

PRELIMINARY REPORT ON
INDIAN HOUSEHOLDS, INCOME
AND HOUSING IN STANGER:
IMMEDIATE HOUSING REQUIREMENTS.

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INTRODUCTION AND SUMMARY OF FINDINGS

The Indian community of Stanger numbers some 10 000 and more inhabitants of whom approximately 64% follow the Hindu religion, 25% are Muslims and 11% profess to Christianity. Identity with Indian languages is maintained by 96,5% of the population, the balance claiming English as home language. In order, Tamil (35%), Hindi (24%), Gujerati (17%), Telegu (11%) and Urdu (8%) are the Indian language groups distributed among an estimated 1 783 households in the community. Only 11% of householders interviewed did not have kin related by blood or marriage living in other households in Stanger and 71% of household heads have lived in the town for 10 years or more. Of all gainfully employed adults in the community, 70% work in Stanger. It can be seen then that the Indian community is established while at the same time drawing in population and sending many residents to earn a living elsewhere. Further, we can show that there is considerable efflux of male population in the lower age cohorts and a substantial number of households headed by females.

Although we have collected data on 70 variables in each sample household, for the purposes of this preliminary report we have limited our discussion to some of the information available on households, income and housing. We have done this in order to provide a limited but substantive view of the immediate housing requirements of the present Indian population of Stanger. Estimates of housing requirements have been accomplished in two basic ways: estimates based on the number of households in the population and estimates based on inadequate structures used as household dwellings. These are, of course, combined in some instances and estimates for conjugal family households are also included. Projected housing needs for the future are not included here.

At the present time it is estimated that 1 443 houses, flats and maisonettes, outbuildings and garages, and shanties house the Indian population of Stanger. The following is a summary of substantive requirements for more housing based on different types of calculation.

2.

<u>Basis of Calculation</u>	<u>Number of Extra Dwellings Required</u>
1) 23,4% of dwellings not suitable as accommodation	338
2) 29% of households share a dwelling structure with another household	340 i.e., 2,92 households per dwelling among shared dwellings
3) Number of households	340
4) Number of families	653
5) Unsuitable dwellings together with number of households	678
6) Unsuitable dwellings together with number of families	991
7) Subjective views of Stanger householders on the need for housing	1 052

The Consequences of Choosing Alternative Estimates

If estimate 1) becomes the basis of a rehousing plan (i.e., an extra 338 dwellings) this still leaves approximately the same number of households in unsuitable housing because all that would have been provided is sufficient housing of all types to allow each household a separate dwelling including 338 outbuildings, garages and shanties presently used as household dwellings.

If estimates 2) + 3), which are of the same magnitude as estimate 1) form the basis of rehousing the result is as above; that is, approximately 340 households will occupy unsuitable housing.

If estimate 4), i.e., 635 extra houses, is accepted as a target for planning, and only families, not all households, are housed in one dwelling unit, then again approximately 340 families will occupy unsuitable housing. This is, of course, unlikely to occur in reality as income differentials will not support the separate residence of all discrete conjugal family units or fragments thereof.

A planning option exercised on the basis of estimate 5) will allow, theoretically, all households in the population to live in discrete dwellings suitable for accommodation (i.e., houses, flats and maisonettes).

Estimates 6) and 7) which hover at the almost magical number of

approximately 1 000 extra dwelling units will provide suitable accommodation for each family in the community at the present time (i.e., October 1975).

Table 21 in Chapter IV rationalises the need for housing by showing the distribution of number of households according to type of household dwelling and the planning expert may use these estimates as a priority guide for renewal and rehousing in Stanger. The need for family accommodation is not as closely analysed in the present report. Again Table 21 in conjunction with Tables 11, 18 and 19 provides a quick guide to the household income among different types of household dwelling showing a range of category median incomes from R399 - R71.

CHAPTER ITHE SAMPLE SURVEY

The sample survey among the Indian population of the Borough of Stanger is essentially a household survey conducted to assist town planners and their consultants in a housing development project to be designed for the area. It is not a survey of dwellings as such and we do not propose to analyse in any detail the present standard of dwelling structures. However, from our findings on the distribution of households among various categories of dwellings we propose ultimately to describe the present housing conditions among households and to educe from these immediate housing requirements. Further, by analysing population variables (age, sex, marriage, etc.) we hope to project long-term housing requirements for the Indian population of Stanger with a parallel analysis of the socio-economic resources available within the community to meet these requirements. This is a wide and complex mandate which will be accomplished in the presentation of a complete research report later in 1976: for the present, this preliminary report is curtailed to the presentation of limited data for *ad hoc* planning requirements in the early stage. Our objectives in this report are, therefore, determined by external demands and not by the internal standards of empirical sociological research. The selection of preliminary information presented will, however, allow the town planner to anticipate the estimated parameters for the Indian population in our final report(s).

Aims of the Preliminary Report

- (1) To describe the Indian population of Stanger and to analyse its distribution among available dwelling facilities in the town;
- (2) to describe present income patterns among the population with special reference to different statuses of earners within households; and
- (3) to estimate the immediate requirements for more housing among households.

The Sample

Two factors militated against the drawing of a simple random sample of households among the Indian population of Stanger. Firstly, there is no ready list of households as such for the Borough and to have drawn up such an enumeration would have exhausted all the resources available for the research project. Secondly, households are distributed among a range of housing in the borough from near rural settlement through suburban dwellings to housing scheme flats and composite housing (mostly flats) in the central business district. However, a recent valuation roll for Stanger was available listing, *inter alia*, discrete plots of land used for residential purposes. We were able, therefore, to stratify plots of land on the criteria of general type of housing and/or settlement. This is a sample of plots and the aggregate of households settled on these plots forms the sample of households in the survey. There are then really two samples in the survey :

1. A stratified random sample of plots of land.
2. A stratified random cluster sample of households.

Two important consequences follow from this design :

1. All statistics which are used to estimate total population parameters have to be weighted or raised whether the estimate is based on plots (sampling units) or households (sample elements). These are shown below and all statistics or population estimates appearing in the report have been duly weighted or raised.
2. As all results are based on a sample they are estimates each with a margin of error, and these errors can be determined at limits of confidence for the estimates. The calculation of error based on the sample of plots requires separate calculation of variance for each stratum and for error based on the sample of households the clustering of sample elements has to be accounted for, both time consuming processes. For the purpose of this preliminary report calculation of sample error for statistics is omitted and will only appear where necessary in the final report.

Scope of the Sample

The sample of residential plots drawn from the valuation roll is stratified into four strata which are described below (see map appended).

Stratum 1: 384 suburban plots on which for the most part stand detached dwellings with outbuildings (servant's quarters, garage, etc.). These plots are distributed among the Township Area, Warrenton, Highridge Township, Stanger Heights and Stanger Manor.

Stratum 2: 54 plots on which are found composite dwellings such as blocks of flats (privately owned), flats above shops, flats together with garage businesses, etc. These plots occur in the central business district of the Township Area. This stratum, together with part of Stratum 4, constituted something of a blank regarding probable number of houses per plot because the cost of classifying within the stratum was prohibitive. We correctly forecast, however, that a small sample based on plots would yield a large number of households.

Stratum 3: 224 dwellling units comprising 108 flat units, 106 detached cottages and 10 staff houses, all falling under the Stanger Housing Scheme in the Township Area constituted the third stratum. As there were only 17 blocks of the flat units we departed from the strict plot convention of our sampling frame and have regarded each Housing Scheme Flat as a separate plot.

Stratum 4: 138 plots comprising in approximately equal proportion plots in Townview and plots in the area known as Lots 14, 15 and 16. This stratum is not as homogeneous with regard to settlement pattern as the other strata as the Townview plots contain by and large less enhanced detached dwellings while Lots 14, 15 and 16 contain a miscellany of housing and number of households per plot which vary greatly in size. We refer to this stratum as the peripheral area as it is on the edge of town and Lots 14, 15 and 16 are semi-rural in character.

Table 1 represents a simple key to the strata which make up the sample.

TABLE 1

BRIEF DESCRIPTION OF SURVEY STRATA AND THEIR PARAMETERS

Stratum	Description	Plot Parameter N
1	Suburban Plots	384
2	Composite Dwellings	54
3	Housing Scheme	224
4	Peripheral Area	138
Population	Borough of Stanger	800

The scope of the sample encompasses all four strata but random selection within each stratum occurs at a different proportion or fraction of sampling units per stratum population. The reasons for this are simple. Stratifying a sample yields sharper population estimates but often separate estimates are required for the different strata. In view of the planning component in this study the intention is to view each stratum as a domain of study (meaning that each stratum sub-sample is to yield independent estimates) requiring a sufficient number of sampling units to enable probability statements. This criterion has been met in all cases except that of Stratum 2. Here, the correctly anticipated yield of households per sampling unit (plot) and consequent high cost of interviewing prevented a selection of 30 plots among composite dwellings which would approach the lower limit of probability argument. Table 2 shows the scope of the sample and strata domains of study as well as the computation of weights for the non-proportional stratified sample and the raising factors employed to compute population estimates for the stratified random cluster sample of households.

The sampling fractions (f_h) descend in order from the smallest stratum population (N) to the largest (Strata 2, 4, 3, 1 in ascending order of size). The stratum weights (W_h) are based on known probabilities of selection within each stratum of the sampling units (plots). Estimates of element values (e.g. based on household data) are therefore approximate as their weights cannot be known constants. Element sample values weighted by proportion of estimated households per stratum (see Table 2) are, however, very close (say within 0,01 to the weighting of these same values achieved by using the raising factor in Table 2 (reciprocal of f_h)).

TABLE 2
SCOPE OF THE SAMPLE WITH STRATUM WEIGHTS AND STRATUM
ELEMENT RAISING FACTORS

Stratum	N	n_h	f_h (n_h/N_h)	n_h/f_h	Stratum Weight W_h	Raising Factor = Reciprocal of f_h
1	384	47	0,122	385,245	0,480	8,17
2	54	15	0,277	54,151	0,068	3,60
3	224	44	0,196	224,489	0,280	5,09
4	138	30	0,217	138,248	0,172	4,60
	800	136		$\sum n_h/f_h$ 802,133	$\sum W_h$ 1,000	

Where $W_h = \frac{n_h/f_h}{\sum n_h/f_h}$ and $\sum W_h = 1$

In all, as is apparent from Table 2, the sample comprises 136 plots among the strata which constitutes a 97,14% return on the original selection of 140 plots. The balance of plots were either not residentially settled or could not be traced (plots do not have street numbers in Stanger). From an effective sample of 136 plots, 324 households inhabiting 271 dwellings were isolated. The bulk of our survey data reflects then tabulations derived from interviews conducted in 324 households. Table 3 describes the crude scope of the sample survey distributed among the four domains of the study.

TABLE 3
DISTRIBUTION OF SAMPLE PLOTS, HOUSEHOLDS AND DWELLINGS
AMONG THE FOUR STRATA

Stratum	Number of Plots	Number of Households	Number of Dwellings
1	47	99	71
2	15	83	79
3	44	45	44
4	30	97	77
Total	136	324	271

Technique Used

The technique used for the sample survey followed the common practice of administering a standardized, pre-coded questionnaire schedule in the sample households. The design of the questionnaire follows closely the design used by Watts in a similar survey of the Township of Isipingo during 1974,¹⁾ and a specimen of the schedule can be found at Appendix A. The questionnaire is designed in such a way as to elicit information of various types for the plot as a whole (see Appendix B for plot sheets), for all adults in the household (questions 3 and 5), general household and family information (questions 6 - 57) and detailed information on the head of household (questions 58 - 63). A manual prepared for the personnel conducting the interviews (see Appendix C) describes the mechanics of the interview process and should be consulted if the schedule is not self-explanatory.

The fieldwork was very competently performed by six Indian male school teachers from Stanger schools who were instructed in the use of the questionnaire schedule. This work was done over a period of six weeks during October and November 1975, the first part of which coincided with Indian school holidays. The data was coded during the latter part of November and early December and the first computer print-outs received during December.

1) Watts, H.L., 1974. *A Brief Housing Survey of the Township of Isipingo*. Durban, Institute for Social Research, University of Natal.

CHAPTER IIHOUSEHOLDS: POPULATION AND HOUSING

Individuals in a human population group together on the basis of kinship and marriage recognisable as one or other type of family which either alone or in conjunction with other kin functions as a household which, among many other requirements, has to be housed. Family, household and even dwelling are defined in different ways for different purposes. The definitions below are the ones used for these phenomena in this study.

Household: The formal definition used in the survey is as follows, "A household consists of a person, or group of persons, who are usually related to each other (but not necessarily), who share the same physical space for the purposes of eating, sleeping, taking rest and leisure, growing up, child-rearing and procreation". This definition of household corresponds to the definition of a Co-resident Domestic Group¹⁾ or family household, the common characteristics of which are sleeping together under the same roof (locational criterion), sharing a number of activities, e.g., eating (functional criterion) and being related to each other by blood or marriage (kinship criterion). The households in this study meet all the e criteria. Regarding the locational criterion no single household in the sample shared a bedroom with any other household - this is not to say that there were not on occasion more than one household per dwelling. In the matter of eating together the results of the survey show that in all sample cases food is prepared for the household as a whole and members of separate conjugal units do not prepare and eat food separately within the same household. The overwhelming majority of households are indeed family households in that but for isolated cases of unrelated boarders members of the co-resident domestic group are kin-related.

Family: Family is used in a very specific way in our survey. It is reserved for what might be called the Simple, Conjugal Family Unit. This unit is commonly known as the elementary or nuclear group consisting of spouses and their offspring. This unit exists then when the structural principle of a direct conjugal link connects at least two people in the co-resident situation

1) See Laslett, P., (Ed.), 1972. *Household and Family in Past Time*. Cambridge, The University Press.

and for heuristic purposes we isolate this group within households on some occasions. The developmental cycle of the domestic group as well as fortuitous social and physical phenomena give rise to various forms of the conjugal family unit differentiated as follows. The main family is the one, if any, containing the head of the household. The whole family consists of a man and a woman living together, plus their dependent children. A completed family consists of a man and a woman living together whose children are grown up, no longer dependent or all dead. A broken family consists of a man or woman, with one or more of his/her dependent children. An incomplete family consists of a man and a woman living together who have never produced any live children.

Dwelling: We use 11 descriptive categories of dwelling space in the survey, most of which are self-explanatory, the balance being described at Appendix C. Briefly a dwelling, for the purposes of this survey, consists of any structure or part of a structure which is used by a household as shelter whether it was originally designed for residential purposes or not. Independently of our categorisation of household dwelling space, houses, flats and maisonettes, garages and outbuildings, and shanties have been counted on each plot and when dwellings per plot are mentioned, we mean actual number of dwellings and not the space inhabited by a single household.

Bearing these definitions in mind, we proceed by presenting summary statistical information and parameter estimates for the population derived from sample data (e.g., see Table 3) in Tables 4, 5 and 6 below.

TABLE 4

STRATUM (h) AND WEIGHTED (W) MEANS (\bar{y}) DESCRIBING THE NUMBER OF DWELLINGS, HOUSEHOLDS, FAMILIES AND INDIVIDUALS PER PLOT TOGETHER WITH POPULATION ESTIMATES

No. Per Plot h Stratum	Dwellings		Households		Families		Individuals	
	\bar{y}_h	Population Estimate	\bar{y}_h	Population Estimate	\bar{y}_h	Population Estimate	\bar{y}_h	Population Estimate
1	1,51	580	2,11	809	2,51	964	12,0	4608
2	5,27	285	5,53	299	5,93	320	25,8	1393
3	1,00	224	1,02	229	1,18	264	6,3	1411
4	2,57	354	3,23	446	3,97	548	19,7	2719
Weighted Mean \bar{y}_w	1,81	1443	2,23	1783	2,62	2096	12,7	10131

Slight differences between products and sums are due to machine rounding of weighted statistics.

TABLE 5
DISTRIBUTION OF TYPE OF DWELLING

Stratum	Dwellings		Houses		Flats*		Outbuildings Garages		Shanties	
	n	N	n	N	n	N	n	N	n	N
1	71	580	45	368	4	33	21	172	1	8
2	79	285	1	4	76	274	2	7	0	0
3	44	224	30	153	14	71	0	0	0	0
4	77	354	44	202	0	0	4	18	29	133
Total	271	1443	120	727	94	378	27	197	30	141

n = Sample Number N = Population Estimate

* Includes some maisonettes

TABLE 6
SUMMARY STATISTICS (STRATUM AND WEIGHTED MEANS) SHOWING RELATIONSHIPS
AMONG DWELLINGS, HOUSEHOLDS, FAMILIES AND INDIVIDUALS OF THE POPULATION

Stratum h	\bar{y}_h Per Dwelling			\bar{y}_h Per Household		\bar{y}_h Per Family
	HH	F	I	F	I	I
1	1,39	1,66	7,94	1,19	5,70	4,78
2	1,05	1,13	4,90	1,07	4,66	4,35
3	1,02	1,18	6,32	1,16	6,18	5,35
4	1,26	1,55	7,66	1,23	6,08	4,96
\bar{y}_w	1,24	1,47	7,23	1,18	5,68	4,94

HH = Household

F = Family

I = Individual

The survey estimates (error not calculated) show that there are over 10 000 Indians in Stanger grouped into 1 783 households or 2 096 conjugal family units and who inhabit 1 443 dwellings (Table 4). It is immediately apparent that there are more households than discrete dwellings in these estimates and that the number of families is greater than the number of households. Further, Table 5 allows an immediate overview of the distribution of the supply of housing to the population of Stanger. Seventy-six per cent of dwellings comprise standard modern housing either as detached houses or flats, the balance being made up of outbuildings, garages and shanties (scrutinize Table 5 for the varying strata distribution and note the underestimate of flats in

Stratum 3). Briefly, the supply of housing in Stanger is as follows :

<u>Dwellings</u>	%
Houses	50,4
Flats (and Maisonettes)	26,2
Outbuildings and Garages	13,7
Shanties	9,7

If we make standard modern dwellings (see definition at Chapter IV) the criterion of desirable housing then it is clear that the available housing then fails to meet such a requirement by a margin approaching 25%. We return to the question of housing in Chapter IV.

Table 6 describes in broad outline the immediate and present distribution of the population among dwellings in summary form. It is estimated that overall there are 1,24 households per dwelling. Breaking down the population to family units there are 1,47 families per dwelling and a mean of 7,23 individuals summarises the distribution of people per dwelling unit. Within households the mean number of families is estimated at 1,18 where the mean number of persons per household is equal to 5,68 (based on plot totals). The simple family size approaches 5 persons at a mean of 4,94 persons.

Although we have dealt so far with only broad descriptive or summary information, four statistics of crucial importance to the planner have emerged. The data on types of dwelling inhabited (Table 5) allow some estimate of removal and renewal required if standard modern housing is to become the planners' goal. Further to the exercise of supplying housing for removals and renewal, the number of households among all dwelling types exceeds the number of dwellings by an appreciable margin. If the conjugal family unit is to become the basis for projecting housing needs then, over and above renewal, there is a shortfall of housing approaching 50% of present housing of all types without considering increase in demand for housing due to population increase, whether natural or in-migrated. Fourthly, housing development has to take into account the size of the unit that will be inhabiting dwellings - in this case number of people per dwelling, household or family.

The statistics above are summary (presented without a range of error) and tell little of the actual distribution of the population estimates - these will be available at a later date. We proceed now with some population

distributions in order to clothe, if only sparsely, the summary skeleton.

Table 7 describes the percentage age/sex distribution of the population which is illustrated at Fig.(i) in estimated population numbers. The distribution and pyramid show three phenomena of immediate interest, viz., a young population, a masculinity ratio of 89,8 (which is surprising) and evidence of some maleefflux from the town which is probably accountable for the ratio above. We confine our discussion in this report to the apparent youthfulness of the population as a potential for population growth is an important datum for town planners. The sample survey distribution is similar to a census sample distribution for the area (compare at Table 7), a matter which will be taken up at a later date.

TABLE 7

PERCENTAGE AGE/SEX DISTRIBUTION OF THE INDIAN POPULATION OF STANGER
BASED ON SAMPLE n = 1 819 RAISED TO POPULATION ESTIMATE 10 130;
PLUS A CENSUS SAMPLE DISTRIBUTION FOR THE AREA

Sex Years	Male	Female	Total	Cumulated	Lower Tugela: Urban*	
					Total	Cumulated
0-4	15,28	13,29	14,24	14,24	14,56	14,56
5-9	13,16	14,73	13,99	28,23	15,99	30,55
10-14	13,79	12,02	12,86	41,09	12,42	42,97
15-19	9,71	11,96	10,90	51,99	12,83	55,80
20-24	11,22	11,95	11,61	63,60	9,88	65,68
25-29	7,51	8,48	8,02	71,62	7,23	72,91
30-34	6,74	7,19	6,98	78,60	6,31	79,22
35-39	5,92	5,54	5,70	84,30	5,91	85,13
40-44	4,19	4,62	4,42	88,72	4,07	89,20
45-49	3,55	3,66	3,60	92,32	2,95	92,15
50-54	3,36	2,77	3,05	95,37	2,55	94,7
55-59	1,98	0,96	1,44	96,81	3,77	98,47
60-64	1,73	2,00	1,87	98,68		
65-69	1,07	0,53	0,78	99,46	1,53	100,0
70+	0,80	0,31	0,54	100,0		
Total	100,0	100,0	100,0		N = 10 130	
% Sex	47,32	52,68	100,0			

* Department of Statistics. Ages - Coloureds and Asians. Population Census, 6th May 1970, Sample Tabulation. (Table 4, row 26). There is a more recent census report with details for Stanger which will be cited in the final report.

FIG (1)

AGE, SEX DISTRIBUTION IN ESTIMATED POPULATION NUMBERS

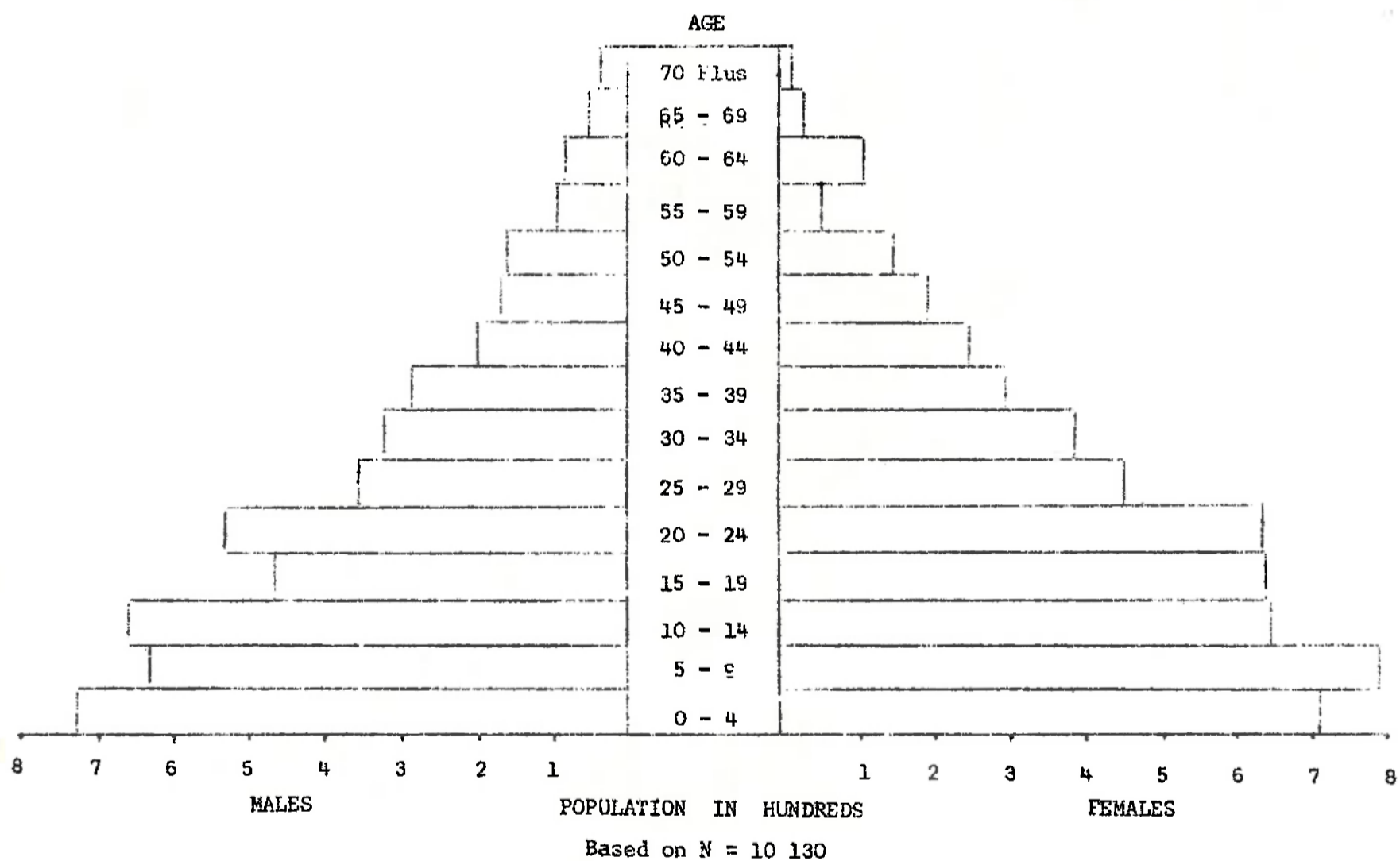


TABLE 8
STANGER AGE DISTRIBUTION GROUPED ACCORDING TO AND COMPARED WITH
SUNDBARG'S THEORETICAL POPULATION MODEL

Compare Stanger Percentages Against Sundbarg's Population Model	Percentage Age Distribution		
	Under 15 Years	15-49 Years	50+ Years
Stanger Statistics	41,09	51,23	7,68
Sundbarg's Model:			
Progressive	40,0	50,0	10,0
Stationary	26,5	50,5	23,0
Regressive	20,0	50,0	30,0

Following Watts and Sibisi¹⁾ we compare the age distribution of Stanger Indians with Sundbarg's theoretical population model which suggests the change potential of a population based on percentage values of certain age groupings - this comparison is effected at Table 8. It is immediately apparent that the Indian population of Stanger is a progressive one, and migration aside, will continue to grow. It is imperative to recognise that this growth will be largely manifest in middle and young age groups as we can show that Indians in Stanger marry young (approximately 75% of people--sex undifferentiated - sixteen years and over who have married did so between the ages of 15-24 years). That is, many children move into the intermediate age group and contribute children to the youngest group before their parents move into the older group. This creates a continuous demand for housing which must be taken into account in planning for the long term.

Table 9 shows the distribution of the number of persons per household in the population. While the mean household size of 5,7 persons, suggesting a rounded mean of six persons, is not exceptional, this statistic does not reflect the wide range of household sizes so important for planning purposes. Nearly 25% of households include seven persons or more and approximately 8% of households include ten persons or more. Almost half, nearly 40%, of households lie above the mean household size expressed in crude form.

1) Watts, H.L. and H.J. Sibisi, 1969. *Urban Bantu Housing*. (Confidential). Durban. An Applied Research Report of the Institute for Social Research, University of Natal. (Table 8, Appendix C). Taken from Sundborg, A.G. 1900.

The distribution of categories of household structure presented in Table 10 suggests the commonly asserted trend for the Indian co-resident group; that is, a trend toward simple (elementary or nuclear) family co-residence. Multiple family households (many of them 'joint family structures') account for only approximately 17%. Of the balance 65% are of simple structure and the category of extended families represents 14% of households. This latter category is not to be confused with the principle of the 'joint family' as it consists of an elementary (simple) family core to which is accreted one or more relatives - often a widowed mother or father. If the volition of the Indian population is indeed toward separate co-residence for each simple family and remnants of simple families, then the fact remains that there are at present in Stanger approximately 31% of households from which further demands for more housing, to a greater or lesser extent, could be made.

TABLE 9
PERCENTAGE DISTRIBUTION OF HOUSEHOLD SIZE (NUMBER OF PERSONS PER HOUSEHOLD)

Number of Persons Per Household	Stratum				Total	Cumulative Total
	Suburban Plots 1	Composite Dwellings 2	Housing Scheme 3	Peripheral Area 4		
1	1,01	3,61	2,22	2,06	1,87	1,87
2	11,11	4,82	2,22	5,15	7,42	9,29
3	11,11	15,66	6,67	9,28	10,84	20,13
4	11,11	24,10	6,67	20,62	15,10	35,23
5	15,15	27,71	28,89	11,34	18,07	53,30
6	12,12	10,84	17,78	11,34	12,44	65,74
7	18,18	4,82	13,33	8,25	12,83	78,57
8	8,08	7,23	6,67	12,37	8,83	87,4
9	6,06		6,67	6,19	5,15	92,05
10	1,01		2,22	7,22	2,55	94,60
11	1,01		4,44	3,09	1,80	96,40
12	3,03	1,20		1,03	1,83	98,23
14				1,03	0,26	98,49
15	1,01			1,03	0,72	99,21
16			2,22		0,29	100,0
Total	100,0	100,0	100,0	100,0	100,0	n = 324
Mean	5,69	4,61	5,98	5,53	5,68	N = 1783

TABLE 10

PERCENTAGE DISTRIBUTION OF HOUSEHOLD STRUCTURE IN STANGER
 ACCORDING TO LASLETT'S CLASSIFICATORY TABLE OF CATEGORIES
 AND CLASSES OF HOUSEHOLD STRUCTURE

Category of Household Structure	% of Household	Class of Household Structure	% of Households
Solitaries	1,86	Widowed	0,54
		Single	1,32
No Family	1,46	Co-resident siblings	1,00
		Co-resident relatives (other)	0,46
		Persons not related	0,00
Simple Family Households	65,17	Married couples alone	4,93
		Married couples with children	52,32
		Widowers with children	0,52
		Widows with children	7,40
Extended Family Households	14,13	Extended upwards	3,44
		Extended downwards	4,67
		Extended laterally	5,56
		Combinations	0,46
Multiple Family Households	13,46	Secondary units up	0,40
		Secondary units down	11,40
		Units all on one level	1,46
		Other	0,20
Multiple and Extended	3,67	Multiple and extended	3,67
Polygamous	0,26	Polygamous	0,26
	100,0		100,0

TABLE 11
PERCENTAGE DISTRIBUTION OF HOUSEHOLDS AND HOUSEHOLD SIZE AMONG
THE DWELLINGS ACTUALLY OCCUPIED BY SEPARATE HOUSEHOLDS
(HOUSEHOLD DWELLING SPACE)

Type of Household Dwelling	% of Households	% Households Within Each Dwelling Category*			Number of Persons Per Household (in %)		
		Mortgage Dwelling	Own Outright	Rent	1-5	6-8	9+
A complete house	31,77	12,98	40,05	46,16	38,35	39,82	21,81
Several rooms in a house	14,44	6,35	32,54	61,11	34,73	51,77	13,50
One room in a house	4,27	0,00	10,73	89,27	67,10	32,89	0,00
Outbuilding	8,57	0,00	5,35	94,65	62,53	26,77	10,70
Part of an Outbuilding	4,73	0,00	0,00	100,0	80,63	19,38	0,00
Basement of building	3,98	0,00	23,02	76,98	76,99	11,51	11,51
Part of basement	1,32	0,00	0,00	100,0	100,0	0,00	0,00
Garage	0,46	0,00	0,00	100,0	100,0	0,00	0,00
Shanty	9,49	0,00	29,91	70,09	59,22	27,20	13,60
Flat	19,14	1,12	1,12	96,63	68,64	25,83	5,52
Maisonette	1,83	25,00	50,00	25,00	25,00	75,00	0,00
Total	100,0	Col % 5,7	Col % 23,2	Col % 70,6	Col % 53,30	Col % 34,10	Col % 12,60

* 0,2% No Information.

TABLE 12
DISTRIBUTION OF HOUSEHOLDERS ACCORDING TO THE NATURE OF OCCUPANCY OF
DWELLINGS BY THE HOUSEHOLDS

Nature of Occupancy of Dwelling by Household	% of Household Heads
Owner without tenants	24,22
Owner with tenants also	4,24
Sole tenant of dwelling	46,70
Parallel tenant of dwelling	17,08
Main tenant who sublets	1,20
Subtenant of main tenant	1,40
Tenant of owner in dwelling	5,16
Total	100,0

TABLE 13

PERCENTAGE PROFILES SHOWING THE DISTRIBUTION OF DIFFERENT SIZE HOUSEHOLDS AMONG TYPES OF HOUSEHOLD DWELLING IN DESCENDING ORDER OF OCCUPANCY

Number of Persons Per Household		
1-5 Persons	6-8 Persons	9 Plus Persons
Flat (24,7)	A complete house (37,1)	A complete house (55,0)
A complete house (22,9)	Several rooms in a house (21,9)	Several rooms in a house (15,5)
Shanty (10,5)	Flat (14,5)	Shanty (10,2)
Outbuilding (10,1)	Shanty (7,6)	Flat (8,4)
Several rooms in a house (9,4)	Outbuilding (6,7)	Outbuilding (7,3)
Part of an outbuilding (7,2)	One room in a house (4,1)	Basement of building (3,6)
Basement of building (5,8)	Maisonette (4,0)	
One room in a house (5,4)	Part of an outbuilding (2,7)	
Part of basement (2,5)	Basement of building (1,3)	
Maisonette (0,9)		
Garage (0,9)		

How are households distributed among the available dwellings in the town? The answer is to be found at Table 11. Accepting as a criterion standard modern housing of a population, only 53% of Stanger Indian households are adequately housed - that is, in a house without other householders, in flats and in maisonettes. To this might be added cases where several rooms in a house (almost, if not in reality a maisonette in some cases) are inhabited by a household extending the figure above to 67%; the question of shanties which occur mostly in the peripheral area are probably intermediate as regards the criterion of standard modern housing. Again, accepting that in most cases one room in a house, an outbuilding or part of an outbuilding, basement or part of a basement of a building or a garage (leaving aside the question of shanties) are not suitable for housing households at a certain standard, then approximately 23% of households in Stanger require to be rehoused.

From Table 11 it can be seen that 70,6% of householders rent their dwelling space, 23,2% own that space outright and 5,7% of households have mortgaged their property. These statistics do not reflect the total of dwellings mortgaged or owned outright but the nature of occupancy by the household inhabiting the dwelling space. Table 12 breaks down the distribution of owners

and renters among the population of households a degree further showing the extent to which householders own or rent a dwelling corresponding to whether or not the total dwelling (be it a house, flat or garage) is shared by any other household (the distribution for different types of dwelling is not shown here). Approximately 24% of householders inhabit the dwelling they own without sharing that dwelling and 47% of householders are the sole tenants of the dwelling they rent. That is, 71% of households inhabit dwellings (houses, flats, out-buildings and garages and shanties) which are not shared by other households. The balance of householders share the dwelling building with at least one other household.

The final three columns in Table 11 show the distributions of household size groups (number of persons per household) by the type of household dwelling (row percentage) and Table 13 shows in profile the distribution of different size households among types of household dwelling in descending order of occupancy (column percentage). These distributions show that while much of the "irregular housing" (one room in a house, outbuilding, part of an outbuilding, basement and part of a basement, garages and possibly shanties in this category) is occupied by smaller households (1-5 persons) this is not invariable except with regard to part of a basement and garages. At the same time it is shown that the least desirable housing consisting usually of one room, either a garage or part of some other structure, is not occupied by the largest of households (9 plus persons) though sufficient numbers of intermediate size households (6-8 persons) occupy one room in a house or part of an outbuilding. For the purpose of planning rehousing of the population, the parameters of the problem can be estimated as shown in the following example of households inhabiting shanties.

Example of Shanties.

Table 5 gives an estimate of 141 shanties in Stanger.

Table 4 gives an estimate of 1 783 households in Stanger.

Table 11 shows that 9,49% of households in Stanger occupy shanties = 169 households (1 783 x ,0949).

Again Table 11 gives the category row percentage for number of households of different sizes occupying shanties, viz.,

<u>Size</u>	<u>% Occupying Shanties</u>	<u>Population Estimate</u>
1-5 persons	59,2 x 169	100
6-8 persons	27,2	46
9 plus persons	13,6	23
		<hr/> 169 households <hr/>

(These estimates could just as easily be calculated by multiplying the estimate 1 783 by the percentage of households in a size category, e.g. for 1-5 persons 53,3% in Table 11, then multiplying by the column percentage in Table 13, in this case 10,5% the product equals 100 households of 1-5 persons occupying shanties).

These figures allow a crude view of the distribution of households among the types of dwelling or parts of dwellings in Stanger at the latter part of 1975. We shall return to these data when we consider the present housing requirements of the Indian community at the end of this brief preliminary report.

CHAPTER III.HOUSEHOLD INCOME AND COST OF HOUSING.

Weighted sample data (based on 324 households) describes 71% of households as renting the dwelling space they inhabit, 23% of households as outright owners of their dwellings and 6% of households have mortgaged property. Of the mortgagors all but one, households occur in the stratum suburban plots. Table 14 shows the distribution of households according to stratum and rent payments per month for dwelling space (the types of dwelling are not differentiated in this preliminary report). It is difficult to interpret these figures as types of dwelling inhabited among households are dispersed through the distributions except for the housing scheme where only flats and cottages provide dwelling space (in only one case are there more than one household per dwelling in this stratum). However, these distributions do allow an initial statement of costs of rented housing among Indians in Stanger.

It is clear that a substantial number of households inhabit relatively cheap housing leaving aside the question of quality and standard of dwellings (see Table 11 for types of household dwelling). In general the cheapest housing is to be found in the housing scheme but this might well reflect the incidence of 27% of female household heads to be found in this stratum. Much cheap housing occurs in the peripheral area, probably at Lots 14, 15 and 16 which includes many shanties (36% of household dwellings in the stratum). The suburban plots, contrary to their description and probably intended residential use, contain only 30% of households inhabiting a complete house. That is 70% of households inhabit part of a house, outbuildings, garages, etc., hence a substantial source of cheap housing to the community at large. The rented cost of a flat among composite dwellings appears to be standard with an effective range of R40 - 70 per month. Of the ca. 6% of householders who own mortgaged property 12% pay less than R50 per month, 42% pay between R50 - 100 per month and 46% pay more than R100 per month. Fifteen per cent of mortgagees in fact pay more than R200 per month. The balance of householders (23%) own their dwellings outright and are responsible only for maintenance and local government services and taxes. The dwellings in this category probably fall into two distinct groups as the distribution is split into almost equal moieties between suburban plots and peripheral area : that is owned housed in stratum 1 and a large number of owned shanties in stratum 4.

TABLE 14.

PERCENTAGE DISTRIBUTION OF MONTHLY RENT PAYMENTS
BY HOUSEHOLDERS IN THE FOUR SURVEY STRATA.

Rent Categories (Rent on a monthly basis).	Survey Strata				Total Sample
	Suburban Plots	Composite Dwellings	Housing Scheme	Peripheral Area	
0 - 9	9,68	1,27	55,56	37,74	21,51
10 - 19	20,97	1,27	24,44	30,19	18,94
20 - 29	12,90	6,33	20,00	13,21	12,77
30 - 39	22,58	7,59		9,43	12,58
40 - 49	12,90	21,52		3,77	10,74
50 - 59	4,84	36,71		1,89	10,56
60 - 69	4,84	24,05		1,89	7,72
70 - 79	4,84	1,27		1,89	2,59
80 - 89	3,23				1,29
90 - 119	3,23				1,29
% of owned and/or Mortgaged Dwellings	37,37	4,82	0,00	45,36	29,12

A brief overview of the distribution of income (Y) in the community relating to various groups, statuses of individuals and type of household dwelling is presented here. Income information is available for all adults, 16 years and over, from the sample survey. Immediately it can be said that 12,7% of males and 72,6% of females in this adult group receive no income from a formal source. This does not correspond to gainful employment (not reported in the preliminary data) as many incomes derive from pensions, grants, etc. Further, income referred to here does not include gratuities and contributions by relatives which is included in other distributions of income. Taking wages, salaries, income from property, savings, shares etc., pensions, and grants we give below median incomes for all adult males and females and adult males and females in receipt of an income respectively.

	Males R	Females R
All Adults	138	73% no Y
All Adults in receipt of an y	162	44

Table 15 shows the distribution of income among households and the overall contribution to the household resources made by the head of household and the 15% of wives of heads of household in receipt of personal income which gives an initial view of how personal incomes group in households.

Extracting from Table 15, various median income figures summarise the general situation among the Indian Community of Stanger:

	R
Median Income of all members of a household	253,2
Median Income of the head of household (male or female) from all sources	181,5
Median Income of the head of household excluding contributions by relatives	149,7
Median Income of head of household's wife, only among wives (ca.15%) in receipt of an income (income from all sources).	98,6

TABLE 15.

PERCENTAGE DISTRIBUTION OF INCOME RELATING TO HOUSEHOLD,
 HEAD OF HOUSEHOLD AND WHERE APPLICABLE WIFE OF HEAD OF HOUSEHOLD.

Income (Y) Cate- gories: Rands	Total Y of all members of a house- hold.		Total Y of head of house- hold from all sources.		Y of head excluding contributions by relatives.		Total Y of head's wife from all sources.	
	%	C. %	%	C. %	%	C. %	%	C. %
No income	0,00	0,00	0,46	0,46	1,83	1,83	85,18	85,18
0- 19	0,54	0,54	0,54	1,00	4,18	6,01	0,59	85,77
20- 39	1,75	2,29	5,76	6,76	14,43	20,44	3,96	89,73
40- 59	4,55	6,84	7,53	14,29	6,33	26,77	1,21	90,94
60- 79	4,61	11,45	3,95	18,24	4,13	30,90	0,33	91,27
80- 99	3,44	14,89	5,21	23,45	4,16	35,06	1,43	92,70
100-119	4,73	19,62	7,05	30,50	7,53	42,59	2,02	94,72
120-139	5,67	25,29	7,28	37,78	4,61	47,20	0,84	95,56
140-159	4,90	30,19	7,63	45,41	5,48	52,68	-	-
160-179	4,76	34,95	4,24	49,65	3,24	55,92	-	-
180-199	3,64	38,59	4,50	54,15	3,38	59,3	-	-
200-249	10,78	49,37	7,52	61,67	8,17	67,47	3,09	98,65
250-299	9,69	59,06	11,33	73,00	8,86	76,33	1,36	100,01
300-399	14,23	73,29	14,24	87,24	12,43	88,76		
400-499	9,55	82,84	5,88	93,12	4,42	93,18		
500-599	5,86	88,70	2,07	95,19	1,98	95,16		
600-699	3,73	92,43	0,86	96,05	0,86	96,02		
700 plus	7,28	99,71	3,67	99,72	3,67	99,69		
No Infor- mation	0,29	100,0	0,29	100,01	0,29	99,98		
Median	R253,2		R181,5		R149,7		Ca. 15% Y earners	

Y = Income

It is immediately apparent in summary terms that the head of the household contributes only 59% of the total income accruing to all members in a household from his or her wage, salary, pension etc. Leaving aside the question of heads' wives of whom only 15% have an income, the head of household's income is augmented (in median terms) by 21% as a result of contributions by relatives (and others) bringing his personal income from all sources to a summary R181-50. The balance of 28% between head's income from all sources and household income at a median of R253-20 is made up of income accruing to wives and other earners in the household. The median income to the household from heads' wives is a misleading statistic: only 15% of wives are in receipt of an income; ca. 30% of these earn less than R39 and just over 30% earn over R200 per month, the latter group most probably representing a small number of professionally employed wives.

The cumulated percentage columns in Table 15 allow ready comparison of the differentially constructed distributions of income within the household. One convenient comparison to make is the percentage of each distribution that falls below some measure of subsistence poverty. We have conducted an exercise to calculate minimum living levels (MLL) among Indians in Stanger but the data is yet to be tabulated. Failing any other measure for Stanger we have recourse to MLL tabulations for Indians in Durban. At August 1975 the MLLs for Indian households of five and six persons are R93-92 and R116-06 respectively.¹⁾ The mean number of persons per Indian household in Stanger is 5,7, closer to 6 than 5; R116 falls into the income category R100 - 119 in Table 15 and while there is some difference (R3.00) it is now commonly accepted that cost of living is usually higher in small towns compared with metropolitan areas (Stanger and Durban respectively). Taking the income category R100 - 119 in Table 15 as a crude guide to a likely MLL for the average Stanger household of between 5 and 6 persons we can show roughly the

1) Loubser, M. 1975. *The Minimum and Supplemented Living Levels of Non-Whites Residing in the Main and Other Selected Urban Areas of the Republic of South Africa, August 1975*. Research Report No. 47. Pretoria. Bureau of Market Research, University of South Africa. (Table Du-11; A14).

probable extent of "primary poverty" in the community.

Tentatively then, it can be mooted that between 15 and 20% of all households exist at or below a subsistence measure based on the total income accruing to all members of the household. This incidence increases if we consider the total income of the head from all sources only - between 23 and 30%. If we were to consider the head of household's income from wage employment and pensions etc. only, then the incidence of households falling at or below the poverty measure would be between 35 and 43% (the last two comparisons are somewhat fallacious as, were additional earners to be excluded the size of the mean household would drop). Conversely, the incidence of say the top 25% of incomes could be compared. Somewhat over 25% of all total household incomes exceed R400 (10% over R600); a similar proportion of household heads earn in excess of R300 per month when their income from all sources is considered; contributions to householders by relatives at the higher income categories seems to be curtailed as there is only a marginal difference in the distribution when income from wages etc., is calculated separately. Overall there is a wide range of income in the community, however calculated, suggesting that any planned supply of housing will be confronted with a differentiated demand, especially with regard to standards of housing.

We have already established that median household income is equal to R253 and that the median income for male and female adults from wages and pensions etc., equals R162 and R44 respectively. Table 16 shows income from salaries, wages, pensions, grants, rents, etc., among Indian adults in Stanger according to their status within households (excluding dependents who are not wives). Table 17 describes the percentage distribution of the various household statuses defined for adults in the sample survey. There is a mean of 1.8 persons per household in receipt of an income in the sample. From Tables 16 and 17 we can show the distribution of adult household statuses (*ad hoc* definitions) together with the proportion of each status category that is/is not in receipt of an income and provide a status category summary statistic of level of income.

29.
TABLE 16.

PERCENTAGE DISTRIBUTION OF ADULT INDIVIDUAL INCOMES (FROM SALARIES, WAGES, PENSIONS, GRANTS, RENTS, ETC.) ACCORDING TO THEIR STATUS WITHIN HOUSEHOLDS (EXCLUDING DEPENDENTS WHO ARE NOT WIVES).

Income Categories (Y) Rands	Total Y of all members of a household.		Male head of household.		Female head of household.		Wife of the head of household.	
	%	C.%	%	C.%	%	C.%	%	C.%
No income	0,00	0,00	0,56	0,56	13,93	13,93	85,16	85,16
0- 19	0,54	0,54	1,88	2,44	8,75	22,68	0,16	85,32
20- 39	1,75	2,29	9,39	11,38	41,47	64,15	4,65	89,97
40- 59	4,55	6,84	2,54	14,37	20,42	84,57	1,24	91,21
60- 79	4,61	11,45	4,70	19,07	2,92	87,49	0,34	91,55
80- 99	3,44	14,89	4,73	23,80	-	-	0,86	92,41
100-119	4,73	19,62	8,84	32,6	1,46	88,95	2,33	94,74
120-139	5,67	25,29	5,36	37,96	1,14	90,09	0,86	95,60
140-159	4,90	30,19	5,86	43,82	3,73	93,82	-	-
160-179	4,76	34,95	3,69	47,51	1,14	94,96	-	-
180-199	3,64	38,59	4,11	51,62	-	-	0,37	95,97
200-249	10,78	49,37	10,73	62,35	1,14	96,10	2,79	98,76
250-299	9,69	59,06	10,87	73,22	-	-	0,79	99,55
300-399	14,23	73,29	14,48	87,70	3,90	100,0	-	-
400-499	9,55	82,84	4,57	92,27	-	-	-	-
500-599	5,86	88,70	2,96	95,23	-	-	-	-
600-699	3,73	92,43	0,49	95,72	-	-	-	-
700 plus	7,28	99,71	3,90	99,62	-	-	-	-
No Information	0,29	100,0	0,35	99,97	0,00	-	0,00	-
Median	R253,2		R192,1		R33,2		Ca. 15% earn.	

Male head of a family who is not a head of household.		Female head of a family who is not a head of household.		Wife of a head of family.		Male : Other Additional earners.		Female: Other Additional earners.	
%	C.%	%	C.%	%	C.%	%	C.%	%	C.%
2,13	2,13	42,22	42,22	97,55	97,55	0,00	0,00	0,00	0,00
0,00	2,13	9,63	51,85	-	-	2,33	2,33	3,37	3,37
1,51	3,64	9,10	60,95	-	-	2,52	4,85	27,88	31,25
2,42	6,06	30,48	91,43	-	-	8,77	13,62	27,01	58,26
7,86	13,92	-	-	-	-	6,06	19,68	1,60	59,86
3,93	17,85	-	-	-	-	8,19	27,87	6,38	66,24
7,25	25,1	-	-	2,45	100,00	28,74	56,65	12,07	78,31
10,42	35,52	-	-	-	-	7,19	63,84	8,71	87,02
6,79	42,31	-	-	-	-	4,94	68,78	2,84	89,86
5,14	47,45	-	-	-	-	3,36	72,14	-	-
2,42	49,87	-	-	-	-	0,84	72,98	2,84	92,70
23,11	72,98	-	-	-	-	16,79	89,77	4,44	97,14
4,84	77,82	8,56	99,99	-	-	2,61	92,38	-	-
10,11	87,93	-	-	-	-	4,48	96,85	1,60	98,74
6,19	94,12	-	-	-	-	-	-	1,25	99,99
3,48	97,60	-	-	-	-	-	-	-	-
-	97,60	-	-	-	-	-	-	-	-
2,42	100,02	-	-	-	-	-	-	-	-
0,00		0,00		0,00		3,17	100,03	0,00	
R200,3		R15,3		Ca. 2% earn.		R115,4		R53,9	

TABLE 17.

PERCENTAGE DISTRIBUTION OF ADULTS ACCORDING TO SURVEY
DEFINED HOUSEHOLD STATUSES.

Status within households	% Adult Population.
Male head of household	25,7
Female head of household	5,5
Wife of head of household	23,8
Male head of a family who is not head of a household.	5,9
Female head of a family who is not head of a household	1,7
Wife of a head of a family	5,8
Male, additional earners in a household	9,6
Female, additional earners in a household	5,0
Male dependents (who are not married)	5,5
Female dependents (who are not wives)	11,2
TOTAL	99,7

In narrative profile then:

99,5% of male heads of household (82% of household heads are male) who comprise 26% of the adult population are in receipt of an income, the total category median equalling R192 (C% < R40 = 11,38; C% < R100 = 23,80).

14% of female heads of household (18% of household heads are female) who comprise 5-6% of the adult population are not in receipt of an income (see definitions of income above) and together with the balance of income earners the median equals R33 (C% < R40 = 64,15; C% < R100 = 87,49).

85% of wives of heads of household who comprise 24% of the adult population are not in receipt of an income and very few of the balance provide substantial amounts to the household (C% < R40 = 89,97; C% < R100 = 94,74).

98% of males who head a family but are not heads of household and who comprise 6% of the adult population are in receipt of an income, the total category median equalling R200 (C% < R40 = 3,64; C% < R100 = 17,85).

42% of females who head a family but are not heads of household and who comprise 2% of the adult population are not in receipt of an income and expectedly the total category median is low at R15 (C% < R40 = 60,95; C% < R100 = 91,43).

98% of wives of family heads are not in receipt of an income.

the median income of additional male earners (all are in receipt of an income by definition) who comprise 10% of the adult population is R115 (C% < R40 = 4,85; C% < R100 = 27,87).

the median income of additional female earners who comprise 5% of the adult population is R54 (C% < R40 = 31,25; C% < R100 = 66,24).

5,5% of males and 11,2% of females in the total adult population who are not married earn no income and are classed as dependents; this does not of course exhaust the income dependent category in the adult population (13% of all males and 73% of all females) - see the 'no income' category at Table 16 and the profile immediately above.

The purpose of breaking down income to distributions among status categories rather than presenting only household distributions at this preliminary stage is to provide the planner with a view of the diversity of incomes in the community and to emphasise that household income is not necessarily stable through time as income from persons other than the main breadwinner is dependent on, among other things, the developmental cycle of the coresident domestic unit and most importantly on social changes affecting this developmental cycle. If the process of nucleation (volition toward simple family structures) is entrenched in the community and number of earners per household declines from the mean of 1,8 then household income might decline even if individual incomes rise.

Tables 15 and 16 present distributions relating to household income and some summary components of these group sums and Table 14 shows the range of rents paid in Stanger at the present time. One question worth asking concerns the relationship between household income and the type of dwelling inhabited: that is, is there a positive association between median levels of income, especially higher income levels, and the standard of housing inhabited by the household?

TABLE 18.

MEDIAN INCOMES AMONG HOUSEHOLDS AND HEADS OF HOUSEHOLDS DISTRIBUTED ACCORDING TO TYPE OF HOUSEHOLD DWELLING OCCUPIED AND RANKING REFLECTING HIGH TO LOW MEDIAN INCOME IN EACH DISTRIBUTION.

Type of Household Dwelling	Median Income			Rank		
	1 Total Y of all members of a household	2 Total Y of head of household from all sources	3 Y of head excluding contributions by relatives.	High to Low Income 1	High to Low Income 2	High to Low Income 3
	R	R	R			
A complete house	351	257	156	2	3	3
Several rooms in a house	224	146	116	5	5	7
One room in a house	73	69	69	10	10	10
Outbuilding	191	143	142	6	7	6
Part of an outbuilding	71	63	43	11	11	11
Basement of building	257	184	184	4	4	4
Part of basement	159	146	146	7	6	5
Garage	110	110	110	9	9	8
Shanty	132	112	71	8	8	9
Flat*	306	288	279	3	2	2
Maisonette	399	299	249	1	1	1

* The high median value among households occupying flats is due to the influence of higher incomes among flat dwellers in the central business district. Median Income of households in the housing scheme flats is likely to be low.

TABLE 19.

PERCENTAGE DISTRIBUTION OF HOUSEHOLDS OCCUPYING CATEGORIES OF DWELLING RANKED IN DESCENDING ORDER FROM STANDARD MODERN HOUSING TOGETHER WITH ESTIMATES FOR THE POPULATION OF HOUSEHOLDS IN EACH CATEGORY.

Types of household Dwelling	Categories of Dwelling	% of households	Weighted population estimates N households.
Maisonette A complete house Flat	Modern Standard Housing	52,74	940
Basement of building Several rooms in a house	Near Modern Standard Housing	18,42	328
Outbuilding Part of a basement	Tertiary housing	9,89	176
Shanty	Variable Standard	9,49	169
Garage One room in a house Part of an outbuilding	<i>ad hoc</i> housing	9,46	169

TABLE 20.

CASH AND PERCENTAGE DIFFERENCES BETWEEN MEDIAN HOUSEHOLD AND HOUSEHOLDER INCOMES ACCORDING TO CATEGORIES OF HOUSEHOLD DWELLING OCCUPIED.

Categories of Dwelling	Types of household Dwelling	Cash differences between household and householder Incomes. R	% Difference
Modern standard Housing	Maisonette	150	37,6
	A complete house	195	55,6
	Flat	27	8,8
Near modern standard housing	Basement of building	73	28,4
	Several rooms in a house	108	48,2
Tertiary housing	Outbuilding	49	25,7
	Part of a basement	13	8,2
Variable standard shanties	Shanty	61	46,2
<i>ad hoc</i> Housing	Garage	0	0,0
	One room in a house	4	5,5
	Part of an outbuilding	28	39,4

In Chapter II we used an arbitrary standard of housing based on modern conceptions which requires separate physical space comprising bedrooms, living room/s, kitchen and other facilities for each household - a house, a flat etc., - to make preliminary evaluations of the suitability of various categories of household dwelling. The distribution of median household income according to type of dwelling occupied at Table 18 confirms, if nothing else, that money tends to support and converge with the loosely defined concept of standard modern housing.

Scrutiny of the distribution of median household incomes at Table 18 will reveal that our view of adequate housing, namely a complete house, a flat or a maisonette, can be ranked in the first three positions of median income ranked high to low. The fourth income rank is held by households inhabiting basements in buildings and on this measure does not accord either with our criterion or evaluation of suitability presented in Chapter II. The reason for this is probably explicable in that 80% of cases of households inhabiting

a basement occur among Residential Plots (Stratum I, consisting for the most part of detached houses) and it is not an uncommon practice for Indian householders to construct houses designed to make a basement habitable (very likely many of these basements are in fact maisonettes). The fifth income rank coincides with the category several rooms in a house which in Chapter II we considered to approach inclusion into adequate housing on the standard modern criterion. The balance of income ranks (6-11) accord in descending order with outbuildings, part of a basement, shanty, garage, one room in a house and part of an outbuilding respectively. Expressed dichotomously, the association between higher and lower median income groups is strongly related to adequate and inadequate housing provision based on the loose criterion employed at this preliminary stage (the actual suitability of different types of housing will be more objectively tested in the final report by means of dwelling densities). If the relationship between median household income and suitability/desirability of housing in fact reflects objective quality of structures, then it is likely that shanties fall further below the cut-off at standard modern housing suggested in Chapter II. If we cut off standard modern housing at median income rank 5 then shanties appear three ranks below this - conterminous with garages ranked 9.

Employing the standard modern definition together with the association between income and type of household dwelling it is possible to extend the dichotomy of suitable/unsuitable household accommodation and give an indication of the distribution of Indian households in Stanger among five categories of dwellings ranging from standard modern to what might be thought of as *ad hoc* dwelling. These data are set out in Table 19 (see Tables 4, 11 and 18). The tabulation in Table 19 does not seriously amend the suggested figures for urgent rehousing included at Chapter II. Leaving aside shanties, the earlier figure of 23% of households requiring urgent rehousing might be confined to households occupying tertiary and *ad hoc* housing reducing the percentage to 19; including the category shanties this percentage rises to 29. At the very least the urgent rehousing problem can be pegged at somewhat over 10% comprising *ad hoc* housing and a moiety of shanty dwellers. It is significant that the question of rehousing is not limited to shanty dwellers (almost 10%) but must be extended to housing in the suburban areas of Stanger (Stratum 1) which in fact supports a disproportionate number of households per physical dwelling - house, outbuilding, garage, etc.

Returning to Table 18 two further features of the distributions are worth mentioning : comparing the within category ranks of median household, head of household from all sources and head of household (excluding contributions from relatives) incomes it is found that only small changes among the

ranks occur; and, the dramatic difference between median household income and median household head income (from employment, pensions, investment, rents, etc., excluding contributions by relatives) is not equitably distributed among the various types of household dwelling. Leaving aside the percentage and actual money differences between median household and householder incomes only those householders occupying several rooms in a house drop appreciably in comparative ranking of income categories (lower comparative rank for householder income) and only those who occupy part of a basement rise to any degree (higher comparative rank for household income). In nominal terms this suggests very strongly that additional earners in the household corresponding to householders who are at the bottom of the income distribution and in general occupy tertiary, shanty and *ad hoc* housing do not generate enough income to compete on any equitable basis for housing. This nominal situation is manifestly true and dramatic as can be shown by distributing percentage and money differences between median household (1) and householder (3) incomes according to categories of household dwelling (found at Tables 18 and 19). This is accomplished in Table 20.

Reading from the cash difference column in Table 20 and comparing across categories with the household income column in Table 18 it is clear that except for households occupying flats, the more wealthy, better housed householders derive greater advantage from additional earnings among other members of their households. The exception among flat dwellers appears not to matter as they register a high median householder income - this is due to the influence of householders in the central business district and the real position of housing scheme householders has yet to be analysed; it is likely that they constitute a poor group. Shanty dwellers appear to do reasonably well in terms of extra income but this is nowhere near sufficient to change their ranking among household incomes. The percentage difference column in Table 20 merely reinforces the point being made. Even large percentage differences between householder and household income among the lower socio-economic reaches does not appreciably change their competitiveness in the community.

To summarise this chapter. There is a wide range of income among householders and households in Stanger. The median household income of R253,2 which compares closely with a median household income for Isipingo R253,6¹⁾ during January 1974, is made up of 1,8 income receivers (many of

1) Watts *op.cit.* (p.43; Table 4).

them pensioners and grantees) which is high for any population. The balance of income additional to the householder's income making up household income is substantial at over R100 and is derived from additional male family heads, additional unmarried male earners, additional female earners, additional female family heads and wives of heads of households, in this median ranked order, in the households.

It is apparent that standard of housing is related to household income, and because household income is related to householder's income, also to the income of the head of household. High household and householder's incomes are associated with more substantial housing of standard modern definition and lower incomes correspond with less adequate provisions of housing. This association seems to be maintained because differences between household and householder's incomes are not equitably distributed - the householders occupying the more enhanced dwellings benefiting from more additional income from earners with the household than the householders at the lower end of the socio-economic distribution. As the distribution of household income in the community is wide and the structure of households is contingent on processes of social change, changing income patterns etc., as well as on the very provision and supply of housing it is unwise to utilize the distribution and median of household income only in planning for the provision of housing in the community. An example illustrates this matter : the median income of heads of household occupying a complete house in Stanger (R156; Table 18) is higher than only four median household incomes corresponding to householders who occupy shanties, garages, one room in a house and part of an outbuilding.

CHAPTER IV.THE HOUSING PROBLEM AND IMMEDIATE HOUSING REQUIREMENTS OF THE
PRESENT POPULATION.

Determining the housing requirements of an established community, such as Stanger, is a very different exercise to that for a new settlement or township. In the latter case it merely has to be established how many households or families will initially settle in the proclaimed area and this figure determines the number of separate dwellings required. Clearly the problem of determining the housing requirements in Stanger is much more than this and the "housing problem" cannot be solved by a simple renewal scheme directed at inadequate dwellings. The problems of determination arise precisely because there is an extant housing problem in the community, and merely deciding which dwellings are inadequate and then replacing them is not a sufficient solution to the problem as the need for, and indeed the findings of, this survey testify. Wherein lies the housing problem in Stanger?

There is only a housing problem in the community if the present distribution of the population among the available structures used as shelter is thought to be inadequate - that is, if the relationship between people and dwellings falls below a standard defined for the purpose. At this preliminary stage we have mooted a standard which corresponds by and large to the provisions made for housing among modern communities. There are three main features of this standard conceptualised below:

A discrete dwelling. By this is meant an exclusive unit of housing, whether it be a flat in a block, terraced houses or a detached dwelling. Ideally each coresident domestic group is housed in a discrete dwelling - this is usually the family household or in many urban residential provisions the conjugal family unit (spouses and children). With a knowledge of the range of structures used as household dwellings in Stanger a subsidiary feature of this modern standard is that the discrete dwelling is designed specifically for human and family habitation. This feature is the one we have commented on in the preliminary report : features of density and facilities in housing will be included in the final report.

Density. This is not considered in the report, but clearly if discrete dwellings are overpopulated much of the modern standard is defeated. Density involves the number of people per room. It also involves, in association with the feature of discrete housing the number of coresident domestic units

inhabiting the dwelling. We have commented throughout on this problem.

Facilities. Clearly the modern standard defines a limited number of facilities in each dwelling. These are power, ablution, cooking and sleeping facilities which we do not discuss here.

The housing problem in Stanger, as presented in this report lies in the fact that some household dwellings are not discrete, i.e. in some cases more than one household inhabits a dwelling. Many dwellings used as household accommodation are not designed for human habitation (and by extension will not contain the necessary facilities) and, especially in the case of shanties, some dwellings built as household accommodation fall below the required standard (leaving aside the question of densities in this report).

In order then to determine immediate housing requirements at a defined standard of household dwelling it is not sufficient to count the households in the population and provide discrete dwellings for the balance of the fraction of the quotient exceeding one, calculated by the division of number of households by number of dwellings. Certainly it is necessary to estimate the number of households to be housed, but as we have indicated this is not sufficient in an already settled community : it has to be decided how many households are already adequately housed, the balance determining the housing requirement. This latter exercise will reveal the ideal provision of household dwellings for the community at a defined modern standard, and involves both renewal of inadequate dwellings and building of extra dwellings to house the excess over one household per renewed dwelling (in the present case renewal and extra housing are essentially the same process as a shanty or an outbuilding cannot really be renovated to accommodate a household).

The crude housing position among the Indian population in Stanger, based on estimates for which no error statistics have been calculated at this stage, is that 1 783 households or 2 096 families inhabit 1 443 dwellings (Table 4) of which 727 are described as houses, 378 as flats, with a few maisonettes, 197 as outbuildings or garages and 141 as shanties (Table 5). The immediate housing requirement for the present population of households in Stanger, irrespective of the type of dwelling inhabited by households and based on the concept that each household should have a discrete dwelling (in this case whether it be a house, garage, outbuilding, etc.), is 340 dwellings over and above the estimate of 1 443 dwellings already used as household accommodation. If it is thought that each family should inhabit a discrete dwelling, then on the same basis as the above the crude estimate

of the housing shortfall rises to 653 dwellings. However, producing another 340 household or 653 family dwellings for the community still leaves a balance of 338 dwellings which can be described as sub-modern standard housing (197 outbuildings and garages; 141 shanties). Ideally these dwellings should be phased out and renewed - which in this case means building on new sites a further 197 modern standard dwellings and in the case of most shanty dwellings demolition of 141 structures and *de novo* construction either on present sites or elsewhere. If modern standard housing is accepted as the criterion for housing the Indian population in Stanger then we estimate that only 1 105 adequate dwellings (houses, flats and maisonettes) exist in the community : that is to say that the crude estimates of the immediate requirements for household dwellings or family dwellings must be revised upward to an estimated requirement of an additional 678 Household Dwellings or 991 Family Dwellings.

The gross estimate of 678 household dwellings as an immediate extra housing requirement for the Indian population of Stanger is rationalized in Table 21 from which can be read the estimated needs among the different types of structure used as dwellings, ordered in informal descending ranks of adequacy of dwelling and median household income. The figure of 678 extra dwellings refers to the need of households and not families where the need is for 991 dwellings (recalling that these estimates are reported without error statistics). The sampling error will show estimates at a range below and above each housing shortage estimate and, as it is not unusual to accept the upper limit of the error estimate, both these estimates will be inflated in the final report. It is wise to accept upper limits of sampling error as this compensates somewhat for unknown observation errors. Observation errors occur in surveys when not all the target elements (in this case households) are reached. If persons, families or households are living in motor cars, dwelling in strange places on public land, squatting in obscure places, sleeping in the street etc., then they have not been reached by this survey. Further, under overcrowded living conditions extra households in dwelling places are often not recorded in surveys because their existence is denied through fear of eviction, etc. An allowance must be made for an extra demand from very poor, indigent sectors of the community.

The estimates for extra housing requirements culled from a Household Sample Survey are to some extent misleading : the extrapolated sample data show values relating to pre-defined household categories in an empirical way and it is often difficult to reconcile these findings with subjective expressions of demand reflecting meaningful social processes in the community and very often influences from without the community.

TABLE 21.

RATIONALIZATION OF THE IMMEDIATE HOUSEHOLD DWELLING REQUIREMENT (678 DWELLINGS).

Categories of Dwelling	Types of household Dwelling	Estimated Number of Households in Stanger Table 11	Immediate Household Dwelling Requirement. N H/holds	Median Household Income Table 18 R	Range of Household Income R	Median Householder's Income Table 18, Col. 3 R
Modern Standard Housing	Maisonette	33	0	399	249-700+	249
	A complete house	567	0	351	49-700+	156
	Flat	341	0	306	89-700+	279
Near Modern Standard Housing	Basement of building	71	71	257	69-549	184
	Several rooms in a house	257	93	224	9-700+	116
Tertiary Housing	Outbuilding	153	153	191	29-549	142
	Part of a basement	24	24	159	129-224	146
Variable Standard Housing	Shanty	169	169	132	29-649	71
<i>ad hoc</i> Housing	Garage	8	8	110	100-119	110
	One room in a house	76	76	73	9-149	69
	Part of an outbuilding	84	84	71	49-349	43
TOTAL	1 443	178,3	678	253,2	9-700	149,7

It is for this reason that the results of a household survey seldom tally with expressions for the demand for housing, for example housing waiting lists - although the former does describe an empirical situation while the latter gives vent not only to real aspirations, but often to indefinite wishes. In order to gain some insight into the subjectively felt complexity of aspiration and indefinite wishes for housing in the community we asked each household respondent two questions in an indirect fashion. We asked them to think of any anonymous family living near to them and to suggest how many

people in that family household would want their own house, and, to judge how many relatives (living elsewhere) of that anonymous family household would like a home in Stanger if they could get one (we recorded the number of houses in each case). In our experience of survey research a substantial number of respondents in a sample in fact reflect their own views and feelings when the situation is cloaked in anonymity. Leaving aside the reliability of this method, the analysed response comprised a mean of 1,21 houses wanted per household and 1,51 houses to the base number of households which might possibly be taken up by people as yet without the community. Overall, 72% of household respondents indicated that one or more house was wished for among the complement of the household and 65% of these same respondents suggested that one or more houses would be demanded by relatives living elsewhere if they became available.

The present supply of houses in Stanger at the present is estimated to be 727. If in fact there is a real demand for 2 157 (1 783 x 1,21) houses in the community (the overwhelming preference for type of dwelling is a detached house), leaving aside the fact that many households are adequately housed in flats and some in maisonettes, then there appears to be a shortfall of 1 430 houses. Let it be noted that the estimate of 2 157 houses is close to the estimate of 2 096 families in the community. We have estimated that there are ca. 378 flats in Stanger; recall that this is underestimated. If we accept that there is something in excess of 400 flats and maisonettes in Stanger then the shortfall of housing at an adequate standard based on subjective views of householders is around the 1000 mark. This is very close to our highest empirical estimate of 991 family dwellings required immediately to house the population of Stanger. In Professor Watts' survey on Isipingo, which has approximately the same estimated population as Stanger (10 935 persons in Isipingo, 10 131 persons in Stanger), he estimated that, "In terms of the number of families, if each family is to have its own dwelling, the sample suggests that 72%, or more or less 1000, extra dwellings are required in Isipingo at the present time"¹⁾ (i.e. January, 1974). We are suggesting here that the immediate requirement for extra housing is approximately 100% of the existing adequate housing (i.e. ca. 1000 houses) and we supply sufficient information for the planner to scale down this estimate by manipulating the coresident unit for which housing is to be supplied (household or family) and/or the types of dwelling which require to be phased out as residential accommodation.

1) Watts, H.L. *op. cit.* p.21.

Our estimates are based on empirical data pertaining to the population of Stanger at the present time (with a subjective indication that conjugal family dwelling is the preferred norm in the community : we say nothing of the real demand from exogenous sources i.e. migration into the community); at this stage we do not project requirements through time and we have not described actual conditions in the households (the latter two exercises awaiting the final report). As one cannot really conclude what is after all a preliminary report, we provide an interesting story for the planner concerning exogenous forces and demand for housing in a community which is part of a wider system of housing privation. The housing survey of Isipingo on which the present survey is based, correctly estimated on the empirical grounds available, that 1000 extra houses were required to fulfil the immediate needs of the community. When, however, a waiting list was opened it was discovered that the demand exceeded the survey estimate at something approaching three times the empirical estimate; clearly the effects of exogenous factors. In our turn we have, among alternative empirical estimates, suggested that approximately 1000 new houses are required to fulfil housing needs in Stanger. Can we guess at the actual demand from all sources that might become manifest? Say a demand for 1000 extra houses will be made within the community. Add to this the figure of $1\ 783 \times 1,51 = 2\ 692$ which expresses numerically the householder respondents' guess, in our survey, of exogenous demand and we arrive at a figure of 3 700 dwellings. It is just as likely that what happened at Isipingo will happen at Stanger.

We provide then estimates of the immediate housing requirements of the present population of Stanger based on a variety of criteria and which range from 340 - ca.1000 extra dwellings. We also make a rough and ready guess at a possible total demand for housing from all quarters among the Indian population of Natal. Ultimately the planner will decide how many units of housing are built. It is more than likely that socio-economic and political factors will not allow for an immediate and adequate provision of housing in Stanger : this preliminary report seeks only to inform the man in the field of the likely parameters of his problem.

APPENDIX A

STRICTLY CONFIDENTIAL

1. SCHEDULE NO:

2. STRATUM NO:

INSTITUTE FOR SOCIAL RESEARCH

UNIVERSITY OF NATAL,

DURBAN.

SURVEY OF INDIAN HOUSEHOLDS IN STANGER, 1975HOUSEHOLD DATAUSE A SEPARATE SCHEDULE FOR EACH HOUSEHOLD.

(A household consists of a person, or group of persons, who are usually related to each other (but not necessarily) and who share the same physical space for the purposes of eating, sleeping, taking rest and leisure, growing up, child-rearing, and procreation).

NAME OF INFORMANT:

(To be household head, or his wife).

ADDRESS:

INTERVIEWER:

RECORD OF VISITS IN CONNECTION WITH THE HOUSEHOLD:

DATE OF VISIT	RESULT OF VISIT	REASONS FOR OUTCOME OF VISIT

SCHEDULE CHECKED BY:

DATE :

3. WORK SHEET FOR LISTING MEMBERS OF HOUSEHOLD

Write down the names of all persons in the household giving their sex and relationship to the head of household. Use M to indicate Male, F for Female. Use anthropological shorthand to indicate relationship.

Make certain that you know the preferred order of listing household members and that you group and bracket separate families.

Person's Household Identity Number	Name	Age	Sex	Relationship to head of household	Relationship to Family head	Survey Status (see code)
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

4. Where do your nearest relatives in Stanger live?

Same plot or premises 1	Adjacent to plot or premises 2	Same street 3	Same neighbourhood 4	Elsewhere in Stanger 5	No relatives in Stanger 6	
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How is this household related to yours? (Write answer) _____

GENERAL HOUSEHOLD AND FAMILY INFORMATION

6. Type of dwelling occupied by household:

A complete house 01	Several rooms in a house 02	One room in a house 03	Out-building 04	Part of an out-building 05	Basement of building 06
Part of Basement 07	Garage 08	Shanty 09	Flat 10	Maisonette 11	Other 12

If other, specify _____

7. Nature of occupancy of dwelling by household head:

Owner, without tenants 1	Owner, with tenants also 2	Sole tenant of dwelling 3	Parallel tenant of dwelling 4	Main tenant, who sublets 5	Subtenant of main tenant 6	Tenant of owner in dwelling 7
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8. Is dwelling

Mortgaged 1	Owned outright 2	Rented 3	D.K. 4
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9. If mortgaged, what is monthly repayment?

(Actual Sum)

RO-9 01	10-19 02	20-29 03	30-39 04	40-49 05	50-59 06	60-69 07	70-79 08	80-89 09
90-99 10	100-119 11	120-139 12	140-159 13	160-179 14	180-199 15	200+ 16	Rents 17	

10. Monthly Rental.

(Actual Sum)

RO-9 01	10-19 02	20-29 03	30-39 04	40-49 05	50-59 06	60-69 07	70-79 08	80-89 09
90-99 10	100-119 11	120-139 12	140-159 13	160-179 14	180-199 15	200+ 16	Owns/ Buying 17	

11. Number of rooms used for sleeping purposes.
(Count all rooms slept in by household.)
12. Total number of persons at all ages sleeping in these rooms
(regardless of whether or not they are members of different
households). (Write 01, 02, 03 ... 09, 10, 11, etc.)
13. Ratio of number of persons sleeping per room. (Calculate
after interviews - number in Q.12 ÷ number in Q.11) =
Actual Ratio

Less than one	1	2	3	4	5	6	7	8+
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

14. SLEEPING ARRANGEMENTS
Number of rooms in which persons of the opposite sex, other than man and wife (or man and woman living together) who are aged over 10 years of age sleep.
15. Number of bedrooms, living rooms, plus kitchen, occupied solely by household.
16. Number of rooms of any kind shared with members of another household.
17. Is the kitchen shared with another household?

Yes	No	No Kitchen
1	2	3

18. Is the bathroom shared with another household?

Yes	No	No bathroom
1	2	3

19. Are any bedrooms shared with another household?

Yes	No	No bedroom
1	2	3

20. If yes, number of bedrooms shared:
21. Number of years household has lived in Stanger as a household:

One year or less	2	3	4	5-9	10-14	15-19	20-29	30+
1	2	3	4	5	6	7	8	9

22. Number of years household head has lived in Stanger.

1 year or less	2	3	4	5-9	10-14	15-19	20-29	30+
1	2	3	4	5	6	7	8	9

23. Number of years household head has lived in present dwelling.

1 year or less	2	3	4	5-9	10-14	15-19	20-29	30+
1	2	3	4	5	6	7	8	9

24. Previous town/district household lived in before coming to Stanger.

Town _____

District (only for farm/smallholding) _____

25. How do school-going children usually travel to school?

NA	Walk	Eicycle	Bus	Private car	Other
1	2	3	4	5	6

26. Apart from incidental shopping at a nearby store how many trips are made per week for necessary household shopping? (Write number of trips).

27. What transport is usually used for shopping trips?

Walk	Bicycle	Bus	Private car	Other
1	2	3	4	5

28. Is food prepared for the household as a whole, or do any of the families (our definition) eat separately?

Household meals	2 family meals	3 family meals	4 family meals
1	2	3	4

29. Present occupation of Head (check information for adults).

Professional and higher Administrative	Managerial and independent commercial	Subordinate white-collar worker	Skilled manual	Supervisory manual	
01	02	03	04	05	
Service worker	Semi-skilled worker	Unskilled worker	Agricultural worker	Housewife	Retired/pensioned
06	07	08	09	10	11
Disabled/sick	Unemployed but seeking work	Won't work	Student	Not applicable, see below	
12	13	14	15	16	

30. If retired/pensioned, what was his/her last gainful occupation?
(Use code as per Question 29). _____

31. If person is unemployed, write in the reason below:

32. What was the first occupation of the head of the household?:
(Code as per Question 29). _____

33. What was the occupation of the head of household's father?
(Code as per Question 29). _____

34. What is the occupation of the head's eldest son? (Code as per
Question 29). _____

35. Number of cars owned by household head. (Write 1,2....etc.)

36. Number of cars owned by other members of the household. (Write
1,2.....etc.)

37. Which type of dwelling would you prefer?:

Flat	Duplex flat	Semi-detached	Single house	Group house
1	2	3	4	5

38. Think of any family (household) living near to you - we don't
want to know which one:

a) How many people in this family want their own house?:
(indicate number of houses).

b) How many of their relatives living elsewhere do you
think would like a house in Stanger if they could
get one?(write number of houses).

CHECK THAT ALL THE INFORMATION REQUIRED FOR Q.3 - Q.39
HAS BEEN ENTERED.

IF ALL THIS INFORMATION HAS BEEN ENTERED THEN THE INTERVIEW
PART OF THE JOB IS COMPLETE.

ENTER IN THE REST OF THE SCHEDULE ITEMS AFTER THE
INTERVIEW.

DO NOT FORGET TO COMPLETE THE SCHEDULE FOR THE PLOT AND
TO CODE QUESTION 5.

Remember to thank the informant for granting an interview making
the point that his/her co-operation will result in a better understanding
of the housing needs for Indians in Stanger. Make certain that you do not
leave the informant in an agitated frame of mind and that you allay as much
of the anxiety he/she may feel as possible. Very often informants wish to
talk at length after the interview is over - it is wise to allow them to do
so because in this way they work through any anxiety generated in the inter-
view process.

AFTER INTERVIEW.

40. Total number of persons in household.
41. Total number of persons in household currently earning an income/receiving a pension, grant, etc.
42. Number of dependents in household (i.e. persons at all ages not in receipt of an income in their own right, from any source whatsoever).
43. Dependency ratio (number of dependents ÷ number in receipt of an income)

Actual ratio

Less than 1,00	1	2	3	4	5	6-7	8-9	10+
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

TYPE OF FAMILIES IN THE HOUSEHOLD:NOTE:

A family will be one of the following types:

The MAIN family is the one, if any, containing the head of the household. All other families in the household are ADDITIONAL families.

The WHOLE family consists of a man and woman living together, plus their dependent children, own or adopted.

A COMPLETED family consists of a man and woman living together, whose children are grown up and no longer dependent, or whose children have all died.

A BROKEN family consists of a man or woman, with his/her dependent children (i.e. the one partner is missing, due to death, desertion, separation or divorce).

An INCOMPLETE family consists of a man and woman living together, who have never produced any live children.

NOTE: A single person does not constitute a family.

TYPES OF FAMILIES IN HOUSEHOLD:

	Whole	Completed	Broken	Incomplete	No main Family (i.e. Head not member of a family).
	1	2	3	4	5
44. Main Family					
45. First Additional Family					No additional family.
46. Second Additional Family					No second additional family.
47. Third Additional Family					No third additional family.
48. Fourth Additional Family					No fourth additional family.

49. Total number of families in household

Size of Families (number of persons per family)
Indicate actual number, using 0 where there is no family of a particular type.

- 50. Main family
- 51. First additional family
- 52. Second additional family
- 53. Third additional family
- 54. Fourth additional family

CODING OF HOUSEHOLD INCOME.

55. Total income of all members of household on a monthly basis:

00-19	20-39	40-59	60-79	80-99	100-119	120-139
01	02	03	04	05	06	07
140-159	160-179	180-199	200-249	250-299	300-399	
08	09	10	11	12	13	
400-499	500-599	600-699	700+			
14	15	16	17			

56. a. Total income of head from all sources on a monthly basis.
(Code as per Q.55)b. Income of head from wage/salary, business, grants, pensions
(Not contributions by relatives, etc.) on a monthly basis
(Code as per Q.55)57. Total income of head's wife from all sources on a monthly
basis. (Code as per Q.55)DETAILED INFORMATION ON THE HEAD OF THE HOUSEHOLD.
(See Question 5).

58. Sex:

Male	Female
1	2

59. Marital Status:

Never Married	Married	Living together	Widowed	Divorced	Separated Legally	Deserted
1	2	3	4	5	6	7

60. Age, in years, at last birthday:

0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44
01	02	03	04	05	06	07	08	09
45-49	50-54	55-59	60-64	65-69	70+			
10	11	12	13	14	15			

61. Highest educational level passed:

No Schooling 01	Class i or ii 02	Std 1 03	Std 2 04	Std 3 05	Std 4 06	Std 5 07	Std 6 08
Std 7 09	Std 8 10	Std 9 11	Std 10 12	Post-school qualification without Matric 13	Post-Matric qualification 14		

62. Religion:

Hindu 1	Muslim 2	Parsee 3	Christian 4	Other 5
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If "Other", specify: _____

63. Home Language:

Tamil 1	Telegu 2	Urdu 3	Gujerati 4	Hindi 5	English 6	Other 7
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If "Other", specify: _____

CO.

ISR.26/75.

Plot No.

Stratum No.

STRICTLY CONFIDENTIAL

Institute for Social Research
University of Natal
Durban.

SURVEY OF INDIAN HOUSEHOLDS IN STANGER, 1975

Address: -----

SUMMARY DETAILS FOR PLOT AS A WHOLE

1. Total number of buildings on plot used as dwellings:

House

Flat/Maisonette

Outbuilding/Garage

Shanty

2. Total number of households on plot

3. Total number of families living on plot

4. Total number of persons on plot

5. Are all households on the plot related by blood or marriage?

YES	NO	NOT CLEAR
1	2	3

INSTITUTE FOR SOCIAL RESEARCH

University of Natal,

Durban.

SURVEY OF INDIAN HOUSEHOLDS IN STANGER, 1975.FIELDWORKER'S MANUAL.1. AIM AND PURPOSE OF THE STUDY:

The Town Council of Stanger has requested the Institute for Social Research to undertake a survey of Indian households living in Stanger. The results are necessary to guide the Town Council in the effective planning of housing for the area.

2. ALL INFORMATION IS CONFIDENTIAL:

The results will be published in such a form that it will not be possible to identify any individual informant. Averages, percentages, and similar statistical techniques will be used to present information for the area as a whole. Thus, it is only the interviewers and the research staff of the Institute who will see the individual replies. All answers to the survey will be handled in the strictest confidence and informants can thus respond without fear of having their personal affairs divulged to others outside the survey team. ALL CO-OPERATION WITH THE INTERVIEWERS IS COMPLETELY VOLUNTARY.

3. ACCURATE INFORMATION IS NECESSARY:

If the information obtained is to be of any use whatsoever, then it is absolutely essential that it be accurate. This must be impressed on all informants, as any distortions in answers are bound to come to light sooner or later, and undermine the value of the study by casting doubt on the findings.

4. THE STUDY IS BASED ON A SAMPLE:

Time and costs do not allow every household in Stanger to be interviewed. Therefore a sample has been scientifically chosen - the selection is governed by chance. Therefore you must visit only those plots allocated to you. DO NOT REPLACE ANY PLOTS GIVEN TO YOU WITH OTHERS.

Please make sure you cover ALL dwellings of any description whatsoever on the plots given to you. Include all structure inhabited by people - shacks, garages, outbuildings, as well as houses etc. on the plots you must visit.

5. ACTUAL FIELDWORK:

5.1. Opening Contact with People on the Plot:

When approaching the persons living on a plot, identify yourself, and proceed to explain the purpose of the survey. Stress the confidentiality of the study, and the value of it for the Indian community in Stanger. Use the approach discussed with you during your briefing for the investigation.

5.2. Filling in the Interview Schedule:

Please fill the schedules in with a ballpoint pen. Write legibly. Questions, such as Question 6, which provide fixed answers, are to be completed by placing a bold cross in the square which applies, and also filling in the number of that square in the block at the right hand side of the page. For instance, if the household lives in "one room in a house" you would place a cross in that square, and also write a clear 03 in the block at the right of the question. Questions which do not provide an answer to choose, are to be filled in using the person's own words.

Some questions, such as Question 12 in the household schedule do not provide any answers to choose from, and do not require an answer in words. In such cases, write the number concerned - e.g. in the instance quoted, the number of rooms of all kinds used by the household for sleeping purposes in the block at the right hand side of the page. Where no information, a non-response or a lack of information is recorded on a question, write this down clearly and leave for the office to code.

Questions 3 and 5 should be filled out very carefully because these provide the base for the survey. The anthropological shorthand used to indicate relationship to head of household and relationship to family head consists of alphabetical symbols which are used singly to show close relationship and in combination to show more complex relationship

as follows.

HH - Head of household
 HF - Head of family

] in each case ego.
]

All other symbols describe relationship to one or other ego and as the columns for household and family relationships are separate, once the HH and HF (possibly more than one, and one of whom will also be HH in the first column) have been identified the system is quite straightforward.

W - Wife	Hence: WB - Wife's brother
S - Son	WZS - Wife's sister's son
D - Daughter	SW - Son's wife
B - Brother	DD - Daughter's daughter
Z - Sister	ZHB - Sister's husband's brother
F - Father	FB - Father's brother
M - Mother	MZ - Mother's sister
H - Husband	DHM - Daughter's husband's mother
U - Unrelated	US - Unrelated's son

The final column of Question 3, Survey Status, gives you a preliminary view of the household as a whole (in complicated cases you will have to proceed to Question 5 before you can determine exact status). Identify the following statuses by the symbols below:

HH - Head of household
 HF - Head of family (who is not HH)
 WHH - Wife of the head of household
 WHF - Wife of the head of family
 AE - Additional earners in household
 D - Dependents in household (no income from any source)
 S - Servant (note at the bottom of Question 3 if there are any servants living on the premises and indicate as S).

The order of listing of household and family members.

The preferred order is as follows:

For example

Person's household Identity Number	In this case order of Listing	Relationship to head of household	Relationship to family head
1	Head of household	HH	FH
2	Wife of head of household	W	W
3	(Unmarried) Sons	S	S
4	(Unmarried) Daughters	D	D
5	Other unmarried relatives, say a Sister	Z	Z
6	Married Son	S	FH
7	Son's wife	SM	W
8	Son's son	SS	S
9	Brother (maybe divorced)	B	FH
10	Brother's son	BS	S
11	Unrelated boarder	U	

Having completed Question 3 (and 4) you now have much of the household background to complete Question 5. List all adults in numerical order using the Person's Household Identity Number from the first column of Question 3. Proceed to write in the information on the top row for each adult. Code in the bottom row for each adult only after the interview is over.

A substantial part of the schedule must be filled in by you after the interview. Please note this. Check to see you have filled in everything before taking your leave from the household.

5.3. Completing Schedules for a Plot:

For each plot selected in the sample a set of interview schedules is to be completed. The set consists of the schedule(s) for individual households, and then a schedule for the plot as a whole. When you arrive at the plot, your first task is to ascertain

how many separate independent households are living there. (A household consists of a person, or a group of persons, who are usually related to each other (but not necessarily) and who share the same physical space for the purposes of eating, sleeping, taking rest and leisure, growing up, child-rearing and procreation. A lodger who rents a room from a family, but prepares his own food and has his own housekeeping budget forms a separate household, whereas a lodger who also boards with a household, forms part of that household, and is not separate. - A household may consist of a family, or a family with additional persons, or several families, or simply a group of unrelated persons living together.) For each household on the plot, a separate schedule is to be completed. For the plot as a whole, the schedule for the property studied is to be filled in.

5.4. Interview the Head of a Household if Possible:

For each household, the informant to be interviewed is the head of the household (i.e. that person within the household whom the members of the household recognise as head), or his wife. Where for good reasons it is not possible to interview either of these two persons, then the next most senior adult in the household is to be interviewed, provided it seems likely that the head would not object to such a procedure.

The name of the informant (cover of the Household Schedule), and the names of the members of the household (page 2 of the same schedule) are required only for identification purposes, to make it easier to conduct and subsequently check the interview. You can assure the informant that these names will in no way be used in the analysis.

5.5. Occupation:

The occupation of members of a household is to be in terms of the job actually done. Vague phrases such as 'works for the Borough of Stanger' or 'works for the municipality' are not acceptable, as the person could have a wide range of jobs under such circumstances, ranging from street sweeper to an office worker.

5.6. Incomes:

In regard to the incomes of the members of the household, please make quite sure that you have obtained as accurate figures as possible for all sources of income. Inflated or deflated figures will detract

from the value of the study. When recording income at Question 5, always indicate whether monthly (M) or weekly (W) as weekly incomes have to be raised to monthly figures (WYX4,3). You should reassure the informants that they can trust us that the information is completely confidential, and will not be used for tax purposes or anything other than the University's study.

5.7. Interview Manner:

Conduct the interview in a friendly, conversational manner. Attempt to set the informant at ease, and explain away any worries and fear. Watch the person's eyes for signs of suspicion and anxiety, and whenever you see such signs, do not press on with the questioning, but first attempt to remove the cause. At the end of the interview, check that you have filled in all the questions before taking your leave. Thank the respondent before you leave, and let him/her know that his/her help is appreciated and of value.

Your work at a particular address is not completed until you have interviewed every household, and also filled in the separate schedule for the property concerned. Pin the set of interview schedules for a plot together, and write the address on the schedule for the plot, using it as a cover.

6. DEFINITIONS:

The interview schedule contains some of the main definitions which you need to use during the interviewing. Make sure that you understand and know these definitions, so that you can use them for your own guidance during the interview. Other definitions which you will need, which are not provided in the schedule, are as follows:-

Different types of Dwellings: (Household Schedule, Question 6.)

A Complete House - A house is a structure originally designed, and used, for residential purposes. It is a permanent structure with a foundation, and unlike flats or maisonettes does not form part of a larger conglomeration of dwellings. Where a house is occupied by only one household, the dwelling is said to be a "complete house".

A Flat is a separate, self-contained, complete private dwelling designed as such in a structure containing other similar dwellings, with or without offices, or shops, etc. A flat must include a livingroom, bathroom and kitchen of its own.

Houses which have been sub-divided into separate self-contained dwellings are to be classed as maisonettes and not flats.

Where a household occupies only one room in a dwelling which may be classified as a house, then classify it as a "room in a house". Note that sharing of a kitchen or a bathroom with another household is not to be counted as making one room into several. "Several rooms in a house" applies only where the household concerned lives in two or more rooms, excluding the use of any kitchen or bathroom. (Separate questions deal with whether or not the bathroom and/or kitchen are shared by two or more households).

A Room is space within a dwelling which is partitioned off by walls of brick or wood, or similar substantial materials. A space partitioned off by curtains does not consist of a separate room, but forms part of the larger room so sub-divided.

An Outbuilding is any permanent structure consisting of one or more rooms, separate from the house either in the sense of being completely separate, or in the sense of having no interleading doors. Servant's rooms and garages are typical examples of outbuildings on a plot of ground.

A shanty is an impermanent structure without a foundation, usually consisting of sheets of iron, wood, and possibly sacking or cardboard, put up as a makeshift dwelling.

Nature of Occupancy of Dwelling: (Household Schedule, Question 7).

Most of the categories used for this question are self-explanatory. Parallel tenants are two or more tenants (i.e. two or more households) which are jointly responsible for renting the structure. Parallel tenancy is very rare, and probably will not be found in Stanger. Use the category "Main tenant, who sub-lets" only where the main tenant is living in the dwelling together with one or more sub-tenants living on the property.


The remaining definitions in the interview schedule are either self-explanatory, or are well-known from everyday usage. However, if you run into any problems in regard to definition (or, indeed, any other aspects of the fieldwork), immediately consult your fieldwork supervisor.

BOROUGH OF STANGER


PRELIMINARY
REPORT ON
INDIAN HOUSEHOLDS,
INCOME AND HOUSING
IN STANGER

LEGEND

STRATUM I -

 Townships bordering the Central Business District of Stanger

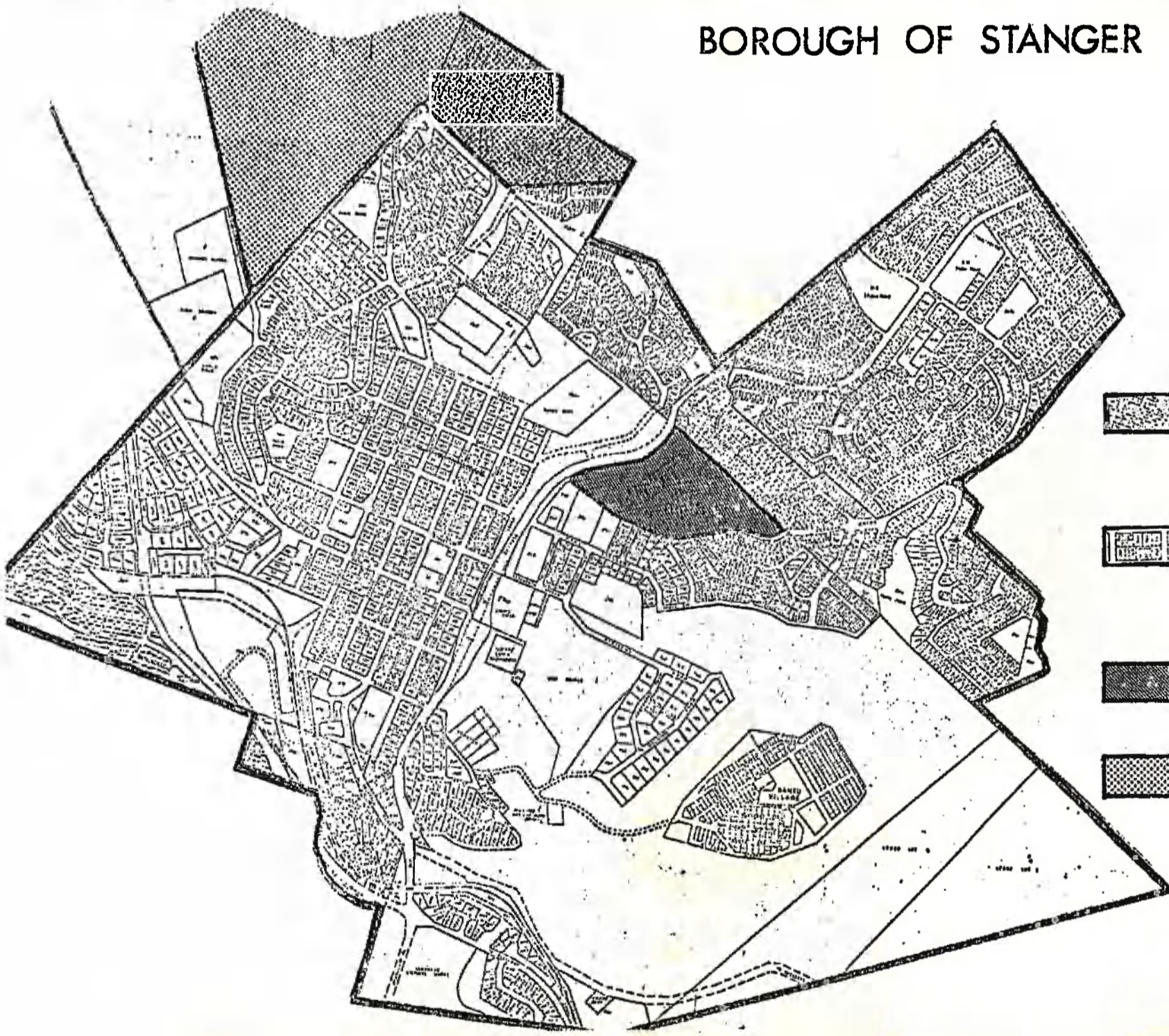
STRATUM II -

 Composite dwellings in Stanger with concentration in the Central Business District

STRATUM III -
Housing Scheme



STRATUM IV -
Townview, Lots 14, 15 and 16



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