

The items followed closely those of the Census of 1921. The following are the chief differences. Item 3 was inserted to enable a discrimination to be made between the ordinary private dwelling and the type designated "privileged." The latter type embraces houses owned, for example, by a gold-mining company and leased to employees at a nominal rental, or by the South African Railway Administration and rented to employees on a salary percentage basis. Again, in certain towns, large industrial companies erect houses for their factory employees and either let the houses at a nominal rental or allow free occupation. The actual rent charged was in these cases determined by other than normal economic circumstances, and it should therefore be excluded when the figures are used to determine the normal level of rentals.

Item 6 was extended to show whether a house was rented furnished or unfurnished.

Item 8 was inserted to ascertain the municipal rates paid by the tenant. The practice with regard to rates varies considerably in different parts of the Union. In some towns all rates are paid by the tenant. In others some rates are paid by the landlord and others by the tenant. In others, again, the landlord pays all rates.

Item 9 was extended to ascertain not only the occupation, but certain other personal particulars of the householder. The replies

to this item, however, indicated that the question was largely misunderstood, especially in regard to the term "marital condition."

The question regarding the materials of which the roof was made was omitted from the questionnaire in 1926.

The very extensive definition in item 1 of what constitutes a dwelling was introduced to facilitate the enumeration of all persons wherever they happened to spend the night of the Census. As explained below only certain categories were included in the tabulation as "houses."

In this analysis comparison has been confined to the last three Censuses of 1918, 1921, and 1926 for the reason that the statistics have been collected upon a somewhat similar basis. The earlier Censuses do not afford comparison with the latter in many respects. In some cases distinction was not drawn between the different races occupying different types of dwellings and in other cases between the different areas with varying conditions.

**147. Previous Censuses of Dwellings.**—With the exception of the Cape of Good Hope Census of 1865, particulars of some kind have been collected at each Census taken in South Africa in regard to the dwellings occupied by the people. The respective particulars are shown in the following tabular statement.

TABLE CXXVII.—PARTICULARS OF DWELLINGS ENUMERATED AT SOUTH AFRICAN CENSUSES, 1865 TO 1926.

Year.	Colony, State, or Union.	Class of Building—House Hut, Store, etc.	Occupied or Un-occupied.	Material of which Constructed.	Roofing Material.	Number of Rooms.	Race of Occupant.	Owner or Renter.	Rental.	Rates.	Occupation and Industry of Occupant.	Number of Persons in Regular Household.
1865	Cape.....	—	—	—	—	—	—	—	—	—	—	—
1875	Cape.....	X	X	—	—	X	—	—	—	—	—	—
1880	Orange Free State Republic.....	X	—	—	—	—	—	—	—	—	—	—
1890	Orange Free State Republic.....	X	—	—	—	—	—	—	—	—	—	—
1890	Transvaal Republic.....	—	—	—	—	—	—	—	—	—	—	—
1891	Cape.....	X	X	X	—	X	X	—	—	—	—	—
1891	Natal.....	—	—	—	—	—	—	—	—	—	—	—
1904	Cape.....	X	X	X	—	X	—	—	—	—	—	—
1904	Natal.....	—	—	—	—	—	—	—	—	—	—	—
1904	Transvaal.....	X	—	X	—	X	—	—	—	—	—	—
1904	Orange River Colony.....	X	X	—	—	—	—	X	—	—	—	—
1911	Union.....	X	X	X	—	X	—	X	—	—	X	X
1918	Union.....	X	X*	X	X	X	X	X	X	—	X	X
1921	Union.....	X	X*	X	—	X	—	X	—	—	X	X
1926	Union.....	X	X	X	—	X	—	X	X	X	X	X

\* Occupied Dwellings only enumerated; unoccupied dwellings practically nil.

**148. Scope of the Enquiry.**—With the exception of dwellings in certain rural suburbs of large towns, the tabulation has been confined to urban areas. The rural suburbs referred to are mainly populated by persons following urban vocations in the adjacent urban centres. The housing conditions in these areas are somewhat similar to other suburban areas falling within the jurisdiction of municipal councils.

In 1926 a change was made in the method of dealing with flats, residential chambers, and similar abodes. Previously, it was the practice to treat a block of residential chambers or flats as one dwelling; but for the current Census, each flat, etc., was treated as a separate dwelling. This has had the effect of showing a large increase in the number of one and two-roomed dwellings, and decreasing the number of dwellings of ten rooms and over.

It was considered that this method would overcome the numerous difficulties encountered in suitably tabulating this type of dwelling. It is certain that the new method gives a better perspective of the overcrowding of otherwise of these large residential establishments. For example, it frequently happened that a block of chambers contained say 30 rooms and 30 occupants; but as no indication was given on the forms as to how many of the rooms were unoccupied, the ordinary method of arriving at the average number of occupants per room frequently gave results very far from actual fact, especially in the poorer types of tenement building. By treating each "household" and the rooms occupied by it as a separate dwelling, a more accurate picture is revealed.

**149. Method of Tabulation.**—The tables in this volume are not fully comparable with the tables for the previous Census for the reason that separate tabulation has been made, firstly, according to classes of material of the outer walls as follows:—

- (i) Brick, brick and stone, or concrete, or stone;
- (ii) all other materials;

and, secondly, by separating the houses reserved for employees of the owner, generally known as "privileged houses," from the ordinary private dwellings.

At the Census of 1918 the questionnaire regarding the dwelling was embodied in the Household's Schedule. At the Census of 1921 a separate form was used in conjunction with a questionnaire regarding live stock in urban areas. This method of embodying the questions in the Household's Form was therefore reverted to for the current Census. This latter method enables information to be checked against the particulars of the household or family occupying the dwelling, and in the event of doubtful information being given in regard to any of the items of the enquiry a query can be raised or obvious adjustments made before tabulation.

A considerable number of queries was raised and referred back to the enumerators or supervisors for further information; but notwithstanding this endeavour to obtain as accurate a Census of dwellings as possible, there was a small proportion of forms which could not be used owing to obviously incorrect particulars being furnished. This also applies to the previous Censuses, and it must be understood that the total numbers of dwellings dealt with in

this volume are therefore not absolute. The number discarded was an extremely small proportion of the total and any calculations based on the figures would not be affected.

It must not be assumed that the increase in the number of dwellings between two censuses represents the total of new buildings erected during the period. Building of houses is continuously taking place; but the explanation of a part of the increase may be found in the fact that, owing to congestion, families are compelled to share houses, and frequently such portions of houses are returned as separate dwellings. As more houses become available and congestion is eased, it is conceivable that the increase shown in the number of dwellings might be less than the actual increase in the number of separate houses. Moreover, houses are sometimes pulled down to make room for improved dwellings or for business premises.

**150. Exclusion of Kitchens.**—Custom in South Africa gives the kitchen a somewhat lower status in the domestic economy of the country than in most other countries. The reason is to be found in the fact that the native or other non-European is almost universally employed as the domestic servant whose sphere of work is largely in the kitchen. Incidentally, this has had its effect in building designs in South Africa, where the large kitchen and living-room of European countries is seldom seen. Thus the kitchen as a living-room is excluded from the statistics of the Union, whereas in Australia, New Zealand, and England and Wales it is included.

**151. Increase in Dwellings.**—At the Censuses of 1918 and 1921 there was a considerable shortage of houses throughout the Union, with the inevitable result of overcrowding, especially in the poorer neighbourhoods. Table CXXVIII gives in summarised form a comparison between the three Censuses. The table refers only to private dwellings and excludes residential chambers and flats. It will be seen that the total number of private dwellings has increased considerably since the previous census, and that the distribution according to the number of rooms has changed. The predominant type has always been the four-room dwelling, and the proportion of this class to the total has increased from 28.4 per cent. to 30.1 per cent during the quinquennium.

TABLE CXXIX.—NUMBER AND PROPORTION OF OCCUPANTS OF PRIVATE DWELLINGS (EUROPEAN) IN URBAN AREAS, CLASSIFIED ACCORDING TO NUMBER OF LIVING-ROOMS, AND THE AVERAGE NUMBERS PER DWELLING AND PER ROOM, CENSUSES 1918, 1921, AND 1926.

Number of Living Rooms.	Occupants.											
	Number.			Percentage.			Average Number per Dwelling.			Average Number per Room.*		
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.
1.....	7,882	9,444	10,942	1.3	1.4	1.3	2.81	3.20	2.61	2.81	3.20	2.61
2.....	47,901	56,490	57,147	7.8	8.2	6.8	4.09	4.23	3.92	2.04	2.12	1.96
3.....	135,379	154,477	180,960	21.9	22.6	21.7	4.52	4.64	4.47	1.51	1.55	1.49
4.....	174,743	194,716	254,220	28.3	28.4	30.5	4.96	5.09	4.94	1.24	1.27	1.23
5.....	114,932	127,245	159,217	18.6	18.6	19.1	5.17	5.43	5.21	1.03	1.09	1.04
6.....	65,040	70,049	86,509	10.5	10.2	10.4	5.56	5.79	5.57	.93	.96	.93
7.....	32,013	34,096	40,127	5.2	5.0	4.8	5.81	6.08	5.75	.83	.87	.82
8.....	16,673	17,154	21,999	2.7	2.5	2.6	6.03	6.29	6.15	.75	.79	.77
9.....	8,316	8,501	10,982	1.4	1.2	1.2	6.30	6.60	6.28	.70	.73	.70
10 + .....	13,254	11,482	13,108	2.1	1.7	1.6	7.75	7.38	7.07	.65	.68	.62
Unspecified..	994	1,032	2	.2	.2	—	4.69	5.16	2.00	—	—	—
TOTAL.....	617,127	684,686	834,313	100.0	100.0	100.0	4.93	5.08	4.89	1.16	1.22	1.16

\* Figures are for dwellings of 1-19 rooms only.

With a decrease in the average number of occupants per dwelling there is a corresponding decrease in the average number of occupants per room. When reduced to this unit of measurement the variations are very slight, but it is evident from the figures that there is an improvement all round, the greatest being in one- and two-roomed dwellings, occupied generally by very poor people.

**153. Predominance of certain Sizes of Private Dwellings.**—Table CXXX illustrates the predominance of various sizes of houses occupied by Europeans in the urban areas of each Province. In past censuses the predominant type of house in Natal has been the five-roomed house, in Transvaal the three-roomed house, and in the Cape and Orange Free State the four-roomed house. The Census of 1926, however, shows a preference in all Provinces for

TABLE CXXVIII.—NUMBER AND PROPORTION OF PRIVATE DWELLINGS OCCUPIED BY EUROPEANS IN URBAN AREAS, CLASSIFIED ACCORDING TO NUMBER OF LIVING ROOMS, CENSUSES 1918, 1921, AND 1926.

Number of Living Rooms.	Dwellings.					
	Number.			Percentage.		
	1918.	1921.	1926.	1918.	1921.	1926.
1.....	2,801	2,953	4,188	2.2	2.2	2.5
2.....	11,726	13,341	14,568	9.4	9.9	8.5
3.....	29,980	33,276	40,452	23.9	24.7	23.7
4.....	35,222	38,232	51,417	28.1	28.4	30.1
5.....	22,211	23,443	30,546	17.8	17.4	17.9
6.....	11,705	12,105	15,531	9.3	9.0	9.1
7.....	5,510	5,609	6,973	4.4	4.2	4.1
8.....	2,765	2,720	3,376	2.2	2.0	2.1
9.....	1,319	1,289	1,606	1.1	1.0	0.9
10 + .....	1,707	1,555	1,855	1.4	1.1	1.1
Unspecified..	212	200	1	0.2	0.1	—
TOTAL.....	125,158	134,732	170,713	100.0	100.0	100.0

**152. Occupants of Dwellings.**—The easing of the position as regards the overcrowding existing in 1921 is shown in the following summary. The average number of occupants per dwelling has fallen from 5.08 in 1921 to 4.89 in 1926. The position is also better than in 1918, when the house shortage was first beginning to be felt. As explained previously, the position is not fully indicated by the figures owing to the requirements of enumeration and machine tabulation necessitating the method of treating each "household" as a separate entity even when two or more families are sharing one house. It is clear, however, when columns Nos. 8 and 9 of the table are compared, that in every instance the average number of occupants per private dwelling has decreased.

Thirty per cent. of the total occupants were housed in dwellings of four rooms. This figure agreeing almost exactly with the proportion of four-roomed houses. The smaller dwellings housed a relatively smaller and the larger a relatively larger percentage of occupiers of private dwellings.

the house of four rooms. This size of house totals 51,417 or 30 per cent. of all houses in urban areas of the Union.

Whereas over 28 per cent. of houses in Natal were of five rooms in 1921, the four-roomed house now takes foremost rank with a total of almost 29 per cent. Similarly, in Transvaal the three-room houses predominated with 31.6 per cent. of the total in 1921; but the preference for four-roomed houses caused a predominance in this class in 1926 of 32 per cent.

The second portion of the table shows the size of house which holds the highest proportion of the population. In 1926 the predominant size of house (four-roomed) held the greatest proportion of persons in all Provinces, whereas in 1921 the predominant class of house (three rooms) in the Transvaal did not contain the greater proportion of the population of that Province.

TABLE CXXX.—PREDOMINANT CLASS OF PRIVATE HOUSE (ACCORDING TO NUMBER OF LIVING ROOMS) AND NUMBER OF OCCUPANTS IN URBAN AREAS, 1918 TO 1926.

Province.	1918.			1921.			1926.		
	No. of Rooms	No.	%.	No. of Rooms	No.	%.	No. of Rooms	No.	%.
<i>No. of Houses of Predominant Size.</i>									
Cape.....	4	13,958	26.46	4	14,691	26.22	4	19,693	28.43
Natal.....	5	3,079	28.98	5	3,329	28.59	4	5,513	28.95
Transvaal	3	16,134	31.37	3	17,412	31.57	4	21,690	32.16
O.F.S.....	4	2,823	27.30	4	3,411	28.62	4	4,521	30.24
Union.....	4	35,232	28.14	4	38,232	28.37	4	51,417	30.12

*Number of Occupants in the Size of House containing Predominant Number of People.*

Cape.....	4	67,900	26.35	4	73,664	25.77	4	95,986	28.25
Natal.....	5	15,160	28.68	5	17,831	28.99	4	25,622	27.63
Transvaal	4	79,457	31.38	4	88,326	31.92	4	109,378	33.43
O.F.S.....	4	14,945	28.03	4	17,673	29.17	4	23,234	31.16
Union.....	4	174,743	28.31	4	194,716	28.44	4	254,220	30.47

TABLE CXXXI.—OWNERSHIP OF PRIVATE DWELLINGS OCCUPIED BY EUROPEANS IN URBAN AREAS, CENSUSES 1918, 1921, AND 1926.

Province.	Owned by Occupier.			Not Owned by Occupier.			Total.			Percentage of Houses Owned by Occupier.		
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	*1926.	1918.	1921.	1926.
	Cape.....	19,125	23,082	31,219	33,629	32,942	33,052	52,754	56,024	69,280	36.3	41.2
Natal.....	3,649	4,733	9,703	6,975	6,891	9,334	10,624	11,644	34.3	40.8	51.0	
Transvaal	17,327	19,571	30,110	34,111	35,574	37,318	51,438	55,145	67,441	33.7	35.5	44.7
Orange Free State.....	4,528	5,786	7,250	5,814	6,133	7,699	10,342	11,919	14,950	43.8	48.5	48.5
UNION.....	44,629	53,192	78,291	80,529	81,540	92,403	125,158	134,732	170,713	35.7	39.5	45.9

\* Figures include 19 dwellings with terms of occupancy not specified.

Table CXXXII gives similar information in regard to the ownership of houses in the principal towns of the Union for the past three censuses.

The information collected in 1926 distinguished between those houses fully owned and those being acquired by the rent-purchase system. The term "fully owned" must not be taken in the

TABLE CXXXII.—OWNERSHIP OF PRIVATE HOUSES OCCUPIED BY EUROPEANS IN PRINCIPAL URBAN AREAS, 1918, 1921, AND 1926.

Town.	Owned by Occupier.			Not Owned by Occupier.			Total.			Percentage of Houses Owned by Occupier.				
	1926.			1926.			1926.			1926.				
	1918.	1921.	Owned.	Rent Purchase.	Total.	1918.	1921.	Rented Unfurnished.	Rented Furnished.	Nominal Rent or Free.	Total.	1918.	1921.	1926.
Cape Town.....	2,732	4,661	6,373	824	7,197	10,516	10,046	8,210	724	282	9,216	13,298	14,707	16,413
Wynberg.....	373	666	920	92	1,012	1,132	1,042	983	52	54	1,089	1,505	1,708	2,101
Port Elizabeth.....	778	1,111	1,449	239	1,688	2,906	2,715	2,573	116	98	2,787	3,684	3,826	4,475
East London.....	640	980	1,191	112	1,303	1,734	1,518	1,316	71	79	1,406	2,374	2,498	2,769
Kimberley.....	1,162	1,390	1,311	161	1,472	1,825	1,664	1,344	55	133	1,532	2,987	3,054	3,004
Durban.....	1,998	2,492	2,485	1,376	3,861	3,987	3,886	3,068	358	115	3,541	5,935	6,378	7,402
Pietermaritzburg.....	869	1,115	1,194	316	1,510	1,771	1,694	1,354	74	75	1,503	2,640	2,779	3,013
Pretoria.....	1,712	2,093	2,400	873	3,273	3,043	2,865	2,865	202	102	3,169	4,755	5,067	6,442
Innesdale.....	865	805	679	242	921	451	590	325	6	33	364	1,316	1,395	1,285
Johannesburg.....	7,756	8,588	9,851	3,098	12,949	15,416	16,039	14,949	535	441	15,925	23,172	24,627	28,874
Germiston.....	407	501	705	147	852	2,646	2,485	2,195	27	86	2,308	3,053	2,986	3,160
Bloemfontein.....	485	702	747	160	907	1,462	1,603	1,641	69	63	1,773	1,947	2,305	2,680

The Reef town of Germiston which contains a large community engaged in mining, shows the lowest percentage of owner-occupied houses. In 1918 only 13 per cent. of the houses enumerated were owned by the occupiers, but eight years later the proportion had doubled. Cape Town, in 1918, was also low on the list, but more than doubled the proportion of owner-occupied houses by 1926. Durban, Pietermaritzburg, and Pretoria head the list, over 50 per cent. of the houses being owned by the occupiers in each case. The village of Innesdale, adjoining the Pretoria Municipality, shows the remarkable figure of almost 72 per cent., but many of the houses in this village are of poor type, and the bulk of the houses built in this area in the early days following the Boer War land boom were of wood and iron. Of the towns selected, Kimberley alone has made only slight progress in the proportion of houses acquired by the occupiers.

154. Ownership of Private Dwellings.—The summary given hereunder indicates the extraordinary increase in the number of houses that have been acquired by their occupiers. During the three years 1918 to 1921 there was a post-war boom in house property, due largely to the shortage then existing. As a result of the increased demand during that period, many tenants were forced to purchase the houses they occupied as an alternative to paying increased rent, or having the house sold over their heads. Although the proportion of owner-occupied houses has increased during the period 1921-26, the average annual rate of increase has not been quite as great as the rate in the previous three years. Nevertheless, the increase is really extraordinary, and especially so in Natal, where more than half the private dwellings enumerated are now owned by the occupiers. Conditions in the Orange Free State have remained unaltered during this period. 46 per cent. of the private dwellings in the Union are now owned by the occupiers.

literal sense, as probably a large proportion, if not the majority, were bonded or mortgaged to building societies, municipalities, or to other financial companies or corporations. The particulars are tabulated according to the statements of the occupiers.

Distinction is also drawn according to the terms of occupancy of the houses not owned by occupiers.

The second portion of the table shows the numbers of houses not owned by the occupiers. In Pretoria, Bloemfontein, Port Elizabeth, and Wynberg, there is an increase in all instances between 1921 and 1926 in the number of houses not owned by occupiers. This indicates that in the other towns houses have been acquired by the occupiers in excess of the number built during this period. The four exceptions mentioned all show very small increases in the numbers.

155. Materials of Construction of Houses.—Table No. 11 in Part IX of the Report gives particulars of the materials of construction in over one hundred towns in various parts of the Union. In compiling the list for detailed tabulation, a selection was made of towns widely scattered and likely to give a reasonable sample of the locality selected. Table CXXXIII gives particulars of

the principal metropolitan areas covering the majority of dwellings in urban areas, and makes comparison with the two previous censuses.

The numbers enumerated of each class of material have increased at each Census, but the proportions have varied from Census to Census. In Cape Town the proportions of brick and

brick and stone houses have decreased, while the proportion of concrete houses has increased. East London has the smallest proportion of brick houses and the highest proportion of wood and iron houses. Germiston had a high proportion of wood and iron houses in 1918 and 1921, but has since increased the proportion of brick houses at the expense of the wood and iron houses.

TABLE CXXXIII.—PRIVATE DWELLINGS OCCUPIED BY EUROPEANS IN TEN PRINCIPAL UNION TOWNS, CLASSIFIED ACCORDING TO THE MATERIALS OF WHICH THE OUTER WALLS (EXCLUDING FOUNDATIONS) WERE CONSTRUCTED—CENSUSES, 1918 TO 1926.

Municipality.	Brick and Brick and Stone.			Stone.			Concrete.			Wood.			Iron, Wood and Iron and Brick Lined.			Other and Unspecified Materials.		
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.
	<i>Number of Private Dwellings.</i>																	
Cape Town.....	12,478	13,683	15,124	255	257	316	95	110	350	52	77	115	360	531	471	58	49	38
Port Elizabeth.....	3,027	3,928	3,666	36	45	48	41	43	95	27	64	37	548	632	623	5	14	6
East London.....	1,211	1,217	1,574	22	23	31	16	4	17	5	85	4	1,107	1,143	1,144	13	26	—
Kimberley.....	1,637	1,800	1,988	22	24	20	8	9	3	4	1	1	735	892	572	581	328	420
Durban.....	4,679	4,966	6,282	16	11	11	17	17	18	12	37	16	1,132	1,308	1,040	29	93	36
Pietermaritzburg.....	2,444	2,567	2,742	26	31	41	2	1	10	1	2	2	67	85	128	100	93	90
Johannesburg.....	17,880	18,941	24,700	135	166	198	94	44	66	15	11	15	4,900	5,370	3,782	208	95	57
Pretoria.....	4,061	4,305	5,831	24	24	28	20	20	28	2	3	—	628	693	552	20	22	3
Germiston.....	1,653	1,694	2,166	39	24	44	3	1	3	1	1	2	1,335	1,234	941	22	12	4
Bloemfontein.....	1,724	1,944	2,377	17	17	12	—	—	12	11	18	18	177	298	261	11	16	7

*Proportion per 1,000 Private Dwellings in Each Town.*

Cape Town.....	938	922	19	18	19	7	8	21	4	5	7	27	36	29	5	3	—	2
Port Elizabeth.....	822	791	819	10	12	11	11	11	21	7	17	8	149	165	139	1	4	—
East London.....	510	487	568	9	9	11	7	2	1	34	—	—	246	292	190	6	10	1
Kimberley.....	548	589	662	7	8	7	3	3	1	—	—	—	466	458	413	6	10	1
Durban.....	788	779	849	3	2	1	3	3	2	5	—	—	199	205	141	195	108	140
Pietermaritzburg.....	926	924	910	10	11	14	—	—	3	—	—	—	26	31	43	38	34	30
Johannesburg.....	772	769	858	6	7	7	1	2	—	—	—	—	212	218	131	9	4	2
Pretoria.....	854	850	905	5	5	5	5	4	4	—	—	—	132	137	86	4	4	—
Germiston.....	542	568	685	13	8	14	1	—	—	—	—	—	437	420	298	7	4	1
Bloemfontein.....	885	844	887	9	7	5	—	—	5	4	9	8	4	91	129	97	6	7

156. Ownership and Materials.—Table CXXXIV gives a summary for the urban areas of the Union of the ownership of private dwellings in relation to the material of which the dwellings were built. Of the 170,714 private dwellings enumerated, 152,420 were recorded as of private ownership. Of the balance of 18,294 the majority were owned by the Railway Administration; mining companies coming next with a total of 4,846 dwellings. Over 49 per cent. of the railway houses were built of brick, or taking class A materials (i.e. brick, stone, and concrete), together they formed slightly more than two-thirds of the total. Of the houses owned by mining companies 87 per cent. were constructed from Class A materials, while only 57 per cent. of the Government-owned houses were so constructed. Those owned by industrial companies and municipalities and built of Class A materials totalled 83 and 67 per cent. respectively.

TABLE CXXXIV.—NUMBER OF PRIVATE DWELLINGS OCCUPIED BY EUROPEANS IN ALL URBAN AREAS AND CERTAIN RURAL SETTLEMENTS, SHOWING THE MATERIALS OF WHICH CONSTRUCTED AND THE VARIOUS CLASSES OF OWNERSHIP.

Material.	Ownership and Number of Dwellings.								Total.
	Private Ownership.	Government Ownership (excluding Railways).	Railway Administration.	Municipal.	Mines.	Industrial Co.			
<i>Union.</i>									
Brick.....	119,577	1,643	3,590	1,185	3,990	544	130,529		
Stone.....	5,610	211	373	77	73	74	6,418		
Brick and Stone.....	5,728	127	768	142	161	26	6,952		
Concrete.....	1,006	26	148	25	16	36	1,257		
Wood.....	368	17	40	13	6	7	450		
Iron or Wood and Iron.....	12,985	976	1,274	314	322	65	15,936		
Wood and Iron, Brick-lined	4,346	225	816	15	109	11	5,522		
Sun-dried Brick.....	1,678	139	212	27	20	19	2,095		
Pisé.....	83	2	13	5	4	112	154		
Other Materials.....	942	95	93	41	135	9	1,315		
Unspecified.....	97	2	1	2	10	16	128		
TOTAL.....	152,420	3,463	7,315	1,859	4,846	811	170,714		

157. Residential Chambers, Flats, etc.—A different method of dealing with this class of dwelling was adopted at the Census of 1926 to that of previous enumerations. Previously, it was the practice to treat a block of residential chambers or flats as one

dwelling, but instructions were issued to enumerators at this Census to treat each flat, etc., as a separate dwelling. To what extent enumerators have carried out this instruction it is impossible to say; but although the figures tabulated in 1921 are not comparable with those of 1926, because flats and chambers at the former census were included with "all other dwellings," i.e. other than private dwellings, the number of one and two-room flats, etc., in 1926 far outnumber the numbers of "other dwellings" enumerated in 1921. The figures are as follows:—

Census, 1926:	1 Room.	2 Rooms.
Chambers, flats, etc.....	5,247	3,521
Census, 1921:		
All dwellings other than private..	1,782	1,327

It would therefore appear that, on the whole, the instructions were well observed. Beyond the number of dwellings and the occupants of flats no details have been tabulated, but it is certain that the new method gives a better perspective of the overcrowding or otherwise of these large residential establishments. The figures for the Union are given hereunder:—

TABLE CXXXV.—RESIDENTIAL CHAMBERS,

158. **Unoccupied Dwellings.**—One of the duties of enumerators in urban areas was to observe, in the course of their itinerary through their sub-districts, the number of dwellings unoccupied or in course of construction. In the case of those unoccupied, they were also requested to record, as far as possible, whether the dwelling was entirely vacant or whether the occupants were temporarily absent at the time of enumeration. The results of the enumerators' observations are given in the subjoined summary. It is realized that as far as the numbers in course of construction are concerned they may not all be private dwellings. An enumerator's personal opinion as to what the foundations of a building in the course of erection were intended for might be erroneous. The number of such cases, however, is likely to be negligible.

With regard to the number of dwellings vacant, all those in the inland Provinces may be taken as dwellings for Europeans, but those in the coastal Provinces may be dwellings for renting to either Europeans or non-Europeans. For example, in Port Elizabeth and suburbs there were one hundred houses stated to be vacant, but it cannot be assumed that all these were of the type suitable for habitation by Europeans, or even in a locality mainly populated by Europeans. Again, in Cape Town, there are areas where the two races are so intermingled that a house may alternately be first to Europeans or non-Europeans, according to whoever is the first suitable applicant for tenancy.

TABLE CXXXVI.—DWELLINGS UNOCCUPIED—CENSUS, 1926.

Province or Town.	Dwellings.		
	Occupants Absent.	Dwellings Vacant.	In Course of Construction.
Union.....	2,662	4,162	1,181
Cape.....	1,272	1,316	463
Natal.....	261	349	126
Transvaal.....	828	1,953	487
Orange Free State.....	301	544	105
Cape Town and Suburbs.....	214	316	246
Port Elizabeth and Suburbs.....	80	100	87
East London and Suburbs.....	68	38	27
Kimberley and Suburbs.....	23	18	—
Durban and Suburbs.....	130	216	93
Pietermaritzburg and Suburbs.....	48	44	6
Johannesburg and Suburbs.....	305	963	302
Pretoria and Suburbs.....	113	168	98
Germiston and Suburbs.....	56	162	7
Bloemfontein and Suburbs.....	51	104	53

159. **Non-European Dwellings.**—Concurrently with the European Census, an enumeration of the non-Europeans in the municipalities of Cape Town, Wynberg, Port Elizabeth, East London, and Bloemfontein was taken. The details of the dwellings occupied solely by non-Europeans are given in Tables 13 to 16 of Part IX of the Census tables. The Tables form interesting comparison with the housing conditions of Europeans. The following table gives a summary of the position as regards European and non-European dwellings in the three largest towns in the Cape Province. The municipality of Wynberg has been omitted, as the conditions are identical with those of Cape Town. Moreover, since the date of the Census, Wynberg has been absorbed by the municipality of Cape Town and no longer exists as a separate urban area. In the municipality of Bloemfontein complete segregation of the non-European population exists, and a comparison is thus less effectively made than in the Cape coastal towns where Europeans and non-Europeans live in neighbouring houses.

TABLE CXXXVII.—COMPARATIVE STATEMENT OF PRIVATE DWELLINGS—EUROPEAN AND NON-EUROPEAN.

Heading.	Cape Town.		Port Elizabeth.		East London.	
	E.	N.E.	E.	N.E.	E.	N.E.
	E. = European.	N.E. = Non-European.				
Number of Private Dwellings	16,414	10,055	4,874	2,727	2,849	1,826
Total Occupants.....	86,247	75,914	23,269	17,584	15,317	13,986
Average Number per Dwelling.....	5.25	7.55	5.20	6.45	5.33	7.45
Average Number per Room.....	1.12	2.71	1.21	2.83	1.18	2.44

160. **Comparison of Rentals Paid by Europeans and Non-Europeans.**—Table CXXXVIII gives a comparison between the average rents paid by Europeans and non-Europeans for houses of 3, 4, 5, and 6 rooms in the municipalities of Cape Town, Wynberg, Port Elizabeth, East London, and Bloemfontein. The table has been arranged to show the class of material of which the houses are constructed. The conditions in the first three towns are similar, while in East London there is partial segregation in native locations; but as explained in a previous paragraph the complete segregation of the races in Bloemfontein rather vitiates the comparison in this instance. Further, the non-European population of Bloemfontein is mainly native, there being no Asiatics and few coloured persons in that city. The rents shown in the table are therefore a comparison between municipal location houses and houses in the European residential quarter. On the other hand, the non-European populations of the four towns in the Cape Province contain mainly coloured persons and few natives, and the latter are only partially segregated in specified areas. The rents are, therefore, a fair comparison of the relative housing conditions of the non-Europeans in these towns.

TABLE CXXXVIII.—COMPARATIVE RENTALS OF EUROPEAN AND NON-EUROPEAN PRIVATE DWELLINGS IN THE MUNICIPALITIES OF CAPE TOWN, WYNBERG, PORT ELIZABETH, EAST LONDON, AND BLOEMFONTEIN—CENSUS, 1926.

Houses Constructed of—	Race of Occupant.	Average Monthly Rental for—			
		3 Rooms. 4 Rooms. 5 Rooms. 6 Rooms.			
		£ s. d.	£ s. d.	£ s. d.	£ s. d.
<b>Cape Town.</b>					
Brick, Concrete, or Stone	European.....	4 7 0	5 19 4	7 12 11	9 3 3
	Non-European..	3 7 1	4 5 3	5 9 9	6 6 11
Other Materials.....	European.....	3 6 6	4 15 0	6 12 8	5 19 2
	Non-European..	1 16 7	2 2 10	4 1 1	4 15 3
<b>Wynberg.</b>					
Brick, Concrete, or Stone	European.....	3 14 7	5 7 6	6 7 11	7 7 10
	Non-European..	2 13 3	3 10 6	4 10 6	5 10 0
Other Materials.....	European.....	3 2 11	3 3 4	5 10 0	6 10 0
	Non-European..	2 4 11	2 10 0	2 17 8	4 15 0
<b>Port Elizabeth.</b>					
Brick, Concrete, or Stone	European.....	3 9 4	4 17 1	6 9 6	8 7 0
	Non-European..	2 4 10	2 13 5	3 10 4	3 15 4
Other Materials.....	European.....	2 15 6	3 9 2	4 2 0	4 13 10
	Non-European..	2 4 1	2 7 8	3 0 2	3 9 11
<b>East London.</b>					
Brick, Concrete, or Stone	European.....	4 19 2	6 3 6	7 12 8	9 2 10
	Non-European..	5 0 0*	3 7 10	4 0 0	5 8 0
Other Materials.....	European.....	3 8 7	4 5 5	4 15 11	5 10 6
	Non-European..	2 16 11	3 5 10	3 16 9	4 0 0
<b>Bloemfontein.</b>					
Brick, Concrete, or Stone	European.....	6 7 9	8 5 5	9 19 6	10 4 0
	Non-European..	1 8 0	1 14 3	2 3 5	2 7 4
Other Materials.....	European.....	4 1 11	4 13 11	5 15 0	—
	Non-European..	1 8 7	1 5 0	1 4 0	—

\* One house only.

161. **Dwellings Occupied by both Europeans and Non-Europeans.**—In the Union, generally speaking, the housing conditions of Europeans differ considerably from those of non-Europeans. In the inland Provinces, the residential areas in towns are reserved to Europeans, while natives are confined by law to municipal locations, Asiatics to bazaars or locations, and so on. Conditions are different in the Cape Province, and in the larger towns there are often no restrictions on non-Europeans, especially in regard to the Cape coloured community. It is true that they are often found located in particular quarters of a city, but that is due to social custom and not to legal disability. In these circumstances, the better type of coloured person and the poorer type of European are often to be found living side by side, or, indeed, residing together in one house. This raised the difficulty of how to classify dwellings containing both Europeans and non-Europeans. It was found necessary to treat each case on its merits, and the following tables show the details of 574 dwellings so treated in four municipalities. 203 were classified as European and 371 as non-European dwellings.

TABLE CXXXIX.—DWELLINGS CONTAINING BOTH EUROPEANS AND NON-EUROPEANS.

Town.	Dwelling.	Occupants.		Classification of Dwelling.				Average Number of		
		E.	N.E.	E.	N.E.	Rooms per Dwelling.	Persons per Dwelling.	Persons per Room.		
		E. = European.	N.E. = Non-European.							
Cape Town.....	465	1,482	3,102	175	290	4.46	9.84	2.20		
Wynberg.....	68	85	382	13	55	3.40	6.87	2.02		
Port Elizabeth..	40	89	152	15	25	3.65	6.03	1.65		
East London....	1	1	8	—	1	7.00	9.00	1.29		

TABLE CXL.—DWELLINGS CONTAINING BOTH EUROPEANS AND NON-EUROPEANS, CLASSIFIED ACCORDING TO NUMBER OF ROOMS.

Number of Rooms.	Dwellings.			Occupants.					
	Cape Town.	Wynberg.	Port Elizabeth.	Cape Town.		Wynberg.		Port Elizabeth.	
				E.	N.E.	E.	N.E.	E.	N.E.
1.....	9	2	3	14	29	2	4	6	5
2.....	64	9	3	110	278	13	50	5	8
3.....	155	30	16	288	850	34	147	35	46
4.....	94	17	12	202	551	27	112	23	40
5.....	47	7	3	136	302	7	57	9	15
6.....	36	2	1	119	300	1	2	8	30
7.....	19	1	1	73	196	1	10	2	7
10 +.....	41	—	1	540	596	—	—	1	1
TOTAL....	465	68	40	1,482	3,102	85	382	89	152

NOTE.—East London having only one mixed dwelling, has been omitted from above table.

162. **Average Number of Occupants per Room.**—Table No. CXXLI (i) deals with the numbers of dwellings in relation to the number of occupants per room. See paragraph 150 in regard to the exclusion of kitchens. One portion of the table shows the actual numbers of dwellings dealt with, and the other the distribution per cent. in each of the ten largest towns including their suburbs. There is a sharp drop between the groups 1.5 to 1.9 and 2 persons per room, and six of the ten largest towns have less than 10 per cent. of houses accommodating more than 2 persons per room.

The table shows that in Kimberley 59 per cent. of the dwellings contained one or less and 95 per cent. two or less persons per room. On the other hand, in Bloemfontein only 39 per cent. of

the dwellings contained one or less and 84 per cent. two or less persons per room. The table shows details of twelve averages; but if one takes the summation of the percentages in three groups the following comparisons result:—

Urban Centre.	1 or less per Room.	2 or less per Room.	3 or less per Room.
Kimberley.....	% 59.14	% 95.41	% 99.19
Pietermaritzburg.....	63.33	95.37	99.04
Durban.....	58.78	94.80	99.03
Johannesburg.....	47.59	91.05	98.58
Cape Town.....	52.20	90.36	98.15
East London.....	49.03	90.13	97.90
Pretoria.....	43.71	87.89	97.22
Germiston.....	43.04	87.40	97.79
Port Elizabeth.....	47.02	87.01	96.68
Bloemfontein.....	38.73	84.08	97.03

The towns shown above have been arranged in the order of the highest percentage containing two or less than two persons per room.

Table No. CXXLI (ii) deals with the number of occupants who were housed in the dwellings dealt with in table No. (i). The first portion merely records the numbers in each town who are living under comfortable or overcrowding conditions. The lower portion of the table gives the proportions per cent. and thus makes possible comparison between the towns. By summation of these percentages we find that the population of Pietermaritzburg was living under better housing conditions than the populations of the other towns dealt with. Almost 92 per cent. of the occupants of private dwellings were living two or less than two per room, while nearly 48 per cent. were living under conditions which averaged one or less than one per room. The difference between the last column of the following statement and 100 per cent. gives the proportion living under conditions which average over three persons per room.

Comparison of this statement with that dealing with the dwellings above shows that, whereas there was a greater proportion of dwellings in Kimberley than in Pietermaritzburg in which persons were living two or less persons per room, the proportion of persons in Pietermaritzburg living under these conditions was greater than in Kimberley.

Urban Centre.	1 or less per Room.	2 or less per Room.	3 or less per Room.
Pietermaritzburg.....	% 47.90	% 91.90	% 98.57
Kimberley.....	43.18	91.57	98.64
Durban.....	43.59	91.22	98.52
Johannesburg.....	32.93	85.07	97.60
East London.....	33.30	83.63	96.86
Cape Town.....	36.88	83.56	96.74
Pretoria.....	29.02	80.35	95.41
Germiston.....	28.53	79.99	96.35
Port Elizabeth.....	31.31	79.86	94.99
Bloemfontein.....	24.85	75.49	94.99

Further comparison of these statements shows that East London and Cape Town also change positions, and that the other towns retain their same relative positions in regard to percentage of dwellings and percentage of occupants. Bloemfontein still remaining in the tenth position with only 75 per cent. of the occupants living two or less than two persons per room. Bloemfontein and Port Elizabeth both had 5 per cent. of the occupants of private dwellings living over three persons per room.

163. **Private Dwellings in Large Towns.**—Table No. CXXLII summarizes certain interesting facts concerning the occupancy of private dwellings of 3, 4, 5, and 6 rooms in the ten largest towns in the Union.



TABLE CXLVI.—RENTED PRIVATE DWELLINGS IN URBAN AREAS—CENSUS, 1926.

Table with columns for Province, Brick, Stone, Brick and Stone, or Concrete (3 Rooms, 4 Rooms, 5 Rooms, 6 Rooms), and All other Materials (3 Rooms, 4 Rooms, 5 Rooms, 6 Rooms). Rows include Cape, Natal, Transvaal, Orange Free State, and Union.

(ii) Rentals in Large Towns.—In Table No. CXLVII the rentals for houses of three to six rooms are given for the ten largest towns for a series of three Censuses. In the previous Census Report the municipality of Germiston was not included among the largest towns. During the past few years it has grown very considerably and although it still ranks as tenth in order of the size of its Euro-

pean population, it is the ninth largest urban centre if the suburban areas are included. Moreover, owing to its position as a mining town of the Witwatersrand, it has a large non-European population, and if all races are taken into consideration it is the fifth largest town of the Union.

TABLE CXLVII.—AVERAGE MONTHLY RENT OF THREE TO SIX ROOM RENTED DWELLINGS (EUROPEAN OCCUPANTS) IN THE TEN PRINCIPAL TOWNS (EXCLUDING SUBURBS), 1918, 1921, AND 1926.

Table with columns for Municipality, 3 Rooms, 4 Rooms, 5 Rooms, 6 Rooms. Sub-columns for years 1918, 1921, 1926. Rows include Cape Town, Port Elizabeth, East London, Kimberley, Pietermaritzburg, Durban, Pretoria, Johannesburg, Bloemfontein, Germiston, and TEN TOWNS.

NOTE—The 1926 rentals are for non-privileged houses built of brick, brick and stone, concrete, or stone only.

Table No. CXLVIII includes houses up to ten rooms; but relates to the year 1926 only. Moreover, the adjoining suburbs of the municipalities have also been included with each town. The inclusion of the suburbs has very little effect. In several cases the rents are identical with those given in the previous table, in two or three cases they are slightly higher, but generally the effect is to give a slightly lower average.

The last column of the table shows the average monthly rental per room of these houses. Pretoria heads the list with an average of £1. 19s. 9d., followed closely by Bloemfontein with only 2d. per room less. At the other end of the scale is Kimberley with an average of £1. 3s. 8d. per room. The average rent per room in Pretoria is thus 69.3 per cent. higher than in Kimberley.

TABLE CXLVIII.—AVERAGE MONTHLY RENTALS OF HOUSES—1 TO 10 ROOMS—TEN PRINCIPAL URBAN AREAS (INCLUDING SUBURBS)—1926.

Table with columns for Town and Suburbs, Number of Rooms (1 to 10), and Average Rent per Room. Rows include Cape Town, Port Elizabeth, East London, Kimberley, Pietermaritzburg, Durban, Pretoria, Johannesburg, Bloemfontein, Germiston, and TEN URBAN AREAS.

165. Rent Census, 1928.—Since the tabulation of the Census of 1926, a Special Rent Census was taken in May, 1928. The average rental for each class of house in nine principal urban centres is given in the table below. This shows an average increase in two years of 2.06 per cent. for the same areas. The greatest increase, 10.8 per cent., almost double that of any other town, occurred in Port Elizabeth, while rents were practically stationary in Durban, Pretoria, and Johannesburg. The returns were subjected to a very close scrutiny, far more detailed than is possible when this item forms part of the questionnaire of a full population Census. It was found that there was little tendency for the rents of the same houses to be increased. In all areas a considerable number of the houses had the same rent as two years before. The marked boom in house building which has taken place has tended to put on the market a considerable number of new houses with a higher average rent. Changes entailing considerable capital expenditure such as hot water installations, electric stoves, and other electrical installations, or the extension of water-borne sewerage schemes tend to some increase in rent of the newer houses, and the latter service possibly accounted for some of the increase in Port Elizabeth. In that town, however, the greater part of the increase was due to new rented houses and houses previously occupied by owners now being rented. It would appear that a number of owners have let their houses owing to good rentals being obtainable. Moreover, it was found that a number of old houses previously let at low rentals had been demolished.

TABLE CXLIX.—AVERAGE RENTS OF HOUSES OF THREE TO SIX ROOMS IN THE NINE PRINCIPAL URBAN CENTRES—CENSUS, MAY, 1928.

Table with columns for Centre, 3 Rooms, 4 Rooms, 5 Rooms, 6 Rooms. Rows include Cape Town, Port Elizabeth, East London, Kimberley, Pietermaritzburg, Durban, Pretoria, Witwatersrand, and Bloemfontein.

166. Rent Index Numbers.—Table No. CL gives the index numbers of rents in the principal urban centres of the Union for the period 1910 to May, 1928. This table affords a quicker reference and comparison than a table of averages in pounds, shillings and

pence. The basis of the table is the average rent in the year 1910 of the nine urban centres taken as a whole. This average is expressed as 1,000. The index number of the towns taken as a whole in 1926 was 1,359, which indicates that rents had increased during the sixteen years by 35.9 per cent. In 1910, Pretoria was exactly 21 per cent. above the Union average, and in 1926 exactly 60 per cent. above the Union average in 1910; but only 17.7 per cent. above the Union average in 1926, i.e. 1,000 x 100.0 / 1,359 = 1,177 or 17.7 per cent. Durban on the other hand was 19.9 per cent. below the Union average in 1910, and 12.8 per cent. above the Union average in 1926. These few examples are given to indicate how the index numbers should be used.

TABLE CL.—INDEX NUMBER OF RENTS OF HOUSES IN NINE PRINCIPAL URBAN CENTRES—1910 TO 1928.

Table with columns for Urban Centre, 1910, 1914, March, 1925, May, 1926, May, 1928. Rows include Cape Town, Port Elizabeth, East London, Kimberley, Pietermaritzburg, Durban, Pretoria, Witwatersrand, Bloemfontein, and AVERAGE.

167. Building Plans Passed.—The Rent Census taken in May, 1928, clearly indicates to what extent average rentals are influenced by activity in the building trades. The following table showing the number and value of building plans passed by the local authorities in the large urban centres is therefore not without interest in this connexion. The period taken in each of the three years shown is from May to April and therefore gives a review of the three years immediately prior to the Census of 1926. The figures refer only to private dwelling-houses. Unfortunately full particulars are not available for the municipality of Kimberley. A noticeable feature is the high proportion of new five-room houses constructed in Pietermaritzburg and Durban. It was pointed out in an earlier paragraph that in previous years the five-room house in Natal predominated; but in 1926 the position had changed and the four-room house was the predominant type of private dwelling.

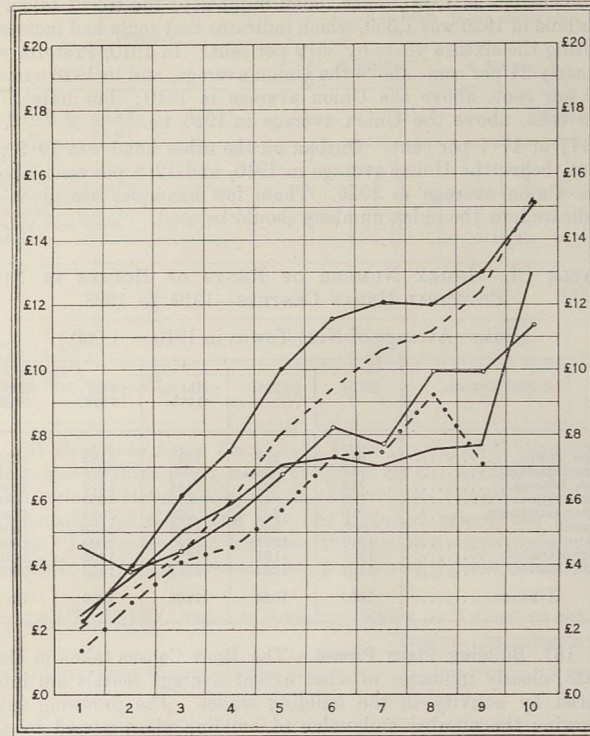
TABLE CLI.—NUMBER AND VALUE OF BUILDING PLANS OF PRIVATE DWELLINGS PASSED BY THE LOCAL AUTHORITIES IN THE PRINCIPAL TOWNS, 1923-26.

Table with columns for Municipalities, 1923-24, 1924-25, 1925-26. Sub-columns for 3 Rooms and under, 4 Rooms, 5 Rooms, 6 Rooms and over. Rows include Capetown, Port Elizabeth, East London, Kimberley, Pietermaritzburg, Durban, Pretoria, Johannesburg, and Bloemfontein.

168. Graphical Representation.—The figures given in the foregoing tables are illustrated diagrammatically in the accompanying

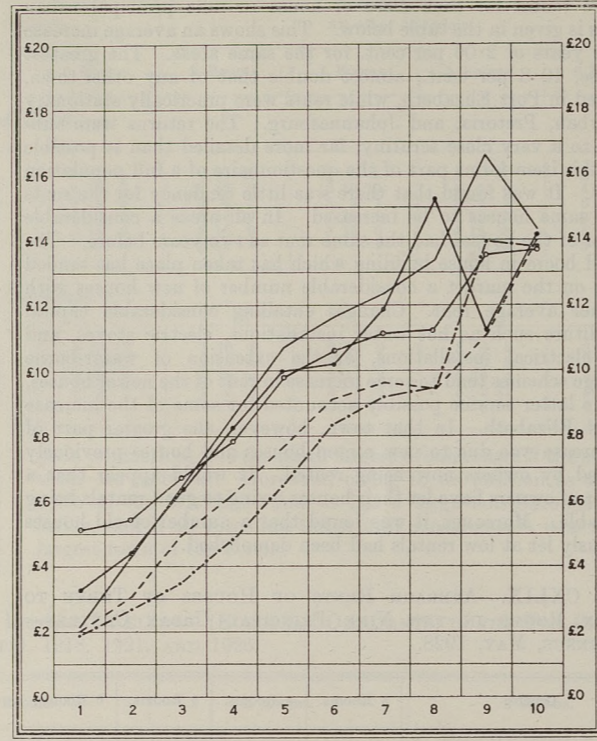
Graphs Nos. LII to LVI.

AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



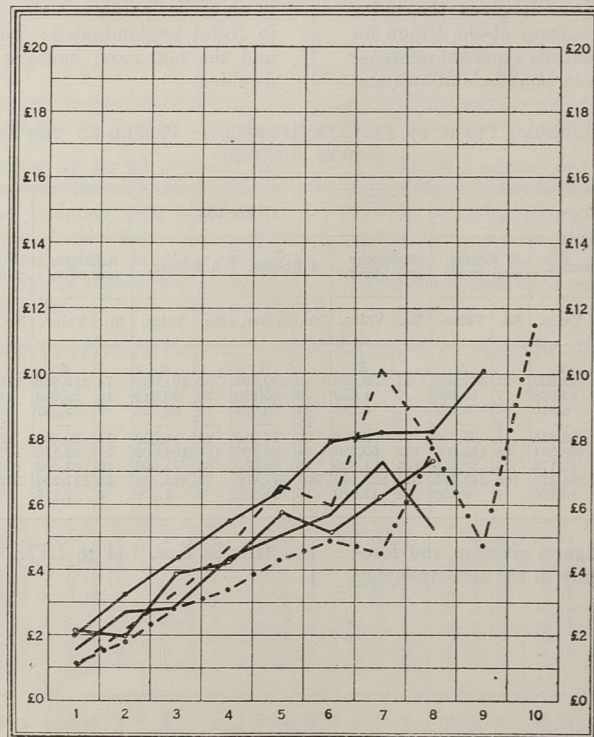
Graph LII.

AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



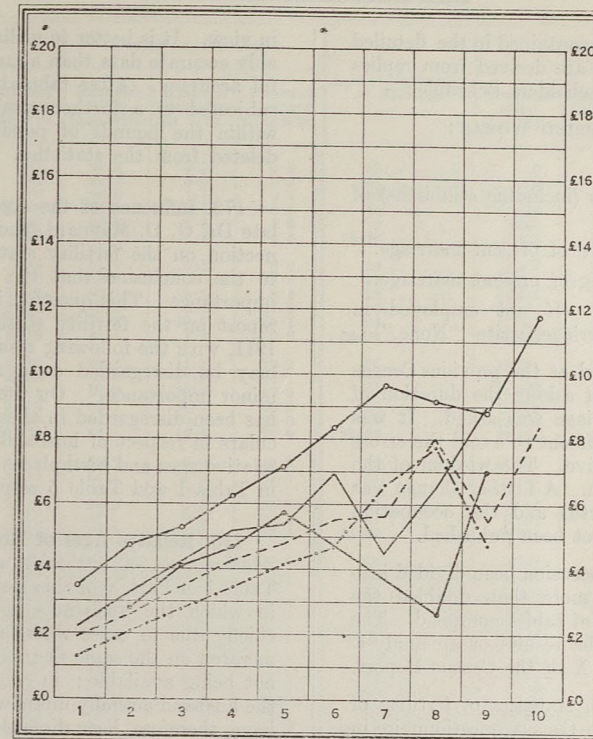
Graph LIII.

AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF MATERIALS OTHER THAN BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



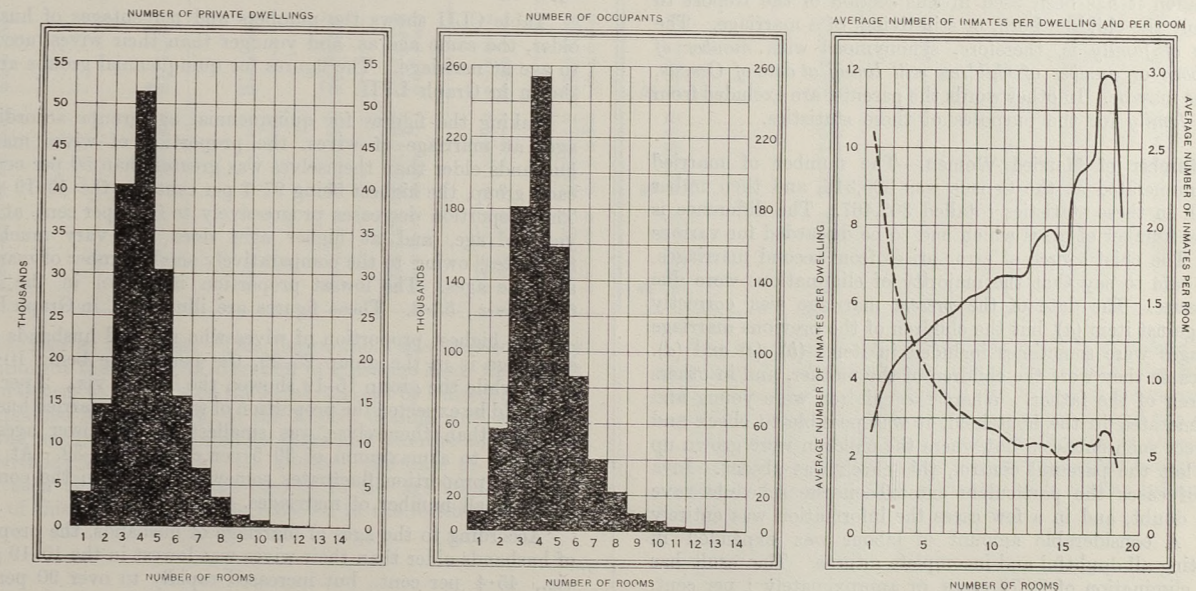
Graph LIV.

AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF MATERIALS OTHER THAN BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



Graph LV.

PRIVATE DWELLINGS OCCUPIED BY EUROPEANS CLASSIFIED ACCORDING TO THE NUMBER OF ROOMS—UNION, 1926.



Graph LVI.