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And, therefore, you are short of that capital sum? Whether you are short of the capital sum or pay interest and redemption every year, you are still short of it? - Yes.

MR. LUCAS: It is costing the town £8,000 per year and that is no longer charged? - It is no longer charged against Native revenue.

CHAIRMAN: You have not got enough accommodation at Langa for a married population? - No.

If you transfer the whole of the single population to Langa, can you house them all? - Yes, and there would still be houses available.

So that your shortage is a shortage for married people only? - Yes.

And if you proceeded in future on the same principle, your rates would have to subsidize the township to an even greater extent? - I do not think so, because we hope that the new buildings will cost considerably less. ^{fact that} The ~~cost of~~ drainage and road construction are already in existence will reduce the expenditure on the future houses and the rents chargeable on these future houses will be economic ones.

Your present income does not give you interest and redemption purely on your expenditure on these houses, leaving aside drainage? - No, that is so.

It is still uneconomical, after you have written off all these things? - Yes, that is so.

And, therefore, if you could make a very great saving on the expenditure on your buildings -- it would still continue to be uneconomical.

Apart from your married Natives outside Ndabeni, you are getting a slum population outside your Municipal area? - Yes, unfortunately.

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And if you cannot provide housing for all the Natives inside, the position will be accentuated? - That is so, but I see no reason why, with the future development of Langa, there should not be sufficient accommodation, at anyrate for all the Natives who can find employment within the Municipality.

It means spending more money on housing? - Yes, it does mean that.

And, therefore, unless you can build a great deal more cheaply, your rates will have to subsidize to a great extent? - Yes, but we understand that we shall be able to build much more cheaply than at present.

Yes, one is always entitled to hope these things, but the point I want to raise is this. In actual practise, Natives are not allowed to earn ^{the} skilled wages required in the building trade? - No, that is so.

If they are not allowed to earn these wages, is it fair then to charge them interest and redemption on the basis of these wages? - Well, it is not our fault, it is not the fault of the Municipality.

I am not trying to blame the City Council. I am only trying to get down to the hard economic facts? - So far as the present basis of rentals is concerned, it is not beyond the possibility, it is not beyond the ability of the Native to pay that rental at a fixed wage of 4/- per day.

But it is an uneconomic rent? - Yes.

And, if you extend, it will also be an uneconomic rent, unless you are able to save on the buildings? - Quite so.

The Native cannot pay an uneconomic rent if he has to pay on a rate of wages which he is not entitled to earn. He is not entitled, he is not allowed to earn these wages on which the capital value of the houses is based? - I understand you

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to mean that if a minimum wage were provided and were enforced, it would have been necessary to pay an economic wage.

No, the Native is still, to all intents and purposes, excluded from skilled wages, and will in practise for a long time be so excluded, whatever the laws of the country may be ?- Yes.

And that has a bearing on the argument that he must live in houses that are built by skilled artisans. That is the argument put forward now?- At our expense.

Yes, exactly. And, therefore, if you insist both on his not getting the wages of skilled trades, which in actual practise he cannot get, and that he should live in houses built by skilled artisans, then it must be done at the expense of the rates ?- Yes, I agree with you, that is the anomaly of the law as it is at present.

It is a charge on the rates, then ?- It is the anomaly of the law. He is not allowed today to earn skilled wages.

DR. ROBERTS: Are you compelled to build ?- We are compelled, under the Urban Areas Act, to house him.

Yes, but are you compelled to build houses at this extreme figure ?- No, certainly not.

SENATOR VAN NIEKERK: You are compelled to pay that wage ?- I do not think so. I understand that these houses can be built with a special concession to the Municipality in regard to the employment of Native labour.

That was not so originally ?- No, but now it is. That did not obtain when the original houses were put up.

MAJOR ANDERSON: Special concessions, by whom ?- (No answer)P

CHAIRMAN): If your City Council does not want this running deficit, it will have to look for other means to make

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the scheme an economical one ?- Yes, that is what I have been explaining. We are hoping, by building the new houses at a much cheaper rate, at anyrate to bring about a more satisfactory state of affairs, so far as rents are concerned.

Has your City Council considered the question of making housing loans available, under which the Native can build his own house, either by his own labour or by means of hired Native labour ?- That question is under serious consideration at the present time.

So, whatever the result of that consideration is, that will have an influence on the future expansion of Langa ?- Yes; the idea is that a certain number should be allowed to build their own houses with Municipal assistance in the shape of finance, and, by that means, the City Council, at anyrate, will be able to ascertain how a scheme of that kind will work out.

You think they should make an experiment ?- The idea is to experiment with about half a dozen houses. That is before the Council at present and, if it answers, then there is no doubt that the Municipality will be prepared to extend that scheme.

MR. LUCAS: Do you mean that the idea is to let the Native build to his own design, or will you build for him and let him pay ?- No, the idea is to let the Native use his own labour in building these houses.

MR. MOSTERT: But not his own design ?- No; the design would have to be approved of. If you simply let him go, there is a danger that he might spoil the whole location.

MR. LUCAS: You would not say that the Bloemfontein location has been spoilt. There the Natives build their own houses, but, of course, the plan has to be approved of by the

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Municipality ?- I take it that the design would probably be ours, arrived at in conjunction with the Advisory Board. I may say that the Advisory Board are very keen on it and I have no doubt that we should be able to arrive at a suitable building which would suit the Native and which would suit us, and let him put his own labour into it.

A number of advanced Natives are objecting to having a strictly uniform house in the location ?- Well, we should have to start with some general plan first. It is very difficult to say now what would be done.

There is no difficulty in Bloemfontein, from the fact that the Natives make their own designs --- they have to be passed by the Council ?- Yes. We shall have to go very slowly for a start in this sort of thing -- we shall have to creep. We have to start at the bottom, but no doubt we shall progress.

CHAIRMAN: Is there any case where the Native builds his own house -- is there any difficulty in allowing him a certain amount of difference in design, provided he meets with the requirements of your Town Engineer's Department ?- I should say not, but, of course, this is all in the air. The design would certainly have to be approved of by the City Engineer, but I could not tell you what his views are on this matter. I do not know that he has been approached. The whole scheme as yet is in the embryo stage, but I do not see personally why the Native should not make use of his own labour and I do not see either, why, between the Advisory Board, which ~~xxx~~ purports to represent the idea of the Native and the Town Council, we should not be able to arrive at a suitable scheme.

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MR. MOSTERT: You have written off £97,000, which is a perpetual on the Town Council of at least £5,000 interest per annum, and you will never see your capital back. Do you realise that? - We do not expect to get it back, but we expect some of the other back.

So, for the pleasure of having your Natives here, it costs you £5,000 per annum in perpetuity? - Plus our accumulated deficit, plus what this was over some years, --- it will be between £6,000 and £7,000.

So you realise that it is an expensive luxury? - Yes, extremely so.

MR. LUCAS: Is it expensive from the town point of view when you consider the low paid labour that you are getting; that is another factor, another angle from which one has to approach it? - Yes, that is a factor, but, after all, it is confined, practically speaking, to the two classes which I have already referred to, the dairyman and the hotel keeper and the domestic employer; and then, of course, there is the Dock labourer, too. He has his own location; and also the brickmakers. If the figures are guided by the exemptions.

I am not dealing with that. In the end it would be better for Cape Town, for the town to subsidize its Native workers so that they can live in your houses, or for every employer to have to pay a wage on which the Native would be able to pay you an economic rent? - I could not answer that question.

On the assumption that private enterprise is more efficient than Municipal enterprise, would it not be better for the individual Native to be paid a wage which would enable him to look after his own affairs, rather than that you, as

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a Council, should have to subsidize him? - I do think that the Native worker in the Municipality should receive a higher wage than he gets at present. I think it is fair to him and to the Municipality.

Did your Council not, about a year ago, actually ask the Government for a regulation of wages under the Wage Act for unskilled labour? - (Mr. Cooke): That is so. (Mr. Brinton): It would have to be quite clear that that minimum wage would not only apply to Cape Town, otherwise I suppose we should simply be flooded with Natives from other parts and the position would be worse even than it was before.

MR. MOSTERT: You already pay more than anyone else? - That is so.

And I suppose that is why you have this trouble? - I suppose so.

You think an increased wage to the Native would decrease your trouble - or might it not increase your trouble? - It should decrease our trouble, provided the factors which are brought to bear are such as to provide against an undue influx of Natives into the town. It must of necessity better our position if the wages are higher, because the Native will be in a better position to pay his rent and we shall benefit, but we shall not benefit if the number of employed should be increased.

Have you any figures as to the number of unemployed who are living in the location today and in the Municipality? - I am afraid I could not tell you. I have no figures. (Mr. Cooke): These are the figures of men arriving in the location. New arrivals coming from the Territories actually to the location -- there were 306 in March and 364 during February. and, of these, during March, out of the 306, only 69 were

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registered as employed.

MAJOR ANDERSON: Do you follow up what happened to the others ?- Well, they are allowed a period up to seven days to find work, or up to 14 days if they can shew good reason. They are given free accommodation while they are looking for work, and then these men pass out. They go on from here to Paarl, Worcester and Stellenbosch to look for work, and they also go to the Dynamite Factory at Somerset West a great deal. They do not all stay here.

When they find that they cannot get work here, do they go away ?- A lot of them do. They transfer out. Quite a number of them go to De Beer's Factory. At De Beers, they have a working list and they grant them accommodation.

MR. LUCAS: What was the figure for February ?- 83 out of 364.

MR. MOSTERT: Do you think your Cape Coloured man is unemployed in the same ratio as your Native is ?- I could not answer that, I do not know. (Mr. Brinton): I am afraid we have no figures.

Do you know whether we would be able to get those figures ?- I could not say.

CHAIRMAN: Those figures which you have given are the figures of the numbers coming in ?- Yes. E

But the numbers who have come in before that, do you consider that they are all employed ?- No. Certain numbers go out and, during certain seasons of the year, numbers of them come in and wait about for two or three weeks until the whaling stations and the canning factories take them on and then they on to Saldana Bay and other parts of the Coast.

You could not give us any idea of the number of Native unemployed there are in Cape Town now ?- I should say, to give you

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you a round figure, about 500.

MR. LUCAS: There is really nothing to go on to arrive at that figure ?- No, there is not.

CHAIRMAN: You referred last week, in the few remarks you made when welcoming us to Cape Town, to the difficulty you are experiencing in collecting rentals. Can you suggest any reason why you should have that difficulty in the circumstances explained by you ?- I think one of the difficulties has been the organized opposition in the past to the payment of rentals when they were considerably higher than they are now. Since the promulgation of the last tariff, the rentals have been paid very much better, proportionately; the figures already given in regard to the outstandings represent about one third. Roughly speaking, they have been paying since October about 66% and the other 33% still remain outstanding. What I feel is this, that the opposition has grown up during the last year when, for nearly nine months, they paid nothing at all. The opposition was organized and, during that time, they paid not a cent. They were not allowed to pay. There were some of them who wanted to pay, but they were not allowed to do so, they were not allowed by their leaders. It takes some time to deal with an opposition like that and, during the period of 8 or 9 months, I feel that that opposition was primarily responsible for our accumulated deficit in regard to arrears amounting to 33%.

The position today is improving, but it is only doing so very slowly. Another feature is that, when action is taken, they immediately engage legal assistance and an endeavour is made to defend whatever action is made by the Municipality. That opposition has, in the past, met with

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a certain amount of success, due, in certain cases, to the wording of regulations and ordinances and acts of Parliament, and the result has been that we have been the sufferers.

As you can imagine, during that long period when they refused to pay their rents or anything, thousands of pounds were lost to revenue. You can never make up those losses. The fact is, that once a Native is in arrear, you can never make it up and that is why I think that the new regulation which we are introducing, which provides that the Native, if he does not pay his rent for two or three months, shall be called upon to leave the location, is the only way to overcome the difficulty. It only wants two or three examples, - I do not think more than that. If you have two or three examples of Natives being turned out of the location for not paying, I feel sure that the others will pay very soon.

We can go to the cost of living figures, and I do think that the rental which they are asked to pay is not beyond their ability -- provided they are in employment. There is the difficulty, too, that the unemployed Native cannot meet his rent and it is difficult for us to draw a distinction between the Native who is unemployed and who wants to pay his rent, ^{and} the other who is employed and does not want to pay his rent. You must bear in mind that there are certain classes who really do not want employment. You find them among the Natives in just the same way as you find them among Europeans, -- people who do not want employment, and, of course, you will agree with us that it is those people whom we must deal with drastically. Those people we must put out of the location. There is no other way, and it is then for the Native sub-Commission to deal with them.

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CHAIRMAN: Before you reduce your rentals to the present level, did you lose as much as 33.1/3% for non-payment of rents? - I cannot tell you that, but you will find from my figures perhaps an indication of what he could pay in the months gone by. If you refer to that list to carry you back to July 1929. If you take No.10, which gives the comparative total, you will see that 724 men in January 1930 paid £619. That represents, as I said before, 17/- per man in one month. Now, that is provided the whole of the population paid. The probabilities are that all of them did not pay; it is very unlikely that they did, but the same figure today from these 724 men would work out at about half that. So you will see the enormous difference between what they were called upon to pay in January 1930 and what they are called upon to pay today. It is practically half. If, in January 1930, they were able to pay this amount, representing 17/- per head, and probably more, it is not unreasonable to expect that today they could pay on half that basis. I gave those figures to shew the amount that had been collected from a smaller number as against the amount to be collected today from nearly double the population in men, and a lesser figure being paid.

£529, and that is our basis monthly, since the promulgation of the new tariff in October last year.

MR. MOSTERT: How do you account for that sudden drop in January from £529 to £201? - It was in February that they contested an action for recovery of rental and the regulations were found not to be in order -- through not being promulgated through the Provincial Council, it was found that these amounts could not be recovered, and immediatel;

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it was found that we could not sue them, they did not pay. That was our experience then and that accounted for the drop. What we got in March represented practically rentals paid by newcomers. They ignored payment altogether and they continued doing so right up until October and November, so we lost several thousands of pounds during 1930 through the Natives not paying at all.

MAJOR ANDERSON: Did they pay up regularly at all before Langa ?- Yes, it seems so. 710 men paid £510 and 734 paid £499 and so on. It shews then that they were able to pay although they found it very difficult to do so in cases.

That was in the Ndabeni days ?- No, Langa was in existence then.

In the old Ndabeni days, did you have any trouble in collecting rents ?- We have always had a certain amount of trouble. Of course, one likes to deal with them as sympathetically as possible, but there are these clear instances which shew that it is this organized opposition which causes all our trouble. As I pointed out, many of the Natives were anxious to pay their rents, but, for the sake of standing in with those who said that they would not pay, and to put up a show of fighting for their rights, they did not pay at all. That was the sort of thing which we had to contend with.

MR. MOSTERT: And you were the sufferers ?- Yes, we were the sufferers.

MAJOR ANDERSON: As to your cost of living figures, you did not give us any particulars as to what was included ?- You will find in No.3 statement a list supplied by the Vigilance Committee of the Ndabeni Location, where they estimated the cost of food as 1/6d per day, and they gave us the details

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of that 1/6d -- they gave us, bread 3d, tea 3d, sugar 3d, mealies 3d, meat 4d, firewood 2d. Of course, the bread one would not challenge. As to tea and sugar, I think it is questionable whether a Native would require 2d and 3d worth of sugar every day. That seems rather high.

Have you taken any opinions as to whether that is a balanced ration? - No, but it does not seem to be ----

They might make a mistake on some of these points? - You see, on the next page, where the married men are dealt with, that they did not detail the same items, and yet they arrived at double the figure. The married man bring in beans, for instance, and candles.

MR. LUCAS: And you see there is meat, too, there -- there is an extra 1d per lb. given for meat. That would probably be a case of Langa versus Ndabeni? - No, this is supposed to be Ndabeni. It is a schedule of prices for Ndabeni.

Might not the tea item here in this first budget be due to the purchase of a cup of tea, 1d per cup -- do they get that tea at their work or near their work? - I do not know. (Mr. Cooke): The working men generally take in mahau in a little tin with them.

One would soon make up the 3d that way? - I am not claiming that the figure of 1/6d is too big, but I do think that between 1/- and 1/6d is probably correct for the whole month through. Just to take out one day would not give you a fair indication. What I mean is it might cost 1/6d for one day, but not necessarily 7/6d per week.

MR. MOSTERT: What is the price of stamp mealies? - (Mr. Cooke): In the cafes they get a full plate of stamp mealies for 3d, a big plateful.

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As far as the weight of food is concerned, they cannot eat all this. Do you think this is cooked? - I cannot say. (Mr. Brinton): On that basis, it costs them 35/- per month, and his wages are about £5.8.- in a full month, and £4.18.- in a short month and, even with his railway fare, that still leaves him nearly £2 clear.

SENATOR VAN NIEKERK: Is it your experience these Natives send out a good deal of money to the Territories, to their kraals? - (Mr. Cooke): Yes, a tremendous amount of money goes to their homes.

So that they are able to save a good deal of money? - Yes, practically all of them send money home. They are very keen on getting registered envelopes, in which they send money home.

MR. LUCAS: Have you formed any opinion as to the comparative standard of physique of the Native who has lived in the town for some time, and the Native who has come recently from the Territories. Which of these two classes would you say has the better physique? - (Mr. Cooke): You cannot compare these two at all. The young men who come from the Territories can do a hard day's work and not feel it at all. They do pick and shovel work and other work and do it well, but if you get the town man, the union men, the men who have lived in the locations here, they have not got the physique which these other people and they cannot do the same amount of hard work. There is a big difference.

Why is there that difference? - Probably due to the life they live. You see, these people are at a loose end here, they have not got the same amount of exercise and sunshine, and it also hinges on education. And then also the food which they get. They do not get the amount of wholesome

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