

HOUSING, BUILDING, AND CONSTRUCTION

BUILDING CONSTRUCTION, 1980-81

The value of building work done in Victoria in 1980-81 was \$2,146m, an increase of 14 per cent over 1979-80. This dollar value represents an increase in activity in real terms of 3 per cent during the year, compared with a decrease of approximately 3.5 per cent during the previous year. This, and other value assessments in this summary, are made on the basis of adjusting annual statistics by the *Building Cost Index*, published by the Building Economist, to allow for the effect of inflation.

Private sector projects accounted for 83 per cent of all building activity in 1980-81, compared with 79 per cent in 1979-80, the balance being provided by public sector projects. Victoria's share of all building work in Australia in 1980-81 was 21 per cent, compared with 23 per cent in 1979-80, and 26 per cent in 1978-79. The distribution of activity in the different sectors changed only slightly from 1979-80: commercial building comprised 29 per cent of building activity, building for community purposes 12 per cent, and housing, 54 per cent. The balance of 5 per cent was in the miscellaneous category.

The direction and magnitude of activity within these sectors, during 1980-81 has not followed proportionally that of the previous year. Increased activity was apparent in the "other business" category of the commercial sector, which rose by 26 per cent compared with 1979-80 to comprise 5 per cent of total building activity in Victoria. Activity on shops, factories, offices changed only marginally in 1980-81 when compared with 1979-80.

In the community sector, building for religious purposes increased 28 per cent and hotel building increased 7 per cent. However, building for entertainment declined 26 per cent and that for education declined 21 per cent, to 3 and 4 per cent of activity, respectively. Building for health functions decreased 5 per cent.

Work done on dwelling construction, including alterations and additions to dwellings, increased 5 per cent in value, to comprise 54 per cent of all building activity in Victoria, compared with 53 per cent in the previous year. The value of work, comprising jobs valued at more than \$10,000 directed to alterations and additions to existing dwellings, increased by 22 per cent. This sector, which became solidly established in the early 1970s, has increased from 1 per cent of building activity in 1973-74, to 6 per cent of total building in 1980-81. This percentage underestimates the scope of the phenomenon, as many jobs are valued at less than \$10,000, and others are not recorded if a building permit is not required.

The number of dwellings completed fell 4 per cent to 25,900 but domestic owner building activity increased from 21 per cent to 26 per cent of total dwelling completions. The average size of private sector, contract-built houses, commenced in 1980-81, was 154 square metres, an increase of 5 square metres over the 1979-80 size; the average commencement value increased 4 per cent in real value terms, from \$34,469 in 1979-80 to \$39,750 in 1980-81.

The public sector share of housing remained steady, comprising 3.5 per cent of the total dwelling programme.

In Victoria, overall building activity increased slightly in 1980-81, after allowing for the effect of inflation, a reversal of the decline of the previous year. However, Victoria's share of the total value of building in Australia fell marginally, confirming that the industry is in a sustained phase of reduced production. Commercial building failed to sustain the recovery shown in 1979-80, and only alterations and additions to dwellings, building for miscellaneous and religious purposes, and "other businesses", which together total 17 per cent of building activity, showed buoyancy.

RECENT TRENDS IN BUILDING TECHNOLOGY

Introduction

Building technology links the community's need for buildings with the physical resources and ability to create them. Some new concepts stem from the changed function and form of the buildings themselves, which are the product of changes in individual and community needs. Others result from new materials and novel ways of using old ones, the disuse of harmful materials, and increased safety considerations. The scarcity and cost of labour has stimulated increases in productivity, and resulted in changes in the nature of trade skills. Development of new tools and equipment has led to new methods and there has been a shift in balance between on-site and factory fabrication. Management practices, as well, are adapting to changing circumstances.

A consciousness of the need to preserve notable buildings has given impetus to renovation, a movement which first gained prominence in the residential sector, and which has since extended into the commercial and industrial sectors.

A new concept of life-cycle performance, called *terotechnology*, has arisen to embrace the study and improvement of all stages of a building, from the original design and function, through the construction phases, to use and maintenance, and to eventual re-use or demolition.

Changes in Community Needs

Population growth after the Second World War placed heavy but comparatively straightforward demands on the building industry; to sub-divide land and create new houses, schools, shops, offices, and factories. However, during the early 1970s and so far into the 1980s, growth has declined and demand is changing to resource and recreation facilities, elderly persons units, hostels, and nursing homes. The older, inner suburbs have witnessed considerable refurbishing of dwellings. Economic factors have also encouraged upgrading of commercial buildings.

Community use of schools has been extended by the creation of the "multi-purpose room", a versatile hall with catering and toilet facilities. The increasing sophistication of business has resulted in conference and seminar facilities, and exhibition areas. Regional shopping centres with enclosed malls have become commonplace. Increased affluence and health consciousness have resulted in the building of sports complexes, gymnasiums, and swimming pools.

While the nature of buildings may change, the basic principles of building remain unchanged. These are to ensure structural integrity, resistance to the elements, and adequacy of performance. Sometimes appearance and initial cost may be emphasised at the expense of technical soundness, with costly later results; however, recently demands by designers on builders and manufacturers for high performance at low cost have become more noticeable. Hard wearing surfaces now seek to be decorative, materials easily shaped; supports slender, and joints between materials of widely different physical properties of high integrity. Building technology has gone far to meet these demands and some of the enabling features are outlined below.

Developments in materials and components

Galvanised, cold roll-formed steel sections have become widely used as framing for light industrial buildings and, to a lesser extent, for housing. Zinc-alum, prefinished steel and aluminium cladding, with leak-proof, concealed fixings, is used for roofs and walls. Aluminium is widely used for ladders and scaffold planks and other equipment where the high strength/weight ratio is an advantage, and in window frames, as it is resistant to corrosion. Desire to recreate the styles of by-gone eras has resulted in aluminium "cast iron lacework".

Paper faced gypsum plasterboard and glass reinforced plaster have replaced fibrous plaster, and concrete roof tiles have largely replaced terracotta. Plastics in many forms have gained widespread use especially in plumbing and draining. Long lengths of pipe can be handled easily and glued joints made in seconds. As smooth surfaces permit shallower grades and longer runs, the several waste systems in a house can be linked to the mains with fewer bends and at a single point connection. Plastics have become widely used for furnishings, trim, and fittings. Translucent plastics, which resist solar degradation, are used in skylights.

Specialised adhesives and sealants for virtually any combination of materials, situations and purposes, including structural ones, are now available. Penetrating finishes and surface coatings provide decorative yet highly wear resistant surfaces.

The world oil "shock" after 1973 drew attention to energy conservation. Building design now lays greater emphasis on orientation and shape, choice of materials, and rate of air change and leakage. Low density materials are being used increasingly in blanket or particle form to improve thermal characteristics of roofs, walls, floors, and concrete slabs.

Timber construction for houses has become more sophisticated, with the development of grading rules and standard design data, to capitalise on the strength of different timbers for structural purposes. Novel fastening systems, some based on nail plates, provide for more economic use in roof trusses and beams, and glue laminating enables large structural sections to be fabricated from small pieces. Kiln dried, plantation grown pine is used increasingly for house framing, as it is more stable and more easily worked than conventional hardwoods and its light weight makes possible mechanised factory production. Particleboard is used for joinery. The marketing of preservative treated timber has considerably extended its exterior use.

Specialised concretes are now available, using low density aggregates or aeration to give improved thermal characteristics, or fibres to give enhanced structural properties. Many additives have been developed to improve handling and performance in service. Concrete slab floors have become popular for houses because of their economy, simple construction, and the availability of in-slab heating by electric elements or hot water.

Changes in techniques

The renovation and upgrading of structurally sound old buildings has become popular, for economic as well as historic and aesthetic reasons. In this specialist area, attention is being given to the modification of existing building regulations to accommodate changes in use; for example, different health and safety considerations are relevant when a warehouse is converted to a residential, commercial, or community complex.

It is usually necessary to renew the services and restore or modernise the decor. In commercial buildings, lifts may require upgrading as may heating systems and ductwork, fire protection systems, and escape facilities. Dampness is frequently present in old masonry buildings, and techniques to replace the dampproof course or inject water repellent materials have become available.

Building techniques using concrete have been developed, aided by the invention of purpose built equipment and advances in structural design. Lift-up slab construction allows the floor slabs in a multistorey building to be cast on top of each other at ground level. The tilt-up slab system, widely used for single storey industrial buildings, involves casting concrete walls horizontally on the floor slab and tilting them up in their correct locations. Slip forming is another technique where the formwork for a wall is steadily raised as the concrete is cast. Pre-stressed concrete, held in permanent compression by tensioned steel reinforcing, allows longer spans and reduces deflections. Other building systems for single storey industrial and residential buildings have been developed, mostly using framed panels with an insulating material separating outer surfaces of sheet materials.

On a limited scale, inflatable buildings supported by air under a small positive internal pressure, provide large clear areas. The same principle is used to support a membrane on which is poured a reinforced concrete layer, to form a domed structural skin to the building. This mode of construction, the "Binishell", has been used in Australia for community facilities and supermarkets.

The need for accommodation on country properties and in remote locations has been catered for by transportable houses. These are usually timber framed and clad with sheet material, fabricated in a yard, and transported in one or more sections.

Electronic systems are now available for numerous functions including security, communications, and temperature and ventilation control.

Acoustic privacy can be improved by the use of heavy materials, such as masonry or lead sheet. New designs, using "split" frames, enable the acoustics of lightweight construction in party walls to be improved. Fully pre-finished, modular, kitchen, and bathroom kits are used by specialised remodellers and the do-it-yourself market.

Increasing attention is being given to preventing the ignition and spread of fire and of smoke and noxious gases in buildings and their contents through design and construction practices. Materials with superior performance in fires are being developed as structural components, lining materials, and protective coatings, some of which are also decorative.

Developments in tools and equipment

Portable power tools such as impact drills, pneumatic nailing guns, explosive fasteners, welding machines, and levelling devices using laser beams, enable on-site operations to be extended in scope and made more productive. Sophisticated factory equipment for cutting, assembling and fixing, allows components formerly made on-site to be produced more economically in a factory. A highly competitive and specialised equipment hire industry has accelerated the invention and development of mobile and tower cranes, elevators, concrete pumps, ditch diggers and mobile saw benches, all of which reduce effort and speed up production. The builder can now obtain the best machinery for the job, for a known charge, and without the need for capital outlay.

Trends in the labour force

Skilled building workers in many cases have become independent contractors. They supply labour and tools and sometimes material, and carry out particular tasks for the builder for a negotiated fee. The individuals may work singly or in partnership, or may themselves be employers. This, the "sub-contract" form of engagement, has become widespread throughout the industry, and established practice in house building. Research has shown it to be highly efficient because workers are highly motivated and have very low levels of unproductive time. Individuals who serve complete trade apprenticeships acquire a broad range of skills, but there is an increasing trend for individuals to acquire skill by practice, or from training by manufacturers. This trend results in single trades becoming a series of sub-trades, each needing less time to acquire a basic competence, but together requiring more supervision.

Management of the building process

The operational aspects of building, the engagement and supervision of men, the supply of materials and provision of finance, have been scrutinised as builders have sought to minimise costs and meet completion times amid influences which tend to escalate both. Research has improved the understanding of interactions in the building process and has resulted in planning and scheduling procedures, techniques to predict, track and control cash flow during construction, and in improved management procedures. These recognise the increasing complexity of the building process and the greater number of separate entities involved, and improve the quality of decision making, communication, and control which are essential components of effective management.

Further references: *Building trends since 1945*, *Victorian Year Book* 1963, pp. 345-7; *Developments in building methods since 1945*, 1964, pp. 365-8; *Building materials*, 1966, pp. 324-7; *Redevelopment of the inner residential areas*, 1967, pp. 599-600; *Early building in Victoria*, 1968, pp. 598-600; *Housing for aged persons*, 1969, pp. 636-8; *Building trends in Melbourne since 1961*, 1970, pp. 614-6; *Bridges in Victoria*, 1971, pp. 592-4; *Division of Building Research*, C.S.I.R.O., 1972, pp. 308-11; *Metrication in the building and construction industry*, 1976, p. 302; *Historical introduction*, 1977, pp. 323-6; *The National Estate*, 1977, pp. 326-7; *Historic Buildings Preservation Council*, 1977, p. 328; *Victorian Urban Land Council*, 1977, pp. 328-9; *Residential Land Development Committee*, 1977, pp. 329-30; *Building and Development Approvals Committee*, 1977, p. 330; *Use of timber in the housing and construction industry*, 1978, pp. 279-81; *Dwelling construction in the Victorian building industry, 1959-60 to 1976-77*, 1979, pp. 259-61; *Building societies*, 1980, pp. 269-71; *Housing in Victoria during the 1970s*, 1981, pp. 263-5; *Centenary of St Paul's Anglican Cathedral, Melbourne*, 1981, pp. 266-7; *Centenary of the Royal Exhibition Building, Melbourne*, 1981, pp. 267-9; *Sacred Heart Cathedral, Bendigo*, 1981, pp. 269-70; *Collins Place*, 1982, p. 250

BUILDING LEGISLATION

Supervision and control of building

On 12 January 1982, a new Act, the *Building Control Act 1981*, which provides regulations for the uniform control of building throughout Victoria, received Royal Assent and was operationally phased in with progressive proclamations of its various parts commencing on 2 August 1982. The Act which was based on the recommendations of the Building and Development Approvals Committee (B.A.D.A.C.) appointed by the Victorian Government in 1975, consolidates, amends, and extends the law relating to building in Victoria.

Uniform Building Regulations

Under the *Building Control Act 1981* the power to administer building regulations is vested in the councils of municipalities.

The Uniform Building Regulations specify minimum requirements with respect to construction and it is the responsibility of the councils of the various municipalities to ensure that the regulations are complied with. If any doubt, difference or dissatisfaction arises between any parties concerned or between any party and the Development Approvals Co-ordinator of a municipality or a relevant authority in terms of the building regulations, they may appeal to a Building Referees Board appointed pursuant to the provisions of the Act which will determine the matter. Building Referees Boards also have power to modify or vary any regulation or by-law provided that the modification or variation sought might reasonably be made without detriment to the public interest.

Under the provisions of the Uniform Building Regulations no person can commence any building work unless the Development Approvals Co-ordinator has granted building approval for the work and the appropriate building approval fee has been paid.

The Council of the municipality concerned 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 originally approved.

Further references: *Urban renewal, Victorian Year Book 1976*, pp. 303-4; *Building development in the City of Melbourne, 1978, 1979*, p. 261

BUILDING STATISTICS

General concepts

The statistics in the following 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, alterations and additions valued at \$10,000 and over to buildings other than dwellings are included in the values stated. With the exception of the table relating to building approvals, particulars of minor alterations and additions are excluded, and in all tables particulars of repairs and maintenance to buildings are excluded. Figures for houses exclude converted military huts, temporary dwellings, flats, and dwellings attached to other new buildings.

Since the September quarter 1945, up to and including the June quarter 1980, a quarterly collection of statistics of building operations was undertaken, which comprised the activities of all private contractors and government authorities engaged in the erection of new buildings, and owner-builders who erected buildings without the services of a contractor responsible for the whole job.

However, from the September quarter 1980, a new Building Activity Survey has replaced the Building Operations collection. The main features of the new survey are: (1) replacement of the previous complete enumeration of private sector jobs involving new house construction or alterations and additions valued at \$10,000 or more to houses by a sample survey; and (2) continuation of the complete quarterly enumeration of all other building jobs of \$10,000 and over, other than those outlined in (1) above.

As a result of this change the new survey only provides private sector house building activity data at the State level and it is now not possible to classify this data by as many variables as in the past (e.g. material of outer walls). However, to compensate for this loss of detail a monthly series for new dwellings commenced has been introduced to provide data on a small area basis (e.g., local government area). Although the differences in

concept between the new Building Activity Survey and the previous Building Operations collection are minor, figures from the September quarter 1980 are not strictly comparable with those for earlier periods and caution should be exercised in comparing data across the time of the change in collection methodology.

Both collections are based on building permits issued by local government authorities, and contracts let or day labour work authorised by Commonwealth, State, semi-government, and local government authorities.

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 Commonwealth, State, semi-government, and local government authorities.

Private sector or public sector. Building is classified as private sector or public sector 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 sale, is classed as public sector. 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 sector.

Buildings built by other than contract builders. 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. Because of the difficulty of defining the exact point that this represents in building operations, interpretations made by respondents 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.

Statistics

Building approvals

The following table shows the total value of building approved in Victoria for the years 1977-78 to 1981-82:

VICTORIA—TOTAL VALUE OF BUILDING APPROVED
(\$'000)

Year	Houses and other dwellings (a)	Other new buildings (a)	Alterations and additions to buildings (b)	Total all buildings
1977-78	913,392	696,376	111,070	1,720,838
1978-79	886,717	779,119	114,520	1,780,356
1979-80	980,924	749,582	113,769	1,844,275
1980-81	1,108,935	771,250	111,824	1,992,009
1981-82	1,161,564	1,117,051	110,222	2,388,837

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

(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, since the relationship is affected by some intended buildings never being begun and new building plans being re-submitted, and estimated values recorded for building approvals being affected by rising costs resulting from delays in the commencement of buildings.

Value of building jobs

As with building approvals, increases in the value of buildings commenced, completed, and under construction, and in the value of work done are not wholly attributable to increased building activity, but include increases in the cost of building arising from price inflation. 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, and estimated value of work yet to be done on the job, according to the type of building, for the years 1977-78 to 1981-82. 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	1977-78	1978-79	1979-80	1980-81 (a)	1981-82 (a)
Houses	777,175	705,489	777,009	887,186	846,613
Other dwellings	112,335	100,137	93,026	128,337	151,742
Alterations and additions to dwellings	97,922	86,406	101,226	138,796	163,590
Hotels, guest houses, etc.	10,848	19,377	26,202	30,240	22,167
Shops	91,130	106,857	116,434	102,481	110,981
Factories	135,186	159,955	149,714	258,799	227,148
Offices	94,573	87,851	165,440	166,130	235,586
Other business premises	59,354	77,300	75,891	112,483	91,498
Education	109,578	128,077	92,408	81,526	108,658
Religious	5,987	7,542	7,413	11,443	9,129
Health	77,278	78,554	38,972	47,654	50,508
Entertainment and recreation	68,085	41,745	60,664	44,961	36,245
Miscellaneous	52,087	110,083	56,927	69,046	32,511
Total	1,691,536	1,709,373	1,761,328	2,079,082	2,086,376

(a) New Building Activity Survey. See General concepts on pages 248-9.

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

Type of building	1977-78	1978-79	1979-80	1980-81 (a)	1981-82 (a)
Houses	832,184	769,068	785,744	817,490	870,526
Other dwellings	157,315	111,773	110,680	115,633	132,148
Alterations and additions to dwellings	87,047	91,964	95,387	119,488	159,845
Hotels, guest houses, etc.	12,560	14,837	32,531	32,058	28,323
Shops	79,914	107,626	121,310	108,855	115,589
Factories	114,940	139,621	181,617	157,847	219,829
Offices	114,778	100,086	138,672	167,758	144,335
Other business premises	57,313	62,385	63,307	89,918	136,269
Education	94,202	153,839	113,265	107,722	94,835
Religious	7,357	8,764	5,674	10,159	11,165
Health	71,112	72,847	62,413	56,551	62,207
Entertainment and recreation	33,048	47,842	43,493	47,597	39,979
Miscellaneous	34,272	68,279	51,883	38,520	62,961
Total	1,696,045	1,748,931	1,805,977	1,869,596	2,078,012

(a) For footnote see table above.

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

Type of building	1977-78	1978-79	1979-80	1980-81 (a)	1981-82 (a)
Houses	820,914	759,990	785,371	896,783	884,538
Other dwellings	136,022	107,534	108,274	126,845	149,020
Alterations and additions to dwellings	93,322	90,742	99,206	134,666	170,450
Hotels, guest houses, etc.	11,780	18,645	28,956	34,542	27,514
Shops	82,172	112,330	108,794	122,093	118,572
Factories	128,519	177,999	183,393	200,171	260,026
Offices	128,074	117,648	166,434	185,098	252,262
Other business premises	55,662	66,238	83,322	116,302	111,333
Education	126,975	131,831	105,229	91,621	106,716
Religious	7,382	7,125	7,396	10,466	9,148
Health	75,389	88,277	62,368	65,793	53,455
Entertainment and recreation	36,182	51,268	76,590	62,507	63,056
Miscellaneous	51,568	58,037	62,026	98,858	78,815
Total	1,753,961	1,787,664	1,877,358	2,145,745	2,284,906

(a) For footnote see first table on page 250.

VICTORIA—ESTIMATED VALUE OF WORK YET TO BE DONE ON JOBS
UNDER CONSTRUCTION AT END OF PERIOD: CLASSIFIED BY TYPE
(\$'000)

Type of building	1977-78	1978-79	1979-80	1980-81 (a)	1981-82 (a)
Houses	246,396	222,089	229,643	235,137	208,938
Other dwellings	40,287	37,557	32,502	42,972	48,361
Alterations and additions to dwellings	23,155	19,657	23,658	30,410	27,898
Hotels, guest houses, etc.	11,305	10,486	9,305	10,250	5,820
Shops	38,532	36,995	45,003	35,665	27,936
Factories	61,225	59,891	53,419	144,296	120,569
Offices	110,767	86,985	126,284	133,354	140,745
Other business premises	21,152	35,753	33,151	40,188	20,524
Education	57,659	56,890	46,154	43,703	39,414
Religious	1,790	2,199	2,480	3,344	3,087
Health	54,146	45,933	37,423	36,330	39,816
Entertainment and recreation	45,810	40,867	30,406	31,977	16,519
Miscellaneous	25,507	78,885	73,611	52,797	21,103
Total	737,731	734,185	743,039	840,423	720,730

(a) For footnote see first table on page 250.

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

The value of all building work remaining unfinished increased from \$1,496m at 30 June 1978 to \$1,513m at 30 June 1979, \$1,559m at 30 June 1980, to \$1,838m at 30 June 1981, and to \$1,901m at 30 June 1982.

Number of dwellings

The following tables show the number of houses and other dwellings (excluding conversions to other dwellings) commenced classified by geographical distribution and the number of houses and other dwellings commenced, completed, and under construction by ownership for the years 1977-78 to 1981-82, and the number of houses commenced, classified by material of outer walls for the years 1977-78 to 1981-82:

**VICTORIA—NUMBER OF HOUSES AND
OTHER DWELLINGS COMMENCED:
GEOGRAPHICAL DISTRIBUTION**

Year	Commenced	
	Houses	Other dwellings
MELBOURNE STATISTICAL DIVISION		
1977-78	15,053	3,484
1978-79	13,370	2,790
1979-80	13,219	2,379
1980-81(a)	13,078	2,747
1981-82(a)	11,905	3,205
REMAINDER OF VICTORIA		
1977-78	9,245	1,578
1978-79	8,279	1,189
1979-80	8,734	1,612
1980-81(a)	8,529	1,958
1981-82(a)	7,326	1,882
STATE TOTAL		
1977-78	24,298	5,062
1978-79	21,649	3,979
1979-80	21,953	3,991
1980-81(a)	21,607	4,705
1981-82(a)	19,231	5,087

(a) For footnote see first table on page 250.

**VICTORIA—NUMBER OF HOUSES AND OTHER
DWELLINGS: CLASSIFIED BY OWNERSHIP**

Year	Number of houses and other dwellings erected for —					Total houses and other dwellings (b)
	Public sector	Private sector (a)			Total houses and other dwellings (b)	
		Houses		Other dwellings		
		Total dwellings (a)	By contractors (b)			
COMMENCED						
1977-78	2,082	15,456	7,300	4,522	27,278	29,360
1978-79	1,756	15,445	5,212	3,215	23,872	25,628
1979-80	1,230	15,574	5,570	3,570	24,714	25,944
1980-81(c)	1,684	14,270	6,770	3,909	24,950	26,630
1981-82(c)	1,436	11,790	6,660	4,450	22,900	24,340
UNDER CONSTRUCTION (I.E., UNFINISHED) AT END OF PERIOD						
1977-78	1,403	5,222	8,630	3,430	17,282	18,685
1978-79	1,195	5,029	7,028	2,345	14,402	15,597
1979-80	860	4,365	6,668	2,171	13,204	14,064
1980-81(c)	1,170	4,650	5,490	2,525	12,670	13,840
1981-82(c)	671	3,920	5,510	3,115	12,550	13,220
COMPLETED						
1977-78	2,886	16,901	7,294	6,408	30,603	33,489
1978-79	1,962	15,659	6,314	4,024	25,997	27,959
1979-80	1,566	15,968	5,726	3,680	25,374	26,940
1980-81(c)	1,416	14,690	6,020	3,776	24,490	25,900
1981-82(c)	1,850	12,490	6,470	3,684	22,640	24,490

(a) See definitions on pages 248-9.

(b) From 1980-81 figures have been rounded to the nearest ten units.

(c) For footnote see first table on page 250.

**VICTORIA—NUMBER OF HOUSES COMMENCED:
CLASSIFIED BY MATERIAL OF OUTER WALLS**

Year	Brick, concrete, and stone	Brick veneer	Timber	Fibre cement	Other and not stated	Total
1977-78	1,458	19,447	1,469	1,773	151	24,298
1978-79	1,541	17,695	1,131	1,199	83	21,649
1979-80	1,839	17,714	966	1,372	62	21,953
1980-81(a)	1,978	16,007	1,067	940	1,615	21,607
1981-82(a)	1,581	14,015	1,088	898	1,649	19,231

(a) For footnote see first table on page 250.

GOVERNMENT BUILDING AUTHORITIES

Commonwealth Government

General

Commonwealth Government activities in the housing field have, in the main, included the provision of money 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 and the Home Deposit Assistance Act; the operations of the Housing Loans Insurance Corporation; assistance in the provision of accommodation for the aged, Aborigines, and other groups in need and the provision of housing in the Territories. In 1981-82, the Commonwealth also introduced a Crisis Accommodation For Families Programme. A Mortgage and Rent Relief Scheme was to be introduced during 1982-83.

Commonwealth Government-State Housing Agreements 1945-1981

There have been several Commonwealth-State Housing Agreements since the Second World War. In addition, the *States Grants (Housing) Act* 1971 made provision for payment of a housing grant to the States amounting to \$5.5m annually and the *Housing Assistance Act* 1973 authorised special advances to States of \$6.55m in 1972-73 for rental housing.

1981 Housing Agreement

This Agreement between the Commonwealth, the six States and the Northern Territory, is the latest in the series of Agreements and operates for the 5 year term ending 30 June 1986. All financial assistance, comprising "untied" loans, grants earmarked for pensioners and Aborigines and "untied" grants, is now subject to the terms of the Agreement. Each State decides on the allocation of "untied" funds between home purchase and rental housing assistance and is required to match these funds on a \$1 for \$1 basis with funds provided from its own resources. Commonwealth loans to the States are repayable over 53 years at an annual interest rate of 4.5 per cent.

The Commonwealth has guaranteed a minimum level of funding of \$200m for each year of the Agreement. Additional funding for each year is determined in the Budget context. Total funding for 1981-82 was \$262.2m: \$146m in loans and the remainder as grants of which \$32m was allocated for pensioners, \$34.2m for Aborigines, and \$50m was "untied" assistance.

Total funding under the Agreement in 1982-83 was \$332.9m: \$146m in loans and the remainder as grants, of which \$32m was allocated for pensioners and \$34.2m for Aborigines, and \$120.7m was "untied". In addition, in 1982-83 each State may, subject to providing from its own resources the same amount as in 1981-82, nominate additional funds for welfare housing from its Works and Housing Programme. These additional funds will be available at concessional Commonwealth-State Housing Agreement loan terms and conditions, i.e., interest rate of 4.5 per cent, repayable over 53 years.

Home Purchase Assistance. Funds available in the Home Purchase Assistance Account, comprising Commonwealth funds, revolving funds arising from the operation of previous home purchase programmes and State funds, are used principally to make loans to co-operative housing societies and approved State lending authorities for lending to home purchasers. The annual interest rate charged by a State to societies and approved

lending authorities is to be not less than 5 per cent per year in the first full financial year, increasing by 0.5 per cent per year each year until a rate equivalent to 1 per cent below current Commonwealth Savings Bank rate for housing loans is reached, and thereafter varying with movements in this rate. Eligibility conditions are set by each State, but loans may only be made to those who cannot obtain mortgage finance on the open market, or from other sources. Provision is made in the Agreement for a number of flexible lending practices, such as escalating interest loans with income geared starts.

Rental Housing Assistance. Available funds, comprising Commonwealth funds, internally generated funds arising from the operation of rental housing programmes and State contributions, are used principally for the provision of rental housing by State housing authorities but may be used for other purposes such as urban renewal, funding of voluntary housing management groups, and allocations to local government bodies to provide rental housing. Each State determines eligibility for rental housing subject only to the condition that assistance is directed to those most in need. The level of rent is also fixed by each State and a policy of progressive movement to full market rents over the life of the Agreement is to apply in each State. Rental rebates are granted to those tenants who cannot afford to pay the rent fixed. A policy of uniform rental rebates is being developed by the Commonwealth and the States. Each State determines its own policy on sales of rental dwellings but all sales are to be at market value or replacement cost and on the basis of a cash transaction. Home purchase assistance funds can be used to finance the purchase of rental dwellings.

Operations under the Commonwealth-State Housing Agreements in Victoria are summarised as follows:

VICTORIA—COMMONWEALTH-STATE HOUSING AGREEMENTS: OPERATIONS

Item	Total
Loan funds advanced (up to and including 1981-82)	\$1,235,768,000
Allocations from State Loan funds: <i>States Grants (Housing) Act</i> 1971 (1971-72 and 1972-73)	\$74,000,000
Loan funds allocated to the Housing Commission, Victoria (up to and including 1981-82)	\$880,400,000
Loan funds allocated to Home Purchase Assistance Account (up to and including 1981-82)	\$429,368,000
Supplementary loans made by Commonwealth Government for housing for defence forces 1 July 1956 to 30 June 1971	\$24,558,182
Drawings from Home Purchase Assistance Account by Co-operative Housing Societies (up to and including 1980-81)	\$526,525,007
Dwellings completed by Housing Commission, Victoria (up to and including 1980-81)	91,016
Dwellings completed or purchased under Home Purchase Assistance Accounts, (previously Home Builders Accounts) (up to and including 1980-81)	44,544
Commonwealth Government Advances allocated to Housing Commission, Victoria (1972-73)	\$1,500,000

Victoria's share of Commonwealth welfare housing funds under the 1981 Commonwealth-State Housing Agreement is shown in the following table.

VICTORIA—COMMONWEALTH FUNDS GRANTED: 1981 HOUSING AGREEMENT (\$'000)

Year	Loans	Grants			Total
		Pensioners	Aboriginals	Untied	
1981-82	36,135	7,447	2,522	12,375	58,479
1982-83	36,333	7,371	2,527	28,818	75,049

Rental Assistance for Pensioners, Aboriginals, and other Persons in Need

From 1 July 1981, grants have been provided to the States and the Northern Territory for rental housing assistance for pensioners, Aboriginals, and other persons in need under the 1981 Housing Agreement. In previous years, such grants were provided under separate arrangements, as described in earlier editions of the *Victorian Year Book*.

Grants may be used for purposes other than construction of housing, e.g., leasing from the private sector.

To 30 June 1981, grant payments for pensioners in Victoria totalled \$34,603,000. The number of units provided to 30 June 1981 amounted to 2,149.

Grants for Aboriginals commenced in 1979-80, with \$2m being paid to Victoria in 1979-80 and \$2.1m in 1980-81. About 103 dwellings were provided during those two years. The States Grants for the Aboriginal housing programme previously administered by the Department of Aboriginal Affairs was amalgamated with the Housing Agreement grants for Aboriginals from 30 June 1981, and is included in the Commonwealth funding shown above for 1981-82 and 1982-83.

Crisis Accommodation for Families Programme

In 1981-82, the Commonwealth Government introduced a crisis accommodation programme for families in distress. Grants are provided to the States, the Northern Territory, and Aboriginal Hostels Ltd for the construction, purchase, or leasing of dwellings to provide short-term emergency accommodation for families. The objective of the programme is to assist both one and two parent families who have an immediate need for accommodation.

In the 1981-82 Budget, \$2m was provided for the commencement of the programme. A further \$4m has been appropriated for 1982-83. Victoria's share of \$503,000 in 1980-81 was being increased to \$1m in 1982-83.

Mortgage and Rent Relief Scheme

Up to \$20m per year will be provided by the Commonwealth Government to the States, the Northern Territory, and the ACT for a period of three years, from and including 1982-83, for the provision of short-term housing assistance to low income rent and mortgage payers who are experiencing genuine financial difficulty in meeting their rent or mortgage commitments.

Payment of the grants is conditional upon the States and Territories matching these sums dollar-for-dollar. The 1982-83 allocation of Commonwealth grants to Victoria was \$5.3m.

States administer the scheme, and determine eligibility for assistance. At least 25 per cent of each State's grant is devoted to either rental or mortgage relief.

Commonwealth-State Housing Agreement (Servicemen) 1972

On expiration of the 1956-1966 Housing Agreement on 30 June 1971, a separate agreement was entered into between the Commonwealth and States for the erection of dwellings for servicemen and capital improvements to dwellings built for servicemen under all Housing Agreements.

Operations under the Agreement, from 1 July 1971 to 30 June 1981, are summarised as follows: Commonwealth Government loans to Victoria for construction purposes amounted to \$14,594,088, while grants for improvements to existing dwellings were \$7,893,171. Dwellings constructed by the Housing Commission of Victoria numbered 731.

Home Savings Grant Scheme and Home Deposit Assistance Scheme

The purpose of the Home Savings Grant Scheme and Home Deposit Assistance Scheme is to assist persons to buy or build their first homes. In addition, it is the aim of these schemes to increase funds available for housing by encouraging persons to save with those institutions that provide the bulk of housing finance.

Home Savings Grant Scheme

The Home Savings Grant Scheme was introduced in 1964 by the *Homes Savings Grant Act 1964* which provided grants in respect of first homes acquired by eligible applicants up to 31 December 1976. The *Homes Savings Grant Act 1976* commenced operation on 1 January 1977 and applies to persons who contracted to build or buy their first homes between that date and 2 June 1982.

Applications under the *Homes Savings Grant Act* 1964 may not be furnished after 2 June 1982 and under the *Homes Savings Grant Act* 1976 after 2 July 1982—if a notice of intention to apply for a grant under the 1976 Act was received by 2 July, an application may follow within a further calendar month—before 2 August 1982.

The 1976 Act enables a wide range of persons to qualify for a grant towards their first home. Married, single, widowed, or divorced persons may qualify. To be eligible, they are required to have reached eighteen years of age, unless married or engaged, at the contract date. A grant may be made towards a new or established house, home unit, or flat. The grant is \$1 for each \$3 of acceptable savings held at the contract date.

The acceptable forms of savings are savings bank deposits, deposits with trading banks (but not cheque accounts), deposits and shares with permanent building societies, deposits with credit unions, and payments made in connection with the acquisition of the land or home or the construction of the home, on or before the contract date. For persons who contracted to build or buy their first home on or after 1 October 1980, Australian Savings Bonds held as Inscribed Stock or for safe custody in the name of a bank are also an acceptable form of savings.

The maximum grants are \$667 and \$1,333 for homes acquired in 1977 and 1978, respectively. From 1 January 1979, grants of up to \$2,000 became payable for three years savings ending on the contract date. However, persons with shorter savings periods of one or two years may continue to qualify for the lower maximum grants of \$667 and \$1,333.

Persons who contracted to build or buy their home on or after 1 October 1980 and who are eligible for a grant, may also be eligible for a Family Bonus. A Family Bonus of \$500 is payable for families with one dependent child and \$1,000 for families with two or more dependent children at their contract date. A dependent child includes a student aged 16 to 25.

A qualifying limit applies to the value of the home, including the land, for persons entering into their contracts after 24 May 1979. The limit is \$35,000–\$40,000 for contracts up to 18 August 1980, for contracts dated 19 August 1980 to 30 September 1980 the limit is \$45,000–\$55,000, and for contracts dated 1 October 1980 to 2 June 1982 the limit is \$60,000–\$70,000. The grant reduces progressively within these limits, cutting out completely at the upper limit. A full grant, depending on the amount saved, is payable for homes valued at, or less than, the lower value limit of the relevant value limit range.

VICTORIA—OPERATIONS : HOMES SAVINGS GRANT ACT 1976 (a)

Year	Applications		Grants approved	Average grant
	Received	approved		
			\$'000	\$
1977–78	16,932	14,780	11,219	759
1978–79	16,172	13,790	15,562	1,128
1979–80	12,418	13,650	18,037	1,321
1980–81	14,348	12,752	18,081	1,418
1981–82	26,703	17,377	28,816	1,658

(a) This table does not include grants under the 1964 legislation.

Home Deposit Assistance Scheme

The Home Deposit Assistance Scheme replaced the old Home Savings Grant Schemes and came into effect on 18 March 1982. It offers assistance to persons who contract to buy or build their first home, or owner-builders starting to build their first home, on or after 18 March 1982.

Applicants who comply with the eligibility criteria could be eligible for a savings based grant of up to \$2,500. The ratio of basic grant to savings, however, improves upon the earlier schemes, being \$1 for each \$1 saved or held as acceptable savings during the one or two year periods ending immediately before the contract for, or commencement of, the applicant's first home.

There is also a Family Bonus available in respect of dependent children for those applicants qualifying for a basic grant. It provides \$500 for one dependent child and \$1,000 for two or more dependent children. An applicant whose child was born or adopted after the acquisition of the home can still qualify for the Bonus as the test for

dependency is determined by the Department of Social Security family allowance (Child Endowment Scheme) entitlement up to 11 months after the date of home acquisition. "Dependent child" may include a student child aged 16 to 25 years.

Unlike the earlier schemes there is no value limit on qualifying homes but to be eligible for the grant the income of a sole applicant or the combined income of joint applicants is tested. The combined income of all parties buying or building the home, and of their spouses, must be considered.

The income levels set for the income test generally relate to the movement in Average Weekly Earnings throughout Australia in a manner that permits comparison of incomes in each financial year, with limits set in relation to each financial year. Applicants who acquire their first home during the financial year ending on 30 June 1983, in normal circumstances, will be required to provide taxable income details for the financial year ended on 30 June 1982 for testing against the taxable income limits of \$21,700 and \$24,900 set for that year. A savings based grant, reduced proportionately, would be payable where the tested incomes fall between \$21,700 and \$24,900.

Special conditions may apply if a person's income alters during the year before home acquisition, for example, if one of the joint applicants permanently stops work; or if, for some other reason beyond the applicant's control, his or her current year's income is likely to be less than the previous years.

Applicants must have held savings, excluding borrowed money, in an acceptable form for a period of at least one complete year immediately before the date of home acquisition.

The acceptable forms of savings are savings bank deposits, deposits with trading banks (but not cheque accounts), deposits and shares with permanent building societies, deposits with credit unions, payments made in connection with the acquisition of the land or home, or the construction of the home, on or before the contract date, and Australian Savings Bonds held as Inscribed Stock or for safe custody with a bank.

The maximum savings based grant of up to \$2,500 is payable when the savings period is two complete years; applicants with acceptable savings for one complete year can qualify for a grant of up to \$1,250.

A grant can be made for any new or established home, house, home unit, flat, or any other type of fixed dwelling in the city or the country. This dwelling must, however, be intended for the applicant's principal place of residence.

The grant is available to young or old, married or single applicants. If an applicant is under 16 years of age at the date of the contract he or she must be married or engaged to be married. At least one applicant must be an Australian citizen or have the right of permanent residence in Australia before a grant can be paid. This status may be attained after the date of home acquisition.

Applications lodged promptly upon contracting for the purchase or construction of the home, can be processed and paid prior to settlement.

Defence Service Homes (formerly War Service Homes)

The *Defence Service Homes Act 1918* makes provision for assistance to be granted to persons who satisfy the eligibility conditions set out in the Act, to enable them to acquire homes on concessional terms.

VICTORIA—DEFENCE SERVICE HOMES SCHEME: OPERATIONS

Year	Number of loans granted for—				Total	Capital expenditure during year	Capital receipts during year	Number of loan accounts at 30 June
	Home construction	Purchase of new homes	Purchase of previously occupied homes	Enlargement of existing homes				
1977-78	622	156	707	1	1,486	\$'000 22,417	\$'000 19,076	51,693
1978-79	382	118	537	5	1,042	14,980	20,670	50,192
1979-80	335	123	645	8	1,111	15,835	21,865	48,090
1980-81	357	108	825	19	1,309	22,334	22,475	46,591
1981-82	474	113	935	41	1,563	34,710	22,278	45,498

Transitory flats for migrants

A scheme to provide fully furnished flats for occupation by newly arrived migrant families for a maximum of six months was introduced in 1967. At 30 June 1982, there were 378 flats in use of which 104 were located in the Melbourne metropolitan area.

Housing Loans Insurance Corporation

The Housing Loans Insurance Corporation was established by the *Housing Loans Insurance Act 1965-1973* to insure approved lenders against losses arising from the making of housing loans. The main purpose of the activities of the Corporation is to assist persons to borrow, as a single loan, the money they need, and can afford to repay to obtain a home. An amendment to the Act in 1977 broadened the scope of the Corporation's activities and in addition to loans for the purchase or construction of homes for owner occupancy, loans for the purchase of vacant land and commercial housing propositions are also insurable. During 1981-82, 6,675 loans for \$248m were insured in Victoria. Comparable figures for 1980-81 were 11,762 loans for \$414m.

Further reference: *Victorian Year Book 1977*, pp. 336-43

Victorian Government*Ministry of Housing*

On 5 December 1972, the Victorian Parliament set up a Ministry of Housing in Victoria to co-ordinate all Victorian Government housing activities. The authorities within the Ministry of Housing are the Housing Commission, the Registry of Co-operative Housing Societies and Co-operative Societies, the Home Finance Trust, and the Government Employee Housing Authority. Details of each of these authorities are provided in the following notes.

Housing Commission

Victoria's population at 30 June 1981 was approximately 3,948,600 persons, more than 380,000 of whom were living in Housing Commission houses and flats.

The Commission, since its inception in 1938, has provided modern, low-rental accommodation, for families on limited incomes and pensioners who formerly had to live in the sub-standard dwellings of depressed areas.

Over the years, special projects have been developed for the housing of the aged. In addition to the normal types of accommodation provided for elderly persons, the Commission in 1976 introduced the "Granny Flat" designed to be erected in a householder's backyard for occupancy by pensioner parents and others in special need, including the disabled.

The Commission in recent years has laid greater stress on quality and variety in housing and, to this end, has generally stopped building houses. Instead, the Ministry is approaching private builders to supply house and land "packages" and contracts for houses to be built to contractors' individual designs.

Greater emphasis has also been directed towards the provision, in collaboration with the local municipalities, and other government departments, of community facilities including schools and pre-schools. An example of this co-operation is at Broadmeadows, where on-going negotiations have resulted in the early establishment of the Bethel Primary School, Broadmeadows Leisure Centre, and the Westmeadows landscaping programme on land owned by the Council, the Commission, and the Education Department.

Aware that Victorians are used to the concept of an individual home on its own block of land, the Commission has encouraged home ownership. Of the 91,706 dwellings completed to 30 June 1981, the Commission had sold 50,015 in total throughout Victoria.

In 1981-82, the Ministry began a self-build housing programme and an urban renewal scheme. The self-build programme allows potential home owners to use their labour as a deposit in the construction of an adobe (mud brick) home. Loans of up to \$20,000 for the house and \$7,000 for the land are available. The urban homesteading scheme encourages persons with "handyman" skills to renovate and buy disused, damaged homes with the assistance of low interest loans from the Ministry. Under this scheme, no more than \$27,000 is initially paid for the house, and \$5,000 is made available for renovations. The applicant's labour replaces the need for a deposit.

The Commonwealth also makes available funds to the Commission for the purchase or construction of homes for Aboriginal families. The number of houses provided specifically for Aboriginals is 379 to 30 June 1982.

In addition, under the Commonwealth-State Housing Agreement of 1978, a total of 108 houses have been allocated on a rental basis for Aboriginal families.

The *Urban Renewal Act* 1970 provides for renewal procedures designed to ensure that urban areas can be rehabilitated through a system of co-ordinated research and consultation, which joins the interests and skills of the persons of the area, the councils, and the relevant State authorities.

Neighbourhood stabilisation and revitalisation is also achieved with a variety of housing stock initiatives and redevelopment programmes including renovation and infill programmes in areas of publicly owned property (e.g., Emerald Hill Estate), spot purchase and renovation of houses, general housing studies in co-operation with local government, and investigations relating to infill development and upgrading of the public housing stock. A comprehensive article on urban renewal can be found on pages 303-4 of the *Victorian Year Book* 1976.

VICTORIA—HOUSING COMMISSION: DWELLING CONSTRUCTION

Geographical distribution (a)	Houses and flat units				
	1977-78	1978-79	1979-80	1980-81	1981-82 (b)
COMPLETED					
Melbourne Statistical Division	986	783	427	521	732
Remainder of Victoria	1,552	1,051	786	647	1,000
Total	2,538	1,834	1,213	1,168	1,732
UNDER CONTRACT AT END OF PERIOD (INCLUDES CONTRACTS LET, WORK NOT STARTED)					
Melbourne Statistical Division	868	606	563	510	228
Remainder of Victoria	1,179	847	616	806	456
Total	2,047	1,453	1,179	1,316	684

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

(b) Includes purchases.

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

Particulars	1977-78	1978-79	1979-80	1980-81	1981-82
REVENUE					
Rentals	48,384	53,819	54,441	57,042	65,505
Gross surplus—house sales	15,978	11,665	8,227	5,297	4,409
Interest—					
House sales (net)	4,167	4,428	4,163	3,698	13,744
Sundry	3,524	2,364	3,795	5,787	
Miscellaneous	1,751	1,532	1,695	2,491	2,425
Total revenue	73,804	73,808	72,321	74,315	86,083
EXPENDITURE					
Interest—less amounts capitalised and applied to house sales	14,627	15,280	15,696	15,760	19,862
Loan redemption—					
Commonwealth Government—					
State Agreement	2,988	3,257	3,410	3,759	4,654
Contribution to National Debt Sinking Fund	25	16	19	17	22
Redemption of debentures and debenture Loan Sinking Fund contribution	7	7	7	7	—
Administration—					
General	6,523	5,200	6,583	7,703	9,686
House and land sales	2,484	2,129	2,264	2,429	708

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

Particulars	1977-78	1978-79	1979-80	1980-81	1981-82
EXPENDITURE—continued					
Rates—less amount capitalised	7,742	8,523	9,679	10,581	12,663
Provision for accrued maintenance	13,170	14,504	17,053	17,946	19,440
Provision for irrecoverable rents	74	161	393	486	601
Communal services—flats and garden maintenance	3,760	4,080	4,527	5,217	6,273
House purchasers' Death Benefit Fund appropriation	443	432	476	493	504
Transfer to House and Land Sales Reserve Suspense Accounts	12,494	Cr. 2,969	Cr. 2,758	Cr. 2,887	—
Maintenance and repairs on houses sold	669	638	686	623	425
Other	2,632	3,257	3,375	4,283	5,355
Total expenditure	67,638	54,515	61,410	66,417	80,193
Operating surplus	6,166	19,293	10,911	7,898	5,890
Fixed assets at 30 June	611,196	650,987	694,444	748,512	766,777
Loan indebtedness at 30 June (a)—					
Government advances	826,647	880,528	902,904	894,852	928,361
Debenture issues	400	1,400	2,570	3,641	4,638
Death Benefit Fund Advances	7,388	7,388	8,697	9,823	11,350

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

Further reference: Report of the Board of Inquiry into certain land purchases by the Housing Commission, *Victorian Year Book* 1979, pp. 272-3*Registry of Co-operative Housing Societies and Co-operative 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 since 1956 they have received a portion of Victoria's housing loan allocation under the Commonwealth 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 years 1978 to 1982:

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

Particulars	Unit	1978	1979	1980	1981	1982
Societies registered	number	1,898	2,062	2,026	2,040	2,048
Members registered	number	52,108	52,401	50,680	48,506	46,403
Shares subscribed	number	4,818,435	5,251,845	5,501,288	5,634,186	5,600,278
Nominal share capital	\$m	482	525	550	563	560
Advances approved	number	43,384	42,701	41,362	39,458	37,397
Advances approved	\$m	476	536	544	559	549
Government guarantees executed	number	965	1,020	988	988	942
Government guarantees executed	\$m	221	243	251	258	251
Indemnities given and subsisting	number	5,968	6,171	6,042	6,644	7,327
Indemnities subsisting	\$'000	7,263	8,063	8,733	9,904	11,648
Housing loan funds paid into Home Builders' Account	\$m	283	308	325	338	338
Dwelling houses completed to date (a)	number	93,936	97,092	99,155	101,055	104,497
Dwelling houses in course of erection (a)	number	789	1,056	977	668	304

(a) Includes residential flats.

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 Victorian Government, for the purpose of making loans for housing 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 1982 and subsisting totalled 2,074 on the security of first mortgages, and 3,930 on second mortgages, the amounts involved being \$21.9m and \$18.7m, respectively. Corresponding information for 1981 was 2,198 on the security of first mortgages, 3,864 on second mortgages, and the amounts involved were \$21.5m and \$18.4m, respectively.

Further reference: *Victorian Year Book* 1967, p. 618

Approved housing institutions

The *Home Finance Act* 1962 empowers the Victorian Government Treasurer, *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 1982, there were six approved institutions. Guarantees given by the Treasurer and subsisting totalled 104, the amount involved being \$193,337.

Further reference: *Victorian Year Book* 1967, p. 619

Government Employee Housing Authority

The Government Employee Housing Authority was created as a statutory authority by an Act of the Victorian Parliament on 24 March 1982 as a successor in law of the Teacher Housing Authority. Its objectives are to provide suitable housing accommodation for government employees in participating departments, to establish and maintain a register of houses available to government employees, and to keep under review the practices of departments and public statutory authorities relating to housing accommodation of government employees.

There are seven members of the Authority, representing the Ministries of Housing, Education, Treasury, Public Works, the teacher organisations, the building industry, and government employees other than teachers.

The Authority has a stock of over 2,200 houses and flats spread throughout the country areas of Victoria, with a total value of over \$55m. It has the power to fix its own rents. The average rent charged in respect of residences is approximately \$33 per week.

The Authority's capital works programme allows for an expenditure of \$4.2m for the acquisition of new housing and the modernisation of old stock. Over \$2m will be spent in maintaining existing stock.

State Bank

The State Bank 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 Bank's commissioners.

Loans are made from the Savings Bank and Credit Foncier Departments. Particulars for the years 1977-78 to 1981-82 can be found in Chapter 21 of this *Year Book*.

Other Victorian authorities

Victorian Government authorities (other than those providing rental housing under Housing Agreements) such as the Public Works Department, the State Electricity Commission, the Victorian Railways, the 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 value of loans approved by major institutions to individuals for the construction or

purchase of dwellings in Victoria for owner occupation are shown for the periods ending June 1978 to 1982. A dwelling is classified as either a house or other dwelling. Examples of other dwellings are flats, home units, semi-detached cottages, villa units, town houses, etc. The amounts shown are loans approved, as distinct from actual payments, and do not include loans approved to institutions, public authorities, corporate bodies, or to persons constructing or purchasing homes for resale or for investment purposes.

Further reference: Rural Finance and Settlement Commission, *Victorian Year Book* 1978, p. 293

**VICTORIA—HOUSING FINANCE STATISTICS: LOANS APPROVED BY
MAJOR INSTITUTIONS TO INDIVIDUALS FOR THE CONSTRUCTION
OR PURCHASE OF DWELLINGS, 1977-78 TO 1981-82
(\$'000)**

Institution	Loans approvals				
	1977-78	1978-79	1979-80	1980-81	1981-82
Savings banks	779,545	891,349	997,807	1,014,927	1,012,205
Trading banks	109,342	134,089	137,289	152,594	157,761
Permanent building societies	346,666	476,092	452,596	489,301	355,402
Terminating building societies	70,145	62,821	44,257	38,040	23,241
Finance companies	56,102	47,810	46,012	56,385	31,121
Government	103,375	87,343	78,194	83,508	90,235
Other	35,463	40,933	50,621	52,766	47,950
Total	1,500,638	1,740,437	1,806,776	1,887,521	1,717,915

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ABS publications

- Housing finance for owner occupation, Australia (5609.0)
- Building approvals—Victoria (monthly) (8701.2)
- Building approvals, Australia (monthly) (8702.0)
- Building approvals by Local government areas—Victoria (quarterly) (8702.2)
- Building activity: number of new dwellings: preliminary estimates—Australia (quarterly) (8703.0)
- Building activity, Australia (preliminary) (quarterly) (8704.0)
- Building activity, Australia (quarterly) (8705.0)
- Building activity—Victoria (quarterly) (8705.2)
- Number of new dwellings commenced—Victoria (monthly) (8708.2)