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.

1865 Cape.	Colony, State, or Union.	Color	, State, or Union.	Class of Building— House Hut, Store, etc.	occupied.	Material of which Con- structed.	Roofing Material.	Number of Rooms.	Race of Occupant.	Owner or Renter.	Rental.	Rates.	Occupa- tion and Industry of Occupant.	Number of Persons in Regular Household.
1904 Transvaal.	5 Cape. 0 Orange Free State Republic 0 Transvaal Republic 1 Transvaal Republic 1 Natal 4 Cape 4 Natal 4 Transvaal 4 Orange River Colony	pe ange Free sange Free sansvaal Rep pe tal tal ansvaal ange River	te Republicte Republicblicblic	X X X X X X	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 Householders' 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 collection was not an unqualified success, and the former method of embodying the questions in the Householders' 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 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.

			Dwel	lings.		
Number of Living		Number.			Percentage.	
Rooms.	1918.	1921.	1926.	1918.	1921.	1926.
1	2,801 11,726 29,980 35,222 22,211 11,705 5,510 2,765 1,319 1,707 212	2,953 13,341 33,276 38,232 23,443 12,105 5,609 2,729 1,289 1,555 200	4,188 14,568 40,452 51,417 30,546 15,531 6,973 3,576 1,606 1,855	$\begin{array}{c} 2 \cdot 2 \\ 9 \cdot 4 \\ 23 \cdot 9 \\ 28 \cdot 1 \\ 17 \cdot 8 \\ 9 \cdot 3 \\ 4 \cdot 4 \\ 2 \cdot 2 \\ 1 \cdot 1 \\ 1 \cdot 4 \\ 0 \cdot 2 \end{array}$	2·2 9·9 24·7 28·4 17·4 9·0 4·2 2·0 1·1 0·1	2·5 8·5 23·7 30·1 17·9 9·1 4·1 2·1 0·9 1·1
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.

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		Occupants.										
of Living Rooms.	of Living Number.		-Class v	Percentage.	roles II	Average	Number per l	Dwelling.	Average	Number per	Room.*	
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.
1	7,882 47,901 135,379 174,743 114,932 65,040 32,013 16,673 8,316 13,254 994	2. 9,444 56,490 154,477 194,716 127,245 70,049 34,096 17,154 8,501 11,482 1,032	3. 10,942 57,147 180,960 254,220 159,217 86,509 40,127 21,999 10,082 13,108 2	4. 1·3 7·8 21·9 28·3 18·6 10·5 5·2 2·7 1·4 2·1	5. 1·4 8·2 22·6 28·4 18·6 10·2 5·0 2·5 1·2 1·7	6. 1.3 6.8 21.7 30.5 19.1 10.4 4.8 2.6 1.2 1.6	7. 2·81 4·09 4·52 4·96 5·17 5·56 5·81 6·03 6·30 7·76 4·69	8. 3·20 4·23 4·64 5·09 5·43 5·79 6·08 6·29 6·60 7·38 5·16	9. 2:61 3:92 4:47 4:94 5:21 5:57 5:75 6:15 6:28 7:07 2:00	2·81 2·04 1·51 1·24 1·03 ·83 ·83 ·75 ·70 ·65	3:20 2:12 1:55 1:27 1:09 :87 :79 :73 :68	2.61 1.96 1.49 1.23 1.04 .93 .82 .77 .70
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

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.

		1918.			1921.			1920.	
Province.	No. of Rooms	No.	%.	No. of Rooms	No.	%.	No. of Rooms	No.	%.
		No. oj	f Hous	es of P	redomi	nant S	ize.		
Cape	4 5	13,958	26.46	4 5	14,691 3.329	26·22 28·59	4 4	19,693 5,513	28 · 43 28 · 95

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

			STATE OF THE STATE	8 -30	-				
Cape Natal Transvaal O.F.S	4 5 4 4 4	67,900 15,160 79,457 14,945 174,743	26·35 28·68 31·38 28·03 28·31	4 5 4 4 4	73,664 17,831 88,336 17,673 194,716	25·77 28·99 31·93 29·17 28·44	4 4 4 4	95,986 25,622 109,378 23,234 254,220	28 · 25 27 · 63 33 · 43 31 · 16 30 · 47

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

Table CXXXI.—Ownership of Private Dwellings Occupied by Europeans in Urban Areas, Censuses 1918, 1921, and 1926.

an neutron est an processor of garage of the state of the	Owned by Occupier.			Not Owned by Occupier.			Real Ass	Total.		Percenta	age of Hous by Occupie	es Owned r.
Province.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	*1926.	1918.	1921.	1926.
Cape	19,125 3,649 17,327 4,528	23,082 4,753 19,571 5,786	31,219 9,703 30,119 7,250	33,629 6,975 34,111 5,814	32,942 6,891 35,574 6,133	38,052 9,334 37,318 7,699	52,754 10,624 51,438 10,342	56,024 11,644 55,145 11,919	69,280 19,042 67,441 14,950	36·3 34·3 33·7 43·8	41·2 40·8 35·5 48·5	45·1 51·0 44·7 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

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.

TABLE CXXXII.—Ownership of Private Houses Occupied by Europeans in Principal Urban Areas, 1918, 1921, and 1926.

		Own	ed by Occ	eupier.			Not	Owned by	Occupie:	r.			Total.			ntage of	
Town.				1926.		20			19	26.					Owne	ed by Oc	ecupier.
Town.	1918.	1921.	Owned.	Rent Pur- chase.	Total.	1918.	1921.	Rented Unfur- nished.	Rented Fur- nished.	Nominal Rent or Free.	Total.	1918.	1921.	1926.	1918.	1921.	1926.
Cape Town	2,782 373 778 640 1,162	4,661 666 1,111 980 1,390	6,373 920 1,449 1,191 1,311	824 92 239 112 161	7,197 1,012 1,688 1,303 1,472	10,516 1,132 2,906 1,734 1,825	10,046 1,042 2,715 1,518 1,664	8,210 983 2,573 1,316 1,344	724 52 116 71 55	282 54 98 79 133	9,216 1,089 2,787 1,466 1,532	13,298, 1,505 3,684 2,374 2,987	14,707 1,708 3,826 2,498 3,054	16,413 2,101 4,475 2,769 3,004	20·92 24·78 21·12 26·96 38·90	31·69 38·99 29·04 39·23 45·51	43·85 48·17 37·72 47·06 49·00
Durban Pietermaritzburg	1,998 869	2,492 1,115	2,485 1,194	1,376 316	3,861 1,510	3,937 1,771	3,886 1,664	3,068 1,354	358 74	115 75	3,541 1,503	5,935 2,640	6,378 2,779	7,402 3,013	33·66 32·92	$39.07 \\ 40.12$	52·16 50·12
Pretoria	1,712 865 7,756 407	2,093 805 8,588 501	2,400 679 9,851 705	873 242 3,098 147	3,273 921 12,949 852	3,043 451 15,416 2,646	2,974 590 16,039 2,485	2,865 325 14,949 2,195	202 6 535 27	102 33 441 86	3,169 364 15,925 2,308	4,755 1,316 23,172 3,053	5,067 1,395 24,627 2,986	6,442 1,285 28,874 3,160	$36.00 \\ 65.73 \\ 33.47 \\ 13.33$	41·31 57·71 34·87 16·78	50·81 71·67 44·85 26·96
Bloemfontein	485	702	747	160	907	1,462	1,603	1,641	69	63	1,773	1,947	2,305	2,680	24.91	30.46	33.84

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.

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.

Brick and Brick and

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.

Etallicipality.	-			in the same												1 01		
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926
total resignation of the second to	and the same	Sage	illa sila	Num	ber of	Priva	te Dw	ellings		guille	wh a	25%	9 80-	likin.				
Cape Town. Port Elizabeth. East London Kimberley. Durban. Pietermaritzburg. Johannesburg. Pretoria. Germiston. Bloemfontein.	12,478 3,027 1,211 1,637 4,679 2,444 17,880 4,061 1,653 1,724	13,683 3,028 1,217 1,800 4,966 2,567 18,941 4,305 1,694 1,944	15,124 3,666 1,574 1,988 6,282 2,742 24,760 5,831 2,166 2,377	255 36 22 22 16 26 135 24 39 17	257 45 23 24 11 31 166 24 24 17	316 48 31 20 11 41 198 28 44 12	95 41 16 8 17 2 34 20 3	110 43 4 9 17 1 44 20 1	350 95 17 3 18 10 66 28 3	52 27 5 4 12 1 15 2 1 18	77 64 85 1 37 2 11 3 1	115 37 4 1 16 2 15 — 2 12	360 548 1,107 735 1,182 67 4,900 628 1,335 177	531 632 1,143 892 1,308 85 5,370 693 1,254 298	471 623 1,144 572 1,040 128 3,782 552 941 261	58 5 13 581 29 100 208 20 22 11	49 14 26 328 93 93 95 22 12 16	38 6 -420 36 90 57 3 4 7
CONTRACTOR MANAGEMENT	T orman	Prop	portion 1	per 1,0	000 Pr	rivate 1	Dwelli	ngs in	Each	Town	n.	ileon					PORTS	
Cape Town. Port Elizabeth. East London. Kimberley. Durban. Pietermaritzburg. Johannesburg.	938 822 510 548 788 926 772	930 791 487 589 779 924 769	922 819 568 662 849 910 858	19 10 9 7 3 10 6	18 12 9 8 2 11 7	19 11 11 7 1 14 7	7 11 7 3 3 3 —	8 11 2 3 3 3 -	21 21 6 1 2 3 2	4 7 2 1 2 1 2	5 17 34 — 5 —	7 8 2 - 2 -	27 149 466 246 199 - 26 212	36 165 458 292 205 31 218	29 139 413 190 141 43	5 1 6 195 5 38	3 4 10 108 6 34 4	2 - 1 140 5 30

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 Governmentowned 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.

	2 3 1	Ownersh	ip and	Numbe	r of Dw	vellings	
Material.	Private Owner- ship.	Govern- ment Owner- ship (exclud- ing Rail- ways).	Rail- way Ad- mini- stra- tion.	Municipal.	Mines.	In- dus- trial Co.	Total.
4 4 4 1 4 2 5 4 4		Union.					
Brick. Stone Brick and Stone. Concrete Wood. Iron or Wood and Iron Wood and Iron, Brick-lined Sun-dried Brick. Pisé. Other Materials Unspecified	119,577 5,610 5,728 1,006 368 12,985 4,346 1,678 83 942 97	1,643 211 127 26 17 976 225 139 2 95 2	3,590 373 768 148 40 1,274 816 212 — 93 1	1,185 77 142 25 13 314 15 27 18 41 2	3,990 73 161 16 5 322 109 20 5 135 10	544 74 26 36 7 65 11 19 4 9	130,529 6,418 6,952 1,257 450 15,936 5,522 2,095 112 1,315 128
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: Chambers, flats, etc	1 Room. 5,247	2 Rooms. 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, Flats, etc. Union, 1926.

		ONION,	1920.		
	Dwe	llings.	1000	Occupants.	
Number of Rooms.	No.	%	No.	%	Average per Dwelling.
1. 2 3. 4 5. 6 6. 7 8. 9 10 11 12 13 14 15 16 17 18 19 Unspecified	5,247 3,521 1,303 725 305 216 102 83 54 56 31 28 17 20 16 6 10 6	44·21 29·67 10·98 6·11 2·57 1·82 ·86 ·70 ·46 ·47 ·24 ·14 ·17 ·13 ·05 ·08 ·05 ·90	7,452 7,123 4,998 3,340 1,721 1,454 834 726 637 644 382 272 248 372 248 379 212 255 87 154 116 3,660 —	21·56 20·61 14·46 9·66 4·98 4·21 2·41 2·10 1·55 1·57 1·12 1·08 -72 -98 -61 -74 -25 -45 -34 10·60	1·42 2·02 3·84 4·61 5·64 6·73 8·18 8·75 9·94 9·71 12·32 14·59 16·95 13·25 17·00 14·50 16·95 13·25 17·00 14·50
TOTAL	11,868	100.00	34,554	100.00	2.91

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 let to Europeans or non-Europeans, according to whoever is the first suitable applicant for tenancy.

TABLE CXXXVI.—DWELLINGS UNOCCUPIED—CENSUS, 1926.

		Dwellings.	
Province or Town.	Occupants Absent.	Dwellings Vacant.	In Course of Construction.
Union Cape	2,662 1,272 261 828 301 214 80 68 23 130 48 305 113 56	4,162 1,316 349 1,953 544 316 100 38 18 216 44 963 168 162	1,181 463 126 487 105 246 87 27 — 93 6 302 98 7 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

Table CXXXVII.—Comparative Statement of Private Dwellings—European and Non-European.

E = European. N.E. = Non-European.

Haalina	Cape !	Fown.	Port Eli	zabeth.	East I	st London.	
Heading.	E.	N.E.	E.	N.E.	E.	N.E.	
Number of Private Dwellings Total Occupants Average Number per Dwell-	16,414 86,247	10,055 75,914	4,874 23,269	2,727 17,584	2,849 15,317	1,826 13,986	
ing Average Number per Room	$5 \cdot 25 \\ 1 \cdot 12$	7·55 2·71	5·20 1·21	6·45 2·83	5·53 1·18	7·45 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	Race of	Ave	rage Mont	hly Rental	for—
Constructed of—	Occupant.	3 Rooms.	4 Rooms.	5 Rooms.	6 Rooms
	Can	petown.			
Brick, Concrete, or Stone	European Non-European	£ s. d. 4 7 0 3 7 1	£ s. d. 5 19 4 4 5 3	£ s. d. 7 19 11 5 9 9	£ s. d 9 8 8 6 6 11
Other Materials	European Non-European	3 6 6 1 16 7	4 15 0 2 2 10	6 12 8 4 1 1	5 19 2 4 15 3
pet universe, est most out att. La most knivertienn	Wy	nberg.	ali essen	a restant restablish nicim rest	Benne Serve
Brick, Concrete, or Stone	European Non-European	£ s. d. 3 14 7 2 13 3	£ s. d. 5 7 6 3 10 6	£ s. d. 6 7 11 4 10 6	£ s. d 7 7 10 5 10
Other Materials	European Non-European	3 2 11 2 4 11	3 3 4 2 10 0	5 10 0 2 17 8	6 10 (4 15 (
		Elizabeth.			
· Amesegra					
Brick, Concrete, or Stone	European Non-European	£ s. d. 3 9 4 2 4 10	£ s. d. 4 17 1 2 13 5	£ s. d. 6 9 6 3 10 4	8 7 (
Brick, Concrete, or Stone Other Materials		£ s. d.	£ s. d. 4 17 1 2 13 5 3 9 2 2 7 8	6 9 6	8 7 (3 15 4 4 13 10
Stone	Non-European European Non-European	£ s. d. 3 9 4 2 4 10 2 15 6	2 13 5 3 9 2	$\begin{bmatrix} 6 & 9 & 6 \\ 3 & 10 & 4 \end{bmatrix}$	8 7 (3 15 4 4 13 10
Stone	Non-European European Non-European	£ s. d. 3 9 4 2 4 10 2 15 6 2 4 1	2 13 5 3 9 2 2 7 8 £ s. d. 6 3 6	$\begin{bmatrix} 6 & 9 & 6 \\ 3 & 10 & 4 \end{bmatrix}$	\$ 7 (3 15 4 13 16 3 9 1 1
Stone Other Materials Brick, Concrete, or	Non-European European Non-European East European	£ s. d. 3 9 4 2 4 10 2 15 6 2 4 1 London. £ s. d. 4 19 2	2 13 5 3 9 2 2 7 8 £ s. d. 6 3 6	6 9 6 3 10 4 4 2 0 3 0 2 \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	£ s. d 9 2 10 5 8 0
Stone Other Materials Brick, Concrete, or Stone	Non-European European Non-European European Non-European European European	£ s. d. 3 9 4 2 4 10 2 15 6 2 4 1 London. £ s. d. 4 19 2 5 0 0*	2 13 5 3 9 2 2 7 8 £ s. d. 6 3 6 3 7 10 4 5 5	£ s. d. 7 12 8 4 0 0 4 15 11 3 16 9	\$ 15 4 4 13 10 3 9 11 \$ s. d 9 2 10 5 8 (6
Stone Other Materials Brick, Concrete, or Stone	Non-European European Non-European European Non-European European European	£ s. d. 3 9 4 2 4 10 2 15 6 2 4 1 London. £ s. d. 4 19 2 5 0 0* 3 8 7 2 16 11	2 13 5 3 9 2 2 7 8 £ s. d. 6 3 6 3 7 10 4 5 5 3 5 10	£ s. d. 7 12 8 4 0 0 4 15 11 3 16 9	£ s. d 9 2 10 5 8 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

Table CXXXIX.—Dwellings containing both Europeans and Non-Europeans.

E. = European. N.E. = Non-European.

Town.	Dwelling.	Occup	pants.		fication relling.	Average Number of				
		E.	N.E.	E.	N.E.	Rooms per Dwelling.	Persons per Dwelling.	Persons per Room.		
Cape Town Wynberg Port Elizabeth East London	465 68 40 1	1,482 85 89 1	3,102 382 152 8	175 13 15 —	290 55 25 1	4·46 3·40 3·65 7·00	9·84 6·87 6·03 9·00	$2 \cdot 20$ $2 \cdot 02$ $1 \cdot 65$ $1 \cdot 29$		

Table CXL.—Dwellings containing both Europeans and Non-Europeans, Classified according to Number of Rooms.

E. = European

N.E. = Non-European.

	the Ball					Occup	ants.		
Number of Rooms.		Dwellings		Cape	Town.	Wyn	berg.	Port Elizabeth	
	Cape Town.	Wyn- berg.	Port Eliza- beth.	E.	N.E.	E.	N.E.	E.	N.E.
1 2 3 4 5 6 7 0 +	9 64 155 94 47 36 19 41	2 9 30 17 7 2 1	3 3 16 12 3 1 1	14 110 288 202 136 119 73 540	29 278 850 551 302 300 196 596	2 13 34 27 7 1 1	50 147 112 57 2 10	6 5 35 23 9 8 2	5 8 46 40 15 30 7
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. CXLI (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 $1 \cdot 5$ to $1 \cdot 9$ 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	2 or less	3 or less
	per Room.	per Room.	per Room.
Kimberley Pietermaritzburg. Durban Johannesburg. Cape Town. East London. Pretoria. Germiston Port Elizabeth. Bloemfontein.	59·14 63·33 58·78 47·59 • 52·20 49·03 43·71 43·94 47·02 38·73	$95 \cdot 41$ $95 \cdot 37$ $94 \cdot 80$ $91 \cdot 05$ $90 \cdot 36$ $90 \cdot 13$ $87 \cdot 89$ $87 \cdot 40$ $87 \cdot 01$ $84 \cdot 08$	% 99·19 99·04 99·03 98·58 98·15 97·90 97·22 97·79 96·68 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. CXLI (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 Pietermaritz-burg 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	2 or less	3 or less
	per Room.	per Room.	per Room.
Pietermaritzburg. Kimberley. Durban. Johannesburg. East London. Cape Town Pretoria. Germiston. Port Elizabeth. Bloemfontein.	% 47·90 43·18 43·59 32·93 33·30 36·88 29·02 28·53 31·31 24·85	% 91·90 91·57 91·22 85·07 83·63 83·56 80·35 79·99 79·86 75·49	98.57 98.64 98.52 97.60 96.86 96.74 95.41 96.35 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. CXLII 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 CXLI (i).—Average Number of Occupants per Room in Private Dwellings in Ten Principal Union Towns—1926.

sections of the personal and the street graphes	Lie salij	Average Number of Occupants per Room.											
Towns.	·1 to ·5.	·6 to	1.	1·1 to 1·4.	1.5 to 1.9.	2.	2·1 to 2·4.	2·5 to 2·9.	3.	3·1 to 3·4.	3.5 to 3.9.	4+.	Total.
			Numbe	r of Di	vellings.				lotif ma	n do sa	Altra Street		
Cape Town and Suburbs. Port Elizabeth and Suburbs. East London and Suburbs. Kimberley and Suburbs. Durban and Suburbs. Pietermaritzburg and Suburbs. Johannesburg and Suburbs. Pretoria and Suburbs. Pretoria and Suburbs. Bloemfontein and Suburbs. Bloemfontein and Suburbs.	2,498 571 391 500 1,505 543 2,376 708 332 212	4,581 1,037 802 747 2,917 923 5,763 1,483 612 449	3,189 859 587 658 2,028 499 5,834 1,569 706 568	3,430 872 673 576 2,029 539 5,498 1,573 646 551	2,856 851 612 434 1,465 331 5,065 1,492 628 584	1,222 375 207 158 459 124 2,200 736 358 304	656 191 122 52 206 55 906 306 155 144	601 196 105 58 169 41 893 326 162 179	275 120 55 12 89 18 415 170 73 88	84 39 8 2 8 3 71 44 16 18	109 45 22 7 24 10 136 61 22 36	171 90 46 17 74 17 205 135 45 40	19,672 5,246 3,630 3,221 10,973 3,103 29,362 8,603 3,755 3,173
to seeka add at Homes head well and		and the same of	Distrib	ution p	er cent.	lile jett	AL THE	Bile Will					
Cape Town and Suburbs. Port Elizabeth and Suburbs. East London and Suburbs Kimberley and Suburbs. Durban and Suburbs. Pietermaritzburg and Suburbs. Johannesburg and Suburbs. Pretoria and Suburbs. Germiston and Suburbs. Bloemfontein and Suburbs.	12·70 10·88 10·77 15·52 13·72 17·50 8·09 8·23 8·84 6·68	23·29 19·77 22·09 23·19 26·58 29·75 19·63 17·24 16·30 14·15	16·21 16·37 16·17 20·43 18·48 16·08 19·87 18·24 18·80 17·90	17·44 16·62 18·54 17·88 18·49 17·37 18·72 18·28 17·20 17·36	14·52 16·22 16·86 13·48 13·35 10·67 17·25 17·34 16·72 18·41	$\begin{array}{c} 6 \cdot 20 \\ 7 \cdot 15 \\ 5 \cdot 70 \\ 4 \cdot 91 \\ 4 \cdot 18 \\ 4 \cdot 00 \\ 7 \cdot 49 \\ 8 \cdot 56 \\ 9 \cdot 54 \\ 9 \cdot 58 \end{array}$	3·33 3·64 3·36 1·61 1·88 1·77 3·08 3·56 4·13 4·54	3·06 3·74 2·89 1·80 1·54 1·32 3·04 3·79 4·31 5·64	1·40 2·29 1·52 ·37 ·58 1·41 1·98 1·95 2·77	· 43 · 74 · 22 · 06 · 07 · 09 · 25 · 51 · 42 · 57	·55 ·86 ·61 ·22 ·22 ·32 ·47 ·71 ·59 1·14	·87 1·72 1·27 ·53 ·68 ·55 ·70 1·56 1·20 1·26	100 · 00 100 · 00

Table CXLI (ii).—Average Number of Occupants per Room in Private Dwellings in Ten Principal Union Towns.—1926.

0.1	Thing	an yet	AND WORLD										
to then and St cannot be the time and the					Avera	ge Numl	ber of Occ	eupants pe	er Room.				
Towns.	·1 to	·6 to	1.	1·1 to 1·4.	1.5 to 1.9.	2.	2·1 to 2·4.	2·5 to 2·9.	3.	3·1 to 3·4.	3.5 to 3.9.	4+.	Total.
na olezhe follopiog anaochea eant. Iva per ez even deida kalidat e e e e e e e e e e e e e e e e e e e	30 Wald	ods-en	Number	r of Oce	cupants.	energi.							1020
Cape Town and Suburbs. Port Elizabeth and Suburbs. East London and Suburbs Kimberley and Suburbs Durban and Suburbs Pietermaritzburg and Suburbs. Johannesburg and Suburbs. Pretoria and Suburbs. Germiston and Suburbs. Bioemfontein and Suburbs.	5,973 1,225 857 1,049 3,433 1,270 5,094 1,522 628 452	18,051 3,958 3,087 2,722 11,470 3,723 19,607 5,181 1,990 1,625	13,592 3,423 2,596 2,716 9,042 2,317 21,712 6,086 2,443 2,143	20,279 5,054 4,029 3,284 12,650 3,449 29,384 8,674 3,247 3,017	18,984 5,560 4,314 2,858 10,326 2,384 30,595 9,276 3,689 3,669	8,342 2,334 1,540 1,128 3,200 882 13,502 4,670 2,190 1,910	5,924 1,644 1,181 448 1,994 523 7,670 2,713 1,218 1,226	5,330 1,603 1,018 515 1,435 361 7,129 2,707 1,230 1,470	2,172 828 399 102 585 132 2,868 1,218 453 615	983 433 95 20 134 33 782 482 169 214	988 385 208 68 216 70 1,161 554 185 302	1,362 665 314 113 469 118 1,448 987 294 334	101,980 27,112 19,638 15,023 54,954 15,262 140,952 44,070 17,736 16,977
			Distrib	nution p	er cent.								
Cape Town and Suburbs. Port Elizabeth and Suburbs East London and Suburbs Kimberley and Suburbs Durban and Suburbs. Pietermaritzburg and Suburbs. Johannesburg and Suburbs. Pretoria and Suburbs. Germiston and Suburbs. Bloemfontein and Suburbs. Bloemfontein and Suburbs.	5·85 4·42 4·36 6·98 6·25 8·32 3·62 3·45 3·54 2·66	17·70 14·50 15·72 18·12 20·87 24·40 13·91 11·76 11·22 9·57	13·33 12·39 13·22 18·08 16·47 15·18 15·40 13·81 13·77 12·62	$\begin{array}{c} 19 \cdot 84 \\ 18 \cdot 81 \\ 20 \cdot 52 \\ 21 \cdot 86 \\ 23 \cdot 02 \\ 22 \cdot 60 \\ 20 \cdot 85 \\ 19 \cdot 68 \\ 18 \cdot 31 \\ 17 \cdot 78 \end{array}$	18·73 20·80 21·97 19·02 18·79 15·62 21·71 21·05 20·80 21·61	8·11 8·94 7·84 7·51 5·82 5·78 9·58 10·60 12·35 11·25	5·81 6·06 6·01 2·98 3·63 3·43 5·44 6·16 6·87 7·22	5·17 5·92 5·19 3·41 2·61 2·37 5·06 6·14 6·94 8·66	2·20 3·15 2·03 ·68 1·06 ·87 2·03 2·76 2·55 3·62	· 95 1·60 · 48 · 14 · 24 · 21 · 55 1·09 · 95 1·26	97 1·42 1·06 •46 •39 •45 •82 1·26 1·04 1·78	1·34 1·99 1·60 ·76 ·85 ·77 1·03 2·24 1·66 1·97	100·00 100·00 100·00 100·00 100·00 100·00 100·00 100·00 100·00 100·00

It will be seen from the table that the most popular type of dwelling was the four-room house. In the case of Pietermaritz-burg, however, there were equal proportions of four and five-room houses. The type of dwelling taking second place varies in the different towns. In East London, Kimberley, Durban and Pietermaritzburg the five-room house was second in order of proportion to the total number of private dwellings, whereas in the other towns there were greater proportions of three-room houses.

The second portion of the table shows the proportion of the total number of occupants housed in the respective sizes of dwelling. On an average, the large towns, with three exceptions, accomodated in houses of four rooms 35 per cent. of the respective populations. In Pietermaritzburg and Durban, the five-room dwelling housed a greater proportion of persons than any other type of dwelling.

Table CXLII.—Percentage of Private Dwellings of 3 to 6 Rooms, and Proportions of Occupants Accommodated therein—Census, 1926.

	anno A	Dwell	lings.		Occupants.					
Towns (including Suburbs).	Percen	tage of T	otal Dwe	ellings.	Percentage of Total Occupants.					
	Rooms.	Rooms.	5 Rooms.	6 Rooms.	Rooms.	Rooms.	5 Rooms.	6 Rooms.		
Cape Town. Port Elizabeth. East London. Kimberley. Durban. Pietermaritzburg. Johannesburg. Pretoria. Germiston. Bloemfontein.	21·39 20·25 11·75 16·20 11·25 8·67 30·28 25·90 33·39 26·80	27·00 32·43 35·80 38·90 28·43 28·09 31·40 33·63 35·79 34·50	20·00 18·62 27·40 22·43 27·16 28·09 15·33 16·34 10·73 13·69	13·00 9·39 9·67 10·80 15·25 14·59 6·95 6·64 3·83 5·82	$\begin{array}{c} 19\cdot05\\ 19\cdot28\\ 9\cdot82\\ 13\cdot62\\ 8\cdot89\\ 7\cdot02\\ 26\cdot68\\ 22\cdot90\\ 31\cdot60\\ 24\cdot52\\ \end{array}$	26·12 32·07 34·31 38·87 26·60 26·17 32·55 34·13 37·85 35·00	20·60 19·91 28·52 23·53 27·74 27·69 17·10 18·16 12·34 15·25	14·32 10·67 10·84 12·18 17·30 15·54 8·46 8·03 4·53 6·79		

Table No. CXLIII shows the average number of occupants per dwelling and per room. In three of the four sizes of dwelling shown, Bloemfontein had the highest average, with Pretoria closely following. In the case of three-room dwellings, the average in Port Elizabeth was a fraction higher than in Bloemfontein.

Table CXLIII.—Average Number of Occupants of Private Dwellings—Census, 1926.

		Per Dw	elling.	Per Room. Number of Rooms.					
Towns (including Suburbs).	Nı	ımber of	Rooms.						
	3.	4.	5.	6.	3.	4.	5.	6.	
Cape Town Port Elizabeth	4·62 4·92	5·02 5·11	5·34 5·53	5·72 5·88	1·54 1·64	1·25 1·28	1·07 1·11	· 98	
East London Kimberley Durban	4·52 3·93 3·97	5·19 4·66 4·69	5·63 4·89 5·12	6·07 5·26 5·68	1.51 1.31 1.32	1·30 1·16 1·17	1·13 ·98 1·02	1·01 ·88	
Pietermaritzburg Johannesburg	$\frac{4 \cdot 00}{4 \cdot 23}$	4·59 4·98	4·86 5·36	5·25 5·84	1.33	1.15	·97 1·07	.87	
Pretoria Germiston Bloemfontein	4·53 4·48 4·91	5·20 5·00 5·44	5·69 5·43 5·98	6·19 5·59 6·25	1·51 1·49 1·64	1·30 1·25 1·36	1·14 1·09 1·20	1·08 ·98 1·04	

Table No. CXLIV shows the terms of occupancy of private dwellings in the ten largest urban centres. The figures for dwellings rented unfurnished are for houses built of brick, stone, brick and stone, or concrete only, while the other figures refer to houses built of all kinds of materials. All houses classed as "privileged" have been omitted from the table.

Of the rented houses, it will be seen that the most popular in Cape Town, Johannesburg and Germiston was the dwelling of three rooms, while in the other towns the four-room houses had preference. Of the houses owned by the occupiers, the houses of five rooms were more numerous in Durban and Pietermaritzburg than the other sizes, while in the other urban areas the houses of four rooms predominated, although the number of five-room houses was not far behind in several instances.

164. Rentals of Dwellings.—Prior to 1918 there was no statistical record as to rentals of dwelling-houses in any part of the Union. At the Census of 1918 a question was included in the Census Schedule regarding the rental of all occupied dwellings, and a similar question was included in the forms for the Census of 1921 in regard to urban dwellings. As a result of the experience gained in the earlier Censuses, the enquiry in 1926 was confined primarily to private

Table CXLIV.—Terms of Occupancy of Certain Classes of Private Dwellings—Census, 1926.

	R	ented Un	furnished.		Rented Furnished.				Free or Nominal Rental.				Owned by Occupier.			
Towns (including Suburbs).	3 Rooms.	Rooms.	5 Rooms.	6 Rooms.	Rooms.	Rooms.	5 Rooms.	6 Rooms.	3 Rooms.	Rooms.	5 Rooms.	6 Rooms.	Rooms.	Rooms.	5 Rooms.	Rooms.
Cape Town. Port Elizabeth. East London. Kimberley. Durban. Pietermaritzburg. Johannesburg. Pretoria. Germiston. Bloemfontein.	2,674 475 82 185 349 106 4,336 758 491 334	2,528 731 267 343 853 382 3,676 891 344 334	1,463 341 246 151 840 325 1,325 378 81 127	855 170 54 57 391 140 563 125 35 38	93 14 10 11 55 6 120 40 9	209 28 34 20 118 17 124 62 6 28	197 37 23 9 120 30 96 38 3 10	136 19 7 6 71 11 60 22 - 5	52 19 11 13 30 13 106 30 23 26	65 18 29 29 50 17 117 36 24 20	67 15 19 31 49 21 60 25 23 13	40 12 9 23 34 11 31 10 9	1,118 257 178 125 550 92 3,214 1,125 386 267	2,229 661 624 567 1,582 395 4,118 1,630 455 400	2,132 513 551 416 1,685 458 2,650 906 192 227	1,491 270 229 221 1,037 273 1,285 379 77 125

dwellings, residential chambers and flats in urban areas and certain suburbs adjoining the large urban centres. At the earlier censuses rentals were collected in respect of all dwellings, but it was found impossible to tabulate rentals or even other particulars of such buildings as hotels, shops, combined shops and dwellingshouses, etc., and it was for this reason that the current Census has been confined to private dwelling-houses.

(i) Rentals in 1918, 1921, and 1926.—In Part IX of the census Report rentals are given for all classes and sizes of houses; but as mentioned elsewhere the majority of private dwellings are of from three to six rooms. The following tables, therefore, deal exclusively with dwellings of these sizes. Table CXLV compares the rentals in the Provinces at three censuses. For the year 1926

the rentals of privileged dwellings are excluded. This will account to a certain extent for the increased amount shown for the current Census.

Table CXLVI gives a comparison between the rentals paid for houses built of different classes of materials and also for ordinary and privileged houses in 1926.

In a growing country like South Africa an appreciable number of new houses are included at every census. The effect of this is to raise the average rental. New houses have not only the advantage of freshness, but also frequently include new services and ideas in architecture which are lacking in the old. It is almost impossible to compare identical conditions in housing from Census to Census. This factor helps to account for a rise in the index of rent when other prices are falling.

Table CXLV.—Average Monthly Rentals of Unfurnished Private Dwellings—1918 to 1926.

Note.—The figures for 1926 are for non-privileged private dwellings of brick, brick and stone, concrete or stone. Separate tabulation according to materials was not made in 1918 and 1921.

Province.		3 Rooms.			4 Rooms.			5 Rooms.		6 Rooms.		
Province.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926
Cape. Natal. Transvaal. Orange Free State. Union.	£ s. d. 2 8 3 3 7 3 4 9 5 2 16 8 3 11 6	£ s. d. 2 19 11 4 9 1 5 4 10 3 11 8 4 5 1	£ s. d. 3 5 8 5 5 4 5 10 4 3 11 11 4 8 11	£ s. d. 3 4 10 4 1 9 5 6 0 3 17 6 4 5 2	£ s. d. 3 19 8 5 7 6 6 3 7 4 13 0 5 2 10	£ s. d. 4 9 3 6 7 8 6 16 2 4 18 9 5 11 11	£ s. d. 4 6 11 5 2 10 6 17 6 4 11 8 5 3 11	£ s. d. 5 6 10 6 16 3 8 6 0 5 12 11 6 9 3	£ s. d. 5 18 8 8 2 3 8 13 1 5 13 4 6 18 11	£ s. d. 5 5 6 6 2 5 8 12 5 5 3 3 6 3 4	£ s. d. 6 11 0 8 7 2 10 14 6 6 7 2 7 16 8	£ s. d. 6 18 0 9 1 5 9 17 0 5 18 9 7 18 5

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

Province.	Brick	, Stone, Brick ar	nd Stone, or Cond	erete.	All other Materials.							
Strange department the privileged	3 Rooms.	4 Rooms. 5 Rooms.		6 Rooms.	3 Rooms.	4 Rooms.	5 Rooms.	6 Rooms.				
danger team off ands about of file	v ti sestion	No	n-privileged L	wellings.	resident in	tradición de	Mary A. Lin	CZT hane				
Jape. Natal. Fransvaal. Orange Free State. Union.	£ s. d. 3 5 8 5 5 4 5 10 4 3 11 11 4 8 11	£ s. d. 4 9 3 6 7 8 6 12 2 4 18 9 5 11 11	£ s. d. 5 15 8 8 2 3 8 13 1 5 13 4 6 18 11	£ s. d. 6 18 0 9 1 5 9 17 0 5 18 9 7 18 5	£ s. d. 2 12 0 4 4 3 3 18 10 2 16 9 3 10 3	£ s. d. 3 10 10 5 4 1 4 15 9 3 15 0 4 8 4	£ s. d. 4 5 6 6 3 5 5 12 7 4 12 6 5 5 10	£ s. d. 4 14 4 6 15 10 6 5 10 4 4 11 5 17 11				
a sameteni lasev		i	Privileged Dwe	ellings.								
Jape. Natal Transyaal Drange Free State. Union	3 0 3 2 19 0 3 12 7 3 13 4 3 9 4	3 11 0 3 17 5 4 4 4 4 6 11 4 0 5	4 3 10 4 10 10 4 18 10 5 11 9 4 15 5	4 14 3 5 0 10 5 12 5 6 9 7 5 5 4	1 10 6 1 17 3 2 18 11 2 8 9 2 7 7	2 10 9 2 12 0 3 11 3 3 1 5 3 4 10	3 4 2 3 10 0 3 19 4 3 2 11 3 14 4	3 18 1 3 10 2 4 10 4 3 14 0 4 4 8				

(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.

Municipality.		3 Rooms.			4 Rooms.			5 Rooms.		6 Rooms.			
	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	1918.	1921.	1926.	
ape Town ort Elizabeth. asst London imberley. letermarizburg. urban. retoria ohannesburg loemfontein ermiston	£ s. d. 2 18 11 2 11 11 3 2 3 3 2 3 3 2 9 2 18 9 3 17 8 4 11 9 4 16 5 4 4 9 4 11 7	£ s. d. 3 12 2 3 1 6 3 15 11 3 18 0 3 10 10 5 5 1 5 9 9 5 16 11 5 2 8 4 18 5	£ s. d. 4 79 4 4 19 2 4 1 6 6 14 7 6 10 6 6 2 2 6 7 9 5 1 6	£ s. d. 4 1 3 8 8 9 3 15 9 3 18 6 3 11 8 6 0 3 5 17 4 5 3 4 17 6	£ s. d. 4 17 9 4 0 4 4 6 6 4 15 7 4 8 4 9 7 2 0 7 3 2 6 0 3 5 1 4	£ s. d. 5 19 4 4 17 1 6 3 6 4 10 11 5 8 2 7 17 2 8 12 6 7 10 3 8 5 5 17 10	£ s. d. 5 1 6 4 14 2 4 19 6 4 15 5 4 10 7 5 14 10 7 15 11 8 1 7 6 18 0 5 10 7	£ s. d. 6 18 9 5 7 4 5 14 2 5 16 5 5 10 7 18 3 10 2 9 10 2 1 8 11 10 5 19 0	£ s. d. 7 19 11 6 9 6 7 12 8 5 14 3 6 15 6 9 16 9 10 14 6 10 0 3 9 19 6 7 0 9	£ s. d. 6 11 11 5 14 4 5 16 5 5 13 10 5 8 7 6 14 8 9 4 2 10 0 0 7 10 1 6 16 1	£ s. d. 8 8 11 6 10 4 6 8 5 6 15 7 6 16 5 9 11 9 11 12 2 13 0 3 9 15 0 6 18 2	£ s. 9 8 8 7 9 2 7 6 8 4 10 12 11 13 11 11 10 4 7 6	
TEN TOWNS	4 1 2	4 17 7	5 9 6	4 17 3	5 18 1	6 16 10	6 1 11	7 14 6	8 15 6	7 4 10	9 6 8	10 0	

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.

destrated as the tage of the total	Number of Rooms.													
Town and Suburbs.	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	Rent per Room.			
Cape Town. Port Elizabeth. East London Kimberley. Pietermaritzburg Durban. Pretoria. Johannesburg Bloemfontein. Germiston.	£ s. d. 2 0 8 1 18 0 3 19 8 1 7 10 4 12 11 5 1 1 1 19 4 2 5 6 3 0 11 2 5 11	£ s. d. 3 1 8 2 12 0 2 19 4 2 15 10 3 16 3 5 2 4 3 17 0 3 19 3 4 5 7 3 11 7	£ s. d. 4 4 9 3 9 11 4 18 9 4 1 6 4 8 2 6 9 2 6 2 1 6 2 0 6 3 1 4 19 4	£ s. d. 5 17 0 4 17 10 6 1 1 4 10 10 5 8 2 7 12 2 8 5 0 7 10 1 8 1 9 5 15 6	£ s. d. 7 16 2 6 10 8 7 7 1 5 14 2 6 15 3 9 8 7 10 1 8 10 0 0 9 17 0 7 1 6	£ s. d. 9 3 9 8 5 1 8 17 7 7 6 5 8 4 3 10 5 10 11 2 9 11 11 4 9 18 2 6 19 5	£ s. d. 10 11 0 9 5 1 9 4 6 7 6 1 7 14 7 10 18 5 12 2 1 12 1 3 11 10 3 6 16 6	£ s. d. 10 19 10 9 8 9 9 6 4 9 4 8 9 19 0 10 18 8 12 19 6 11 19 10 15 5 0 7 11 1	£ s. d. 12 7 9 13 0 2 11 1 8 7 1 8 9 18 10 13 8 4 16 0 0 12 19 6 11 4 5 7 14 0	£ s. d. 14 14 8 13 15 11 14 0 0 11 7 6 11 8 5 14 6 8 14 14 1 14 3 7 13 0 0	£ s. d. 1 9 8 1 5 4 1 9 6 1 3 8 1 6 8 1 16 8 1 19 9 1 18 9 1 19 7 1 10 2			
TEN URBAN AREAS	2 8 4	3 13 7	5 7 2	6 14 9	8 11 9	9 16 6	10 11 6	10 19 10	12 8 2	13 15 11	1 13 10			

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.

Centre.	3 Rooms.	4 Rooms.	5 Rooms.	6 Rooms.			
Cape Town. Port Elizabeth. East London. Kimberley Pietermaritzburg. Durban. Pretoria. Witwatersrand. Bloemfontein.	£ s. d.	£ s. d.	£ s. d.	£ s. d.			
	4 11 9	6 3 7	8 4 3	9 9 11			
	4 1 7	5 10 10	6 19 10	8 12 7			
	4 19 11	6 3 1	7 14 1	8 16 1			
	4 2 3	4 14 8	6 2 8	7 4 5			
	4 13 2	5 11 11	6 15 1	8 8 9			
	6 9 4	7 14 2	9 11 10	10 4 1			
	6 5 1	8 5 9	9 17 8	11 7 9			
	5 17 6	7 2 6	9 1 5	10 13 10			
	6 11 1	8 7 7	9 17 6	10 4 0			

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

Table CL.—Index Number of Rents of Houses in Nine Principal Urban Centres—1910 to 1928.

(Base—Average of Nine Towns in 1910 = 1,000.)

Urban Centre.	1910.	1914.	March, 1925.	May, 1926.	May, 1928
Cape Town. Port Elizabeth. East London. Kimberley. Pietermaritzburg. Durban. Pretoria. Witwatersrand. Bloemfontein.	680 752 733 783 716 801 1210 1204 1153	751 803 833 847 761 922 1291 1191 1222	1048 920 1147 977 988 1420 1640 1434 1513	1182 998 1215 956 1098 1533 1600 1453 1558	1250 1106 1238 986 1132 1505 1609 1456 1609
AVERAGE	1000	1034	1303	1359	1387

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

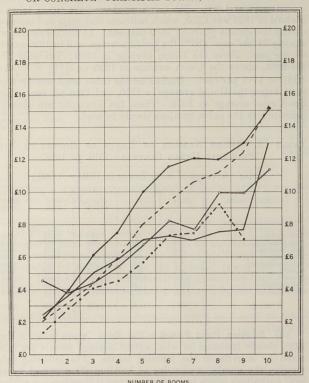
Table CLI.—Number and Value of Building Plans of Private Dwellings Passed by the Local Authorities in the Principal Towns, 1923–26.

Municipalities.		1923–24.								1924–25.							1925–26.							
	3 Rooms and under.				5 B	cooms.		Rooms over.	3 Rooms and under.		4 Rooms.		5 Rooms.		6 Rooms and over.		3 Rooms and under.		4 Rooms.		5 Rooms.		6 Rooms	
	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.	No.	Value.
Japetown Port Elizabeth East London Kimberley. Pietermaritzburg Durban Pretoria Johannesburg Bloemfontein		3,600 6,508 	99 386	10,235 17,880 113,073 108,150 379,125	37 5 1 21 145 29 147	\$2,800 43,938 6,910 — 22,865 168,394 42,175 204,170 10,150	7 4 2 18 64 15	£ 152,950 16,999 7,297 — 25,755 119,300 31,014 241,775 6,550	3 11 3 31 125 114 371	1,650 6,280 — 8,996 69,380 74,805 229,140	39 34 11 22 94 76 301	£ 80,495 35,300 29,005 ———————————————————————————————————	21 156 33	20,226 — 18,680 184,003 41,690 122,660	16 7 — 14 51 15	£ 119,850 28,955 12,267 20,350 92,173 25,400 117,580 9,175	12 8 2 13 177 110 632	6,571 6,845 123,841 70,455 270,935	48 43 6 21 142 87 445	43,615 36,941 19,438 137,382 86,450 354,530	11 4 10 140 34 156	12,490 — 11,600 163,969	10 10 11 60 26 102	22,30 16,49 90,11 44,05 206,80

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

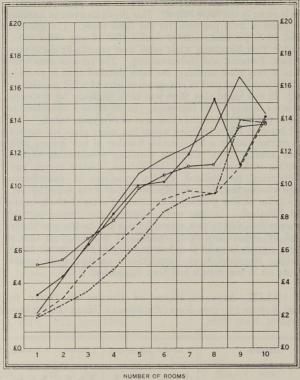
Graphs Nos. LII to LVI.

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



JOHANNESBURG CAPE TOWN - --- PIETERMARITZBURG CERMISTON KIMBERLEY ----

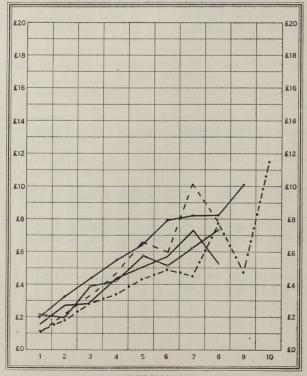
AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



DURBAN PRETORIA PORT ELIZABETH BLOEMFONTEIN EAST LONDON Graph LIII.

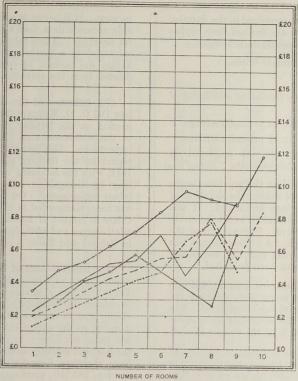
Graph LII.

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.

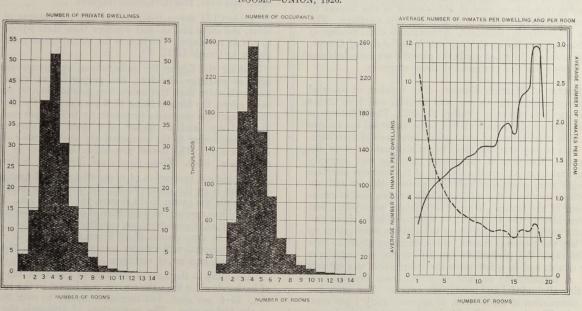
AVERAGE MONTHLY RENTAL OF DWELLINGS OF 1 TO 10 ROOMS, BUILT OF MATERIALS OTHER THAN BRICK, STONE, BRICK AND STONE, OR CONCRETE—PRINCIPAL TOWNS, 1926.



DURBAN PRETORIA PORT ELIZABETH BLOEMFONTEIN EAST LONDON PRETORIA

Graph LV.

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



Graph LVI.