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DERDE VOLKSTELLING VAN
DE UNIE VAN ZUID-AFRIKA
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DEEL VIII

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UNION OF SOUTH AFRICA

OFFICE OF CENSUS AND STATISTICS, PRETORIA

THIRD CENSUS OF THE POPULATION
OF THE UNION OF SOUTH AFRICA
- - ENUMERATED 3RD MAY, 1921 - -

PART IX

DWELLINGS

(ALL RACES)



Published under the Authority of the Minister of the Interior and Presented to Both Houses of Parliament

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CENSUS OF THE POPULATION, 1921.—VOLKSTELLING, 1921.

PART IX.—DWELLINGS.—DEEL IX.—WONINGEN.

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REPORT

ON THE

Third Census of the Population of the Union, 3rd May, 1921.

PART IX.—DWELLINGS (ALL RACES).

INTRODUCTION.

The tables comprised in this part of the Report on the census of population taken on the 3rd May, 1921, refer to occupied dwellings in urban areas in the Union, but exclude reference to dwellings occupied by natives and coloured persons in locations or bazaars.

The questionnaire used at the census of 1921 is reproduced hereunder. It followed closely that used at the census of 1918, the few variations having been introduced only in order to avoid some of the difficulties which were experienced in dealing with the returns in 1918.

C. 15.

URBAN AREAS ONLY.

Confidential.

UNION OF SOUTH AFRICA.—CENSUS, 1921.

HOUSEHOLDER'S SCHEDULE: DWELLINGS.

To be filled in by the Government Enumerator.

NAME OR NUMBER OF HOUSE.....	SUB-DISTRICT No.....	AREA.....
NAME OF STREET OR ROAD.....	NAME OF TOWN, VILLAGE, ETC.....	FORM No.....
MAGISTERIAL DISTRICT.....		

DESCRIPTION OF DWELLING (To be filled in by Householder or Occupier).

1. Race of Occupant (i.e. whether European or White, Coloured Person, Asiatic, or Native).....
2. State whether Private Dwelling; Building let as Flats or Residential Chambers; Private Dwelling and Shop or Business Premises combined; Caretaker's Quarters in Offices or Banks, etc; Hotel; Boarding-House; Police, Fire, or Railway Station; Mine, Municipal, or similar premises; Wagon, Tent, etc.....
3. State MATERIALS of which OUTER WALLS (excluding foundations) are built, e.g. Brick, Stone, Brick and Stone, Concrete, Wood, Iron, Wood and Iron, Wood and Iron (brick lined), Sundried Brick, Lath and Plaster, Wattle and Daub or Dagga, Reeds, Sods, Canvas, Asbestos, Compositions of any sorts, etc.....
4. State MATERIALS used for ROOFING, e.g. Iron, Shingle, Thatch, Slate, Tiles, Asbestos, Wood, Compositions, etc.....
5. State Number of Living and Sleeping Rooms (excluding kitchen, shops, offices, bathroom, pantries, etc., unless some one sleeps therein)—
NOTE.—When *Outside Rooms* are occupied by persons of the same Race as the head of the family (occupier) these rooms should be added to the number of rooms in the main building. Outside rooms occupied by persons of another Race, such as Native servants to a European household, should *not* be included.....
6. State whether the Occupier is "Owner," "Tenant," "Rent Purchaser" (hire purchase), or "Caretaker"—.....
7. Monthly Rental paid (NOT to be filled in in the case of an "Owner," "Caretaker," or "Rent Purchaser")— £.....
8. Occupation of the Occupier (head of family)—*Vide* instructions and examples in "Instructions to Householders."—
(i) Personal or Individual Occupation.....
(ii) Industry, Trade, or Service.....
9. Number of Persons enumerated in this Dwelling—
(This should be the *Regular Household*, including servants of the same Race, residing in outside rooms).....

The limitation of the inquiry to the urban areas of the Union is justified by the consideration that in the rural districts the housing question does not present a problem of great difficulty, particularly in a country possessing the favourable climatic conditions prevailing in South Africa. Returns from rural areas were secured at the census of 1918, but were not tabulated.

Care has been taken to tabulate the returns at the census of 1921 in a form identical with that used at the census of 1918, so that the figures are very closely comparable. It is also believed that the investigation has been placed upon such a basis that information of a similar character may be obtained at future censuses, and thus render possible a clear measure of the changes

which occur in the essential conditions affecting the housing of the European and non-European sections of the population in the urban areas of the Union.

It is perhaps unfortunate that some effort has not been made to secure fuller particulars as to the rental value of houses owned by occupiers, and houses in process of being purchased on the hire purchase system, and also of mortgage bonds on houses owned or rented. Particulars of the former character were secured, for example, at the Commonwealth Census in Australia in 1911, and the information is obviously of very considerable value. In view of the fact that in the Union an increasingly large proportion of houses is being occupied by owners, the index of rental values

PART IX.—DEEL IX.
 DWELLINGS.—WONINGEN.

TABLES.—TABELLEN.

I.—DWELLINGS OCCUPIED BY EUROPEANS IN ALL URBAN AREAS—COMPARATIVE SUMMARY, CENSUSES 1918 AND 1921. I.—WONINGEN VAN EUROPEANEN IN ALLE STEDEN EN DORPEN—VERGELIJKEND OVERZICHT, CENSUS 1918 EN 1921.

Heading.	Cape. Kaap.		Natal.		Transvaal.		Orange Free State. Oranje Vrijstaat.		Unlon. Unie.		Hoofd.
	1918.	1921.	1918.	1921.	1918.	1921.	1918.	1921.	1918.	1921.	
Number of Dwellings.											
Private—owned by occupier.....	19 125	23 082	3 649	4 753	17 327	19 571	4 528	5 786	44 641	53 192	Private—eigendom van bewoner.
Private—not owned by occupier....	33 629	32 942	6 975	6 891	34 111	35 574	5 814	6 133	80 517	81 540	Private—niet eigendom van bewoner.
Other.....	5 962	5 876	1 115	1 212	5 525	4 840	1 020	1 090	13 622	13 018	Andere.
TOTAL.....	58 716	61 900	11 739	12 856	56 963	59 985	11 362	13 009	138 780	147 750	TOTAAL.
Number of Occupants per Dwelling.											
Private dwellings.....	4.80	5.10	4.98	5.28	4.92	5.02	5.16	5.08	4.93	5.08	Private woningen.
Other dwellings.....	7.15	10.04	11.41	12.61	7.12	9.38	6.52	9.52	7.44	9.99	Andere woningen.
ALL DWELLINGS.....	5.12	5.57	5.59	5.97	5.14	5.37	5.28	5.46	5.18	5.51	ALLE WONINGEN.
Total Number of Rooms.											
Private dwellings*.....	239 743	250 912	53 737	57 372	195 484	207 945	40 764	45 712	529 728	561 941	Private woningen.*
Other dwellings*.....	30 771	31 770	5 882	6 167	21 641	20 149	4 502	5 086	62 796	63 172	Andere woningen.*
ALL DWELLINGS*.....	270 514	282 682	59 619	63 539	217 125	228 094	45 266	50 798	592 524	625 113	ALLE WONINGEN.*
Average Number of Rooms per Dwelling.											
Private dwellings*.....	4.55	4.48	5.07	4.93	3.81	3.78	3.95	3.84	4.24	4.18	Private woningen.*
Number of Occupants per Room.											
Private dwellings*.....	1.07	1.14	.98	1.07	1.29	1.33	1.30	1.32	1.16	1.22	Private woningen.*
Other dwellings*.....	1.08	1.29	1.21	1.41	1.27	1.36	1.24	1.36	1.17	1.33	Andere woningen.*
ALL DWELLINGS*.....	1.07	1.16	1.00	1.10	1.29	1.33	1.30	1.33	1.16	1.23	ALLE WONINGEN.
Average Monthly Rental of Private Dwellings.											
3 rooms.....	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	3 kamers.
4 rooms.....	2 8 3	2 19 11	3 7 3	4 9 1	4 9 5	5 4 10	2 16 8	3 11 8	3 11 6	4 5 1	4 kamers.
5 rooms.....	3 4 10	3 19 8	4 1 9	5 7 6	5 6 0	6 3 7	3 17 6	4 13 0	4 5 2	5 2 10	5 kamers.
6 rooms.....	4 6 11	5 6 10	5 2 10	6 16 3	6 17 6	8 6 0	4 11 8	5 12 11	5 3 11	6 9 3	6 kamers.
	5 5 6	6 11 0	6 2 5	8 7 2	8 12 5	10 14 6	5 3 3	6 7 2	6 3 4	7 16 8	6 kamers.

* These figures relate to dwellings containing 1 to 19 rooms only.

* De opgaven betreffen alleen woningen van 1 tot 19 kamers.

III.—DWELLINGS IN ALL URBAN AREAS—UNION AND PROVINCES, CENSUS 1921 (continued).

III.—WONINGEN IN ALLE STEDELIKE GEBIEDEN—UNIE EN PROVINCIËS, CENSUS 1921 (vervolg).

Table with 5 main columns for Natals, Transvaal, and Orange Free State, and sub-columns for Dwelling No., % Occupants, Average per Dwelling, and All Dwellings. Rows include numbered categories and total (T.) for each province.

IV.—PRIVATE DWELLINGS IN ALL URBAN AREAS—UNION AND PROVINCES, CENSUS 1921.

IV.—PRIVATE WONINGEN IN ALLE STEDELIKE GEBIEDEN—UNIE EN PROVINCIËS, CENSUS 1921.

Private Dwellings (occupied by Europeans) classified according to number of rooms, showing number and proportion per cent. under headings "Owned by Occupier" and "Not Owned by Occupier."

Private Woningen van Europeanen, geklassificeerd volgens het aantal kamers, aangevende het aantal in de percentage-verbhouding onder de hoofden "Eigendom van Bewoners" en "Niet Eigendom van Bewoners."

Table with 6 main columns for Natals, Transvaal, O.F.S., and Union, and sub-columns for Dwelling No., % Occupants, Average per Dwelling, and All Dwellings. Rows include numbered categories and total (T.) for each province, categorized by ownership.

V.—DWELLINGS IN ALL URBAN AREAS, CENSUS 1921.

Number of Dwellings occupied by Europeans, showing the number of private dwellings under the headings "Owned by Occupier" and "Not Owned by Occupier," and the number of dwellings other than private in the Urban Areas of each Province.

Table with multiple columns: Towns/Steden, Total All Occupied Dwellings, Private Dwellings (Owned by Occupier, Not Owned by Occupier), and Dwellings other than Private. Includes sub-sections for Cape-Kaap, Natal, Transvaal, Orange Free State, and O.F.S.—O.V.S.

* Excluding Pretoria Rural Suburbs—Uitgesloten Pretoria Landelike Voorsteden.

V.—WONINGEN IN ALLE STEDELIKE GEBIEDEN, CENSUS 1921.

Aantal Woningen van Europeanen, aantoonende het aantal private woningen onder de hoofden "Eigendom van Bewoner" en "Niet Eigendom van Bewoner," en het aantal woningen anders dan private, in de Stedelijke Gebieden van elke Provincie.

VI.—DWELLINGS IN ALL URBAN AREAS, CENSUS 1921. Number of Occupants in all Dwellings occupied by Europeans, and the Average Number of Occupants in Dwellings of 3, 4, 5, and 6 Rooms in the Urban Areas of each Province.

VI.—WONINGEN IN ALLE STEDELIKE GEBIEDEN, CENSUS 1921. Aantal Bewoners in alle Woningen van Europeanen, en het gemiddelde aantal Bewoners in Woningen van 3, 4, 5 en 6 Kamers in de Stedelijke Gebieden van elke Provincie.

Table with columns: Towns/Steden, Number of Occupants (Total, Private, Dwellings other than Private), Average Number of Occupants (No. of Rooms: 3, 4, 5, 6, Av.-Gemid.), and Dwellings other than Private (All Private, Dwellings other than Private, All Dwellings). Includes sub-sections for Cape-Kaap, Natal, Transvaal, Orange Free State, and O.F.S.—O.V.S.

* Excluding Pretoria Rural Suburbs—Uitgesloten Pretoria Landelike Voorsteden.

XI.—PRIVATE DWELLINGS IN PRINCIPAL URBAN AREAS, CENSUS 1921.

Number of Private Dwellings of 3, 4, 5, and 6 Rooms occupied by Europeans, in the Principal Urban Areas, classified according to Monthly Rental.

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Cape Town and Suburbs Kaapstad en Voorsteden.				Kimberley.				Port Elizabeth and Suburbs (en Voorsteden).				East London and Suburbs (en Voorsteden).				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
£11	£11																
£12	£12																
£13	£13																
£14	£14																
£15	£15																
A		3,106	2,707	1,770	1,034	320	554	234	95	744	901	461	223	212	632	425	124
B		172	159	119	74	43	95	89	33	37	47	32	16	37	67	48	17
C		335	989	1,204	1,108	133	492	367	204	127	349	343	205	113	387	435	187
T		3,813	3,855	3,093	2,216	496	1,141	670	332	908	1,297	836	444	362	1,086	908	325

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Durban.				Johannesburg.				Pretoria and Suburbs (en Voorsteden).				Bloemfontein.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
£11	£11																
£12	£12																
£13	£13																
£14	£14																
£15	£15																
A		417	888	928	474	4,963	4,411	1,507	584	805	908	352	135	395	516	126	60
B		40	149	218	119	761	662	286	106	333	337	125	54	91	74	22	9
C		119	451	763	552	2,036	2,549	1,642	868	734	912	549	261	119	227	146	81
T		576	1,488	1,909	1,145	7,760	7,622	3,435	1,558	1,872	2,157	1,026	450	605	817	294	150

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Cape Town. Kaapstad.				Wynberg.				Parow.				Port Elizabeth.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
A		2,752	2,440	1,605	967	306	245	160	67	48	22	5	—	709	854	431	207
B		148	135	104	65	22	18	13	8	2	6	2	1	25	43	30	14
C		417	828	1,049	988	72	117	131	113	46	44	24	7	106	297	296	162
T		3,317	3,403	2,758	2,020	400	380	304	188	96	72	31	8	840	1,194	757	383

A = Rent specified—Huur gespecificeerd.
B = Rent unspecified (including hire-purchase)—Huur ongespecificeerd (inbegrepen huurkoop).
C = Owned by occupier—Eigendom van bewoner.

XI.—PRIVATE DWELLINGS IN PRINCIPAL URBAN AREAS, CENSUS 1921 (continued).

XI.—PRIVATE WONINGEN IN DE VOORNAAMSTE STEDELIKE GEBIEDEN, CENSUS 1921 (vervolg).

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Walmer and (en) Korsten.				Uitenhage.				Grahamstown.				East London.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
A		35	47	30	16	213	203	119	43	111	134	104	52	186	538	358	113
B		12	4	2	2	19	28	6	5	9	11	13	5	28	55	36	15
C		21	52	47	43	70	135	132	64	43	113	137	88	79	274	297	142
T		68	103	79	61	302	366	257	112	163	258	254	145	293	867	691	270

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Cambridge.				Paarl.				Kingwillamstown.				Oudtshoorn.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
A		26	94	67	11	118	131	83	38	56	138	133	52	156	132	99	36
B		9	12	12	2	3	17	10	5	19	9	16	3	10	5	4	5
C		34	113	138	45	26	67	97	83	20	96	161	85	57	75	73	46
T		69	219	217	58	147	215	190	126	95	243	310	140	223	212	176	87

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Queenstown.				Simonstown.				Graaff-Reinet.				Worcester.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
A		75	114	85	36	67	71	51	22	80	106	55	35	61	80	48	35
B		6	13	6	4	6	3	12	8	10	14	9	8	4	8	1	3
C		19	88	120	87	4	9	17	15	49	78	88	60	30	58	66	55
T		100	215	211	127	77	83	80	45	139	198	152	103	95	146	115	93

Monthly Rental. Maandelijke Huur.	Number of Rooms—Aantal Kamers.																
	Stellenbosch.				Craddock.				Beaufort West.				Robertson.				
	3	4	5	6	3	4	5	6	3	4	5	6	3	4	5	6	
From Van	Under																
£2	£2																
£3	£3																
£4	£4																
£5	£5																
£6	£6																
£7	£7																
£8	£8																
£9	£9																
£10	£10																
A		34	57	31	28	48	90	57	21	92	151	41	11	68	55	25	18
B		5	2	7	4	25	49	7	3	5	7	1	1	28	5	2	2
C		9	21	38	45	4	49	71	37	30	46	44	30	97	59	51	34
T		48	80	76	77	75	146	131	63	127	204	87	42	97	119	78	52

A = Rent specified—Huur gespecificeerd.
B = Rent unspecified (including hire-purchase)—Huur ongespecificeerd (inbegrepen huurkoop).
C = Owned by occupier—Eigendom van bewoner.

XI.—PRIVATE DWELLINGS IN PRINCIPAL URBAN AREAS, CENSUS 1921 (continued).

XI.—PRIVATE WONINGEN IN DE VOORNAAMSTE STEDELIKE GEBIEDEN, CENSUS 1921 (vervolg).

Table with columns for Monthly Rental (Maandelijke Huur) and Number of Rooms (Aantal Kamers) for various urban areas including Wellington, George, Mossel Bay, Aliwal North, Somerset East, Umtata, Prieska, Uptington, Calvinia, Vryburg, Mafeking, Kokstad, Pietermaritzburg, Newcastle, Ladysmith (N.), and Germiston.

A = Rent specified—Huur gespecificeerd. B = Rent unspecified (including hire-purchase)—Huur ongespecificeerd (inbegrepen huurkoop). C = Owned by occupier—Eigendom van bewoner.

XI.—PRIVATE DWELLINGS IN PRINCIPAL URBAN AREAS, CENSUS 1921 (continued).

XI.—PRIVATE WONINGEN IN DE VOORNAAMSTE STEDELIKE GEBIEDEN, CENSUS 1921 (vervolg).

Table with columns for Monthly Rental (Maandelijke Huur) and Number of Rooms (Aantal Kamers) for various urban areas including Krugersdorp, Pretoria, Innesdale, Pretoria Rural Suburbs, Benoni, Boksburg, Potchefstroom, Roodepoort-Maraisburg, Springs, Middelburg (T.), Ermelo, Pietersburg, Klerksdorp, Standerton, Witbank, and Rustenburg.

A = Rent specified—Huur gespecificeerd. B = Rent unspecified (including hire-purchase)—Huur ongespecificeerd (inbegrepen huurkoop). C = Owned by occupier—Eigendom van bewoner.

XIV.—PRIVATE DWELLINGS OCCUPIED BY PERSONS OF NON-EUROPEAN RACE, CENSUS 1921.

Private Dwellings (not in compounds or locations) occupied by persons of Non-European Race in the four chief industrial centres and in the Urban Areas of the four Provinces of the Union.

XIV.—PRIVATE WONINGEN BEWOOND DOOR PERSONEN VAN DE NON-EUROPESE RASSEN, CENSUS 1921.

Private Woningen (niet in compounds of lokaties) bewoond door personen van de Non-Europese rassen in de vier voornaamste industriële centra en in de stedelijke gebieden van de vier provincies van de Unie.

Table with columns for Industrial Centres and All Urban Areas, and rows for Dwelling types (Owned, Rented, etc.) across various provinces like Bantu, Coloured, Asiatic, and Non-European.

A = Number of dwellings—Aantal woningen. B = Average number of rooms—Gemiddeld aantal kamers. C = Number of occupants—Aantal bewoners. D = Average number per dwelling—Gemiddeld aantal per woning. E = Average number per room—Gemiddeld aantal per kamer. F = Average monthly rent per dwelling—Gemiddelde maandelijke huur per woning.

XV.—PRIVATE DWELLINGS OCCUPIED BY ALL RACES, CENSUS 1921.

Private Dwellings occupied by Europeans and others (excluding Coloured Persons in Compounds and Locations), in the four chief Industrial Centres of the Union.

XV.—PRIVATE WONINGEN BEWOOND DOOR ALLE RASSEN, CENSUS 1921.

Private Woningen bewoond door Europeanen en anderen (uitgesloten Kleurlingen in Compounds en Lokaties), in de vier voornaamste Industriële Centra van de Unie.

Table with columns for various racial groups (Europeans, Others, Bantu, Asiatic, etc.) and rows for Dwelling types (Owned, Rented, etc.) across four industrial centers: Cape Town, Durban, Pretoria, and Witwatersrand.

* 1-19 Rooms only—1-19 Kamers alleen.

OPMERKING—Het Censuserelag worlt in afzonderlike delen uitgegeven zodra beschikbaar en dit exemplaar moet voor raadpleging in zijn bestaande vorm worden gehouden of kan later met andere delen gebonden worden.

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UNIE VAN ZUID-AFRIKA.

KANTOOR VAN CENSUS EN STATISTIEKEN, PRETORIA

DERDE VOLKSTELLING VAN
DE UNIE VAN ZUID-AFRIKA
GEHOUDEN OP 3 MEI 1921

DEEL IX

WONINGEN

(ALLE RASSEN)



Uitgegeven onder de Autoriteit van de Minister van Binnenlandse Zaken en Aangeboden aan Beide Parlementshuizen.

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