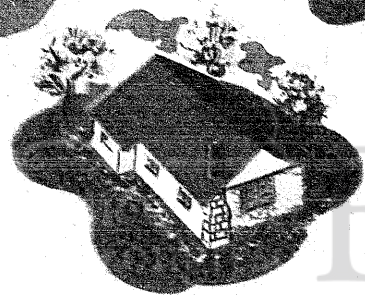
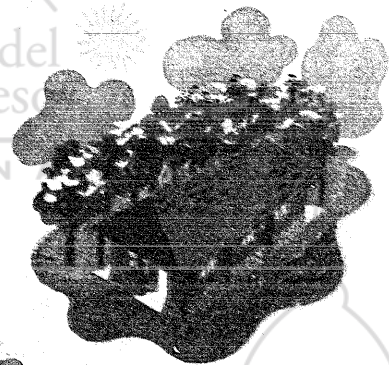


OF HOMES FOR ALL



HOMES FOR ALL HAS BECOME

A REALITY THROUGHOUT THE REPUBLIC



ONE of the fundamental objectives of the Justicialist Government with regard to housing is to ensure for all Argentines the possession of a suitable home.

In the belief that the home as private property of the individual has a social function to fulfill and therefore will be considered as a family property, the Second Five-Year Plan will promote the development of housing in Argentina through all means at the command of the State. The building of urban homes will be promoted at the same time as that of rural dwellings for the purpose of fomenting the settlement of the agrarian population and stimulating its love of the land.



Social significance of the home

THE prosperity attained by each individual is the basis of the prosperity of a nation. Therefore it is evidently a major concern of the State to promote by all possible means the prosperity of the members of the community so that the sum total of individual welfare may create an agreeable and prosperous atmosphere for the enjoyment of the entire community.

One of the principal factors which contribute towards the prosperity of individuals is the ownership of a modern and comfortable home which, besides providing a roof for the family, should be a positive attraction for each and every one of its members.

It must be fully taken into account that the home exercises a powerful influence upon the manner of life and the conduct of people. The miserable and bleak home which has no attractions and which is not endowed with the minimum requirements for an agreeable life, transforms the man who lives in it into a being who does not love his home or family and who really experiences a feeling of revulsion towards his meagre dwelling. At the same time, the members of a family who have been reared in such surroundings will have low moral standards which are faithful reflections of their miserable environment. The housewife cannot feel that she is the owner of a home in such a miserable dwelling and the children will never feel attracted in any way to such a despicable abode. On the contrary, the mother and children will live a life of bitterness and they will constantly despise themselves, influenced by the moral

Beautiful modern avenues enhance the striking magnificence of the "Presidente Perón" District.



depression inherent in their miserable living conditions.

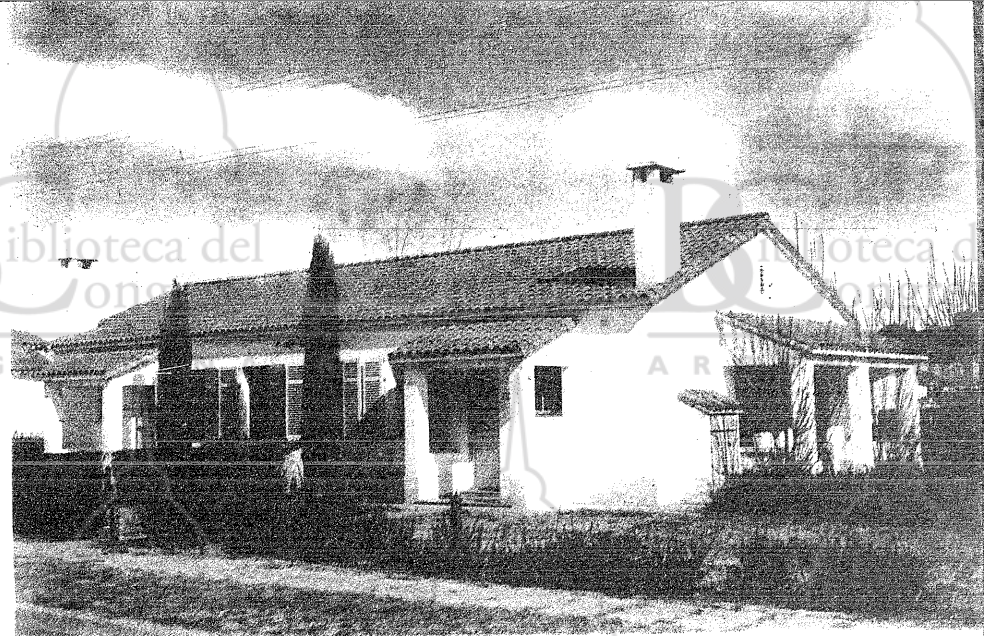
And what can be said with regard to the feelings of affection which may exist among the members of a family submitted to the moral and material suffering represented by life in such a dwelling? These sentiments are also seriously affected by the miserable surroundings. As all men aspire to have the minimum of home comforts enjoyed by the rest of mankind, the fact that a man should live entertaining a constant desire for something which he does not possess invariably leads to disagreements with the remaining members of the family who also experience a sense of chagrin at being obliged to live in such undesirable surroundings.

Besides, life in common in such miserable abodes gives rise to feelings of hatred and resentment, and provides fertile ground for the seed of social upheavals.

General prosperity is inconceivable while there are sectors of the population who are unable to live in decent homes. For this reason, in the Argentine Republic one of the major concerns of the State has been to provide an integral solution for the house shortage problem.



Justicialist Solution



IN effect, the Justicialist Government of Argentina has not only endeavoured to prepare a plan to provide economic houses for workers; the project has been conditioned to the basic principle of providing workers with clean and comfortable dwellings, with all modern installations compatible with the low cost of the work.

If we add to this the avowed purpose of making the worker the owner of the home he lives in, we will have a clear idea of the aims of Justicialism with regard to the solving of

the house shortage problem for the benefit of the population of Argentina.

Having fully understood the social significance of the home, which is the symbol of unity of the family and which is representative of the feelings and traditions of the peoples, the action of the Argentine Government with regard to the building of new houses for workers is being conducted with an eminently humane spirit.

In the first place, the Justicialist Government has established as the basis of its policy in this respect that the ownership of a home can never

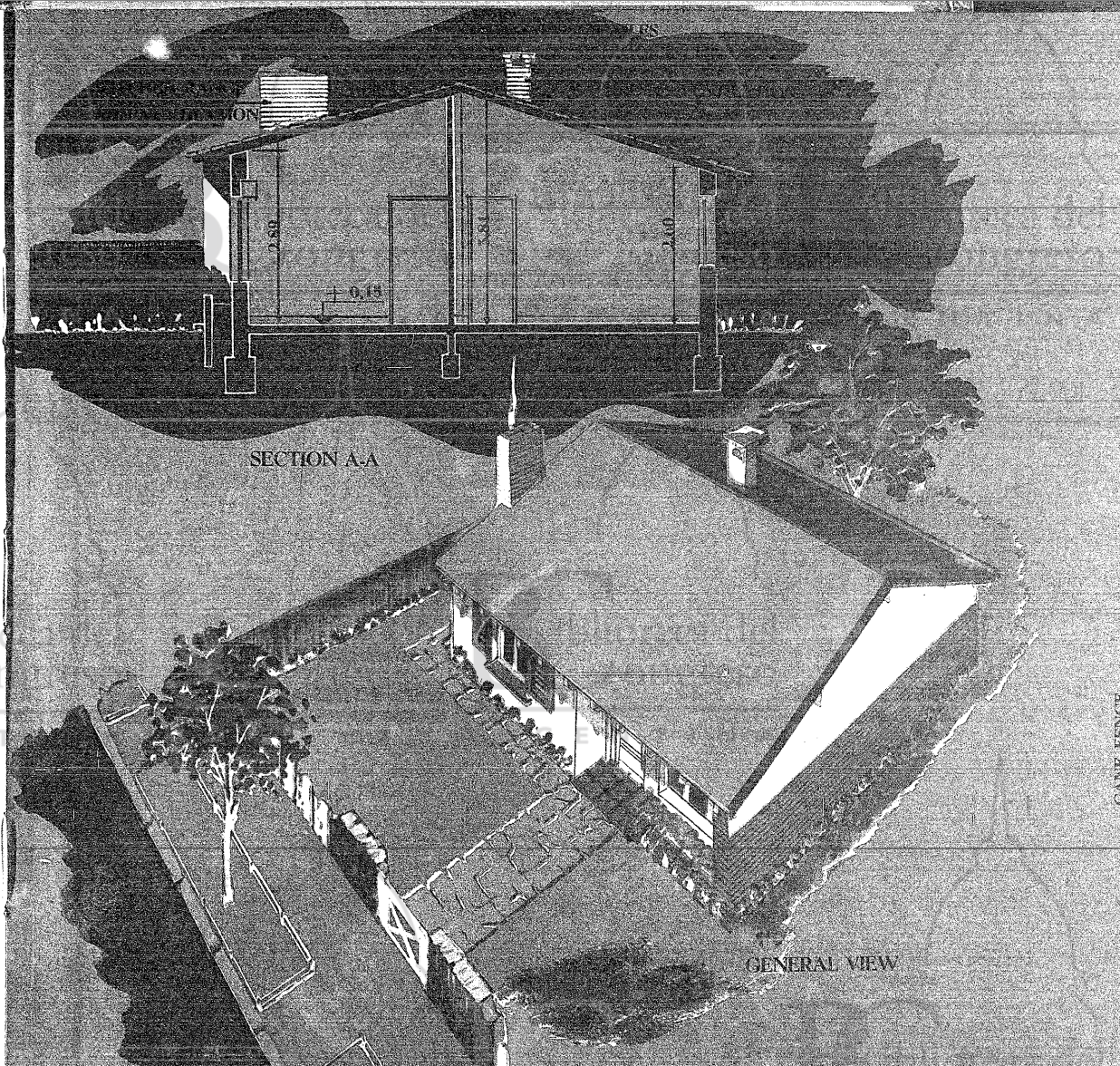
be looked upon as a special benefit to be enjoyed by a privileged minority, on the contrary, it is a right and a legitimate aspiration which everybody should be able to satisfy.

There was no intention, therefore, of favouring certain sectors of the population by granting special facilities for the building or purchase of new homes. There was no such idea. The plan was to study the material and financial aspects of the house shortage problem in general, in order to provide satisfactory solutions for all concerned.

Anti-social Dwellings

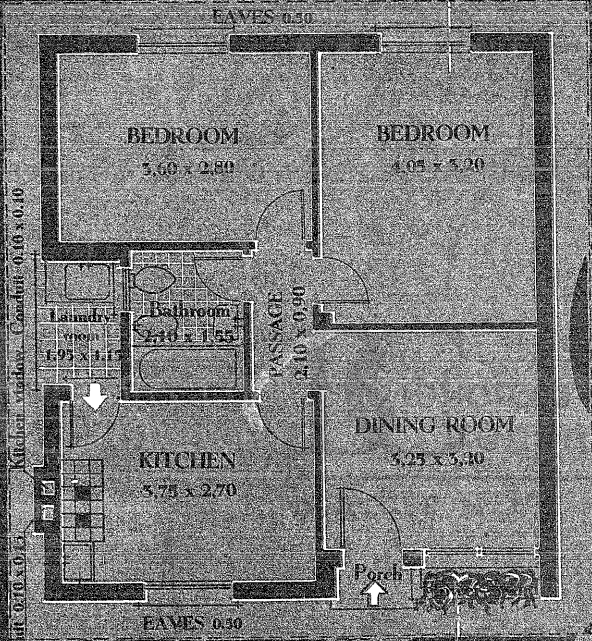
IN the year 1944, two years before assuming the Presidency of the Nation, the then Colonel Perón said on outlining the fundamental principles of the Justicialist Doctrine: "This social policy is designed to provide decent homes for the rural population as well as the inhabitants of the cities. A comfortable home is not the exclusive privilege of well to do people, but an elemental right of each citizen of the Argentine Republic."

In accordance with these principles the action of the State — after General Perón became President of the Republic — was directed towards the elimination of all miserable and unhealthy dwellings, where no family could live decently, as the most elementary requirements for the spiritual and moral health of dwellers were lacking. The typical "conventillo" gradually disappeared. The "conventillo" is the name given in Argentina to slum tenement houses where whole families — comprised



SECTION A-A

GENERAL VIEW



Covered
area:
60.65 s. m.

Gallery
area:
2.25 s. m.

Total
area:
62.90 s. m.

PLAN

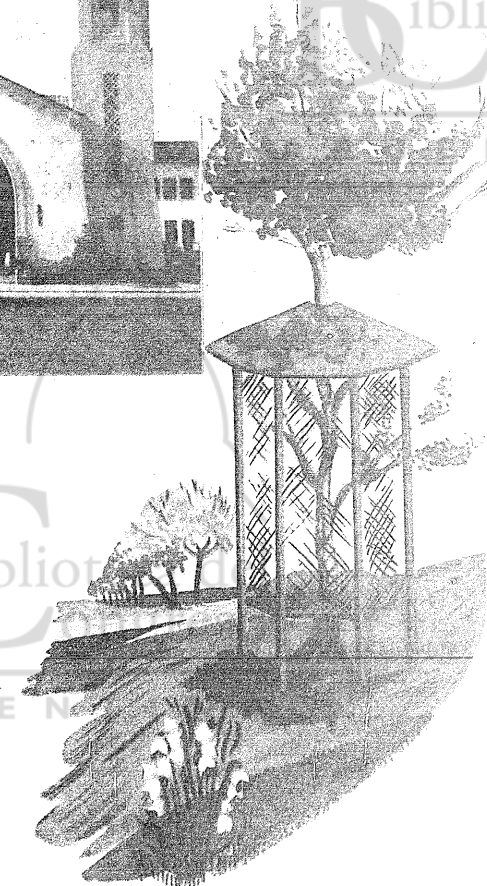
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A view of the lovely architectural design of the church of the Ezeiza District and of part of the buildings of that notable achievement of the State

of from six to eight members and sometimes even more. — occupied a single room. These miserable “conventillos”, which in many cases stood in sharp contrast opposite luxurious palaces and which provided comfortable incomes at the cost of the misery of the people for many prosperous capitalists, were soon demolished by the pickaxe of progress which cleared the way for the advent of a new, happy and satisfactory life in society.



"A HEALTHY DWELLING HOUSE FOR
EACH FAMILY IN ITS OWN HOME"

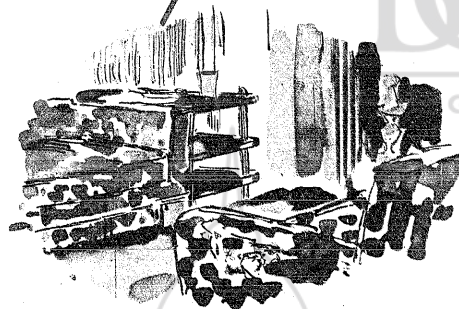
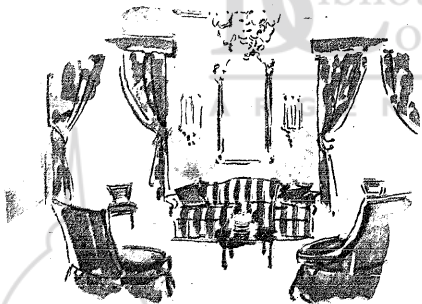
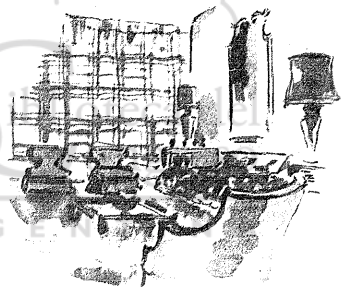
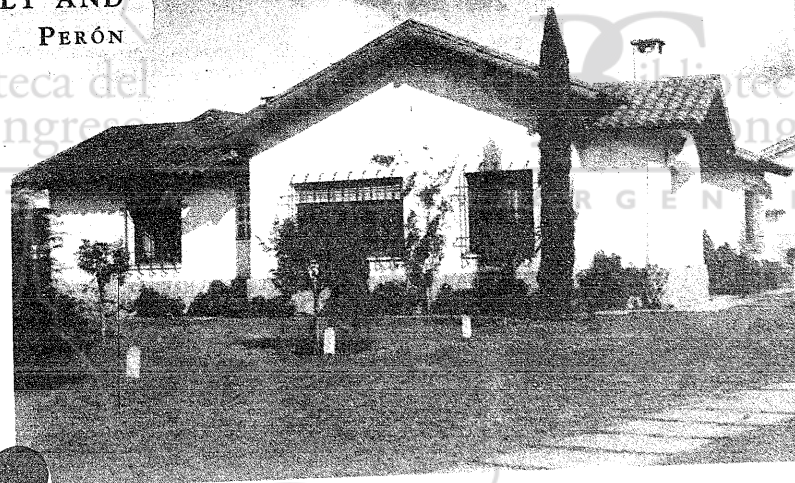
The "conventillo" thus ceased to be a necessity imposed upon the suffering people and it became what it had always been in reality, a deplorable reflection of human misery whose very existence proved that the dignity of man was not respected.

The people of Argentina were fully aware of the sordid significance of those miserable tenement houses, the walls of which were painted black — "so that the paint would last longer" — while in their evil smelling rooms people lived in a deplorable promiscuity like animals.

Concurrent Forces

THE Justicialist government put an end to these miserable "conventillos" and it also eliminated the ruinous tin huts which poor people inhabited in the outskirts of the large

EVERY FAMILY AND
PERÓN



cities and in neighbouring waste land. And this action was carried out by the co-ordination of two factors which acted as concurrent forces.

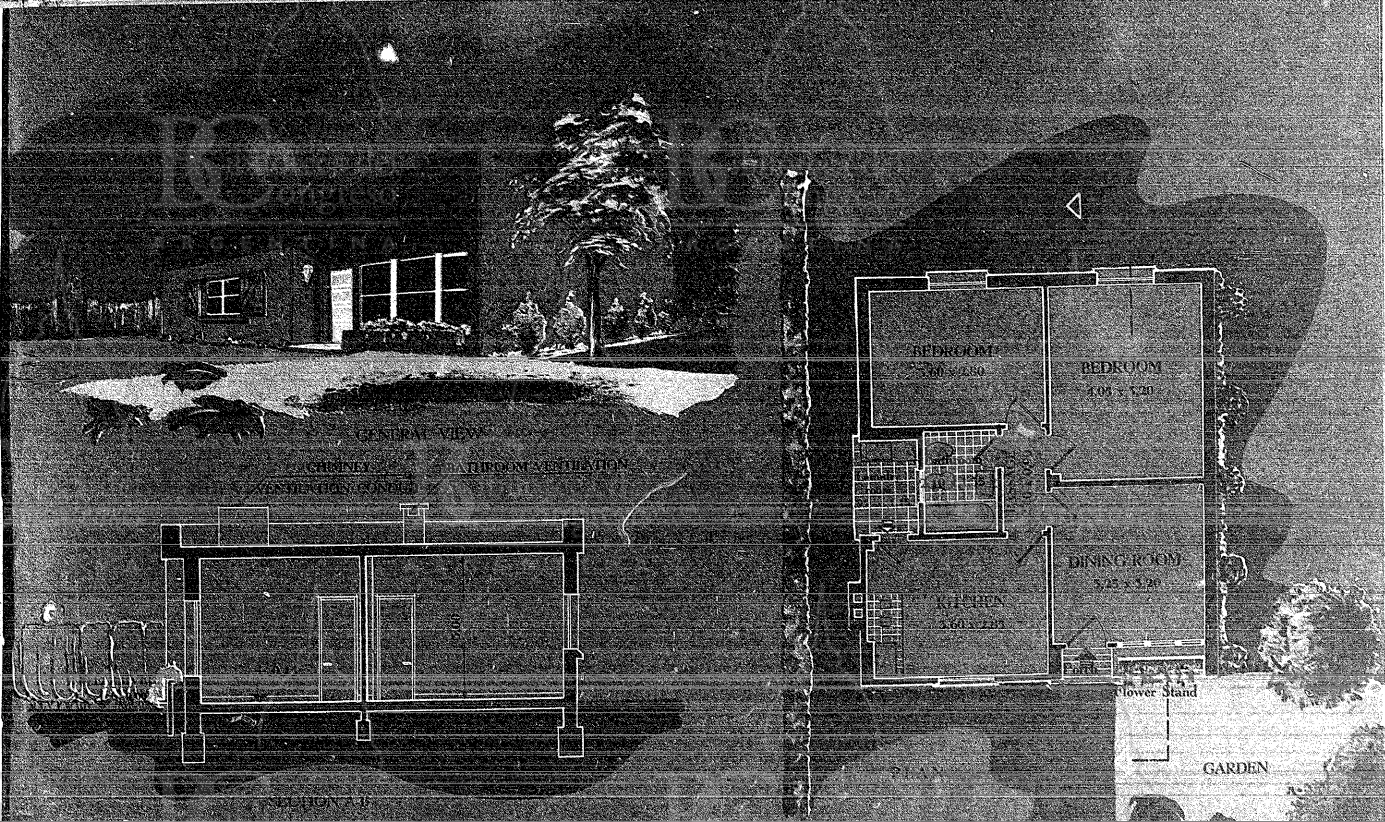
In the first place, we have the moral force of the people who, when they began to earn higher wages, dressed better and acquired a fresh outlook on life together with which they



realized that they were not living in accordance with their new economic possibilities.

The second force was the action of the Justicialist government that was determined to put an end to such a deplorable state of affairs and, consequently, undertook the noble task of improving the moral standards of the people, for

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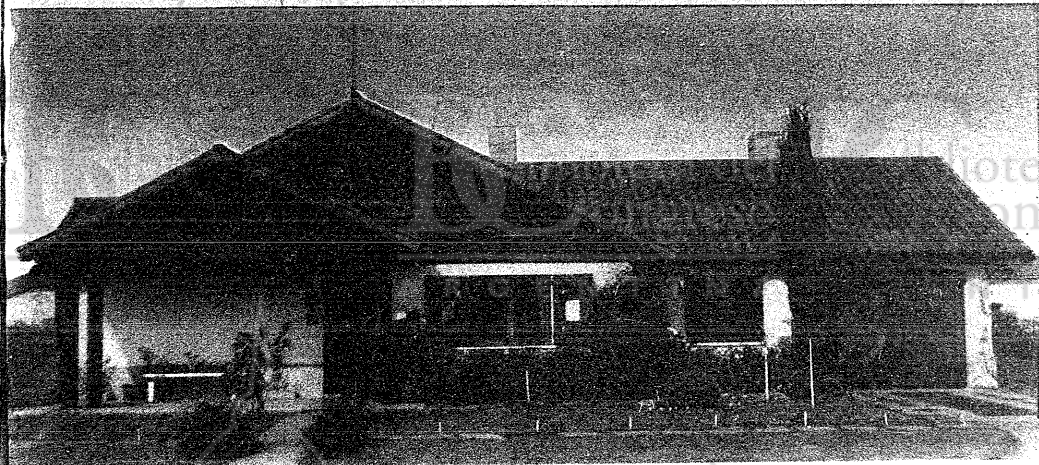
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which purpose it eliminated all capitalist privileges and directed its work towards the dignification of man through the building of comfortable and modern homes.

The miserable "conventillos" thus gave way to modern monoblock buildings erected in the midst of beautiful gardens and surrounded by large tree plantations. Besides the government built in diverse quarters of the city of Buenos Aires and in all cities of the interior of the

Republic, whole districts of economic houses for workers. These districts of dwellings for workers have been built with a modern urban criterion and the sanitary requirements and architectural design have been carefully considered. Thus each of these new districts of houses built by the Justicialist government constitutes a further expression of the progress made in Argentina and of the welfare acquired by the people.

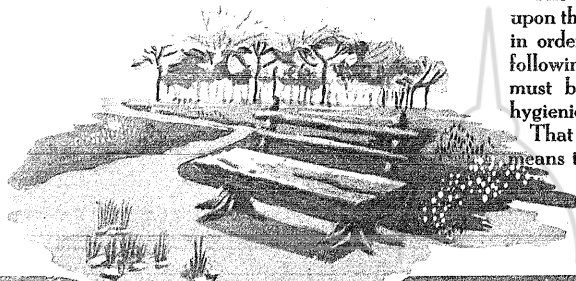
The Family and the Home



THUS it is evident that the action of the State for the purpose of promoting the building of family houses is inspired by profound social considerations and carried out with a corresponding public welfare orientation.

The government work has been planned upon the basis of a simple reasoning: all homes, in order to fulfil their mission, must have the following four fundamental requirements; they must be suited to their purpose as well as hygienic, comfortable and economic.

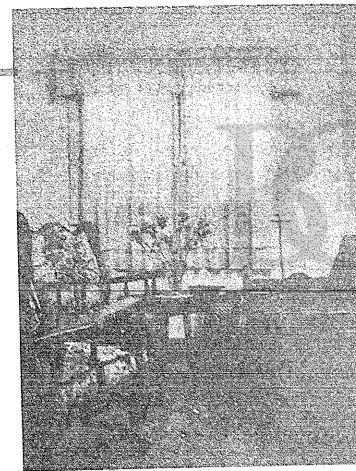
That houses must be suited to their purpose means that there must be an adequate relation



between the way in which they are built — distribution, architectural design, etc. — and the way of life and number of people who are to inhabit them. It is necessary to take into account that the family life must be conducted according to the soundest of moral principles and with an effective organization.

With reference to hygiene it is evident that health considerations must be a matter for preferential attention in the building of homes. In this respect the following important factors must be considered: sun, air, humidity, provisions against damp and rainy weather, sanitary installations, etc.

To provide comfort in a home means that everything which contributes to make life

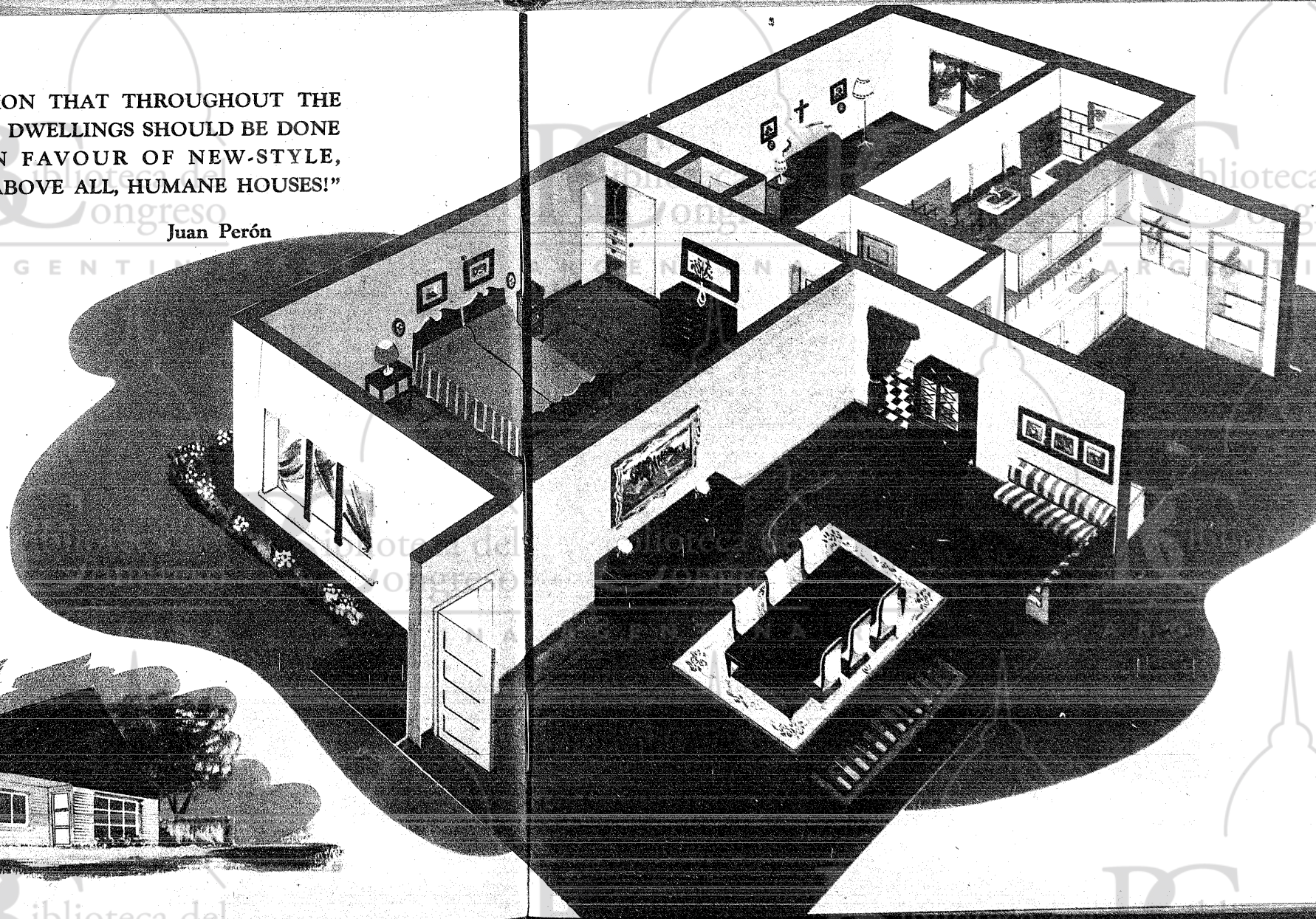


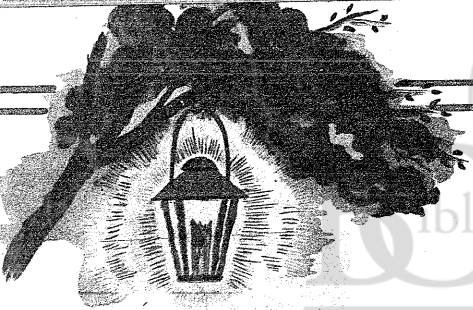
The "Presidente Perón" District which, like many other Justicialist achievements, is a beautiful residential district surrounded by lovely gardens



"IT IS MY OPINION THAT THROUGHOUT THE
COUNTRY UNFIT DWELLINGS SHOULD BE DONE
AWAY WITH IN FAVOUR OF NEW-STYLE,
HEALTHY AND, ABOVE ALL, HUMANE HOUSES!"

Juan Perón

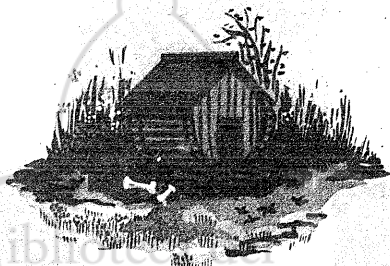




agreeable for the master, the housewife and the children must be made available. That is to say, nothing must be missing that will add attraction to the home.

With regard to economy, it is necessary to point out that the house must be built in accordance with the economic possibilities of the owner, without including unnecessary additions which increase its cost. However, care must be taken that none of the three aforementioned basic requirements are lacking.

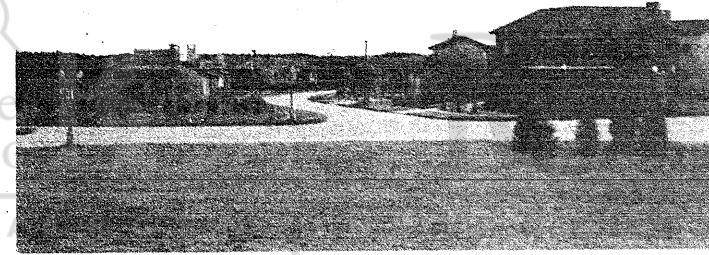
This is the general plan under which family homes are being built by the Justicialist State and the building of new houses occupies a preferential place in the Second Five-Year Plan of the Government of General Perón, where provisions have been made for official protection and State guarantee of these activities.



Encouragement of Home Building

WE have already mentioned that Justicialism upholds the idea that the home fulfills a most important social function by dignifying man and contributing towards the preservation of the health and the improvement of the moral standards of the people.

We will now see how the State gives prefe-



rential attention in Argentina to the encouragement, protection and promotion of the building of their own homes for all workers, both in the cities and rural districts in the country.

The action of the State in this respect is designed to make tenants owners of the house they live in. It is sought in this way that the

A magnificent view of the "Evita City". Homes for thousands of workers were built on what was previously a large tract of unproductive land



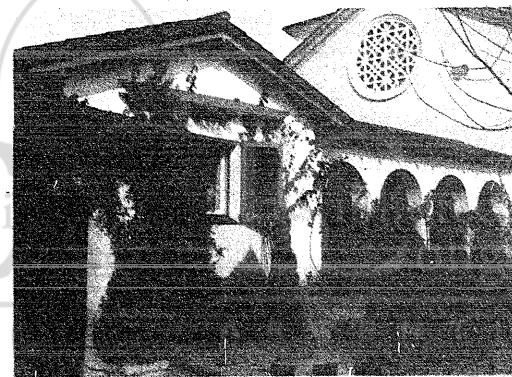


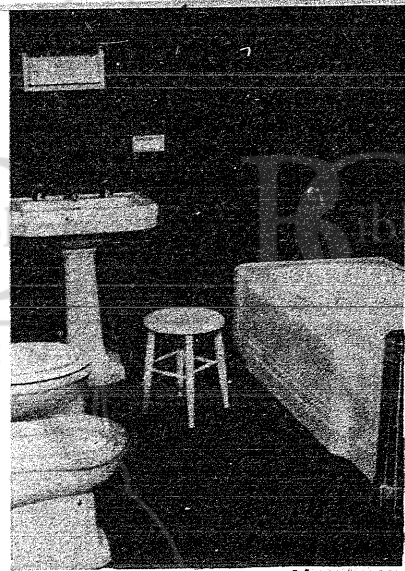
Justicialism has made a reality of the onetime privilege and dream of a house of one's own



home should fulfil its social function while at the same time an important Justicialist precept is put into practice. This precept although enunciated with regard to land, can also be appropriately applied to the home. The Justicialist precept says that land should not be an idle source of income but the property of those who work it. In the same way it can be said that dwellings should not be idle sources of income but the property of those who live in the home, as an integral part of the fruits of labour.

A worker who lives on his earnings must





Loans on the Mortgage System

IN this respect facilities are granted to workers for the negotiation of loans for the building of their own homes, and, by mortgaging the house in guarantee for the loan, the labourer can return the borrowed ca-

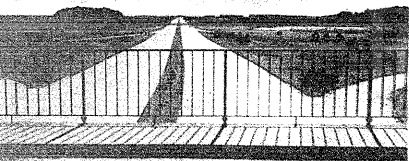


Large districts are formed with the homes of workers who have been able to build them thanks to the liberal credit granted by the National Mortgage Bank

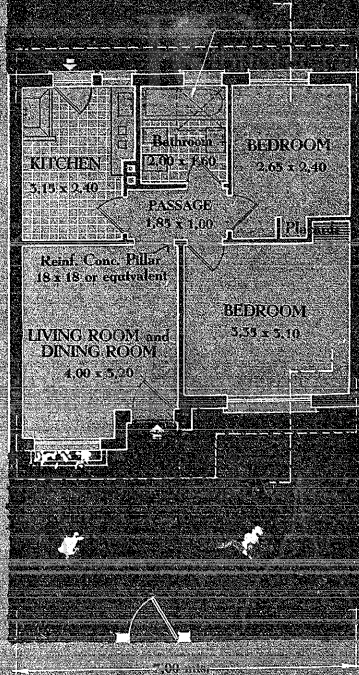
dedicate part of his salary to provide a home for himself and his family. Why should this monthly sum paid by the labourer become a source of income for somebody else? Logically this capital must be invested for his own benefit which is another way of investing it for the benefit of the whole community, because as we have already said, the sum total of the progress made by individuals constitutes the prosperity of the community itself.

To this end the State has adopted a series of wise measures designed to finance the purchase and building of their own homes for the workers of the Argentine Republic.

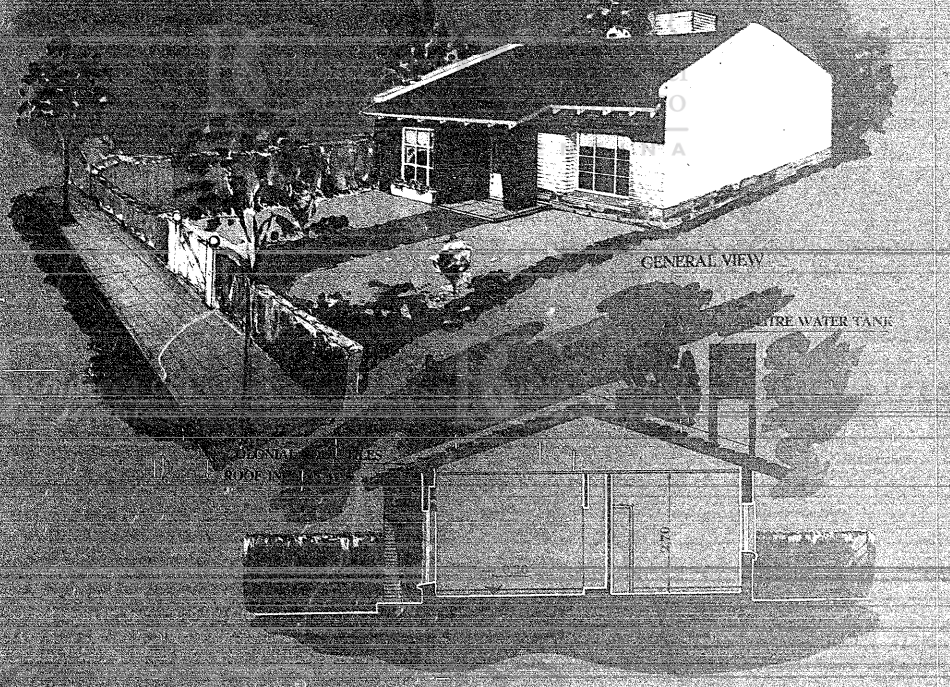




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pital in comfortable instalments over long periods of 20, 25 or 30 years as per previous agreement while paying a low interest which does not exceed four and a half per cent annually.

These loans are negotiated by the workers in the National Mortgage Bank or the National Institute of Social Welfare and the agreed instalments can be paid directly to the Bank by the beneficiaries or indirectly having been previously deducted by the employers from the salaries of their employees, which is usually the proceeding adopted in official organizations.

As many workers are not in a position to buy separate houses, special legislation has been proclaimed by the State regulating the "horizontal property" system in the country.

By this system workers can purchase the apartment in which they live in spite of the fact that it may be situated on one floor of a building of several stories or that it may be one in a building which has several apartments on each floor. And this system has provided ready solutions in many cases for the housing shortage problem.

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Financing and Assessment

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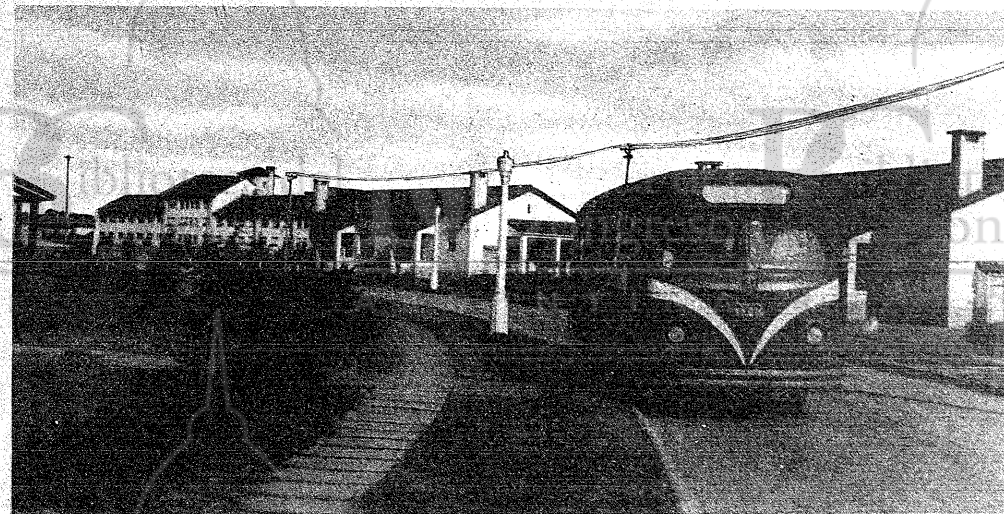
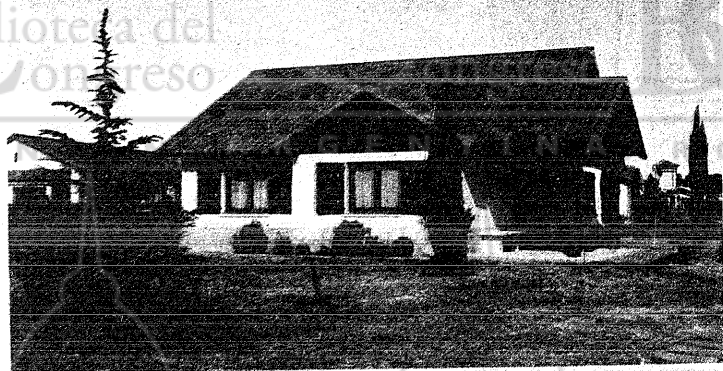


A definite policy has been adopted in Argentina with regard to all matters connected with the encouragement of building. In this respect, preferential attention is given to all problems of the workers presented by trade unions, professional organizations, cooperative entities and all civilian organisms that disinte-

restedly work for their solution. By adopting these wise measures and granting special building loans, undoubtedly every Argentine worker will have a home of his own in the near future.

To this end the State has provided the necessary facilities for the financing of the building of the new home and the technical assessment required. The workers can thus purchase comfortable dwellings which they pay for at their ease in instalments which have been established in keeping with their earnings and which in no way can upset the family budget.

With reference to technical assistance the State has placed its specialized organizations



A charming view of the Ezeiza District. Modern transport units place it within easy reach of Buenos Aires

at the service of the people, for all matters connected with the preparation of plans and expert advice on building materials, cost of the work, etc. In this way the building costs were reduced to a minimum and all intermediaries have also been eliminated for evident economic considerations.

And still more has been accomplished in Argentina for the purpose of promoting, amongst workers, the building of a home of their own. The Justicialist State has proclaimed that no

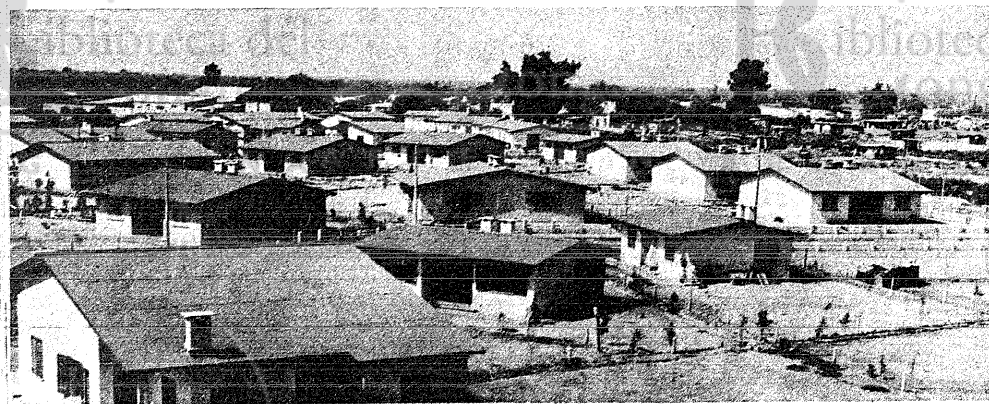
embargo can be placed upon funds saved for this noble purpose. Thus employers and workers desirous of purchasing or building a house can open an account in any bank and add to their savings until they have accumulated the necessary funds. And no embargo can be placed upon this sum to answer for obligations contracted by the labourer. In this way the State protects the formation of the patrimony of the family which is to be used only for the building of the family home.



The Workers' Home

POSITIVE results on a large scale have been obtained by the Justicialist State as a result of its policy designed to facilitate for workers the purchase or building of their own home. Tens of thousands of employees and workers have built or purchased houses or

A workers' district in Santiago del Estero: it is evidence of the fact that the State action benefits all Argentine workmen



apartments in cities and towns of the Argentine Republic.

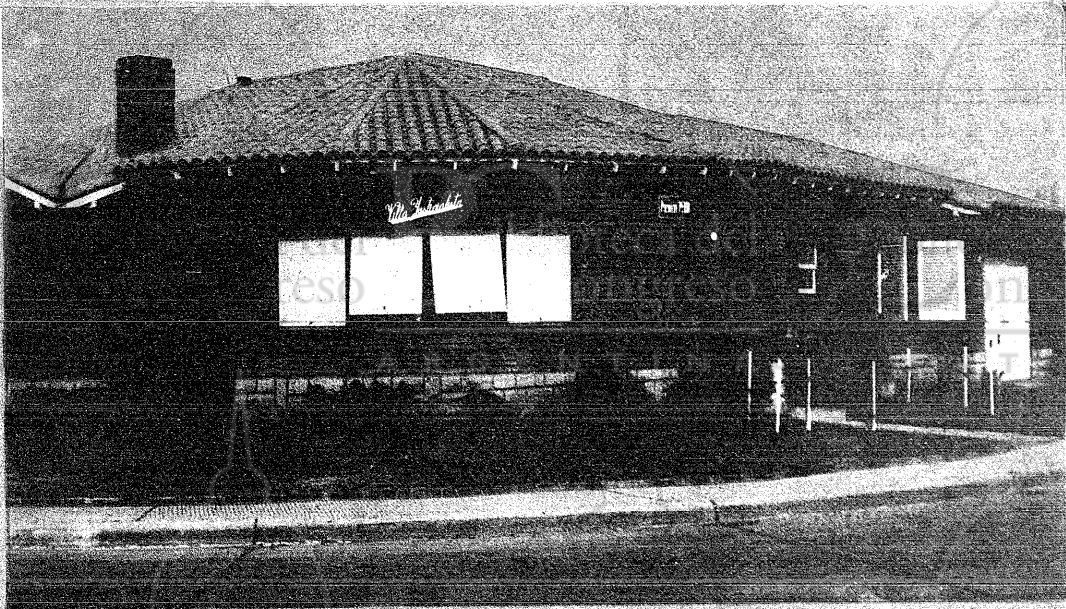
Several large districts of modern houses for workers have been erected in Argentina by the State, its organizations or private building enterprises which have faithfully followed the State regulations or rulings of their own that were totally in line with those of the State.

In all cases modern, comfortable and attractive homes were provided for humble workers who by means of the payment of reasonable instalments will eventually become owners of the house in which they live.

It is opportune to note in this respect that



a wise precautionary measure has been adopted in these cases. In effect, all employees and workers who purchase homes under this system must have a suitable life insurance as a precaution in the event of death. Therefore, if the worker or employee should die before having paid back the total sum of the loan covering the building of his home, the insurance will cover the balance of the debt and his family will thus inherit the house free from all obligations.



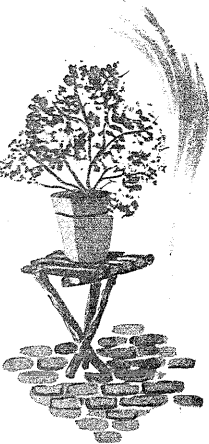
Property of the Home

THE purchase or building of a home by workers or employees has not been exposed, therefore, to failure by the advent of some unforeseen unfortunate circumstance. On the contrary, the State has adopted the necessary provisions in order to ensure the suc-

cess of such a noble undertaking. Thus not even in the event of death can the labourer fail to accomplish his noble aspirations designed to provide comfort and welfare for his family.

For the purpose of fomenting building in the Argentine Republic, complementary measures have been adopted by the Justicialist Government. They have been included in the chapter of the Second Five-Year Plan dedicated to urbanization and, consequently, are already under execution.

It is therefore not only intended to promote the building of new homes in the country but, at the same time, these must be erected following a carefully prepared plan in which modern urban requirements and up-to-date archi-

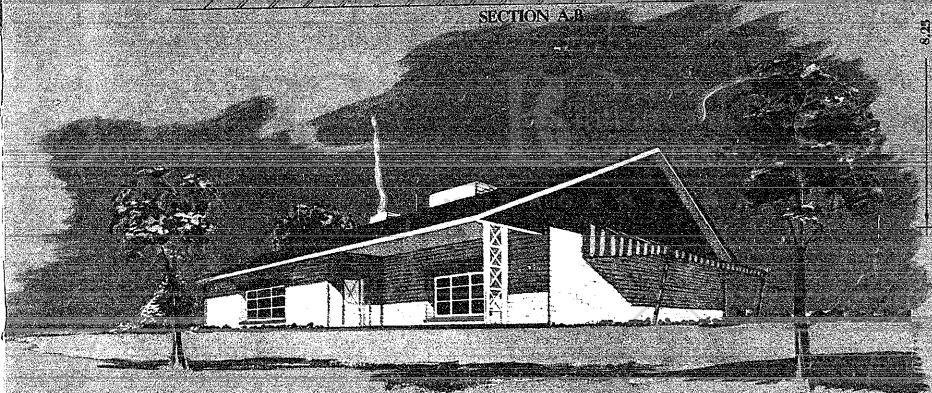
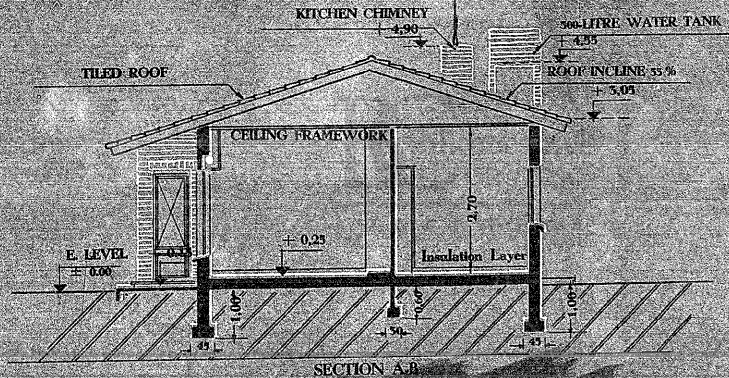


tectural designs have merited primary consideration.

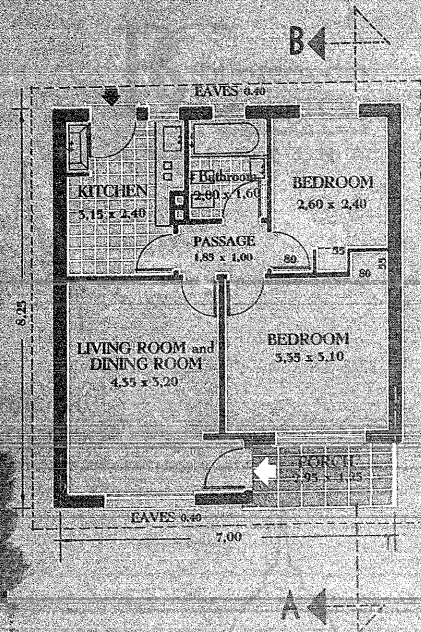
As we have already said, many important districts of homes for workers have been built throughout the Argentine Republic. In this respect the EVITA CITY, built close to the national highway running from Buenos Aires to the National Ezeiza Airport, is an outstanding example indeed!

The workers' districts, villas and cities have been built according to carefully prepared urban plans carried out under the direction or control of specialized State organizations. Nevertheless, as there are private building enterprises which are capable of developing similar urban projects, the State places at their disposal the necessary financial support in the form of bank loans and the required technical assistance. These facilities will be granted to all industrial organizations, private entities or trade union organisms which undertake the building of districts of homes for workers.

Wide green spaces and large modern building are the outstanding features of the "Ezeiza" District



GENERAL VIEW



Covered area: 54.00 s. m.

Gallery area: 5.70 s. m.

Total area: 57.70 s. m.

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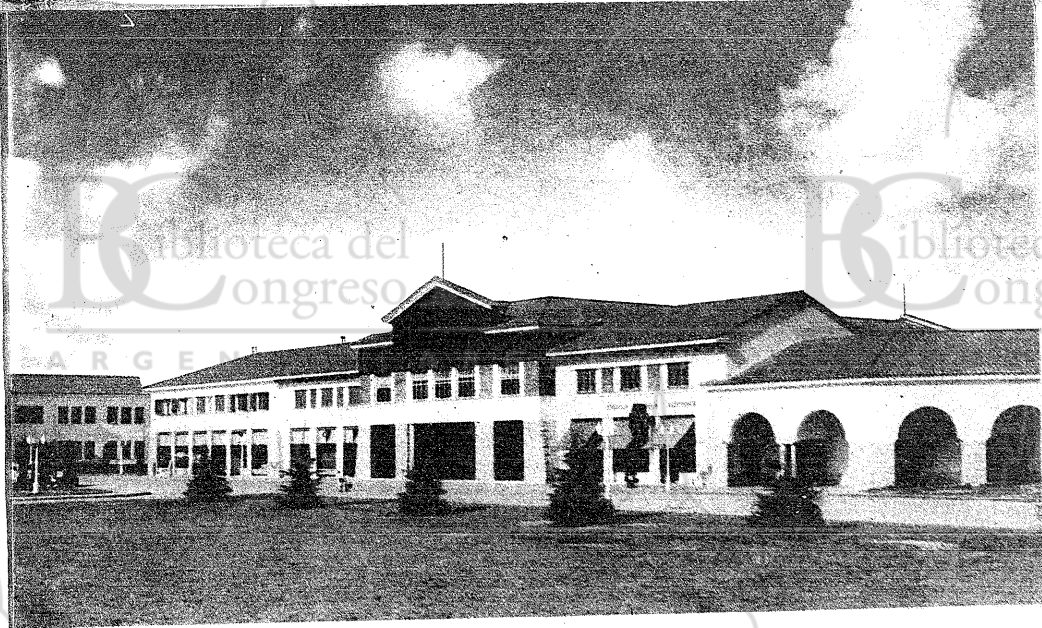
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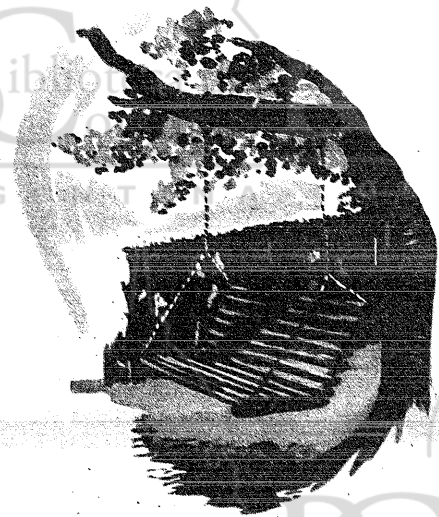
ARGENTINA



Co-ordinated Action

THE Justicialist State promotes the carrying out of a co-ordinated plan of action on the part of the government and private building enterprises.

To this end the Second Five-Year Plan of the Government of General Perón has provided for the granting of the support of the State to





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the building industry and the encouragement of the activities of co-operative entities and civilian organizations whose purpose is to build homes for their members without seeking to make profits.

Thus the provisions of the Second Five-Year Plan will complete the work accomplished during the execution of the First Five-Year

Plan. Under the latter 200,000 dwellings—individual or collective homes—have been built throughout the Argentine Republic and in accordance with the stipulations of the Second Five-Year Plan—the execution of which began on January the 1st, 1953—another 300,000 houses will be built in the country during the 1953-57 five-year period.

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