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CHAPTER XI.

HOUSING AND OTHER NEW BUILDING.

§ 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 § 2 of this chapter details are given of the characteristics of dwellings as obtained from censuses, § 3 outlines government assistance to housing since 1945 and operations under the War Service Homes Act 1918–1956, and a summary of new building is provided in § 4. This section includes, for the first time, statistics relating to building approvals.

§ 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 Aborigines.)

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. 291.) 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, below, 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.

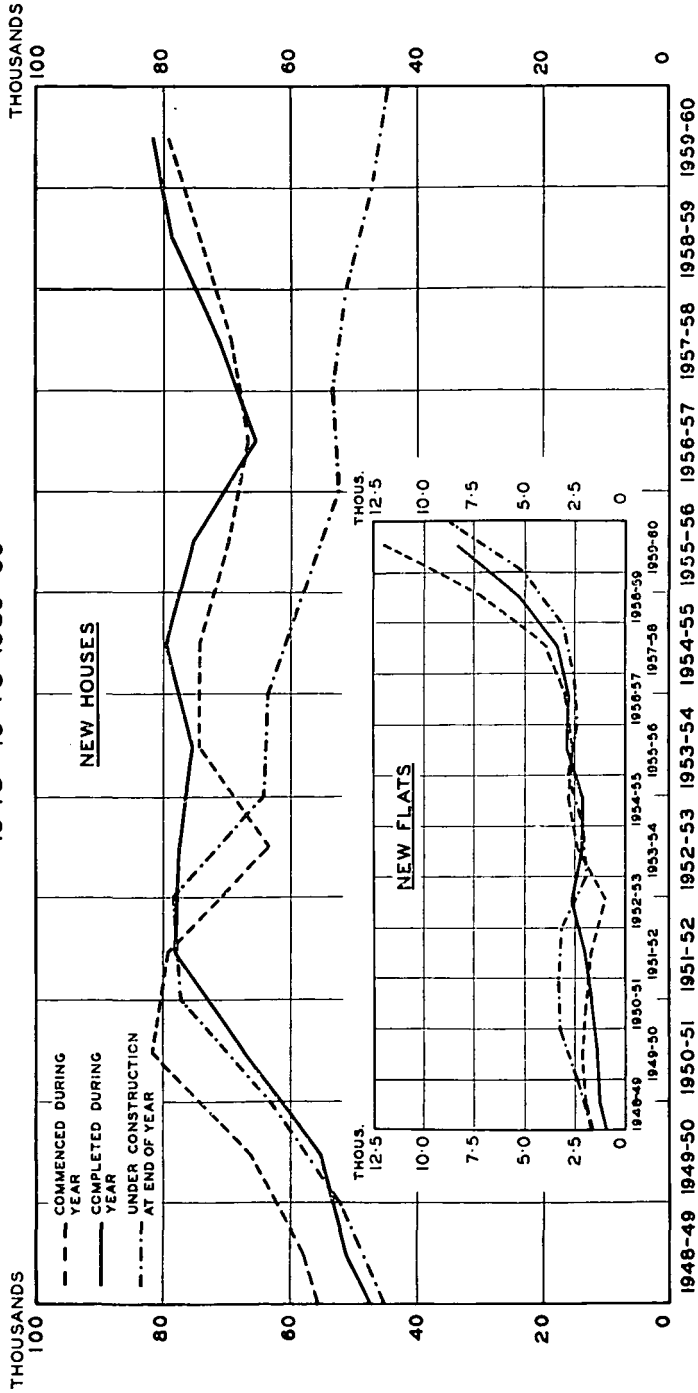
DWELLINGS: AUSTRALIA, CENSUS, 30th JUNE, 1954.

(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

NEW HOUSES AND FLATS : AUSTRALIA

1948-49 TO 1959-60



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. (The foregoing figures are exclusive of dwellings occupied solely by indigenous population.)

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, etc., 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, Aus- tralia.	Urban.(a)		Rural. (a)	Total, Aus- tralia.	
	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	437,967
Share of Private House(c) Flat Other	72,724 94,822 33,263	19,627 12,697 3,855	13,660 3,880 1,043	106,011 111,399 38,161	77,344 104,603 45,308	22,747 20,784 6,744	7,125 2,033 714	107,216 127,420 52,766	1,205 16,021 14,603
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 .. Licensed Hotel .. Boarding House, etc. .. Educational Institution Religious Institution (non-educational) .. Hospital Charitable Institution (other than Hospital) Other	1,110 1,586 15,302 449 85 543 206 552	279 1,776 3,367 290 21 368 72 293	352 2,854 2,512 389 42 593 128 1,003	1,741 6,316 21,181 1,128 148 1,504 406 1,848	998 1,720 14,110 523 142 559 299 852	264 2,457 4,120 488 31 517 107 1,091	194 2,015 1,041 251 24 353 104 4,672	1,456 6,192 19,271 1,262 197 1,429 510 6,615	-285 -124 -1,910 134 49 -75 104 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 Dwell- ings	981,420	332,543	593,932	1,907,895	1,328,391	577,754	474,208	2,380,353	472,458
Total Occupied Dwell- ings 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. 291 regarding comparability 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 49,148	7,448,978 134,187	82.89 1.49
Shed, Hut, etc. ..						
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	7,026,700	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, while 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. 291 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.

For details of the number of rooms in Metropolitan Urban, Other Urban, and Rural Areas see Official Year Book No. 46, pages 378-9.

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 Dwell-ings.	Private House. (b)	Share of Private House. (c)	Flat.	Other.	Total Private Dwell-ings.
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.

(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.

For details of number of occupants in Metropolitan Urban, Other Urban and Rural Areas see Official Year Book No. 46, pages 380-1.

OCCUPIED 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 Dwell- ings.	Private House. (a)	Share of Private House. (b)	Flat.	Other.	Total Private Dwell- ings.
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 In- mates ..	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 num- ber 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.

(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.

For details of nature of occupancy in Metropolitan Urban, Other Urban and Rural Areas see Official Year Book No. 46, pages 382-3.

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.
Owner	805,402	21,133	10,680	810	838,025	1,074,696	28,772	15,974	2,372	1,121,814
Purchaser by Instalments	143,594	3,472	503	108	147,677	343,625	7,099	1,816	553	353,093
Tenant (Governmental Housing)(c)	598,573	79,025	98,708	36,444	812,750	91,968	560	4,935	1,913	99,376
Tenant	25,563	721	776	286	27,346	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
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

(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) 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 Australia classified according to weekly rent (unfurnished). For details of weekly rent in the Metropolitan Urban, Other Urban and Rural Areas see Official Year Book No. 46, pages 384-5.

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.
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	58,978	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	11,154
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.

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. 291), 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. (Aus- tralia.)
	Urban.		Rural.	Total, Aus- tralia.	Urban.		Rural.	Total, Aus- tralia.	
	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 $4\frac{1}{2}$ 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
1959-60	451	983	111	26	49	1,620
Total ..	5,645	5,828	966	476	2,084	14,999

(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 $4\frac{1}{2}$ per cent. per annum, and, less one per cent. when the bond rate exceeds $4\frac{1}{2}$ per cent. per annum. The effective interest rate during the first four financial years of this agreement (1956-57 to 1959-60) was 4 per cent. per annum.

The following table shows progress made under the 1956 Housing Agreement during 1959-60:—

1956 COMMONWEALTH AND STATE HOUSING AGREEMENT, 1959-60.

Particulars.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	Total.
Advances to States .. £'000	12,350	10,300	3,480	5,000	3,000	1,950	36,080
Supplementary Advances (Service Housing) .. £'000	432	360	122	92	49	7	1,062

STATE HOUSING PROGRAMME.

Allocation of Advances (70 per cent.) .. £'000	8,645	7,200	2,436	3,500	2,100	1,365	25,246
Dwellings—							
Commenced ..	2,707	2,513	895	1,871	681	429	9,096
Completed(a) ..	3,351	2,594	730	1,605	643	430	9,353
Under construction at 30th June, 1960 ..	1,664	1,337	410	1,361	243	225	5,240
Sold ..	2,250	1,690	475	114	280	464	5,273

SERVICE HOUSING.

Funds Allocated(b) .. £'000	865	720	244	184	97	14	2,124
Agreed Programme (Number of dwellings) ..	262	205	79	67	34	4	651
Dwellings completed(c) ..	209	202	66	49	30	4	560

HOME BUILDERS' ACCOUNT.

Allocation of Advance (30 per cent.) .. £'000	3,705	3,100	1,044	1,500	900	585	10,834
Amount drawn by Institutions ..	4,100	3,489	1,156	1,530	928	684	11,887
Dwellings—							
Approved ..	1,081	1,055	269	371	304	144	3,224
Commenced ..	978	1,066	294	426	298	141	3,203
Completed ..	937	(d) 1,330	297	516	313	210	3,603
Purchased—							
New Dwellings ..	414	314	193	197	54	42	1,214
Other ..	34	..	..	..	..	6	40

(a) Includes Service Housing. (b) 50 per cent. by Commonwealth and 50 per cent. by State.
 (c) Included in State Housing Programme above. (d) Includes purchased dwellings which have been completed during 1959-60.

Advances made by the Commonwealth Government to the States, and the number of houses sold since the beginning of the 1956 Agreement are shown in the following table:—

1956 COMMONWEALTH AND STATE HOUSING AGREEMENT: ADVANCES AND HOUSES SOLD.

Year.	N.S.W.	Vic.	Qld.	S.A.	W.A.	Tas.	Total.
ADVANCES TO STATES (£'000).							
1956-57	10,800	10,000	2,750	3,600	3,000	2,000	32,150
1957-58	11,000	10,000	3,160	4,000	3,000	2,000	33,160
1958-59	12,000	10,300	3,310	5,000	3,000	2,200	35,810
1959-60	12,350	10,300	3,480	5,000	3,000	1,950	36,080
Total ..	46,150	40,600	12,700	17,600	12,000	8,150	137,200

SUPPLEMENTARY ADVANCES (SERVICE HOUSING) (£'000).							
1956-57	432	400	110	111	111	25	1,189
1957-58	440	400	126	159	15	35	1,175
1958-59	420	360	116	175	103	20	1,194
1959-60	432	360	122	92	49	7	1,062
Total ..	1,724	1,520	474	537	278	87	4,620

NUMBER OF HOUSES SOLD.							
1956-57	1,659	373	306	165	175	224	2,902
1957-58	2,910	286	548	205	614	454	5,017
1958-59	2,022	1,454	647	205	205	315	4,848
1959-60	2,250	1,690	475	114	280	464	5,273
Total ..	8,841	3,803	1,976	689	1,274	1,457	18,040

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 this plan, the Commonwealth paid subsidy amounting to £4,193,700 on 13,979 houses imported by State Authorities. A total of 18,182 houses were imported and erected, including 4,167 imported by the Commonwealth Government and erected by the Commonwealth Department of Works and the Snowy Mountains Hydro-Electric Authority. 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 October, 1960, 590 loans had been approved. These were for:—new houses, 438; extensions to existing houses and/or discharge of mortgages, 43; purchase of existing houses, 109.

- (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. At 22nd July, 1960, the first 20 Housing Commission homes were completed at Alice Springs.
- (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, 1960, 7,459 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 10 per cent. of the purchase price fixed by the Department of the Interior with no limit to the amount which may be held on mortgage. 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, 1,642 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 5½ per cent. per annum. From 1st July, 1950 to 30th June, 1960, 842 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, 1960, 143 loans totalling £323,483 had been approved.

In 1960, the Administration started a project for providing 50 low-cost houses for rental to indigenes and mixed-bloods. These houses were completed during August, 1960, and an additional 20 houses are under construction.

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 while a further 106 houses were erected by the Housing Commission on Commission land and sold, under this section of the Act, to approved applicants. 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 or sales are being made.

(b) *Rental Housing (other than Housing Agreements).*

- (1) 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 843.
- (2) Specially designed units are erected by the Housing Commission to provide dwellings for elderly persons at rentals within their means. The rents of these units are £1 per week for elderly single persons and £1 10s. per week for elderly couples. One hundred and seven of these units are now completed.

(c) *Sales Scheme.*

- (1) During 1953–54, the Housing Commission began the erection of 100 houses for sale. Under this scheme, the Commission acted as the construction authority while administrative arrangements were 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.
- (2) Applicants who have established eligibility for Housing Commission accommodation may now apply to have a standard type dwelling erected on their own block of land. Terms of repayments are the same as for the 1956 Agreement dwellings, i.e. a minimum deposit of £50 with a maximum repayment period of 45 years with interest at $4\frac{1}{2}$ per cent. Under this scheme 12 dwellings have been completed.

(iii) *Victoria. (a) Home Finance Trust.* 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, 1960, 1,485 loans totalling £4,059,875 had been made.

(b) *Housing of Aborigines.* Under the Aborigines Act 1958 as amended by Aborigines (Housing) Act 1959, the Housing Commission of Victoria is empowered to erect houses for the Aborigines Welfare Board for occupation as dwellings by aborigines.

During the financial year 1959–60, the Commission erected thirteen houses for this purpose.

(iv) *Queensland.* The following housing schemes are operating in this State:—

- (a) *Queensland Housing Commission.* The Queensland Housing Commission was established in 1945 to take over the operation of the State Advances Corporation which had been set up in 1916 to make advances to home builders under the State Advances Act. The Commission was given increased powers to assist in meeting the existing housing shortage, and was empowered, as well as to make advances to private house builders, to build houses itself either for sale or for letting, under the State Housing Acts, 1945 to 1957. 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 £3,000 for a timber-frame building, £3,100 for a brick veneer and £3,350 for a brick or concrete building. The rate of interest on advances is $5\frac{1}{2}$ 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. Since the post-war revival of housing in 1944-45, to 30th June, 1960, 22,374 houses were completed under all schemes administered by the Commission. Of the completed houses, 12,029 are being acquired under home-ownership schemes and 10,345 are for rental.

- (b) *Workers' Dwellings.* The maximum advances under this scheme were increased to £3,000 for a timber dwelling, £3,100 for a brick veneer, and £3,350 for a brick or concrete dwelling from 19th May, 1960. During 1959-60, 512 workers' dwellings were erected. Since the inception of this scheme in 1910 to 30th June, 1960, 26,711 dwellings have been completed, and total advances made for those dwellings amounted to £21,308,863.
- (c) *Workers' Homes.* 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, 1960, was 2,347.

(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, 1960, 37,487 houses were erected by the Trust in both city and country areas.

- (a) *Rental Houses.* In the main, houses built for rental by the Trust are built with funds provided under the Housing Agreement. However, 50 houses were completed during 1959-60 with funds made available by the State Government to assist people in country towns who cannot afford to pay an economic rent and 44 single unit houses built with funds outside the Agreement were let at Elizabeth.

Upon request by State Government Departments the Trust will erect houses for purchase by those Departments for the accommodation of their employees. During the financial year 1959-60, 163 houses were built for Education, Police, Highways and Woods and Forests Departments, etc. Rents for the houses are determined by the Public Service Board. Rents charged for other accommodation are generally based on the overall cost of construction, and vary not only according to the size of the dwelling but also to date of erection. As at 1st November, 1960, 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 18,000 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 and locality—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 1960 ranged from £3,150 for a 2-bedroom brick house to £5,000 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 1960, prices for houses erected on level sites within 100 miles of Adelaide ranged from £2,250 for a 2-bedroom minimum type timber house to £3,000 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 1946–1960, 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 under the State Housing Act is £2,500 in the metropolitan area and £2,750 in rural centres south of the 26th parallel of latitude. For houses built north of the 26th parallel of latitude, 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 £1,196 per annum in metropolitan areas and £1,453 per annum in rural areas plus £25 a year for each dependent child under 16 years of age. This figure varies according to the movement of the basic wage. 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, 1960, was—freehold 1,228, leasehold 2,461, assistance by second mortgage 595.

(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 purely on a tenancy basis.

The following table gives details of the operations of the War Service Homes Division from the inception of the Scheme on 6th March, 1919 to 30th June, 1960, and also details of the activities for the year 1959-60.

WAR SERVICE HOMES DIVISION: SUMMARY OF OPERATIONS.

Particulars.	Eligibility Established from Service in:—		Total.
	1914-18 War.	1939-45 War, Korea or Malaya.	

FROM INCEPTION TO 30TH JUNE, 1960.

Applications received	No.	111,764	300,038	411,802
Applications approved	"	53,364	159,477	212,841
Homes purchased	"	16,922	72,952	89,874
Homes built, or assistance given to build them	"	23,521	55,388	78,909
Mortgages discharged	"	3,753	18,692	22,445
Total homes provided	"	44,196	147,032	191,228
Transfers or resales	"	8,996	8,609	17,605
Total capital expenditure .. .. .	£	..	..	365,066,265
Total receipts .. .. .	"	..	..	158,902,172

1959-60.

Applications received	No.	1,262	19,399	20,661
Applications approved	"	721	12,713	13,434
Homes purchased	"	484	7,953	8,437
Homes built, or assistance given to build them	"	107	3,062	3,169
Mortgages discharged	"	47	1,364	1,411
Total homes provided	"	638	12,379	13,017
Transfers or resales	"	118	964	1,082
Total capital expenditure .. .. .	£	..	..	35,067,849
Total receipts .. .. .	"	..	..	19,836,469

In addition to the homes provided under the War Service Homes Act, 1,792 homes have been taken over under the Commonwealth State Housing Agreements of 1955 and 1956, of which 174 were taken over during the year 1959-60.

At 30th June, 1960, 1,166 homes, including 144 group homes, were in course of construction; 542 contracts of which 64 were for group homes had been let but work had not started; and 457 tenders, including 24 for group homes, had been called but not finally dealt with.

At 30th June, 1960, the total amount of insurances in force, including cover notes, amounted to £466,779,318 and expenditure from the Insurance Trust Account to £196,167.

At 30th June, 1960, arrears of instalments amounted to £542,402 or 0.36 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 more solid construction.

(iii) *Building Societies.* There are over 2,000 building societies in Australia, 95 per cent. of which are of the terminating type. Most of the terminating societies are in New South Wales and Victoria. The Government of the State guarantees loans made to the societies in New South Wales, Victoria, Queensland, Western Australia and Tasmania. Terminating societies also operate in the Australian Capital Territory, where legislation was introduced in May, 1959, to provide a government guarantee for loans made to them.

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.

In Tasmania, guarantees have been given by the Treasurer to enable permanent building societies to receive substantial bank overdrafts.

§ 4. New Building.

1. *General.*—(i) *Statistics of Building Approved.* Statistics of building approvals have been compiled from (a) permits issued by local government authorities in the areas subject to building control by these authorities, and (b) contracts let or work commenced and day labour projects authorized by governmental authorities. They relate only to approvals for buildings as distinct from the construction of roads, bridges, railways, earth works, water storage, etc. Values shown represent the estimated cost when completed (excluding cost of land) of new buildings and alterations and additions to existing buildings. Additions of £5,000 and over are included with new buildings in all States, except New South Wales, where they are included in "alterations and additions".

These statistics are available from the year 1953–54.

Current information on building approvals may be found in the *Monthly Review of Business Statistics*, the *Digest of Current Economic Statistics*, and the monthly mimeograph statement *Building Approvals*.

(ii) *Statistics of Building Commenced, Completed and Under Construction.* These relate to building by private contractors, Government authorities and owner-builders.

The following outlines the scope of the statistics: (a) only the erection of new buildings as distinct from the construction of railways, bridges, earthworks, water storage, etc., is covered; (b) major new additions to existing buildings are included as new buildings; (c) minor additions, alterations, renovations and repairs are excluded because of the difficulty of obtaining details of this work; (d) converted military huts and temporary dwellings are excluded; (e) 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); (f) imported prefabricated houses are included; (g) 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.

More detailed information on building activity may be found in the *Quarterly Bulletin of Building Statistics*, and current information is obtainable also in the *Quarterly Summary of Australian Statistics*, the *Monthly Review of Business Statistics*, the *Digest of Current Economic Statistics*, and in the preliminary mimeograph statements *Building Statistics: Number of New Houses and Flats*.

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

Private or Government. A building is classified as “private” or “government” according to ownership.

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) *Approved, Commenced, Completed and Under Construction, 1959–60.* The next table provides a summary of the number of new houses approved, commenced, completed and under construction in each State and Territory.

A graph showing the number of new houses commenced, completed and under construction for the period 1948–49 to 1959–60, will be found on page 379.

NEW HOUSES: NUMBER, 1959–60.

(Including Owner-built Houses.)

Particulars.	N.S.W.	Vic.	Q'land.	S. Aust.	W. Aust.	Tas.	N.T. (a)	A.C.T.	Aust.
Approved ..	32,238	24,585	10,618	8,337	6,082	2,546	442	1,388	86,236
Commenced ..	28,067	23,201	8,959	8,909	5,946	2,357	426	1,425	79,290
Completed ..	29,538	24,157	9,001	8,976	5,997	2,475	341	1,145	81,630
Under Construction at end of year ..	14,611	15,587	2,906	5,114	3,296	1,817	262	1,174	44,767

(a) Includes flats.

(ii) *Approved, Government and Private, 1955-56 to 1959-60.*—The following table shows the number of new houses approved in each State or Territory, according to government and private ownership.

NEW HOUSES APPROVED: NUMBER.

Year.	N.S.W.	Vic.	Q'land.	S. Aust.	W. Aust.	Tas.	N.T. (a)	A.C.T.	Aust.
GOVERNMENT.									
1955-56 ..	2,687	2,015	1,511	2,586	1,827	532	139	250	11,547
1956-57 ..	4,172	2,168	860	2,209	1,910	490	28	362	12,199
1957-58 ..	3,438	2,315	978	3,928	1,076	490	161	928	13,314
1958-59 ..	3,890	2,274	724	2,452	1,089	477	146	765	11,817
1959-60 ..	2,873	2,552	973	2,103	1,229	452	181	862	11,225
PRIVATE.									
1955-56 ..	21,923	19,786	7,744	5,296	4,069	2,126	149	205	61,298
1956-57 ..	21,999	17,700	8,425	4,488	4,189	2,234	136	173	59,344
1957-58 ..	24,489	20,404	8,876	4,859	4,418	1,980	160	259	65,455
1958-59 ..	27,026	20,552	9,041	5,376	4,173	1,929	230	394	68,721
1959-60 ..	29,365	22,033	9,645	6,234	4,853	2,094	261	526	75,011
TOTAL.									
1955-56 ..	24,610	21,801	9,255	7,882	5,896	2,658	288	455	72,845
1956-57 ..	26,171	19,868	9,285	6,697	6,099	2,724	164	535	71,543
1957-58 ..	27,937	22,719	9,854	8,787	5,494	2,470	321	1,187	78,769
1958-59 ..	30,916	22,826	9,765	7,828	5,262	2,406	376	1,159	80,538
1959-60 ..	32,238	24,585	10,618	8,337	6,082	2,546	442	1,388	86,236

(a) Includes flats.

(iii) *Commenced, 1955-56 to 1959-60.* 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)									
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
1959-60 ..	19,784	19,372	7,349	8,032	5,067	1,491	321	1,286	62,702
OWNER-BUILT.									
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
1959-60 ..	8,283	3,829	1,610	877	879	866	105	139	16,588
TOTAL.									
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
1959-60 ..	28,067	23,201	8,959	8,909	5,946	2,357	426	1,425	79,290

(a) Includes flats.

(b) Includes operations of Government Authorities.

(iv) *Completed.* (a) 1955-56 to 1959-60. 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)									
1955-56 ..	15,085	14,390	5,806	5,951	5,370	1,559	259	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
1959-60 ..	20,104	18,200	7,339	7,714	4,765	1,473	262	974	60,831
OWNER-BUILT.									
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
1959-60 ..	9,434	5,957	1,662	1,262	1,232	1,002	79	171	20,799
TOTAL.									
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
1959-60 ..	29,538	24,157	9,001	8,976	5,997	2,475	341	1,145	81,630

(a) Includes flats.

(b) Includes operations of Government Authorities.

(b) *Material of Outer Walls, 1959-60.* The following table shows the number of new houses completed in each State and Territory during 1959-60, classified according to the material of their outer walls.

NEW HOUSES COMPLETED: NUMBER, 1959-60.
(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 ..	6,340	11,863	1,021	7,625	4,176	814	85	1,079	33,003
Wood (Weatherboard, etc.) ..	9,044	9,987	6,064	88	23	1,582	7	62	26,857
Fibro Cement ..	14,125	2,020	1,811	1,235	1,794	79	246	4	21,314
Other ..	29	287	105	28	4	..	3	..	456
Total ..	29,538	24,157	9,001	8,976	5,997	2,475	341	1,145	81,630

(a) Includes flats.

(c) *Material of Outer Walls, 1955-56 to 1959-60.* The following table shows the number of new houses completed in Australia, classified according to the material of their outer walls.

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

Material of Outer Walls.	1955-56.	1956-57.	1957-58.	1958-59.	1959-60.
Brick, Brick Veneer, Concrete and Stone ..	23,523	21,956	25,876	29,443	33,003
Wood (Weatherboard, etc.) ..	29,389	25,670	26,854	28,690	26,857
Fibro Cement ..	22,071	17,408	17,864	20,009	21,314
Other ..	553	506	583	655	456
Total ..	75,536	65,540	71,179	78,797	81,630

(a) Includes Northern Territory flats.

(v) *Under Construction, 1955-56 to 1959-60.* The number of new houses under construction at the end of each year 1955-56 to 1959-60 in each State and Territory is shown in the following table.

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

At end of Year.	N.S.W.	Vic.	Q'land.	S. Aust.	W. Aust.	Tas.	N.T. (a)	A.C.T.	Aust.
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
1959-60 ..	14,611	15,587	2,906	5,114	3,296	1,817	262	1,174	44,767

(a) Includes 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 approved, commenced, completed and under construction for the years 1955-56 to 1959-60. It should be noted: (a) that the figures are additional to the numbers of houses shown in other tables, (b) that each flat is counted as a separate unit, and the numbers shown therefore relate to individual flats, (c) that new flats only are included, i.e., the conversions of old buildings into flats are omitted, and (d) "home units" are included as flats.

A graph showing the number of new flats commenced, completed and under construction for the period 1948-49 to 1959-60 will be found on page 379.

NEW FLATS: NUMBER.
(Individual Flats.)

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
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APPROVED—GOVERNMENT.

1955-56 ..	175	332	..	200	93	..	(a)	212	1,012
1956-57 ..	281	575	..	104	44	8	(a)	248	1,260
1957-58 ..	182	341	..	96	140	18	(a)	84	861
1958-59 ..	953	728	..	187	23	65	(a)	502	2,458
1959-60 ..	600	452	111	252	..	40	(a)	107	1,562

APPROVED—PRIVATE.

1955-56 ..	742	444	448	50	232	8	(a)	..	1,924
1956-57 ..	1,258	684	613	210	152	12	(a)	..	2,929
1957-58 ..	1,942	1,039	1,033	470	155	56	(a)	2	4,697
1958-59 ..	3,274	1,237	1,658	476	176	156	(a)	..	6,977
1959-60 ..	8,973	4,028	1,733	739	365	147	(a)	47	16,032

APPROVED—TOTAL.

1955-56 ..	917	776	448	250	325	8	(a)	212	2,936
1956-57 ..	1,539	1,259	613	314	196	20	(a)	248	4,189
1957-58 ..	2,124	1,380	1,033	566	295	74	(a)	86	5,558
1958-59 ..	4,227	1,965	1,658	663	199	221	(a)	502	9,435
1959-60 ..	9,573	4,480	1,844	991	365	187	(a)	154	17,594

COMMENCED—TOTAL.

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
1959-60 ..	5,744	3,521	1,319	816	316	184	(a)	154	12,054

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

NEW FLATS: NUMBER.—*continued.*

Year.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
COMPLETED—TOTAL.									
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
1959-60 ..	3,870	2,062	922	603	263	197	(a)	474	8,391
UNDER CONSTRUCTION AT END OF YEAR—TOTAL.									
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
1959-60 ..	3,890	2,822	810	635	233	140	(a)	180	8,710

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

4. Value of New Buildings.—(i) *Approved, Commenced, Completed and Under Construction, 1955-56 to 1959-60.* The following table summarizes the values of all new buildings, approved, 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.
APPROVED.									
1955-56 ..	131,393	120,389	40,477	40,880	23,916	10,833	1,759	4,213	373,860
1956-57 ..	114,019	103,633	41,027	30,741	25,528	14,264	1,255	5,767	336,234
1957-58 ..	129,261	121,250	47,289	37,624	24,906	12,668	2,265	8,485	383,748
1958-59 ..	147,871	135,143	47,216	41,068	25,760	12,986	2,567	12,643	425,254
1959-60 ..	192,802	160,644	55,112	46,734	31,766	18,702	3,650	13,031	522,441
COMMENCED.									
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	22,901	14,138	1,765	5,959	359,624
1957-58 ..	137,189	122,133	37,128	35,659	24,790	12,733	2,259	8,588	380,479
1958-59 ..	161,731	131,607	42,829	42,738	26,717	14,409	2,237	10,104	432,372
1959-60 ..	202,250	153,604	50,560	49,468	31,716	18,243	2,778	15,292	523,911
COMPLETED.									
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	425,131
1958-59 ..	159,841	137,437	45,000	44,394	30,262	13,450	2,588	10,999	443,971
1959-60 ..	177,745	148,162	50,205	47,640	30,120	15,803	2,561	14,909	487,145
UNDER CONSTRUCTION AT END OF YEAR.									
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	24,312	11,946	1,745	14,589	355,195
1958-59 ..	119,473	120,179	29,709	34,104	21,285	13,053	1,721	13,929	353,453
1959-60 ..	146,819	127,773	30,620	36,822	23,331	15,591	1,998	15,502	398,456

(ii) *Completed, 1959-60.* The following table shows the value of all new buildings completed in each State and Territory during 1959-60, 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, 1959-60.

(Including Estimated Value of Owner-built Houses.)
(£'000.)

Type of Building.	N.S.W.	Vic.	Q'land.	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
Houses—									
Brick, Brick Veneer, Concrete and Stone ..	28,962	46,104	3,923	26,051	13,421	3,203	330	5,586	127,580
Wood (Weatherboard, etc.) ..	28,089	29,702	17,999	300	55	4,407	32	267	80,851
Fibro Cement ..	35,119	4,963	3,960	3,256	4,247	120	1,013	16	52,694
Other ..	93	979	283	64	4	..	7	..	1,430
Total, Houses	92,263	81,748	26,165	29,671	17,727	7,730	(a) 1,382	5,869	262,555
Flats ..	10,808	5,460	2,397	1,385	493	555	(b)	1,832	22,930
Hotels, Guest Houses, etc. ..	4,045	1,693	869	682	451	391	245	149	8,525
Shops ..	6,894	5,382	1,638	1,210	471	496	109	126	16,326
Factories ..	20,461	21,506	2,513	2,729	1,184	861	(c)	(c)	49,476
Business Premises—									
Office ..	5,943	7,986	2,145	2,120	772	781	29	4,991	24,767
Other ..	8,980	7,315	4,207	2,784	3,177	1,411	159	93	28,126
Educational ..	13,833	6,521	3,328	3,380	2,919	1,358	96	792	32,227
Religious ..	1,910	2,356	1,102	417	214	53	..	404	6,458
Health ..	2,238	2,913	2,823	1,073	956	1,105	(c)	(c)	11,216
Entertainment and Recreation ..	5,125	1,292	780	698	568	76	55	28	8,622
Miscellaneous ..	5,245	3,990	2,238	1,491	1,188	984	342	439	15,917
Total, Other Buildings	85,482	66,414	24,040	17,969	12,393	8,073	1,179	9,040	224,590
Total, New Buildings	177,745	148,162	50,205	47,640	30,120	15,803	2,561	14,909	487,145

(a) Includes flats.

(b) Included with houses.

(c) Not available for publication.

(iii) *Completed, 1955-56 to 1959-60.* 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.)

Type of Building.	1955-56.	1956-57.	1957-58.	1958-59.	1959-60.
Houses—					
Brick, Brick Veneer, Concrete and Stone ..	86,336	84,505	98,131	113,187	127,580
Wood (Weatherboard, etc.) ..	80,473	74,361	79,631	85,306	80,851
Fibro Cement ..	51,184	42,286	43,836	49,088	52,694
Other ..	1,443	1,339	1,662	1,947	1,430
Total, Houses	219,436	202,491	223,260	249,528	262,555
Flats ..	6,824	7,245	8,238	14,146	22,930
Hotels, Guest Houses, etc. ..	6,309	8,239	6,768	7,204	8,525
Shops ..	12,604	12,527	13,588	15,825	16,326
Factories ..	38,234	43,253	59,883	40,637	49,476
Business Premises—					
Office ..	8,841	16,827	33,678	25,450	24,767
Other ..	14,633	18,863	17,302	20,458	28,126
Educational ..	15,716	14,840	19,630	25,569	32,227
Religious ..	2,409	3,507	4,825	5,994	6,458
Health ..	10,058	13,113	19,889	18,841	11,216
Entertainment and Recreation ..	4,104	9,481	8,815	8,975	8,622
Miscellaneous ..	13,498	11,176	9,263	11,344	15,917
Total, Other Buildings	133,230	159,071	201,879	194,443	224,590
Total, New Buildings	352,666	361,562	425,139	443,971	487,145

5. **Value of Building Approved.**—The following table shows the values of approvals for houses and flats, other new buildings, and alterations and additions in Australia for the years 1955–56 to 1959–60.

BUILDING APPROVED: VALUE, AUSTRALIA.
(£'000.)

Particulars.	1955–56.	1956–57.	1957–58.	1958–59.	1959–60.
Houses and Flats	216,001	218,451	249,347	267,552	319,352
Other New Buildings	157,859	117,783	134,401	157,702	203,089
<i>Total New Buildings</i>	<i>373,860</i>	<i>336,234</i>	<i>383,748</i>	<i>425,254</i>	<i>522,441</i>
Alterations and Additions	59,824	57,861	61,961	70,512	81,273
<i>Total Building</i>	<i>433,684</i>	<i>394,095</i>	<i>445,709</i>	<i>495,766</i>	<i>603,714</i>
Government	101,108	83,330	95,632	103,929	115,800
Private	332,576	310,765	350,077	391,837	487,914

6. **Persons engaged in New Building.**—(i) *At 30th June, 1960.* 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, 1960, and also shows the numbers of these persons engaged in the main building occupations at that date.

PERSONS ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS, 30th JUNE, 1960.

(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)	2,978	2,688	2,242	721	518	403	39	142	9,731
Sub-contractors(a)	6,963	6,267	2,577	2,602	1,498	667	83	431	21,088
Wage earners	31,161	28,578	17,380	9,983	7,179	4,362	283	2,883	101,809
<i>Total</i>	<i>41,102</i>	<i>37,533</i>	<i>22,199</i>	<i>13,306</i>	<i>9,195</i>	<i>5,432</i>	<i>405</i>	<i>3,456</i>	<i>132,628</i>
Carpenters	15,065	14,044	9,840	3,584	2,957	2,382	197	1,120	49,189
Bricklayers	4,014	3,964	1,497	2,225	1,094	392	44	345	13,575
Painters	3,547	3,174	1,822	1,220	853	399	28	360	11,403
Electricians	2,255	1,783	1,230	622	505	202	26	183	6,806
Plumbers	3,574	3,163	1,762	1,153	798	296	29	261	11,036
Builders' Labourers	6,946	5,363	3,609	2,183	1,602	1,110	46	662	21,521
Other	5,701	6,042	2,439	2,319	1,386	651	35	525	19,098
<i>Total</i>	<i>41,102</i>	<i>37,533</i>	<i>22,199</i>	<i>13,306</i>	<i>9,195</i>	<i>5,432</i>	<i>405</i>	<i>3,456</i>	<i>132,628</i>

(a) Actually working on jobs.

(ii) *Summary, 1956 to 1960.* 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.
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
1960	41,102	37,533	22,199	13,306	9,195	5,432	405	3,456	132,628

(a) At 29th June.

(b) At 28th June.