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Item No. 6.

CITY OF JOHANNESBURG.

NON-EUROPEAN AFFAIRS DEPARTMENT.

SUMMARY OF REPORT ON SURVEY OF WESTERN AREAS.

JOHANNESBURG, 1950.

I. INTRODUCTION. (P. 1-8)

History. A scheme for the removal of the Non-Europeans from the Western Areas of Johannesburg was first mooted in 1937. Since then the original scheme has been amended several times. The most recent scheme was drafted in 1944. The main points of this are:-

1. Removal of all Natives from Newclare, which is to be a Coloured township, after expropriation of Native owners.
2. Removal of Natives from Western Native Township and conversion of the township for use of Coloureds.
3. Expropriation of Sophiatown and Martindale and conversion into light industrial area.
4. Expropriation of Albertville and conversion into European township.
5. Part of Claremont to be included in Coloured area.

The riots in the Western Areas in 1949/50 emphasised the need for early remedial measures.

After a conference with the Minister of Native Affairs it was decided that a survey of the areas was essential before any further planning could be undertaken. The estimated cost of implementing the existing scheme was £15,000,000 for an estimated population of 20,000 families.

Terms of Reference for the Survey were:-

1. How many families there are residing in the area (that covers all the Non-European and the Europeans).
2. To what racial groups these families belong.
3. The number of foreign Natives living in the area.
4. To what income groups these families belong.
5. The number of vagrant and unemployed Natives in the area.
6. What rent the families are paying and what type of accommodation they occupy.
7. What type of housing will be required; economic, expensive type and the cheaper type; sub-economic, two bedrooms, three bedrooms and four bedrooms.
8. Hostel Accommodation.
9. What the cost of expropriation would be based upon the number and the value of stands, the value of the buildings on the

stands and the type of ownership.

10. The number and value of shops, bioscopos, churches, schools and other buildings.
11. How to implement the move, the cost and the number of houses required to establish the population to be removed.

Other points requiring elucidation, raised in the course of the discussion, were:-

1. Various schemes and cost thereof.
 - (a) Moving all persons.
 - (b) Moving tenants and sub-tenants.
 - (c) Moving the overcrowded families.
 - (d) Moving Sophiatown and Martindale to the south of the Main Road and expropriating the Europeans in Claremont and portion of Nowlands.
2. The origin of Owners.
3. The number of foreign Natives, either unemployed or not employed in the City.
4. Present transport costs and increase if removal takes place.
5. Place of employment of residents.
6. Size of houses in relation to income.
7. Occupation if any of owners.
8. Density on stands.
9. Asiatic and Coloured housing requirements.
10. Present figures compared with previous findings.

Comparative Figures. (P. 8-12).

Findings of the 1950 Survey were compared with 1934 and 1938 figures. These revealed:-

- (a) Valuation of land in all townships has increased from £100,540 in 1934 to £1,171,654 in 1950.
- (b) Buildings on stands valued at £427,310 in 1934 are today valued at £1,668,671.
- (c) Overall increase from £527,850 to £2,840,325.

(d) In all/.....

(d) In all townships the population has increased from 1937 - 1950:-

Natives	from	7,276	families	to	20,298	families.
Natives	from	35,279	persons	to	66,588	persons.
Coloureds	from	334	families	to	1,443	families.
Coloureds	from	3,499	persons	to	5,924	persons.
Asiatics	from	46	families	to	684	families.
Asiatics	from	1,325	persons	to	3,260	persons.

(e) Built up stands in the areas have increased from 2,103 in 1937 to 8,352 in 1950.

There are now only 1,077 vacant stands in comparison to 2,008 in 1937.

The number of major slum properties has decreased from 678 to 400.

(f) The ratio of males to females in the areas has changed as follows:-

Natives:

Excess of 745 males in 1937.
Excess of 3,462 males in 1950.

Coloureds:

Excess of 78 females in 1937.
Excess of 94 females in 1950.

Indians:

Excess of 189 males in 1937.
Excess of 29 males in 1950.

(g) The Asiatic population in the areas has increased from 46 families to 684, the increase being most evident in Sophiatown, Martindale and Newclare.

II. GENERAL INFORMATION. (P. 12-22).

(a) Stands.

In the whole area, i.e. 3,381 stands (omitting Western Native Township) 821 stands could either remain as they are or need only minor repairs.

Details in townships are:-

Sophiatown	401	out of	1694.	Martindale	79	out of	332.
Newclare	102	out of	607.	Albertville	239	out of	748
							double stands.

1937 stands have buildings needing major repairs and/or needing demolition. 623 are vacant. Details are -

Sophiatown	1190	and	103	vacant.	Martindale	238	and	15	vacant.
Newclare	454	and	51	vacant.	Alberville	55	and	454	vacant.

The value of these stands and buildings is as follows:

All townships: In order 821 stands; Buildings valued at £498,356; Land and Buildings £775,848.

For demolition 1937, Buildings £1,160,500; Land and Buildings £1,937,107; Vacant £127,370.

This means that if the entire area is cleared £1,160,500 would be lost as the majority of these buildings could not be resold at all and the rest would need further expenditure for extensive repairs.

In addition, it must be considered that these values are taken from the valuation roll and a further 50% might have to be added for expropriation.

(b) Trading Sites and Public Buildings.

The foregoing figures include stands with shops. It was not possible to treat these separately as all these stands have buildings for residential purposes as well. There are 459 of these -

183 in Sophiatown; 170 in Martindale;
101 in Newclare; 5 in Albertville.

Public buildings are mostly the property of charitable organisations. They comprise churches, schools and hospitals. As these bodies do not pay rates and would very likely be treated differently, their valuation is given separately -

Sophiatown	53	stands with buildings, value =	£61,080.
Martindale	24	stands with buildings, value =	£18,865.
Newclare	20	stands with buildings, value =	£18,625.
Albertville	4	stands with buildings, value =	£1,185.

(c) Population.

As, in spite of repeated visits, a number of families (3.24%) could not be found at home, their size was estimated on the basis of the size of other families found on these stands; thus an actual and an estimated figure is given for the population -

All townships	:	Actual	74,753;	Estimated	77,259.
Sophiatown	:		35,553;		36,367.
Martindale	:		7,616;		7,729.
Newclare	:		15,799;		16,905.
Western Native Township	:		12,991;		13,341.
Albertville	:		2,794;		2,837.

It was found that a large number of families had children living away from home and attending school. As it seemed likely that these dependent members of the family would rejoin the family on completion of their schooling, their numbers were included in the population figures. Where wives lived away the men were treated as single persons for

housing needs.

The population figure, including these absentee members rises from 77,259 to 83,446. The individual township figures increase to 40,132 Sophiatown; 8,370 Martindale; 18,235 Newclare; 13,853 Western Native Township; 2,856 Albertville. It is interesting to note that in Western Native Township and Albertville, where housing conditions are better than in the other townships, the number of dependants living away is much lower than in the other townships where usually only one room is available. The great majority of the absent dependants were members of Native families.

(d) Ethnic Groups.

Of the 22,426 families in the townships, 201 were Chinese; 481 Indian; 1,435 Coloured; 11 European and 20,298 Natives. Nine of the European families live in Albertville but only three of these are pure European. The other six, as well as the two in Sophiatown and Martindale, are mixed families and have been included among the Coloureds for housing. The greatest number of Chinese families (112) live in Sophiatown, and the majority of Indians (215) in Newclare. 629 Coloured families live in Albertville, 527 in Sophiatown and Martindale, 250 in Newclare, 13,083 Native families live in Sophiatown/Martindale, 4,609 in Newclare and 2,600 in Western Native Township.

Of all persons in these areas 68% of the males and 62% of the females are of working age (15-64 men, 15-59 women). There are very few old people in the area, 1% of all men are over 65 and 3% of all women are over 60. But the young children constitute a large proportion i.e. 23% of all males and 25% of all females are 0-10 years.

The small proportion of the 10-14 group (8% of all males, 10% of all females) is very likely explained by the custom of sending these children away to school.

(e) Density on Stands.

Overcrowding on stands is considerable. The average number of families per stand is 3.3 in Sophiatown and Martindale, 7.0 in Newclare, 2.3 in Albertville and 1.2 in Western Native Township.

In Sophiatown and Martindale 47% and in Newclare 41% of the stands are occupied by 20-39 persons.

III. INDIVIDUAL TOWNSHIPS. (P. 23-32).

Sophiatown and Martindale (contiguous) were laid out as townships in 1903 & 1905. Sophiatown comprises 1,694 stands on 113 morgen, 383 sq. roods and Martindale 332 stands on 23 morgen, 337 sq. roods. Most of the stands are 50' x 100'. Corner stands (usually business stands) are 50' x 50'. There are no open spaces provided. The ground lies on a slope and drops away steeply near the northern boundary. On two sides are European areas.

39,186 Natives; 1,971 Coloureds and 1,845 Asiatics live in the area.

Housing is/.....

Housing is generally poor, 239 of the total 2,026 stands need to be cleared entirely; 480 stands are considered fit to remain as they are or need only minor repairs.

Value of the land in these two townships is £763,699 and improvements £1,034,831. 353 stands have shops and 77 have churches and schools. There are two cinemas.

Newclare was laid out in 1912. All properties have been freehold and for Coloured occupation in terms of the title deeds. There are 579 stands on 73 morgen. Most stands are 508 x 100'. A railway line and a stormwater drain cross each other and divide the township.

One boundary abuts onto a European area. The townships lies on two fairly steep slopes.

14,561 Natives; 1,069 Coloureds and 1,350 Asiatics live in the area.

The houses on the 579 stands vary greatly. 36 back to back rooms built of wood and iron and well-built face-brick houses intermingle. 149 stands need to be cleared; 102 are in good condition. Land value £300,615, improvements £425,705. 101 stands have shops and 20 schools, churches etc. There is one cinema.

Western Native Township was commenced in 1918. 258 acres bought for £23,130 and divided into 2,345 stands, mostly 30' x 50'. By 1932 £912,975 had been spent by the Council in developing the area and building houses. Two boundaries abut onto European townships. 12,830 Natives and 123 Coloureds live in the area, which consists of 1,866 two-roomed, 295 three-roomed and 31 four-roomed houses, as well as some single rooms. Houses are getting old and many need extensive repairs. No valuation is given as the township is Municipally owned.

Albertville was laid out in 1896 in 1,497 stands with varying restrictions at different times. Since 1935 controlled by Albertville Township (Pty) Ltd.

1,497 stands laid out 50' x 50' on 57 morgen, 212 sq. roods. Double stands are now sold and only one building is permitted on a double stand to prevent overcrowding.

There are 2,761 Coloureds; 59 Chinese; 6 Indian and 6 Natives in the area.

Houses are generally well-built and surrounded by attractive gardens. 239 double stands might remain as they are and 55 double stands require demolition. 454 double stands are still vacant. Land value is £107,340 and improvements £208,135. There are only 5 shops and 4 church stands.

IV. THE SURVEY. (P. 33a-39).

£4,750 was voted for the survey and £4,232 was spent.

The work was divided into the following processes: Planning; visiting; checking and editing of information; coding (transcribing information into numbers on code sheets); punching of Hollerith Cards; preparation of tables; collecting figures for tables by means of Hollerith machines; evaluation of tables and compilation of report.

Owing to the time limit no information could be checked and had to be taken at face value. For the purpose of the report for which an overall picture was required, the information is considered to be sufficiently accurate to form a basis for discussion.

V. NATIVES. (P. 39-74).

A. General Demographic Data.

Families:

1. Over all townships 9 out of every 10 families are Native.
2. There are approximately 20,300 Native families in the Western Areas, of which over half (approximately 11,000) live in Sophiatown, 2,100 in Martindale, 4,600 in Newclare, 2,600 in Western Native Township and 6 in Albertville.*
3. Of the families living in Sophiatown, Martindale and Newclare, 27% are one-person families; in Western Native Township 7% are one-person families.

Persons:

1. The number of Native persons in all townships is approximately 66,600, of which 39,200 (over half) live in Sophiatown and Martindale; 14,600 live in Newclare and 12,800 live in Western Native township.
2. 70% of all Native males and 63% of all Native females are of working age; the proportion of Natives to persons in other ethnic groups is higher for the "working-age" than for other age groups, amongst both males and females.
3. All townships combined show a preponderance of males over females of 110.64 males to every 100 females. For individual townships Sophiatown and Martindale show a masculinity ratio of 119.03, Newclare one of 106.23 and Western Native Township shows a masculinity ratio of 90.36.

* The six Native families in Albertville fall in the servant class and have not been considered separately in later sections of this report.

B. Economic Conditions.

Income:

1. 40% of all families have an income of between £10 and £15; 25% have an income of less than £10. and 65% have an income of less than £15; of the families with an income of under £20, one-half fall within the group £10 to £15; and this is the most common income group for families of all sizes.
2. In the lower income groups there is little or no relationship between family size and income; the higher income groups appear to show some relationship between family size and income.

Expenditure on Rent and Transport:

1. In Sophiatown, Martindale and Newclare the most common rent paid for sharing a room is 10/- to 19/-; for one whole unshared room 30/- to 40/-; rentals in Western Native Township are about half of those paid in other townships.
2. For all families with a family income of less than £30. the average expenditure on rent and transport is 14% of the family income in Sophiatown and Martindale; 13% in Newclare; and 10% in Western Native Township; For families with a family income of between £10 and £15, expenditure on rent and transport is approximately one-eighth of the family income in Sophiatown, Martindale and Newclare, and approximately one-tenth in Western Native Township.

Occupation:

1. Of all Native heads of families, 42% are unskilled labourers, 21% are semi-skilled factory workers, and 9% transport workers; 5% of all Native heads of families are unable to accept economic employment.
2. Occupations show some variation between townships, e.g. the occupation groups of labourers and semi-skilled factory workers (sometimes difficult to distinguish from one another), together constitute between one-half and three-quarters of all occupations in Sophiatown and Martindale, three-quarters of all occupations in Newclare, and less than one-half of all occupations in Western Native Township; the percentage of housewives, pensioners and unemployables was considerably higher in Western Native Township than in any other townships.

Places of Employment:

98% of all employed Native heads of families were found to be working in Johannesburg and 2% on the Reef or other places of employment.

Unemployment.

The only unemployment figures available at the time of writing this report show that one in every twenty Native heads of families was unemployed at the time of investigation, and there is little or no relationship between the incidence of unemployment, and birth place, with a possible exception applying to Basutoland Natives.

C. Social Conditions.

Family Size:

- (1) One-person families form almost one-quarter of all families, two-person families one-fifth, and three-person families one-sixth of all families; 1-, 2-, 3- and 4-person families form 73% of all families.
- (2) Almost one-half of all persons live in 3, 4 and 5 person families, the largest single group of persons living in 4 person families.
- (3) The average family size for all townships is 3.3 persons per family; families in Western Native Township are considerably larger than in the other townships, and show an average family size of 4.9.

Family Type:

- (4) In all townships except Western Native Township, 27% of the families are one-person families, 63% consist of two or more persons belonging to one basic family unit, i.e. families in which all persons are related to the head as wife or child; and the remaining 10% contain members related to the head but not as wife or child; In Western Native Township families containing children constitute a considerably larger percentage of all families than in the other townships. The percentage of families containing persons not related to the head as wife or child is in Western Native Township double that in other townships.

Age of Head:

- (5) The average age of heads of Native families is slightly higher than the average age of heads of families of other ethnic groups; one-third fall in the age group 30 - 39, and nearly two-thirds fall in the age group 25-44.
- (6) The percentage of heads in the higher age groups (55 and over) is rather smaller than for other ethnic groups and it seems likely that financial considerations are a factor in decreasing the number of elderly persons who are the head of a family in town.

Marital/.....

- Marital Status: (7) In Sophiatown, Martindale and Nowclare almost half of all families are based on a Native Customary Union and a further one-sixth on a Christian Marriage; these proportions are almost reversed in Western Native Township and there seems to be a positive relationship between the number of Christian churches and the number of Christian marriages in each township.
- (8) The percentage of widowed heads of families in Western Native Township is three times as large as that in other townships.
- (9) In all townships almost one-quarter of all one-person families have wives and/or dependent children living elsewhere.
- Origin: (10) The birth-place of 89% of all heads of families is in South Africa; 7% (approx. 1,370) originate in Protectorates and 4% (approx. 720) in foreign countries.
- Length of Residence: (11) Approx. 66% of all Native heads of families have lived in Johannesburg for 10 years and over, and 98% for 2 years and over.
- (12) There is no evidence to show that the origin of recent immigrants into the townships differs from the origin of those already there.
- (13) In all townships there is a positive relationship between the age of the head of the family and his length of residence in Johannesburg; both age and length of residence are higher in Western Native Township than in other townships.

D. Present Housing Conditions.

- Rooms Occupied: (1) Over $\frac{1}{2}$ of all families occupy one room and a further $\frac{1}{4}$ share one room with one or more other families.
- Tenancy: (2) 82% of all Native families are tenants, 16% are sub-tenants and 2% are owners.
- Type of Accommodation: (3) The usual type of accommodation amongst all Native families is a shared house and even amongst owners only about $\frac{1}{4}$ occupy a whole house.
- Owners: (4) 29% of all Native owners rely to a large extent on their property for income; this income is very low, unless the property has been paid off completely.
- (5) Apart from this special group there is a tendency for ownership to increase with occupational status.

- (6) The average family income of owner families is slightly higher than that of other families, except for the income group of under £5, into which fall most owners whose income is mainly derived from their property.
- (7) The evidence regarding the birthplace and length of residence of owners suggests that the influence of these factors on ownership is insignificant.
- Over-
crowding: (8) (a) 56% of all families in the Western Areas are overcrowded;
- (b) 56% of all families have sleeping arrangements conducive to immorality.
- (9) In Newclare the overcrowding is greatest; In Western Native Township overcrowding is considerably less than in the other townships.
- (10) Nearly one-half of all one-person families in Sophiatown, Martindale and Newclare live under overcrowded conditions; all these families live in shared rooms; they represent 6% of all persons living under overcrowded conditions. As almost one-quarter of all one-person families have wives and/or dependants living elsewhere there may be an explanation for this fact in the overcrowded conditions under which these persons live.
- (11) Amongst two- or more person families, there is definite association between overcrowding and family size; this association is clearer in Sophiatown, Martindale and Newclare than in Western Native Township, where rents are fixed and family size to some extent determines the size of the house allocated.
- (12) In Sophiatown, Martindale and Newclare, half of the overcrowded persons live in families of 4, 5 or 6 persons.
- (13) In Sophiatown, Martindale and Newclare, the first child born to a family consisting of a father and a mother has a fifty-fifty chance of living under overcrowded conditions; second and subsequent children have a 9:1 chance of living under overcrowded conditions.
- (14) Overcrowding is most prevalent amongst sub-tenants, and more amongst tenants than amongst owners.

Demolition: (15) Approximately one-half of all families in Sophiatown, Martindale and Newclare live in dwellings that have been condemned by the Municipal Health Department as needing demolition. The need for demolition is greatest in Newclare.

VI. COLOUREDS. (P. 75-84).

(a) General Demographic Data.

- Families: (1) 6.4% of all families in the Western Areas are Coloured.
- (2) There are estimated to be 1,435 Coloured families in the Western Areas of which 527 or 37% are in Sophiatown and Martindale and 629 or 44% are in Albertville. 250 are in Newclare and 29 in Western Native Township. There are in addition two families in Sophiatown and Martindale and nine in Albertville, where the head is classed as European. These are included under "Coloured" in the rest of the Report.
- (3) 12% of the Coloured families are one-person families. Families of 1 to 3 persons make up 48% of the total.
- Persons: (4) The estimated Coloured population of the Western Areas is 5,924 persons; 1,971 in Sophiatown and Martindale; 1,069 in Newclare; 123 in Western Native Township and 2,761 in Albertville.
- (5) Of this population, males and females of working age each form 29%. 59% of all the males and 56% of all the females are of working age.
- (6) In Sophiatown and Martindale the proportion of males per 100 females is 102.75, but in Newclare only 92.21. Over the total Coloured population, the masculinity ratio is 96:81.

(b) Economic Conditions.

Income: (1) 56% of the families have incomes below £25 p.m. One-fifth have incomes above £40 p.m. In Albertville, just over a quarter of the families earn under £20 p.m. - compared with just over a half in the other townships.

Expenditure on rent and Transport: (2) In Albertville, 42% of all families occupy one room or less. 50% of these families pay between £1.10.0. and £3. p.m. in rent. Of those occupying 1½ or 2 rooms (30%), 64% pay £3. to £7. p.m. Of the

remaining/.....

remaining 28%, who have more than two rooms, 54% pay £7. or more in monthly rent.

- (3) For all families with incomes below £40. p.m., expenditure on rent and transport together is, in Sophiatown, Martindale and Newclare, under 15% of family income, while in Albertville, it is over 18%. The expenditure on rent is much higher and on transport, rather less in Albertville than elsewhere. In Albertville, the middle-income groups (£15. to £30 p.m.) spend one-fifth or more of their income on rent and transport; in other townships the corresponding proportion is about half this.

- Occupation:
- (4) Nearly half all Coloured heads of families are craftsmen or factory workers.
- (5) In Albertville, the proportion of craftsmen is roughly double that for the other townships, while the proportion of labourers is noticeably less.

(c) Social Conditions.

- Family Size:
- (1) Nearly half the families are of 1-3 persons.
- (2) Nearly half the persons are in families with six or more members.
- (3) The average family size is 4.08 persons.

- Family Type:
- (4) 74% of the families consist of two or more persons belonging to one basic family unit (i.e. in which all members are related to the head as wife or child), leaving 14% containing members related to the head but not as wife or child, and 12% one-person families. Just on half the families consist of married couples with children.

- Age of Head:
- (5) Heads of families are fairly evenly distributed by age with rather more than half under 40 years.
- (6) Well over a fifth of the family heads are over 50 years of age.

- Marital Status:
- (7) Over two-thirds of the families are based on a legal marriage and 1 in 20 on a natural union.
- (8) Of about one-sixth of the families, the head is widowed, divorced or deserted.
- (9) 8% of the one-person families have wives and/or children living away. Two-thirds have not been married and over a quarter

are widowed/.....

are widowed, divorced or deserted.

Origin: (10) Of all Coloured heads of families, only 2% were born outside the Union.

Length of Residence: (11) 97% of the family heads have been two or more years in Johannesburg. (83% - 10 years or more). Of those under 30 years of age, 26% have been here less than 10 years, but only 11% of those of 50 years and over.

(d) Present Housing Conditions.

Tenancy: (1) 72% of Coloured families are tenants. 20% are owners. (30% in Albertville).

Type of Accommodation: (2) 74% live in shared houses; only 4% live in shacks. Half the owners have 'whole house' accommodation.

Owners: (3) The proportion of owner-families with ten or more years' residence in Johannesburg is markedly higher than the proportion for all families.

Over-crowding: (4) 69% of Coloured families in Albertville and 87% elsewhere live in crowded or overcrowded conditions. In Albertville, 84% of the overcrowded, 47% of the crowded and 52% of the uncrowded families consist of four or more persons. The corresponding proportions in the other townships are - 69%, 22% and 49%.

Demolition: (5) Over two-thirds (66%) of all Coloured families in the Western Areas live in premises scheduled for demolition or in outbuildings regarded as unfit for habitation.

VII. INDIANS. (P. 85-92).

(a) General Demographic Data.

Families: (1) Just over 2% of all families in the Western Areas are Indian.

(2) There are estimated to be 481 Indian families, divided between Sophiatown, and Martindale (264 families) and Newclare (215 families) with 2 families only in Albertville.

(3) Only 8% are one-person families; while 53% have 5 or more members.

Persons: (4) The total Indian population of the Western Areas is estimated at 2,515 persons - 1,370 in Sophiatown and Martindale; 1,139 in Newclare and 6 in Albertville.

(5) Of this population, 25% are males and 24% females of working age; 51% of all males and 48% of all females fall

in this/.....

in this age group. These proportions are the lowest of any of the ethnic groups.

- (6) The proportion of males per 100 females over all townships is 100.41. For Sophiatown and Martindale the Masculinity Ratio is 96.17; for Newclare 105.45.

(b) Economic Conditions.

Income: (1) Nearly 50% of Indian families have incomes below £25. p.m.

Less than a quarter have incomes of £40. or more. The largest group (30%) falls between £20 and £30 p.m.

Expenditure on Rent and Transport: (2) For all families with incomes below £40. p.m. the expenditure on rent and transport together is 17% of the family income. For families with incomes between £20 and £25 p.m.; and £25. and £30 p.m. this expenditure is approximately one-seventh and one-sixth respectively of the family income.

Occupation: (3) Of all Indian employed heads of families, 54% are traders (48% having shops); 26% are in skilled, professional or clerical work. The remaining fifth are semi-skilled or unskilled workers.

(c) Social Conditions.

Family Size: (1) Only 9% are one-person families. About half are three- to six-person families.

(2) One-half of all Indian persons in the Western areas are in families of seven or more persons. Nearly one-fifth are in families of ten or more persons.

(3) The average family size is 5.2 persons, which is the highest of any of the ethnic groups.

Family Type: (4) 78% of the families consist of two or more persons belonging to one basic family unit (i.e. in which all members are related to the head as wife or child) - leaving 13% containing members related to the head but not as wife or child and 9% one-person families. Three-fifths of the families consist of married couples with children.

Age of Head: (5) Nearly half of the heads of families are between 25 and 40 years of age.

(6) The proportion of family heads in the upper age groups is fairly high, one-fifth being over 50 years of age.



- Marital Status: (7) The proportion of Indian families (89%) where the head is married, is the highest of any ethnic group.
- (8) The proportion of widowed, divorced or deserted heads of families is the lowest of any ethnic group.
- Origin: (9) Of all Indian heads of families, over half are South African born.
- Length of Residence: (10) Just on 90% have lived in Johannesburg for 10 years or more. Only 1% have lived here under 2 years.

(d) Present Housing Conditions.

- Tenancy: (1) 79% of all Indian families are tenants; 10% are sub-tenants; 11% are owners.
- Type of Accommodation: (2) Most Indian families are accommodated in shared houses. Only 1% live in shacks. 42% of the owners occupy a whole house.
- Over-crowding: (3) 77% of Indian families in the Western Areas live in crowded or overcrowded conditions. 85% of the overcrowded, 55% of the crowded and 65% of the uncrowded families consist of four or more persons.
- Demolition: (4) Just under one-fifth live in premises scheduled for demolition.

VIII. CHINESE. (P. 93-98).

(a) General Demographic Data.

- Families: (1) Chinese families form less than 1% of all families in the Western Areas.
- (2) Of the 201 families, just on two-thirds (133) live in Sophiatown and Martindale. 55 live in Newclare and 13 in Albertville.
- (3) One quarter are single-person families.
- Persons: (4) The total number of Chinese persons is 745 with 475 in Sophiatown and Martindale, 211 in Newclare and 59 in Albertville.
- (5) 28% are males of working age (54% of all the males) and 26% are females of working age (54% of all the females).
- (6) There are 106.82 Chinese males to every 100 females.

(b) Economic Conditions.

- Income: (1) While only 10% have incomes below £15 p.m. 41% have incomes below £25. p.m. 30% have incomes of £40 p.m. or more.

Expenditure/.....

Expendi-
ture on
Rent and
Transport: (2) As so many of the Chinese are shopkeepers, very few have transport expenses but for all families with incomes below £40 p.m. the expenditure on rent alone is 16.5% of the family income. Families earning £15 - £25 p.m. spend over one-fifth of their income on rent.

Occupation: (3) Nearly four-fifths of all Chinese heads of families in the Western Areas are shopkeepers. Two-thirds of the remainder are engaged in skilled or professional or clerical work.

(c) Social Conditions.

Family
Size: (1) A high proportion - one quarter - of all Chinese families are one-person families.
(2) Nearly half of all persons are in families of six or more persons, 15% being in families of seven persons.
(3) The average family size is 3.8 persons. (If the large number of one-person families is excluded, this average becomes 4.7).

Family
Type: (4) 62% of the families consist of two or more persons belonging to one basic family unit (i.e. in which all members are related to the head as wife or child) - leaving 13% containing members related to the head but not as wife or child and 25% one-person families. Just over two-fifths of the families consist of married couples with children.

Age of
Head: (5) The ages of heads of Chinese families show an even distribution, with roughly the same number under 30 years, 30 - 45 years and 45 years of age and over.

(d) Present Housing Conditions:

Tenancy: (1) 90% of all Chinese families are tenants. Only 2% (five persons) are owners.

Type of
Accommo-
dation: (2) Approximately one-third of Chinese families live in whole houses. Only 1% (three families) live in shacks.

Over-
crowding: (3) Only 13% are overcrowded - mostly the larger families. 40% are crowded of which nearly two-fifths are one-person families.

Demoli-
tion: (4) 15% live in premises scheduled for demolition.

IX. TRANSPORT. (P. 99-100).

Present transport facilities in the area are reasonably good. Buses and trains are very overcrowded, but

transport costs average about 15/- per month per working member. Owing to the relative proximity to the City many workers walk or use bicycles.

Although the majority of the families interviewed were keen to move to more spacious quarters, they all, without exception, complained that their travelling time and costs would more than double.

As incomes are low such an increase in expenditure would seriously affect the family budget. A large family, with more than one working member and possibly several children at High School in the City, would feel such an increase most severely.

X. OWNERS. (P. 101-102).

In previous discussions owners of properties were considered likely to qualify for economic housing. This appears to be fallacious in many cases according to the findings in the course of the Survey. With very few exceptions, owners could not afford to continue to reside on their properties if all their tenants were removed. The majority are paying off a bond and have to meet rates and taxes as well as high sanitary fees (based on the number of rooms on the stand). Their own earnings are insufficient to meet these payments and it is only with the income derived from letting that they can maintain their payments.

The valuation roll revealed a large number of Europeans as the owners of properties. It can be assumed from remarks made by tenants that these Europeans are merely the bondholders and that the actual owners are either Natives or Indians.

XI. HOUSING REQUIREMENTS. (P. 103-137).

In order to find out the housing needs of the population based on size of family and on income, it was decided to group the incomes into four groups -

- Up to £10.
- £10 to £20.
- £20 to £30; and
- £30 and over.

Furthermore it was decided that it might be advisable to show that the total income of the head reveals different housing figures to those based on the total family income. The Native families usually look to the head to pay the rent for the family but on the other hand, if a head with a large family was earning a very low income, he might not be able to meet the rent out of this income. Working members of a family as a rule contribute for their upkeep to the general family budget and in many cases, it might be expected that they would also help with the rent. This might be particularly the case where a family could, on a total family income, afford to own their own property and the eldest son could have an interest in helping to pay the house off, as it would ultimately become his.

. It would, however, not be safe to base the

ability/.....

ability to pay a certain rent solely upon the family income as the children tend to get married and to leave the home and in such cases, an aged father would be left to provide for a high rental, a rental too high in proportion to his income. It is usual in the Non-European Affairs Department to take the proportion of rent as one-sixth of the income of the head. (For Coloureds, half of the rest of the family income is added as well).

The requirements as regards the size of the house have been taken on a very low standard for all ethnic groups. They have been based on an occupancy standard of $2\frac{1}{2}$ persons per room, taking children of 12 years and under as $\frac{1}{2}$ persons. It is more usual to take a bedroom occupancy with a division of sexes at the age of 10 years and over and allowing for separate accommodation for every married couple.

All married children at present living with their families have been taken as separate entities for housing requirements, so that the figures shown in the following tables are for family units or single persons as the case may be. As separate townships will be needed for the three main ethnic groups, their requirements are dealt with separately.

Hostel Requirements -

It was found that there were a large number of males and females living under single conditions in the areas, and it was felt that wherever these had no immediate family ties, they should live in hostels. The numbers include those married men whose wives are living away and where it is not known whether they have any children or not. On the other hand, those men now living by themselves who had a known number of dependants living away, have been included for housing but it is problematical whether their families would come here or whether the men are not sufficiently urbanised to bring their families here permanently. It was difficult to establish the reason for the absence of the family, whether they were away on holiday, on a visit, for schooling purposes, because of lack of room or because of lack of money.

If the entire population of the areas were moved, hostel accommodation would have to be provided for 4,138 Native males and females, 93% of the accommodation being needed by males.

There is also definite need for hostels for both Coloured and Asiatic persons living under single conditions. In those areas, there are already 171 Coloureds, 36 Indians and 46 Chinese who could and very likely would, live in Hostels. It is reasonable to suppose that there would be even greater numbers of single persons from the rest of the City area.

NATIVES.

Family Housing -

It is proposed to analyse family housing requirement based only on the income of the Head for the purpose

if this report. The figures change in an upward direction in economic groups if they are taken on the income of the whole family.

The four income groups have been established after £1. per room needed has been deducted from the nett income of the head, the income group into which the family then falls gives a true picture of what the family would have left to live on after paying rent.

The detailed tables show four groupings -

- (1) sub-economic renting (income - £10),
i.e. houses built by the Council
on a subsidised basis and let at a
very low rental;
- (2) sub-economic ownership (income £10 -
£20) i.e. persons able to put up a
cheap house with assistance in an
'Improved Moroka Scheme'.
- (3) economic renting (income £20 - £30)
i.e. persons able to pay an economic
rent for Council-built houses; and
finally
- (4) economic ownership (income £30 and over)
i.e. persons able to afford to own
their own property in schemes, such
as Dube or Zuurbekom.

Moving all residents from the area, 9,946 sub-economic houses will have to be provided in addition to land for 5,551 families in an improved Moroka Scheme; 501 economic houses could possibly be let; and 156 would qualify for ownership at Dube.

Moving Sophiatown and Martindale to the south of the Main Road would mean providing 5,725 sub-economic houses; and land for 3,713 sub-economic families to build their own houses. 371 economic houses and only 102 "Dube Owners" would emerge.

Moving crowded families only would involve moving considerably more than half the population.

Moving families from major slum structures (needing demolition) just under half the Native population would have to be provided for.

Moving tenants and sub-tenants and leaving owners only in the area means moving practically the entire population with the exception of Western Native Township.

COLOUREDS:

In the case of the Coloured population, the sub-economic ownership group has been eliminated as this would not be feasible. The income basis for sub-economic renting has been raised for the above reason to £20, this

basis/.....

basis corresponds with the income limits imposed in the Council-owned township of Noordgesig. Similarly the income group for economic renting has been fixed from £20 - £40, this too is based on known income and rent relationship from the Coronationville township. The economic ownership type is for incomes of £40 and over. Persons living in Protea township, where they pay off their own properties, have to pay approximately £7 - £9 per month.

From the tables, it will be seen that the Coloured population of the Western Areas would require two townships; a sub-economic township of approximately 804 houses; and an economic township of 471 houses. The largest proportion of families for an economic township comes from Albertville where the average income and standard of living is very much higher than anywhere else.

INDIANS.

The housing requirements for the Indians have been worked on the same financial basis as for the Coloureds. It must be pointed out here that the majority of Indians in these areas are shopkeepers and live on the premises where they work. If they were to be moved and deprived of their shops in those areas at the same time, they would not be able to afford the same type of house, as they would then become dependent on some other means of earning a living which might not provide such a high income.

If they were all moved from these areas, they would require 234 sub-economic houses and 209 economic houses.

CHINESE.

The Chinese population is relatively small and might for convenience be grouped together with the Coloureds as they already show a tendency to live together (Albertville). They require 63 sub-economic houses and 92 economic houses.

COSTS.

The following tables have been drawn up to show the comparative costs of rehousing the population under various schemes. Only the income of the Head of the Family has been used for these tables.

Note 1: These figures which are based on recent contracts and estimates are given purely as a guide. Fluctuating prices and changing world conditions preclude accurate estimates.

Estimates for NATIVE housing requirements -

Sub-Economic Houses - Based on Laing/Roberts Contract at Orlando West (£109 per room inclusive of land and services).

Renting Economic/.....

- Renting Economic Land - Based on "Improved Moroka" or Vukuzenzele (Land and concrete foundation £117 per stand, inclusive of services).
- Economic Houses - Estimated (House, land and services @ £250. per room including k.p.b.)
- Build Dube - Based on estimates for development of Dube Township (£194 per stand).
- Hostels - Based on actual costs of Denver Hostel for 3,336 males.

Estimates for COLOUREDS, CHINESE AND INDIAN requirements -

- Sub-Economic Houses - Based on 1945 contract for Noordgesig sub-economic houses (House, land and services £240 per room including k.p.b. and stoep).
- Economic Houses - Estimated (House, land and services £250 per room, including k.p.b.).
- Ownership - Based on Dube and Protea figures (£194 per stand inclusive of land and services).
- Hostels - Based on figures prepared in 1947/48 for a proposed Coloured Hostel (£79,800 for 210 persons).

Note 2: The different types of housing schemes could be reduced or enlarged both for the Natives and other races. The maximum income permissible for European sub-economic housing is £30 per month. If this figure also applies to Non-Europeans, it means that for Natives the first three groups could all be merged into a sub-economic scheme, on the other hand, the potential Dube owners could also be incorporated in the economic housing scheme. Thirdly, it might very well be that the group set aside for an economic scheme would prefer to put up a cheap house of their own in an "Improved Moroka" scheme or alternatively might have sufficient money saved to build in a Dube Scheme.

The following tables do not provide for such eventualities. Relevant figures can easily be extracted, as every group shows the number of houses and their respective sizes, regardless of whether a house or only land would be required.

No figures for economic ownership were taken out for Indians and Chinese as legislation at the time of compilation of the report limited the areas in which Asiatics could own property.

XIII. APPLICANTS FOR HOUSES IN MUNICIPAL TOWNSHIPS
RESIDING IN WESTERN AREAS. (P. 140 - 141).

A cross check was made of families interviewed who were also on the waiting list of the Non-European Affairs Department for houses in one or other of the Municipal townships.

From this it was found that information tallied in all cases which were still residing at the addresses given on the application forms.

No drastic changes had occurred in any of the family data over a period of 2 years in the case of Natives and 5 years in the case of Coloureds.

Some increases in the family and in the income were balanced by decreases of a similar nature in other families.

These facts give confirmation to the assumption that the data obtained in the course of the survey will still be reasonably accurate in 2 years time.

XIV. SAMPLE SURVEY. (P. 142 - 143).

As previously mentioned, it was not possible, owing to lack of time, to check on the information given by the interviewees. Nor was it possible to code detailed information on all members of the family, such as occupation, income and education.

For this reason it is felt that a sample survey on a much more extended basis could yield much valuable additional information, apart from providing a useful check on previously obtained data.

The following points of reference are suggested, any further points that might arise during discussion should be included before a start is made on the Sample Survey of the areas.

1. Why married children live with parents and to what extent.
2. Duration of education of children, related to income of family, crime, future occupation, school facilities.
3. Relationship between education - employment, wages.
4. Check on exemption passes, wages, transport, occupation.
5. Check on older 'school-going' boys.
6. Extent of prostitution, illegitimacy.
7. Birth rate and infant mortality, general health, hospital facilities, witchdoctors.

8. Extent of polygamy and polyandry.
9. Extent of Poor Relief.
10. Reasons for sending children away, and reasons for children being brought up by grandparents and other relations.
11. Extent of mixed marriages.
12. Details on itinerant traders.
13. Verify tribal origins.
14. Further details on ownership, size and amount of bond.

In addition to this, it is felt that at some future date, a general survey should be done of all the Asiatics and all the Coloureds in the remaining areas of Johannesburg.

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