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CHAPTER XI.

HOUSING AND OTHER NEW BUILDING.

§ 1. Introduction.

1. **General.**—In issues of the Official Year Book prior to No. 43, certain information relating to the housing of the population was included in various chapters, but for a more convenient presentation of the material this complete chapter, which presents a summary of all available information on the subject, has been substituted.

In section 2 of this chapter details are given of the characteristics of dwellings as obtained from censuses. Section 3 outlines government assistance to housing since 1945 and operations under the War Service Homes Act 1918–1956. A statistical summary of new building is provided in section 4.

§ 2. Census Dwellings.

1. **General.**—At each census, in addition to the questions relating to the personal particulars of the individual members of households, there have been a number of important questions on the Census Schedule designed to elicit information concerning the dwellings in which the population was housed at the date of the census. For the purpose of the census, a “dwelling” is any habitation occupied by a household group living together as a domestic unit, whether comprising the whole or only part of a building. The term has therefore a very wide reference, and includes, *in addition to houses and flats*, a great variety of dwellings ranging from a single-roomed shack to a multi-roomed hotel or institution.

2. **Number of Dwellings.**—(i) *Censuses 1911 to 1954.* The following table shows the number of occupied and unoccupied dwellings in Australia at each Census from 1911 to 1954. Occupied dwellings are classified into private and other dwellings. Dwellings other than private include hotels, boarding houses, lodging houses, hostels, hospitals, educational, religious and charitable institutions, defence and penal establishments, etc. The term “unoccupied dwellings” is not synonymous with vacant houses and flats available for occupancy, but refers mainly to “week-end”, holiday and other dwellings whose usual occupants were temporarily absent on the night of the Census; newly-completed dwellings awaiting occupancy are also included.

DWELLINGS: AUSTRALIA, CENSUSES 1911 TO 1954.

(Excluding Dwellings occupied solely by Full-blood Aboriginals.)

Census.	Occupied.			Unoccupied.
	Private.	Other than Private.	Total.	
1911	894,389	29,070	923,459	33,473
1921	1,107,010	46,275	1,153,285	51,163
1933	1,509,671	37,705	1,547,376	68,772
1947	1,873,623	34,272	1,907,895	47,041
1954	2,343,421	36,932	2,380,353	112,594

(ii) *Census, 1954.* The following table shows the number of occupied and unoccupied dwellings in the urban and rural areas of Australia at the Census of 30th June, 1954. (For definitions of "urban" and "rural" see para. 4, p. 287.) As explained therein, the boundaries of the Metropolitan Urban and other divisions of State differ from census to census, and consequently accurate comparison cannot be made between figures for corresponding divisions. Moreover, the inclusion in the Other Urban Division in 1954 of the larger towns not separately incorporated has further reduced comparability. These factors should be borne in mind when referring to tables in this section showing divisions of State.

Occupied dwellings are classified into private and other dwellings (see para. 3, p. 375, for definitions of "private" and "other" dwellings). The term "unoccupied dwellings" is not synonymous with vacant houses and flats available for occupancy, but refers mainly to "week-end", holiday and other dwellings whose usual occupants were temporarily absent on the night of the Census; newly-completed dwellings awaiting occupancy are also included.

The total number of occupied dwellings in Australia at the Census of 30th June, 1954, showed an increase of 24.8 per cent. over the corresponding figure for the 1947 Census, compared with an increase of 18.6 per cent. in population. Occupied private dwellings increased by 25.1 per cent. and occupied dwellings other than private by 7.8 per cent. At the 1954 Census, 98.4 per cent. of the total occupied dwellings in Australia were private dwellings, compared with 98.2 per cent. in 1947. Proportional increases in total occupied dwellings over 1947 figures in each State and Territory were:—New South Wales 22.3 per cent., Victoria 25.3 per cent., Queensland 24.7 per cent., South Australia 27.7 per cent., Western Australia 30.5 per cent., Tasmania 26.1 per cent., Australian Capital Territory 96.9 per cent., and Northern Territory 27.1 per cent.

Unoccupied dwellings increased by 139 per cent.

DWELLINGS: AUSTRALIA, CENSUS, 30th JUNE, 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Division.	Occupied.				Unoccupied.	
	Private.	Other than Private.	Total.		Number.	Proportion of Total. (Per Cent.)
			Number.	Proportion of Total. (Per Cent.)		
Urban—						
Metropolitan ..	1,309,188	19,203	1,328,391	55.81	32,984	29.30
Other ..	568,679	9,075	577,754	24.27	33,477	29.73
Rural ..	465,554	8,654	474,208	19.92	46,133	40.97
Total ..	2,343,421	36,932	2,380,353	100.00	112,594	100.00

The total numbers of occupied and unoccupied dwellings in each State and Territory at the Censuses of 1947 and 1954 were as follows:—

DWELLINGS: STATES AND TERRITORIES, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

State or Territory.	Census, 30th June, 1947.		Census, 30th June, 1954.	
	Occupied.	Unoccupied.	Occupied.	Unoccupied.
New South Wales	746,343	17,392	912,877	42,831
Victoria	527,406	11,412	660,690	27,491
Queensland	272,045	9,647	339,328	21,473
South Australia	168,538	3,547	215,301	8,524
Western Australia	124,767	2,606	162,823	6,614
Tasmania	62,484	2,351	78,789	5,288
Northern Territory	2,697	34	3,427	47
Australian Capital Territory	3,615	52	7,118	326
Australia	1,907,895	47,041	2,380,353	112,594

The numbers of occupied dwellings in the External Territories at the 1954 Census were as follows:—Norfolk Island, 310; Papua, 1,605; Trust Territory of New Guinea, 3,098; Trust Territory of Nauru, 99.

3. *Class of Dwelling.*—The following table shows the number of the various classes of occupied dwellings in the Metropolitan Urban, Other Urban and Rural Areas of Australia at the Censuses of 1947 and 1954. Definitions of the several classes of dwellings are as follows:—

Private dwellings comprise private houses (including sheds, huts, garages, &c., used for dwelling purposes), shares of private houses, flats and rooms, apartments, etc. In previous censuses, dwellings returned on the Schedules as sheds, huts, garages, etc. were included with private houses. For the Census of 1954, particulars of these dwellings were tabulated separately, but have been included with private houses to preserve continuity with past census results. Separate particulars were shown in the 1947 Census publications for private houses which were shared by two or more family units and for which only one Householder's Schedule was received, but in 1954 these dwellings were included with private houses.

Share of private house is a portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was furnished.

Flat is part of a house or other building which can be completely closed off and which includes both cooking and bathing facilities.

Other private dwelling is an apartment, room(s), etc., which is part of a building, but which is not a self-contained unit.

Dwellings other than private include hotels, boarding houses, lodging houses, hostels, hospitals, educational, religious and charitable institutions, defence and penal establishments, etc.

It is desirable, when considering the question of housing, to exclude those forms of accommodation which do not represent the normal housing conditions associated with family life, and the statistics which follow relate mainly to private dwellings only.

OCCUPIED DWELLINGS ACCORDING TO CLASS, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Class of Occupied Dwelling.	Census, 30th June, 1947.				Census, 30th June, 1954.				Increase, 1947-54.
	Urban.(a)		Rural. (a)	Total, Australia.	Urban.(a)		Rural. (a)	Total, Australia.	
	Metro-politan.	Other.			Metro-politan.	Other.			
Private House(b)— House .. Shed, Hut, etc. }	760,678	289,898	567,476	1,618,052	1,067,674 14,259	506,128 12,276	433,069 22,613	2,006,871 49,148	437,967
Total	760,678	289,898	567,476	1,618,052	1,081,933	518,404	455,682	2,056,019	
Share of Private House(c)	72,724	19,627	13,660	106,011	77,344	22,747	7,125	107,216	1,205
Flat	94,822	12,697	3,880	111,399	104,603	20,784	2,033	127,420	16,021
Other	33,263	3,855	1,043	38,161	45,308	6,744	714	52,766	14,605
Total Private Dwellings	961,487	326,077	586,059	1,873,623	1,309,188	568,679	465,554	2,343,421	469,798
Caretaker's Quarters ..	1,110	279	352	1,741	998	264	194	1,456	-285
Licensed Hotel	1,686	1,776	2,854	6,316	1,720	2,457	2,015	6,192	-124
Boarding House, etc. ..	15,302	3,367	2,512	21,181	14,110	4,120	1,041	19,271	-1,910
Educational Institution	449	290	389	1,128	523	488	251	1,262	134
Religious Institution (non-educational) ..	85	21	42	148	142	31	24	197	49
Hospital	543	368	593	1,504	559	517	353	1,429	-75
Charitable Institution (other than Hospital)	206	72	128	406	299	107	104	510	104
Other	552	293	1,003	1,848	852	1,091	4,672	6,615	4,767
Total Dwellings Other than Private	19,933	6,466	7,873	34,272	19,203	9,075	8,654	36,932	2,660
Total Occupied Dwellings	981,420	332,543	593,932	1,907,895	1,328,391	577,754	474,208	2,380,353	472,458
Total Occupied Dwellings per square mile	711.92	121.89	0.20	0.64	592.88	123.44	0.16	0.80	0.16
Wagon, Van, etc. (in- cluding campers-out)	847	1,029	3,997	5,873	2,693	3,605	5,383	11,681	5,808

(a) See letterpress on p. 287 regarding comparability as between Censuses. (b) Includes shared private houses for which only one Householder's Schedule was received. (c) Portion of a shared private house which was occupied separately and for which portion a separate Householder's Schedule was received.

NOTE.—Minus sign. (—) denotes decrease.

4. Population According to Class of Dwelling, etc.—The following table shows the number of the various classes of occupied dwellings at the Censuses of 1947 and 1954, together with the number of inmates therein.

Of the total population in 1954, 92.52 per cent. were living in private dwellings—houses, flats, apartments, rooms, etc.—whilst 672,168 persons, or 7.48 per cent. of the population, spent the night in other than private dwellings, or on ships, trains or aircraft or were camping out.

OCCUPIED DWELLINGS, ETC. AND INMATES, AUSTRALIA, 1947 AND 1954.

(EXCLUDING FULL-BLOOD ABORIGINALS AND DWELLINGS OCCUPIED SOLELY BY THEM.)

Particulars.	Census, 30th June, 1947.			Census, 30th June, 1954.		
	Number of Dwellings.	Inmates.		Number of Dwellings.	Inmates.	
		Number.	Proportion of Total. (Per Cent.)		Number.	Proportion of Total. (Per Cent.)
Private House(a)—						
House	1,618,052	6,323,621	83.43	2,006,871	7,448,978	82.89
Shed, Hut, etc.					134,187	1.49
Total	1,618,052	6,323,621	83.43	2,056,019	7,583,165	84.38
Share of Private House(b)	106,011	303,996	4.01	107,216	290,579	3.23
Flat	111,399	316,115	4.17	127,420	329,265	3.67
Other	38,161	83,028	1.10	52,766	111,353	1.24
Total Private Dwellings	1,873,623	7,026,760	92.71	2,343,421	8,314,362	92.52
Dwellings Other than Private	34,272	520,204	6.86	36,932	618,743	6.89
Total Occupied Dwellings	1,907,895	7,546,964	99.57	2,380,353	8,933,105	99.41
Wagon, Van, etc.	5,873	13,791	0.18	11,681	30,056	0.33
Migratory(c) .. .. .	..	18,603	0.25	..	23,369	0.26
Total .. .. .	..	7,579,358	100.00	..	8,986,530	100.00

(a) Includes shared private houses for which only one Householder's Schedule was received.

(b) Portion of a shared private house which was occupied separately and for which portion a separate Householder's Schedule was received.

(c) Shipping, railway and air travellers.

5. Occupied Private Dwellings.—(i) *Material of Outer Walls.* In the following table, occupied private dwellings are classified according to the material of which the outer walls were built.

Wood has been the most extensively used material in the construction of the outer walls, followed by brick and fibro cement, and in 1954 the respective proportions for Australia for occupied private dwellings for which the material of the outer walls was specified were—wood, 44.4 per cent., brick, 33.5 per cent. and fibro cement, 12.7 per cent. The latter has shown a most spectacular increase since 1933, when the proportion was 1.6 per cent. (23,696 dwellings), compared with 6.3 per cent. in 1947 (117,631 dwellings). The proportions of both brick and wooden dwellings have shown small decreases since 1947. The numbers of dwellings of all other materials except fibro cement and concrete have decreased. Brick dwellings in 1954 represented 51.5 per cent. of all occupied private dwellings in the Metropolitan Urban Divisions, whilst in the Other Urban and Rural Divisions wooden dwellings predominated, the percentages of such dwellings being 60.0 per cent. and 59.4 per cent. respectively.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO MATERIAL OF OUTER WALLS, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Material of Outer Walls.	Census, 30th June, 1947.				Census, 30th June, 1954.				Increase, 1947-54.
	Urban.(a)		Rural. (a)	Total, Aus- tralia.	Urban.(a)		Rural. (a)	Total, Aus- tralia.	
	Metro- politan.	Other.			Metro- politan.	Other.			
Brick ..	551,618	60,215	38,179	650,012	674,165	86,254	25,089	785,508	135,496
Stone ..	36,714	13,409	37,573	87,696	35,907	18,049	33,604	87,560	- 136
Concrete ..	10,442	5,411	13,283	29,136	24,299	13,497	13,639	51,435	22,299
Wood ..	315,567	204,863	364,221	884,651	422,010	341,145	276,584	1,039,739	155,088
Iron, Tin ..	6,087	14,498	45,347	65,932	7,387	19,652	31,177	58,216	- 7,716
Fibro Cement..	31,924	23,586	62,121	117,631	140,542	84,835	71,176	296,553	178,922
Calico, Canvas, Hessian ..	656	1,539	13,255	15,450	426	1,843	5,446	7,715	- 7,735
Other ..	4,430	1,774	9,902	16,106	3,644	2,686	7,750	14,080	- 2,026
Not Stated ..	4,049	782	2,178	7,009	808	718	1,089	2,615	- 4,394
Total ..	961,487	326,077	586,059	1,873,623	1,309,188	568,679	465,554	2,343,421	469,798

(a) See letterpress on p. 287 regarding comparability as between Censuses.

NOTE.—Minus sign (-) denotes decrease.

(ii) *Number of Rooms.* For Census purposes, the kitchen and any permanently enclosed sleep-out were included in the number of rooms in the dwelling, but the bathroom, pantry, laundry and storehouse were excluded unless generally used for sleeping.

Excluding houses with rooms unspecified, private houses of four, five and six rooms represented 78.3 per cent. of the total number of private houses in Australia at 30th June, 1954, compared with 79.2 per cent. in 1947, and three-quarters of the total increase in the number of private houses since 1947 consisted of houses containing these numbers of rooms. Houses of seven and more rooms also showed substantial increases.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NUMBER OF ROOMS, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Number of Rooms(a) per Dwelling.	Census, 30th June, 1947.					Census, 30th June, 1954.				
	Private House. (b)	Share of Private House. (c)	Flat.	Other.	Total Private Dwellings.	Private House. (b)	Share of Private House. (c)	Flat.	Other.	Total Private Dwellings.
METROPOLITAN URBAN.(d)										
1 ..	2,913	9,547	1,055	11,263	24,778	5,383	9,353	678	15,186	30,600
2 ..	5,493	17,360	5,850	13,035	41,738	17,177	17,018	5,723	16,126	56,044
3 ..	27,929	18,433	20,505	5,495	72,362	39,250	18,164	21,614	7,841	86,869
4 ..	153,385	13,917	37,406	1,923	206,631	192,237	13,477	40,911	3,176	249,801
5 ..	271,401	7,776	20,338	508	300,023	377,643	9,176	23,221	1,175	411,215
6 ..	203,942	3,539	6,967	210	214,658	302,004	5,734	9,073	594	317,405
7 ..	61,279	1,106	1,572	35	63,992	96,252	2,095	2,098	193	100,638
8 ..	20,078	317	470	9	20,874	31,608	869	685	92	33,254
9 ..	6,888	103	147	1	7,139	10,562	264	213	41	11,080
10 and over ..	5,826	49	86	..	5,961	8,841	111	83	14	9,049
Not Stated ..	1,544	577	426	784	3,331	976	1,083	304	870	3,233
Total Private Dwellings ..	760,678	72,724	94,822	33,263	961,487	1,081,933	77,344	104,603	45,308	1,309,188
Average number of Rooms per Private Dwelling ..	5.28	3.15	4.07	2.02	4.89	5.32	3.37	4.16	2.15	5.00

For footnotes see next page.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NUMBER OF ROOMS, AUSTRALIA, 1947 AND 1954—continued.

Number of Rooms(a) per Dwelling,	Census, 30th June, 1947.					Census, 30th June, 1954.				
	Private House. (b)	Share of Private House. (c)	Flat.	Other.	Total Private Dwellings.	Private House. (b)	Share of Private House. (c)	Flat.	Other.	Total Private Dwellings.
OTHER URBAN.(d)										
1	3,788	2,418	85	956	7,247	5,693	2,232	81	1,068	9,074
2	5,014	4,788	901	1,396	12,099	11,669	5,446	1,453	2,374	20,942
3	10,860	4,903	3,285	904	19,952	20,429	5,854	5,121	1,907	33,311
4	61,611	3,902	4,671	390	70,574	98,504	4,254	7,910	899	111,567
5	107,482	2,208	2,610	83	112,383	186,088	2,565	4,098	293	193,044
6	69,714	873	803	37	71,427	132,573	1,399	1,522	84	135,578
7	20,211	249	182	4	20,646	41,366	485	392	24	42,267
8	6,470	77	60	..	6,607	13,373	163	112	6	13,654
9	2,158	29	20	..	2,207	4,336	56	28	6	4,426
10 and over ..	1,543	13	12	..	1,568	3,208	32	12	3	3,255
Not Stated ..	1,047	167	68	85	1,367	1,165	261	55	80	1,561
Total Private Dwellings ..	289,898	19,627	12,697	3,855	326,077	518,404	22,747	20,784	6,744	568,679
Average number of Rooms per Private Dwelling ..	5.12	3.15	3.99	2.30	4.92	5.18	3.31	4.03	2.61	5.04
RURAL.(d)										
1	23,808	1,340	33	160	25,341	12,976	544	10	82	13,612
2	21,942	3,279	325	314	25,860	16,271	1,297	157	175	17,900
3	37,929	3,608	1,048	324	42,909	27,458	1,698	535	207	29,898
4	134,898	2,959	1,353	182	139,392	89,397	1,553	727	175	91,852
5	163,621	1,509	741	40	165,911	128,313	987	382	52	129,734
6	110,130	570	246	5	110,951	99,843	530	157	9	100,539
7	41,390	184	63	1	41,638	43,694	208	35	1	43,938
8	16,619	63	37	..	16,719	19,111	98	9	2	19,220
9	6,089	20	6	..	6,115	7,532	21	3	..	7,556
10 and over ..	7,095	26	2	..	7,123	8,759	20	3	1	8,783
Not Stated ..	3,955	102	26	17	4,100	2,328	169	15	10	2,522
Total Private Dwellings ..	567,476	13,660	3,880	1,043	586,059	455,682	7,125	2,033	714	465,554
Average number of Rooms per Private Dwelling ..	4.90	3.23	3.95	2.66	4.85	5.19	3.62	4.00	2.98	5.16
TOTAL, AUSTRALIA.										
1	30,509	13,305	1,173	12,379	57,366	24,052	12,129	769	16,336	53,286
2	32,449	25,427	7,076	14,745	79,697	45,117	23,761	7,333	18,675	94,886
3	76,718	26,944	24,838	6,723	135,223	87,137	25,716	27,270	9,955	150,078
4	349,894	20,778	43,430	2,495	416,597	380,138	19,284	49,548	4,250	453,220
5	542,504	11,493	23,689	631	578,317	692,044	12,728	27,701	1,520	733,993
6	383,786	4,982	8,016	252	397,036	534,420	7,663	10,752	687	553,522
7	122,880	1,539	1,817	40	126,276	181,312	2,788	2,525	218	186,843
8	43,167	457	567	9	44,200	64,092	1,130	806	100	66,128
9	15,135	152	173	1	15,461	22,430	341	244	47	23,062
10 and over ..	14,464	88	100	..	14,652	20,808	163	98	18	21,087
Not Stated ..	6,546	846	520	886	8,798	4,469	1,513	374	960	7,316
Total Private Dwellings ..	1,618,052	106,011	111,399	38,161	1,873,623	2,056,019	107,216	127,420	52,766	2,343,421
Average number of Rooms per Private Dwelling ..	5.12	3.16	4.06	2.07	4.88	5.26	3.38	4.14	2.22	5.04

(a) Includes kitchen and permanently enclosed sleep-out but does not include bathroom, pantry, laundry or storehouse, unless generally used for sleeping. (b) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (c) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (d) See letterpress on p. 287 regarding comparability as between Censuses.

(iii) *Number of Inmates.* A classification of occupied private dwellings according to the number of inmates is shown in the following table.

For Australia as a whole, private houses with four inmates were most numerous, followed very closely by those with two and three inmates in that order.

An increase of nearly 51 per cent. (149,348 houses) in the number of private houses occupied by two inmates brought this group from third position in 1947 to second position in 1954. Houses with two inmates in 1954 constituted 22 per cent. of the total number of occupied private houses in Australia, about the same proportion as for houses with four inmates. In 1947, houses with two inmates constituted 18 per cent. of the total and houses with four inmates 21 per cent. Houses with three inmates constituted 21 per cent. at both the 1947 and 1954 Censuses. The average number of inmates in private houses was 3.69 in 1954, compared with 3.91 in 1947.

The number of private houses which were shared, and for each share of which a separate Householder's Schedule was furnished, increased slightly between 1947 and 1954, but the average number of inmates therein decreased from 2.87 to 2.71. Separate particulars of shared houses for which only one Householder's Schedule was furnished were not compiled in 1954. These particulars are included with private houses in all tables in this section.

Flats and other classes of private dwellings increased in both numbers and total inmates, but the average number of inmates fell from 2.84 to 2.58 for flats and from 2.18 to 2.11 for others.

In flats those with two inmates and in other classes of occupied private dwellings those with one inmate predominated.

OCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NUMBER OF INMATES, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Number of Inmates per Dwelling..	Census, 30th June, 1947:					Census, 30th June, 1954..				
	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.
METROPOLITAN URBAN.(c)										
1	29,205	12,110	12,158	12,232	65,705	62,022	16,509	19,345	19,203	117,079
2	135,257	24,144	33,104	11,357	203,862	242,815	26,497	41,373	14,300	324,985
3	172,288	17,901	25,646	5,689	221,524	241,859	16,400	23,793	6,356	288,408
4	178,144	10,193	14,827	2,404	205,568	247,207	9,917	12,926	3,295	273,345
5	117,858	4,562	5,812	977	129,209	153,006	4,449	4,743	1,229	163,427
6	64,385	2,098	2,051	339	68,873	75,493	2,033	1,604	488	79,618
7	32,669	985	775	153	34,582	33,245	891	549	218	34,903
8	16,973	496	306	70	17,845	15,107	448	186	125	15,866
9	6,911	146	80	23	7,160	5,983	115	55	53	6,206
10 and over ..	6,988	89	63	19	7,159	5,196	85	29	41	5,351
Total Private Dwellings ..	760,678	72,724	94,822	33,263	961,487	1,081,933	77,344	104,603	45,308	1,309,188
Total Inmates	3,008,429	203,390	265,259	70,594	3,547,672	3,944,181	204,571	264,646	92,576	4,505,974
Average number of Inmates per Private Dwelling ..	3.95	2.80	2.80	2.12	3.69	3.65	2.64	2.53	2.04	3.44

For footnotes, see next page.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NUMBER OF INMATES, AUSTRALIA, 1947 AND 1954—continued.

Number of Inmates per Dwelling.	Census, 30th June, 1947.					Census, 30th June, 1954.				
	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.
OTHER URBAN.(c)										
1	18,520	2,838	1,229	941	23,528	39,178	4,609	2,945	1,883	48,615
2	53,774	6,107	4,043	1,326	65,250	112,952	7,231	7,333	2,211	129,727
3	60,924	4,853	3,328	870	69,975	107,678	4,986	5,085	1,389	119,138
4	61,336	2,889	2,318	424	66,967	110,022	3,056	3,161	756	116,995
5	42,519	1,477	1,021	174	45,191	73,416	1,479	1,383	278	76,556
6	24,827	734	406	64	26,031	39,436	768	557	132	40,899
7	13,595	377	203	33	14,208	18,961	353	211	51	19,756
8	7,636	219	89	17	7,961	9,348	166	60	21	9,595
9	3,266	69	34	4	3,373	3,777	56	32	11	3,876
10 and over ..	3,501	64	26	2	3,593	3,636	43	17	12	3,708
Total Private Dwellings ..	289,898	19,627	12,697	3,855	326,077	518,404	22,747	20,784	6,744	568,679
Total Inmates ..	1,140,137	58,651	38,823	9,579	1,247,190	1,913,307	63,029	58,201	16,430	2,050,967
Average number of Inmates per Private Dwelling ..	3.93	2.99	3.06	2.48	3.82	3.69	2.77	2.80	2.44	3.61
RURAL.(c)										
1	60,330	1,922	357	187	62,796	46,108	964	217	105	47,394
2	105,800	3,788	1,190	337	111,115	88,412	1,898	597	167	91,074
3	109,182	3,444	1,050	284	113,960	86,142	1,534	473	159	88,308
4	107,455	2,296	693	116	110,560	89,458	1,285	381	134	91,258
5	78,714	1,141	335	73	80,263	65,284	745	209	71	66,309
6	48,670	577	155	21	49,423	39,762	370	102	34	40,268
7	27,531	283	57	15	27,886	20,749	185	36	25	20,995
8	15,958	147	29	9	16,143	10,788	90	10	14	10,902
9	6,487	29	8	..	6,524	4,508	36	5	3	4,552
10 and over ..	7,349	33	6	1	7,389	4,471	18	3	2	4,494
Total Private Dwellings ..	567,476	13,660	3,880	1,043	586,059	455,682	7,125	2,033	714	463,554
Total Inmates ..	2,175,055	41,955	12,033	2,855	2,231,898	1,725,677	22,979	6,418	2,347	1,757,421
Average number of Inmates per Private Dwelling ..	3.83	3.07	3.10	2.74	3.81	3.79	3.23	3.16	3.29	3.77
TOTAL, AUSTRALIA.										
1	108,055	16,870	13,744	13,360	152,029	147,308	22,082	22,507	21,191	213,088
2	294,831	34,039	38,337	13,020	380,227	444,179	35,626	49,303	16,678	545,786
3	342,394	26,198	30,024	6,843	405,459	435,679	22,920	29,351	7,904	495,854
4	346,935	15,378	17,838	2,944	383,095	446,687	14,258	16,468	4,185	481,598
5	239,091	7,180	7,168	1,224	254,663	291,706	6,673	6,335	1,578	306,292
6	137,882	3,409	2,612	424	144,327	154,691	3,171	2,263	654	160,779
7	73,795	1,645	1,035	201	76,676	72,955	1,429	796	294	75,474
8	40,567	862	424	96	41,949	35,243	704	256	160	36,363
9	16,664	244	122	27	17,057	14,268	207	92	67	14,634
10 and over ..	17,838	186	95	22	18,141	13,303	146	49	55	13,553
Total Private Dwellings ..	1,618,052	106,011	111,399	38,161	1,873,623	2,056,019	107,216	127,420	52,766	2,343,421
Total Inmates ..	6,323,621	303,996	316,115	83,028	7,026,760	7,583,165	290,579	329,265	111,353	8,314,362
Average number of Inmates per Private Dwelling ..	3.91	2.87	2.84	2.18	3.75	3.69	2.71	2.58	2.11	3.55

(a) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received.

(b) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received.

(c) See letterpress on p. 287 regarding comparability as between Censuses.

(iv) *Nature of Occupancy.* At the 1954 Census, 52.5 per cent. of occupied private houses in Australia, for which particulars were supplied, were occupied by owners, 16.8 per cent. by purchasers by instalments, 28.1 per cent. by tenants, and 2.6 per cent. by others. The corresponding percentages in 1947 were—owners, 50.5 per cent; purchasers by instalments, 9.0 per cent; tenants, 37.6 per cent; and others, 2.9 per cent. Owner-occupied houses in Australia increased by 33.4 per cent. between 1947 and 1954, and those being purchased by instalments by 139.3 per cent., the increase in these two groups combined being nearly 50 per cent., while tenant-occupied houses decreased by 4.1 per cent.

In the Metropolitan Areas, 70.5 per cent. of all occupied private houses for which particulars were supplied were either owner-occupied or being purchased by instalments, as compared with 69.0 per cent. in the Other Urban areas, and 66.9 per cent. in the Rural Areas.

Tenants occupied by far the greater proportion of flats and other private dwellings.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NATURE OF OCCUPANCY, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Nature of Occupancy.	Census, 30th June, 1947.					Census, 30th June, 1954.				
	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.
METROPOLITAN URBAN.(c)										
Owner	325,942	13,401	8,368	617	348,328	512,632	19,525	12,272	1,899	546,328
Purchaser by Instalments	95,232	2,562	370	86	98,250	249,018	5,777	1,503	481	256,779
Tenant (Governmental Housing)(d)	328,974	55,776	84,889	31,890	501,529	48,011	379	4,127	1,795	54,312
Tenant	4,350	305	624	228	5,507	259,955	50,133	85,530	40,267	435,885
Caretaker						6,617	449	681	391	8,138
Other Methods of Occupancy	2,694	129	290	202	3,315	3,682	448	322	211	4,663
Not Stated	3,486	551	281	240	4,558	2,018	633	168	264	3,083
<i>Total Private Dwellings</i>	<i>760,678</i>	<i>72,724</i>	<i>94,822</i>	<i>33,263</i>	<i>961,487</i>	<i>1,081,933</i>	<i>77,344</i>	<i>104,603</i>	<i>45,308</i>	<i>1,309,188</i>
OTHER URBAN.(c)										
Owner	146,329	4,091	1,677	141	152,238	279,042	6,469	3,271	426	289,208
Purchaser by Instalments	25,712	580	84	16	26,392	77,063	1,158	280	70	78,571
Tenant (Governmental Housing)(d)	109,027	14,448	10,712	3,594	137,781	27,414	115	712	83	28,324
Tenant	3,685	159	109	48	4,001	122,146	14,367	16,214	6,043	158,770
Caretaker						5,715	186	184	67	6,152
Other Methods of Occupancy	2,232	53	53	13	2,351	4,440	150	81	28	4,699
Not Stated	2,913	296	62	43	3,314	2,584	302	42	27	2,955
<i>Total Private Dwellings</i>	<i>289,898</i>	<i>19,627</i>	<i>12,697</i>	<i>3,855</i>	<i>326,077</i>	<i>518,404</i>	<i>22,747</i>	<i>20,784</i>	<i>6,744</i>	<i>568,679</i>

For footnotes see next page.

OCCUPIED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO NATURE OF OCCUPANCY, AUSTRALIA, 1947 AND 1954—*continued.*

Nature of Occupancy.	Census, 30th June, 1947.					Census, 30th June, 1954.				
	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwellings.
RURAL.(c)										
Owner	333,131	3,641	635	52	337,459	283,022	2,778	431	47	286,278
Purchaser by Installments	22,650	330	49	6	23,035	17,544	164	33	2	17,743
Tenant (Governmental Housing)(d)	160,572	8,801	3,107	960	173,440	16,543	66	96	35	16,740
Tenant						99,712	3,464	1,398	625	105,199
Caretaker	17,528	257	43	10	17,838	12,975	137	23	2	13,137
Other Methods of Occupancy	15,645	189	17	4	15,855	19,163	271	32	2	19,468
Not Stated	17,950	442	29	11	18,432	6,723	245	20	1	6,989
<i>Total Private Dwellings</i>	<i>567,476</i>	<i>13,660</i>	<i>3,880</i>	<i>1,043</i>	<i>586,059</i>	<i>455,682</i>	<i>7,125</i>	<i>2,033</i>	<i>714</i>	<i>465,554</i>

TOTAL, AUSTRALIA.

Owner	805,402	21,133	10,680	810	838,025	1,074,696	28,772	15,974	2,372	1,121,814
Purchaser by Installments	143,594	3,472	503	108	147,677	343,625	7,099	1,816	553	353,093
Tenant (Governmental Housing)(d)	598,573	79,025	98,708	36,444	812,750	91,968	560	4,935	1,913	99,376
Tenant						481,813	67,964	103,142	46,935	699,854
Caretaker	25,563	721	776	286	27,346	25,307	772	888	460	27,427
Other Methods of Occupancy	20,571	371	360	219	21,521	27,285	869	435	241	28,830
Not Stated	24,349	1,289	372	294	26,304	11,325	1,180	230	292	13,027
<i>Total Private Dwellings</i>	<i>1,618,052</i>	<i>106,011</i>	<i>111,399</i>	<i>38,161</i>	<i>1,873,623</i>	<i>2,056,019</i>	<i>107,216</i>	<i>127,420</i>	<i>52,766</i>	<i>2,343,421</i>

(a) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (b) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (c) See letterpress on p. 287 regarding comparability as between Censuses. (d) These figures were compiled from the answers furnished in response to the instruction on the Householder's Schedule "Tenant paying rent to a Government Authority to write 'Tenant (G)'".

(v) *Weekly Rent.* (a) *All Tenanted Private Dwellings.* The following table shows tenanted private dwellings in the Metropolitan Urban, Other Urban and Rural Areas of Australia classified according to weekly rent (unfurnished).

Information tabulated concerning rents was restricted to the actual rent paid per week by tenants for unfurnished private dwellings. Particulars of rents shown in the following tables are therefore on an *unfurnished* basis. Dwellings shown as rent "Not Stated" include those whose rents were shown on Householders' Schedules on a *furnished* basis, and those whose rents were not applicable (e.g., for shop and dwelling combined). In this section information on "tenanted private dwellings" relating to the 1954 Census *excludes particulars of dwellings occupied by "Tenants" (Governmental Housing) in each State*, i.e., those who furnished answers in response to the instruction on the Census Householder's Schedule "Tenant paying rent to a Government Authority to write 'Tenant (G)'"'. For the Australian Capital Territory and the Northern Territory, particulars of all tenanted private dwellings are included. Particulars for the 1947 Census relate throughout to all tenanted private dwellings.

TENANTED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO WEEKLY RENT (UNFURNISHED), AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Weekly Rent (Unfurnished).	Census, 30th June, 1947.				Census, 30th June, 1954.(a)				
	Private House. (b)	Share of Private House.(c)	Flat.	Total Tenanted Private Dwellings. (d)	Private House. (b)	Share of Private House.(c)	Flat.	Other.	Total Tenanted Private Dwellings.
METROPOLITAN URBAN.(e)									
Under 5s. ..	303	77	20	456	206	64	29	70	369
5s. and under 10s. ..	2,992	1,157	110	4,664	1,290	238	51	97	1,676
10s. " " 15s. ..	22,678	4,551	626	28,903	8,292	1,231	171	403	10,097
15s. " " 20s. ..	44,526	4,984	1,847	53,095	16,680	1,486	461	556	19,183
20s. " " 25s. ..	68,155	7,272	5,342	82,739	33,203	3,634	1,582	1,191	39,610
25s. " " 30s. ..	67,162	6,308	8,520	83,418	36,380	3,037	3,252	1,144	43,813
30s. " " 35s. ..	48,973	4,979	13,045	67,933	37,612	4,573	6,332	1,541	50,058
35s. " " 40s. ..	23,343	2,201	12,468	38,456	25,523	2,298	8,371	837	37,029
40s. " " 50s. ..	15,745	1,636	14,242	31,958	34,047	4,517	16,250	1,470	56,284
50s. " " 60s. ..	4,778	467	5,489	10,854	14,278	2,327	10,642	855	28,102
60s. " " 70s. ..	1,883	151	2,226	4,309	9,327	1,523	6,294	584	17,728
70s. " " 80s. ..	702	45	1,047	1,815	4,287	602	3,163	286	8,338
80s. " " 90s. ..	446	11	621	1,084	2,679	421	2,199	167	5,466
90s. " " 100s. ..	206	9	271	487	940	116	1,283	66	2,405
100s. and over ..	440	10	679	1,129	2,877	282	3,398	165	6,722
Not Stated ..	26,642	21,918	18,336	90,229	36,062	23,900	22,259	30,844	113,065
<i>Total Tenanted Private Dwellings ..</i>	<i>328,974</i>	<i>55,776</i>	<i>84,889</i>	<i>501,529</i>	<i>263,683</i>	<i>50,249</i>	<i>85,737</i>	<i>40,276</i>	<i>439,945</i>
<i>Average Weekly Rent (Unfurnished) per Private Dwelling ..</i>	<i>25s. 9d.</i>	<i>23s. 6d.</i>	<i>37s. 9d.</i>	<i>27s. 5d.</i>	<i>34s. 10d.</i>	<i>35s. 8d.</i>	<i>51s. 11d.</i>	<i>37s. 4d.</i>	<i>38s. 3d.</i>

OTHER URBAN.(e)

Under 5s. ..	775	85	1	876	369	33	13	25	440
5s. and under 10s. ..	3,404	714	48	4,296	2,026	190	18	61	2,295
10s. " " 15s. ..	13,840	1,670	249	15,940	6,946	596	109	136	7,787
15s. " " 20s. ..	18,751	1,385	584	20,876	9,304	544	226	141	10,215
20s. " " 25s. ..	24,555	1,894	1,651	28,365	15,650	1,159	594	282	17,685
25s. " " 30s. ..	18,296	1,305	1,331	21,092	14,109	896	914	294	16,213
30s. " " 35s. ..	10,582	784	1,225	12,659	15,744	1,360	1,346	316	18,766
35s. " " 40s. ..	3,312	213	685	4,237	8,448	501	1,001	214	10,164
40s. " " 50s. ..	2,148	131	641	2,940	13,140	1,181	1,834	321	16,476
50s. " " 60s. ..	477	26	183	691	6,649	578	1,181	192	8,600
60s. " " 70s. ..	155	8	43	206	4,462	287	659	97	5,505
70s. " " 80s. ..	56	4	10	70	1,938	75	391	37	2,441
80s. " " 90s. ..	29	..	9	38	824	56	166	13	1,059
90s. " " 100s. ..	8	..	2	10	264	19	69	4	356
100s. and over ..	12	..	..	12	553	28	123	12	716
Not Stated ..	12,627	6,229	4,050	25,473	22,188	6,865	7,603	3,903	40,559
<i>Total Tenanted Private Dwellings ..</i>	<i>109,027</i>	<i>14,448</i>	<i>10,712</i>	<i>137,781</i>	<i>122,614</i>	<i>14,368</i>	<i>16,247</i>	<i>6,048</i>	<i>159,277</i>
<i>Average Weekly Rent (Unfurnished) per Private Dwelling ..</i>	<i>21s. 6d.</i>	<i>19s. 3d.</i>	<i>27s. 9d.</i>	<i>21s. 8d.</i>	<i>31s. 11d.</i>	<i>31s. 1d.</i>	<i>41s. 10d.</i>	<i>32s. 6d.</i>	<i>32s. 8d.</i>

For footnotes see next page.

TENANTED PRIVATE DWELLINGS CLASSIFIED ACCORDING TO WEEKLY RENT (UNFURNISHED), AUSTRALIA, 1947 AND 1954—continued.

Weekly Rent (Unfurnished).	Census, 30th June, 1947.				Census, 30th June, 1954.(a)				
	Private House. (b)	Share of Private House.(c)	Flat.	Total Tenanted Private Dwellings. (d)	Private House. (b)	Share of Private House.(c)	Flat.	Other.	Total Tenanted Private Dwellings.
RURAL.(e)									
Under 5s. . .	5,758	137	4	5,915	1,266	29	8	7	1,310
5s. and under 10s. . .	19,212	758	40	20,063	6,437	132	15	9	6,593
10s. " " 15s. . .	30,873	1,276	199	32,405	10,356	240	36	49	10,681
15s. " " 20s. . .	21,598	877	288	22,816	7,920	177	54	19	8,170
20s. " " 25s. . .	19,506	957	428	20,951	11,644	282	129	81	12,136
25s. " " 30s. . .	9,469	444	301	10,253	5,850	147	88	27	6,112
30s. " " 35s. . .	5,075	247	213	5,557	5,622	190	95	36	5,943
35s. " " 40s. . .	1,315	57	76	1,450	1,670	49	42	11	1,772
40s. " " 50s. . .	1,109	49	89	1,249	3,682	129	96	24	3,931
50s. " " 60s. . .	318	7	26	351	1,560	58	51	14	1,683
60s. " " 70s. . .	134	3	9	146	981	20	27	5	1,033
70s. " " 80s. . .	28	2	2	32	359	8	7	1	375
80s. " " 90s. . .	21	..	1	22	248	4	5	2	259
90s. " " 100s. . .	2	..	..	2	75	2	..	..	77
100s. and over . .	14	..	..	14	206	6	2	..	214
Not Stated . . .	46,140	3,987	1,431	52,214	42,003	1,991	745	340	45,079
Total Tenanted Private Dwellings . .	160,572	8,801	3,107	173,440	99,879	3,464	1,400	625	105,368
Average Weekly Rent (Unfurnished) per Private Dwelling . .	15s. 6d.	15s. 11d.	23s. 4d.	15s. 7d.	22s. 0d.	23s. 4d.	30s. 10d.	25s. 2d.	22s. 2d.
TOTAL, AUSTRALIA.									
Under 5s. . .	6,836	299	25	7,247	1,841	126	50	102	2,119
5s. and under 10s. . .	25,608	2,629	198	29,023	9,753	560	84	167	10,564
10s. " " 15s. . .	67,391	7,497	1,074	77,248	25,594	2,067	316	588	28,565
15s. " " 20s. . .	84,875	7,246	2,719	96,787	33,904	2,207	741	716	37,568
20s. " " 25s. . .	112,216	10,123	7,421	132,055	60,497	5,075	2,305	1,554	69,431
25s. " " 30s. . .	94,927	8,057	10,152	114,763	56,339	4,080	4,254	1,465	66,138
30s. " " 35s. . .	64,630	6,010	14,483	86,149	38,978	6,123	7,773	1,893	74,767
35s. " " 40s. . .	27,970	2,471	13,229	44,143	35,641	2,848	9,414	1,062	48,965
40s. " " 50s. . .	19,002	1,816	14,972	36,147	50,869	5,827	18,180	1,815	76,691
50s. " " 60s. . .	5,573	500	5,698	11,896	22,487	2,963	11,874	1,061	38,385
60s. " " 70s. . .	2,172	162	2,278	4,661	14,770	1,830	6,980	686	24,266
70s. " " 80s. . .	786	51	1,059	1,917	6,584	685	3,561	324	11,554
80s. " " 90s. . .	496	11	631	1,144	3,751	481	2,370	182	6,784
90s. " " 100s. . .	216	9	273	499	1,279	137	1,352	70	2,838
100s. and over . .	466	10	679	1,155	3,636	316	3,523	177	7,652
Not Stated . . .	85,409	32,134	23,817	167,916	100,253	32,756	30,607	35,087	198,703
Total Tenanted Private Dwellings . .	598,573	79,025	98,708	812,750	486,176	68,081	103,384	46,949	704,590
Average Weekly Rent (Unfurnished) per Private Dwelling . .	22s. 8d.	22s. 0d.	36s. 7d.	24s. 2d.	32s. 2d.	34s. 2d.	50s. 6d.	36s. 2d.	35s. 0d.

(a) The figures shown for 1954 exclude dwellings occupied by " Tenants " (Governmental Housing), except those in the Northern Territory and the Australian Capital Territory. (b) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (c) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (d) Includes " other private dwellings " not shown in the table. (e) See letterpress on p. 287 regarding comparability as between Censuses.

At the 1947 Census, nearly 83 per cent. of the tenanted private houses in Australia shown in the table above had weekly rentals of between 10s. and 35s.; at the 1954 Census, only 61 per cent. were within these limits. In 1947, 6 per cent. had rentals below 10s. and 11 per cent. above 35s. In 1954, 3 per cent. had rentals below 10s. and 36 per cent. above 35s. At the 1947 Census, 88 per cent. of the flats shown for Australia had rentals of between £1 and £3 a week, 5 per cent. were below this range, and 7 per cent. above it. At the 1954 Census, the corresponding proportions were:—74 per cent., 2 per cent. and 24 per cent. Dwellings whose rents were not stated were excluded in obtaining these proportions.

The average rentals shown in this table for all tenanted private dwellings in Australia at the 1954 Census were 45 per cent. higher than in 1947 (42 per cent. higher for houses and 38 per cent. higher for flats). Metropolitan rentals in 1954 were higher by 40 per cent., 35 per cent. and 38 per cent., respectively, than in 1947.

In all such comparisons as these, the difference in basis between the 1947 and 1954 Censuses, referred to in the opening paragraph above, and also the differences in the Urban and Rural divisions (*see p. 287*), should be borne in mind.

(b) *Tenanted Private Houses of Three to Six Rooms.* The comparisons in the following table, restricted to houses of three to six rooms, with outside walls of wood, brick or stone, are of particular interest, since this group comprises more than three-quarters of all tenanted private houses in Australia.

AVERAGE WEEKLY RENT(a) PER ROOM OF TENANTED PRIVATE HOUSES, THREE TO SIX ROOMS, WITH WALLS OF WOOD, BRICK OR STONE, AUSTRALIA, 1947 AND 1954.

(EXCLUDING DWELLINGS OCCUPIED SOLELY BY FULL-BLOOD ABORIGINALS.)

Particulars.	Census, 30th June, 1947.				Census, 30th June, 1954.				Increase, 1947-54. (Australia.)
	Urban.		Rural.	Total, Australia.	Urban.		Rural.	Total, Australia.	
	Metro-politan.	Other.			Metro-politan.	Other.			
Private Houses(a) with Walls of—	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>
Wood—									
3 rooms	5 1	5 1	3 10	4 7	7 3	7 11	5 10	7 1	2 6
4 "	5 0	4 7	3 5	4 4	6 9	7 0	4 10	6 4	2 0
5 "	4 9	4 3	3 3	4 2	6 8	6 4	4 6	6 1	1 11
6 "	4 5	3 10	2 11	3 10	5 10	5 5	3 11	5 3	1 5
3 to 6 rooms ..	4 9	4 3	3 3	4 1	6 6	6 3	4 6	5 11	1 10
Brick or Stone—									
3 rooms	5 7	5 7	4 5	5 6	8 3	9 4	6 8	8 3	2 9
4 "	5 9	5 0	3 8	5 7	7 10	7 2	5 1	7 8	2 1
5 "	5 6	4 9	3 8	5 3	7 2	6 8	4 9	7 0	1 9
6 "	5 4	4 6	3 6	5 1	6 9	6 1	4 3	6 6	1 5
3 to 6 rooms ..	5 6	4 9	3 8	5 4	7 3	6 8	4 9	7 1	1 9
Wood, Brick or Stone—									
3 rooms	5 5	5 3	3 11	5 1	7 11	8 4	6 0	7 9	2 8
4 "	5 6	4 8	3 6	5 0	7 6	7 1	4 11	7 1	2 1
5 "	5 3	4 4	3 4	4 9	7 0	6 5	4 6	6 6	1 9
6 "	5 0	4 1	3 1	4 6	6 5	5 7	4 0	5 11	1 5
3 to 6 rooms ..	5 3	4 5	3 4	4 9	7 0	6 5	4 7	6 7	1 10

(a) Rents relate to tenanted private houses (one family) in 1947 and to tenanted private houses, excluding those occupied by "Tenants" (Governmental Housing) in each State, in 1954.

The average rent of 3- to 6-roomed tenanted private houses of wood, brick or stone increased by about 40 per cent. between 1947 and 1954 (wood by 46 per cent. and brick by 34 per cent.). The average for 3-roomed tenanted houses of wood, brick or stone increased by about 53 per cent., 4-roomed houses by about 42 per cent., 5-roomed houses by about 39 per cent., and 6-roomed houses by 33 per cent. The increases in respect of houses of wood were higher than those for brick or stone in each case. The increases in the Metropolitan Areas were relatively lower than for Australia as a whole.

(vi) *Date of Building.* The numbers of occupied private dwellings in Australia at the Census of 30th June, 1954, classified according to date of building, were as follows:— Built before 30th June, 1947, 1,758,448; 1st July–31st December, 1947, 19,742; 1948, 60,360; 1949, 63,897; 1950, 78,965; 1951, 85,852; 1952, 91,712; 1953, 88,467; 1954, 44,725; built after 30th June, 1947 but particular year not stated, 19,641; not stated, 31,612; total, 2,343,421.

(vii) *Facilities, etc.* At the 1947 Census, a detailed question was asked concerning facilities, and a summary of the information obtained therefrom was published on page 571 of Official Year Book No. 38. The question asked at the 1954 Census was much less detailed, and was designed partly to clarify replies to the question on class of dwelling. Information obtained in reply to this question and to that on farm dwellings in 1954 was not compiled.

§ 3. Government Assistance to Housing Since 1945.

1. **Agreements between the Commonwealth and State Governments.**—(i) *The 1945 Agreement.* In November, 1945, the Commonwealth Government entered into an agreement with the Governments of the States whereby the Commonwealth Government would provide finance for, and the State Governments would undertake the building of, housing projects. Tasmania withdrew from the Agreement in August, 1950 and South Australia did not begin to operate under it until July, 1953. The Agreement expired on 30th June, 1956. Features of the 1945 Commonwealth and State Housing Agreement were:—

- (a) The Commonwealth Government agreed to advance to each participating State the amount expended for the construction of housing projects between 3rd December, 1943, and the date of the Agreement, and the amount required for the State's housing projects during a further period of ten years.
- (b) Each advance of money was to be repaid with interest thereon in equal annual instalments within a maximum period of 53 years from the date the advance was made, the interest to be at a rate not exceeding that payable in respect of the latest Commonwealth loan at the date of the advance.
- (c) Rents charged were to be economic rents, i.e., the rents were to be sufficient to meet repayments by the State to the Commonwealth of the capital cost of each dwelling with interest and of current outgoings such as the cost of maintenance, administration, rates and taxes and insurance.
- (d) The rental provisions of the Agreement provided for a system of rental rebates, whose basic principle was that a family with an income at the basic wage level did not need to pay more than one-fifth of its income in rent, regardless of the economic rent of the dwelling.
- (e) The Commonwealth Government was to bear three-fifths, and the State concerned two-fifths, of all cash losses sustained by the States, on an annual basis.

The following table shows the amount of money advanced to each State under the 1945 Agreement:—

1945 COMMONWEALTH AND STATE HOUSING AGREEMENT: ADVANCES TO STATES.

(£'000.)

Year.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	Total.
1945-46	2,525	3,100	425	..	460	285	6,795
1946-47	5,530	4,000	750	..	735	..	11,015
1947-48	5,345	5,000	800	..	1,260	900	13,305
1948-49	6,295	5,200	900	..	1,647	450	14,492
1949-50	6,600	6,300	1,250	..	1,965	1,100	17,215
1950-51	7,890	8,600	2,700	..	2,350	100	21,640
1951-52	8,514	10,061	4,489	..	3,483	..	26,547
1952-53	12,100	11,270	3,730	..	2,900	..	30,000
1953-54	12,450	12,000	4,500	4,500	3,750	..	37,200
1954-55	10,800	9,450	1,800	3,600	3,500	..	29,150
1955-56	10,800	10,800	3,000	3,600	5,000	..	33,200
Total	88,849	85,781	24,344	11,700	27,050	2,835	240,559

The number of dwellings erected in each State under the 1945 Agreement is shown in the following table:—

1945 COMMONWEALTH AND STATE HOUSING AGREEMENT: NUMBER OF DWELLINGS^(a) COMPLETED.

Year.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	Total.
1945-46	1,589	1,768	224	..	293	154	4,028
1946-47	2,200	1,458	470	..	537	208	4,873
1947-48	2,582	2,231	547	..	849	218	6,427
1948-49	3,440	2,357	573	..	976	184	7,530
1949-50	3,076	2,454	643	..	981	284	7,438
1950-51	3,273	2,699	554	..	1,269	82	7,877
1951-52	3,708	2,970	1,082	..	1,023	..	8,783
1952-53	4,280	3,238	1,635	..	1,111	..	10,264
1953-54	5,109	3,590	1,506	1,006	1,472	..	12,683
1954-55	4,932	3,960	1,382	2,013	2,031	..	14,318
1955-56	3,529	4,152	840	1,885	1,531	..	11,937
Total	37,718	30,877	9,456	4,904	12,073	1,130	96,158

(a) Includes flats.

Initially, houses constructed under the 1945 Commonwealth and State Housing Agreement could be sold to tenants, provided the tenant was able to arrange payment of the full purchase price of the house to the State Authority immediately on sale. Under this arrangement sales to tenants were relatively few. In April, 1955, the Commonwealth and the States entered into a supplementary agreement whereby the State Governments were permitted to sell houses to tenants on terms. These were:—deposit, 5 per cent. of the first £2,000 and 10 per cent. of the balance of the purchase price of the house, the maximum amount of the remaining balance being limited to £2,750 and repayment of the balance to be made over a maximum period of 45 years at an interest rate of 4½ per cent. a year. Tenants eligible under the War Service Homes Act were entitled to purchase houses built under the Agreement on the terms provided in that Act. The number of houses sold under the Agreement is as follows:—

1945 COMMONWEALTH AND STATE HOUSING AGREEMENT: HOUSES SOLD.

Year.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Total. ^(a)
1947-48 .. ..	..	..	109	..	..	109
1948-49	15	..	63	..	..	78
1949-50	98	6	12	..	115	231
1950-51	122	39	94	..	508	763
1951-52	338	26	86	..	480	930
1952-53	528	13	13	..	309	863
1953-54	403	6	16	1	94	520
1954-55	165	..	26	7	96	294
1955-56	733	1,289	121	275	177	2,595
1956-57	1,538	1,363	93	66	101	3,161
1957-58	769	1,050	137	54	94	2,104
1958-59	485	1,053	85	47	61	1,731
Total	5,194	4,845	855	450	2,035	13,379

(a) Tasmania did not operate under the 1945 Agreement after August, 1950.

(ii) *The 1956 Agreement.* In 1956, the Commonwealth and the States entered into a new agreement, under which added emphasis was placed on the construction of homes for private ownership. Features of the agreement are:—

- (a) The Commonwealth Government is providing finance to the States over a period of five years ending 30th June, 1961, for the erection of housing projects.
- (b) For the first two years of the agreement, 20 per cent. of the money allocated to each State was advanced to building societies and other approved institutions for lending to private house builders. During the remaining three years of the agreement this proportion is 30 per cent.
- (c) The remaining 70 per cent. (first two years, 80 per cent.) of the allocation to each State may be used by the States for the erection of houses for either rental or sale. The States determine the type of houses to be erected, their location and the selection of tenants. They also fix the terms of selling.
- (d) The Commonwealth may specify that a portion, not exceeding 5 per cent., in any one year, of the moneys referred to in (c) above, be set aside for the erection of houses for serving members of the defence forces nominated by the Commonwealth. The Commonwealth provides supplementary advances to the States equal to the amounts set aside by them for this purpose.
- (e) Each advance of money and interest thereon is to be repaid in equal annual instalments over a period of 53 years from the date each advance is made. The rate of interest chargeable on advances is the long term bond rate, less three quarters of one per cent. when the bond rate does not exceed 4½ per cent. per annum, and, less one per cent. when the bond rate exceeds 4½ per cent. per annum. The effective interest rate during the first three financial years of this agreement (1956–57 to 1958–59) was 4 per cent. per annum, i.e., 5 per cent. less one per cent.

The following table shows progress made under the 1956 Housing Agreement during 1958–59:—

1956 COMMONWEALTH AND STATE HOUSING AGREEMENT: SUMMARY.
1958–59.

Particulars.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	Total.
Advances to States .. £'000	12,000	10,300	3,310	5,000	3,000	2,200	35,810
Supplementary Advances (Service Housing) £'000	420	360	116	175	103	20	1,194

STATE HOUSING PROGRAMME.

Allocation of Advances (70 per cent.) £'000	8,400	7,200	2,317	3,500	2,100	1,540	25,057
Dwellings—							
Commenced	3,970	2,713	748	1,268	670	520	9,889
Completed(a)	3,154	2,447	1,005	1,454	841	416	9,317
Under construction at 30th June, 1959	2,308	1,418	245	1,095	205	226	5,497
Sold	2,022	1,454	647	205	205	315	4,848

SERVICE HOUSING.

Funds Allocated(b) £'000	840	720	232	350	206	40	2,388
Agreed Programme (Number of Dwellings)	262	205	75	127	70	11	750
Dwellings Completed(c)	297	168	83	120	73	11	752

HOME BUILDERS' ACCOUNT.

Allocation of Advances (30 per cent.) £'000	3,600	3,100	993	1,500	900	660	10,753
Amount drawn by Institutions £'000	3,860	3,661	1,000	1,510	924	525	11,480
Dwellings—							
Approved	981	1,158	242	586	363	123	3,453
Commenced	899	1,167	268	527	340	122	3,323
Completed	761	(d)1,113	296	352	347	124	2,993
Purchased—							
New Dwellings	432	246	154	217	42	34	1,125
Other	93	..	..	..	..	..	93

(a) Includes Service Housing. (b) Fifty per cent. by Commonwealth and 50 per cent. by State.
(c) Included in State Housing Programme above. (d) Includes dwellings purchased which have been completed during 1958–59.

2. **Imported Houses.**—With the object of supplementing the number of houses being constructed by the building industry within Australia, the Commonwealth Government in 1950 sponsored a plan to import prefabricated houses from overseas. Under the States Grants (Imported Houses) Act 1950, the Commonwealth undertook to pay a subsidy not exceeding £300 per house to assist approved State Housing Authorities to meet the cost of houses brought to Australia from overseas.

Under this plan, the Commonwealth paid subsidy on 13,979 houses imported by State Authorities. Of these, 7,613 units were erected under the 1945 Commonwealth and State Housing Agreement on behalf of the State Governments themselves, whilst other houses were erected for governmental authorities concerned with public utilities such as the generation of electricity, railways and water supply.

A total of 4,167 houses, imported by the Commonwealth Government, were erected by the Department of Works and the Snowy Mountains Hydro-Electric Authority.

Of the 18,182 houses, imported and erected the United Kingdom supplied slightly more than half, with France, Austria and Sweden the next largest suppliers in that order.

Expenditure by the Commonwealth Government on subsidies to the States importing houses under this plan was as follows: New South Wales, £252,000; Victoria, £1,645,200; Queensland, £703,800; South Australia, £1,173,000; Western Australia, £419,700; Total, £4,193,700. Imports of houses under this scheme ceased in January, 1954.

3. **Housing Schemes in Commonwealth Territories.**—(i) *Northern Territory.* In 1946, control of all Government-owned residences in the Territory (excluding those belonging to the Defence Services, Commonwealth Railways or attached to post offices) was vested in the Administration. The Administration provides houses for rental to Commonwealth employees.

- (a) In 1953, a Housing Scheme was inaugurated under which potential house builders may obtain loans of up to £2,750 for the erection of houses, the purchase or extension of existing houses or the discharge of mortgages on houses. Up to 31st August, 1959, 452 loans had been approved. These were for:—new houses, 333; extensions to existing houses and/or discharge of mortgages, 37; purchase of existing houses, 82.
- (b) In January, 1959, an Ordinance was passed to set up a Housing Commission to construct houses for letting at an economic rental to low income groups.
- (c) The Administration is prepared to sell to its tenants the houses they occupy for cash or on terms with a minimum deposit of 5 per cent. of the first £2,000, and 10 per cent. of the balance. The maximum advance by mortgage is £2,750. Repayment is over a maximum of 45 years, and interest is at present 4½ per cent.

(ii) *Australian Capital Territory.* The Commonwealth Government provides houses primarily for rental to employees of Government organizations and to persons privately employed in the Australian Capital Territory.

From 1st July, 1945, to 30th June, 1959, 6,244 houses and flats were erected for the Department of the Interior for letting.

Government rental houses may be purchased by tenants and the basis of sale is a minimum deposit of 5 per cent. of the first £2,000 of the purchase price fixed by the Department of the Interior and 10 per cent. of the balance, with a maximum advance by way of mortgage of £2,750. Repayment may be made over a maximum period of 45 years on all types of houses. Interest charged on loans is 4½ per cent. per annum. Since 1950, 1,491 houses have been sold to tenants.

Loans may be granted by the Commissioner for Housing to enable persons to purchase, erect or enlarge houses in the Territory or to discharge mortgages. Where the Commissioner's valuation of the property concerned does not exceed £2,000 the maximum loan may not exceed 95 per cent. of the valuation. If the Commissioner's valuation exceeds £2,000 the maximum loan is 95 per cent. of the first £2,000 and 90 per cent. of the balance (but in no case can the amount lent exceed £2,750). Repayment may be made over a maximum period of 45 years. The current rate of interest is 5 per cent. per annum. From 1st July, 1949, to 30th June, 1959, 621 loans were granted.

(iii) *Papua and New Guinea.* The Housing Loans Ordinance 1953 permits the advance of loans of up to £2,750 to any member of the community for the erection of a house or the purchase or extension of an existing house. The loans are limited to declared township areas and are repayable over a maximum period of 35 years. The effective rate of interest is 5 per cent. per annum. Up to 30th June, 1959, loans totalling £250,678 had been approved.

The Administration has this year started a project for providing low-cost houses for rental to indigenes and mixed-bloods. Tenders for the construction of 50 of these houses have been called.

4. Other Housing Schemes in the States.—(i) *General*. In each State, the major Government housing schemes operated by the State Housing Authorities are those provided for under the Housing Agreements between the Commonwealth and State Governments referred to earlier. Other State Government assistance to housing is referred to in the following paragraphs.

(ii) *New South Wales*. The principal schemes operating in New South Wales are:—

(a) *Commission-Financed Advances*. Under the Housing Act 1912–55, the Housing Commission is empowered to provide finance to persons to have houses erected on their own land, to purchase existing dwellings, or to effect improvements or repairs to houses. In respect of advances made under the Act prior to 1952, the maximum amount that could be lent was limited to £1,540, repayment of which could be made over a maximum period of 45 years. Interest charged was at the rate of 4½ per cent. a year. Under this scheme 786 houses were erected. Regulations prescribing the present maximum amount that may be advanced and the limitation on income which may be received by an applicant for a loan have not been published and at present no advances are being made.

(b) *Rental Housing (other than Housing Agreements)*. Upon request by other State Departments, the Housing Commission will erect houses for employees of those Departments, e.g., Education, Agriculture, Water Conservation, etc. These Departments provide the necessary land and funds needed to finance the erection of the houses. Rentals charged are fixed by the Departments in accordance with the salaries of the officers occupying the houses. The number of rental houses erected (other than under the Housing Agreements) is 811.

(c) *Sales Scheme*. During 1953–54, the Housing Commission began the erection of 100 houses for sale. Under this scheme, the Commission acted as the construction authority whilst administrative arrangements are carried out by the Rural Bank. Houses were sold on the basis of 10 per cent. deposit with repayment of the balance over a maximum period of 40 years. Construction of all houses has been completed.

(iii) *Victoria*. In 1956, a Home Finance Trust was established with the object of receiving money from institutions and others in order to make loans for the erection or purchase of houses. Applicants for loans must declare that they intend to use the houses as homes for themselves, their families and dependants. Except in special circumstances, no loan will be granted if the borrower or wife or husband of the borrower already owns a house in Victoria at the date of the proposed mortgage.

Loans granted are on the basis of a first mortgage over the house. Loans are not to exceed 95 per cent. of the value of the security (house and land) and are not made if the value of the security exceeds £4,500. In the case of purchase the house must not have been erected more than two years before the date of the mortgage. Repayment of loans may be made over a maximum period of 30 years, with interest charges determined by the Trust. At 30th June, 1959, 1,253 loans totalling £3,395,725 had been made.

(iv) *Queensland*. In this State there are two housing schemes operating—

(a) Under the State Housing Acts, 1945 to 1957, the Queensland Housing Commission makes advances to eligible applicants on the security of homes to be erected. A person to be eligible must be the proprietor of a suitable building site, must not already own a dwelling and must undertake to use the completed dwelling as a home for himself and family. The present maximum advances allowable under the Acts are £2,750 for a timber-frame building, £2,850 for a brick veneer and £3,100 for a brick or concrete building. The rate of interest at present chargeable on advances is 5½ per cent. a year. Repayment may be made at the option of the borrower over either a 30-year or a 45-year period. A borrower or purchaser who elects to repay over a 30-year period, who is under 40 years of age, and who has passed a prescribed medical examination, is entitled to free life insurance cover in an amount sufficient to liquidate his indebtedness to the Commission in the event of his death before his loan has been fully repaid, provided that the maximum benefit payable under such insurance cover does not exceed

£2,250. The total amount advanced on completed dwellings up to 30th June, 1959, was £19,923,410. The number of dwellings constructed under these Acts up to 30th June, 1959, was 26,190.

- (b) *Workers homes* are erected by the Queensland Housing Commission under the Workers' Homes Act 1919-1957. These homes are intended for persons who are not the owners of building sites, and applications are confined to persons with a net annual income for taxation purposes of not more than £800. The Housing Commission builds the home to suit the applicant's needs, on Crown Land, or on land purchased for the purpose, which is then converted to perpetual leasehold tenure. An applicant pays a deposit of 5 per cent. of the purchase price of the home and the balance by monthly rent over a term of 30 to 45 years. The rate of interest is 5½ per cent. a year. The number of houses constructed under this Act up to 30th June, 1958, was 2,346. No houses were completed under this Act in the year ended 30th June, 1959.

(v) *South Australia.* In South Australia, the Housing Trust builds houses for both rental and sale and, in addition, administers an emergency dwelling scheme for the South Australian Government. From July, 1946 to 30th June, 1959, 34,315 houses were erected by the Trust in both city and country areas.

- (a) *Rental Houses.* The majority of the Trust's rental houses are of brick or stone construction and are built in pairs in housing groups. The Trust has a large number of flats for rental, tenancy of which is restricted to married couples and others without young children. Specially designed flats for pensioners and other elderly persons of limited means are built. The Trust administers a scheme, on behalf of the South Australian Government, to assist people in country towns who cannot afford to pay an economic rent. Those assisted include war widows, deserted wives with families, servicemen's widows, pensioners and incapacitated ex-servicemen's families. Rents charged for accommodation are generally based on the overall cost of construction, and vary not only according to the size of the dwelling but also as to date of erection. As at 1st November, 1959, the rents of 5-roomed houses (i.e., 3 bedrooms) ranged from £2 2s. a week for houses of an older type to £3 7s. 6d. a week for houses then being completed. Factors taken into consideration when allotting rental houses include date of application, housing need and suitability of tenant. Persons with high incomes are asked to consider purchasing their own homes.

- (b) *Sales Scheme.* Houses built under this scheme, which was inaugurated in 1946, are of solid or timber-frame construction. More than 16,150 have been completed in both metropolitan and country areas since the scheme began. When houses are sold, the usual practice is for the Trust to recover the total cost of the house and land by the purchaser paying the total amount in cash or (as is usually the case) paying a deposit (which varies according to the type of house—at present £350 for a timber-frame house and £550 for a 5-roomed brick house—and the purchaser's ability to pay) and raising the balance by way of mortgage. In cases where the deposit and first mortgage are insufficient, the Trust may advance the balance by way of a second mortgage, the repayment term of which is a maximum of 30 years, interest being at the rate of 5½ per cent. a year. In 1956, the Trust began the erection of houses, which may be of solid or timber-frame construction or a mixture of both, for individuals on their own land. Houses are built by contract under the Trust's supervision. Prices for building and supervision of the standard houses covered by the scheme in late 1959 ranged from £2,950 for a 2-bedroom brick house to £4,600 for a 6-roomed (2-storey) house.

- (c) *Rural Housing.* In order to assist primary producers, the Trust will erect houses on the applicant's own land for his own use or that of his employees, either using local materials or transporting prefabricated houses to the site. At the end of 1959, prices for houses erected on level sites within 100 miles of Adelaide ranged from £2,150 for a 2-bedroom minimum type timber house to £2,750 for a 3-bedroom, asbestos cement sheeted, timber house.

(vi) *Western Australia.* The State Housing Commission is encouraging home ownership under the State Housing Act 1946-58, which is a continuation of the Workers' Home Board Act, originally promulgated in 1911.

Purchases can be arranged under—(a) a Freehold scheme, either by way of mortgage or contract of sale, and (b) Leasehold on either a perpetual Crown Lease or a lease for a term of years from the Commission. Under the Leasehold scheme purchasers can convert to freehold conditions upon having a 10 per cent. equity in the improvements and agreeing to purchase the land at the valuation originally determined at the date of commencement of the lease.

The housing authority builds the houses by private contract on land provided by the applicant or the Commission. The maximum loan is £2,500 under the State Housing Act except for houses built north of the 26th parallel of latitude in which case the Minister can approve of an advance exceeding £2,500.

To proceed under the mortgage conditions a deposit of not less than 10 per cent. is required but under the contract of sale or leasehold provisions the minimum deposit is £100. The interest rate in both cases is 5½ per cent. per annum and the repayment period is 45 years.

To obtain assistance an applicant cannot have an income exceeding £1,093 per annum plus £25 a year for each dependent child under 16 years of age. This figure varies according to the movement of the basic wage. However, north of the 26th parallel the Minister may allow a higher income family to be assisted.

A second mortgage scheme exists under the State Housing Act which provides that assistance be limited to those applicants who are building or purchasing new residential improvements, the cost of which does not exceed £3,000. By policy decision the Commission limits the second mortgages to a maximum of £1,000.

The number of houses completed under this Act to 30th June, 1959, was—Freehold 1,002, Leasehold 2,375, assistance by second mortgage 507.

(vii) *Tasmania.* The Agricultural Bank is authorized under the terms of the Homes Act 1935 to make loans to eligible persons for home building on the security of a first mortgage over the property. To be eligible a person must be married or be about to marry or have dependants for whom it is necessary to provide a home. At present, there are no statutory limitations as to the maximum income which an eligible applicant may receive. However, it is the policy of the Bank not to make loans to persons who are well able to provide houses for themselves. The maximum amount which the Bank will lend at present is £3,300 on homes built in proclaimed brick areas, and £3,000 on timber houses. The rate of interest at present charged is 5½ per cent. a year. Present policy is to allow a maximum of 31 years for repayment of loans.

5. War Service Homes.—The provision of War Service Homes is a function of the War Service Homes Division of the Department of National Development, and the administration of the War Service Homes Act is under the control of the Director of War Service Homes.

The War Service Homes Act 1918–1956 is a measure for the provision of homes for Australian ex-servicemen who served during the 1914–1918 War or the 1939–1945 War and, subject to the statutory provisions of the Act, to persons with service in Korea or Malaya. Provision is made also for assistance to the female dependants of Australian ex-servicemen and other classes of eligible persons as defined in the Act. Assistance may be granted to an eligible person and the wife or husband of that person, as the case may be, as joint tenants.

The maximum amount of loan or advance which may be granted under the Act is £2,750. The period of repayment may be approved up to 45 years. In the case of a widow or widowed mother of an Australian ex-serviceman, the period may be extended to a maximum of 50 years.

The War Service Homes Division does not provide homes for occupation on a purely tenancy basis.

From the inception of operations under the War Service Homes Act to 30th June, 1959, (figures in parentheses indicate cases where eligibility has been established as a result of service during the 1939–45 War or in Korea or Malaya), 199,407 (146,764) applications were approved; 75,740 (52,326) homes were built, or assistance to build them was given; 81,437 (64,999) homes were purchased; and 21,034 (17,328) mortgages were discharged. The total number of homes provided under the War Service Homes Act to 30th June, 1959, was 178,211 including 134,653 to persons who served during the 1939–45 War or in Korea or Malaya. In addition, the Division had approved 16,523 transfers and resales, of which 7,645 were in respect of persons whose eligibility had been established as a result of service during the 1939–45 War or in Korea or Malaya. Applications approved under the Commonwealth-State Housing Agreements of 1955 and 1956 numbered 1,676 (1,578) and homes purchased 1,618 (1,531).

During 1958–59, 12,630 (11,865) applications were approved; 5,254 (5,063) homes were built or assistance to build them was given; 6,660 (6,235) homes were purchased; and

1,497 (1,437) mortgages were discharged. The total number of homes provided during the year 1958–59 was 13,411 (12,735). Transfers and resales approved numbered 1,020 (874). Applications approved under the Commonwealth-State Housing Agreements of 1955 and 1956 numbered 217 (203) and homes purchased 238 (232).

At 30th June, 1959, 1,562 homes, including 206 group homes, were in course of construction; 501 contracts, of which 68 were for group homes, had been let but work had not started; and 405 tenders, including 63 for group homes, had been called but not finally dealt with. The majority of these homes are being provided for persons who served during the 1939–45 War.

The total capital expenditure from inception to 30th June, 1959, was £329,998,416, including £35,158,814 for 1958–59. Receipts from inception to 30th June, 1959, amounted to £139,065,703, including £16,769,375 during 1958–59. Of the total receipts, £68,853,242 had been paid to the National Debt Sinking Fund, including £7,559,838 for 1958–59.

At 30th June, 1959, the total amount of insurances in force, including cover notes, amounted to £422,035,406. During 1958–59, the premium income amounted to £322,236, and expenditure from the War Service Homes Insurance Trust Account to £169,637.

At 30th June, 1959, arrears of instalments outstanding amounted to £570,115, or 0.43 per cent. of the total instalments due.

6. Other Forms of Government Assistance.—(i) General. In addition to the assistance given to housing as outlined above, the Commonwealth and State Governments, through advances by Government Banks and the exercise of certain guarantees of the operations of Co-operative Terminating Building Societies by State Governments, further assist in making finance available for the erection and purchase of houses.

(ii) *Government Banks.* The terms and conditions governing the making of advances may be altered from time to time; consequently, no attempt has been made to tabulate them. However, the usual loan for a house of solid construction (brick, etc.) is generally between £2,500 and £3,000. The average loan for a timber-frame house is £2,250. Interest rates charged average 5½ per cent. a year. In some institutions this may be changed, usually after from 5 years to 10 years from the date of the loan. The maximum period of repayment ranges from about 20 years for timber-frame houses to 30 to 40 years for a house of solid construction.

(iii) *Building Societies.* There are some 1,700 building societies in Australia, over 95 per cent. of which are of the terminating type. Most of the terminating societies are in New South Wales and Victoria, where the movement derives its strength from State legislation, under which the Government of the State guarantees loans made to the societies. Terminating societies also operate in Queensland, where legislation has recently been introduced to provide a government guarantee for loans made to them, and in Western Australia and Tasmania. A number of terminating societies of the Starr-Bowkett type, an earlier and now less popular form of terminating society, operate in all States.

In addition to the terminating societies, there are a number of permanent building societies operating in all States under State legislation. State Governments do not generally guarantee the borrowings or lendings of these societies. However, in Western Australia the Housing Loan Guarantee Act, 1957 provides guarantees in respect of loans made by approved lending institutions (including permanent building societies), to individuals on the security of a mortgage. A premium, one-quarter of 1 per cent. of the balance of the loan outstanding at set intervals, is payable by the lender in return for the guarantee.

§ 4. Statistical Summary—New Building:

1. General.—The statistics in this section relate to the operations of private contractors, Government authorities and owner-builders, with the exception of those relating to employment, which do not include the numbers of persons working on owner-built houses.

The following outlines the scope of the statistics; (i) only the erections of new buildings as distinct from the constructions of railways, bridges, earthworks, water storage, etc., is covered; (ii) major new additions to existing buildings are included as new buildings; (iii) minor additions, alterations, renovations and repairs are excluded because of the difficulty of obtaining lists of persons who undertake this work; (iv) converted military huts and temporary dwellings are excluded; (v) figures for houses exclude flats and dwellings attached to other new buildings (the value of dwellings attached to other new buildings is included with the value of buildings to which they are attached); (vi) imported prefabricated houses are included; (vii) details obtained from Government authorities and building contractors refer to all areas whereas details for owner-builders cover only areas subject to building control by Local Government Authorities.

These statistics are available for each quarter from the September quarter, 1945.

More detailed information on building activity may be found in the *Quarterly Bulletin of Building Statistics*.

The following definitions of terms used in this section are necessary for interpretation of the data presented:—

Owner-built. An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

Contract-built. Includes the operations of all building contractors and Government instrumentalities which undertake the erection of new buildings.

Commenced. A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by informants may not be entirely uniform.

Completed. A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.

Employment. Figures relate to persons actually working on the jobs of contractors who undertake the erection of new buildings and of Government instrumentalities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and instrumentalities. The figures include working principals and their employees, men working as or for sub-contractors, and men temporarily laid off on account of weather.

Contractors are asked to give details of the persons employed on a specified day but, because of frequent movement between jobs and because some persons (such as electricians, etc.) may work on several jobs which are under construction simultaneously, some duplication may occur.

The figures exclude persons working on owner-built houses, and employees of builders who undertake only alterations, additions, repairs and maintenance.

Values. All values shown exclude the value of land and represent the estimated value of buildings on completion.

2. *New Houses.*—(i) *Commenced, Completed and Under Construction, 1954–55 to 1958–59.* The next table provides a summary of the number of new houses commenced, completed and under construction in each State and Territory.

NEW HOUSES: NUMBER.
(Including Owner-built Houses.)

Year.	N.S.W.	Vic.	Q'land.	S. Aust.	W. Aust.	Tas.	N.T. (a)	A.C.T.	Aust.
COMMENCED.									
1954–55	24,348	22,674	7,784	7,190	8,575	2,867	249	640	74,327
1955–56	23,506	21,245	7,173	8,377	6,336	2,490	341	499	69,967
1956–57	23,477	19,649	7,572	6,832	5,565	2,591	251	509	66,446
1957–58	24,177	21,933	7,050	6,951	5,328	2,378	311	1,139	69,267
1958–59	26,631	22,443	8,000	8,125	5,242	2,563	334	1,165	74,503
COMPLETED.									
1954–55	28,882	23,839	7,925	7,323	8,792	2,480	199	398	79,838
1955–56	26,369	22,652	7,396	7,721	7,760	2,721	312	605	75,536
1956–57	22,267	20,185	7,217	7,193	5,030	2,759	328	561	65,340
1957–58	25,114	21,367	7,357	7,606	6,196	2,566	275	698	71,179
1958–59	28,095	24,329	8,206	8,143	5,846	2,577	356	1,245	78,797
UNDER CONSTRUCTION AT END OF YEAR.									
1954–55	20,136	19,827	3,329	5,602	5,715	2,536	211	691	58,047
1955–56	17,273	18,399	3,106	6,252	4,284	2,305	240	585	52,444
1956–57	18,483	17,863	3,461	5,854	4,819	2,137	163	533	53,313
1957–58	17,546	18,429	3,154	5,199	3,951	1,949	199	974	51,401
1958–59	16,082	16,543	2,948	5,181	3,347	1,935	177	894	47,107

(a) Includes flats.

(ii) *Commenced, 1954-55 to 1958-59.* The number of new houses commenced in each State and Territory by contractors and owner-builders is shown in the following table.

NEW HOUSES COMMENCED: NUMBER.

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T. (a)	A.C.T.	Aust.
CONTRACT-BUILT. (b)									
1954-55 ..	15,049	14,543	6,075	5,386	5,764	1,636	221	600	49,274
1955-56 ..	13,812	13,154	5,469	6,303	4,489	1,342	283	410	45,262
1956-57 ..	14,607	12,371	6,006	5,053	4,455	1,465	177	408	44,542
1957-58 ..	15,729	15,654	5,559	5,523	4,284	1,291	227	975	49,242
1958-59 ..	18,582	17,188	6,387	6,873	4,231	1,508	257	993	56,019
OWNER-BUILT.									
1954-55 ..	9,299	8,131	1,709	1,804	2,811	1,231	28	40	25,053
1955-56 ..	9,694	8,091	1,704	2,074	1,847	1,148	58	89	24,705
1956-57 ..	8,870	7,278	1,566	1,779	1,110	1,126	74	101	21,904
1957-58 ..	8,448	6,279	1,491	1,428	1,044	1,087	84	164	20,025
1958-59 ..	8,049	5,255	1,613	1,252	1,011	1,055	77	172	18,484
TOTAL.									
1954-55 ..	24,348	22,674	7,784	7,190	8,575	2,867	249	640	74,327
1955-56 ..	23,506	21,245	7,173	8,377	6,336	2,490	341	499	69,967
1956-57 ..	23,477	19,649	7,572	6,832	5,565	2,591	251	509	66,446
1957-58 ..	24,177	21,933	7,050	6,951	5,328	2,378	311	1,139	69,267
1958-59 ..	26,631	22,443	8,000	8,125	5,242	2,563	334	1,165	74,503

(a) Includes flats.

(b) Includes operations of Government Authorities.

(iii) *Completed. (a) 1954-55 to 1958-59.* The following table shows the number of new houses completed in each State and Territory by contractors and owner-builders.

NEW HOUSES COMPLETED: NUMBER.

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T. (a)	A.C.T.	Aust.
CONTRACT-BUILT. (b)									
1954-55 ..	16,658	14,450	6,419	5,672	5,766	1,504	174	369	51,012
1955-56 ..	15,085	14,390	5,806	5,951	5,370	1,559	229	575	48,995
1956-57 ..	13,657	13,159	5,649	5,491	3,537	1,460	262	505	43,720
1957-58 ..	16,186	14,630	5,830	5,733	4,921	1,449	201	614	49,564
1958-59 ..	18,111	17,444	6,411	6,452	4,337	1,429	270	1,105	55,559
OWNER-BUILT.									
1954-55 ..	12,224	9,389	1,506	1,651	3,026	976	25	29	28,826
1955-56 ..	11,284	8,262	1,590	1,770	2,390	1,162	53	30	26,541
1956-57 ..	8,610	7,026	1,568	1,702	1,493	1,299	66	56	21,820
1957-58 ..	8,928	6,737	1,527	1,873	1,275	1,117	74	84	21,615
1958-59 ..	9,984	6,885	1,795	1,691	1,509	1,148	86	140	23,238
TOTAL.									
1954-55 ..	28,882	23,839	7,925	7,323	8,792	2,480	199	398	79,838
1955-56 ..	26,369	22,652	7,396	7,721	7,760	2,721	312	605	75,536
1956-57 ..	22,267	20,185	7,217	7,193	5,030	2,759	328	561	65,540
1957-58 ..	25,114	21,367	7,357	7,606	6,196	2,566	275	698	71,179
1958-59 ..	28,095	24,329	8,206	8,143	5,846	2,577	356	1,245	78,797

(a) Includes flats.

(b) Includes operations of Government Authorities.

(b) *Material of Outer Walls, 1958-59.* The following table shows the number of new houses completed in each State and Territory during 1958-59, classified according to the material of their outer walls.

NEW HOUSES COMPLETED: NUMBER, 1958-59.
(Including Owner-built Houses.)

Material of Outer Walls.	N.S.W.	Vic.	Q'ld.	S.A.	W.A.	Tas.	N.T. (a)	A.C.T.	Aust.
Brick, Brick Veneer, Concrete and Stone ..	5,740	10,400	792	6,903	3,637	674	104	1,193	29,443
Wood (Weatherboard, etc.) ..	9,066	11,996	5,609	117	46	1,807	1	48	28,690
Fibro Cement	13,269	1,417	1,709	1,109	2,157	96	248	4	20,009
Other	20	516	96	14	6	..	3	..	653
Total	28,095	24,329	8,206	8,143	5,846	2,577	356	1,245	78,797

(a) Includes flats.

(c) *Material of Outer Walls, 1954-55 to 1958-59.* The following table shows the number of new houses completed in Australia, classified according to the material of their outer walls.

NEW HOUSES COMPLETED: NUMBER, AUSTRALIA.
(Including Owner-built Houses.)

Material of Outer Walls.	1954-55. (a)	1955-56. (a)	1956-57. (a)	1957-58. (a)	1958-59. (a)
Brick, Brick Veneer, Concrete and Stone ..	23,901	23,523	21,956	25,876	29,443
Wood (Weatherboard, etc.)	31,050	29,389	25,670	26,854	28,690
Fibro Cement	24,501	22,071	17,408	17,864	20,009
Other	386	553	506	585	655
Total	79,838	75,536	65,540	71,179	78,797

(a) Includes Northern Territory flats.

3. **New Flats.**—The figures in the foregoing tables, except those for the Northern Territory, do not include particulars of new flats. The summary below shows the number of new flats commenced, completed and under construction in each State and Territory for the years 1954-55 to 1958-59. It should be noted: (i) that the figures are additional to the numbers of houses shown in other tables, (ii) that each flat is counted as a separate unit, and the numbers shown therefore relate to individual flats, and (iii) that new flats only are included, i.e., the conversions of old buildings into flats are omitted, (iv) "home units" are included as flats.

NEW FLATS: NUMBER.
(Individual Flats.)

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
COMMENCED.									
1954-55 ..	782	1,183	278	72	380	85	(a)	130	2,910
1955-56 ..	879	715	215	131	353	34	(a)	326	2,653
1956-57 ..	844	1,110	280	295	153	69	(a)	260	3,011
1957-58 ..	1,668	1,283	295	499	234	85	(a)	16	4,080
1958-59 ..	2,855	1,826	887	751	229	206	(a)	430	7,184
COMPLETED.									
1954-55 ..	701	781	309	105	316	48	(a)	12	2,272
1955-56 ..	776	1,273	200	86	584	49	(a)	..	2,968
1956-57 ..	861	897	174	230	365	105	(a)	264	2,896
1957-58 ..	1,331	1,104	331	372	171	41	(a)	56	3,406
1958-59 ..	1,935	1,434	651	640	212	131	(a)	358	5,361
UNDER CONSTRUCTION AT END OF YEAR.									
1954-55 ..	739	1,137	92	82	538	85	(a)	146	2,819
1955-56 ..	830	579	107	121	312	70	(a)	472	2,491
1956-57 ..	765	792	213	184	100	34	(a)	468	2,556
1957-58 ..	1,094	971	177	311	163	78	(a)	428	3,222
1958-59 ..	2,021	1,363	413	422	180	153	(a)	500	5,052

(a) Not available for publication. Included with houses.

4. Value of New Buildings.—(i) *Commenced, Completed and Under Construction, 1954-55 to 1958-59.* The following table summarizes the values of all new buildings commenced, completed and under construction in each State and Territory.

NEW BUILDINGS: VALUE.
(Including Estimated Value of Owner-built Houses.)
(£'000.)

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
COMMENCED.									
1954-55 ..	121,351	102,693	32,073	29,946	35,458	10,836	1,605	5,932	339,894
1955-56 ..	133,257	121,416	35,024	43,202	26,972	9,889	2,300	4,708	376,768
1956-57 ..	135,798	109,334	37,841	31,888	22,241	14,138	1,765	5,959	358,964
1957-58 ..	137,189	122,133	37,128	35,659	25,065	12,733	2,259	8,588	380,754
1958-59 ..	161,731	131,607	42,829	42,738	26,256	14,409	2,237	10,104	431,911
COMPLETED.									
1954-55 ..	110,694	98,932	28,318	27,081	34,096	10,649	1,653	2,943	314,366
1955-56 ..	124,138	111,594	30,519	33,717	33,678	12,798	1,935	4,287	352,666
1956-57 ..	133,094	114,830	35,383	33,997	23,424	12,609	2,285	5,940	361,562
1957-58 ..	169,240	131,756	38,043	38,047	27,262	12,840	2,110	5,841	425,139
1958-59 ..	159,841	137,437	45,000	44,394	30,262	13,450	2,588	10,999	443,971
UNDER CONSTRUCTION AT END OF YEAR.									
1954-55 ..	117,498	112,055	23,446	26,854	29,102	12,399	1,573	10,643	333,570
1955-56 ..	132,693	128,525	28,210	36,996	25,550	9,864	1,967	11,240	375,045
1956-57 ..	138,792	127,943	31,332	36,792	26,217	12,085	1,555	11,520	386,236
1957-58 ..	113,548	122,750	30,968	35,337	24,587	11,946	1,745	14,589	355,470
1958-59 ..	119,473	120,179	29,709	34,104	21,285	13,053	1,721	13,929	353,453

(ii) *Completed, 1958-59.* The following table shows the value of all new buildings completed in each State and Territory during 1958-59, according to the kind of building. It should be remembered that all values shown exclude the value of land and represent the estimated value of buildings on completion.

NEW BUILDINGS COMPLETED: VALUE, 1958-59.
(Including Estimated Value of Owner-built Houses.)
(£'000.)

Kind of Building.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
Houses—									
Brick, Brick Veneer, Con- crete and Stone ..	25,631	40,518	2,922	23,004	12,105	2,566	469	5,972	113,187
Wood (Weath- erboard, etc.)	28,276	35,593	15,803	374	121	4,928	} 1,038	220	{ 85,306
Fibro Cement	33,214	3,266	3,590	2,850	4,966	155			
Other ..	57	1,581	255	32	13	..	9	..	{ 49,088
<i>Total, Houses</i>	<i>87,178</i>	<i>80,958</i>	<i>22,570</i>	<i>26,260</i>	<i>17,205</i>	<i>7,649</i>	<i>(a) 1,516</i>	<i>6,192</i>	<i>249,528</i>
Flats ..	5,104	3,814	1,197	1,558	420	344	(b)	1,709	14,146
Hotels, Guest Houses, etc. ..	2,849	1,292	1,653	797	(c)	85	368	(c)	7,204
Shops ..	6,688	4,761	1,667	1,404	684	402	117	102	15,825
Factories ..	16,750	16,096	2,849	2,035	1,396	986	99	426	40,637
Business Premises—									
Office ..	9,402	8,683	3,287	1,075	1,192	(c)	(c)	1,262	25,540
Other ..	7,595	5,237	3,202	2,309	1,213	706	90	106	20,458
Educational ..	10,823	4,495	3,215	2,732	2,292	1,019	151	842	25,569
Religious ..	1,923	2,096	581	563	(c)	(c)	..	..	{ 5,994
Health ..	4,378	3,993	1,764	4,389	3,562	690	(c)	88	{ 18,841
Entertainment and Recreation	4,459	2,120	739	501	908	149	(c)	(c)	{ 8,975
Miscellaneous ..	2,692	3,892	2,276	771	689	690	170	164	{ 11,344
<i>Total, Other Buildings</i>	<i>72,663</i>	<i>56,479</i>	<i>22,430</i>	<i>18,134</i>	<i>13,057</i>	<i>5,801</i>	<i>1,072</i>	<i>4,807</i>	<i>194,443</i>
Total, New Buildings	159,841	137,437	45,000	44,394	30,262	13,450	2,588	10,999	443,971

(a) Includes flats.

(b) Included with houses.

(c) Not available for publication.

(iii) *Completed, 1954-55 to 1958-59.* The following table shows the value of all new buildings completed in Australia.

NEW BUILDINGS COMPLETED: VALUE.
(Including Estimated Value of Owner-built Houses.)
(£'000.)

Kind of Building.	1954-55.	1955-56.	1956-57.	1957-58.	1958-59.
Houses—					
Brick, Brick Veneer, Concrete and Stone ..	82,917	86,336	84,505	98,131	113,187
Wood (Weatherboard, etc.)	79,100	80,473	74,361	79,631	85,306
Fibro Cement	54,141	51,184	42,286	43,836	49,088
Other	1,013	1,443	1,339	1,662	1,947
<i>Total, Houses</i>	<i>217,171</i>	<i>219,436</i>	<i>202,491</i>	<i>223,260</i>	<i>249,528</i>
Flats	4,944	6,824	7,245	8,238	14,146
Hotels, Guest Houses, etc.	3,683	6,309	8,239	6,768	7,204
Shops	10,724	12,604	12,527	13,588	15,825
Factories	24,606	38,234	43,253	59,883	40,637
Business Premises—					
Office		8,841	16,827	33,678	25,450
Other		14,633	18,863	17,302	20,458
Educational		15,716	14,840	19,630	25,569
Religious		2,409	3,507	4,825	5,994
Health		10,058	13,113	19,889	18,841
Entertainment and Recreation		4,104	9,481	8,815	8,975
Miscellaneous		13,498	11,176	9,263	11,344
<i>Total, Other Buildings</i>	<i>97,195</i>	<i>133,230</i>	<i>159,071</i>	<i>201,879</i>	<i>194,443</i>
Total, New Buildings	314,366	352,666	361,562	425,139	443,971

5. *Persons engaged in New Building.—(i) At 30th June, 1959.* The following table shows the number of contractors, sub-contractors and wage earners engaged on jobs carried out by builders of new buildings at 30th June, 1959, and also shows the numbers of these persons engaged in the main building occupations as at that date.

PERSONS ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS, 30th JUNE, 1959.

(Excluding Persons working on Owner-built Houses.)

Particulars.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
Contractors (a)	3,070	2,473	2,091	697	625	510	50	124	9,640
Sub-contractors (a)	5,789	4,627	2,191	2,300	1,301	583	80	334	17,205
Wage earners	27,422	25,526	16,409	9,639	7,166	4,217	271	2,442	93,092
Total	36,281	32,626	20,691	12,636	9,092	5,310	401	2,900	119,937
Carpenters	13,978	12,921	9,448	3,688	2,925	2,504	182	935	46,581
Bricklayers	3,257	3,120	1,395	1,923	1,074	392	34	252	11,447
Painters	3,239	3,099	1,750	1,058	867	406	28	362	10,809
Electricians	1,935	1,461	1,105	575	463	194	20	158	5,911
Plumbers	3,351	2,735	1,653	981	832	270	39	214	10,075
Builders' Labourers	5,604	4,662	3,397	2,207	1,579	1,016	54	452	18,971
Other	4,917	4,628	1,943	2,204	1,352	528	44	527	16,143
Total	36,281	32,626	20,691	12,636	9,092	5,310	401	2,900	119,937

(a) Actually working on jobs.

(ii) *Summary, 1955 to 1959.* The number of persons (including contractors and sub-contractors actually working on jobs) engaged in each State and Territory on jobs carried out by builders of new buildings is shown in the following table.

PERSONS ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS.

(Excluding Persons working on Owner-built Houses.)

At 30th June—	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
1955	34,981	32,396	18,655	10,876	10,437	5,904	425	1,913	115,587
1956 (a) ..	37,300	32,306	19,427	11,258	9,080	4,620	464	1,957	116,412
1957 (b) ..	37,337	30,543	18,425	11,036	9,439	4,684	384	2,004	113,852
1958	32,673	31,634	17,886	10,687	8,924	4,460	370	2,982	109,616
1959	36,281	32,626	20,691	12,636	9,092	5,310	401	2,900	119,937

(a) At 29th June.

(b) At 28th June.