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Statistical Information re Ownership of FIXED  
PROPERTY by ASIATICS within City of Durban.

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City Estates Department,  
DURBAN.  
12th February, 1946.

A.É. MALLINSON.  
City Valuator and  
Estates Manager.

(NO COPY)

Re MORTGAGE BONDS and TRANSFERS.

Information extracted from the Deeds Registry Office, Pietermaritzburg, in respect of FIXED PROPERTY within the City of DURBAN, during the period 1st August, 1942 to 31st December, 1945, showing amounts of :-

- (A) PURCHASE PRICES paid by ASIATICS.  
 (B) MORTGAGE BONDS passed by ASIATICS.  
 (C) Annual totals for the period under review of BONDS registered by Asiatics SIMULTANEOUSLY with Transfers from EUROPEAN to ASIATIC ownership.  
 (D) Comparison of (C) & (A)  
 (E) In respect ONLY of properties acquired by ASIATICS from EUROPEANS where TRANSFERS and MORTGAGE BONDS have been registered SIMULTANEOUSLY shewing comparison of

(i) Purchase Prices

(ii) Mortgage Bonds

(A) PURCHASE PRICES paid by ASIATICS :-

YEAR	AMOUNT		
	Old Borough	Added Areas	Total
	£	£	£
1942/43	607,320	94,869	702,189
1943/44	142,700	58,570	201,270
1944/45	54,825	93,895	148,720
Aug/Dec 1945	91,300	60,835	152,135
TOTAL	896,145	308,169	1,204,314

(B) MORTGAGE BONDS passed by ASIATICS :-

YEAR	AMOUNT		
	Old Borough	Added Areas	Total
	£	£	£
1942/43	943,415	314,125	1,257,540
1943/44	692,590	361,445	1,054,035
1944/45	604,710	524,740	1,129,450
Aug/Dec 1945	380,780	334,360	715,140
TOTAL	2,621,495	1,534,670	4,156,165

SUMMARY

- (i) PURCHASE PRICES paid by Asiatics for period in question..... £1,204,314  
 (ii) MORTGAGE BONDS passed by Asiatics during the same period..... £4,156,165  
 (iii) Mortgage Bonds exceed Purchase Prices by..... £2,951,851

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(C) Annual totals for the period under review of BONDS registered by Asiatics SIMULTANEOUSLY with Transfers of the same properties from EUROPEAN to ASIATIC ownership.

Date	Old Borough	Added Areas	Total	Percentage of Bonds registered in favour of Europeans
	£	£	£	
1942/43	326,854	42,460	369,314	97%
1943/44	66,375	21,555	87,930	99.5%
1944/45	39,020	52,995	92,015	100%
Aug/Dec 1945	68,425	30,285	98,710	100%
TOTAL	500,674	147,295	647,969	98.4%

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(D)  
 (A) Comparison of TOTAL PURCHASE PRICES paid by ASIATICS from August, 1942/December, 1945  
 with  
 (C) TOTALS of BONDS Registered SIMULTANEOUSLY with Transfers.

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Date	(A) Total Purchase Prices paid by Asiatics.			(C) Totals of Bonds Registered Simul- taneously with Transfers.			% of $\frac{C}{A}$
	O.B.	A.A.	Total	O.B.	A.A.	Total	
1942/1943	£607,320	£ 94,869	£ 702,189	£326,854	£ 42,460	£369,314	52.6%
1943/1944	142,700	58,570	201,270	66,375	21,555	87,930	43.7%
1944/1945	54,825	93,895	148,720	39,020	52,995	92,015	61.9%
Aug/Dec. 1945	91,300	60,835	152,135	68,425	30,285	98,710	64.9%
TOTAL	£896,145	£308,169	£1204,314	£500,674	£147,295	£647,969	53.8%

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*Does this include  
 As purchase from  
 Asiat.?*

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(E)

In respect ONLY of properties acquired by ASIATICS from EUROPEANS where TRANSFERS and MORTGAGE BONDS have been registered SIMULTANEOUSLY showing comparison of :

- (a) Purchase prices with  
(b) Mortgage Bonds.

\* \* \* \* \*

	(a) <u>Purchase prices</u>			(b) <u>Mortgage Bonds</u>			$\frac{\%}{\frac{b}{a}}$
	Old Borough	Added Areas	Total	Old Borough	Added Areas	Total	
1942/1943	£417,441	£ 49,473	£466,914	£326,854	£ 42,460	£369,314	79.1%
1943/1944	89,985	21,940	111,925	66,375	21,555	87,930	78.6%
1944/1945	49,775	53,760	103,535	39,020	52,995	92,015	88.9%
Aug/Dec. 1945	87,850	36,555	124,405	68,425	30,285	98,710	79.3%
TOTAL	£645,051	£161,728	£806,779	£500,674	£147,295	£647,969	80.3%

NOTE : On Page 2, Schedule C, the total amount of Mortgage Bonds registered simultaneously with Transfers of the same properties is shown as above, viz : £647,969 and of this amount 98.4% is loaned by other than Asiatics.

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*Does this include A purchases from E's without bonds?*

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- (i) The following schedule reflects Annual Rateable Valuations of fixed property in Asiatic Ownership within the Old Borough Area of the City of Durban in comparison with the whole :

YEAR	ALL PROPERTIES	ASIATIC-OWNED PROPERTIES	
	GROSS RATEABLE VALUATION	RATEABLE VALUE	PER CENT
1868/9	£342,713	£119	.035
1888/9	£1,615,920	£28,840	1.78
1898/9	£5,626,695	£200,880	3.57
1908/9	£9,494,400	£501,570	3.28
1918/9	£12,699,420	£652,880	5.14
1928/9	£24,192,140	£1,482,540	6.12
1938/9	£36,209,820	£2,876,980	7.94
1943/4	£44,136,580	£4,503,280	10.20
1944/45	£44,478,200	£4,691,860	10.55

- (ii) Figures illustrating annual GAIN by ASIATICS from Europeans in the Ownership of fixed property in the City of Durban between 1940 and 1945 i.e. two years prior to the year during which the "Pegging" Act was introduced and two years subsequent to the passing of Such Act.

YEAR	OLD BOROUGH	ADDED AREAS	TOTAL
1940/1	£76,850	£25,270	£102,120
1941/2	£199,960	£42,930	£242,890
1942/3	£375,310	£57,810	£433,120
1943/4	£ 61,930	£34,280	£ 96,210
1944/5	£ 22,450	£36,900	£59,350
Aug/Dec 1945	£ 14,490	£25,180	£ 39,670
TOTAL	£750,990	£222,370	£973,360

(iii) NOTE

- (a) The above figures, under (i) and (ii), are the rateable values of properties in the registered ownership of persons bearing Asiatic names or of Companies with Asiatic Directorates.
- (b) The nett annual GAIN in ownership by Asiatics from Europeans, under (ii) above, is arrived at by deducting the rateable value of properties purchased by Europeans from Asiatics from the rateable value of properties purchased by Asiatics from Europeans - the result leaving the GAIN per year by Asiatics as set out above.

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POPULATION.

The following figures indicate the respective EUROPEAN & ASIATIC POPULATIONS of the Old Borough area of the City of Durban from 1906 - 1932. The figures after 1932 include the areas incorporated within the City by Ordinance 16 of 1931 (Natal).

Year.	Old Borough		Incorporated Areas.		Total all Races.
	European	Asiatic	European	Asiatic	
1906	32,800	16,400			68,800
1907	31,484	16,000			63,984
1908	27,386	15,815			60,972
1909	27,327	15,057			60,244
1910	29,836	16,131			64,495
1911	31,903	17,015			69,165
1912	33,600	17,500			72,300
1913	33,428	20,302			74,160
1914	34,000	20,800			75,500
1915	34,540	20,800			77,000
1916	36,400	20,800			79,700
1917	37,400	22,000			82,650
1921	46,113	14,391			93,515
1922	45,550	15,150			98,100
1923	50,100	15,650			104,000
1924	50,792	16,150			106,413
1925	49,025	16,417			95,241
1926	52,203	16,804			108,838
1927	54,130	16,977			111,751
1928	56,840	17,000			115,381
1929	59,600	17,190			123,066
1930	60,560	17,330			125,670
1931	59,480	18,500			126,020
1932	59,480	18,500			126,020
1933	60,000	19,100	19,600	50,610	218,330
1934	60,300	19,340	19,850	51,900	221,050
1939	68,479	23,320	21,161	60,203	251,864
1940	70,710	24,351	21,696	63,368	258,191
1941	71,332	24,799	21,981	65,007	262,765
1942	72,098	25,459	22,248	66,724	269,130
1943	82,082	25,940	24,678	68,344	282,892
1944	82,997	26,553	25,102	69,980	286,006
1945	83,374	27,109	25,586	72,047	289,458
JAN. 1946	84,243	27,501	25,818	73,287	319,869*

NOTE : The above figures have been extracted from information furnished by the City Medical Officer of Health

\*Increase due to survey of Native "chack" areas.

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Summary of position as at 31ST JANUARY, 1946 relating to applications submitted to the Hon. the Minister of the Interior under ACT NO. 35 OF 1943 (PEGGING ACT) for the issue of permits to PURCHASE and/or OCCUPY property in the City of Durban.

PERIOD	APPLICATIONS FOR PERMITS		
	TO TRANSFER	TO OCCUPY	TOTALS
March/July 1943	24	4	28
1943/1944	144	87	231
1944/1945	179	62	241
Aug. 1945/ Jan. 1946	90	54	144
TOTAL	437	207	644

TOTAL FOR PERIOD 22nd MARCH, 1945 - 31st JANUARY, 1946  
DEALT WITH AS FOLLOWS :

Total Number of Permits Granted	-	364
" " " " Refused	-	167
No decision or decision pending	-	113
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		644
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