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A BRIEF HOUSING SURVEY OF THE TOWNSHIP OF ISIPINGO

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INSTITUTE FOR SOCIAL RESEARCH

MARCH, 1974

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1. INTRODUCTION

The Institute for Social Research at the University of Natal in Durban was requested by the Town Board of Isipingo to undertake a housing survey of their community. The study was intended to provide information necessary for the planning of a new housing area within the boundaries of the township.

Isipingo is an Indian community, and along with many other Indian areas in Metropolitan Durban appears at the present time (1974) to be experiencing a notable housing shortage. In order to provide scientific information to guide the planning of a new housing area the survey was undertaken. For practical reasons it was essential to make the survey as brief as possible, yielding results with the minimum of delay.

Planning for the study was undertaken during December 1973. From the most recent valuation roll for Isipingo (covering the period 1973-1974) a sample of one-ninth of the plots containing one or more dwellings was drawn systematically, using a random starting point. A total of 107 plots were drawn. The interview schedule used for the fieldwork is shown in Appendix A. Fieldwork was conducted by a group of students from the University of Durban-Westville during January 1974. All plots selected were visited. Six plots were found to be unoccupied or no longer residential. In each case the fieldworker took the nearest occupied. Three cases refused to be interviewed. The response rate was therefore 97,2%. This is an altogether satisfactory level of response, and there is no indication of serious biases in the data. The three plots lost by refusals were replaced in the same manner as non-residential/unoccupied plots in the sample. Thus the analysis is based on 107 plots occupied residentially.

The implications of the use of a sample by the survey must be clearly realized. All the results, being based on a sample, are ESTIMATES, not exact findings, of the position in the total Indian population living in Isipingo. As estimates, the results are subject to a margin of error. In instances in the report where plots are used as the unit of analysis, the sample of plots represents a systematic sample. In all other analyses, the sampling unit (the plot) represents a *cluster* of analysis units, and so the sample is a systematic cluster sample. In such instances the confidence limits for the estimates cannot be calculated without considerable extra time and money being involved, and so it was not possible to calculate the limits. Occasionally, when deemed necessary, an indication is given of what the confidence limits for a simple random sample would be—these give only a very approximate guide to the true confidence limits for the sample, which may often be wider than those for a simple random sample, but could on occasions be less. (COCHRAN, 1963, 64-7.) This is always pointed out when relevant.

2. NUMBER OF INDIANS LIVING IN ISIPINGO

The 107 plots contained 1 215 individuals at all ages. As our sampling fraction was one-ninth, the estimated population in Isipingo during January 1974 was more or less 10 935 persons. This estimate is based on a systematic sample and is subject to chance sampling errors. At the 95% confidence limits the population of the Isipingo Town Board area is estimated to lie between 8 050 and 13 803 Indians. This means that perhaps as many as nearly 14,000 Indians must be catered for, and certainly not less than 8 000¹⁾.

3. CHARACTERISTICS OF THE POPULATION

3.1 Ages

The population in the sample survey was a young one. This can be seen from Table 1, Appendix B. Quite apart from any immigration into the area, the population can be expected to grow at a rapid rate. The mean age was 23,8 years, while 47,6% were under the age of 20 years. There is a high proportion of children, indicating the need for adequate schooling facilities now and in the future.

The bulk of the working population is below middle-age. Thirty-five per cent of the total sample were between the ages of 20-39 years, and they constituted seven-tenths of the main working age group from 20-59 years.

3.2 Sex

The masculinity rate for the sample was 103 males to every 100 females. This is what one would expect on the basis of the normal biological pattern. It indicates that the population of Isipingo has not been subject to any unusual factors as far as the distributions of the sexes is concerned.

3.3 Families

The sample contained 256 families of various types, where the family is defined as a man or woman; or a man, woman, and their dependent children; or a man or woman and his or her dependent children. The children may be biological offspring or adopted children.

From the sample results it is estimated that there are about 2 300 Indian families in the Isipingo Town Board area.

Table 2, Appendix B, provides details of family size. The overall family size in the sample was average of 4,25 persons²⁾. *Main families* (that is those families in a household which contain the

- 1) The systematic sample has been treated statistically as if it were a simple random sample.
- 2) Note that in this report, when the term "average" or "mean size" is used, the arithmetic mean is the average concerned.

person regarded by members of the household as the head) consisted of an average of 4,61 persons, while all other families (referred to in the table as *additional families*) had an average size of 3,34 persons. Because the population is a young one, with many young adults, it is likely that in many cases the families will grow in size, and therefore the overall average size in the township will probably increase in future. Three-fifths of the families in the sample consisted of two to four persons, whereas a tenth had seven or more persons.

A *whole family* is one which consists of a man and woman, together with their children, own or adopted, who are still dependent on them. Four-fifths of the families in the sample consisted of this type, stressing that the typical family in Isipingo contains both partners present and their children. By contrast, a *completed family* consists of a man and woman, who have had children who are now all independent. About 3% of the sample consisted of this type of family. A *broken family* is a family where one of the adult partners is missing, either due to death or desertion or divorce. Seven per cent of the sample families were of this type. Finally, an *incomplete family* is one consisting only of a man and woman living together, who have as yet produced no live children. Twelve per cent of the sample consisted of families of this type—and the vast majority of them are probably young married couples who have not been married long.

As one would expect additional families in the household had a higher proportion of broken and incomplete families than was the case with main families. The reason for this is that not infrequently a man or woman trying to rear children on his/her own finds it a struggle and eventually decides to join relatives to form a common household. Likewise a young married couple without children not infrequently stays with one of their sets of parents. Whereas the former represents the role of kinship ties in helping the broken family adjust, the latter not infrequently reflects not only the financial problems of young married couples, but also indicates the realities of a housing shortage where those of limited financial means cannot find a suitable house available to them. In fact one-quarter of the additional families consisted of *incomplete families*, living with other members of the household.

The average size of *whole families* is 4,77 persons. This means that on average these families consisted of a man, woman and three to four children. Those whole families which formed the main family in a household were somewhat larger than additional whole families in a household. On average they consisted of 4,92 persons per whole main family, as against 4,13 persons for whole additional families.

By definition all other families are smaller than whole families, as either the children, or one of the partners, is missing for one

reason or another. Both complete families and incomplete families consist of two persons only—a man and woman living together without children present. The broken families consist of a man or woman and his or her dependent children. The average size for this type of family was 2.94 persons, or an adult and on average two children.

In the sample, 30 additional families consisted of a son of the head of the household living with his parents together with his wife and children. This represents 12% of all families. There was only one family which consisted of a grandson with his wife and children living with the household. On this basis it would appear that while more or less one in eight of the families consist of sons or very occasionally a grandson living in the home of the father, this is very much less frequent now than it was in the heyday of the extended family. It is suggested that for a variety of reasons, (probably including the small size of many modern dwellings), the extended family is rapidly disappearing. Unfortunately we do not know how many families would *like* to live together as an extended family if large enough dwellings were available. In other words, these figures represent both a break-up of the family due to sons *wishing* to be independent away from their parents, and also the effects of the provision of smaller houses which make life in an extended family virtually impossible. We have no means of knowing the contribution of these two factors to the break up of the extended family. However unless planners wish to reverse the trend—and it is probably already too late to try to turn the clock back—it would seem from these figures that the stage has been reached where most families are no longer extended in the traditional sense of the term, and therefore if the planners wish to plan for individual family dwellings, this will fit in with the present experience of the majority of families.

There are 55 families in the sample which form a second or third family within a household. Twenty-four of them, or 9%, are families other than those forming around a son or grandson of the head of the household. Regrettably the survey did not enquire how many of these families were not related in any way to the head of the household, but it seems probable that the majority of them were related in some way. Even if this is so, it still stresses the extent to which extended families apparently are now relatively rare in our cities.

3.4 Households

A household consists of a person or group of persons sharing a common housekeeping budget—that is keeping house together. Typically the members of a household eat together, and of course pool their housekeeping expenses. The sample contained 201 households. This represents an average of 1.88 households (or not far short of two households) per plot. Five plots drawn in the sample contained flats and therefore were by definition plots with several households. The remaining 102 plots in theory need not have contained more than one household each. Seventy out of

these remaining plots, or seven-tenths, contained only one household. The remaining three-tenths of the plots other than those with flats were multi-household plots. From this it is estimated that about 290 plots in Isipingo, other than those containing flats, house two or more households each. This may be taken as an indication of housing shortages in Isipingo.

Table 3 in Appendix B shows the distribution of household sizes in the sample. The average size of household was 6,05 persons. This is larger than the average size of family, and is to be expected. (Very often a household can consist of the basic family plus an independent child, or an old father or mother of the head of the household or his wife, or some other relative, or even a friend, staying with the family. A household can also include lodgers.) One-third of the households consisted of seven or more persons, and the maximum number of persons encountered in a household during the survey was no less than 24 persons. Half of the households consisted of five or less individuals.

3.5 Home Language

During the survey information was collected on the home language spoken. The largest single number of households spoke English, amounting to almost a third of those sampled. The next largest single group amounting to one-quarter were the Tamil-speaking households. These were followed by Hindi-speaking accounting for 18%, Gujerati-speaking at 12½% or one in eight, and Urdu, spoken by 7%. Telegu was very much in the minority, being spoken by 4½% of the households, and the remaining 1% spoke some other language.

Thus the Indian community of Isipingo is mainly English or Tamil-speaking, and to a lesser extent Hindi or Gujerati-speaking. It is interesting to note that English is the most frequently spoken home language, for this points to a degree of westernization taking place.

3.6 Religious Affiliation

Details obtained about the religious affiliation of household heads showed that two-thirds were Hindu, and about a quarter were Muslim. The remaining 5% were Christian.

The distribution of the religious affiliation of household heads probably reflects fairly closely the pattern of religious belief amongst all members of the various households in Isipingo. Therefore, as in Metropolitan Durban generally, the majority of the Indians in Isipingo are Hindu, with the Muslims forming an important minority group. The Christians are very much in the minority.

Whereas the Christians were either in manual or subordinate white-collar occupations, and nearly all spoke English, the Muslims in

particular were relatively more heavily concentrated in the upper categories of white-collar work, and spoke either Gujerati, or to a lesser extent Urdu or English, while the Hindus had both white-collar workers at various levels, and a range of manual workers. They spoke mainly Tamil or Hindi or English. To an extent therefore the occupation of heads of households was associated with their religious affiliation. ($\phi_{\text{corr}} = 0,236$)^{1]}. This follows the typical pattern found throughout the West where there is some connection—but usually not a close one—between the socio-economic status of households and their religious affiliation.

4. SOCIO-ECONOMIC CONDITION OF THE HOUSEHOLDS

4.1 Household Income

The monthly distribution of household income for the 201 households in the survey is shown in Table 4, Appendix B. The average income is R298-30 a month. However this masks a wide variation in income as can be seen from the table. The Town Board area of Isipingo contains both poor and relatively well-off Indians. For example, almost one-fifth of the households reported a monthly income of R500 or more, whereas about one-tenth had less than R100 per month. In fact about a quarter had under R160 a month, and half had under R250 monthly. One-quarter of the households had R400 a month or more. On this basis there is no doubt that any provision of housing for the people of Isipingo must provide a range of different cost levels.

The incomes quoted above for households were made up from all sources, but in the vast majority of cases the major or sole source of the income is the head himself. Table 5 in Appendix B provides details of the distribution of monthly incomes of household heads in the sample. The mean income of household heads is R203-99, indicating that on average about R94 odd per household is brought in by persons other than the head. This average, based on the arithmetic mean, of course masks a good deal of variation. An estimated 6% of household heads had no income just prior to the survey, so that the income for those in receipt of an income is slightly higher than the overall average, at R216-94 monthly.

One-eighth of the household heads had an income of less than R60 a month, and about two-fifths had less than R140 per month. At the other end of the scale there were those who were relatively well-off, for one-tenth of the heads had R400 a month or more income.

Table 5 also shows the income of wife of the head of the household. Eighty-seven per cent of the wives had no income. This underlines the present pattern where very few married Indian women are gainfully occupied. The average income of those housewives in receipt of an income was R147-13 per month. However, as Table 5 shows, their incomes varied widely, ranging from under R20 to over R500 per month at the extremes.

1] ϕ_{corr} stands for Phi Co-efficient, a measure of association, corrected so that whatever the size of table involved, it ranges from 0 for zero association to 1,00 for perfect association between the variables being related. It thus in this case summarizes the extent to which education and occupation are associated. We see the association is well above zero. [Reference: Blalock (1972, 297). Cramer developed v^2 , which is in fact ϕ^2 corrected, and so I have preferred to call the measure ϕ_{corr} in view of the fact ϕ is more widely known than v .] All associations reported are statistically significant.

4.2 Occupations of Household Heads

The head of a household is that man or woman who is regarded by other members of the household as the head. Typically in Isipingo the household head was male, and in only 5½% of the cases in the sample were females regarded as heads. This was in cases where due to death, desertion, or divorce the male head was absent.

Appendix B, Table 6, provides details of the occupation of heads of households in the survey. As one would anticipate from the range of incomes found by the survey, the Isipingo Town Board area houses a wide range of different types of households, where the head's occupation is taken as a criterion. We have the full range from unskilled to upper-white-collar workers. One-third of the household heads were engaged in either professional and higher administrative work, or in managerial and independent commercial work. They represent the upper-white-collar workers in the community. One-quarter consisted of subordinate white-collar workers such as clerks, salesmen, storemen, and the like. One in eight of the household heads were engaged in skilled manual work, while only 3% were either supervisory manual workers such as foremen, or manual workers with an element of responsibility in their jobs. Semi-skilled workers accounted for a tenth of the household heads, while only 4% were unskilled workers. From this it is clear that the household heads in Isipingo tend to be drawn predominantly from white-collar work, with interestingly enough the upper-white-collar workers being in the majority in this class. This makes it quite clear that the average household head in Isipingo is of a higher socio-economic status than amongst the Indian population of Metropolitan Durban generally. While it was known by the researcher before the survey that Isipingo caters for less of the working class type Indian households than do other parts of Metropolitan Durban, it was unexpected to find as heavy a concentration in upper-white-collar work as emerged from the sample.

One-tenth of all household heads were not gainfully occupied, the reasons varying from unemployment to sickness and disability, to retirement or being pensioned off, or in only four of the cases being a housewife without gainful occupation.

Table 6 in Appendix B also shows the distribution of occupations for male as against female heads. In view of the fact that only 11 of the heads are female, there is little that we can conclude other than to note that none of these were gainfully occupied.

The low number of households with female heads points to both the general youthfulness of the population in Isipingo (as the number of female heads tends to increase amongst the elderly where men die sooner than their wives), and also suggests that family life is fairly stable in that there are not a significant number of women who have to head a household because of divorce or desertion by the man.

The general youthfulness of the population is heavily underlined by the fact that in the sample of 201 household heads only five were retired or pensioned off—about 2½% of the sample. We can safely conclude that the vast majority of household heads in Isipingo are in the working age group.

An examination was made of the occupation of household heads according to their home language. A moderate degree of association was found. ($\phi_{\text{corr}} = 0,281$). The English-speaking heads tended to be mainly white-collar workers, whereas the Tamils had very roughly equal number of white-collar and manual workers, as did also those speaking Hindi.

4.3 Occupation of all Adults in Receipt of an Income

In Table 7, Appendix B, the occupational distribution of all those adults in the sample who were in receipt of an income, whether it be in the form of a salary or wage, or profit from business, or old-age pension or disability grant, is shown.

About three-fifths of the sample of adults receiving an income consisted of persons engaged in white-collar work. Almost a third were in the upper categories of white-collar work, being engaged in either professional or higher administrative work, or in independent commercial or managerial undertakings. On the other hand, one-third engaged in manual work, made up mainly of skilled manual and semi-skilled manual work. Thus it would appear that the Isipingo Indian population is definitely more a white-collar than manual working population.

One-tenth of those in receipt of an income did not appear to be gainfully occupied any longer, being either retired or on pension, or receiving a disability grant or unemployment insurance benefit.

4.4 Highest Education Level Attained by Household Heads

Information was obtained about the highest educational level attained by the household heads. As has already been indicated 190 out of 201 of the heads in the sample were male. Table 8 in Appendix B shows the figures for educational level. It will be seen that there is a wide range of educational levels, ranging from 6% of the heads who had no schooling whatsoever to 10% at the other end who had post-matriculation qualifications. Looking at the accumulated percentage we see that in the sample about one-tenth of the household heads had attained only Standard 2 education or less and one in five had attained Standard 4 or less. Just under one-half had managed to proceed beyond the level of Standard 6, but only about a third in fact had gone beyond Standard 8. The average educational level worked out at about Standard 7 if we include those who had no schooling, or between Standard 7 or 8 for those who had actually attended school.

It is interesting to note that the association between the education of a household head and the occupation he or she pursues is a moderately close one. ($\rho_{\text{corr}} = 0,402$)¹. This

indicates that the household heads tend to hold occupations which are likely to make use of their educational levels. Nearly all those in the professional and higher administrative level had post-matriculation qualifications, while the independent commercial and managerial group consisted of a fairly 'mixed bag'. This is understandable in view of the fact that it is still possible for a fairly lowly educated person in the Indian community who has ability to make good in commerce, or to work his way up the managerial ladder. In this sense the Indian community is probably more akin to the white community of a generation or so ago, where many a prominent individual in the community had only a low level of education, but the society was sufficiently fluid for a person of ability to be upwardly mobile. As education becomes more widely available to the rising generation of Indians, and also as the opportunities for economic advancement become more restricted, (as they have become in the white community), the chance of being a self-made man will diminish, and education will no doubt become increasingly important as the avenue for advancement within the community and also within the economic system of the country generally insofar as it offers opportunities to Indians. The general rule seems to be that the lower one proceeds down the occupational range the more restricted does the distribution of educational qualifications become. So that whereas the independent commercial and managerial group seem to have the widest range of educational qualifications, the lower levels of manual skill are fairly restricted to those with primary school education.

Educational levels attained by household heads tended to vary according to home language. ($\rho_{\text{corr}} = 0,305$). The Tamil, Hindi and especially Urdu-speaking heads tended to have lower educational levels, while the Gujeratis showed up best, followed by the English-speakers.

4.5 Dependency Ratios

A dependency ratio is the number of dependants (persons without any income in their own right) per income receivers (persons with an income of their own, whatever its source—be it salary, wage,

contribution from a working child, pension, disability grant, unemployment benefit, etc.) in a household. It is a useful socio-economic measure. Table 9 shows dependency ratios for the sample.

The average dependency ratio is 3,46 or three dependants per income receiver in a household. This is, by white standards, a relatively high average, and reflects both the larger families and very few working wives amongst Indians. About one in six of the households had five or more dependants per income receiver in a household, which is a high dependency rate. The dependency ratio tends to increase with lower occupational status, ($\rho_{corr} = 0,415$) ranging from 2,6 for professional and higher administrative workers to 3,8 for unskilled workers. One of the ways the lower occupational ranks suffer is by, on average, having more dependants. The dependency ratio is also associated with the educational level of the household head, although the relationship is much less than with occupation ($\rho_{corr} = 0,239$.) Interestingly enough, religion of the head is more closely associated with the dependency ratio than education ($\rho_{corr} = 0,389$). Muslims have highest ratios on average, (3,25) followed by Hindus, (3,01) with Christians showing the lowest ratio of dependants to income receivers, viz. (2,60).

5. CAR OWNERSHIP

There is an average of one car per household in the sample, but this does not mean by any means that every household had a car. In fact about one-third of the households had no cars at all, while 46% of the sample or just under a half had only one car. One in six of the households ran two cars, and the remaining 5½% of the households had three or more cars.

It was usually, but not always, the case that where there was only one car in the household the head himself ran the car. This is what we would expect.

The average number of cars per car-owning household was one-and-a-half cars. That is, on average, about two-thirds of the households had one-and-a-half cars each.

The relatively high level of car ownership in the sample again points to the fact, on which we have already commented, that the community of Isipingo appears to be of somewhat higher socio-economic status than the general Indian population to be found in Metropolitan Durban. While the Town Board area does cover a range of households from different socio-economic levels, it tends to have more white-collar, including upper-white-collar, workers than the general Indian population of Metropolitan Durban.

An examination was made of the occupation of household heads in relation to car ownership. There is a moderate association between

occupation and car ownership. ($\rho_{corr} = 0,454$). For example, whereas three out of four of those household heads who are engaged in unskilled manual labour did not own a car, the proportion without a car dropped steadily until less than one in eight of household heads who were engaged in professional or high administrative work did not have a car. The proportion without a car who were engaged in managerial or independent commercial work was the same. About one in three of household heads who were lower-white-collar workers or skilled manual workers did not have a car, and this was also true of those engaged in supervisory manual work. Owning two or more cars was, with only one exception, found only amongst household heads engaged in white-collar work.

6. INFORMATION ON MIGRATION

A limited amount of information was collected during the survey on the migratory background of the population currently living in Isipingo. Because of the need to curtail the scope of the survey, not as much information was collected as could have been wished, but nonetheless the available information does throw some light on how the present population of Isipingo came to be there, and how long it has been in the area.

6.1 Place of Residence of Existing Households, Prior to Moving to Isipingo

The largest single proportion of households had lived within municipal Durban prior to moving to Isipingo. An estimated three out of every five of the households fall into this category. The next largest group of households, amounting to only one in eight stated that as a household they had never lived anywhere else other than in Isipingo. This means that "Isipingoians" are very much in the minority. The North Coast, and the South Coast of Natal south of the Umbogintweni River, each accounted for about one in sixteen of the households. For the rest the remaining one in eight of the households came from a variety of other places, (including 1% from Malagasy.)

The Isipingo Indian community is therefore very largely made up of Indians from Durban and to a lesser extent Isipingo itself. The only other notable sources of Indian households were the North Coast and to the same extent the South Coast.

6.2 Number of Years the Household as a Unit has Lived in Isipingo

In Appendix B, Table 10, the distribution of the length of stay of the sample of households in Isipingo is shown. It must be realized clearly that the data represent both the result of migratory movement to Isipingo, and also the length of time which a household has been in existence. (In the sample, 5% of the household heads were under the age of 25 years, and a total of one-quarter were under the age of 30 years,

so that an important number of households probably were of fairly recent creation.) Table 9 shows that about one in four of the households had been in Isipingo as a unit for less than three years, and a total of over two-fifths had been there for less than five years. This suggests that despite the possibility that some of the households had been formed fairly recently prior to the survey as a result of marriage, many of the households, including those that have not existed as a unit for very long, were newcomers to Isipingo from elsewhere. In fact, given that over two-fifths of the households had been in the area for less than five years, we have strong grounds for believing that there is a significant inflow of people into Isipingo.

This can be checked by examining the replies to the question investigating the number of years that the household head himself/herself had lived in Isipingo. The answers are not affected by marriage and the recent formation of new households in the way that answers relating to present households are. The findings indicate a high rate of inflow of migrants into Isipingo. One in five of the sample of heads had lived in Isipingo for less than three years while one in three had lived there for under five years. Indeed, a total of two-thirds of the heads surveyed had lived for less than 10 years in Isipingo. The association between the length of stay of household heads and the stay of their present households in Isipingo was high, at $\rho_{\text{corr}} = 0,763$. This shows that very many of the present households living in Isipingo moved in to the area as existing domestic units. It is estimated that over four-fifths of households in the sample moved into Isipingo as a unit, emphasizing the volume of immigration that has occurred.

6.3 Number of Years Household Head has Lived in Present Dwelling

A very unexpected result of the survey was the finding that two-fifths of the household heads had lived in the existing dwelling for less than one year, and a total of 56% of the household heads in the sample had lived in the existing dwelling for less than two years. From this it is roughly estimated that between about 49% to 63% of all households in Isipingo had been in their existing dwelling for under two years^{1]}. At the other extreme, one-quarter of the household heads in the sample had lived in the present dwelling occupied for 30 or more years. There were 18% of the cases in between these two poles, nearly all of them being in the present dwelling for less than 10 years.

From this it appears that by and large there are two types of households in Isipingo—those that have stayed in their existing dwelling for a considerable period of time, and on the other hand the majority who are recent comers to their present dwelling. This suggests both a high rate of immigration from elsewhere into

1] Ignoring the effect of clustering in the sample, and using the 95% confidence limits for a simple random sample.

Isipingo, and also a significant amount of movement between dwellings, probably particularly as a result of the erection of new dwellings.

7. DATA ON HOUSING CONDITIONS

A major concern of this survey is housing conditions in Isipingo. Because of practical limitations, only the most basic information could be collected. This section of the report presents data on housing.

7.1 Type of Dwelling Occupied

Forty-two per cent of the households in the survey had a house entirely to themselves, and 23% lived in flats. Thus two-thirds of the households lived in a house or flat without sharing. This means that one-third of the households in the sample either had to share a dwelling or lived in some structure less suitable than a house or flat. An approximate estimate of the 95% confidence limits for this figure, assuming a simple random rather than the actual cluster sample, is that between 29% and 42% of the households in Isipingo shared a dwelling or lived in outbuildings, etc. This points to a serious housing shortage.

Fourteen per cent of the households investigated lived in several rooms in a house, while 3½% lived in one room in a house. Ten per cent were housed in outbuildings on a plot, while 4½% shared part of an outbuilding. One per cent were living in a garage on the plot, and 1% in shanties. One basement was occupied by a household. This means that 16½% or more or less one in six of the households were living in structures not designed for household residential purposes. Furthermore, approximately one in six were sharing a house.

Household income is moderately closely associated with type of dwelling occupied ($\rho_{\text{corr}} = 0,416$). The households having an entire house to themselves had the highest average income at R372 monthly. They were followed in the sample by flat dwellers, with an average of R270 monthly. In descending order the remaining households had average monthly incomes of R260 for those living in several rooms in a house, R155 for those living in outbuildings, R137 for those with only one room in a house, R50 for the two each in a shanty, and R35 for the two households each in a garage. Despite some variation masked by these averages, the general pattern is clearly one where the less well-to-do households cannot find satisfactory accommodation at a price they can afford, and must make do as best they can with some rooms, or a room, or outbuildings. Particularly, but not only, the poorer households in Isipingo face housing problems. Planners should assist in circumstances such as these. Understandably, the type of dwelling occupied is moderately associated with the occupation of the household head. ($\rho_{\text{corr}} = 0,268$).

The fact the association is not closer suggests a shortage of accommodation which limits choice, to an extent regardless of occupation.

monthly household income was highest amongst home owners who did not let any part of their dwelling—at R402. Those owners who let part of their dwelling were less well off at R316 monthly. Next came tenants who did not share the dwelling with anyone, at an average income of R237 monthly, while sub-tenants of tenants were worst off, with R84 monthly. (Other types of tenancy accounted for relatively few cases each.) The survey reveals an economic hierarchy of dwelling occupancy, showing a tendency for greater pressures—economic and accommodation-wise—to be exerted on the poorer households.

Buying a house was largely restricted to white-collar workers. None of the households living in flats were at the time of survey buying their flats. In fact given the complete preference of the Indian households studied for a house, it is unlikely that Indian households in Isipingo will be greatly interested in flat purchase, even once the Sectional Titles Act becomes more widely applied.

7.4 Mortgage or Rent Paid

A total of 104 houses were covered by the survey. Eighty-five per cent of these or four-fifths were occupied by their owners, with or without tenants also living in the house at the same time. This means that about one-fifth of the houses had absent landlords.

The fieldworkers endeavoured to establish the mortgage paid by house owners. In point of fact because the housewife was very often the informant rather than the head of the household himself, in almost half of the cases (48%) of the houses occupied by owners it was not possible to establish the amount repaid monthly in the form of capital redemption plus interest. Table 11 in Appendix B gives the results of the information supplied. Unfortunately we do not know what biases if any have been introduced by the relatively high non-response to the question on mortgage. All we can do is take the information as an approximate guide to the existing position. From the table it will be seen that about a quarter of the cases where information was obtained had a monthly bond repayment including interest of less than R60. On the other hand two-fifths of the cases paid R90 or more a month. Relatively large bond repayments of R120 or more a month were paid by about one in five of the known cases. The average size of the bond repayment reported was R87-84 monthly.

A total of 116 households out of the 201 surveyed, or 58%, were renting some structure for residential purposes. As has already been indicated, in an important proportion of the cases they were not renting a house but a room or rooms in a house, or even an outbuilding or a garage. Details of the monthly rental paid were obtained for 108 or 96% of those who were renting. The figures are given in Table 12, Appendix B. The mean monthly rental was R48-80, but as will be seen from the table this masks a wide

variation in rentals. Almost one-third of the households concerned paid less than R30 a month rent, with about one in seven paying less than R20 a month, and at the other extreme also about one in seven paid R70 or more a month.

The monthly rental paid varied with the nature of the accommodation rented for residential purposes. There was not all that much difference between the average rental paid for a house (not shared with anyone else) and a flat. In the former case the monthly rental was an average of R69-62, as against R62-16 for flats. In both houses and flats there was a fair range of rentals paid, going as low as about R20 a month, to in a few cases over R100. The average rental paid by those renting several rooms in a house was R35 a month, whereas those who had only one room in a house paid an average of R23. Households renting an outbuilding paid very much the same rent on average as those renting several rooms in a house, namely, R33-57 monthly. Likewise the rent for parts of an outbuilding was very similar to that for one room in a house at R23-89. The one household renting a basement paid R65 for the use of it, which was very much the same as they would have paid on average for a complete house or a flat. One of the two households renting a garage, for whom the rent was definitely established, paid R15 a month, and the two households living in shanties paid under R10 monthly.

The fact that households are prepared to rent structures for residential purposes other than a house or a flat indicates the extent of the housing shortage in Isipingo, and the rents paid for these less than completely desirable dwellings again indicates the extent of the demand.

7.5 Overcrowding and a Shortage of Accommodation

One of the prime purposes of the survey was to indicate the extent of the housing needs of the existing population in the area administered by the Town Board of Isipingo. While the practical restrictions on the survey did not allow a great amount of detailed information to be collected, certain key indicators of overcrowding and dwelling shortages were obtained during the fieldwork. The results are presented below.

7.5.1 Overcrowding in Terms of the Number of Persons Sleeping per Room

The minimum standards of housing accommodation for Non-Europeans, published in 1951 by the National Housing and Planning Commission in Pretoria provide spatial requirements for households of various sizes. (See page 3 of the Standards.) On average they allow up to two-and-a-half persons aged one year or older per bedroom or living/sleeping-room. At a maximum they allow three persons to occupy a one-room dwelling, consisting of a sleeping/living room and a dining/kitchen. From these minimum standards, a measure of overcrowding can be calculated. In the present survey persons at all ages are counted, and not merely those of the age of one year

or older, on the grounds that an infant very soon reaches the age of one and therefore it is more realistic to count their needs for sleeping space from the start.

Using the scale provided by the minimum standards of accommodation for Non-Whites, it is suggested that a household be regarded as living under conditions which are *not overcrowded* if there are no more than an average of two persons at all ages sleeping in the rooms utilized by the household for sleeping purposes. It should be noted that where members of different households share a room for sleeping, the total number of persons sleeping in that room is counted. In fact in only two of the households covered by the survey did this occur, so that in all the other cases it is the total number of members of a household divided by the number of rooms that the members of that household sleep in which gives an indication of the ratio of persons per room slept in.

Following the same logic, households where there is a ratio of over two to a maximum of three persons sleeping in a room are regarded as *overcrowded*.

Finally households where the number of persons to the number of rooms slept in works out at over three persons on average are regarded as *very overcrowded*.

Table 13 in Appendix B provides details of the calculations made. From this it will be seen that only two-fifths of the households could be regarded as not overcrowded in terms of the standards adopted^{1]}. Thirty-eight per cent, or nearly two-fifths, were overcrowded, and 20% or one-fifth were very overcrowded. Overcrowding tends to be associated to a very moderate extent with the occupation of the head of the household. ($\beta_{\text{corr}} = 0,226$).

While overcrowding is not restricted to one class, it is understandable that relatively more manual than white-collar households in the sample lived under overcrowded sleeping conditions. To put it another way, those with higher incomes have a wider range of choice in the housing market and were more likely to be able to obtain accommodation of a type where overcrowding can be avoided. Whereas 17% of the upper-white-collar homes and 35% of the lower-white-collar homes were overcrowded, the corresponding figures for skilled and supervisory manual workers were 52%, and 69% for semi- and unskilled workers. Educational level was somewhat less closely associated with overcrowding ($\beta_{\text{corr}} = 0,197$), and this is to be expected as occupation—with associated income—more than education affect chances of competing for suitable accommodation.

From Table 13 it will be seen that about half the households had only one or two rooms which they used for sleeping, and that it

1] We can roughly estimate the position in Isipingo as a whole, treating the sample as if it were a simple random sample. At least about 35% of the dwellings and perhaps as many as 49% are probably NOT overcrowded.

was these households that were mainly overcrowded or very overcrowded. Only about a quarter of those households with one room used for sleeping were not overcrowded, whereas the proportion which were not overcrowded tends to increase with the number of rooms available for sleeping. Four-fifths of the households had one, two or three rooms which they used for sleeping, whereas an examination of the detailed returns show that nearly two-thirds of the households in the sample needed more than two rooms, and one-third needed more than three rooms, if they were not to be overcrowded.

Type of dwelling occupied was associated to a moderately close extent with overcrowding in terms of the number of persons per room used for sleeping, and in fact showed the closest association of any factor with this type of overcrowding. ($\beta_{\text{corr}} = 0,308$).

Overcrowding was more likely to occur amongst those living in one room, or in outbuildings, or flats, than in other types of dwellings.

7.5.2 Overcrowding in Terms of Inadequate Separation of the Sexes for Sleeping

The Slums Act lays down that persons other than man and woman living together who are of the opposite sex, and over 10 years of age, must not share the same room for sleeping. However, experience has shown that when accommodation is in short supply, and/or when people cannot afford the type of accommodation their family or household needs, then not infrequently inadequate separation of the sexes occurs for sleeping purposes. In one-fifth of the cases households in the sample had inadequate separation of the sexes for sleeping purposes in one, or occasionally two, rooms. From this we estimate as many as one-quarter of all dwellings in Isipingo are overcrowded in terms of inadequate sex separation. The types of dwellings particularly affected by this type of overcrowding were rooms and outbuildings, (about one-third of each). About one-fifth of the flats exhibited this problem, and one-tenth of the houses.

Household income was an important factor association with this type of overcrowding ($\beta_{\text{corr}} = 0,402$). Those of the poorer households were not able to provide adequate sex-separation in their dwellings.

7.5.3 Multi-family Dwellings

Block (1964) has suggested that dwellings containing more than one family can be used as indicators of a housing shortage. He uses the standard that every family is entitled to its own dwelling. This is on the grounds that most or all families desire their own dwelling, and that in particular new families, consisting of young married couples, often live with the parents of one of the partners because of a shortage of suitable accommodation at a price which the young family could afford. Block calls such families "households in arrear", arguing that they will become households in their own right as soon as suitable accommodation at a reasonable price became available. We do not know from the survey how many families living two or more to a household would desire to remain a multi-family household in the future, and how many would like to split off and become households in their own right. The survey revealed 256 families in the sample, which contained 104 houses and 45 flats. (Out-buildings and shanties are in addition to these figures.) If we make the perhaps not altogether valid assumption that the houses and flats were all fairly suitable for habitation, then if all families were to have their own dwelling, and given 149 existing dwellings, the housing shortfall in the sample was $(256 - 149) = 107$ dwellings. Given that the sample formed one-ninth of the residential plots in Isipingo, it is estimated that if every family in Isipingo at the present time was to have its own house or flat, more or less about 960 additional dwellings would be required immediately, or 72% more than the estimated existing total. The housing shortage in Isipingo appears critical.

7.5.4 Multi-household Plots

It is safe to argue that each household, at the very least, whether or not it is multi-family in nature, should have a separate dwelling of its own. Calculations made on this basis provide a lower estimate of the housing shortage than those based on the number of families. In the sample 201 households came from a variety of dwellings. Only the houses and flats may be regarded as probably suitable dwellings. The sample covered 104 houses and 45 flats, or 149 in total. This represents a shortfall of 52 dwellings. Raising the estimate in terms of the sampling fraction of one-ninth used for the survey gives an estimate of about 470 dwellings short. From this it will be seen that the estimated number of houses/flats required derived from the number of households is far more conservative than the estimate based on the number of families. It is suggested that the true housing shortage is probably nearer the upper limit of 1 000 previously mentioned than the lower figure of about 470 dwellings.

7.5.5 Sharing of Rooms by Two or More Households in a Dwelling

Given a housing shortage in Isipingo, and the resulting sharing of dwellings by some of the households and families, we find that

a certain amount of sharing of rooms within a dwelling took place. By and large though it appears that wherever possible households did not share rooms. In 6½% of the households visited, a kitchen was shared, while a bathroom was shared by one-fifth of the households. Whereas it is possible for a family to cook in any room using a gas stove or a paraffin-burning pressure stove, bathing in a room other than a bathroom is highly inconvenient. This is why there is a far greater tendency to share bathrooms. Only two of the households visited shared one or more bedroom with another household, (one household sharing one bedroom and the other household sharing two.)

7.5.6 Size of Dwellings Required

The distribution of size of families (Table 2, Appendix B) gives some idea of the range of dwelling sizes needed in Isipingo. However, bearing in mind the population is a young one, many families will still grow in size, and from this point of view Table 2 probably underestimates the number of large dwellings which will be required. Unfortunately we have no means of gauging from the survey data what completed family size will ultimately be, and so what the distribution of dwelling sizes should ideally be. In retrospect it is a great pity that the mothers of incomplete and growing families were not questioned as to what they thought the probable final size of their family would be. Such answers, while not necessarily a very reliable guide to the future, would have been very useful to compare with the existing family sizes.

If households rather than families are taken as the unit for housing, then Table 3 in Appendix B should be looked at. The same comments apply as to those made about existing family sizes, with the added point that we do not know how many households would split up into two or more smaller households if additional housing became available. (See the reasoning in Section 7.5.3 above.)

In Isipingo it is the households in rooms, outbuildings, etc., rather more than those in flats or unshared houses that will need rehousing. Table 14 in Appendix B gives the sizes of households living under such conditions, and may be used as some guide for the proportion of dwellings of different sizes required in any scheme. Again it must be borne in mind that the families within these households will, in many cases, still grow in size. This being so, if for argument's sake a maximum of two persons per bedroom is to be allowed then well over half of the houses will need to have more than two bedrooms—and over a quarter will have to have four or more bedrooms.

8. CONCLUSIONS

A small-scale survey designed to be executed as rapidly as possible was conducted during January 1974 within the boundaries of the Town Board area of Isipingo. A variety of indicators all point to the presence of overcrowding and a serious housing shortage in the town,

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and estimates are given of the shortfall in housing using different criteria. For instance, in the sample, one-third of the households were sharing a dwelling or living in structures (such as outbuildings) not designed for residential purposes by a household. In terms of the number of families, if each family is to have its own dwelling, the sample suggests about 72%, or more or less 1 000, extra dwellings are required in Isipingo at the present time.

Two-fifths of the households are overcrowded, and a further one-fifth very overcrowded, in terms of the ratio of the number of persons in a household to the number of rooms slept in. One-fifth of the households had inadequate separation of the sexes for sleeping, in terms of the Slums Act.

The problems of overcrowding and a housing shortage affect a range of households, but especially the manual working class households. Additional housing is required urgently.

An important proportion of the households living in Isipingo at present are relative newcomers. One-third of the household heads in the sample had been in the area for under five years, and two-thirds had been there for under 10 years. A notable influx has occurred, and probably will still continue, at a rate allowed by housing development in Isipingo. The figures for a housing shortage and overcrowding point to a serious pressure on accommodation in the town.

Housing schemes must provide a range of houses of different sizes to meet differing needs. If the existing population is to be provided for, then some indication of the range of dwelling sizes can be obtained fairly simply from Table 2 in Appendix B which shows the distribution of family sizes within the sample. This can be related to any appropriate standard of the number of rooms per family of given size bearing in mind that many of the families will still grow in size. The assumption here is that despite the Indian tradition of extended families, more and more families will be of the basic or nuclear type of man, woman and dependent children, and that each family should have its own dwelling. The survey data do not allow us to test this assumption, but the existing pattern of housing schemes in Metropolitan Durban is willy-nilly fostering a trend towards nuclear families. Alternatively the household—which is an existing housekeeping unit—can be taken as the basis for determining the range of dwelling sizes. Table 3, and especially Table 14 (which shows households living in rooms, outbuildings and the like) in Appendix B provide a picture of household sizes and can be used as a guide for establishing the range of dwelling sizes appropriate. It must be remembered that while some households will grow in size with family growth, other households composed of two or more families will probably split into several smaller independent households once more housing becomes available and sharing due to housing shortages becomes unnecessary. We do not know to what extent this will occur.

The housing shortage tends to be somewhat more acute amongst those of lower socio-economic means, but nonetheless a range of dwellings of

different cost levels is required. If it was purely the present population of Isipingo which was to be catered for, then Table 4 would give some idea of the distribution of incomes to be catered for. However if, as seems likely, any housing facilities provided in the future will also have to cater for newcomers to the area, then unless these newcomers tend to match the characteristics of the existing population, they could alter the pattern of housing needs. There is no way at this stage of knowing in what way they will alter the needs.

There is a unanimous preference for the detached house as the desirable type of dwelling. Whether housing and land costs will make it possible in a future housing scheme to build only detached houses is a problem which this report cannot deal with. However, any planning of forms of accommodation other than detached houses must proceed in the full knowledge of this strong preference.

By providing some indication, albeit briefly, of the characteristics and composition of the population in Isipingo, the survey gives planners some indication of the type of population for which to plan when preparing designs for new housing schemes.

APPENDIX A

INTERVIEW SCHEDULE AND FIELDWORKERS' MANUAL

STRICTLY CONFIDENTIAL

SCHEDULE NO. INSTITUTE FOR SOCIAL RESEARCHUNIVERSITY OF NATAL,
DURBAN.SURVEY OF INDIAN HOUSEHOLDS IN ISIPINGO 1974HOUSEHOLD DATA

USE A SEPARATE SCHEDULE FOR EACH HOUSEHOLD.

(A household consists of a person, or group of persons, who may or may not be related to each other, who share a common housekeeping budget. This includes eating together at a common table, and sharing the food budget).

NAME OF INFORMANT: _____
(To be household head, or his wife)

ADDRESS: _____

OFFICE USE ONLY :

INTERVIEWER : _____

RECORD OF VISITS IN CONNECTION WITH THE HOUSEHOLD:

DATE OF VISIT	RESULT OF VISIT	REASONS FOR OUTCOME OF VISIT

SCHEDULE CHECKED BY : _____

DATE : _____

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 the household. Use M to indicate Male, F for Female.

Group members of a family together, bracketing them. (For the definition of a family, see page 4 below).

Person's Household Identity Number	Name	Age	Sex	Relationship to head of household	For members within a family, relationship to family head
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

NOTE: EXCLUDE TRANSIENT VISITORS

Using the above information as a guide for your questions, and as a basis for checking answers, proceed to fill in the information required in the rest of the interview schedule.

GENERAL HOUSEHOLD AND FAMILY INFORMATION

1. 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	Maissonette 11	Other 12		

If other, specify _____

2. 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
-----------------------------	-------------------------------	------------------------------	----------------------------------	-------------------------------	-------------------------------	----------------------------------

3. Is dwelling

Mortgaged 1	Not mortgaged 2	Rented 3	D.K. 4
----------------	--------------------	-------------	-----------

4. 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+ 13	Rents 14				

5. 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+ 13	Owms/Buying 14				

6. Number of rooms used for sleeping purposes.
(Count all rooms slept in by household).

7. 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.)

8. Ratio of number of persons sleeping per room (Calculate after interviews - number in Q.8 ÷ number in Q.7) =

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

9. 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.

10. Number of bedrooms, living rooms, plus kitchen, occupied solely by household.

11. Number of rooms of any kind shared with members of another household.

12. Is the kitchen shared with another household?

Yes	No	No kitchen
1	2	3

13. Is the bathroom shared with another household?

Yes	No	No bathroom
1	2	3

14. Are any bedrooms shared with another household?

Yes	No
1	2

15. If yes, number of bedrooms shared:

16. Number of years household has lived in Isipingo as a household:

Less than one year	1	2	3	4	5-9	10-14	15-19	20-29	30+
01	02	03	04	05	06	07	08	09	10

17. Number of years household head has lived in Isipingo: (The head is the person recognised as such by members of the household).

Less than one year	1	2	3	4	5-9	10-14	15-19	20-29	30+
01	02	03	04	05	06	07	08	09	10

18. Number of years household head has lived in present dwelling:

Less than one year	1	2	3	4	5-9	10-14	15-19	20-29	30+
01	02	03	04	05	06	07	08	09	10

19. Previous town/district household lived in before coming to Isipingo.

Town: _____

District (only for farm/small holding):

20. Total number of persons in household
21. Total number of persons in household currently earning an income/receiving a pension, grant, etc.
22. Number of dependants in household (i.e. persons at all ages not in receipt of an income in their own right, from any source whatsoever).

AFTER INTERVIEW :

23. Dependency ration (number of dependents/number in receipt of 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)

From page 2.

24. Number of males in household
25. Number of females in household

Number of persons who are aged:

26. 60+ years
 27. 40 - 59 years
 28. 20 - 39 "
 29. 15 - 19 "
 30. 10 - 14 "
 31. 5 - 9 "
 32. 0 - 4 "

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).
33. Main Family	1	2	3	4	5
34. First Additional Family	1	2	3	4	No additional family. 5
35. Second Additional Family	1	2	3	4	No second additional family. 5
36. Third Additional Family	1	2	3	4	No third additional family. 5
37. Fourth Additional Family	1	2	3	4	No fourth additional family. 5

DETAILED INFORMATION ON THE HEAD OF THE HOUSEHOLD(This section concerns the person recognised by the household members as their head).

46. Sex:

Male	Female
1	2

47. Marital Status:

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

48. 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			

49. Highest educational level passed:

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

50. Religion:

Hindu	Muslim	Parsee	Christian	Other
1	2	3	4	5

If "Other", specify: _____

51. Home Language:

Telegu	Urdu	Gujerati	Hindi	English	Other
	3	4	5	6	7

If "Other", specify: _____

52. Present occupation of Head:

Professional and Higher Administrative 01	Managerial and Independent Commercial 02	Subordinate White-collar worker 03	Skilled Manual 04	Super- visory Manual 05	Semi- Skilled Manual 06
Unskilled Manual 07	Retired/ Pensioned 08	House- wife 09	Disabled/ sick 10	Unemployed but seeking work 11	<input type="checkbox"/>

53. If Retired/Pensioned, what was his/her last gainful occupation
(Use same codes as per Question 52) (Not Applicable = Code 12) 54. If person is unemployed, state reason : OCCUPATION OF INCOME RECEIVERS IN HOUSEHOLD OTHER THAN HEAD(Include Old Age Pensioners, anyone else in receipt of an
income in his/her own right).55. Head's wife: (Specify) -----
(then code occupation using same code as
for Question 52). 56. (Specify relationship) -----
(then code occupation using same code as
for Question 52). 57. (Specify relationship) -----
(then code occupation using same code as
for Question 52). 58. (Specify relationship) -----
(then code occupation using same code as
for Question 52). 59. (Specify relationship) -----
(then code occupation using same code as
for Question 52). 60. (Specify relationship) -----
(then code occupation using same code as
for Question 52).

DETAILS OF HOUSEHOLD INCOME:TOTAL INCOME OF ALL MEMBERS OF THE HOUSEHOLD, FROM ALL SOURCES

PERSON, AND SOURCE OF INCOME	INCOME RECEIVED		
	PAST WEEK (If paid weekly)	PAST MONTH (If paid monthly)	PAST YEAR (Only if yearly figures are available)
<u>Head's Income: Salary/Wages</u>			
Net income from business			
Contributions from children:			
1. _____ (Name)			
2. _____			
3. _____			
4. _____			
5. _____			
Pension, Disability, Other Grants:			
Tenants/Lodgers:			
Borders (who eat with household):			
Other Sources: (Specify):			
1. _____			
2. _____			
3. _____			
4. _____			
TOTAL FOR HEAD			
<u>Head's Wife's Income: Salary/Wages:</u>			
Net income from business including dress-making, etc.			
Old Age Pension, Other Grants:			
Other (Specify): _____			

TOTAL FOR WIFE			
<u>Other Members of Household in Receipt of an Income:</u>			
Specify names of persons (following page 2) and identify sources, as using categories/or head above:			

TOTAL			

CODING OF HOUSEHOLD INCOME:

After interview, fill in the following. (NOTE: If calculations are difficult, leave to office to handle).

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

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

62. Income of Head on a monthly basis (Use same codes as for 61.)

63. Income of Head's wife on a monthly basis (Use same codes as for Question 61).

64. Which type of dwelling would you prefer?

Flat	Duplex Flat	Semi- Detached	Single House
1	2	3	4

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

66. Number of cars owned by other members of household.
Write 1, 2, etc.)

INSTITUTE FOR SOCIAL RESEARCH

UNIVERSITY OF NATAL

DURBANSURVEY OF INDIAN FAMILIES IN ISIPINGO1974ADDRESS : -----
-----SUMMARY DETAILS FOR PLOT AS A WHOLE

- | | |
|---|----------------------|
| 1. TOTAL NUMBER OF HOUSEHOLDS ON PLOT | <input type="text"/> |
| 2. TOTAL NUMBER OF FAMILIES LIVING ON PLOT | <input type="text"/> |
| 3. TOTAL NUMBER OF PERSONS ON PLOT | <input type="text"/> |
| 4. TOTAL NUMBER OF BUILDINGS ON PLOT USED AS DWELLINGS: | |
| HOUSE | <input type="text"/> |
| FLAT/HAISONETTE | <input type="text"/> |
| OUTBUILDINGS/GARAGE | <input type="text"/> |
| SHANTY | <input type="text"/> |

INSTITUTE FOR SOCIAL RESEARCH

University of Natal,
Durban.

SURVEY OF INDIAN HOUSEHOLDS IN ISIPINGO, 1974.

FIELDWORKER'S MANUAL.

1. AIM AND PURPOSE OF THE STUDY:

The Town Board of Isipingo has requested the Institute for Social Research to undertake a survey of Indian households living in Isipingo. The results are necessary to guide the Town Board in the effective planning of a housing scheme 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 Isipingo 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 Isipingo. 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 1, 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 7 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.

Certain parts of the schedule must be filled in by you after the interview. Please note these. 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 may or may not be related to each other, who share a common housekeeping budget. This includes eating together at a common table, and sharing the food budget. 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 Amanzimtoti' 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. 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 1).

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 or iron, wood, and possibly sacking or cardboard, put up as a makeshift dwelling.

Nature of Occupancy of Dwelling: (Household Schedule, Question 2.)

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 Isipingo. 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.

APPENDIX B

STATISTICAL TABLES

TABLE 1
AGE DISTRIBUTION OF THE SAMPLE OF INDIANS,
ISIPINGO TOWN BOARD AREA, 1974

Age	No. of Persons	%	Cumulated %
0 - 4 years	167	13,7	13,7
5 - 9 "	127	10,4	24,1
10 - 14 "	136	11,2	35,3
15 - 19 "	150	12,3	47,6
20 - 39 "	427	35,1	82,7
40 - 59 "	177	14,5	97,2
60+ "	33	2,7	99,9
TOTAL	1217	99,9	100,0

TABLE 2
SIZE OF FAMILIES IN THE SAMPLE, ISIPINGO 1974

No. of Persons	Main Family		Additional Families		All Families	
	No.	%	No.	%	No.	%
2	20	10,8	27	38,0	47	18,4
3	28	15,1	14	19,8	42	16,4
4	48	25,9	16	22,5	64	25,0
5	42	22,7	9	12,7	51	19,9
6	23	12,4	4	5,6	27	10,5
7	11	5,9	-	-	11	4,3
8	8	4,3	1	1,4	9	3,5
9	4	2,3	-	-	4	1,6
10	0	-	-	-	-	-
11	1	0,5	-	-	1	0,4
TOTAL	185	99,9	71	100,0	256	100,0

A family consists of a man and woman living together; or a man, woman and their *dependent* children; or a man or woman and his/her *dependent* children. Children may be biological offspring, or adopted.

A "main family" is that family, if any, in a household which contains the person regarded by the household members as head. All other families are "additional" (i.e. in addition to) the main family.

TABLE 3
DISTRIBUTION OF HOUSEHOLD SIZE IN THE
SAMPLE, ISIPINGO 1974

No. of Persons	No. of Households	%	Cumulated %
1	2	1,0	1,0
2	12	6,0	7,0
3	21	10,4	17,4
4	36	17,9	35,3
5	35	17,4	52,7
6	29	14,4	67,1
7	19	9,4	76,5
8	16	8,0	84,5
9	10	5,0	89,5
10	4	2,0	91,5
11	5	2,5	94,0
12	4	2,0	96,0
13	2	1,0	97,0
14	-	-	97,0
15	2	1,0	98,0
16	1	0,5	98,5
.			
.			
20	1	0,5	99,0
.			
.			
23	1	0,5	99,5
24	1	0,5	100,0
TOTAL	201	100,0	100,0

A household consists of a person or persons, who may or may not be related, keeping house together, and sharing a common housekeeping budget. Typically members of a household eat together.

TABLE 4
DISTRIBUTION OF HOUSEHOLD INCOME, SAMPLE
SURVEY OF ISIPINGO, 1974

Monthly Household Income	No. of Households	%	Cumulated %
NONE	1	0,5	0,5
R 0- 19	1	0,5	1,0
20- 39	2	1,0	2,0
40- 59	5	2,5	4,5
60- 79	4	2,0	6,5
80- 99	7	3,5	10,0
100-119	14	7,0	17,0
120-139	9	4,5	21,5
140-159	12	6,0	27,5
160-179	5	2,5	30,0
180-199	14	7,0	37,0
200-249	25	12,4	49,4
250-299	17	8,4	57,8
300-399	33	16,4	74,2
400-499	15	7,4	81,6
500+	37	18,4	100,0
TOTAL	201	100,02	100,0

Based on income for the past month, (or past year in the case of households where only yearly figures were available.) Weekly incomes were raised by 4,3 to obtain a monthly figure.

TABLE 5
DISTRIBUTION OF INCOMES ON A MONTHLY BASIS OF
HOUSEHOLD HEADS, AND THEIR WIVES, ISIPINGO
SAMPLE SURVEY, 1974

Monthly Income	Household Head			Wife of Household Head		
	No.	%	Cumulated %	No.	%	Cumulated %
NONE	12	6,0	6,0	159	67,4	87,4
R- 0- 19	1	0,5	6,5	1	0,5	87,9
20- 39	5	2,5	9,0	2	1,1	89,0
40- 59	7	3,5	12,5	2	1,1	90,1
60- 79	9	4,5	17,0	5	2,7	92,8
80- 99	9	4,5	21,5	0	0	92,8
100-119	21	10,4	31,9	1	0,5	93,3
120-139	13	6,4	38,3	2	1,1	94,4
140-159	18	9,0	47,3	1	0,5	94,9
160-179	12	6,0	53,3	4	2,2	97,1
180-199	10	5,0	58,3	0	0	97,1
200-249	31	15,4	73,7	2	1,1	98,2
250-299	13	6,4	80,1	1	0,5	98,7
300-399	20	10,0	90,1	1	0,5	99,2
400-499	7	3,5	93,6	0	0	99,2
500+	13	6,4	100,0	1	0,5	99,7
NOT APPLICABLE	-	-	-	19	-	-
TOTAL	201	100,0	100,02	201	99,7	99,7

TABLE 6
OCCUPATION OF HEADS OF HOUSEHOLDS IN THE
ISIPINGO SAMPLE SURVEY, 1974

Occupational Category	Male Head		Female Head		All Heads	
	No.	%	No.	%	No.	%
Professional and Higher Administrative	17	8,9	0	0,0	17	8,4
Managerial and Independent Commercial	53	27,9	0	0,0	53	26,4
Subordinate White Collar	49	25,8	0	0,0	49	24,4
Skilled Manual	25	13,2	0	0,0	25	12,4
Supervisory Manual	6	3,2	0	0,0	6	3,0
Semi-skilled Manual	21	11,0	0	0,0	21	10,4
Unskilled	8	4,2	0	0,0	8	4,0
TOTAL GAINFULLY OCCUPIED	179	94,2	0	0,0	179	89,0
Retired/Pensioned	4	2,1	1	9,1	5	2,5
Disabled/Sick	2	1,1	4	36,4	6	3,0
Unemployed, Seeking Work	4	2,1	2	18,2	6	3,0
Housewife	0	0,0	4	36,4	4	2,0
TOTAL NOT GAINFULLY OCCUPIED	10	5,3	11	100,1	21	10,5
Unknown	1	0,5	0	0,0	1	0,5
TOTAL	190	100,0	11	100,1	201	100,0

TABLE 7
OCCUPATIONS OF ALL ADULTS IN RECEIPT OF AN INCOME,
ISIPINGO SAMPLE SURVEY, 1974

Occupational Category	No.	%
Professional and Higher Administrative	33	8,6
Managerial and Independent Commercial	87	22,7
Subordinate White-Collar	103	26,8
SUB-TOTAL FOR ALL WHITE COLLAR WORKERS	223	58,1
Skilled Manual	53	13,8
Supervisory Manual	6	1,6
Semi-Skilled Manual	57	14,8
Unskilled	10	2,6
SUB-TOTAL FOR MANUAL WORKERS	126	32,8
TOTAL FOR OCCUPIED PERSONS	349	90,9
Retired/Pensioned	20	5,2
Disabled	7	1,8
Unemployed	7	1,8
Occupation Inadequately Specified	1	0,3
SUB-TOTAL	35	9,1
GRAND TOTAL	384	100,0

TABLE 8
HIGHEST EDUCATIONAL LEVEL ATTAINED BY
HOUSEHOLD HEAD

Highest Educational Level Attained	No. of Heads	%	Cumulated %
No Schooling	12	6,0	6,0
Class i	-	-	6,0
Class ii	-	-	6,0
Standard 1	6	3,0	9,0
" 2	4	2,0	11,0
" 3	5	2,5	13,5
" 4	15	7,4	20,9
" 5	11	5,5	26,4
" 6	53	26,4	52,8
" 7	6	3,0	55,8
" 8	26	12,9	68,7
" 9	18	9,0	77,7
" 10	23	11,4	89,1
Post School Without Matric	1	0,5	89,6
Post Matric Quali-fication	21	10,4	100,0
TOTAL	201	100,0	

TABLE 9

RATIO OF NUMBER OF DEPENDANTS TO NUMBER OF PERSONS
IN RECEIPT OF AN INCOME IN THEIR OWN RIGHT,
HOUSEHOLDS SAMPLED FROM ISIPINGO, 1974

DEPENDENCY RATIO (No. Dependants in a Household ÷ No. with an Income)	No. of Households	%	Cumulated %
Less than 1,0	26	12,9	12,9
1,0 - 1,9	38	18,9	31,8
2,0 - 2,9	44	21,9	53,7
3,0 - 3,9	31	15,4	69,1
4,0 - 4,9	31	15,4	84,5
5,0 - 5,9	15	7,5	92,0
6,0 - 7,9	13	6,5	98,5
8,0 - 9,9	2	1,0	99,5
10+	1	0,5	100,0
TOTAL	201	100,0	100,0

TABLE 10
LENGTH OF STAY IN ISIPINGO:
A SAMPLE SURVEY, 1974

No. of Years Residence	Household as a Unit Lived in Isipingo			Household Head Lived in Isipingo		
	No.	%	Cumulated %	No.	%	Cumulated %
Under 1 Year	12	6,0	6,0	8	4,0	4,0
1 Year	15	7,5	13,5	12	6,0	10,0
2 Years	20	9,9	23,4	18	9,0	19,0
3 "	17	8,5	31,9	13	6,5	25,5
4 "	24	11,9	43,8	18	9,0	34,5
5- 9 Years	64	31,8	75,6	58	28,9	63,4
10-14 "	20	9,9	85,5	25	12,4	75,8
15-19 "	11	5,5	91,0	6	3,0	78,8
20-29 "	8	4,0	95,0	22	11,0	89,8
30+ "	10	5,0	100,0	21	10,4	100,0
TOTAL	201	100,0	-	201	100,2	-

TABLE 11
MORTGAGE REPAYMENTS (CAPITAL REDEMPTION AND INTEREST)
BY HOUSE OWNERS LIVING IN THEIR HOUSES, ISIPINGO
SAMPLE SURVEY, 1974

Mortgage Repayment	No. of Households	% of Known Cases	Cumulated % of Known Cases
R 0- 9	0	0,0	0,0
10- 19	1	2,3	2,3
20- 29	1	2,3	4,6
30- 39	1	2,3	6,9
40- 49	3	6,8	13,7
50- 59	5	11,4	25,1
60- 69	3	6,8	31,9
70- 79	6	13,6	45,5
80- 89	7	15,8	61,3
90- 99	4	9,1	70,4
100-119	4	9,1	79,5
120-139	4	9,1	88,6
140+	5	11,4	100,0
UNKNOWN	41	-	-
TOTAL	85	100,0	100,0

There were 104 houses covered by the survey. Eighty-five of them occupied by their owners, with or without tenants in addition. The known cases amount to 51,8% of the total of these 85 houses.

TABLE 12

MONTHLY RENTAL FOR DWELLING PAID BY HOUSEHOLDS RENTING,
ISIPINGO SAMPLE SURVEY, 1974

Monthly	Rental	% of Known Cases	Cululated % of Known Cases
R 0- 9	2	1,8	1,8
10- 19	14	13,0	14,8
20- 29	18	16,7	31,5
30- 39	10	9,3	40,8
40- 49	10	9,3	50,1
50- 59	7	6,5	56,6
60- 69	32	29,6	86,2
70- 79	11	10,2	96,4
80- 89	0	0	96,4
90- 99	0	0	96,4
100-119	2	1,8	98,2
120-139	1	0,9	99,1
140+	1	0,9	100,0
UNKNOWN	8	-	-
TOTAL	116	100,0	100,0

A total of 116 households out of the 201 surveyed or 58% were renting some structure for residential purposes.

In 108 of the households who were renting, or 93% of the cases concerned, were details of rent paid obtained.

TABLE 13

NO. OF PERSONS PER ROOM SLEPT IN, AVERAGED FOR EACH
HOUSEHOLD, ISIPINGO SAMPLE SURVEY, 1974

No. of Rooms Household Uses for Sleeping	No. of Households				Per Cent of Householders			
	Not Over- crowded	Over- crowded	Very Over- crowded	Total	Not Over- crowded	Over- crowded	Very Over- crowded	Total
1	12	14	27	53	22,6	26,4	51,0	100,0
2	24	25	7	56	42,9	44,6	12,5	100,0
3	31	19	4	54	57,4	35,2	7,4	100,0
4	13	12	1	26	50,0	46,2	3,8	100,0
5	3	2	-	5	60,0	40,0	0,0	100,0
6	2	1	1	4	50,0	25,0	25,0	100,0
7	-	2	-	2	0,0	100,0	0,0	100,0
8	-	-	-	-	-	-	-	-
9	-	1	-	1	0,0	100,0	0,0	100,0
TOTAL	85	76	40	201	42,3	37,8	19,9	100,0

NOTE: Households were regarded as *not overcrowded* if they had an average of up to two persons at all ages per room slept in.

Overcrowded households had over two to up to three persons average per room.

Very overcrowded households had more than three persons average per room.

TABLE 14
HOUSEHOLD SIZE FOR HOUSEHOLDS LIVING IN DWELLINGS OTHER
THAN FLATS OR HOUSES NOT SHARED WITH ANOTHER HOUSEHOLD,
ISIPINGO SAMPLE SURVEY, 1974

Number of Persons in Household	Type of Dwelling				Total		
	Rooms ¹⁾	One Room	Outbuilding or Garage	Shanty	No.	%	Cumulated %
1	-	-	1	-	1	1,4	1,4
2	1	1	2	1	5	7,1	8,5
3	3	2	2	1	8	11,4	19,9
4	7	2	9	-	18	25,7	45,6
5	5	2	5	-	12	17,1	62,7
6	3	-	5	-	8	11,4	74,1
7	4	-	2	-	6	8,6	82,7
8	0	-	2	-	2	2,9	85,6
9	2	-	2	-	4	5,7	91,3
10-11	3	-	1	-	4	5,7	97,0
12-13	1	-	-	-	1	1,4	98,4
14-15	1	-	-	-	1	1,4	99,8
TOTAL	30	7	31	2	70	99,8	

1) Includes a basement.

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