of which has been reduced since. The trainfare is now 3/6d per month and the rent now 1/7d.

MR. LUCAS: Is it possible for the Ndabeni Natives to go out for lunch?—(Mr. Cooke): The Salt River boys do and the Maitland boys do.

But is it not possible for the Langa boys?—No, sir.

Is not that possibly an explanation of the position, so far as food is concerned?—No, sir, they take their food with them.

They do not buy it?—No. (Mr. Brinton): Then there was a report by each inspector as a result of his making enquiries in certain portions of the town as to the rentals paid, and the results are set forth in this statement which shows the difference. You have cases here where they pay 10/- a month for accommodation, 5, 6 or 7 in a small room. This shows the great difference between 7/- per month at Langa, compared with what they are prepared to pay and what they are prepared to put up with in town in what are slum quarters.

MR. LUCAS: It is again a case of saving money, is it not?—Yes, they are saving money all the time.

MR. MOSTERT: Are they allowed so many Natives in a room here in town?—No, under the Health Regulations they are not, but slums will exist until there is other accommodation now, that is in respect of our Coloured population.

MR. LUCAS: I take it that Coloured people and some Whites, too, live in at least as bad conditions?—Yes, certainly the Coloured people, or some of the Coloured people, are living in at least as bad conditions as some Natives. I shall put in this report from the Ndabeni Vigilance Committee, which was submitted to the Ndabeni Advisory Board on the 29th July 1930, and thereafter transmitted to the Native
Affairs Committee of the Council. The report reads as follows:

"At the meeting of the N'dabeni Vigilance Committee held on the 16th July in Botha Hall, N'dabeni location, to consider a report of the First Advisory Board, about the demolition of "A" huts by order of the M.I.H. of N'dabeni, and the consequent transfer of Natives to Langa, it was unanimously resolved that the following resolution should be referred to the Advisory Board for discussion and then recommended to the City Council:—

That, in the opinion of this Committee, it is most desirable that the rentals of Langa should be reduced to 4/- per month in the dormitories, 5/- per month in the special quarters and 10/- per month in married quarters.

The reasons of the Vigilance Committee in applying for these reductions in Langa rentals are as follows:

The average earnings of Natives are between 3/6d and 4/- per day; therefore, they would not be able to pull through with such high rentals at present chargeable at Langa. We have drafted out a schedule which shows exactly and without exaggeration the Native's financial position here in Cape Town. The Committee further express great sympathy with the Council in its difficulties with regard to Langa and express the desire to co-operate with the Council in solving the complicated Native questions.

From these schedules, which are correct in every detail, it is obvious that it is impossible for the Natives to be in a position to be able to pay the high rentals at Langa.

We earnestly ask the Council to deal with us sympathetically and reduce the rentals to the lowest possible
Cape Town Municipality

The Committee has been greatly disappointed at the attitude taken up by the Council of the City of Cape Town as reported in the "Cape Argus" of the 10th July 1930, by applying to the Government for permission to remove 2,000 single Natives for M'dabeni to Langa without having first consulted and discussed the matter with the Advisory Board. The best way of achieving a solution in this most complicated question is by mutual consent and co-operation.

The Committee further deplores the incorrectness of certain statements made under the same column of the Cape Argus of the 10th July 1930, which statements are bound to mislead the public.

(Sgd) W. W. Olifant, Chairman,
(Sgd) W. Ntongana, Secretary,
Vigilance Committee, M'dabeni Location.

---

**SCHEDULE - SINGLE MEN:**

He earns 4/- per day = £4.16.- in four weeks.

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>In Dormitories</th>
<th>In Special Qtrs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental per month</td>
<td>4/-</td>
<td>5/-</td>
</tr>
<tr>
<td>Food @ 1/6d per day</td>
<td>£2.5.-</td>
<td>£2.5.-</td>
</tr>
<tr>
<td></td>
<td>£2.9.-</td>
<td>£2.10.-</td>
</tr>
<tr>
<td>Earnings</td>
<td>4.16.-</td>
<td>4.16.-</td>
</tr>
<tr>
<td>Expenditure</td>
<td>2.9.-</td>
<td>2.10.-</td>
</tr>
<tr>
<td>Savings</td>
<td>£2.7.-</td>
<td>£2.6.-</td>
</tr>
</tbody>
</table>

6

Class of Food and value

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bread</td>
<td>3d</td>
</tr>
<tr>
<td>Tea</td>
<td>3d</td>
</tr>
<tr>
<td>Sugar</td>
<td>3d</td>
</tr>
<tr>
<td>Stamp mealies</td>
<td>3d</td>
</tr>
<tr>
<td>Meat 1 lb.</td>
<td>4d</td>
</tr>
<tr>
<td>Firewood</td>
<td>2d</td>
</tr>
</tbody>
</table>

£1/6d
Cape Town Municipality

Out of the nett savings of £2.7.- and £2.6.-, the man has to buy clothing for himself and his family at home and remit money to his wife for the necessities of life. He has to pay £1 or £1.10.- poll tax; also quit rent and support his own parents and pay church dues, etc.

SCHEDULE MARRIED MEN:

He earns 4/- per day = £4.16.- in four weeks.

Expenditure

House rent, per month 10/-

Food @ 3/- per day £4.10/-

£5.

Earnings

£4.16.-

Expenditure

Deficiency per month £5. -.-

£4.-

Class of Food and value

Stamp mealies 6d
Beans 3d
Firewood 3d
Bread 6d
Sugar 3d
Tea 3d
Meat 1 lb. 5d
Candle 1d
Milk, 1 pint 3d
Soap, 3d

3/- per day

In addition to the above deficiency, he has to buy clothing for himself and his family, pay poll tax and quit rent, buy schoolbooks for his children. He has to support old parents at home, etc.

Then I have a copy here of an extract from a letter, dated 8th February, addressed to the Provincial Secretary by Mr. Attorney F. W. Burton, on behalf of the Langa Vigilence Committee. This gives the details in regard to the cost of living at Langa. I shall quote you what the letter contains:--
Cape Town Municipality

"At an enquiry recently held before the Mayor of Cape Town, evidence was that the average earnings of Natives are between £1.1.- and £1.4.- per week.

I give herewith a tariff of cost of living of a single Native approved by the Vigilance Committee. You will note that this tariff makes no allowance for vegetables, clothing, boots or taxes.

Tariff per week:

- 8d bread per day, for a week: 4/8d
- 1 lb. meat per day, or 6d worth: 3/6d
- 1 lb. coffee per week: 1/3d
- 3 lbs. sugar for week: 1/-
- Tobacco allowance: 9d
- Matches: 2d
- Forridge: 1/-
- 1 tin of Milk: 7d
- Trainfare: 2/9d

Rent at lowest scale for location: 2/8d

13/4d

I have indicated to you that rent and train fares have been considerably reduced.

The next document to which I wish to refer, is a document containing replies to four questions contained in a letter dated 17th April 1931 from your Secretary, addressed to the Town Clerk. The first question was "Whether it is desirable that townships be established in which Natives can purchase land in urban Native locations?" The answer to that was "There is no land available for this purpose in the urban area. I would favour an area of land being set aside which Natives may purchase, outside the urban area and under the control of the Native Affairs Department of the Government."
The second question is "Whether it is desirable to allow Natives to trade on their own account in urban Native locations". To that, the reply is, "Yes, we consider the presence of European traders in the location is not desirable".

The next question is "Whether it is desirable to extend to Natives in urban areas the applicability of laws enforced concerning the regulation of wages". To that, the reply is, "Yes. The institution of a minimum wage for Natives would be of great benefit to the urban area, provided that the influx of Natives could be curbed as a result thereof".

Then the fourth question is, "What are the effects, social and economic, upon European and Coloured persons of the residence of Natives in urban areas, and what measures, if any, should be adopted to deal with surplus Natives in such areas and to prevent the increasing migration of Natives to towns?" Our reply to that is, there is a strong feeling against encouraging Natives to enter urban areas on the grounds that the Coloured inhabitants are entitled to first consideration. I consider it desirable, however, that a certain number of Natives should always be permitted to enter the area. They are desirable for dairymen and hotel keepers and other occupations where early hours are required to be observed. A means of restricting migration would be to require Natives in the Territories to report to the local Magistrate before leaving a district where they reside, and the Magistrate be instructed to discourage, as far as possible, the migration of Natives to urban areas, when notified of scarcity of employment obtainable by Natives in such urban area.
Cape Town Municipality

CHAIRMAN: Why do you favour these villages outside your own control? - Because the present system is uncontrolled. First of all, there is no land available.

Why do you want the Native Affairs Department to control them rather than have your own control? - It means increasing our area and our administration and we could not possibly take on more.

DR. ROBERTS: Do you really think that knowing Koster and New Brighton, the Native Affairs Department could do that reasonably? - No. I have not got sufficient knowledge from the practical point of view to express an opinion, but what I do say in this, that if it is desirable to have Natives near Municipal areas, that seems to me the only way of providing for them and not to permit what is the position at present.

Do you not think that you are raising a very great difficulty there? We have these places like New Brighton which, in the opinion of almost everyone, amount to a "non possumus"? - Yes, there may be that about it. I quite realize there are many difficulties, but it is not practical from our point of view. Whether it is practical outside is a matter for further investigation and for the opinion of those who have made a greater study of the subject. If an area is to be allowed at all, they should be under some control. (Mr. Cooke): It is preferable to what is happening at present. At present, our people can buy land at Windermere and Elsie's River and those places. You go right across and you have a belt of ground being sold on the borders of your City area, not under proper supervision.

Yes, but now can the Native Affairs Department deal
Cape Town Municipality

with that?- That is outside the municipal area, and they are the body to undertake the supervision of places like that. If it is intended to allow Natives to buy ground, it should be under their supervision.

MR. MOSTERT: Is it possible to bring that area within the Municipality?— Everything is possible. (Mr. Brinton): It would have to be bought up by the Municipality.

MAJOR ANDERSON: They have the same problem in almost every town of the Union?— Yes.

I suppose these Natives work in the town?— Yes, a lot of them do, and there we have no power of control over them. They can come within the area and work, but we cannot control them if they go out again. (Mr. Cooke): The newcomers come, and they come into Langa and we give them a permit to look for work and we give them free accommodation if they are newcomers, and as soon as they get registered, it does not suit them at Langa and they go and live in the outside area. They live outside and they work in the area.

Is there any control in these outside areas by the Public Health Department?— (Mr. Brinton): No, not by our Public Health Department.

MR. MOSTERT: Are they within each reach of that area -- is it not farther than Langa?— (Mr. Cooke): I can quote you the case of a man, which will give you an idea. He has to walk 500 yards through the sand and then he has to get onto a bus to get to Athlone Station, and from there he goes into town.

So it would appear that Langa is not so far?— No, it is not so far as where these people are now.

At Langa, they have the railway?— Yes, but these
outside areas are undoubtedly a sore from a different point of view. Here we have the fact that the City Council is responsible for Natives working inside this area, but there you have a Native who comes along, he works here, he gets his money here, but he does not want to be under supervision and he lives in an outside area. There are reasons for that, apart from the rent reason. As you know, they want their liquor and there is a tremendous lot of liquor running going on there.

Then there is another fact. The minute the Native gets sick in these outside areas, he comes in to the town. He knows where to make for. He does not go to the Native Affairs Department, but he comes to us, and the City Council has to pay. We have to nurse them and bury them when they die. (Mr. Srintton): They come in extremis to Mr. Cooke. We had one man who arrived last Friday night. He died within an hour of his arrival, and we do not know anything about him. The result is that the hospital at Langa gets a bad name. You see, these people only come in in that state, when there is nothing more to be done for them.

(Mr. Cooke): My own view is that if power could be given to the City Council to say that all Natives working in the area must reside in an authorised place in the area, that is, in the location or in the hostels, or on the premises of their employers, the situation would be improved. According to the Urban Areas Act, the City Council are compelled to provide for all Natives working in the area---- that is to say, for all Natives normally employed.

MR. MOSTERT: But you have the pressure of those not working in your area?-- Yes, and a lot of these who
work in the area, but live outside——.

It is all very well to control those working in the area, but you cannot control those working outside the area?—

That is so.

And you would still have that population?——We cannot touch them, but we can touch those who come in every day. There are people who get the benefit of employment in the area and yet are not under our control——those are the people who live outside.

MR. LUCAS: Are Kensington and Windermere in your area?—No.

CHAIRMAN: How do these people come in?——Do the bulk of these people work inside Cape Town or outside?——Oh, the bulk of them work in Cape Town.

SENATOR VAN NIEKERK: But as regards your European population, there are a large number who work in the area of Cape Town, but who live right outside?——Yes, but you must remember we are not compelled to give them hospital accommodation.

But you are not compelled to do that for the Natives either?——No, we are not compelled to; not for the Natives who do not work here and who do not live here.

But in practice you have to attend to these people, these people who come to the hospital?——Yes. Supposing supervision under another authority took place, say, five miles out of the City Council area, and they were so strict that they said, "We are going to have our own location——" you might have hundreds coming in——.

Your proposal to make it incumbent on anyone working inside the area to live inside the area, would have a very much wider application?——Yes, but whether it would be
approved of——

You would want control over those who live outside the area?—Yes, say within six miles.

Would you apply the same thing to Europeans?—I do not know. I am afraid I could not answer that question.

I have a statement here of the arrears of rent, etc., at Langa township, up to the 30th September 1930, showing the following amounts:

- Main Barracks: £1,479. 1.
- Special quarters: 707. 1. 3
- Married quarters: 1,896.17. 6
- Spinsters quarters: —
- Hating houses: 55. 5.
- General dealers: 54. 7. 6
- Butcher shops: 10. 5.
- Water accounts: 4. 6. 8
- Stables: 10. —

Making a total of £4,210.13.11

I shall put in copies of our estimates of revenue and expenditure and also figures in connection with population at Langa and Idabeni, showing revenue received at both these places, and giving whatever other details are in our possession which may be of interest. I also have a statement here giving the number of inhabitants in the various locations, which I shall put in.

The Commission, at this stage, adjourned for lunch, until 2.30 p.m.
On the Commission resuming at 2.30 p.m., the examination of the Representatives of the City of Cape Town was continued.

CHAIRMAN: Perhaps it will be convenient if the Medical Officer of Health were at this stage to make the statement which he has prepared for us in regard to health conditions among Natives at Langa and M'dabeni, and also in the City itself?— (Dr. Higgins): I have a statement here, Mr. Chairman, in accordance with the request made by you, and it might be best if I were to read it to you before you put any questions to me.

In regard to population, at the Census of 1926, the total Native population of Cape Town and Wynberg (now comprising the extended municipality of the City of Cape Town) was 11,522, of which the Natives in the only location (M'dabeni) made up 5,294, and the Natives living elsewhere in the Municipality 6,228.

The average monthly Native population of the M'dabeni and Langa locations during the year ended 31st March 1931, was 5,568 (M'dabeni 3,581, Langa 1,987), so there are now less Natives in the locations than there were in 1926.

Separate statistics for Natives as a whole in Cape Town are not available, but there are such statistics for the Natives resident in the two locations. These are embodied in the appended extract from my Annual Report for the year ended 30th June 1930.

It should be noted that the death rates must be considered in the light of the age constitution of the populations in the two locations. Both of them consist largely of young adults, which tends to produce a low death rate. The fact that the death rate of Langa is higher than that of M'dabeni is probably accounted for by the fact that there is a greater proportion of young adults at M'dabeni than at Langa.
infant mortality figures are misleading; for instance, the 19 deaths under one year of age which took place at Langa were probably not restricted to infants born at Langa.

I also enclose a schedule showing the common causes of death amongst Native children under one year of age.

On the question of non-European vital statistics: generally speaking, the Natives who reside in the Municipality outside of the locations live under the same unfavourable conditions (including housing, sanitation and social and economic conditions) as the poorer type of Cape Coloured people. The non-Europeans in Cape Town and Wynberg at the last census, 1926, exclusive of the location (M'dabeni), comprised Natives 6,528, Asiatics 2,769, and "mixed and other Coloured" 99,630; total 109,927. There were 134,407 Europeans, making a total population of 233,334 (exclusive of the location).

The following are a few salient statistics for the whole Municipality exclusive of the locations of M'dabeni and Langa:

<table>
<thead>
<tr>
<th></th>
<th>European</th>
<th>Non-European</th>
<th>Non-European European</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birth rate</td>
<td>21.8</td>
<td>49.8</td>
<td>2.2 as great as European</td>
</tr>
<tr>
<td>Death rate</td>
<td>10.7</td>
<td>24.6</td>
<td>2.3</td>
</tr>
<tr>
<td>Infant mortality rate</td>
<td>60.7</td>
<td>160.0</td>
<td>2.6</td>
</tr>
<tr>
<td>Tuberculosis death rate</td>
<td>0.7</td>
<td>5.0</td>
<td>7.2</td>
</tr>
</tbody>
</table>

These disparities between the Europeans and non-Europeans are, in my opinion, largely due to social and economic differences between the races. A similar difference is seen in the rates of Europeans of different wards in the City. For instance, over five years 1922 - 1926, the European death rate in the worst ward was twice, and the European infant mortality rate three times, the corresponding figure for the best ward.
I would say, in regard to specific diseases, there are no industrial diseases conspicuous amongst Natives in Cape Town. So far as other diseases are concerned, the Natives are in a somewhat similar condition to the lowest class of Coloured people in Cape Town.

In regard to the question of the general medical treatment of Natives in Cape Town, the salient point is that the Natives in the two locations are better off in this respect than any other section of the poor. They receive free medical treatment, including not only outpatient treatment, but also, where necessary, home visitation by doctor or nurse, and there is an excellent little modern hospital for their in-patient treatment. Otherwise, all the Natives in Cape Town, including those who do not live in the locations, are in a similar position to the Coloured population. There are no special wards or clinics for Natives either in the General Hospitals or special hospitals, but they are admitted to Coloured wards or clinics on much the same terms as the Coloured people. I do not know that there are obstacles placed in the way of their admission. So far as the Council work, in regard to infectious disease, tuberculosis and venereal diseases is concerned, the Natives have the same facilities as the rest of the population, and when a suitable case is found, he is sent for treatment at Nelspoort Sanatorium.

Regarding the sanitary state of the locations, I enclose a copy of a report on N'dabeni location, which I submitted in July 1929. It will be seen from this that sanitary conditions generally at N'dabeni are very unsatisfactory and that most of the dwellings there I reported as being insanitary.

At Langa the conditions are in great contrast. The
roads are well constructed; there is water-borne sewerage
and the dwellings are well constructed of brick. I am
putting in my statement now on non-European vital statistics
for the year 1929/30:

<table>
<thead>
<tr>
<th>City of Cape Town</th>
<th>Native Locations of Langa and N'dabeni</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>108,120</td>
</tr>
<tr>
<td>Native Locations</td>
<td>5810</td>
</tr>
<tr>
<td>Infant Mortality Rates</td>
<td>161.91</td>
</tr>
<tr>
<td>Birth Rates</td>
<td>23.07</td>
</tr>
</tbody>
</table>

Infants (under 1 year):

Deaths from common causes:

Measles          | 1
Scarlet fever   | 1
Whooping Cough  | 3
Diphtheria      | 2
Erysipelas      | 2
Tuberculosis: Meningal | 18 do. Abdominal | 2 do. Other forms | 15
Syphilis         | 36
Rickets          | 2
Simple meningitis| 2
Convulsions      | 17
Bronchitis       | 106
Pneumonia (all forms) | 129 Gastritis | 1
Diarrhoea and enteritis | 251
Congenital malformations | 21 Congenital debility | 45
Premature birth  | 140
Injury at birth  | 9
Cape Town Municipality

City of Cape Town  Native Locations

<table>
<thead>
<tr>
<th>Condition</th>
<th>City</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atelactasis</td>
<td>16</td>
<td>2</td>
</tr>
<tr>
<td>Lack of care</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>Suffocation</td>
<td>1</td>
<td>-</td>
</tr>
<tr>
<td>Other causes</td>
<td>76</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>96</td>
<td>49</td>
</tr>
</tbody>
</table>

Chairman: You say here that over five years, from 1922 to 1926, the death rate in the worst ward was twice and the European infant mortality rate three times the corresponding figure for the best ward. I see that you first had "worst" where it should be "best." Yes, these words were transposed. As you read it now it is correct.

Dr. Roberts: Where do the Natives go who work at the Dynamite Factory at Somerset West? They have their own hospital there.

Because you know there has been a good deal of complaint about the conditions there? I have heard about that.

I take it that we would be able to get the facts from the De Beers Company? Yes, they would give you all the information.

Mr. Lucas: Taking Ndabeni and Langa together, infant deaths there would mean children born in one or other of these two? Well, I should like to make that clear. There would be a certain number brought in from outside also and then quite a large number would be brought from the one location to the other. I think Mr. Cooke was saying this morning that most of the new inhabitants of Langa do not transfer immediately from Ndabeni, but first of all go everywhere, and then would probably come back to Langa. (Mr. Cooke): Yes, that is so. (Dr. Higgins): Anyhow, these figures of infantile mortality, if accepted at their face value, would
be enormous and would be out of proportion to the other mortality statistics. You will see that the figures for tuberculosis are slightly less than the figures for tuberculosis in the non-European portion of the community as a whole. I do not think that does appear, but it is so. I have got that figure. The death rate from tuberculosis from the town as a whole, exclusive of the location, for Europeans, is 0.7, and for non-Europeans 5.0. That compared with 4 in the Native location. Of course, the population is very different. In the one you have a selected population. Of course, as regards tuberculosis, it is more prevalent among the one section of the population than among the other -- it is more among the young people than among the others. That is, 5 per 1000 of persons living.

DR. ROBERTS: Do you consider that that is high or low?—It is very high indeed and so is this other figure 4.5 very high. 5 is seven times the rate which obtains among the Europeans of the town.

Now, do you think that that is a representative figure of the general Native population?—This figure which I have given for the whole non-European population is a representative figure. Our experience over a series of years has been very similar. It must be remembered that these figures for the Native location as in respect of a very small population and I think one might say of a very shifting population.

And, therefore, your ratio might be a very shifting moving one also?—Yes. In the previous year, it was 2.4 and this year 4.5.

And would the average be about 3.4 or 3.5?—That I could hardly answer. I have not got the figures over a 15
Cape Town Municipality

series of years.

CHAIRMAN: In the statement put in by Mr. Cooke, you show the births and deaths of Mdabeni and Langa for 1930. I should like to know whether that is for the calendar year?—(Mr. Cooke): Yes, that is for the calendar year.

And Dr. Higgins is for the health year?— (Dr. Higgins): Yes.

That would account for the discrepancies?—I suppose so.

In the calendar year——I notice a very much lower infantile mortality given in the six calendar years than in the health year?—Is that so.

In the calendar year, there were 125 births and 42 deaths of infants in the two locations together, whereas your infantile mortality rate for the health year is 436 per 1000, which is a good deal higher than the rate would work out on the figures for the calendar year?—Yes, I do not know how that is.

Would that be due to the smallness of the number of cases under observation and the shifting nature of the population?—Undoubtedly, it must be due to something of the sort. We have not had any epidemics or anything of that sort.

In the previous health year, the figure, instead of being 436, was 314.

So it has gone up by over 100?—Yes, sir; and apparently, if one takes the calendar year, which is six months later, it would have gone down by that.

In other words, one cannot draw any deductions from these figures?—No, not for a single figure.

That applies much more to statistics for a small number?—Yes, I might lump the figures for a few years for you as far as I can.
Cape Town Municipality

Can you exclude in any way a factor which is introduced by Natives born outside your area being brought in here and dying here before they are one year old?—No.

I take it that that does happen?—Yes.

And does the converse happen in of infants, under one year, being taken away out of your location?—I daresay that happens, too.

In other words, your Native married population, once it gets down here, sticks?—(Mr. Cooke): Yes.

So the tendency would be to swell the mortality rates?—(Dr. Higgins): Yes.

More entrants than departures?—Yes.

Mr. Lucas: Is the difference likely to be large?—(Mr. Cooke): No, it would not be large, but if I may say so, in our deaths of adults there are figures here which are put down to the location. I just want to give you an example. A man comes in from outside with some disease or another. He makes for his own people in the location. These men get into the hospital and, if they do not go to the Langa hospital, they might go to the City hospital, but all the same, they are all down to the location, although they are not residents of the location. We had the case of one man who came in on Friday night. That man arrived on Friday night, we do not know where he came from. He was only an hour in the location when he died, before we could do anything for him. Now, that man is put down to the location.

Chairman: So you have a certain number who should really be transferred out?—Yes.

Mr. Mostert: That really falls outside the Municipal population?—(Mr. Brinton): For statistical purposes, certainly. (Dr. Higgins): Of course, on the other hand, you
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also have people who go away from here sick and die elsewhere, and that pulls in the opposite direction. That applies especially to Natives suffering from tuberculosis. There are a certain type who will not go to a medical man, they prefer to go straight away to their own people to be treated there and to die there often. They go home.

CHAIRMAN: As far as you can see now, Cape Town is likely to be faced with a running deficit on Langa for a long time? - (Mr. Brinton): I am afraid so, unless, by the putting up of new buildings, we can compensate ourselves in some way for the deficit.

That depends on the transference of the population from Ndbeni to Langa? - Yes, decidedly.

So, in any case, a number of years will have to elapse before you can get clear with your expenditure, not to speak of losses? - Yes.

And that will have to be met out of rates. There is no other way of meeting it? - No.

This, then, means a fairly considerable subsidizing of Native housing as against the housing of other people in the community. That is to say, other people have to subsidize Native housing? - Yes, I suppose it amounts to that.

In building your location, I think you built entirely by White contractors? - Yes, there is a reason for that. I cannot say much on that myself, because I was not on the Council at the time, but I understand that we were compelled to do so, we were compelled to employ European labour.

DR. ROBERTS: Compelled, by whom? - We were compelled by the Government under the Industrial Conciliation Act. That is a point which is constantly made by Councillors who were on the Council at the time, when the question is put to them, "Why
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did you not use Native labour?"

CHAIRMAN: But what about Coloured labour, was there any Coloured labour used?— I think it comes under the same category.

SENATOR VAN HIEKERE: It was not a class of labour, but the rate of pay?— Yes.

CHAIRMAN: As a matter of fact, was not Coloured labour used?— (Mr. Cooke): Yes.

Skilled workers?— Yes.

SENATOR VAN HIEKERE: What was the predominant labour that was used, European or Coloured?— Coloured, I should say; all skilled, of course.

CHAIRMAN: But the high cost is due to the high rates of pay that were in force then?— Yes.

Now, that brings the City Council to the position that owing to the use of that labour, the place was over-capitalised at the beginning and, therefore, over a long series of years, they will have to pay a subsidy towards the township?— (Mr. Brinton): Except this, that we have written off £97,000 in the way of streets and drainage. We were entitled to charge it against the township under the Act, and approved of by the Minister. We have spent the money, but it was written off.

Therefore, the Borough rates will have to find the money somehow?— Yes.

But the writing off does not change the fact that it is a levy on your rates?— It is not a continuing levy because it is not charged against Native Affairs any more. Our sinking fund charges on the original capital expended, £238,000, was £14,171 per annum. That charge is now £8,469.

Instead of paying so much per year, you paid so much of the capital sum in the beginning when you wrote it off?— Yes.
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And, therefore, you are short of that capital sum? Whether you are short of the capital sum or pay interest and redemption every year, you are still short of it? - Yes.

MR. LUCAS: It is costing the town £2,000 per year and that is no longer charged? - It is no longer charged against Native revenue.

CHAIRMAN: You have not got enough accommodation at Langa for a married population? - No.

If you transfer the whole of the single population to Langa, can you house them all? - Yes, and there would still be houses available.

So that your shortage is a shortage for married people only? - Yes.

And if you proceed in future on the same principle, your rates would have to subsidize the township to an even greater extent? - I do not think so, because we hope that the fact that new buildings will cost considerably less. The cost of drainage and road construction are already in existence will reduce the expenditure on the future houses and the rents chargeable on these future houses will be economic ones.

Your present income does not give you interest and redemption purely on your expenditure on these houses, leaving aside drainage? - No, that is so.

It is still uneconomical, after you have written off all these things? - Yes, that is so.

And, therefore, if you could make a very great saving on the expenditure on your buildings -- - It would still continue to be uneconomical.

Apart from your married Natives outside Mdabeni, you are getting a slum population outside your Municipal area? - Yes, unfortunately.
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And if you cannot provide housing for all the Natives inside, the position will be accentuated? - That is so, but I see no reason why, with the future development of Langa, there should not be sufficient accommodation, at any rate for all the Natives who can find employment within the Municipality.

It means spending more money on housing? - Yes, it does mean that.

And, therefore, unless you can build a great deal more cheaply, your rates will have to subsidize to a great extent? - Yes, but we understand that we shall be able to build much more cheaply than at present.

Yes, one is always entitled to hope these things, but the point I want to raise is this. In actual practice, Natives are not allowed to earn/skilled wages required in the building trade? - No, that is so.

If they are not allowed to earn these wages, is it fair then to charge them interest and redemption on the basis of these wages? - Well, it is not our fault, it is not the fault of the Municipality.

I am not trying to blame the City Council. I am only trying to get down to the hard economic facts? - So far as the present basis of rentals is concerned, it is not beyond the possibility, it is not beyond the ability of the Native to pay that rental at a fixed wage of 4/- per day.

But it is an uneconomic rent? - Yes.

And, if you extend, it will also be an uneconomic rent, unless you are able to save on the buildings? - Quite so.

The Native cannot pay an uneconomic rent if he has to pay on a rate of wages which he is not entitled to earn. He is not entitled, he is not allowed to earn these wages on which the capital value of the houses is based? - I understand you
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to mean that if a minimum wage were provided and were enforced, it would have been necessary to pay an economic wage.

No, the Native is still, to all intents and purposes, excluded from skilled wages, and will in practice for a long time be so excluded, whatever the laws of the country may be?—Yes.

And that has a bearing on the argument that he must live in houses that are built by skilled artisans. That is the argument put forward now?—At our expense.

Yes, exactly. And, therefore, if you insist both on his not getting the wages of skilled trades, which in actual practice he cannot get, and that he should live in houses built by skilled artisans, then it must be done at the expense of the rates?—Yes, I agree with you, that is the anomaly of the law as it is at present.

It is a charge on the rates, then?—It is the anomaly of the law. He is not allowed today to earn skilled wages.

DR. ROBERTS: Are you compelled to build?—We are compelled, under the Urban Areas Act, to house him.

Yes, but are you compelled to build houses at this extreme figure?—No, certainly not.

SENATOR VAN NIEKERK: You are compelled to pay that wage?—I do not think so. I understand that these houses can be built with a special concession to the Municipality in regard to the employment of Native labour.

That was not so originally?—No, but now it is. That did not obtain when the original houses were put up.

MAJOR ANDERSON: Special concessions, by whom?—(No answer)

CHAIRMAN: If your City Council does not want this running deficit, it will have to look for other means to make
the scheme an economical one?—Yes, that is what I have been explaining. We are hoping, by building the new houses at a much cheaper rate, at any rate to bring about a more satisfactory state of affairs, so far as rents are concerned.

Has your City Council considered the question of making housing loans available, under which the Native can build his own house, either by his own labour or by means of hired Native labour?—That question is under serious consideration at the present time.

So, whatever the result of that consideration is, that will have an influence on the future expansion of Langa?—Yes; the idea is that a certain number should be allowed to build their own houses with Municipal assistance in the shape of finance, and, by that means, the City Council, at any rate, will be able to ascertain how a scheme of that kind will work out.

You think they should make an experiment?—The idea is to experiment with about half a dozen houses. That is before the Council at present and, if it answers, then there is no doubt that the Municipality will be prepared to extend that scheme.

MR. LUCAS: Do you mean that the idea is to let the Native build to his own design, or will you build for him and let him pay?—No, the idea is to let the Native use his own labour in building these houses.

MR. MOSTERT: But not his own design?—No; the design would have to be approved of. If you simply let him go, there is a danger that he might spoil the whole location.

MR. LUCAS: You would not say that the Bloemfontein location has been spoiled. There the Natives build their own houses, but, of course, the plan has to be approved of by the
Municipality?—I take it that the design would probably be ours, arrived at in conjunction with the Advisory Board. I may say that the Advisory Board are very keen on it and I have no doubt that we should be able to arrive at a suitable building which would suit the Native and which would suit us, and let him put his own labour into it.

A number of advanced Natives are objecting to having a strictly uniform house in the location?—Well, we should have to start with some general plan first. It is very difficult to say now what would be done.

There is no difficulty in Bloemfontein, from the fact that the Natives make their own designs—are they have to be passed by the Council?—Yes. We shall have to go very slowly for a start in this sort of thing—we shall have to creep. We have to start at the bottom, but no doubt we shall progress.

CHAIRMAN: Is there any case where the Native builds his own house—is there any difficulty in allowing him a certain amount of difference in design, provided he meets with the requirements of your Town Engineer's Department?—I should say not, but, of course, this is all in the air. The design would certainly have to be approved of by the City Engineer, but I could not tell you what his views are on this matter. I do not know that he has been approached. The whole scheme as yet is in the embryo stage, but I do not see personally why the Native should not make use of his own labour and I do not see either, why, between the Advisory Board, which purports to represent the idea of the Native and the Town Council, we should not be able to arrive at a suitable scheme.
MR. MOSTERT: You have written off £97,000, which is a perpetual on the Town Council of at least £5,000 interest per annum, and you will never see your capital back. Do you realise that?—We do not expect to get it back, but we expect some of the other back.

So, for the pleasure of having your Natives here, it costs you £5,000 per annum in perpetuity?—Plus our accumulated deficit, plus what this was over some years,---it will be between £6,000 and £7,000.

So you realise that it is an expensive luxury?—Yes, extremely so.

MR. LUCAS: Is it expensive from the town point of view when you consider the low paid labour that you are getting; that is another factor, another angle from which one has to approach it?—Yes, that is a factor, but, after all, it is confined, practically speaking, to the two classes which I have already referred to, the dairymen and the hotel keeper and the domestic employer; and then, of course, there is the Dock labourer, too. He has his own location; and also the brickmakers. If the figures are guided by the exemptions.

I am not dealing with that. In the end it would be better for Cape Town, for the town to subsidize its Native workers so that they can live in your houses, or for every employer to have to pay a wage on which the Native would be able to pay you an economic rent?—I could not answer that question.

On the assumption that private enterprise is more efficient than Municipal enterprise, would it not be better for the individual Native to be paid a wage which would enable him to look after his own affairs, rather than that you, as
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a Council, should have to subsidize him.? - I do think that the Native worker in the Municipality should receive a higher wage than he gets at present. I think it is fair to him and to the Municipality.

Did your Council not, about a year ago, actually ask the Government for a regulation of wages under the Wage Act for unskilled labour? - (Mr. Cooke): That is so. (Mr. Brinton): It would have to be quite clear that that minimum wage would not only apply to Cape Town, otherwise I suppose we should simply be flooded with Natives from other parts and the position would be worse even than it was before.

MR. MOSTERT: You already pay more than anyone else ?- That is so.

And I suppose that is why you have this trouble ?- I suppose so.

You think an increased wage to the Native would decrease your trouble - or might it not increase your trouble? - It should decrease our trouble, provided the factors which are brought to bear are such as to provide against an undue influx of Natives into the town. It must of necessity better our position if the wages are higher, because the Native will be in a better position to pay his rent and we shall benefit, but we shall not benefit if the number of employed should be increased.

Have you any figures as to the number of unemployed who are living in the location today and in the Municipality ? - I am afraid I could not tell you. I have no figures. (Mr. Cooke): These are the figures of men arriving in the location. New arrivals coming from the Territories actually to the location -- there were 306 in March and 364 during February. and, of these, during March, out of the 306, only 69 were