

## HOUSING, BUILDING, AND CONSTRUCTION

### BUILDING DEVELOPMENTS

#### Building development in the City of Melbourne, 1974

The number of applications to construct new buildings or to carry out major alterations to existing buildings increased to 984 (1973 : 865), but the stated cost decreased from \$175,447,883 to \$86,939,019.

The following is a list, supplied by the City of Melbourne, of major buildings under construction at 30 September 1974 :

Owner	Location	Estimated cost (\$m)
The Abbey Capital Property Group	500 Bourke Street	17.1
Alverna Nominees Pty Ltd	162-6 Wellington Parade	1.5
Artegan Investments Pty Ltd	539-57 Collins Street	7.2
Australian Mutual Provident Society	17-65 Collins Street	40.0
Cancer Institute of Victoria	471 Little Lonsdale Street	5.6
College of Nursing	431 St Kilda Road	7.0
Collins Wales Pty Ltd	360-74 Collins Street	26.8
Commonwealth Banking Corporation	359-73 Collins Street	17.5
Compac Pty Ltd	216-22 Victoria Parade	2.0
Connaught Properties (Aust.) Pty Ltd	399-413 Lonsdale Street	3.0
Dominion Properties Pty Ltd	30-4 Collins Street	1.8
Estate House (Melb.) Pty Ltd	114-28 William Street	6.7
First A.H. Property Pty Ltd	522-36 Little Collins Street	3.3
Hanover Developments Pty Ltd	516-20 Collins Street	2.3
Lewis Constructions	766 Elizabeth Street	1.9
The London Assurance	452-6 Lonsdale Street	1.8
Mypac Pty Ltd	226-60 Elizabeth Street	9.8
Muirfield Properties Pty Ltd	518-30 Little Bourke Street	5.0
National Mutual Life Association	150-60 Lonsdale Street	9.0
National Mutual Life Association	409-13 St Kilda Road	5.0
Nauru Government	85-109 Exhibition Street	14.0
O'Connell and Kerr	Stubbs Street, Kensington	0.6
Prellington Pty Ltd	19-35 Queen Street	5.8
State Savings Bank of Victoria	270-2 Flinders Street	3.2
Temperance and General Mutual Life Society Ltd	497 St Kilda Road	10.0
Temperance and General Mutual Life Society Ltd	178-226 Wellington Parade	9.0
Urdera Pty Ltd	489-99 Elizabeth Street	1.4
Victorian Government (Stages a and c)	Victorian Arts Centre	7.0
W. K. Williams Pty Ltd	102-4 Jolimont Road	0.5

### **Metrication in the building and construction industry**

In 1970 the Australian Government announced that Australia would progressively convert to the sole use of the metric system. In the building industry there were many problems in the course of this conversion; many and varied materials and systems needed to be changed; Uniform Building Regulations and hundreds of Australian Standard Specifications and Codes needed to be converted; and many new terms needed to find acceptance.

The building and construction industry began to plan for metrication by forming various committees to undertake the changeover. This involved every section of the industry—architects, engineers, builders, quantity surveyors, and also to a very large degree, manufacturers and suppliers, without whose efforts and co-operation the task could not have been started. There were many projects which had to be undertaken to devise the best method of construction and the best use of materials to determine which modules were to be adopted.

While the general government plan for conversion was to be spread over a ten year period, it was intended that the building and construction industry would effectively complete the change to metric by 1976, a conversion period of six years. This estimate turned out to be slightly optimistic. Nevertheless by May 1975 more than 80 per cent of the industry, particularly new designs, was being measured in metric units.

There have been some difficult areas, in that projects designed and commenced in imperial measurement and to be constructed over long periods, have certain problems relating to supplies of materials; however, some manufacturers have tried to provide for this by maintaining certain stocks measured in imperial units for a period of time. Provision has also been made in contractual arrangements to take account of such situations as a contractor not being able to obtain materials in imperial measurement. If the materials are unprocurable, the contractor may recover costs arising from the use of metric materials in so far as there may be an element of waste, or loss of time, etc.

The Building Regulations Committee of Victoria originally intended the cut-off date for the acceptance of plans in imperial measurement would be during January 1975, but, as it became apparent that this date was not attainable, the time was extended to 1 January 1976.

**Further references, 1961–1975 ; Development of architecture in Victoria, 1962 ; Building trends since 1945, 1963 ; Developments in building methods since 1945, 1964 ; Building materials, 1966 ; Redevelopment of the inner residential areas, 1967 ; Early building in Victoria, 1968 ; Housing for aged persons, 1969 ; Building trends in Melbourne since 1961, 1970 ; Bridges in Victoria, 1971 ; Division of Building Research, C.S.I.R.O., 1972, 1974, 1975**

## **BUILDING LEGISLATION**

### **Supervision and control of building**

The *Local Government Act* 1958 and the *Town and Country Planning Act* 1961 provide regulations for the uniform control of building and the preparation of planning schemes throughout Victoria.

### **Uniform Building Regulations**

Under the *Local Government Act* 1958 the power to administer Uniform Building Regulations is vested in the councils of municipalities, except where provided under certain clauses of the Regulations concerning Health Acts, Sewerage Regulations, and Water Supply Regulations, which are subject to the sanction of appropriate government authorities. These powers apply to all municipalities and the more populated shires, but, in shires which are predominantly rural, the provisions of the Regulations may only apply to the more settled portions such as urban areas, towns, and villages.

The Uniform Building Regulations define detailed provisions for building operations, and prescribe certain minimum standards which councils are bound

to observe ; however, councils have the power to insist on standards above those prescribed by these Regulations, provided these requirements are not unreasonable and do not cause undue hardship. If any doubt, difference, or dissatisfaction arises between any parties concerned, in respect of any Regulation, by-law or decision by a council, they may appeal to a panel of referees, appointed pursuant to the provisions of the Act, for a decision, which is final. These referees are empowered to modify or vary any Regulation or by-law, providing that a modification or variation might reasonably be made without detriment to the public interest.

In the local government areas where the provisions of the Uniform Building Regulations apply, no building may be constructed, erected, placed in position, rebuilt, reconstructed, re-erected, replaced in position, altered, structurally altered, pulled down or removed, unless it complies with the Local Government Act and Uniform Building Regulations, and is approved by a council. A written permit must be obtained from the council and a fee paid as prescribed in the Regulations. The council is required to ensure that the building, during its course of construction, demolition or removal, complies with the Act, Regulations, and the plans and specifications it originally approved.

### **Urban renewal**

#### *Introduction to the Act*

The speeches on the second reading to the Urban Renewal Bill in late 1970 dealt with two major aspects of slum clearance : the method of operations, and the substance of the results.

The methods of slum reclamation were found to show that there was not enough scope for public participation, interdepartmental co-ordination, and opportunities for reconsideration, consultation, and appeal against the process once it had begun. The substance of the results required reconsideration on various grounds. There appeared to be few areas which could be classified as comprising only slum buildings. Urban problems were more complex than could be dealt with on the basis of clearance, and information was needed about the impact, particularly, of high density buildings on the surrounding urban environment as well as their use for family living.

The Government recognised the complexity of urban problems throughout Victoria, by establishing a new agency which would vary from the slum reclamation method in its method of determining which areas would require treatment ; in the consultation, co-ordination, and study procedures required in order to determine the treatment which would be most appropriate to each area ; and in the extension of the treatment to include all forms of land-use, not merely housing, which collectively provided the urban fabric in each area.

#### *Urban Renewal Act 1970*

The Urban Renewal Act defines renewal as " in relation to an area includes the replanning, redevelopment, restoration or preservation of the area and the doing of any act, matter or thing for the purpose of rehabilitating the area."

The main provisions of the Act required that consultation must occur with councils, public authorities, and departments on why a renewal authority believes a specific area requires renewal, before the renewal authority (which can mean a council, public authority, or the Housing Commission) is authorised to prepare a proposal for the area. A renewal proposal requires an intensive economic, physical, and social study of a finite urban area.

Renewal proposals must be carried out on the basis of consultation and co-ordination with councils, public authorities, the National Trust (Victoria), and groups representing people who own property or reside in the area. The test for renewal proposals will include their financial feasibility ; whether they are fully warranted in the community interest ; and whether results prove the value of the public decision to intervene in the area.

The renewal proposal must be published so that anyone affected can make submissions and objections before the proposal is adopted. There is provision for appeal to the Minister. After objections and submissions have been heard, the Minister may submit the proposal to the Governor in Council with or without modification, to declare the area to be an "urban renewal area", and any necessary changes to any affected planning schemes must then be made. The formal implementation of the urban renewal proposal can begin only after this process has been completed.

#### *Renewal procedures of the Housing Commission*

Renewal procedures are based upon a fundamental requirement to create and maintain an atmosphere within which participation can readily take place. The informal stage begins with an invitation from a municipal council, to the members of the renewal authority, to discuss renewal procedures and uses in general terms. If the council wishes to proceed further, it forms a joint liaison committee of councillors and the members of the renewal authority. The committee acts by consensus, and has only the power of making recommendations to the council and the Commission on the production of a renewal proposal.

The Housing Commission's renewal operations are based upon the principles of the maximum participation of the people of the area; complete consultation with council at all stages of the procedures; a formal agreement binding on the council and the renewal authority as to the area, the general timetable, and procedures for renewal; and a clear understanding that no actions will be pursued except with the agreement of council.

#### *Current urban renewal activities*

Two renewal authorities are preparing proposals for areas in Victoria. The City of Camberwell is undertaking a renewal proposal with regard to an area around Canterbury station, and the Housing Commission is undertaking renewal proposals in respect of areas in the Shire of Avoca, the City of Bendigo, the City of Collingwood, the Borough of Eaglehawk, the Shire of Kyneton, and the City of Traralgon. Renewal activities have been started, on an informal or formal basis, in a further twelve areas.

## BUILDING STATISTICS

### **General concepts**

The statistics in succeeding pages deal only with the construction of buildings, as distinct from other construction such as railways, bridges, earthworks, water storage, etc. In the following tables, i.e., as from 1 July 1968, *all* alterations and additions valued at \$10,000 and over are included in the values stated. Prior to this date published data included such major alterations and additions only in respect of buildings *other* than houses. With the exception of the table relating to building approvals, particulars of minor alterations and additions are excluded, and in all tables particulars of renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who undertake such operations. Figures for houses exclude converted military huts, temporary dwellings, flats, and dwellings attached to other new buildings.

Since the September quarter 1945 a quarterly collection of statistics of building operations has been undertaken, comprising the activities of all private contractors and government authorities engaged in the erection of new buildings, and owner-builders who erect buildings without the services of a contractor responsible for the whole job.

The bases of the collection are building permits issued by local government authorities, and contracts let or day labour work authorised by Australian, State, semi-government, and local government authorities. As a complete list of government authorities and building contractors is maintained, details shown in

succeeding tables embrace all local government areas. However, details for building approvals and owner-builders cover only those areas subject to building control by local government authorities, and up to 1 December 1972 exclude some rural areas not subject to permit issues.

The following definitions of terms used in the succeeding tables are necessary for an understanding of the data presented:

*Building approvals.* These comprise private permits issued by local government authorities together with contracts let or day labour work authorised by Australian, State, semi-government, or local government authorities.

*Private or government.* Building is classified as private or government according to ownership at the time of commencement. Thus, building carried out directly by day labour or for government instrumentalities by private contractors, even though for subsequent purchase, is classed as government. Building carried out by private contractors for private ownership or which is financed or supervised by government instrumentalities but erected for a specified person is classed as private.

*Owner-built.* A building 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.

*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, interpretations made by informants may not be entirely uniform.

*Completed.* A building is regarded as having been completed when the building contractor has fulfilled the terms of the contract or, in the case of owner-built houses, when the house is either completed or substantially completed and occupied (the value shown in this case is that of the owner-built house as a finished project). As with commencements, the interpretation placed on this definition by informants may not be entirely uniform.

*Under construction (i.e., unfinished).* Irrespective of when commenced, and regardless of whether or not work has actually proceeded at all times, *once* a building has been commenced it continues to be shown in the tables as under construction (i.e., unfinished) until completed. Buildings on which work has been permanently abandoned are *excluded*.

*Numbers.* The numbers of houses, flats, and shops with dwellings attached, represent the number of separate dwelling units. Each flat in a block of flats is counted as a separate dwelling unit.

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

#### Statistical tables

##### *Building approvals*

The following table shows the value of private and government building approved in Victoria for the years 1970-71 to 1974-75:

VICTORIA—VALUE OF PRIVATE AND GOVERNMENT  
BUILDING APPROVED  
(\$'000)

Year	Houses and other dwellings	Other new buildings	Alterations and additions to buildings	Total all buildings
1970-71	336,044	289,864	(a)51,987	677,895
1971-72	410,880	352,956	(a)61,273	825,109
1972-73	591,119	496,083	(a)73,409	1,160,611
1973-74	671,901	483,805	(b)59,252	1,214,958
1974-75	618,268	470,566	(b)76,113	1,164,947

(a) Valued at less than \$10,000.

(b) Valued at \$2,000 to \$9,999.

In normal circumstances, information concerning building approvals is a primary indicator of building trends and gives some indication of the effect of varying economic conditions on the building industry. However, a complete comparison of buildings approved cannot be made against buildings commenced, as the relationship is affected by the fact that (a) some intended buildings are never begun, and new building plans may be re-submitted later, (b) estimated values recorded for building approvals may be affected by rising costs owing to delays in the commencement of buildings, and (c) as previously mentioned, building permits issued up to 1 December 1972 did not embrace the whole of Victoria.

*Value of building jobs*

As with building approvals, increases in the value of buildings commenced, completed, and under construction, and increases in the value of work done during the period are not wholly attributable to increased building activity, but are partly the result of an almost continuous rise in the cost of building. It should also be realised that, in any period, where there are appreciable increases in the value of buildings commenced for industrial, commercial, business, health, etc., purposes, this movement could be misinterpreted to some extent, as these buildings may include the commencement of large scale projects, the completion of which may be spread over several years.

The following tables show the value of all buildings commenced, completed, and the value of work done during the period in Victoria, according to the type of building, for the years 1970-71 to 1974-75. The figures include all alterations and additions valued at \$10,000 and over. Renovations and repairs are excluded.

VICTORIA—VALUE (WHEN COMPLETED) OF BUILDING JOBS  
COMMENCED: CLASSIFIED BY TYPE  
(\$'000)

Type of building	1970-71	1971-72	1972-73	1973-74	1974-75
Houses	280,745	337,324	453,444	537,449	536,245
Other dwellings	70,752	76,128	109,344	131,764	102,518
Shops	22,430	19,294	46,737	49,415	34,672
Hotels, guest houses, etc.	18,280	19,550	26,708	14,524	11,194
Factories	74,195	55,952	90,551	119,372	78,275
Offices	79,878	106,824	166,239	102,277	92,256
Other business premises	30,487	19,924	21,603	35,309	34,362
Educational	54,615	46,389	76,837	113,592	105,169
Religious	2,804	4,152	2,707	2,839	5,518
Health	13,923	16,104	22,515	29,226	51,435
Entertainment and recreation	8,806	10,515	11,123	14,227	15,007
Miscellaneous	15,121	21,265	20,333	23,015	14,131
<b>Total</b>	<b>672,037</b>	<b>733,418</b>	<b>1,048,141</b>	<b>1,173,008</b>	<b>1,080,783</b>

VICTORIA—VALUE OF TOTAL BUILDINGS COMPLETED:  
CLASSIFIED BY TYPE  
(\$'000)

Type of building	1970-71	1971-72	1972-73	1973-74	1974-75
Houses	278,109	306,315	372,099	428,557	530,106
Other dwellings	85,717	75,421	82,668	101,590	130,263
Shops	17,956	16,710	24,974	37,237	54,506
Hotels, guest houses, etc.	22,762	20,197	13,194	10,327	24,344
Factories	69,174	73,415	63,132	94,048	100,479
Offices	62,714	57,770	92,278	131,418	87,014
Other business premises	34,985	26,577	40,280	21,094	35,792
Educational	43,591	52,262	65,226	50,092	89,578
Religious	3,695	3,265	3,578	2,222	3,120
Health	29,080	25,428	18,521	12,324	19,484
Entertainment and recreation	10,120	7,877	11,982	9,749	11,888
Miscellaneous	10,061	12,145	21,968	11,824	21,702
<b>Total</b>	<b>667,966</b>	<b>677,381</b>	<b>809,900</b>	<b>910,481</b>	<b>1,108,278</b>

VICTORIA—VALUE OF WORK DONE ON BUILDINGS (a) :  
CLASSIFIED BY TYPE  
(\$'000)

Type of building	1970-71	1971-72	1972-73	1973-74	1974-75
Houses	281,327	319,217	402,326	491,946	538,519
Other dwellings	79,254	74,066	94,505	123,331	121,602
Shops	17,829	20,278	31,507	49,032	50,163
Hotels, guest houses, etc.	21,055	17,252	15,380	20,567	16,257
Factories	70,758	68,713	78,992	110,324	96,370
Offices	72,527	91,073	117,117	128,554	134,761
Other business premises	33,099	24,941	22,536	29,686	39,356
Educational	50,814	50,047	64,309	73,700	130,705
Religious	3,193	3,145	4,182	2,440	5,011
Health	26,431	18,372	22,310	23,801	38,100
Entertainment and recreation	9,313	8,561	11,745	12,635	15,329
Miscellaneous	11,874	17,706	17,879	18,709	20,204
<b>Total</b>	<b>677,474</b>	<b>713,369</b>	<b>882,786</b>	<b>1,084,724</b>	<b>1,206,375</b>

(a) Includes alterations and additions of \$10,000 and over.

NOTE: The above table includes partly estimated values for owner-built constructions where actual value of work done during the period was not available.

*Value of building jobs under construction (i.e., unfinished)*

The value of all building work remaining unfinished increased from \$1,170,938,000 at 30 June 1974 to \$1,228,308,000 at 30 June 1975.

*Number of dwellings*

The following tables show the number of houses and individual flat units (excluding conversions to flats) commenced, completed, and under construction classified by geographical distribution and ownership for the years 1970-71 to 1974-75, and the number of houses classified by material of outer walls, commenced, completed, and under construction. Due to the new concepts used at the Census of 30 June 1966 for the delimitation of the boundaries of the Melbourne metropolitan area (see pages 219-20), figures other than "State total", subsequent to 30 June 1966, are not comparable with those of earlier years.

VICTORIA—NUMBER OF HOUSES AND OTHER DWELLINGS (a) : GEOGRAPHICAL DISTRIBUTION

Year	Commenced		Completed		Under construction (i.e., unfinished) at end of period	
	Houses	Other dwellings	Houses	Other dwellings	Houses	Other dwellings
MELBOURNE STATISTICAL DIVISION						
1970-71	19,095	9,201	19,290	11,105	7,125	5,705
1971-72	21,703	8,927	20,070	8,840	8,493	5,596
1972-73	25,213	10,611	21,931	8,475	11,535	7,613
1973-74	21,925	9,790	20,122	8,297	12,903	8,849
1974-75	16,664	5,804	19,337	8,547	9,851	5,582
REMAINDER OF THE STATE						
1970-71	5,676	1,111	5,889	982	3,243	693
1971-72	5,897	1,408	5,557	1,251	3,467	804
1972-73	7,785	1,937	6,329	1,448	4,861	1,272
1973-74	9,366	2,364	7,502	1,768	6,540	1,837
1974-75	9,156	1,657	8,752	1,915	6,755	1,541
STATE TOTAL						
1970-71	24,771	10,312	25,179	12,087	10,368	6,398
1971-72	27,600	10,335	25,627	10,091	11,960	6,400
1972-73	32,998	12,548	28,260	9,923	16,396	8,885
1973-74	31,291	12,154	27,624	10,065	19,443	10,686
1974-75	25,820	7,461	28,089	10,462	16,606	7,123

(a) Includes alterations and additions of \$10,000 and over.

## HOUSING, BUILDING, AND CONSTRUCTION

## VICTORIA—NUMBER OF HOUSES AND OTHER DWELLINGS (a) : CLASSIFIED BY OWNERSHIP

Year	Number of houses and other dwellings erected for—				Total houses and other dwellings
	Government ownership (b)	Private ownership (b)			
		By contractors	By owner-builders	Total private	
COMMENCED					
1970-71	2,762	29,088	3,233	32,321	35,083
1971-72	2,839	31,626	3,470	35,096	37,935
1972-73	2,263	38,726	4,557	43,283	45,546
1973-74	2,300	35,872	5,273	41,145	43,445
1974-75	3,602	23,658	6,021	29,679	33,281
COMPLETED					
1970-71	3,085	30,720	3,461	34,181	37,266
1971-72	2,845	29,734	3,139	32,873	35,718
1972-73	2,197	32,455	3,531	35,986	38,183
1973-74	1,524	32,112	4,053	36,165	37,689
1974-75	3,493	30,640	4,418	35,058	38,551
UNDER CONSTRUCTION (I.E., UNFINISHED) AT END OF PERIOD					
1970-71	2,008	11,629	3,129	14,758	16,766
1971-72	1,982	13,105	3,273	16,378	18,360
1972-73	2,114	18,930	4,237	23,167	25,281
1973-74	2,890	21,921	5,318	27,239	30,129
1974-75	2,954	13,991	6,784	20,775	23,729

(a) Includes alterations and additions of \$10,000 and over.

(b) See definitions on page 305.

## VICTORIA—NUMBER OF HOUSES (a) : CLASSIFIED BY MATERIAL OF OUTER WALLS

Year	Brick, concrete, and stone	Brick veneer	Wood	Asbestos-cement	Other	Total
COMMENCED						
1970-71	778	21,451	775	1,708	59	24,771
1971-72	873	24,350	710	1,647	20	27,600
1972-73	1,177	29,075	759	1,947	40	32,998
1973-74	1,464	26,629	939	2,174	85	31,291
1974-75	1,575	20,814	1,048	2,151	232	25,820
COMPLETED						
1970-71	716	21,678	862	1,864	59	25,179
1971-72	706	22,515	738	1,649	19	25,627
1972-73	887	24,930	688	1,724	31	28,260
1973-74	1,016	23,787	768	1,978	75	27,624
1974-75	1,271	23,783	848	1,992	195	28,089
UNDER CONSTRUCTION (I.E., UNFINISHED) AT END OF PERIOD						
1970-71	579	7,812	491	1,457	29	10,368
1971-72	626	9,486	441	1,382	25	11,960
1972-73	849	13,435	482	1,599	31	16,396
1973-74	1,243	15,830	603	1,728	39	19,443
1974-75	1,441	12,473	751	1,838	103	16,606

(a) Includes alterations and additions of \$10,000 and over.



## GOVERNMENT BUILDING AUTHORITIES

**Australian Government***Australian Department of Housing and Construction*

Australian Government activities in the housing field have, in the main, included the provision of moneys to State Governments under various agreements; financial assistance to Defence (and eligible ex-service) personnel in the erection and purchase of homes; assistance to young married couples under the Homes Savings Grant Act; the operations of the Housing Loans Insurance Corporation; assistance in the provision of accommodation for the aged; and the provision of homes in the Territories. The Department of Housing was concerned with all these activities except the last. The provision of houses and associated works in the Territories was the concern of the Departments responsible for the administration of the Territories and the Department of Works which was also responsible for the planning, execution, and maintenance of Australian Government works.

On 30 November 1973 the Department of Housing was amalgamated with the Department of Works to form the Department of Housing and Construction. The new Department undertakes the administrative responsibilities of the two former Departments in the fields of housing and Australian Government works, including advice to the Minister on economic, sociological, and technological aspects of national housing policy; provision of technical advice to the Australian Government in respect of individual major works proposals and the building and construction industry in general; provision of specialised architectural and engineering advice to Australian Government departments; and the carrying out of building research.

*Action taken in 1974-75*

During 1974-75 the Australian Government indirectly assisted home seekers during a time of recession by monetary and fiscal action. Among other measures, in November 1974 a sum of \$150 m was made available by the Australian Government to savings banks to enable them to make more loans available for housing in the remainder of 1974-75, and persons who had borrowed to acquire their dwellings were enabled, within certain income limits, to claim part or all of their housing loan interest charges as an income tax deduction. Additionally, the Government sought to assist the home building industry and home seekers by setting up the Indicative Planning Council and the Australian Housing Corporation.

*Indicative Planning Council*

Because of concern over the instability and lack of co-ordination in the housing industry, the Australian Government arranged for the formation of a housing industry Indicative Planning Council consisting of members drawn both from the Government and major private enterprise sectors of the economy. The primary responsibility of the Council is to advise the Australian Government at any time of desirable and feasible levels of activity in the industry for each of three years ahead, to monitor current trends in the industry and advise the Government on probable levels of dwelling construction, and to disseminate available information to help transform plans into reality. The Council is to be assisted by working parties in each State and Territory.

*Australian Housing Corporation*

As foreshadowed in the 1973-74 Budget, legislative action was taken by the Australian Government in 1975 to allow the setting up of an Australian Housing Corporation. The purpose of the Corporation is to undertake housing functions for which the Australian Government has constitutional powers by making

housing loans available, probably on special terms, to servicemen, ex-servicemen, and low to middle income families. The Corporation came into operation on 24 June 1975 and is responsible to the Minister for Urban and Regional Development.

#### *Australian Government-State Housing Agreements*

Under the Housing Agreements the Australian Government makes substantial long-term loans to the States for the provision of housing.

*1945 Agreement.* In November 1945 the Australian Government entered into an Agreement with the States to provide finance for them to undertake the building of housing projects. Between 1945-46 and 1955-56, the Australian Government advanced a total \$481,118,000.

Initially, dwellings constructed under the 1945 Agreement were only sold to tenants if the tenant was able to arrange payment of the full purchase price to the State immediately on sale. Subsequent amendments to the Agreement progressively eased conditions of sale.

*1956 Agreement.* In 1956 the Australian and State Governments entered into a new Agreement under which added emphasis was placed on the construction of dwellings for private ownership. The Agreement provided that part of the loans advanced to each State was to be allocated to a Home Builders' Account for the making of loans to building societies and other approved institutions for lending to private home builders and purchasers. The balance of the amounts advanced to each State was used by the States for the erection of dwellings for either rental or sale. The Australian Government was entitled to specify that up to 5 per cent of the moneys allocated for the erection of dwellings by the State be set aside for the erection of dwellings for serving members of the defence forces.

*1961 Agreement.* The period during which Australian Government advances to the States could be made under the 1956 Agreement terminated on 30 June 1961. A new Agreement was entered into extending that period for a further five years and also amending the 1956 Agreement in certain respects concerning funds for the erection of dwellings for rental to servicemen and the rate of interest payable on Australian Government advances.

*1966 Agreement.* An Agreement was entered into in 1966 which extended for a further five years the period during which advances could be made, and also amended the 1956-1961 Agreement in certain respects concerning the definition of "member of the forces", the erection by the States of blocks of flats in metropolitan areas, the standard of dwellings to be built for rental to servicemen, and the provision of finance to home builders in rural areas.

#### *States Grants (Housing) Act 1971-1973*

The 1956-1966 Housing Agreement expired on 30 June 1971 and was not further renewed. Instead, arrangements were made for the provisions contained in the 1956-1966 Housing Agreement to be substantially continued for a period of five years up to 30 June 1976 under authority of the *States Grants (Housing) Act 1971*. However that Act was amended in 1973 to limit its application to two years (1971-72 and 1972-73) in lieu of five years. The Australian Government's assistance is principally in the form of non-repayable interest-free grants to financially assist the use of State loan funds for welfare housing purposes. A basic housing grant is payable for thirty years in respect of State housing activities and home builders' account loans in 1971-72 and 1972-73 and is applied towards reducing payments that otherwise would have been made by tenants as rent, and by purchasers or home builders as repayments of loans. A rental assistance grant is payable in each of the five years 1971-72 to 1975-76 for use by each State housing authority in reducing rents payable by families they consider are not able to meet rents ordinarily payable.

*Housing Assistance Act 1973*

In 1973 the Australian Government passed the Housing Assistance Act, which authorised special advances to the States totalling \$655 m to enable State housing authorities to commence dwellings for rental in 1972-73 additional to those financed from State loan funds.

*1973-74 Housing Agreement*

For the five year period which commenced on 1 July 1973 advances are being made by the Australian Government to the States for welfare housing under this Agreement, which replaces the arrangement contained in the *States Grants (Housing) Act 1971-73*.

The rate of interest payable on all advances made during the five year term of the Agreement will be 4 per cent for advances allocated to the State housing authorities and 4.5 per cent for advances allocated to the States' Home Builders' Accounts for lending to eligible prospective home owners.

Sales of family dwellings financed with funds made available to State housing authorities and completed in the five years commencing 1 January 1974 are limited to 30 per cent of the total, except in Tasmania where higher percentages (50 per cent and 40 per cent, respectively) are permitted in the first two years. The remainder are added to the stock of houses retained for rental to eligible families. Eligibility for State housing authority rental accommodation is limited, in the case of a family, by a needs test whereby the income of the main breadwinner should not be greater than 85 per cent of the quarterly seasonally-adjusted average weekly earnings, plus \$2 for each child beyond the second. A needs test of 95 per cent of the quarterly seasonally-adjusted average weekly earnings, plus \$2 for each child beyond the second, is applied to establish eligibility for assistance when persons seek Home Builders' Account loans for the acquisition of homes.

*Australian Government-State Housing Agreement (Servicemen) 1972*

Upon the expiration of the 1956-1966 Housing Agreements at 30 June 1971, a separate Agreement was entered into between the Australian and State Governments for the erection by the State housing authorities of dwellings for allotment to servicemen and for capital improvements to dwellings built for servicemen under this and preceding Housing Agreements. The Australian Government-State Housing Agreement (Servicemen) has a five year term expiring on 30 June 1976 and provides for the full capital cost of construction and improvements programmes negotiated annually to be advanced by the Australian Government as required by the States.

Operations under the Australian Government-State Housing Agreements in Victoria to 30 June 1974 are summarised as follows:

<i>1945 Agreement (1 July 1945 to 30 June 1956)</i>	
Loan funds advanced	\$171,562,000
Number of dwellings completed by State Housing Commission	30,925
<i>1956-1966 Agreement (1 July 1956 to 30 June 1971)</i>	
	\$
Loan funds advanced	410,700,000
Loan funds allocated to State Housing Commission	291,230,000
Loan funds allocated to Home Builders' Account Number 1	119,470,000
Drawings from Home Builders' Account by co-operative terminating housing societies to 30 June 1974	188,552,949
Supplementary advances made by Australian Government for housing for defence forces	24,558,182
	number
Dwellings completed by State Housing Commission	37,349
Dwellings completed or purchased under Home Builders' Account Number 1	24,013

## HOUSING, BUILDING, AND CONSTRUCTION

*States Grants (Housing) Act 1971-1973*

(1 July 1973 to 30 June 1974)

	\$
Allocations from State loan funds	74,000,000
Loan funds allocated to State Housing Commission	51,800,000
Loan funds allocated to Home Builders' Account Number 2	22,200,000
Drawings from Home Builders' Account Number 2 by co-operative terminating housing societies to 30 June 1974	24,643,730
	number
Dwellings completed by State Housing Commission	3,984
Dwellings completed or purchased under Home Builders' Accounts	3,650

*1973-74 Housing Agreement*

(1 July 1971 to 30 June 1973)

	\$
Loan funds advanced	53,500,000
Loan funds allocated to State Housing Commission	37,500,000
Loan funds allocated to Home Builders' Account Number 3	16,000,000
Drawings from Home Builders' Account Number 3 by co-operative terminating housing societies	11,620,535
	number
Dwellings completed by State Housing Commission to 30 June 1974	1,441
Dwellings completed or purchased under Home Builders' Account Number 3 at 30 June 1974	2,209

*Australian Government-State Housing Agreement (Servicemen)*

(1 July 1971 to 30 June 1974)

	\$
Australian Government advances—	
Construction	4,632,012
Improvements	1,243,736
	number
Dwellings completed by State Housing Commission—	
Construction	331
Improvements	465

*Housing Assistance Act 1973*

Australian Government advances allocated to State Housing Commission

\$1,500,000

*Defence Service Homes (formerly War Service Homes)*

Under the *Defence Service Homes Act 1918-1975*, the Australian Government provides assistance in acquiring a home to persons who were members of the Australian Forces and Nursing Services enlisted or appointed for or employed on active service outside Australia or on a ship of war, during the First and Second World Wars, and subject to the prescribed conditions, persons who served in the war-like operations in Korea or Malaya, or who have served on "special service" as defined in the *Repatriation (Special Overseas Service) Act 1962-1973*; regular servicemen who on or after 7 December 1972 complete three years full-time effective service in the Defence Forces; national servicemen serving at 7 December 1972 who completed the period of service they were engaged to serve; and members of approved welfare organisations who served outside Australia with the Australian Forces on or after 3 September 1939. Assistance may be granted also to dependent widowed mothers of unmarried eligible persons and to the widows of eligible persons.

Under the provisions of the Australian Housing Corporation Act, which came into operation on 24 June 1975, the Defence Service Homes Scheme is now administered by the Australian Housing Corporation in lieu of the Director of Defence Service Homes.

The Corporation may erect homes on land acquired for that purpose or owned by an eligible person; sell homes on a rent-purchase system; and make advances for the erection or purchase of homes and subject to certain conditions for the discharge of a mortgage on a home.

The maximum loan which may be made available is \$15,000. The term of the loan is based on the estimated life of the property but ordinarily would be repayable over a period not exceeding 32 years. The rate of interest is 3.75 per cent per annum on loans not exceeding \$12,000 and 7.25 per cent per annum in respect of the amount (if any) of a loan in excess of \$12,000.

#### VICTORIA—DEFENCE SERVICE HOMES SCHEME: OPERATIONS

Year	Homes provided during year				Total homes provided from inception to end of year (a)	Annual expenditure	Instalments paid (b)	Loans repaid
	By erection	By purchase (a)	By discharge of mortgage	Total				
1969-70	206	1,249	362	1,817	85,068	\$'000 13,675	\$'000 22,175	1,735
1970-71	233	1,423	333	1,989	87,057	15,156	22,255	1,677
1971-72	189	1,477	412	2,078	89,135	17,613	23,581	1,890
1972-73	339	1,414	420	2,173	91,308	18,750	27,771	2,592
1973-74	174	1,683	388	2,245	93,553	25,469	29,489	2,794

(a) Excludes Australian Government-State Housing Agreement homes.

(b) Includes excess instalment payments.

#### Home Savings Grant Scheme

The purpose of the Home Savings Grant Scheme is to assist young married persons, and young widowed or divorced persons with dependent children to purchase or build their own homes. The scheme is also aimed at increasing the proportion of total savings available for housing by encouraging young people to save with those institutions that provide the bulk of housing finance.

The scheme is governed by the *Homes Savings Grant Act 1964-1975* which authorises the payment of the grants from the National Welfare Fund.

The scheme provides for the payment of grants of \$1 for every \$3 saved by eligible persons under 36 years of age for the first home they own after marriage. The savings must be made in an approved form and held over a period of at least three years immediately before the date the contract to buy or build the home was made, or the building of the home as an owner-builder began. The maximum grant to a married couple, to a husband or wife if only one is eligible, or to a widowed or divorced person, is \$750 on savings of \$2,250 or more. Smaller grants, down to a minimum of \$10, are payable on lesser amounts saved.

The grant is payable for existing homes and homes being built. A home unit or own-your-own flat may also qualify. The value of the home, including the land, the house itself, and any other improvements, must not exceed \$22,500, or \$17,500 if the contract to buy or build the home was made, or building of the home as an owner-builder began, before 16 August 1972. Most homes are eligible, the main exception being homes purchased from the State housing authorities and built with moneys advanced by the Australian Government under the Australian Government-State Housing Agreements at concessional rates of interest.

The main forms of savings acceptable under the scheme are savings accounts with savings banks, fixed deposits with trading banks, deposits with or shares in registered building or co-operative housing societies, and savings with credit unions that have sought to be, and have become, approved credit unions for the purposes of the scheme.

The Homes Savings Grant Act was amended in May 1975 to give effect to the Government's decision, announced in the Budget on 21 August 1973, to terminate the Scheme following the introduction of tax deductibility for mortgage interest on housing loans.

Grants will continue to be paid to persons who are able to meet the eligibility conditions and who enter into a contract to buy or build their home, or commence construction of their home as an owner-builder, not later than 31 December 1976; commenced to save in the approved forms not later than 21 August 1973; and lodge their application with the Department of Housing and Construction not later than 31 December 1977.

The following tables prepared by the Home Savings Branch of the Department of Housing and Construction show particulars of its activities for the years 1969-70 to 1973-74:

#### VICTORIA—HOME SAVINGS GRANT SCHEME: OPERATIONS

Year	Applications received	Applications approved	Grants approved	Average grant (a)	Expenditure from National Welfare Fund
	number	number	\$'000	\$	\$'000
1969-70	11,806	9,617	4,256	443	4,228
1970-71	13,911	12,751	5,746	451	5,496
1971-72	14,698	13,934	6,267	450	6,440
1972-73	17,375	15,309	8,338	545	8,331
1973-74	14,644	13,659	8,707	637	8,618

(a) The maximum grant was raised from \$500 to \$750 in respect of homes acquired on or after 16 August 1972.

As grants are payable only to eligible persons under the Act, details in the following tables should not be regarded as being applicable to home owners in general.

#### VICTORIA—HOME SAVINGS GRANT SCHEME: APPLICATIONS APPROVED, MANNER OF ACQUISITION, AND TOTAL VALUE OF HOMES

Manner of acquisition	1969-70	1970-71	1971-72	1972-73	1973-74
<b>Purchase of home (a)—</b>					
Number of applications approved	5,863	7,924	9,259	10,524	9,319
Total value of homes (\$'000)	67,542	97,362	120,382	152,269	155,241
<b>Purchase of flat/home unit—</b>					
Number of applications approved	47	91	131	239	204
Total value of homes (\$'000)	531	1,129	1,657	3,342	3,333
<b>Built under contract—</b>					
Number of applications approved	3,353	4,343	4,232	4,189	3,711
Total value of homes (\$'000)	42,735	59,869	61,428	66,024	66,477
<b>Owner-built—</b>					
Number of applications approved	354	393	312	357	425
Total value of homes (\$'000) (b)	4,338	5,110	4,238	5,347	7,211
<b>Total all homes—</b>					
Number of applications approved	9,617	12,751	13,934	15,309	13,659
Total value of homes (\$'000)	115,146	163,470	187,705	226,982	232,262

(a) Includes purchase of new and previously occupied houses.

(b) Usually based on the cost of the land and the assessed value of the dwelling.

The average value of homes for which applications for grants were approved during 1971-72, 1972-73, and 1973-74 were \$13,471, \$14,827, and \$17,004, respectively.

VICTORIA—HOME SAVINGS GRANT SCHEME : APPLICATIONS APPROVED, METHOD OF FINANCING, AND AVERAGE AMOUNT OF MORTGAGE FINANCE

Year	First mortgage loan only	First and second mortgage loans	Other (a)	Total applications approved	Average first mortgage loan (b)	Average second mortgage loan
	number	number	number	number	\$	\$
1969-70	7,841	1,203	573	9,617	8,173	1,813
1970-71	10,134	1,813	804	12,751	8,551	2,063
1971-72	11,208	1,689	1,037	13,934	9,058	2,334
1972-73	12,889	1,527	893	15,309	10,302	2,531
1973-74	12,090	931	638	13,659	11,930	3,027

(a) Homes financed either from the applicant's own resources or with personal or unsecured loans or purchased under a terms contract of sale.

(b) Includes homes financed with first mortgage only and with first and second mortgage loans.

*Transitory flats for migrants*

A scheme to provide fully furnished flats for occupation by newly arrived migrant families for maximum periods of six months was introduced in 1967. The purpose of the scheme is to improve the standard of transitory accommodation available to migrant families and to allow them to enjoy a normal family life during their settling-in period. At 30 June 1974 there were 396 flats in use, of which 104 were located in Melbourne. The Department of Housing and Construction is responsible for the provision, management, and maintenance of the flats.

*Dwellings for Pensioners Scheme*

Up to 30 June 1974 this scheme was governed by the *States Grants (Dwellings for Aged Pensioners) Act 1969* which was assented to on 27 September 1969. The legislation arose from the Australian Government's offer to make grants to the States for the provision of self-contained accommodation for eligible single age pensioners, upon the States undertaking not to reduce the level of their expenditure during recent years on aged persons housing from funds other than the grants. An amount of \$25m was allocated among the States to be made available to them over the five year period 1969-70 to 1973-74.

The purpose of the scheme was to provide reasonable accommodation, at rents they could afford to pay, for single elderly pensioners living alone in private accommodation and paying too high a proportion of their pensions in rent. Accordingly, an eligible pensioner as defined by the Act was a person in receipt of an age pension, or one who qualified for a service pension because of age, and was entitled to receive supplementary assistance under the *Social Services Act 1947-1974* or *Repatriation Act 1920-1975*.

Building schemes were submitted by the State housing authorities to the Department of Housing and Construction for approval by the Minister. The accommodation to be provided, apart from meeting other requirements, had to be single, self-contained, of an adequate size and standard, and be available at reasonable rentals.

The Minister approved, for the purposes of the Act, 29 building schemes submitted by the Housing Commission, Victoria. These schemes, estimated to cost \$6,500,000, provided 885 units of accommodation. At 30 June 1974 the whole allocation of \$6,500,000 to Victoria under the Act had been paid.

Upon expiry of the five year period on 30 June 1974, the 1969 Act was replaced by the *States Grants (Dwellings for Pensioners) Act 1974*, which was

assented to on 17 December 1974. Under the new Act an amount of \$30m has been allocated among the States to be made available over the three year period from 1974-75 to 1976-77. As well as doubling the annual allocation to the States the eligibility conditions have been widened to include, in addition to the single aged pensioners eligible under the previous Scheme, single invalid and Class B widow pensioners and single Service pensioners who are permanently unemployable or suffering from tuberculosis, all of whom must still be eligible for supplementary assistance.

Building schemes are similar in design to those approved under the previous Act and arrangements for approval of building schemes and payment of grants is the same. Rents under the new Scheme are required to be not less than the maximum amount of supplementary assistance payable under the *Social Services Act 1947-1974* or the *Repatriation Act 1920-1975* which is at present \$5.00 per week.

#### *Housing Loans Insurance Corporation*

The Housing Loans Insurance Corporation was established by the *Housing Loans Insurance Act 1965-1966* to administer the Australian Government's Housing Loans Insurance Scheme under which approved lenders may be insured against losses arising from the making of housing loans. The Corporation consists of a chairman (who is also managing director) and a deputy chairman, who are full-time members, and three part-time members, all of whom are appointed by the Governor-General.

The main purpose of the Housing Loans Insurance Scheme is to assist people to borrow as a single loan, at a reasonable rate of interest, the money they need and can afford to re-pay to obtain a home suited to their requirements.

To encourage lenders to make high ratio loans, the Corporation may insure a loan of up to \$40,000. The maximum loan to valuation ratio is 95 per cent where the security is a house or a unit. For loans in respect of two units of accommodation the maximum is 90 per cent.

A once and for all premium is charged by the Corporation at the time the loan is made. The premium is payable by the borrower but lenders may agree to add it to the amount of the loan for repayment by the borrower over the period of the loan. On loans comprising 94 per cent and 95 per cent of the valuation of a home the premium is 1.4 per cent of the amount of the loan. On loans less than 94 per cent of valuation, the premium falls progressively down to 0.25 per cent on loans of less than 76 per cent of valuation. At 9 July 1974 the maximum rate of interest chargeable on loans being insured was 12 per cent per annum and the maximum period of repayment was forty years. The maximum rate of interest is kept under review and may be varied by the corporation with the concurrence of the Federal Minister to whom the Corporation is responsible.

The Corporation will insure a loan made to enable a borrower who is to occupy the dwelling to buy or build a house, to buy a home unit, or to discharge an existing mortgage. A loan for a dwelling consisting of two units of accommodation is insurable if one of the units is to be occupied by the borrower. Loans for alterations and extensions and loans to meet expenses of providing or improving lighting, sewerage, drainage, fences, roads, etc., are also insurable. An insurable loan normally must be secured by a first mortgage over the property concerned, but a second mortgage may be an acceptable security for a loan for such purposes as minor alterations or improvements to the property.

An insured loan may be made only by an approved lender. Approved lenders are appointed by the Corporation from within approved classes of lenders specified by the Minister for Housing and Construction. Approved classes include banks, building societies, life insurance and general insurance companies, trustee companies, friendly societies, mortgage management companies, solicitors, and trustees of superannuation funds.



During 1973-74, 3,213 loans for \$46.73m were insured in Victoria. Comparable figures for 1972-73 were 10,134 loans for \$129.79m.

### Victorian Government

#### *Housing Commission, Victoria*

The recommendation of a Board of Inquiry in 1936, which investigated housing conditions within the State, resulted in the passing of the *Housing Act* 1937, and the appointment of the Housing Commission in March 1938 to be the housing authority of the State.

The main objects of the Commission as now laid down are the improvement of existing housing conditions; the provision of adequate and suitable housing accommodation for persons displaced from slum reclamation areas or living under unsatisfactory conditions, and for persons of limited means; the sale of houses to eligible persons and the making of advances to such persons to enable them to own their homes; the development of land for housing and related purposes; the giving of advice to the public with respect to finance for the purchase or construction of homes; and the preparation and implementation of urban renewal proposals.

Commission policy is to encourage home ownership and of the 75,848 dwelling units built up to 30 June 1974 a total of 36,373 houses have been sold (21,848 in the metropolitan area and 14,525 in the country).

#### VICTORIA—HOUSING COMMISSION: DWELLING CONSTRUCTION

Geographical distribution (a)	Houses and flat units				
	1970-71	1971-72	1972-73	1973-74	1974-75
	COMPLETED				
Melbourne Statistical Division	r 1,934	r 1,975	r 1,326	889	1,808
Remainder of State	r 953	r 758	r 660	552	1,201
State total	2,887	2,733	1,986	1,441	3,009
	UNDER CONTRACT AT END OF PERIOD (INCLUDES CONTRACTS LET, WORK NOT STARTED)				
Melbourne Statistical Division	2,028	r 1,705	r 1,707	1,896	1,361
Remainder of State	638	r 688	r 1,307	1,571	1,861
State total	2,666	2,393	3,014	3,467	3,222

(a) Figures are according to boundaries as determined at 30 June 1966.

#### VICTORIA—HOUSING COMMISSION: REVENUE, EXPENDITURE, ETC. (\$'000)

Particulars	1969-70	1970-71	1971-72	1972-73	1973-74
REVENUE					
Rentals	16,657	19,044	21,091	21,629	25,487
Gross surplus—house sales	2,496	3,202	2,873	3,065	6,392
Interest—					
House sales (net)	1,852	1,817	2,136	2,042	2,053
Sundry	418	287	599	649	2,429
Miscellaneous	314	299	745	585	513
Total revenue	21,737	24,649	27,445	27,971	36,874

VICTORIA—HOUSING COMMISSION: REVENUE, EXPENDITURE, ETC.—*continued*  
(\$'000)

Particulars	1969-70	1970-71	1971-72	1972-73	1973-74
EXPENDITURE					
Interest—less amounts capitalised and applied to house sales	7,482	7,971	9,280	9,636	11,365
Loan redemption—					
Australian Government—State Agreement Contribution to National Debt Sinking Fund	2,216	2,294	2,370	2,434	2,460
Redemption of debentures and Debenture Loan Sinking Fund contribution	17	21	17	18	23
Administration—					
General	1,318	1,382	1,588	1,674	1,872
House and land sales	839	1,022	1,138	1,101	1,323
Rates—less amount capitalised	2,668	3,000	3,407	3,735	4,467
Provision for accrued maintenance	2,636	2,871	2,914	3,356	3,678
Provision for irrecoverable rents	57	32	107	128	75
Communal services—flats and garden maintenance	695	958	1,234	1,377	1,783
House purchasers' Death Benefit Fund appropriation	461	473	464	452	452
Transfer to house sales Reserve Suspense Account	1,358	1,845	1,273	1,034	3,234
Maintenance and repairs on houses sold	213	240	299	228	269
Other	457	592	1,092	939	1,168
Total expenditure	20,424	22,709	25,189	26,118	32,176
Operating surplus	1,313	1,940	2,256	1,852	4,698
Fixed assets at 30 June	315,245	339,247	357,507	377,295	413,677
Loan indebtedness at 30 June (a)—					
Government advances	425,803	452,013	457,499	500,934	538,574
Debenture issues	600	400	400	400	400
Death Benefit Fund advances	3,959	4,522	5,241	5,128	5,338

(a) Excludes subsidies from State Loan Fund for slum reclamation.

*Ministry of Aboriginal Affairs*

Under the *Aboriginal Affairs Act 1967* the Minister for Aboriginal Affairs is empowered to purchase houses or land on which to erect houses for occupation by Aborigines, and to make grants or loans to enable Aborigines to purchase houses. During the year ended 30 June 1974, 27 houses were acquired for rent by Aborigines, and 4 houses were sold (including one to an Aboriginal family). The Ministry owned 209 houses in Victorian cities and provincial towns at 30 June 1974.

Under the terms of the Ministry's Aboriginal Housing Grant Scheme, designed to stimulate the interest of Aborigines in house purchase, grants of \$1,500 were paid to 8 applicants during the year ended 30 June 1974. A total of 355 families were approved for grants up to 31 December 1974, of which 133 had been paid.

The houses owned by the Ministry of Aboriginal Affairs were transferred to the Housing Commission of Victoria on 15 December 1974. Australian Government funds are now directly allocated to the Housing Commission for Aboriginal housing.

Administration and payment of outstanding \$1,500 housing grants also became the responsibility of the Housing Commission after 31 December 1974.

*Rural Finance and Settlement Commission*

The Rural Finance and Settlement Commission was constituted in March 1962 by the passing of the *Rural Finance and Settlement Commission Act 1961*, which provided for the merger of the Rural Finance Corporation and the Soldier Settlement Commission.

The Commission administered the settlement of eligible discharged servicemen on the land as part of the general scheme of rehabilitation of ex-servicemen and land settlement under the *Land Settlement Act 1959*. At 30 June 1974 a total of 3,387 houses had been completed since the inception of the Soldier Settlement Commission in 1945.

#### *Home Finance Trust*

The Home Finance Trust is a corporate body constituted under the *Home Finance Act 1962*. It is authorised to receive money on deposit, the repayment of which is guaranteed by the Government of Victoria, for the purpose of making housing loans on the security of first and second mortgages. Under the terms of the Act the Trust is precluded from making loans in certain circumstances.

The number of loans granted by the Trust to 30 June 1974 and subsisting totalled 3,427 on the security of first mortgages and 1,028 on second mortgages, the amounts involved being \$25.8m and \$1.7m, respectively.

**Further reference, 1967**

#### *Approved housing institutions*

The *Home Finance Act 1962* empowers the Treasurer of Victoria, *inter alia*, to guarantee, in certain circumstances, the repayment of part of a housing loan made by an approved institution on the security of a first mortgage.

The Treasurer's guarantee covers that portion of a loan which exceeds the institution's loan limit, whether statutory or under the terms of a trust, or where there is no such limit, the guarantee applies to the amount of loan in excess of 60 per cent of the valuation of the security. Guarantees are available under the Act for loans up to 95 per cent of the value of the security.

At 30 June 1974 there were fourteen approved institutions. Guarantees given by the Treasurer and subsisting totalled 247, the amount involved being \$414,373.

**Further reference, 1967**

#### *Co-operative housing societies*

The *Co-operative Housing Societies Act 1958* empowers societies to raise money on loan for the purposes of making advances to their members to erect houses; to purchase houses (within certain age limits); to meet street making and sewerage installation charges; to undertake additional permanent improvements to a dwelling acquired through a society; to maintain and keep the house in proper repair; and to purchase a residential flat on the security of a stratum title.

Until 30 June 1956 co-operative housing societies were entirely dependent on institutional finance for their funds, but from 1956 they have received a portion of the State's housing loan allocation under the Australian Government-State Housing Agreements.

The following table, compiled from annual reports published by the Registrar of Co-operative Housing Societies, provides particulars relating to the operations of societies at 30 June for each of the five years 1970 to 1974:

#### VICTORIA—OPERATIONS OF CO-OPERATIVE HOUSING SOCIETIES AT 30 JUNE

Particulars	Unit	1970	1971	1972	1973	1974
Societies registered	number	1,267	1,316	1,429	1,481	1,640
Members registered	number	53,028	54,612	54,646	53,395	54,581
Shares subscribed	number	2,897,916	3,073,813	3,476,736	3,238,762	3,410,941
Nominal share capital	\$m	289	307	347	323	341
Advances approved	number	46,445	47,637	47,220	44,039	45,341
"	\$m	281	292	317	307	330
Government guarantees executed	number	758	787	811	863	906
"	\$m	191	195	199	201	210
Indemnities given and subsisting	number	2,773	2,998	3,481	3,854	4,403
Indemnities subsisting	\$'000	1,410	1,600	1,925	2,319	2,995
Housing loan funds paid into Home Builders' Account	\$m	108	119	130	141	157
Dwelling houses completed to date (a)	number	68,994	72,275	75,660	76,989	80,559
Dwelling houses in course of erection (a)	number	1,279	1,125	1,248	908	1,509

(a) Includes residential flats.

*State Savings Bank of Victoria*

The State Savings Bank of Victoria grants loans to eligible persons to build, purchase, or improve homes upon such terms and subject to such covenants and conditions as are prescribed or are fixed by the Commissioners.

Loans are made from the Savings Bank and Credit Foncier Departments. Particulars for the years 1969-70 to 1973-74 may be found in Chapter 21.

*Other Victorian authorities*

Victorian Government authorities (other than those providing rental housing under Housing Agreements) such as the Public Works Department, State Electricity Commission, Victorian Railways, State Rivers and Water Supply Commission, etc., from time to time provide the necessary land and finance for the erection of dwellings for employees of those departments. The rentals charged are fixed according to the salaries of the officers occupying the dwellings. The dwellings erected by these authorities do not come under the control of the Housing Commission.

*Other lenders*

Details of all loans made to home purchasers are not available. However, particulars of the permanent finance made available by the major institutions to persons buying or building new homes in Victoria for their personal use are shown, for each of the years 1969-70 to 1973-74, in the following table. The amounts shown are actual payments during the periods indicated, as distinct from loans approved, and do not include loans made to institutions, public authorities, corporate bodies, or to persons building or buying homes for resale or for investment purposes. A new home is regarded as a house or flat not more than twelve months old and permanent finance means finance granted for a term of three years or more.

VICTORIA—HOUSING FINANCE STATISTICS: PERMANENT FINANCE  
FOR NEW HOMES ONLY: PARTICULARS OF AMOUNTS PAID BY  
MAJOR INSTITUTIONS AS LOANS TO PERSONS BUYING OR  
BUILDING HOMES IN VICTORIA FOR THEIR PERSONAL USE  
(\$'000)

Institution	Payments during year—				
	1969-70	1970-71	1971-72	1972-73	1973-74
Savings banks	} 104,074	} 112,801	} 118,476	123,316	142,830
Co-operative housing societies				17,662	16,501
Life insurance offices	9,851	9,672	8,104	7,994	8,671
Friendly societies	1,650	2,006	2,169	2,003	1,786
Building societies	18,317	19,527	48,906	89,028	66,733
Government instrumentalities	21,055	21,319	16,115	14,960	16,638
<b>Total</b>	<b>154,946</b>	<b>165,325</b>	<b>193,770</b>	<b>254,963</b>	<b>253,159</b>

**BIBLIOGRAPHY****Victorian Office**

- 5 Building approvals (monthly)
- 6, 7 Building approvals by local government areas (quarterly and annual)
- 8 Building operations (quarterly)
- 9 Building operations: number of new houses and other dwellings: preliminary estimates (quarterly)
- 27 Mortgages of real estate lodged for registration

**Central Office**

- 3.1 Building and construction
- 3.2 Building approvals
- 3.6 Building statistics