

ROLE OF SOCIO-ECONOMIC STATUS
THE RESIDENTIAL PATTERNS AT
EMPANGENI AND ESIKHAWINI

BY

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CHAPTER ONE

INTRODUCTION

1. AIMS

The aims of the study are to examine residential patterns in Empangeni and Esikhawini in order to see: (i) Whether residential patterns are influenced by (or the result of) the socio-economic status and racial composition of the inhabitants of the towns.

(ii) Whether they resulted from apartheid planning. Empangeni provides residences for Whites while Esikhawini caters for Blacks. During 1988 a White man moved into the latter settlement in which he is prohibited, many Black workers reside temporarily at Empangeni. The two towns then reflects the racial nature of apartheid.

1.1. HISTORICAL BACKGROUND OF EMPANGENI

Empangeni was established as a Mission Station in 1841 by Rev. Aldin Grout (Minaar, 1983). It was called Inkanyezi Mission. The mission was subsequently abandoned due to conflict with the Zulus, Norwegian Mission was established. A trading centre was

established adjacent to the Mission station (Minaar, 1983). In 1894 a magistracy was established (Empangeni Brochure, 1979).

The population at Empangeni in the early 20th century was as following: In 1898 there were 15 389 Blacks and 29 Whites. The former settled in the periphery of town and later in the center of the town (British Parliamentary Papers Natal 1890 -99). By 1907 Whites inhabitants had grown up to 82 and the Black inhabitants was 14 904 and there were 121 Asiatics and 9 Coloureds (British Parliamentary Papers Natal 1890-99). The growth of Empangeni was very slowly.

In 1988 the population of Empangeni was +- 11 000 Whites in an area of approximately of 1280 ha. Empangeni is next to the fast growing industrial area called Richards Bay which is +- 15 km away from Empangeni.

In 1960 Empangeni was declared as the lower Umfolozi Magistracy District. This town is next to the University of Zululand, which was established in 1960 at Kwa Dlangenzwa District. The University of Zululand is 19 km away from Empangeni. Sixty percent of the Whites and sixty five of the Black staff work in this

University, are living in Empangeni and Esikhawini.

1.2

HISTORICAL BACKGROUND OF ESIKHAWINI

In 1873 the whole area from Tugela to Mhlatuze Rivers was under the territory assigned to John Dunn (usually called by Zulu as Jantoni). John Dunn was a prominent figure during the reign of Cetshwayo. Dunn was an ambitious White adventurer (Guy, 1979). His chieftain included the area in which Esikhawini is located. Esikhawini was former called Esikhaleni (the space). Nowadays it is called Esikhawini. The change in time might have been brought by sound shifting from generation to another.

The official opening of Richards Bay harbour and industrial centre on the 1st April 1974 created a demand for residential areas for Blacks and Whites in the region. Consequently the part of Richards Bay zoned for residential purposes especially for Whites, settled the plans also envisaged Asiatics and Coloured residential areas. A pre-existing population of 6000 were relocated to Ntambanana in 1977 (Daphne, 1982). At the same time Esikhawini was zoned as the Black residential area for Richards Bay workers. Approximately 25 kilometres south of Empangeni and lies about 15 kilometres from Richards Bay. (See Appendix

A). Esikhawini will eventually develop to cover an area of 8000 ha. In 1988 the population was +- 31 000 and the number of built houses were +- 45 000 (Empangeni Township Manager). This town was officially declared as residential area for Blacks in 1976, 900 houses were built by the government. Between 1976 and 1988 Esikhawini is having three high schools, three primary schools and two lower primary schools. There are four shopping centres.

1.3 METHODOLOGY

Various techniques were used to measure the full spectrum of socio-economic status in the residential patterns and to detect the attitude of the Whites and Blacks towards apartheid planning of residential areas. Random sample techniques were used. 50 questionnaires were handed out in the residential area for Whites and Blacks that was a total of 100 questionnaires. (See Appendix B) Only 70 questionnaires were completed. Non-participation and participation observation methods were used.

Maps of Empangeni and Esikhawini were used to show the physical layout plan of the sites. Maps of Empangeni and Esikhawini were obtained from the municipality of

Empangeni and the Department of Land Survey in Ulundi respectively.

In the analysis of data physical layout plans maps have been used to demarcate the residential suburbs that reflect the socio-economic status and the value of the sites.

CHAPTER TWOLITERATURE SURVEY

2.1 DIFFERENT APPROACHES TO AN UNDERSTANDING OF RESIDENTIAL PATTERNS

In the study of residential patterns a number of approaches have been used in attempts to understand the processes responsible for these patterns. The three major approaches are: Ecological, neo-classical and behavioural.

2.1.1 ECOLOGICAL APPROACH

A long established tradition in urban geography has been an interest in where different groups of society are located within the boundaries of the town. An equally well established tradition has been the study of the conditions that characterise the different of the town. Indeed it was just such an interest that caused urban geography to borrow an ecological model of the city from the field of urban sociology. Even today South African geography pupils at school are presented with simplified and varied forms of the Burgess model of the town or city notwithstanding that it originated

from study of North American cities prior to the popularization of the automobile (Chorley & Hagget, 1967). In fact the model with its inner zones of low income working class bears little resemblance to the structure of the South African city, which has been influenced by racial zonation. The major difference between the Burgess model and South African reality is the siting of low income workers on the periphery of the South African city. This cannot be explained away as a minor variation of reality not reflected in the generalized patterns of the model.

Even when the model first appeared in 1925 it failed to fit the South African city in which certain groups of urban poor had already been forced into residential location on or beyond the built up limits of the city (Beavon, 1982).

Hart's (1975) analysis of the factorial ecology of Johannesburg in which the principal objective was to arrive at an inductively derived summary of spatial distribution of different sub committee of White residents, showed the following patterns of residential differentiation:

- (i) Differentiation by socio-economic status.

This is organised sectorally with the Northern sectors of Johannesburg being highest in status.

(ii) Differentiation according to stage in the life cycle of families. This showed that residence is organized zonally with the old and the young childless families with school-aged children in suburbs.

(iii) Differentiation according to ethnic status. This reaches its highest levels within nodes distributed throughout the city. These patterns are similar to those identified in Rees's (1970) benchmark factorial ecology of Chicago. This similarity may be taken as indicative of the applicability of theory developed by ecologists in North America to the South African case. But when all urban South Africans (not just Whites) are included in a factorial ecological analysis of a South African city, quite different conclusions can be drawn.

Bassett and Short (1980) pose three questions that are pertinent to analysis of the residential differentiation of any city

namely:

1. What groups of society are located in what parts of the city?
2. What are the conditions like in those areas?
and,
3. How and why are the groups located where they are?

When applying these three questions to the South African city it is necessary to make allowance for the fact that different groups of people have been assigned to different parts of the town. Consequently the second and third questions become relevant for each of the different groups of our society and important if the framework of analysis put forward by Basset and Short is applied to the South African city. This exactly what is happening in Empangeni and Esikhawini.

2.1.2 NEO-CLASSICAL APPROACH

The neo-classical approach, as the name suggests, draws its theoretical guidance from neo-classical economics. The neo-classical models of residential location posit a relationship between the consumption

of housing space and travel costs. The general hypothesis is that households trade-off travel costs which increase away from the city centre, against housing costs in an attempt to maximise utility subject to an overall budget constraint (Muth, 1969).

Over the past three decades the pursuance of the apartheid policy in Southern African resulted in the forced removals of approximately 3,5 million Black South Africans from their places of residence (Sutcliffe, 1986). Almost one third of this total involved the removal of Blacks from White farms while the remainder included Group Areas Act removals, the clearance of "black spots". These removals caused great hardship suffered through the loss of peoples homes, destruction of communities and like. Black South Africans in particular have been faced with a number of problems associated with obtaining adequate transportation between their new "homes" and their place of work (McCarthy & Swilling, 1984). In 1983 over 50 000 black commuters boycotted Empangeni Transport, a monopoly bus operator in the Empangeni Richards Bay area in an attempt to obtain more satisfactory commuting facilities.

The relationship between transport costs, housing

costs and income are welded together in this framework to predict the location of individual households and to differentiate income groups within the city (Basset & Short, 1982). Esikhawini residences are reliant on road vehicles for transport to work and this transport is expensive in relationship to the income of most residents. This is also the case in many other areas of Southern Africa. Many domestic workers, for example, pay almost one third of their wages on transport (Sutcliffe, 1986).

Yamada (1972) suggests that a household's decision is not simply a trade off between accessibility and space, but it includes a trade off space and leisure and between accessibility and environmental quality are a function of distance in that location further away from the CBD involves less time for leisure pursuits but greater environmental quality than residence closer to the CBD.

In this neo-classical approach Pepageorgou (1976) provides a further elaboration to the model of environmental decision-making by households to include a variable representing residential attractiveness. A composite index measures environmental quality, housing quality and social prestige of residential areas.

Kirwan and Bell (1973) suggest that there is a neighbourhood preference premium which is the sum that a household is willing to pay in order to live in an area with a preferred socio-economic composition.

2.1.3

BEHAVIOURAL APPROACH

Kirk (1951) argued that for too long geographers had made a sharp differentiation between man and environment. In contrast, he suggested that the important distinction should be drawn between phenomenal environment known as the perceived environment in which phenomenal facts are organised and evaluated. Gray (1975) challenged the basic tenet to which many geographers who live in those parts of the world that claim to be members of a free society. Gray's arguments should not surprise South African geographers. Indeed South African geographers should have been perceptive enough to have recognised and denounced the myths of freedom of choice contained in the ecological models. Certainly the Urban fences both literal and figurative, in the form of barbed wire, wire mesh, buffer zone and cordons sanitaire, that are indicative of the controls that separate the Black from the White parts of towns or cities, were and are painfully obvious.

In conclusion there were political constraints that forced people to live in the Black townships in South African cities. Residential patterns at Empangeni and Esikhawini reflect these political constraints, due to the application of Group Areas Act. The social factor displays what group of society should be located at Empangeni and Esikhawini. And also the economical aspects reflect the conditions in residential patterns, economy is the source, hence there are remarkable differences in Black and White residences.

CHAPTER THREEANALYSIS AND INTERPRETATION

This chapter deals with the actual residential patterns at Empangeni and Esikhawini. This portion of the work addresses itself to the information that has relevance to the patterns of the residential area.

3.1

RESIDENTIAL AREA FOR BLACKS AND WHITES

The plan where a household lives may be seen to reflect and affect its social attributes. Location reflects social characteristics and such constraints as its income. A household chooses housing and chooses an area so as to give social expression to its image of its own social standing. Empangeni was planned for white residences and Esikhawini for Blacks. This is the result of apartheid ideology (Group Areas Act) which has an influence in urban planning in South Africa.

TABLE 1EMPANGENI AND ESIKHAWINI RESIDENCES

The result from the Table 1 below shows that 55% of the respondents are residing as Empangeni and 45% of the respondents reside at Esikhawini. It must be clear that location also affect social characteristics.

RESIDENTIAL AREA	NO OF RESPONDENTS	TOTAL PERCENTAGE
Empangeni	38	55%
Esikhawini	32	45%
TOTAL	70	100%

3.1.1 RESIDENTIAL AREA AT EMPANGENI

The researcher founded that Empangeni has the following suburbs: Grantham Park, Inyala Park, Kildare, Richen, Panorama, Sentraal, Noordsig Fairview. (See Appendix C) There are residences belonging to the following: Government, Borough and Private properties (Company and purchased or self-built houses (See Appendix C)

3.1.1.1 GOVERNMENT HOUSES AT EMPANGENI

Empangeni has +- 650 houses belonging to the government (Empangeni Municipality officers). The government houses caters for N.P.A., S.A.P., S.A.R. & H. and G.P.O. employees. For example N.P.A. owns 2 flats and 25 houses. These houses are scattered all over the residential suburbs. Two thirds of the population of Empangeni reside in the government houses.

3.1.1.2 BOROUGH HOUSES AT EMPANGENI

There are +- 40 houses and 2 flats belonging to the Borough of Empangeni. The study revealed that staff members of the Borough pay rents of 6% of their income per month and that excludes rates for water and electricity.

3.1.1.3 PRIVATE HOUSES AT EMPANGENI

The private houses are divided into two categories namely: industrial houses and purchased or self built houses. For example in Fairview suburbs there are Alusaf flats and many privately owned flats. Alusaf owns about 75 houses strictly to accommodate the

staff. Escom has 50 houses and the University of Zululand has 30 houses occupied by staff members. Empangeni Rotary Club has built about 24 flats for the old age, located in Sentraal suburb along Biyela Street on the North east of Pick 'n Pay Shopping Centre.

3.2

RESIDENTIAL AREA AT ESIKHAWINI

The researcher found that there are also four types of residential patterns. There are groups of people residing in the municipality (public sector) houses, Kwa Zulu Government houses, purchased or self-built houses and industrial houses. These houses are distributed in all sections namely H1, H2, J1, J2 (See Appendix D).

3.2.1

MUNICIPALITY HOUSES

During the establishment of Esikhawini township, the municipality built four-roomed and five-roomed houses called 51/9 and 51/9A respectively. Empangeni has never provided four-roomed detached houses even for those who belong to low income group only in flats, instead they have five-roomed detached houses the smallest size. The 51/9 houses consists of bathroom and toilet inside, kitchen, lounge or dining room and

two bedrooms. The outside walls are plastered and painted. The 51/9A houses are mostly built on corner sites. These houses are the same as the 51/9 houses, the exception is that they have three bedrooms. They are all built with cement blocks and roofed with asbestos.

3.2.2 KWAZULU GOVERNMENT STAFF HOUSES

There are 70 KwaZulu Government staff houses namely KZB and KZC houses. The KZB houses are five roomed and more luxurious furnished compared to municipality houses that is (51/9 and 51/9A). The improvement include gutters, walls plastered, inside and outside bathroom and toilet, built-in wardrobes and kitchen basin with a tap. These houses are occupied by teachers and social workers under KwaZulu Government. The KZC houses are also five-roomed but more luxurious furnished than KZB type. These houses are better furnished because they have tiled floors, ceiling boards and each house has a veranda in the front and back as well as a carport. At the time of investigation the researcher founded that there are twenty houses occupied by staff members of the University of Zululand in J2 Section. The type of the houses built by the Government were mainly standard for

low income group. The Urban Areas Native Affairs in House of Assembly in April 1950 said that it was good that Native (Blacks) who have barely left their primitive conditions should be provided with houses. That will resemble their rural places and with conveniences which they cannot appreciate and will not require those houses for many years to come (State Information Office G.P.O. 1950 -51). This statement highlights the source and the root of apartheid in the urban planning for residences for Blacks and Whites.

3.2.3 PURCHASED AND SELF-BUILT HOUSES

The largest percentage of houses have been purchased houses approximately +- 1200 houses (Esikhawini Township Manager). It was difficult for the researcher to find out the actual number of the self-built houses, the problem being that some households who have purchased a site have failed to submit the certificate of house completion. Most of the households had to purchase the municipality houses and do improvements, especially the addition of rooms and ceiling boards. The Government and private sector subsidy policies have assisted both Whites and Blacks to be able to build better houses and also to afford expenses involved in

building.

3.2.4 INDUSTRIAL HOUSES

In the collection of data the researcher found that there are houses that have been built by Richards Bay Industries: namely Alusaf, Mondi Paper Mill, and Richards Bay Minerals. (See Appendix D).

Alusaf built 12 houses for some of the employees. The rest had to purchase houses built by municipality and the company assisted employees (Van Schalwyk Personeel Officer) gave the full details of the scheme.

Mondi Paper Mill has built 100 houses for the employees. These houses are exceptionally good when compared with those built by the municipality.

The data based on housing was obtained from Mr Smook (Industrial Relations Officer). Mondi workers were still negotiating with the company to allow employees to purchase the company houses.

Richards Bay Minerals built 231 Company houses in 1977 and 1988; 30 houses which cost R80 000 upward. Mr Mlambo the Superintendent of the Company houses have explained that Company houses are being sold to the

employees. RBM houses are divided into four categories. The categorisation of houses is based on the grades of the employees. A - type for labourers, B - type for semi skilled workers, C - type for skilled workers and D - type for supervisors, managers, artisans, technicians and professional workers.

The RBM A - type houses are five roomed consist of bathroom and toilet inside, kitchen, sitting room and dining combined and three bedrooms. The kitchen has the built-in-sink and electrical stove with three plates provided by the company. No ceiling board. The inside and outside walls are plastered and painted. Roofing is asbestos which is painted. There are 104 A -type houses.

The RBM B -type houses are five roomed furnished better than the above mentioned A-type. The improvements included are the following: the bath, shower and bath tub, hand wash basin, built in wardrobes in the main bedroom. All the rooms have ceiling board and the veranda in the front. The total number of B -type houses is 95.

The RBM C -type houses is also five-roomed with a more

luxurious furnished than B - type houses. The C-type houses are better finished in that the roofing is corobrick tiles and single garage. In the kitchen there is an electric stove with four plates provided by the industry, two kitchen units, two bedrooms with built in wardrobes and one without. Some houses have separate bathroom and toilets and others combined. There are thirty C - type houses.

The D -type houses of RMB is more luxurious than C type houses. These houses have four bedrooms, one for the servant. Three bathrooms and toilet, Dining Room and sitting room built separate. The main bedroom and sitting room have air conditions. The occupants of D - type are professionally skilled workers. There are 30 D -type houses. The role of these industries have changed the residential patterns at Esikhawini.

3.3

TENURE AND ETHNIC GROUP

The importance of tenure is readily apparent in almost any index of housing (Social condition). The two categories of owner - occupiers and municipality renters provide distinct end-points to the various moves between tenure types. The tenure of the households residing at Empangeni and Esikhawini

reflects 64% and 84% of the respondents were owner-occupiers of the houses.

TABLE 2

TENURE AND RACES

TENURE	ETHNIC GROUPS				NUMBER OF RESPONDENTS
	Whites	Indians	Coloureds	Blacks	
Owner-Occupied	64%	-	-	84%	22(W)*+28(A)*=50
Renters	36%	-	-	16%	13(W)*+ 7(A)*=20
	100%			100%	70

* W = Whites

* B = Blacks

Morris (1981) states that in 1954 a policy was introduced by the Department of Native Affairs specifying that all township residences must be allocated according to ethnic groups. 27% of the Whites respondents were renters. These tenure categories play an important role in structuring social areas within towns and also in allocating resources within society. The amenities and standards of each

type vary widely even when comparing accommodation which is 'bought' for similar outlays. There is a great variety within each type but it seems clear that better facilities are provided for comparable outlay by owner - occupied and local authority housing, and the worst by furnished rented housing. Tenure is connected with the fact that long term financial implications of buying as against renting are highly favourable. The security of tenure differs, the most secure is owner-occupied housing and the least secure is furnished rented accommodating, which for long as unprotected by various housing act. The status of the households who are able to build or buy a house is determined by his income.

3.4 HOUSEHOLDER'S POST TRAINING/EDUCATION

Education and income are good measurements of socio-economic status of people. Table 3 below shows that the largest percentage of the respondents of Black and White households 71% comprised householders who had been formally trained/ educated. The higher the educational status the better the occupation of which is equivalent to income. Although we do have the low educational status and yet having the highest income through business like taxi-owners, shop-owners and so

on. Esikhawini and Empangeni there were identifiable respondents with low educational status but belonging to high income group (See Table 3).

TABLE 3

HOUSEHOLDER'S TRAINING/EDUCATION

POST TRAINING/ EDUCATION	NUMBER OF RESPONDENTS	TOTAL PERCENTAGE
Graduates and Diplomates	54	76
Completed Nursing/technikon training	1	1
Completed Teachers Training	4	4
Incomplete Training	11	17
No such Training	-	-
TOTAL	70	100%

3.5. HOUSEHOLDER'S OCCUPATION

We should be interested in the changes of certain values over time. Is the population of a town growing rapidly, how is its occupational composition altering, is the distribution of incomes growing greater or less

and how does the average income change in relation to changes in the cost of living? These are the questions which one must ask himself when addressing the occupational status of the residences in a town.

TABLE 4

OCCUPATIONAL STATUS OF WHITES AND BLACKS RESIDING AT
EMPANGENI AND ESIKHAWINI

OCCUPATION	NUMBER OF RESPONDENTS	TOTAL PERCENTAGE
Professional	17	26
Managerial	9	13
Supervisors	5	7
Administrative Workers:	10	14
Chief/ Principal Clerk		
Clerical: Clerk Grade II	25	35
Senior Clerk		
Qualified Artisan	3	4
Semi Skilled	1	1
Labourers	-	-
TOTAL	70	100%

The group of people belonging to the following occupation namely professional and managerial represent the high income group. Their income per month ranges from R2 700 to R5 500. From above table 4 the sum of 39% of the respondents represents the high income group at Empangeni and Esikhawini. Supervisors and administrative chief clerk represents the middle income group being 21% of the respondents. Their income ranges from R2000 to 3500 per month. The low income group being the clerical and manual workers earning from R400 to R1300 per month.

It must be noticed that the socio-economic status between the White and Black population differs in the sense that the distribution of income is unequal. For example White man earning a salary which fall under the low income White, if the can salary be paid to a Black, he can be categorised under middle income group by the Blacks. Another example the low income Whites residing at SAR houses have better houses compared to low income Blacks residing in a four-roomed house at Esikhawini. Income, life-style, education and occupation determine the socio-economic status.

In summary the researcher found that people of similar status tend to live together social and locational

status is obviously deeply embedded in the individual's self-placement within his view of society.

CHAPTER FOURSUMMARY, CONCLUSIONS AND RECOMMENDATIONS

4.1

SUMMARY

This chapter deals with a brief account of what became prominent in the study. The study has two main objectives, to see (i) Whether residential patterns are influenced by (or the result of) the socio-economic status and racial composition of the inhabitants of the towns. (ii) Whether they resulted from apartheid planning.

The residential patterns at Empangeni and Esikhawini: clearly reflected the social and racial segregation of the inhabitants of the towns. Social segregation can be seen primarily as a way in which status distinctions in society and differences are very pronounced. The prices of sites at Empangeni display different inhabitants who can afford to pay that income and at the same thing apply at Esikhawini the inhabitants dwelling in the industrial houses because of their occupational status and those in self built houses its due to the availability of economy which will make them to afford the expenses of the house. Certainly the

evidence of such segregation is very clear over and above the suggestion of the factorial ecology studies (Robson, 1973). The larger the town, the higher tends to be the degree of social segregation, but it is evident in even relatively small towns as Empangeni and Esikhawini.

4.2

CONCLUSIONS

Studies which look at socio-economic location show that the better manual and lower paid white-collar group tends to mix with lower-paid blue collar groups. But it is undeniable fact that white-collar families tend to live in better areas. (Robson, 1973). Therefore social segregation by social status seems a well established pattern in the creation of residential area.

The remarkable differences in the households who are the occupants of the municipality, government, industrial and self-built houses display residential patterns where the determining factor is the socio-economic status. The high income group is found some distance away from the CBD (Pines, 1975) as is the case at Empangeni.

4.3

RECOMMENDATIONS

The study has not been exhaustive enough, due to some limitations. For further study the researcher would make recommendations:-

- (i) The improvement of the quality of life of human beings is the first and most important objective of every human settlement policy. These policies must facilitate the rapid and continuous improvement in the quality of life of all people beginning with the satisfaction of the basic needs of food, shelter, employment, social security and so on without discrimination. In striving to achieve this objective priority must be given to the needs of the most disadvantaged people.
- (ii) The different levels of income is an access to basic services and quality of the living environment within any nation reflect the differences in the economic and political strength of various social groups that make up a nation. Then the government must see to it that there is equal distribution of income amongst all races.

- (iii) Finally, in the urban planning for Blacks residential areas the ideology of apartheid should not be involved. Let urban planners devise the same strategy for the planning of Blacks and Whites residences.

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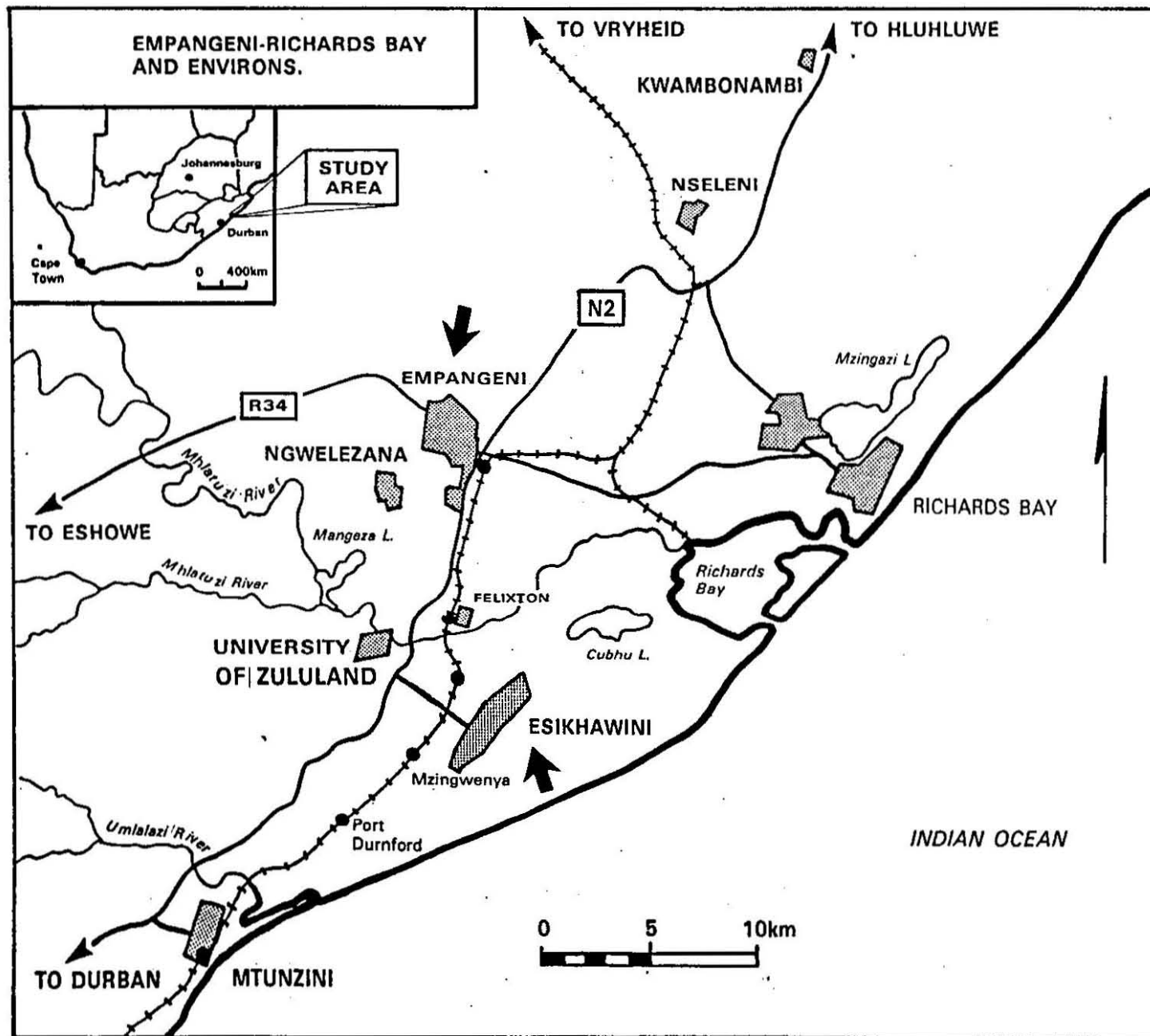
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APPENDIX A

MAP OF THE STUDY AREA

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APPENDIX B

QUESTIONNAIRE

SOCIO - ECONOMIC STATUS AND RESIDENTIAL
PATTERNS IN EMPANGENI AND ESIKHAWINI
A COMPARATIVE STUDY

SURVEY BY

W M MTHEMBU
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UNIVERSITY OF ZULULAND

1988

QUESTIONNAIRE

This questionnaire/survey aims to establish the role of Socio-Economic Status in Residential Patterns in Empangeni and Esikhawini Township.

CONFIDENTIAL

The information obtained will be kept confidential and no use will be made of it that can in any way harm the interest of the individual or his household.

Visit Number:

Date:

Time Spent:

Remarks:

Interviewer:

NB: Tick with an X or fill in words on the appropriate box or space.

1. PERSONAL BACKGROUND OF RESPONDENT/HEAD OF HOUSEHOLD

1.1 Residential Area's Address:

Empangeni	:	:	01
Esikhawini	:	:	02

1.2 Ethnic Group:

White	:	:	01
Asiatic	:	:	02
Coloured	:	:	03
African	:	:	04

1.3 Sex

Male	:	:	01
Female	:	:	02

1.4 Occupation

Professional	:	:	01
Managerial/Executive	:	:	02
Supervising	:	:	03
Administrative: Chief Clerk/Principal	:	:	04
Clerical: Clerk Grade II Senior Clerk	:	:	05
Qualified Artisan	:	:	06
Skilled-Worker	:	:	07
Semi-Skilled Worker	:	:	08
Labourers	:	:	09
Unemployed	:	:	10

1.5 If you are unemployed, are you

Jobless			01
Studying			02
Ill			03
Handicapped			04
Retired			05
Other			06

1.6 How old are you?

15 - 20 yrs			01
21 - 25 yrs			02
26 - 30 yrs			03
31 - 35 yrs			04
36 - 40 yrs			05
41 - 45 yrs			06
46 - 50 yrs			07
51 - 55 yrs			08
56 - 60 yrs			09
61 - 65 yrs			10
65 and above			11

1.7 Marital Status

Single			01
Married			02
Divorced			03
Separated			04
Widow			05
Widower			06

1.8

How many children do you have,
living at home

1 - 2		01
3 - 4		02
5 - 6		03
6 - 7		04
8 - 9		05
10 and above		06

1.9

School completed yourself

Sub A - Std 2		01
Std 3 - Std 6		02
Std 7 - Std 8		03
Std 9 - Std 10		04
No Education		05

1.10

What is the Head or Householder's
Post - School Training /Education

University/Degree		01
Diploma Certificate		02
Nursing / Technickon College / Diploma		03
Training College		04
Apprenticeship / Learners		05
Secretarial Courses		06
Incomplete Training		07
No Such Training		08

(c) Supervising

R1 800 - R2 000		01
R2 100 - R2 300		02
R2 400 and above		03

(d) Administrative:
Chief Clerk, Principal

R1 600 - R2 000		01
R2 100 - R2 500		02
R2 600 and above		03

(e) Clerical: Clerk
Grade II, Senior Clerk

R 700 - R 900		01
R1 000 - R1 200		02
R1 300 and above		03

(f) Qualified Artisan

R 800 - R1 000		01
R1 100 - R1 300		02
R1 400 and above		03

(g) Skilled Worker

R 500 - R 600		01
R 700 - R 800		02
R 900 and above		03

(h) Semi - Skilled

R 400 - R 500		01
R 600 - R 700		02
R 800 and above		03



1.11

1.12 Incom
your

1.12 (a) Profe

1.11

Explain the type of degree or diploma if you have any.

(a) Diploma:

Education	:	:01
STD	:	:02
SSTD	:	:03
UED	:	:04
Nursing	:	:01
Apprenticeship	:	:02

(b) Diploma:

Bachelor	:	:01
Honours	:	:02
Masters	:	:03
P.H.D.	:	:04
Doctors	:	:05

(c) Degree:

1.12

Income per month. NB. Fill in the section relevant to your occupation:

1.12 (a) Professional

R2 700 - R3 000	:	:01
R3 100 - R3 400	:	:02
R3 500 - R3 800	:	:03
R3 900 and above	:	:04

(b) Managerial, Executive

R4 500 - R5 000	:	:01
R5 100 - R5 600	:	:02
R5 700 and above	:	:03

(i) Labourers

R 300 - R 330	:	:	01
R 340 - R 370	:	:	02
R 380 and above	:	:	03

1.13 Were you born in

Empangeni	:	:	01
Esikhawini	:	:	02
Elsewhere	:	:	03

1.14 If elsewhere give the year in which you came to:

Empangeni	1940 - 1950s	1960 - 1970s	1980s
Esikhawini	1940 - 1950s	1960 - 1970s	1980s
	01	02	03

2. ACCOMMODATION VARIABLES

2.1 Type of house

Detached	:	:	01
Semi-detached	:	:	02
Terraced	:	:	03

2.2 Tenure

Owner - Occupied	:	:	01
Rented	:	:	02
Other (Specify	:	:	03

2.3 Did you build the house

Yes	:	:	01
No	:	:	02

2.4 Is it a municipality built house

Yes	:	:	01
No	:	:	02

2.5 Before coming to live in this residential area were you and your family lodgers?

Yes	:	:	01
No	:	:	02

2.6 Where were your family living before coming to settle in this residential area or township? NB Name only last two places settled in chronological order.

PLACE	1st NAME OF PLACE			NO.OF YEARS			2nd	NAME OF PLACE			NO. OF YEARS		
a) Rural Area Home-land	Nt1		01	1 -4		01	Nt1		01	1 -4		01	
	Tv1		02	5 -9		02	Tv1		02	5 -9		02	
	OFS		03	10+		03	OFS		03	10+		03	
	CT		04			04	CT		04			04	

b) Urban Area City/Town	Nt1		01	1 -4		01	Nt1		01	1 -4		01
	Tv1		02	5 -9		02	Tv1		02	5 -9		02
	OFS		03	10+		03	OFS		03	10+		03
	CT		04			04	CT		04			04

c)
Squatter
Camp

Nt1		O1	1 -4		O1	Nt1		O1	1 -4		O1
Tv1		O2	5 -9		O2	Tv1		O2	5 -9		O2
OFS		O3	10+		O3	OFS		O3	10+		O3
CT		O4			O4	CT		O4			O4

d)
Dome-
stic
Quarters

Nt1		O1	1 -4		O1	Nt1		O1	1 -4		O1
Tv1		O2	5 -9		O2	Tv1		O2	5 -9		O2
OFS		O3	10+		O3	OFS		O3	10+		O3
CT		O4			O4	CT		O4			O4

e) Other

2.7 Reasons for last move:

Born in this home/area		01
Family Ties		02
Group Areas		03
Lower Rental		04
To get a house/land work		05
Marriage		06
To live on own		07
No Alternative Accommodation		08
Other (Specify)		09

2.8 Number of years in present residence

Less than 1 year	:	:	01
1 - 4 years	:	:	02
5 - 9 years	:	:	03
10 - 14 years	:	:	04
15 - 19 years	:	:	05
20 + years	:	:	06
Born here	:	:	07

2.9 Number of rooms by function e.g. (3 room function as bedrooms)

ROOM	FUNCTION	OWNER BUILT	MUNICIPALITY BUILT	COMPANY BUILT
1				
2				
3				
4				
5				
6				
7				
8				
9				

2.10 Outside building (Owner Built)

ROOM	FUNCTION	:	:
1		:	01
2		:	02
3		:	03
4		:	04
5		:	05

2.11 Building work done (improvements) by respondent

(a)

Yes	:	:	01
No	:	:	02

(b) If Yes,

Alterations	:	:	01
Additional	:	:	02
Extensions	:	:	03
Internal Improvement	:	:	04
External Improvements	:	:	05

2.12 If any, give descriptions

Structural Alterations	:	:	01
Additions (outside Building)	:	:	02
Extension	:	:	03
Internal Improvement	:	:	04
External Improvement	:	:	05

2.13 Who did the work

Contractor	:	:	01
Occupant	:	:	02
Other (Specify)	:	:	03

2.14 Reasons for improvements

(i)	:	:	01
(ii)	:	:	02
(iii)	:	:	03

2.15 Toilets

	NUMBERS	MUNICIPALITY BUILT	OWNER BUILT
Inside	0 - 1	01	
	2 - 3	02	
Outside	0 - 1	01	
	2 - 3	02	

2.16 Bathroom

Present	01
None	02

2.17 If bathroom present, give details

	NUMBERS	MUNICIPALITY BUILT	OWNER BUILT
Inside	0 - 1	01	
	2 - 3	02	
	0 - 1	01	
	2 - 3	02	

3. HOUSING

3.1 What do you think about your house?

Very pleased	01
Moderately pleased	02
Displeased	03

3.2 Tell me about your feelings about its:

(a) Size

Too Big	01
Sufficient	02
Too Small	03
Other	04

(b) Shape

Convenient	01
Satisfactory	02
Inconvenient	03
Other	04

(c) Structure

Excellent	01
Satisfactory	02
Poor	03
Other	04

(d) Services it provide

Excellent	01
Satisfactory	02
Poor	03
Other	04

3.3 What do you like least about the house?

(i)	_____	01
(ii)	_____	02
(iii)	_____	03

3.4 What do you like most about it?

(i)	_____	01
(ii)	_____	02
(iii)	_____	03

3.5 How many bedroom do you require for size of your family
[one bedroom per couple, one bedroom per child]

(a) Couples

1	01
2	02
3	03

(b) Children

1	01
2	02
3	03

(c) Servant

1	01
2	02
3	03

3.6 What do you think about the size of your plot:

Too Big	01
Adequate	02
Too Small	03

3.7 Do you wish to have a bigger plot than the present one:

Yes	01
No	02

3.8 If yes, for what purposes:

Garage	01
Garage & Room	02
Vegetables Garden	03
Flower Garden	04
Playground	05
External House	06
Other	07

3.9 What do you think about home ownership or subsidy:

Advantageous	01
Disadvantageous	02
Undecided	03

3.10 If advantageous, explain how

(i)		01
(ii)		02
(iii)		03

3.11 If disadvantageous, explain how

(i)		01
(ii)		02
(iii)		

3.12 Would you prefer a house i.e

Purchased	01
Rented	02
Subsidised	03

- 3.13 (Addressed only to renters): Would you be prepared to buy the house if given an opportunity:

Yes	01
No	02

- 3.14 (Addressed only to subsidised occupants): Are you satisfied about the fact the house you are located is under subsidy policy control?

Very Satisfied	01
Satisfied	02
Dissatisfied	03
Very Dissatisfied	04

- 3.15 If given an opportunity: Would you

Buy	01
Not Buy	02

the plot on which your house is situated.

- 3.16 If you have bought the house does the government or State issues

Title Deed	01
Deed of Grant	02

- 3.17 Do you like the idea of flats if they were to be built in your residential area

Yes	01
No	02

- 3.18 Do you like the idea of flats if they are already existing on your residential area

Yes	01
No	02

- 3.19 If Yes, Why, give reasons

(i)		01
(ii)		02
(iii)		03

- 3.20 If not, Why, give reasons

(i)		01
(ii)		02
(iii)		03

4. NEIGHBOURHOOD

4.1 What do you like least in your residential area?

(i)		01
(ii)		02
(iii)		03

4.2 What do you like most in your residential area?

(i)		01
(ii)		02
(iii)		03

4.3 What do you like least about your neighbourhood?

(i)		01
(ii)		02
(iii)		03

4.4 What do you like best about your neighbourhood?

(i)		01
(ii)		02
(iii)		03

4.5 Did you choose to stay in this residential area?

Choice Given	01
No Choice Given	02

4.6 Which factors (in order of importance) would you consider when choosing a house

1st		01
2nd		02
3rd		03
4th		04
5th		05

4.7 Given a choice would you still prefer to live in this vicinity

Yes	01
No	02

4.8 If Yes, Why?

(i)		01
(ii)		02
(iii)		03

4.9 If not, Why?

(i)		01
(ii)		02
(iii)		03

4.10 Do you think that township or residential area should be planned so that the following should live in the same residential area or vicinity?

Yes	01
No	02

4.10.1 People of the same race group belonging to the same Occupational Groups:

Definitely	Yes	01
	Yes	02
	No	03
Definitely	No	04

4.10.2 People of the same race group having the same Educational Status:

Definitely	Yes	01
	Yes	02
	No	03
Definitely	No	04

4.10.3 People regardless of race group having the same Professional Status:

Definitely	Yes	01
	Yes	02
	No	03
Definitely	No	04

4.10.4 People regardless of race group, belonging to the same Income Groups:

Definitely	Yes		01
	Yes		02
	No		03
Definitely	No		04

4.11 Reasons for the above questions i.e (from 4.10.1 to 4.10.4)

4.10.1 Give Reasons

(i)		01
(ii)		02
(iii)		03

4.10.2 Give Reasons

(i)		01
(ii)		02
(iii)		03

4.10.3 Give Reasons

(i)		01
(ii)		02
(iii)		03

4.10.4 Give the Reasons

(i)		01
(ii)		02
(iii)		03

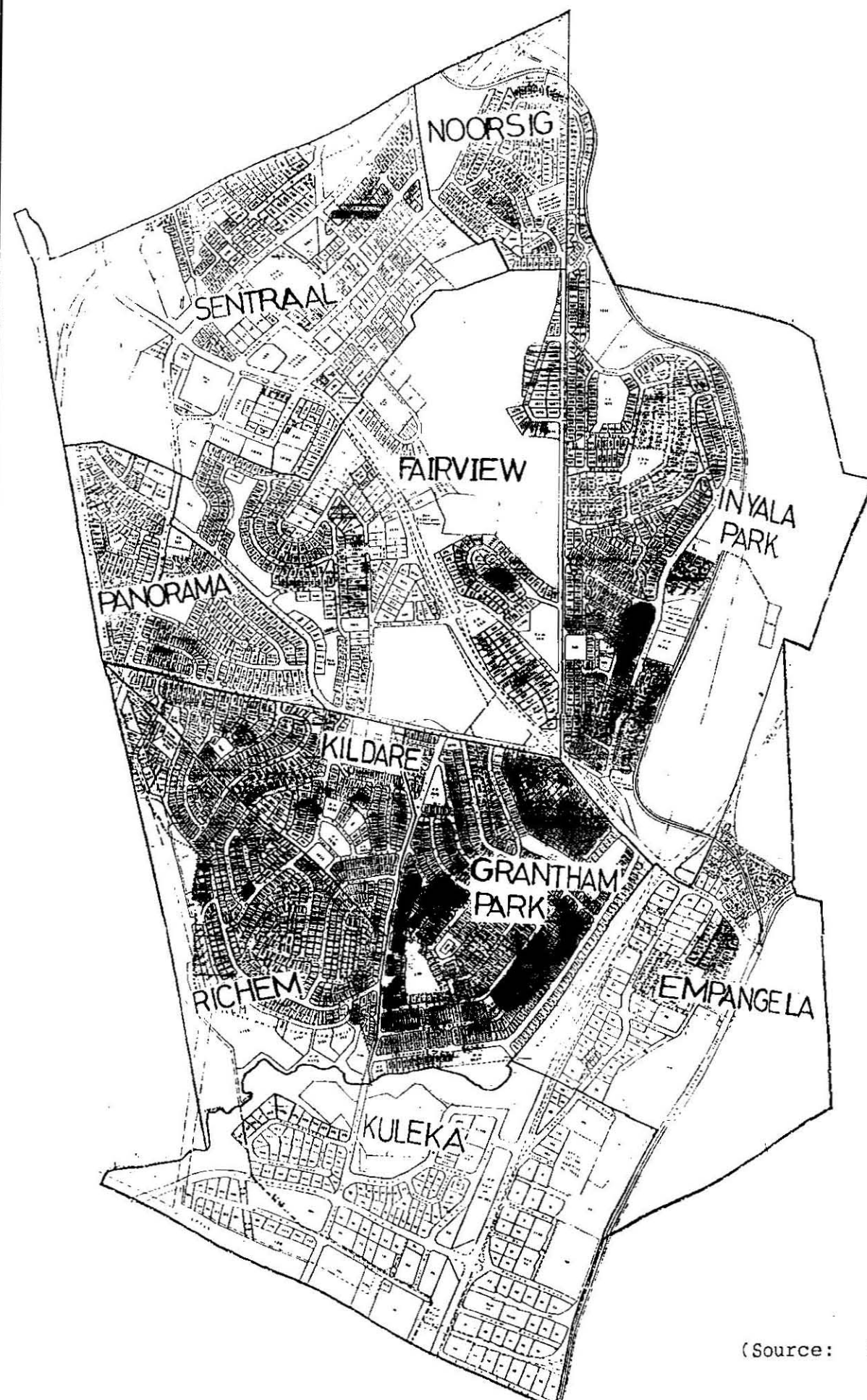
Thanks for your co-operation.





May God Bless You and your Family.

APPENDIX C

MAP OF EMPANGENI

EMPANGENI RESIDENCES



-  Private Properties
-  Borough Properties
-  Government Properties
-  Business Plot & Unbuilt Sites

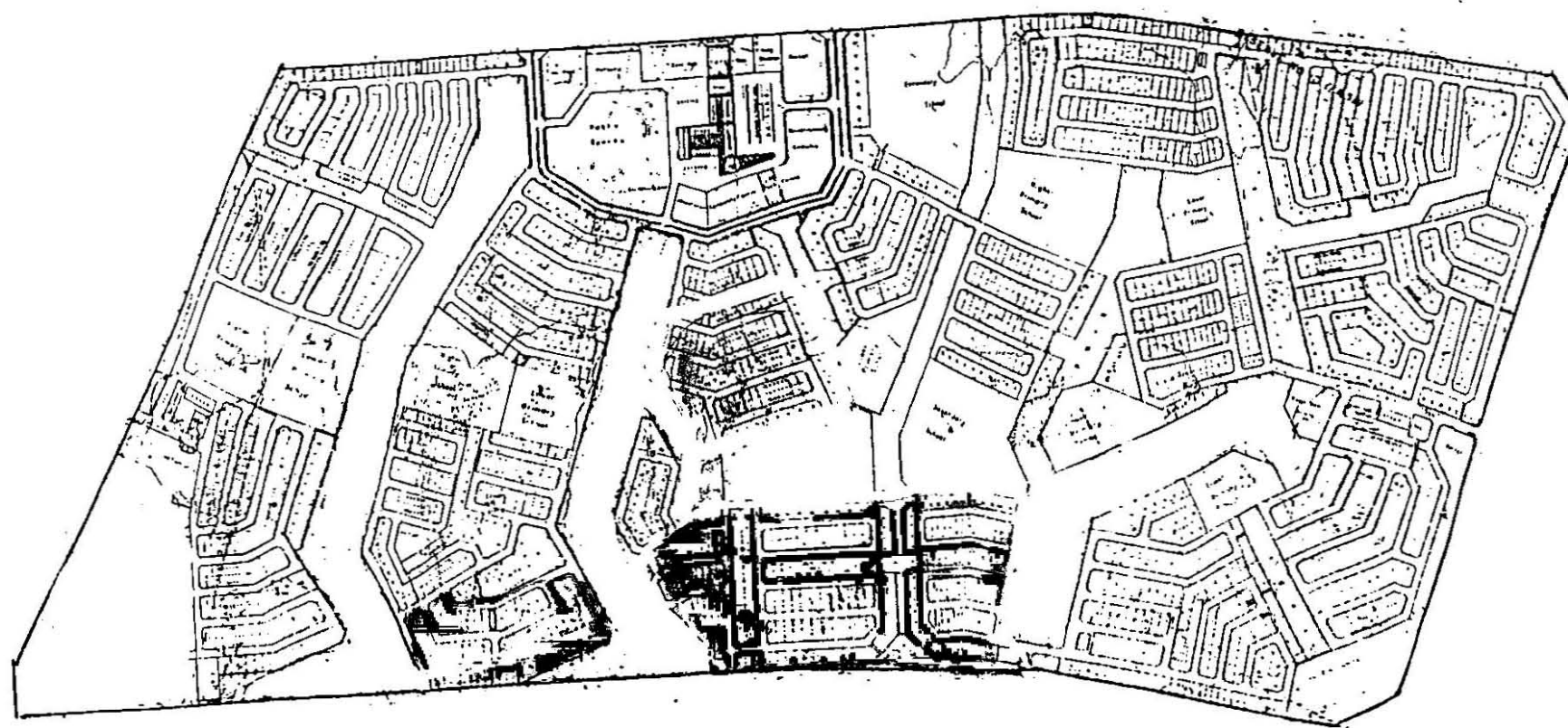
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(Source: Empangeni Municipality Office)

APPENDIX D

MAP OF ESIKHAWINI

ESIKHAWINI H1 - 2 SECTION



RBM Staff's Houses



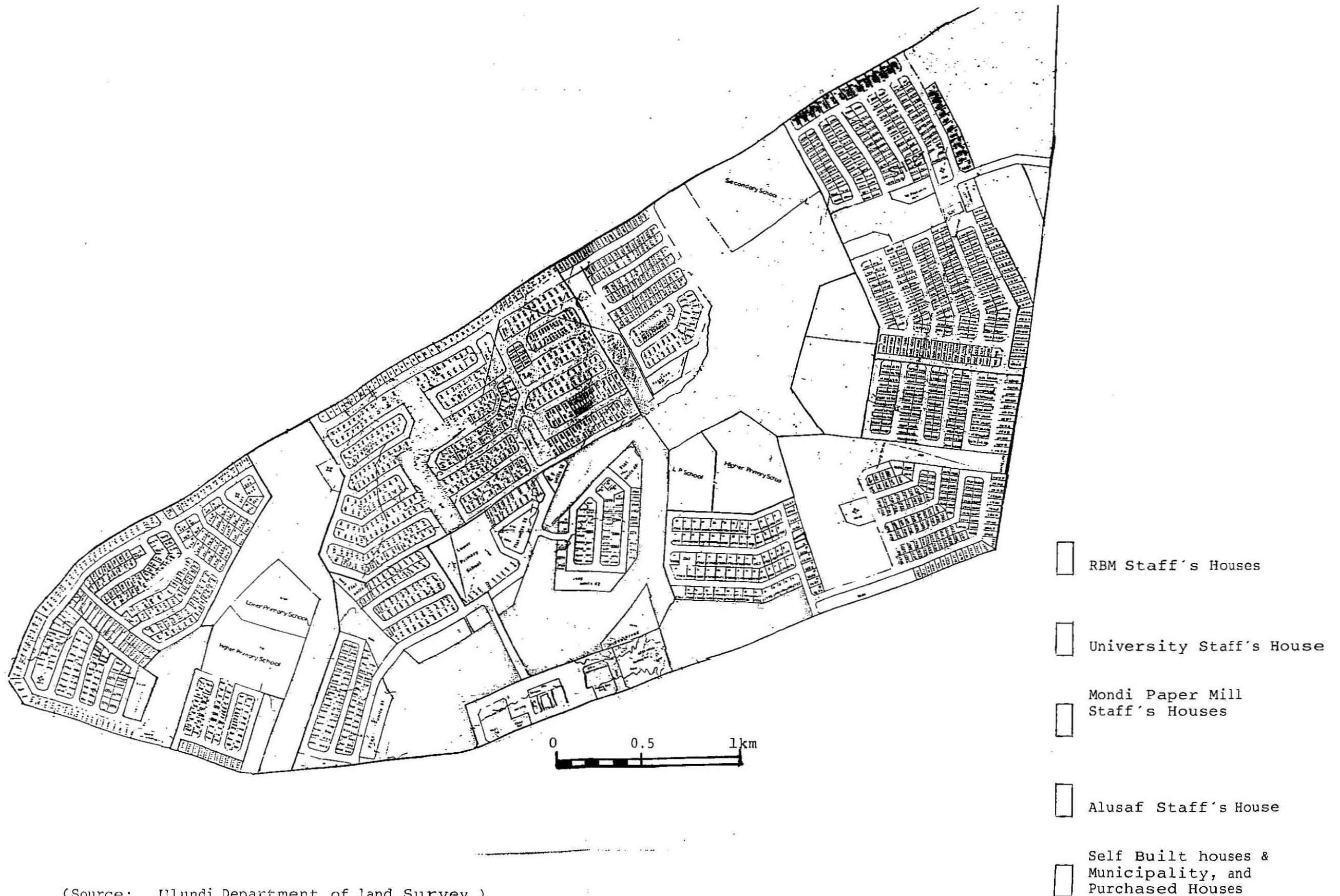
Purchased Self Built
and Government houses



0 0.5 1km

(Source: Ulundi Department of Land Survey)

ESIKHAWINI J1 - 2 SECTION



(Source: Ulundi Department of land Survey)