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## CHAPTER XI.

## HOUSING.

## § 1. Introduction.

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

In section 2 a brief outline is given of government assistance to housing since 1945 and of operations under the War Service Homes Act 1918–1956. Sections 3 and 4 of the chapter are devoted to statistics of new building and to characteristics of dwellings at the Censuses of 1947 and 1954.

2. **Number of Dwellings, Censuses 1911 to 1954.**—At each census, in addition to the questions relating to the personal particulars of the individual members of households, there have been a number of important questions on the Census Schedule designed to elicit information concerning the dwellings in which the population was housed at the date of the census. For the purpose of the census, a “dwelling” is any habitation occupied by a household group living together as a domestic unit, whether comprising the whole or only part of a building. The term has therefore a very wide reference, and includes, *in addition to houses and flats*, a great variety of dwellings ranging from a single-roomed shack to a multi-roomed hotel or institution.

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

**DWELLINGS : AUSTRALIA, CENSUSES 1911 TO 1954.**  
(Excluding Dwellings occupied solely by Full-blood Aborigines.)

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

## § 2. Government Assistance to Housing Since 1945.

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

- (a) The Commonwealth Government agreed to advance to each participating State the amount expended for the construction of housing projects between 3rd December, 1943, and the date of the Agreement, and the amount required for the State's housing projects during a further period of ten years.
- (b) Each advance of money was to be repaid with interest thereon in equal annual instalments within a maximum period of 53 years from the date the advance was made, the interest to be at a rate not exceeding that payable in respect of the latest Commonwealth loan at the date of the advance.

- (c) Rents charged were to be economic rents, i.e., the rents were to be sufficient to meet repayments by the State to the Commonwealth of the capital cost of each dwelling with interest and of current outgoings such as the cost of maintenance, administration, rates and taxes and insurance.
- (d) The rental provisions of the Agreement provided for a system of rental rebates, whose basic principle was that a family with an income at the basic wage level did not need to pay more than one-fifth of its income in rent, regardless of the economic rent of the dwelling.
- (e) The Commonwealth Government was to bear three-fifths, and the State concerned two-fifths, of all cash losses sustained by the States, on an annual basis.

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

**1945 COMMONWEALTH AND STATE HOUSING AGREEMENT : ADVANCES TO STATES.**

(£'000.)

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

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

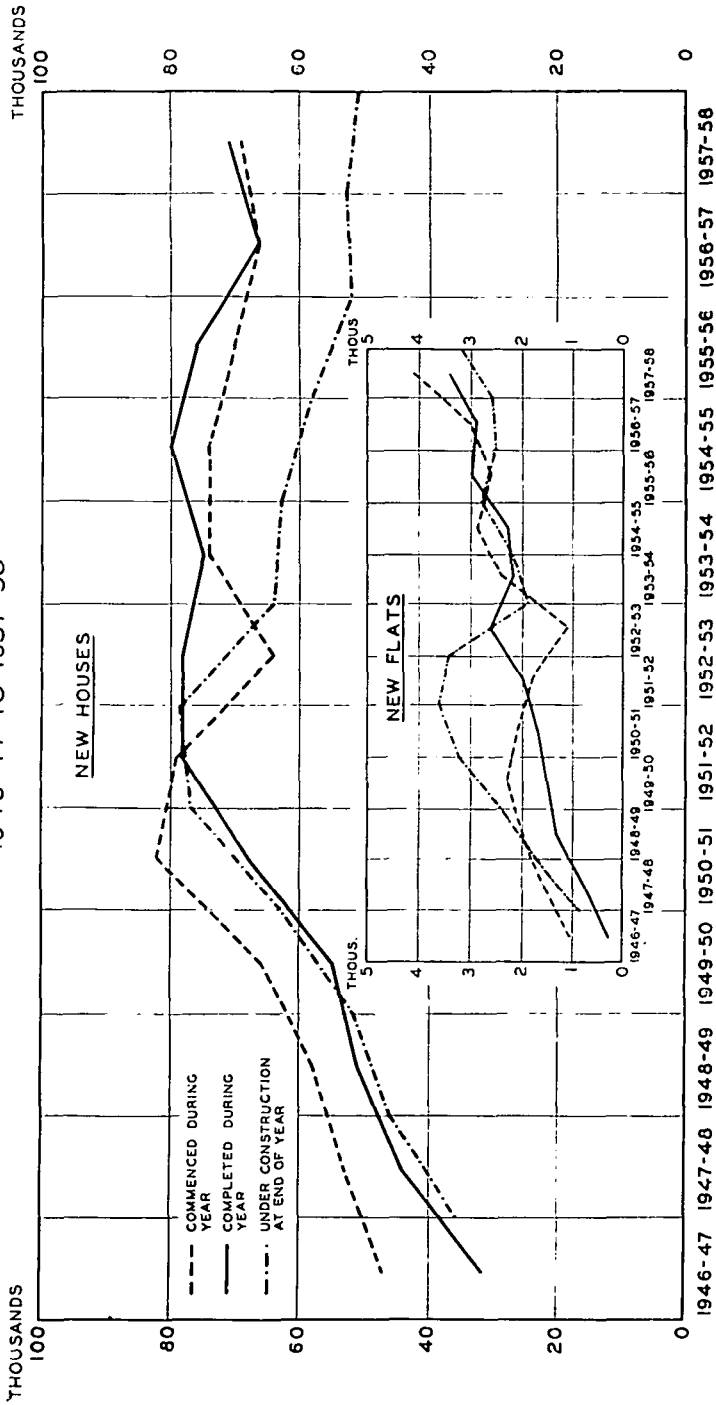
**1945 COMMONWEALTH AND STATE HOUSING AGREEMENT : NUMBER OF DWELLINGS<sup>(a)</sup> COMPLETED.**

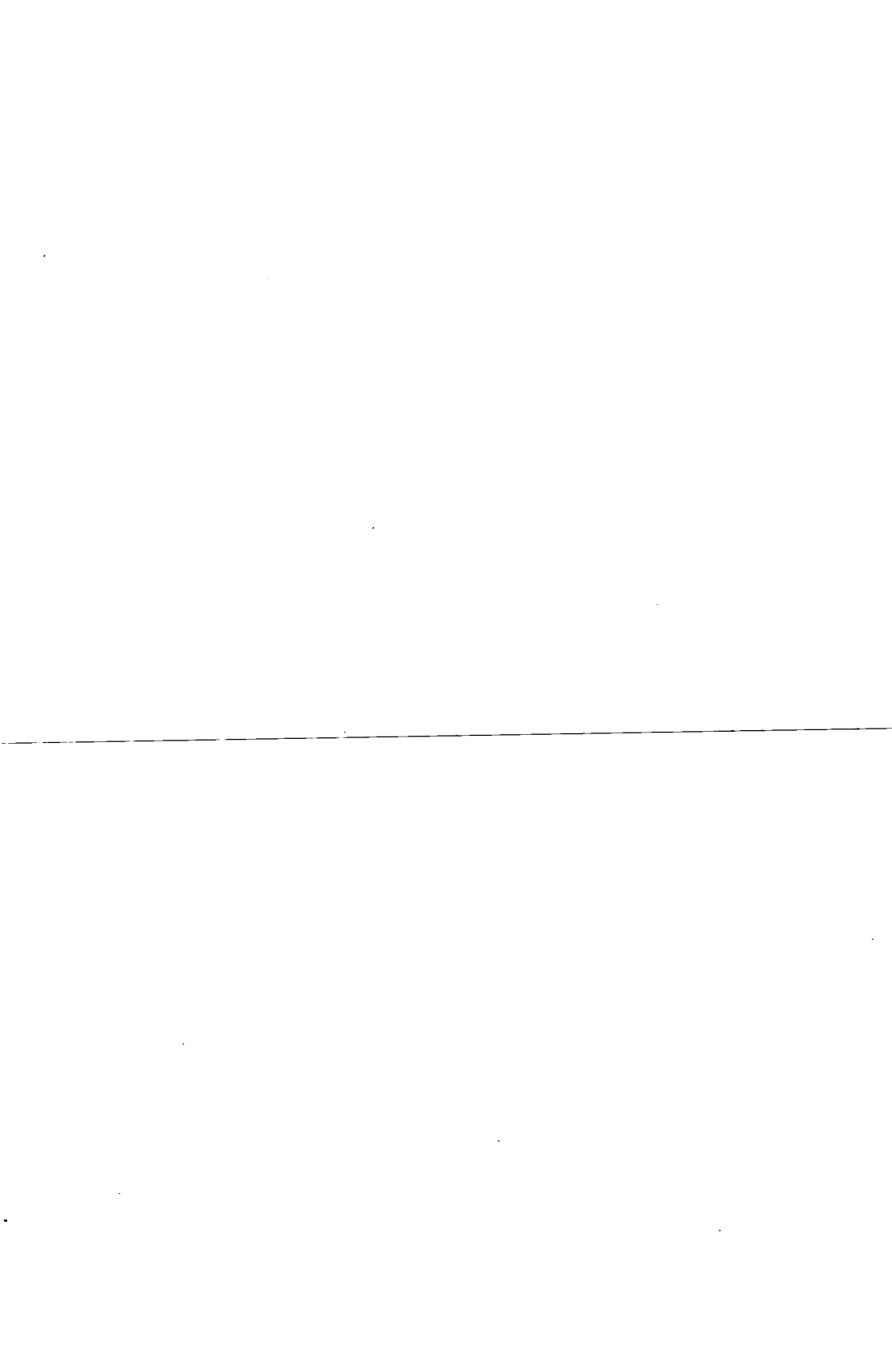
| Year.              | N.S.W.        | Vic.          | Qld.         | S.A.         | W.A.          | Tas.         | Total.        |
|--------------------|---------------|---------------|--------------|--------------|---------------|--------------|---------------|
| 1945-46 .. ..      | 1,589        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

(a) Includes flats.

# NEW HOUSES AND FLATS : AUSTRALIA

1946-47 TO 1957-58





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

## 1945 COMMONWEALTH AND STATE HOUSING AGREEMENT : HOUSES SOLD.

| Year.              | N.S.W.       | Vic.         | Qld.       | S.A.       | W.A.         | Total.(a)     |
|--------------------|--------------|--------------|------------|------------|--------------|---------------|
| 1947-48 .. ..      | ..           | ..           | 109        | ..         | ..           | 109           |
| 1948-49 .. ..      | 15           | ..           | 63         | ..         | ..           | 78            |
| 1949-50 .. ..      | 98           | 6            | 12         | ..         | 115          | 231           |
| 1950-51 .. ..      | 122          | 39           | 94         | ..         | 508          | 763           |
| 1951-52 .. ..      | 338          | 26           | 86         | ..         | 480          | 930           |
| 1952-53 .. ..      | 528          | 13           | 13         | ..         | 309          | 863           |
| 1953-54 .. ..      | 403          | 6            | 16         | 1          | 94           | 520           |
| 1954-55 .. ..      | 165          | ..           | 26         | 7          | 96           | 294           |
| 1955-56 .. ..      | 733          | 1,289        | 121        | 275        | 177          | 2,595         |
| 1956-57 .. ..      | 1,538        | 1,363        | 93         | 66         | 101          | 3,161         |
| 1957-58 .. ..      | 769          | 1,050        | 137        | 54         | 94           | 2,104         |
| <b>Total .. ..</b> | <b>4,709</b> | <b>3,792</b> | <b>770</b> | <b>403</b> | <b>1,974</b> | <b>11,648</b> |

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

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

- (a) The Commonwealth Government is providing finance to the States over a period of five years ending 30th June, 1961, for the erection of housing projects.
- (b) For the first two years of the agreement, 20 per cent. of the money allocated to each State was advanced to building societies and other approved institutions for lending to private house builders. During the remaining three years of the agreement this proportion shall be 30 per cent.
- (c) The remaining 70 per cent. (first two years, 80 per cent.) of the allocation to each State may be used by the States for the erection of houses for either rental or sale. The States determine the type of houses to be erected, their location and the selection of tenants. They also fix the terms of selling.
- (d) In any one year, the Commonwealth may specify that an amount not exceeding 5 per cent. of the moneys referred to in (c) above, be set aside for the erection of houses for serving members of the defence forces nominated by the Commonwealth. The Commonwealth provides supplementary advances to the States equal to the amounts set aside by them for this purpose.
- (e) Each advance of money and interest thereon is to be repaid in equal annual instalments over a period of 53 years from the date each advance is made. The rate of interest chargeable on advances is the long term bond rate, less three quarters of one per cent. when the bond rate does not exceed 4½ per cent. a year, and, less one per cent. when the bond rate exceeds 4½ per cent. a year. The effective interest rate during 1956-57 and 1957-58 was 4 per cent. a year, i.e. 5 per cent. less one per cent.

The following table shows progress made under the 1956 Housing Agreement during 1957-58:—

**1956 COMMONWEALTH AND STATE HOUSING AGREEMENT: SUMMARY, 1957-58.**

| Particulars.            | N.S.W. | Vic.   | Qld.  | S.A.  | W.A.  | Tas.  | Total. |
|-------------------------|--------|--------|-------|-------|-------|-------|--------|
| Total Advances .. £'000 | 11,000 | 10,000 | 3,160 | 4,000 | 3,000 | 2,000 | 33,160 |

**STATE HOUSING PROGRAMME.**

|   |       |       |       |       |       |       |        |
|---|-------|-------|-------|-------|-------|-------|--------|
| Allocation of Total Advances (80 per cent.) .. .. . £'000 | 8,800 | 8,000 | 2,528 | 3,200 | 2,400 | 1,600 | 26,528 |
| Dwellings—  |       |       |       |       |       |       |        |
| Commenced .. .. .   | 2,749 | 2,557 | 782   | 1,580 | 870   | 385   | 8,923  |
| Completed(a) .. .. .                                      | 3,669 | 2,414 | 804   | 1,564 | 1,136 | 459   | 10,046 |
| Under construction at 30th June, 1958 .. .. .             | 1,492 | 1,191 | 502   | 1,281 | 376   | 114   | 4,956  |
| Sold .. .. .  | 2,910 | 286   | 548   | 205   | 614   | 454   | 5,017  |

**SERVICE HOUSING.**

|  |     |         |     |     |    |    |       |
|--|-----|---------|-----|-----|----|----|-------|
| Funds Allocated(b) .. .. . £'000               | 880 | 800     | 253 | 319 | 29 | 69 | 2,350 |
| Agreed Programme (Number of Dwellings) .. .. . | 300 | (c) 225 | 82  | 116 | 10 | 20 | 753   |
| Dwellings Completed(d) .. .. .                 | 367 | 225     | 77  | 111 | 67 | 20 | 867   |

**HOME BUILDERS' ACCOUNT.**

|   |       |         |     |     |     |     |       |
|---|-------|---------|-----|-----|-----|-----|-------|
| Allocation of Total Advances (20 per cent.) .. .. . £'000 | 2,200 | 2,000   | 632 | 800 | 600 | 400 | 6,632 |
| Amount drawn by Institutions £'000                        | 2,280 | 2,326   | 653 | 796 | 600 | 575 | 7,230 |
| Dwellings—  |       |         |     |     |     |     |       |
| Approved .. .. .  | 221   | 824     | 214 | 441 | 238 | 3   | 1,941 |
| Commenced .. .. .   | 566   | 868     | 193 | 408 | 249 | 83  | 2,367 |
| Completed .. .. .   | 636   | (e) 955 | 150 | 265 | 327 | 86  | 2,419 |
| Purchased—  |       |         |     |     |     |     |       |
| New Dwellings .. .. .                                     | 138   | 179     | 160 | 130 | 9   | 13  | 629   |
| Other .. .. .   | 51    | ..      | ..  | ..  | ..  | 5   | 56    |

(a) Includes Service Housing.

(b) Fifty per cent. by Commonwealth and 50 per cent. by State.

(c) Includes 11 dwellings carried over from 1956-57. (d) Included in State Housing Programme above.

(e) Includes dwellings purchased which have been completed during 1957-58.

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

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

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

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

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

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

the Administration. The Administration provides houses for rental for its own and other Commonwealth employees. In 1953, a Housing Scheme was inaugurated under which potential house builders may obtain loans of up to £2,750 for the erection of houses, the purchase or extension of existing houses or the discharge of mortgages on houses. Up to 31st October, 1958, 341 loans had been approved. These were for:—new houses, 237; extensions to existing houses and/or discharge of mortgages, 36; purchase of existing houses, 68.

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

From 1st July, 1945, to 30th June, 1958, 4,953 houses and flats were erected for the Department of the Interior for letting.

Government rental houses may be purchased by tenants and the basis of sale is a minimum deposit of 5 per cent. of the first £2,000 of the purchase price fixed by the Department of the Interior and 10 per cent. of the balance, with a maximum advance by way of mortgage of £2,750. Repayment may be made over a maximum period of 45 years on all types of houses. Interest charged on loans is 4½ per cent. a year. Since 1950, 1,331 houses have been sold to tenants.

Loans may be granted by the Commissioner for Housing to enable persons to purchase, erect or enlarge houses in the Territory or to discharge mortgages. Where the Commissioner's valuation of the property concerned does not exceed £2,000 the maximum loan may not exceed 95 per cent. of the valuation. If the Commissioner's valuation exceeds £2,000 the maximum loan is 95 per cent. of the first £2,000 and 90 per cent. of the balance (but in no case can the amount lent exceed £2,750). Repayment may be made over a maximum period of 45 years. The current rate of interest is 5 per cent. a year. From 1st July, 1949, to 30th June, 1958, 468 loans were granted.

(iii) *Papua and New Guinea.* The Housing Loans Ordinance 1953 permits the advance of loans of up to £2,750 to any member of the community for the erection of a house or the purchase or extension of an existing house. The loans are limited to declared township areas and are repayable over a maximum period of 45 years. The effective rate of interest is 5 per cent. a year. Up to 20th May, 1958, loans totalling £210,597 had been approved.

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

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

(a) *Commission-Financed Advances.* Under the Housing Act 1912–55, the Housing Commission is empowered to provide finance to persons to have houses erected on their own land, to purchase existing dwellings, or to effect improvements or repairs to houses. In respect of advances made under the Act prior to 1952, the maximum amount that could be lent was limited to £1,540, repayment of which could be made over a maximum period of 45 years. Interest charged was at the rate of 4½ per cent. a year. Under this scheme 779 houses were erected. Regulations prescribing the present maximum amount that may be advanced and the limitation on income which may be received by an applicant for a loan have not been published and at present no advances are being made.

(b) *Rental Housing (other than Housing Agreements.)* Upon request by other State Departments, the Housing Commission will erect houses for employees of those Departments, e.g., Education, Agriculture, Water Conservation, etc. These Departments provide the necessary land and funds needed to finance the erection of the houses. Rentals charged are fixed by the Departments in accordance with the salaries of the officers occupying the houses. The number of rental houses erected (other than under the Housing Agreements) is 795.

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

(iii) *Victoria.* In 1956, a Home Finance Trust was established with the object of receiving money from institutions and others in order to make loans for the erection or



purchase of houses. Applicants for loans must declare that they intend to use the houses as homes for themselves, their families and dependants. Except in special circumstances, no loan will be granted if the borrower or wife or husband of the borrower already owns a house in Victoria at the date of the proposed mortgage.

Loans granted are on the basis of a first mortgage over the house. Loans are not to exceed 95 per cent. of the value of the house and are not made if the value of the house exceeds £4,500. In the case of purchase the house must not have been erected more than two years before the date of the mortgage. Repayment of loans may be made over a maximum period of 30 years, with interest charges determined by the Trust. At 30th June, 1958, 977 loans totalling £2,628,585 had been made.

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

(a) Under the State Housing Acts, 1945 to 1957, the Queensland Housing Commission makes advances to eligible applicants on the security of homes to be erected. A person to be eligible must be the proprietor of a suitable building site, must not already own a dwelling and must undertake to use the completed dwelling as a home for himself and family. The present maximum advances allowable under the Acts are £2,400 for a timber-frame building, £2,500 for a brick veneer and £2,750 for a brick or concrete building. The rate of interest at present chargeable on advances is 5½ per cent. a year. Repayment may be made at the option of the borrower over either a 30-year or a 45-year period. A borrower or purchaser who elects to repay over a 30-year period, who is under 40 years of age, and who has passed a prescribed medical examination, is entitled to free life insurance cover in an amount sufficient to liquidate his indebtedness to the Commission in the event of his death before his loan has been fully repaid, provided that the maximum benefit payable under such insurance cover does not exceed £2,250. The total amount advanced on completed dwellings up to 30th June, 1958, was £18,539,391. The number of dwellings constructed under these Acts up to 30th June, 1958, was 25,613.

(b) Workers homes are erected by the Queensland Housing Commission under the Workers' Homes Act 1919–1957. These homes are intended for persons who are not the owners of building sites, and applications are confined to persons with a net annual income for taxation purposes of not more than £800. The Housing Commission builds the home to suit the applicant's needs, on Crown Land, or on land purchased for the purpose, which is then converted to perpetual leasehold tenure. An applicant pays a deposit of 5 per cent. of the purchase price of the home and the balance by monthly rent over a term of 30 to 45 years. The rate of interest is 5½ per cent. a year. The number of houses constructed under this Act up to 30th June, 1958, was 2,346.

(v) *South Australia.* In South Australia, the Housing Trust builds houses for both rental and sale and, in addition, administers an emergency dwelling scheme for the South Australian Government. From July, 1946 to 30th June, 1958, 31,173 houses were erected by the Trust in both city and country areas.

(a) *Rental Houses.* The majority of the Trust's rental houses are of brick or stone construction and are built in pairs in housing groups. The Trust has a large number of flats for rental, tenancy of which is restricted to married couples and others without young children. Specially designed flats for pensioners and other elderly persons of limited means are built. The Trust administers a scheme, on behalf of the South Australian Government, to assist people in country towns who cannot afford to pay an economic rent. Those assisted include war widows, deserted wives with families, servicemen's widows, pensioners and incapacitated ex-servicemen's families. Rents charged for accommodation are generally based on the overall cost of construction, and vary not only according to the size of the dwelling but also as to date of erection. As at 1st November, 1958, the rents of 5-roomed houses (i.e., 3 bedrooms) ranged from £1 17s. 6d. a week for houses of an older type to £3 5s. a week for houses then being completed. Factors taken into consideration when allotting rental houses include date of application, housing need and suitability of tenant. Persons with high incomes are asked to consider purchasing their own homes.

(b) *Sales Scheme.* Houses built under this scheme, which was inaugurated in 1946, are of solid or timber-frame construction. More than 14,000 have been completed in both metropolitan and country areas since the scheme began. When houses are sold, the usual practice is for the Trust to recover the total cost of the house and land by the purchaser paying the total amount in cash or (as is usually the case) paying a deposit (which varies according to the type of house—at present £300 for a timber-frame

house and £500 for a 5-roomed brick house—and the purchaser's ability to pay) and raising the balance by way of mortgage. In cases where the deposit and first mortgage are insufficient, the Trust may advance the balance by way of a second mortgage, the repayment term of which is a maximum of 30 years, interest being at the rate of 5½ per cent. a year. In 1956, the Trust began the erection of houses, which may be of solid or timber-frame construction or a mixture of both, for individuals on their own land. Houses are built by contract under the Trust's supervision. Prices for building and supervision of the standard houses covered by the scheme in late 1958 ranged from £2,950 for a 2-bedroom brick house to £4,500 for a 6-roomed (2-storey) house.

(c) *Rural Housing*. In order to assist primary producers, the Trust will erect houses on the applicant's own land for his own use or that of his employees, either using local materials or transporting prefabricated houses to the site. At the end of 1958, prices for houses erected on level sites within 100 miles of Adelaide ranged from £1,900 for a 2-bedroom minimum type timber house to £2,650 for a 3-bedroom, asbestos cement sheeted, timber house.

(vi) *Western Australia*. Under the State Housing Act, 1946–1956 the State Housing Commission has two types of home ownership schemes in operation. These are—(a) Freehold scheme on a mortgage or contract of sale basis; and (b) leasehold scheme on a perpetual Crown lease.

Under both schemes, the Housing Commission builds the houses on a contract basis—with the freehold scheme on land owned by the applicant or the Commission; with the leasehold scheme on land dedicated by the Crown for the purposes of the State Housing Act. With each scheme, the maximum loan granted is £2,500, except in the case of a house situated north of the 26th parallel of latitude when the Minister, on the recommendation of the Commission, may approve of an advance exceeding £2,500. Under the mortgage scheme a deposit of not less than 10 per cent. is required, but with the contract of sale or leasehold scheme a deposit of less than 10 per cent. may be accepted at the discretion of the Commission. The rate of interest chargeable in both cases is, at present, 5½ per cent. a year. The repayment of the balance may be made over a maximum period of 45 years. An applicant's gross income is at present not to exceed £1,077 a year plus £25 per year for each dependent child under 16 years of age.

A second mortgage scheme also exists. This provides a maximum loan of £1,000 under the same conditions as above. The loan on a second mortgage, however, must not exceed the amount advanced under the first mortgage. The applicant has still to provide at least 10 per cent. of the cost of the house, which is not to exceed £3,000.

The number of houses completed in the post-war years under the above Act (to 30th June, 1958) was—leasehold, 2,132, freehold, 907, assistance by second mortgage, 381.

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

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

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

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

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

From the inception of operations under the War Service Homes Act to 30th June, 1958, (figures in parentheses indicate cases where eligibility has been established as a result of

service during the 1939–45 War or in Korea or Malaya), 186,777 (134,899) applications were approved; 70,486 (47,263) homes were built, or assistance to build them was given; 74,777 (58,764) homes were purchased; and 19,537 (15,891) mortgages were discharged. The total number of homes provided under the War Service Homes Act to 30th June, 1958, was 164,800 including 121,918 to persons who served during the 1939–45 War or in Korea or Malaya. In addition, the Division had approved 15,503 transfers and resales, of which 6,771 were in respect of persons whose eligibility had been established as a result of service during the 1939–45 War or in Korea or Malaya. Applications approved under the Commonwealth-State Housing Agreements of 1955 and 1956 numbered 1,459 (1,375) and homes purchased 1,380 (1,299).

During 1957–58, 14,383 (13,627) applications were approved; 5,524 (5,330) homes were built or assistance to build them was given; 6,150 (5,829) homes were purchased; and 1,584 (1,514) mortgages were discharged. The total number of homes provided during the year 1957–58 was 13,258 (12,673). Transfers and resales approved numbered 1,097 (958). Applications approved under the Commonwealth-State Housing Agreements of 1955 and 1956 numbered 317 (299) and homes purchased 435 (405).

At 30th June, 1958, 2,619 homes, including 635 group homes, were in course of construction; 970 contracts, of which 193 were for group homes, had been let but work had not started; and 572 tenders, including 10 for group homes, had been called but not finally dealt with. The majority of these homes are being provided for persons who served during the 1939–45 War.

The total capital expenditure from inception to 30th June, 1958, was £294,839,603, including £35,182,155 for 1957–58. Receipts from inception to 30th June, 1958, amounted to £122,296,329, including £14,652,084 during 1957–58. Of the total receipts, £61,293,404 had been paid to the National Debt Sinking Fund, including £6,565,722 for 1957–58.

At 30th June, 1958, the total amount of insurances in force, including cover notes, amounted to £375,579,293. During 1957–58, the premium income amounted to £281,193, and expenditure from the War Service Homes Insurance Trust Account to £155,639.

At 30th June, 1958, arrears of instalments outstanding amounted to £462,055, or 0.40 per cent. of the total instalments due.

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

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

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

In addition to the terminating societies, there are a number of permanent building societies operating in all States under State legislation. State Governments do not guarantee the borrowings or lendings of these societies, except in Western Australia, where the Housing Loan Guarantee Act, 1957 provides guarantees in respect of loans made by approved leading institutions, including permanent building societies, to individuals on the security of a mortgage.

### § 3. Statistical Summary—New Building.

**1. General.**—The statistics in this section relate to the operations of private contractors, Government authorities and owner-builders, with the exception of those relating to employment, which do not include the numbers of persons working on owner-built houses. In general, the figures relate to *new* building only, and data on alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations. Figures for houses exclude converted military huts, flats and shop dwellings. Some houses built on farms are not included but these do not affect the figures materially.

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

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

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

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

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

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

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

*Under Construction.* A building under construction at the end of a period is so classified regardless of whether construction was actively proceeding on that particular date.

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

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

The figures do not include persons working on owner-built houses, and employees of builders who undertake only alterations, additions, repairs and maintenance.

*Values.* All values shown do not include the value of land and represent the estimated value of buildings on completion.

2. New Houses.—(i) *Commenced, Completed and Under Construction, 1953-54 to 1957-58.* The next table provides a summary of the number of new houses commenced, completed and under construction in each State and Territory.

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

| Year.                              | N.S.W.      | Vic.   | Q'land. | S. Aust. | W. Aust. | Tas.  | N.T.<br>(a) | A.C.T. | Aust.    |
|------------------------------------|-------------|--------|---------|----------|----------|-------|-------------|--------|----------|
| COMMENCED.                         |             |        |         |          |          |       |             |        |          |
| 1953-54                            | .. b 27,590 | 20,915 | 8,513   | 6,792    | 7,608    | 2,665 | (c)         | 355    | b 74,438 |
| 1954-55                            | .. 24,348   | 22,674 | 7,784   | 7,190    | 8,575    | 2,867 | 249         | 640    | 74,327   |
| 1955-56                            | .. 23,506   | 21,245 | 7,173   | 8,377    | 6,336    | 2,490 | 341         | 499    | 69,967   |
| 1956-57                            | .. 23,477   | 19,649 | 7,572   | 6,832    | 5,565    | 2,591 | 251         | 509    | 66,446   |
| 1957-58                            | .. 24,177   | 21,933 | 7,050   | 6,951    | 5,328    | 2,378 | 311         | 1,139  | 69,267   |
| COMPLETED.                         |             |        |         |          |          |       |             |        |          |
| 1953-54                            | .. 26,513   | 21,593 | 8,961   | 7,522    | 7,627    | 2,630 | (c)         | 552    | 75,398   |
| 1954-55                            | .. 28,882   | 23,839 | 7,925   | 7,323    | 8,792    | 2,480 | 199         | 398    | 79,838   |
| 1955-56                            | .. 26,369   | 22,652 | 7,396   | 7,721    | 7,760    | 2,721 | 312         | 605    | 75,536   |
| 1956-57                            | .. 22,267   | 20,185 | 7,217   | 7,193    | 5,030    | 2,759 | 328         | 561    | 65,540   |
| 1957-58                            | .. 25,114   | 21,367 | 7,357   | 7,606    | 6,196    | 2,566 | 275         | 698    | 71,179   |
| UNDER CONSTRUCTION AT END OF YEAR. |             |        |         |          |          |       |             |        |          |
| 1953-54                            | .. b 24,670 | 20,995 | 3,470   | 5,750    | 5,932    | 2,149 | (c)         | 449    | b 63,415 |
| 1954-55                            | .. 20,136   | 19,827 | 3,329   | 5,602    | 5,715    | 2,536 | 211         | 691    | 58,047   |
| 1955-56                            | .. 17,273   | 18,399 | 3,106   | 6,252    | 4,284    | 2,305 | 240         | 585    | 52,444   |
| 1956-57                            | .. 18,483   | 17,863 | 3,461   | 5,854    | 4,819    | 2,137 | 163         | 533    | 53,313   |
| 1957-58                            | .. 17,546   | 18,429 | 3,154   | 5,199    | 3,951    | 1,949 | 199         | 974    | 51,401   |

(a) Includes flats.

(b) Partly estimated.

(c) Not available.

(ii) *Commenced, 1953-54 to 1957-58.* The number of new houses commenced in each State and Territory by contractors and owner-builders is shown in the following table.

**NEW HOUSES COMMENCED : NUMBER.**

| Year.                     | N.S.W.   | Vic.   | Q'land. | S.A.  | W.A.  | Tas.  | N.T.<br>(a) | A.C.T. | Aust.    |
|---------------------------|----------|--------|---------|-------|-------|-------|-------------|--------|----------|
| <b>CONTRACT-BUILT.(b)</b> |          |        |         |       |       |       |             |        |          |
| 1953-54 ..                | c 16,105 | 12,756 | 6,625   | 5,017 | 4,557 | 1,477 | (d)         | 332    | c 46,869 |
| 1954-55 ..                | 15,049   | 14,543 | 6,075   | 5,386 | 5,764 | 1,636 | 221         | 600    | 49,274   |
| 1955-56 ..                | 13,812   | 13,154 | 5,469   | 6,303 | 4,489 | 1,342 | 283         | 410    | 45,262   |
| 1956-57 ..                | 14,607   | 12,371 | 6,006   | 5,053 | 4,455 | 1,465 | 177         | 408    | 44,542   |
| 1957-58 ..                | 15,729   | 15,654 | 5,559   | 5,523 | 4,284 | 1,291 | 227         | 975    | 49,242   |
| <b>OWNER-BUILT.</b>       |          |        |         |       |       |       |             |        |          |
| 1953-54 ..                | c 11,485 | 8,159  | 1,888   | 1,775 | 3,051 | 1,188 | (d)         | 23     | c 27,569 |
| 1954-55 ..                | 9,299    | 8,131  | 1,709   | 1,804 | 2,811 | 1,231 | 28          | 40     | 25,053   |
| 1955-56 ..                | 9,694    | 8,091  | 1,704   | 2,074 | 1,847 | 1,148 | 58          | 89     | 24,705   |
| 1956-57 ..                | 8,870    | 7,278  | 1,566   | 1,779 | 1,110 | 1,126 | 74          | 101    | 21,904   |
| 1957-58 ..                | 8,448    | 6,279  | 1,491   | 1,428 | 1,044 | 1,087 | 84          | 164    | 20,025   |
| <b>TOTAL.</b>             |          |        |         |       |       |       |             |        |          |
| 1953-54 ..                | c 27,590 | 20,915 | 8,513   | 6,792 | 7,608 | 2,665 | (d)         | 355    | c 74,438 |
| 1954-55 ..                | 24,348   | 22,674 | 7,784   | 7,190 | 8,575 | 2,867 | 249         | 640    | 74,327   |
| 1955-56 ..                | 23,506   | 21,245 | 7,173   | 8,377 | 6,336 | 2,490 | 341         | 499    | 69,967   |
| 1956-57 ..                | 23,477   | 19,649 | 7,572   | 6,832 | 5,565 | 2,591 | 251         | 509    | 66,446   |
| 1957-58 ..                | 24,177   | 21,933 | 7,050   | 6,951 | 5,328 | 2,378 | 311         | 1,139  | 69,267   |

(a) Includes flats. (b) Includes operations of Government Authorities. (c) Partly estimated. (d) Not available.

(iii) *Completed, 1953-54 to 1957-58.* The following table shows the number of new houses completed in each State and Territory by contractors and owner-builders.

**NEW HOUSES COMPLETED : NUMBER.**

| Year.                     | N.S.W. | Vic.   | Q'land. | S.A.  | W.A.  | Tas.  | N.T.<br>(a) | A.C.T. | Aust.  |
|---------------------------|--------|--------|---------|-------|-------|-------|-------------|--------|--------|
| <b>CONTRACT-BUILT(b).</b> |        |        |         |       |       |       |             |        |        |
| 1953-54 ..                | 14,296 | 12,062 | 7,149   | 5,802 | 4,569 | 1,536 | (c)         | 530    | 45,944 |
| 1954-55 ..                | 16,658 | 14,450 | 6,419   | 5,672 | 5,766 | 1,504 | 174         | 369    | 51,012 |
| 1955-56 ..                | 15,085 | 14,390 | 5,806   | 5,951 | 5,370 | 1,559 | 259         | 575    | 48,995 |
| 1956-57 ..                | 13,657 | 13,159 | 5,649   | 5,491 | 3,537 | 1,460 | 262         | 505    | 43,720 |
| 1957-58 ..                | 16,186 | 14,630 | 5,830   | 5,733 | 4,921 | 1,449 | 201         | 614    | 49,564 |
| <b>OWNER-BUILT.</b>       |        |        |         |       |       |       |             |        |        |
| 1953-54 ..                | 12,217 | 9,531  | 1,812   | 1,720 | 3,058 | 1,094 | (c)         | 22     | 29,454 |
| 1954-55 ..                | 12,224 | 9,389  | 1,506   | 1,651 | 3,026 | 976   | 25          | 29     | 28,826 |
| 1955-56 ..                | 11,284 | 8,262  | 1,590   | 1,770 | 2,390 | 1,162 | 53          | 30     | 26,541 |
| 1956-57 ..                | 8,610  | 7,026  | 1,568   | 1,702 | 1,493 | 1,299 | 66          | 56     | 21,820 |
| 1957-58 ..                | 8,928  | 6,737  | 1,527   | 1,873 | 1,275 | 1,117 | 74          | 84     | 21,615 |
| <b>TOTAL.</b>             |        |        |         |       |       |       |             |        |        |
| 1953-54 ..                | 26,513 | 21,593 | 8,961   | 7,522 | 7,627 | 2,630 | (c)         | 552    | 75,398 |
| 1954-55 ..                | 28,882 | 23,839 | 7,925   | 7,323 | 8,792 | 2,480 | 199         | 398    | 79,838 |
| 1955-56 ..                | 26,369 | 22,652 | 7,396   | 7,721 | 7,760 | 2,721 | 312         | 605    | 75,536 |
| 1956-57 ..                | 22,267 | 20,185 | 7,217   | 7,193 | 5,030 | 2,759 | 328         | 561    | 65,540 |
| 1957-58 ..                | 25,114 | 21,367 | 7,357   | 7,606 | 6,196 | 2,566 | 275         | 698    | 71,179 |

(a) Includes flats. (b) Includes operations of Government Authorities. (c) Not available.

(b) *Material of Outer Walls, 1957-58.* The following table shows the number of new houses completed in each State and Territory during 1957-58, classified according to the material of their outer walls.

**NEW HOUSES COMPLETED : NUMBER, 1957-58.**  
(Including Owner-built Houses.)

| Material of Outer Walls.                | N.S.W.        | Vic.          | Q'ld.        | S.A.         | W.A.         | Tas.         | N.T.<br>(a) | A.C.T.     | Aust.         |
|---|---------------|---------------|--------------|--------------|--------------|--------------|-------------|------------|---------------|
| Brick, Brick Veneer, Concrete and Stone | 5,571         | 7,905         | 672          | 6,273        | 4,167        | 583          | 36          | 669        | 25,876        |
| Wood (Weatherboard, etc.)               | 7,976         | 11,796        | 5,007        | 129          | 27           | 1,891        | 4           | 24         | 26,854        |
| Fibro Cement .. .. .                    | 11,529        | 1,201         | 1,612        | 1,199        | 1,997        | 92           | 230         | 4          | 17,864        |
| Other .. .. .                           | 38            | 465           | 66           | 5            | 5            | ..           | 5           | 1          | 585           |
| <b>Total .. .. .</b>                    | <b>25,114</b> | <b>21,367</b> | <b>7,357</b> | <b>7,606</b> | <b>6,196</b> | <b>2,566</b> | <b>275</b>  | <b>698</b> | <b>71,179</b> |

(a) Includes flats.

(c) *Material of Outer Walls, 1953-54 to 1957-58.* The following table shows the number of new houses completed in Australia, classified according to the material of their outer walls.

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

| Material of Outer Walls.                   | 1953-54.      | 1954-55.<br>(b) | 1955-56.<br>(b) | 1956-57.<br>(b) | 1957-58.<br>(b) |
|--|---------------|-----------------|-----------------|-----------------|-----------------|
| Brick, Brick Veneer, Concrete and Stone .. | 22,008        | 23,901          | 23,523          | 21,956          | 25,876          |
| Wood (Weatherboard, etc.) .. .. .          | 31,347        | 31,050          | 29,389          | 25,670          | 26,854          |
| Fibro Cement .. .. .                       | 21,631        | 24,501          | 22,071          | 17,408          | 17,864          |
| Other .. .. .                              | 412           | 386             | 553             | 506             | 585             |
| <b>Total .. .. .</b>                       | <b>75,398</b> | <b>79,838</b>   | <b>75,536</b>   | <b>65,540</b>   | <b>71,179</b>   |

(a) Excludes Northern Territory prior to 1954-55.

(b) Includes Northern Territory flats.

3. **New Flats.**—The figures in the foregoing tables, except those for the Northern Territory, do not include particulars of new flats. The summary below shows the number of new flats commenced, completed and under construction in each State and Territory for the years 1953-54 to 1957-58. It should be noted: (i) that the figures are additional to the numbers of houses shown in other tables, (ii) that each flat is counted as a separate unit, and the numbers shown therefore relate to individual flats, and (iii) that new flats only are included, i.e., the conversions of old buildings into flats are omitted.

**NEW FLATS : NUMBER.**  
(Individual Flats.)

| Year.                                     | N.S.W. | Vic.  | Q'land. | S.A. | W.A. | Tas. | N.T. | A.C.T. | Aust. |
|---|--------|-------|---------|------|------|------|------|--------|-------|
| <b>COMMENCED.</b>                         |        |       |         |      |      |      |      |        |       |
| 1953-54 ..                                | 801    | 739   | 204     | 158  | 451  | 58   | (a)  | 28     | 2,439 |
| 1954-55 ..                                | 782    | 1,183 | 278     | 72   | 380  | 85   | (b)  | 130    | 2,910 |
| 1955-56 ..                                | 879    | 715   | 215     | 131  | 353  | 34   | (b)  | 326    | 2,653 |
| 1956-57 ..                                | 844    | 1,110 | 280     | 295  | 153  | 69   | (b)  | 260    | 3,011 |
| 1957-58 ..                                | 1,668  | 1,283 | 295     | 499  | 234  | 85   | (b)  | 16     | 4,080 |
| <b>COMPLETED.</b>                         |        |       |         |      |      |      |      |        |       |
| 1953-54 ..                                | 1,011  | 689   | 156     | 99   | 212  | 13   | (a)  | ..     | 2,180 |
| 1954-55 ..                                | 701    | 781   | 309     | 105  | 316  | 48   | (b)  | 12     | 2,272 |
| 1955-56 ..                                | 776    | 1,273 | 200     | 86   | 584  | 49   | (b)  | ..     | 2,968 |
| 1956-57 ..                                | 861    | 897   | 174     | 230  | 365  | 105  | (b)  | 264    | 2,896 |
| 1957-58 ..                                | 1,331  | 1,104 | 331     | 372  | 171  | 41   | (b)  | 56     | 3,406 |
| <b>UNDER CONSTRUCTION AT END OF YEAR.</b> |        |       |         |      |      |      |      |        |       |
| 1953-54 ..                                | 678    | 735   | 123     | 115  | 474  | 46   | (a)  | 28     | 2,199 |
| 1954-55 ..                                | 739    | 1,137 | 92      | 82   | 538  | 85   | (b)  | 146    | 2,819 |
| 1955-56 ..                                | 830    | 579   | 107     | 121  | 312  | 70   | (b)  | 472    | 2,491 |
| 1956-57 ..                                | 765    | 792   | 213     | 184  | 100  | 34   | (b)  | 468    | 2,556 |
| 1957-58 ..                                | 1,094  | 971   | 177     | 311  | 163  | 78   | (b)  | 428    | 3,222 |

(a) Not available.

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

4. Value of New Buildings.—(i) *Commenced, Completed and Under Construction, 1953-54 to 1957-58.* The following table summarizes the values of all new buildings commenced, completed and under construction in each State and Territory.

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

| Year.                              | N.S.W.    | Vic.    | Q'land. | S.A.   | W.A.   | Tas.   | N.T.  | A.C.T. | Aust.     |
|------------------------------------|-----------|---------|---------|--------|--------|--------|-------|--------|-----------|
| COMMENCED.                         |           |         |         |        |        |        |       |        |           |
| 1953-54 ..                         | a 109,103 | 89,689  | 27,839  | 25,649 | 26,369 | 9,224  | (b)   | 2,856  | a 290,729 |
| 1954-55 ..                         | 121,351   | 102,693 | 32,073  | 29,946 | 35,458 | 10,836 | 1,605 | 5,932  | 339,894   |
| 1955-56 ..                         | 133,257   | 121,416 | 35,024  | 43,202 | 26,972 | 9,889  | 2,300 | 4,708  | 376,768   |
| 1956-57 ..                         | 135,798   | 109,334 | 37,841  | 31,888 | 22,241 | 14,138 | 1,765 | 5,959  | 358,964   |
| 1957-58 ..                         | 137,189   | 122,133 | 37,128  | 35,659 | 25,065 | 12,735 | 2,259 | 8,588  | 380,756   |
| COMPLETED.                         |           |         |         |        |        |        |       |        |           |
| 1953-54 ..                         | 101,545   | 86,720  | 25,913  | 26,108 | 25,785 | 9,692  | (b)   | 3,878  | 279,641   |
| 1954-55 ..                         | 110,694   | 98,932  | 28,318  | 27,081 | 34,096 | 10,649 | 1,653 | 2,943  | 314,366   |
| 1955-56 ..                         | 124,138   | 111,594 | 30,519  | 33,717 | 33,678 | 12,798 | 1,935 | 4,287  | 352,666   |
| 1956-57 ..                         | 133,094   | 114,830 | 35,383  | 33,997 | 23,424 | 12,609 | 2,285 | 5,940  | 361,562   |
| 1957-58 ..                         | 169,240   | 131,756 | 38,043  | 38,047 | 27,262 | 12,840 | 2,110 | 5,841  | 425,139   |
| UNDER CONSTRUCTION AT END OF YEAR. |           |         |         |        |        |        |       |        |           |
| 1953-54 ..                         | a 104,895 | 103,081 | 19,699  | 23,730 | 25,701 | 11,782 | (b) • | 7,249  | a 296,137 |
| 1954-55 ..                         | 117,498   | 112,055 | 23,446  | 26,854 | 29,102 | 12,399 | 1,573 | 10,643 | 333,570   |
| 1955-56 ..                         | 132,693   | 128,525 | 28,210  | 36,996 | 25,550 | 9,864  | 1,967 | 11,240 | 375,045   |
| 1956-57 ..                         | 138,792   | 127,943 | 31,332  | 36,792 | 26,217 | 12,085 | 1,555 | 11,520 | 386,236   |
| 1957-58 ..                         | 113,548   | 122,750 | 30,968  | 35,337 | 24,587 | 11,946 | 1,745 | 14,589 | 355,470   |

(a) Partly estimated.

(b) Not available.

(ii) *Completed, 1957-58.* The following table shows the value of all new buildings completed in each State and Territory during 1957-58, according to the kind of building. It should be remembered that all values shown exclude the value of land and represent the estimated value of buildings on completion.

**NEW BUILDINGS COMPLETED : VALUE, 1957-58.**  
(Including Estimated Value of Owner-built Houses.)  
(£'000.)

| Kind of Building.             | N.S.W.         | Vic.           | Q'land.       | S.A.          | W.A.          | Tas.          | N.T.             | A.C.T.       | Aust.          |
|-------------------------------|----------------|----------------|---------------|---------------|---------------|---------------|------------------|--------------|----------------|
| <b>Houses—</b>                |                |                |               |               |               |               |                  |              |                |
| Brick, Brick                  |                |                |               |               |               |               |                  |              |                |
| Veneer, Concrete              |                |                |               |               |               |               |                  |              |                |
| Stone and                     | 23,948         | 31,313         | 2,490         | 21,223        | 13,483        | 2,267         | 165              | 3,242        | 98,131         |
| Wood (Weatherboard, etc.)     | 24,891         | 35,009         | 13,738        | 401           | 71            | 5,400         | (a)              | (a)          | 79,631         |
| Fibro Cement                  | 28,594         | 2,650          | 3,681         | 3,070         | 4,701         | 128           | 998              | 14           | 43,836         |
| Other ..                      | 125            | 1,310          | 195           | 9             | 8             | ..            | (a)              | (a)          | 1,662          |
| <b>Total, Houses</b>          | <b>77,538</b>  | <b>70,282</b>  | <b>20,104</b> | <b>24,703</b> | <b>18,263</b> | <b>7,795</b>  | <b>(b) 1,201</b> | <b>3,354</b> | <b>223,260</b> |
| Flats ..                      | 3,088          | 2,914          | 619           | 870           | 356           | 127           | (c)              | 264          | 8,238          |
| Hotels, Guest                 |                |                |               |               |               |               |                  |              |                |
| Houses, etc. ..               | 3,587          | 1,400          | 851           | 605           | 193           | (a)           | (a)              | (a)          | 6,768          |
| Shops ..                      | 5,744          | 3,666          | 1,867         | 750           | 874           | 404           | 98               | 185          | 13,588         |
| Factories ..                  | 33,252         | 19,219         | 2,175         | 2,518         | 1,263         | 1,064         | 234              | 158          | 59,883         |
| Business Premises—            |                |                |               |               |               |               |                  |              |                |
| Office ..                     | 17,765         | 9,043          | 1,857         | 1,732         | 1,953         | 870           | 65               | 393          | 33,678         |
| Other ..                      | 6,320          | 5,348          | 2,066         | 1,689         | 935           | 776           | 61               | 107          | 17,302         |
| Educational ..                | 6,828          | 7,600          | 1,577         | 1,343         | 555           | 593           | 192              | 942          | 19,630         |
| Religious ..                  | 1,502          | 1,510          | 706           | 504           | 405           | 91            | ..               | 107          | 4,825          |
| Health ..                     | 5,973          | 6,753          | 3,671         | 2,214         | 1,109         | (a)           | (a)              | ..           | 19,889         |
| Entertainment                 |                |                |               |               |               |               |                  |              |                |
| and Recreation                | 4,533          | 1,334          | 1,448         | 563           | 737           | 130           | (a)              | (a)          | 8,815          |
| Miscellaneous ..              | 3,090          | 2,687          | 1,102         | 556           | 619           | 793           | 143              | 273          | 9,263          |
| <b>Total, Other Buildings</b> | <b>91,682</b>  | <b>61,474</b>  | <b>17,939</b> | <b>13,344</b> | <b>8,999</b>  | <b>5,045</b>  | <b>909</b>       | <b>2,487</b> | <b>201,879</b> |
| <b>Total, New Buildings</b>   | <b>169,240</b> | <b>131,756</b> | <b>38,043</b> | <b>38,047</b> | <b>27,262</b> | <b>12,840</b> | <b>2,110</b>     | <b>5,841</b> | <b>425,139</b> |

(a) Not available for publication.

(b) Includes flats.

(c) Included with houses.

(iii) *Completed, 1953-54 to 1957-58.* The following table shows the value of all new buildings completed in Australia.

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

| Kind of Building.                         | 1953-54.       | 1954-55.       | 1955-56.       | 1956-57.       | 1957-58.       |
|---|----------------|----------------|----------------|----------------|----------------|
| <b>Houses—</b>                            |                |                |                |                |                |
| Brick, Brick Veneer, Concrete and Stone.. | 73,304         | 82,917         | 86,336         | 84,505         | 98,131         |
| Wood (Weatherboard, etc.) .. .. .         | 75,187         | 79,100         | 80,473         | 74,361         | 79,631         |
| Fibro Cement .. .. .                      | 44,813         | 54,141         | 51,184         | 42,286         | 43,836         |
| Other .. .. .                             | 1,020          | 1,013          | 1,443          | 1,339          | 1,662          |
| <b>Total, Houses</b> .. .. .              | <b>194,324</b> | <b>217,171</b> | <b>219,436</b> | <b>202,491</b> | <b>223,260</b> |
| <b>Flats</b> .. .. .                      | <b>4,797</b>   | <b>4,944</b>   | <b>6,824</b>   | <b>7,245</b>   | <b>8,238</b>   |
| <b>Hotels, Guest Houses, etc.</b> .. .. . | <b>3,417</b>   | <b>3,683</b>   | <b>6,309</b>   | <b>8,239</b>   | <b>6,768</b>   |
| <b>Shops</b> .. .. .                      | <b>8,297</b>   | <b>10,724</b>  | <b>12,604</b>  | <b>12,527</b>  | <b>13,588</b>  |
| <b>Factories</b> .. .. .                  | <b>24,088</b>  | <b>24,606</b>  | <b>38,234</b>  | <b>43,253</b>  | <b>59,883</b>  |
| <b>Business Premises—</b>                 |                |                |                |                |                |
| Office .. .. .                            |                |                | 8,841          | 16,827         | 33,678         |
| Other .. .. .                             |                |                | 14,633         | 18,863         | 17,302         |
| Educational .. .. .                       |                |                | 15,716         | 14,840         | 19,630         |
| Religious .. .. .                         |                |                | 2,409          | 3,507          | 4,825          |
| Health .. .. .                            |                |                | 10,058         | 13,113         | 19,889         |
| Entertainment and Recreation .. .. .      |                |                | 4,104          | 9,481          | 8,815          |
| Miscellaneous .. .. .                     |                |                | 13,498         | 11,176         | 9,263          |
| <b>Total, Other Buildings</b> .. .. .     | <b>85,317</b>  | <b>97,195</b>  | <b>133,230</b> | <b>159,071</b> | <b>201,879</b> |
| <b>Total, New Buildings</b> .. .. .       | <b>279,641</b> | <b>314,366</b> | <b>352,666</b> | <b>361,562</b> | <b>425,139</b> |

5. *Persons engaged in New Building.*—(i) *At 30th June, 1958.* The following table shows the number of contractors, sub-contractors and wage earners engaged on jobs carried out by builders of new buildings at 30th June, 1958, and also shows the numbers of these persons engaged in the main building occupations as at that date.

**PERSONS ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS, 30th JUNE, 1958.**

(Excluding Persons working on Owner-built Houses.)

| Particulars.                       | N.S.W.        | Vic.          | Q'land.       | S.A.          | W.A.         | Tas.         | N.T.       | A.C.T.       | Aust.          |
|------------------------------------|---------------|---------------|---------------|---------------|--------------|--------------|------------|--------------|----------------|
| <b>Contractors (a)</b> .. .. .     | 3,188         | 2,456         | 1,877         | 674           | 590          | 427          | 33         | 84           | 9,329          |
| <b>Sub-contractors (a)</b> .. .. . | 4,762         | 4,077         | 1,798         | 1,851         | 1,277        | 517          | 64         | 216          | 14,562         |
| <b>Wage earners</b> .. .. .        | 24,723        | 25,101        | 14,211        | 8,162         | 7,057        | 3,516        | 273        | 2,682        | 85,725         |
| <b>Total</b> .. .. .               | <b>32,673</b> | <b>31,634</b> | <b>17,886</b> | <b>10,687</b> | <b>8,924</b> | <b>4,460</b> | <b>370</b> | <b>2,982</b> | <b>109,616</b> |
| <b>Carpenters</b> .. .. .          | 12,952        | 12,636        | 8,374         | 3,088         | 2,964        | 2,025        | 185        | 838          | 43,062         |
| <b>Bricklayers</b> .. .. .         | 2,939         | 3,000         | 1,057         | 1,651         | 1,017        | 288          | 37         | 284          | 10,273         |
| <b>Painters</b> .. .. .            | 2,802         | 2,947         | 1,337         | 927           | 851          | 335          | 30         | 374          | 9,803          |
| <b>Electricians</b> .. .. .        | 1,875         | 1,425         | 845           | 500           | 510          | 230          | 20         | 119          | 5,524          |
| <b>Plumbers</b> .. .. .            | 3,013         | 2,541         | 1,331         | 818           | 785          | 265          | 27         | 169          | 8,949          |
| <b>Builders' Labourers</b> .. .. . | 5,077         | 4,690         | 2,842         | 1,832         | 1,717        | 818          | 49         | 603          | 17,628         |
| <b>Other</b> .. .. .               | 4,015         | 4,395         | 1,900         | 1,871         | 1,080        | 499          | 22         | 595          | 14,377         |
| <b>Total</b> .. .. .               | <b>32,673</b> | <b>31,634</b> | <b>17,886</b> | <b>10,687</b> | <b>8,924</b> | <b>4,460</b> | <b>370</b> | <b>2,982</b> | <b>109,616</b> |

(a) *Actually working on jobs.*

(ii) *Summary, 1954 to 1958.* The number of persons (including contractors and sub-contractors actually working on jobs) engaged in each State and Territory on jobs carried out by builders of new buildings is shown in the following table.



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

(Excluding Persons working on Owner-built Houses.)

| At 30th June— | N.S.W. | Vic.   | Q'land. | S.A.   | W.A.   | Tas.  | N.T. | A.C.T. | Aust.(a) |
|---------------|--------|--------|---------|--------|--------|-------|------|--------|----------|
| 1954 ..       | 33,574 | 28,476 | 17,269  | 10,038 | 9,245  | 4,826 | (b)  | 1,341  | 104,769  |
| 1955 ..       | 34,981 | 32,396 | 18,655  | 10,876 | 10,437 | 5,904 | 425  | 1,913  | 115,587  |
| 1956 (c) ..   | 37,300 | 32,306 | 19,427  | 11,258 | 9,080  | 4,620 | 464  | 1,957  | 116,412  |
| 1957 (d) ..   | 37,337 | 30,543 | 18,425  | 11,036 | 9,439  | 4,684 | 384  | 2,004  | 113,852  |
| 1958 ..       | 32,673 | 31,634 | 17,886  | 10,687 | 8,924  | 4,460 | 370  | 2,982  | 109,616  |

(a) Excludes Northern Territory prior to 1955. (b) Not available. (c) At 29th June.  
(d) At 28th June.

#### § 4. Census Dwellings.

1. **Number of Dwellings.**—The following table shows the number of occupied and unoccupied dwellings in the urban and rural areas of Australia at the Census of 30th June, 1954. (For definitions of "urban" and "rural" see para. 4, p. 283). As explained therein, the boundaries of the Metropolitan Urban and other divisions of State differ from census to census, and consequently accurate comparison cannot be made between figures for corresponding divisions. Moreover, the inclusion in the Other Urban Division in 1954 of the larger towns not separately incorporated has further reduced comparability. These factors should be borne in mind when referring to tables in this section showing divisions of State.

Occupied dwellings are classified into private and other dwellings (see para. 2, p. 383, for definitions of "private" and "other" dwellings). The term "unoccupied dwellings" is not synonymous with vacant houses and flats available for occupancy, but refers mainly to "week-end", holiday and other dwellings whose usual occupants were temporarily absent on the night of the Census; newly-completed dwellings awaiting occupancy are also included.

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

Unoccupied dwellings increased by 139 per cent.

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

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

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

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

**DWELLINGS : STATES AND TERRITORIES, 1947 AND 1954.**

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) See letterpress on p. 382 regarding comparability as between Censuses.

(b) Includes shared private

houses for which only one Householder's Schedule was received.

(c) Portion of a shared private house which

was occupied separately and for which portion a separate Householder's Schedule was received.

NOTE.—Minus sign (—) denotes decrease.

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

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

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

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

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

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

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

(c) Shipping, railway and air travellers.

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

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

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

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

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

(a) See letterpress on p. 382 regarding comparability as between Censuses.

NOTE.—Minus sign (—) denotes decrease.

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

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

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

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

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

For footnotes see next page.

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

| Number of Rooms(a) per Dwelling.                         | Census, 30th June, 1947. |                             |                |               |                          | Census, 30th June, 1954. |                             |                |               |                          |
|--|--------------------------|-----------------------------|----------------|---------------|--------------------------|--------------------------|-----------------------------|----------------|---------------|--------------------------|
|  | Private House. (b)       | Share of Private House. (c) | Flat.          | Other.        | Total Private Dwellings. | Private House. (b)       | Share of Private House. (c) | Flat.          | Other.        | Total Private Dwellings. |
| <b>OTHER URBAN.(d)</b>                                   |                          |                             |                |               |                          |                          |                             |                |               |                          |
| 1 .. ..  | 3,788                    | 2,418                       | 85             | 956           | 7,247                    | 5,693                    | 2,232                       | 81             | 1,068         | 9,074                    |
| 2 .. ..  | 5,014                    | 4,788                       | 901            | 1,396         | 12,099                   | 11,669                   | 5,446                       | 1,453          | 2,374         | 20,942                   |
| 3 .. ..  | 10,860                   | 4,903                       | 3,285          | 904           | 19,952                   | 20,429                   | 5,854                       | 5,121          | 1,907         | 33,311                   |
| 4 .. ..  | 61,611                   | 3,902                       | 4,671          | 390           | 70,574                   | 98,504                   | 4,254                       | 7,910          | 899           | 111,567                  |
| 5 .. ..  | 107,482                  | 2,208                       | 2,610          | 83            | 112,383                  | 186,088                  | 2,565                       | 4,098          | 293           | 193,044                  |
| 6 .. ..  | 69,714                   | 873                         | 803            | 37            | 71,427                   | 132,573                  | 1,399                       | 1,522          | 84            | 135,578                  |
| 7 .. ..  | 20,211                   | 249                         | 182            | 4             | 20,646                   | 41,366                   | 485                         | 392            | 24            | 42,267                   |
| 8 .. ..  | 6,470                    | 77                          | 60             | ..            | 6,607                    | 13,373                   | 163                         | 112            | 6             | 13,654                   |
| 9 .. ..  | 2,158                    | 29                          | 20             | ..            | 2,207                    | 4,336                    | 56                          | 28             | 6             | 4,426                    |
| 10 and over ..   | 1,543                    | 13                          | 12             | ..            | 1,568                    | 3,208                    | 32                          | 12             | 3             | 3,255                    |
| Not Stated ..  | 1,047                    | 167                         | 68             | 85            | 1,367                    | 1,165                    | 261                         | 55             | 80            | 1,561                    |
| <b>Total Private Dwellings ..</b>                        | <b>289,898</b>           | <b>19,627</b>               | <b>12,697</b>  | <b>3,855</b>  | <b>326,077</b>           | <b>518,404</b>           | <b>22,747</b>               | <b>20,784</b>  | <b>6,744</b>  | <b>568,679</b>           |
| <b>Average number of Rooms a per Private Dwelling ..</b> | <b>5.12</b>              | <b>3.15</b>                 | <b>3.99</b>    | <b>2.30</b>   | <b>4.92</b>              | <b>5.18</b>              | <b>3.31</b>                 | <b>4.03</b>    | <b>2.61</b>   | <b>5.04</b>              |
| <b>RURAL.(d)</b>   |                          |                             |                |               |                          |                          |                             |                |               |                          |
| 1 .. ..  | 23,808                   | 1,340                       | 33             | 160           | 25,341                   | 12,976                   | 544                         | 10             | 82            | 13,612                   |
| 2 .. ..  | 21,942                   | 3,279                       | 325            | 314           | 25,860                   | 16,271                   | 1,297                       | 157            | 175           | 17,900                   |
| 3 .. ..  | 37,929                   | 3,608                       | 1,048          | 324           | 42,909                   | 27,458                   | 1,698                       | 535            | 207           | 29,898                   |
| 4 .. ..  | 134,898                  | 2,959                       | 1,353          | 182           | 139,392                  | 89,397                   | 1,553                       | 727            | 175           | 91,852                   |
| 5 .. ..  | 163,621                  | 1,509                       | 741            | 40            | 165,911                  | 128,313                  | 987                         | 382            | 52            | 129,734                  |
| 6 .. ..  | 110,130                  | 570                         | 246            | 5             | 110,951                  | 99,843                   | 530                         | 157            | 9             | 100,539                  |
| 7 .. ..  | 41,390                   | 184                         | 63             | 1             | 41,638                   | 43,694                   | 208                         | 35             | 1             | 43,938                   |
| 8 .. ..  | 16,619                   | 63                          | 37             | ..            | 16,719                   | 19,111                   | 98                          | 9              | 2             | 19,220                   |
| 9 .. ..  | 6,089                    | 20                          | 6              | ..            | 6,115                    | 7,532                    | 21                          | 3              | ..            | 7,556                    |
| 10 and over ..   | 7,095                    | 26                          | 2              | ..            | 7,123                    | 8,759                    | 20                          | 3              | 1             | 8,783                    |
| Not Stated ..  | 3,955                    | 102                         | 26             | 17            | 4,100                    | 2,328                    | 169                         | 15             | 10            | 2,522                    |
| <b>Total Private Dwellings ..</b>                        | <b>567,476</b>           | <b>13,660</b>               | <b>3,880</b>   | <b>1,043</b>  | <b>586,059</b>           | <b>455,682</b>           | <b>7,125</b>                | <b>2,033</b>   | <b>714</b>    | <b>465,554</b>           |
| <b>Average number of Rooms a per Private Dwelling ..</b> | <b>4.90</b>              | <b>3.23</b>                 | <b>3.95</b>    | <b>2.66</b>   | <b>4.85</b>              | <b>5.19</b>              | <b>3.62</b>                 | <b>4.00</b>    | <b>2.91</b>   | <b>5.16</b>              |
| <b>TOTAL, AUSTRALIA.</b>                                 |                          |                             |                |               |                          |                          |                             |                |               |                          |
| 1 .. ..  | 30,509                   | 13,305                      | 1,173          | 12,379        | 57,366                   | 24,052                   | 12,129                      | 769            | 16,336        | 53,286                   |
| 2 .. ..  | 32,449                   | 25,427                      | 7,076          | 14,745        | 79,697                   | 45,117                   | 23,761                      | 7,333          | 18,675        | 94,886                   |
| 3 .. ..  | 76,718                   | 26,944                      | 24,838         | 6,723         | 135,223                  | 87,137                   | 25,716                      | 27,270         | 9,955         | 150,078                  |
| 4 .. ..  | 349,894                  | 20,778                      | 43,430         | 2,495         | 416,597                  | 380,138                  | 19,284                      | 49,548         | 4,250         | 453,220                  |
| 5 .. ..  | 542,504                  | 11,493                      | 23,689         | 631           | 578,317                  | 692,044                  | 12,728                      | 27,701         | 1,520         | 733,993                  |
| 6 .. ..  | 383,786                  | 4,982                       | 8,016          | 252           | 397,036                  | 534,420                  | 7,663                       | 10,752         | 687           | 553,522                  |
| 7 .. ..  | 122,880                  | 1,539                       | 1,817          | 40            | 126,276                  | 181,312                  | 2,788                       | 2,525          | 218           | 186,843                  |
| 8 .. ..  | 43,167                   | 457                         | 567            | 9             | 44,200                   | 64,092                   | 1,130                       | 806            | 100           | 66,128                   |
| 9 .. ..  | 15,135                   | 152                         | 173            | 1             | 15,461                   | 22,430                   | 341                         | 244            | 47            | 23,062                   |
| 10 and over ..   | 14,464                   | 88                          | 100            | ..            | 14,652                   | 20,808                   | 163                         | 98             | 18            | 21,087                   |
| Not Stated ..  | 6,546                    | 846                         | 520            | 886           | 8,798                    | 4,469                    | 1,513                       | 374            | 960           | 7,316                    |
| <b>Total Private Dwellings ..</b>                        | <b>1,618,052</b>         | <b>106,011</b>              | <b>111,399</b> | <b>38,161</b> | <b>1,873,623</b>         | <b>2,056,019</b>         | <b>107,216</b>              | <b>127,420</b> | <b>52,766</b> | <b>2,343,421</b>         |
| <b>Average number of Rooms a per Private Dwelling ..</b> | <b>5.12</b>              | <b>3.16</b>                 | <b>4.06</b>    | <b>2.07</b>   | <b>4.88</b>              | <b>5.26</b>              | <b>3.38</b>                 | <b>4.14</b>    | <b>2.22</b>   | <b>5.04</b>              |

(a) Includes kitchen and permanently enclosed sleep-out but does not include bathroom, pantry, laundry or storehouse, unless generally used for sleeping. (b) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (c) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (d) See letterpress on p. 382 regarding comparability as between Censuses.

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

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

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

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

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

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

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

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

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

For footnotes see next page.

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

| Number of Inmates per Dwelling.                          | Census, 30th June, 1947. |                             |                |               |                          | Census, 30th June, 1954. |                             |                |                |                          |
|--|--------------------------|-----------------------------|----------------|---------------|--------------------------|--------------------------|-----------------------------|----------------|----------------|--------------------------|
|  | Private House. (a)       | Share of Private House. (b) | Flat.          | Other.        | Total Private Dwellings. | Private House. (a)       | Share of Private House. (b) | Flat.          | Other.         | Total Private Dwellings. |
| <b>OTHER URBAN.(c)</b>                                   |                          |                             |                |               |                          |                          |                             |                |                |                          |
| 1 .. .. .  | 18,520                   | 2,838                       | 1,229          | 941           | 23,528                   | 39,178                   | 4,609                       | 2,945          | 1,883          | 48,615                   |
| 2 .. .. .  | 53,774                   | 6,107                       | 4,043          | 1,326         | 65,250                   | 112,952                  | 7,231                       | 7,333          | 2,211          | 129,727                  |
| 3 .. .. .  | 60,924                   | 4,853                       | 3,328          | 870           | 69,975                   | 107,678                  | 4,986                       | 5,085          | 1,389          | 119,138                  |
| 4 .. .. .  | 61,336                   | 2,889                       | 2,318          | 424           | 66,967                   | 110,022                  | 3,056                       | 3,161          | 756            | 116,995                  |
| 5 .. .. .  | 42,519                   | 1,477                       | 1,021          | 174           | 45,191                   | 73,416                   | 1,479                       | 1,383          | 278            | 76,556                   |
| 6 .. .. .  | 24,827                   | 734                         | 406            | 64            | 26,031                   | 39,436                   | 768                         | 557            | 132            | 40,893                   |
| 7 .. .. .  | 13,595                   | 377                         | 203            | 33            | 14,208                   | 18,961                   | 353                         | 211            | 51             | 19,376                   |
| 8 .. .. .  | 7,636                    | 219                         | 89             | 17            | 7,961                    | 9,348                    | 166                         | 60             | 21             | 9,595                    |
| 9 .. .. .  | 3,266                    | 69                          | 34             | 4             | 3,373                    | 3,777                    | 56                          | 32             | 11             | 3,876                    |
| 10 and over ..   | 3,501                    | 64                          | 26             | 2             | 3,593                    | 3,636                    | 43                          | 17             | 12             | 3,708                    |
| <b>Total Private Dwellings ..</b>                        | <b>289,898</b>           | <b>19,627</b>               | <b>12,697</b>  | <b>3,855</b>  | <b>326,077</b>           | <b>518,404</b>           | <b>22,747</b>               | <b>20,784</b>  | <b>6,744</b>   | <b>568,679</b>           |
| <b>Total Inmates ..</b>                                  | <b>1,140,137</b>         | <b>58,651</b>               | <b>38,823</b>  | <b>9,579</b>  | <b>1,247,190</b>         | <b>1,913,307</b>         | <b>63,029</b>               | <b>58,201</b>  | <b>16,430</b>  | <b>2,050,967</b>         |
| <b>Average number of Inmates per Private Dwelling ..</b> | <b>3.93</b>              | <b>2.99</b>                 | <b>3.06</b>    | <b>2.48</b>   | <b>3.82</b>              | <b>3.69</b>              | <b>2.77</b>                 | <b>2.80</b>    | <b>2.44</b>    | <b>3.61</b>              |
| <b>RURAL.(c)</b>   |                          |                             |                |               |                          |                          |                             |                |                |                          |
| 1 .. .. .  | 60,330                   | 1,922                       | 357            | 187           | 62,796                   | 46,108                   | 964                         | 217            | 105            | 47,394                   |
| 2 .. .. .  | 105,800                  | 3,788                       | 1,190          | 337           | 111,115                  | 88,412                   | 1,898                       | 597            | 167            | 91,074                   |
| 3 .. .. .  | 109,182                  | 3,444                       | 1,050          | 284           | 113,960                  | 86,142                   | 1,534                       | 473            | 139            | 88,308                   |
| 4 .. .. .  | 107,455                  | 2,296                       | 693            | 116           | 110,560                  | 89,458                   | 1,285                       | 381            | 134            | 91,258                   |
| 5 .. .. .  | 78,714                   | 1,141                       | 335            | 73            | 80,263                   | 65,284                   | 745                         | 209            | 71             | 66,309                   |
| 6 .. .. .  | 48,670                   | 577                         | 155            | 21            | 49,423                   | 39,762                   | 370                         | 102            | 34             | 40,268                   |
| 7 .. .. .  | 27,531                   | 283                         | 57             | 15            | 27,886                   | 20,749                   | 185                         | 36             | 25             | 20,995                   |
| 8 .. .. .  | 15,958                   | 147                         | 29             | 9             | 16,143                   | 10,788                   | 90                          | 10             | 14             | 10,902                   |
| 9 .. .. .  | 6,487                    | 29                          | 6              | ..            | 6,524                    | 4,508                    | 36                          | 5              | 3              | 4,552                    |
| 10 and over ..   | 7,349                    | 33                          | 8              | 1             | 7,389                    | 4,471                    | 18                          | 3              | 2              | 4,494                    |
| <b>Total Private Dwellings ..</b>                        | <b>567,476</b>           | <b>13,660</b>               | <b>3,880</b>   | <b>1,043</b>  | <b>586,059</b>           | <b>455,682</b>           | <b>7,125</b>                | <b>2,033</b>   | <b>714</b>     | <b>465,554</b>           |
| <b>Total Inmates ..</b>                                  | <b>2,175,055</b>         | <b>41,955</b>               | <b>12,033</b>  | <b>2,855</b>  | <b>2,231,898</b>         | <b>1,725,677</b>         | <b>22,979</b>               | <b>6,418</b>   | <b>2,347</b>   | <b>1,757,421</b>         |
| <b>Average number of Inmates per Private Dwelling ..</b> | <b>3.83</b>              | <b>3.07</b>                 | <b>3.10</b>    | <b>2.74</b>   | <b>3.81</b>              | <b>3.79</b>              | <b>3.23</b>                 | <b>3.16</b>    | <b>3.29</b>    | <b>3.77</b>              |
| <b>TOTAL, AUSTRALIA.</b>                                 |                          |                             |                |               |                          |                          |                             |                |                |                          |
| 1 .. .. .  | 108,055                  | 16,870                      | 13,744         | 13,360        | 152,029                  | 147,308                  | 22,082                      | 22,507         | 21,191         | 213,088                  |
| 2 .. .. .  | 294,831                  | 34,039                      | 38,337         | 13,020        | 380,227                  | 444,179                  | 35,626                      | 49,303         | 16,678         | 545,786                  |
| 3 .. .. .  | 342,394                  | 26,198                      | 30,024         | 6,843         | 405,459                  | 435,679                  | 22,920                      | 29,351         | 7,904          | 495,854                  |
| 4 .. .. .  | 346,935                  | 15,378                      | 17,838         | 2,944         | 383,095                  | 446,687                  | 14,258                      | 16,468         | 4,185          | 481,598                  |
| 5 .. .. .  | 239,091                  | 7,180                       | 7,168          | 1,224         | 254,663                  | 291,706                  | 6,673                       | 6,335          | 1,578          | 306,292                  |
| 6 .. .. .  | 137,882                  | 3,409                       | 2,612          | 424           | 144,327                  | 154,691                  | 3,171                       | 2,263          | 654            | 160,779                  |
| 7 .. .. .  | 73,795                   | 1,645                       | 1,035          | 201           | 76,676                   | 72,955                   | 1,429                       | 796            | 294            | 75,474                   |
| 8 .. .. .  | 40,567                   | 862                         | 424            | 96            | 41,949                   | 35,243                   | 704                         | 256            | 160            | 36,363                   |
| 9 .. .. .  | 16,664                   | 244                         | 122            | 27            | 17,057                   | 14,268                   | 207                         | 92             | 67             | 14,634                   |
| 10 and over ..   | 17,838                   | 186                         | 95             | 22            | 18,141                   | 13,303                   | 146                         | 49             | 55             | 13,553                   |
| <b>Total Private Dwellings ..</b>                        | <b>1,618,052</b>         | <b>106,011</b>              | <b>111,399</b> | <b>38,161</b> | <b>1,873,623</b>         | <b>2,056,019</b>         | <b>107,216</b>              | <b>127,420</b> | <b>52,766</b>  | <b>2,343,421</b>         |
| <b>Total Inmates ..</b>                                  | <b>6,323,621</b>         | <b>303,996</b>              | <b>316,115</b> | <b>83,028</b> | <b>7,026,760</b>         | <b>7,583,165</b>         | <b>290,579</b>              | <b>329,265</b> | <b>111,353</b> | <b>8,314,362</b>         |
| <b>Average number of Inmates per Private Dwelling ..</b> | <b>3.91</b>              | <b>2.87</b>                 | <b>2.84</b>    | <b>2.18</b>   | <b>3.75</b>              | <b>3.69</b>              | <b>2.71</b>                 | <b>2.58</b>    | <b>2.11</b>    | <b>3.55</b>              |

(a) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (b) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (c) See letterpress on p. 382 regarding comparability as between Censuses.



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

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

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

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

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

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

For footnotes see next page.

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

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

## TOTAL, AUSTRALIA.

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

(a) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (b) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (c) See letterpress on p. 382 regarding comparability as between Censuses. (d) These figures were compiled from the answers furnished in response to the instruction on the Householder's Schedule "Tenant paying rent to a Government Authority to write 'Tenant (G)'".

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

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

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

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

| Weekly Rent (Unfurnished).                                      | Census, 30th June, 1947. |                            |                 |                                       | Census, 30th June, 1954.(a) |                            |                  |                 |                                   |
|---|--------------------------|----------------------------|-----------------|---------------------------------------|-----------------------------|----------------------------|------------------|-----------------|-----------------------------------|
|   | Private House. (b)       | Share of Private House.(c) | Flat.           | Total Tenanted Private Dwellings. (d) | Private House. (b)          | Share of Private House.(c) | Flat.            | Other.          | Total Tenanted Private Dwellings. |
| <b>METROPOLITAN URBAN.(e)</b>                                   |                          |                            |                 |                                       |                             |                            |                  |                 |                                   |
| Under 5s. ..  | 303                      | 77                         | 20              | 456                                   | 206                         | 64                         | 29               | 70              | 369                               |
| 5s. and under 10s. ..   | 2,992                    | 1,157                      | 110             | 4,664                                 | 1,290                       | 238                        | 51               | 97              | 1,676                             |
| 10s. " " 15s. ..  | 22,678                   | 4,551                      | 626             | 28,903                                | 8,292                       | 1,231                      | 171              | 403             | 10,097                            |
| 15s. " " 20s. ..  | 44,526                   | 4,984                      | 1,847           | 53,095                                | 16,680                      | 1,486                      | 461              | 556             | 19,183                            |
| 20s. " " 25s. ..  | 68,155                   | 7,272                      | 5,342           | 82,739                                | 33,203                      | 3,634                      | 1,582            | 1,191           | 39,610                            |
| 25s. " " 30s. ..  | 67,162                   | 6,308                      | 8,520           | 83,418                                | 36,380                      | 3,037                      | 3,252            | 1,144           | 43,813                            |
| 30s. " " 35s. ..  | 48,973                   | 4,979                      | 13,045          | 67,933                                | 37,612                      | 4,573                      | 6,332            | 1,541           | 50,058                            |
| 35s. " " 40s. ..  | 23,343                   | 2,201                      | 12,468          | 38,456                                | 25,523                      | 2,298                      | 8,371            | 837             | 37,029                            |
| 40s. " " 50s. ..  | 15,745                   | 1,636                      | 14,242          | 31,958                                | 34,047                      | 4,517                      | 16,250           | 1,470           | 56,284                            |
| 50s. " " 60s. ..  | 4,778                    | 467                        | 5,489           | 10,854                                | 14,278                      | 2,327                      | 10,642           | 855             | 28,102                            |
| 60s. " " 70s. ..  | 1,883                    | 151                        | 2,226           | 4,309                                 | 9,327                       | 1,523                      | 6,294            | 584             | 17,728                            |
| 70s. " " 80s. ..  | 702                      | 45                         | 1,047           | 1,815                                 | 4,287                       | 602                        | 3,163            | 286             | 8,338                             |
| 80s. " " 90s. ..  | 446                      | 11                         | 621             | 1,084                                 | 2,679                       | 421                        | 2,199            | 167             | 5,466                             |
| 90s. " " 100s. ..   | 206                      | 9                          | 271             | 487                                   | 940                         | 116                        | 1,283            | 66              | 2,405                             |
| 100s. and over ..   | 440                      | 10                         | 679             | 1,125                                 | 2,877                       | 282                        | 3,398            | 165             | 6,722                             |
| Not Stated ..   | 26,642                   | 21,918                     | 18,336          | 90,229                                | 36,062                      | 23,900                     | 22,259           | 30,844          | 113,065                           |
| <b>Total Tenanted Private Dwellings ..</b>                      | <b>328,974</b>           | <b>55,776</b>              | <b>84,889</b>   | <b>501,529</b>                        | <b>263,683</b>              | <b>50,249</b>              | <b>85,737</b>    | <b>40,276</b>   | <b>439,945</b>                    |
| <b>Average Weekly Rent (Unfurnished) per Private Dwelling..</b> | <b>25s. 9d.</b>          | <b>23s. 6d.</b>            | <b>37s. 9d.</b> | <b>27s. 5d.</b>                       | <b>34s. 10d.</b>            | <b>35s. 8d.</b>            | <b>51s. 11d.</b> | <b>37s. 4d.</b> | <b>38s. 3d.</b>                   |

**OTHER URBAN.(e)**

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

For footnotes see next page.

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

| Weekly Rent (Unfurnished).                                       | Census, 30th June, 1947. |                            |                 |                                       | Census, 30th June, 1954.(a) |                            |                  |                 |                                   |
|--|--------------------------|----------------------------|-----------------|---------------------------------------|-----------------------------|----------------------------|------------------|-----------------|-----------------------------------|
|  | Private House. (b)       | Share of Private House.(c) | Flat.           | Total Tenanted Private Dwellings. (d) | Private House. (b)          | Share of Private House.(c) | Flat.            | Other.          | Total Tenanted Private Dwellings. |
| <b>RURAL.(e)</b>   |                          |                            |                 |                                       |                             |                            |                  |                 |                                   |
| Under 5s. ..   | 5,758                    | 137                        | 4               | 5,915                                 | 1,266                       | 29                         | 8                | 7               | 1,310                             |
| 5s. and under 10s. ..  | 19,212                   | 758                        | 40              | 20,063                                | 6,437                       | 132                        | 15               | 9               | 6,593                             |
| 10s. " " 15s. ..   | 30,873                   | 1,276                      | 199             | 32,405                                | 10,356                      | 240                        | 36               | 49              | 10,681                            |
| 15s. " " 20s. ..   | 21,598                   | 877                        | 288             | 22,816                                | 7,920                       | 177                        | 54               | 19              | 8,170                             |
| 20s. " " 25s. ..   | 19,506                   | 977                        | 428             | 20,951                                | 11,644                      | 282                        | 129              | 81              | 12,136                            |
| 25s. " " 30s. ..   | 9,469                    | 444                        | 301             | 10,257                                | 5,850                       | 147                        | 88               | 27              | 6,112                             |
| 30s. " " 35s. ..   | 5,075                    | 247                        | 213             | 5,557                                 | 5,622                       | 190                        | 95               | 36              | 5,943                             |
| 35s. " " 40s. ..   | 1,315                    | 57                         | 76              | 1,450                                 | 1,670                       | 49                         | 42               | 11              | 1,772                             |
| 40s. " " 50s. ..   | 1,109                    | 49                         | 89              | 1,249                                 | 3,682                       | 129                        | 96               | 24              | 3,931                             |
| 50s. " " 60s. ..   | 318                      | 7                          | 26              | 351                                   | 1,560                       | 58                         | 51               | 14              | 1,683                             |
| 60s. " " 70s. ..   | 134                      | 3                          | 2               | 146                                   | 981                         | 20                         | 27               | 5               | 1,033                             |
| 70s. " " 80s. ..   | 28                       | 2                          | 2               | 32                                    | 359                         | 8                          | 7                | 1               | 375                               |
| 80s. " " 90s. ..   | 21                       | ..                         | 1               | 2                                     | 248                         | 4                          | 5                | 2               | 259                               |
| 90s. " " 100s. ..  | 2                        | ..                         | ..              | 2                                     | 75                          | 2                          | ..               | ..              | 77                                |
| 100s. and over ..  | 14                       | ..                         | ..              | 14                                    | 206                         | 6                          | 2                | ..              | 214                               |
| Not Stated ..  | 46,140                   | 3,987                      | 1,431           | 52,214                                | 42,003                      | 1,991                      | 745              | 340             | 45,079                            |
| <b>Total Tenanted Private Dwellings ..</b>                       | <b>160,572</b>           | <b>8,801</b>               | <b>3,107</b>    | <b>173,440</b>                        | <b>99,879</b>               | <b>3,464</b>               | <b>1,400</b>     | <b>625</b>      | <b>105,368</b>                    |
| <b>Average Weekly Rent (Unfurnished) per Private Dwelling ..</b> | <b>15s. 6d.</b>          | <b>15s. 11d.</b>           | <b>23s. 4d.</b> | <b>15s. 7d.</b>                       | <b>22s. 0d.</b>             | <b>23s. 4d.</b>            | <b>30s. 10d.</b> | <b>25s. 2d.</b> | <b>22s. 2d.</b>                   |

## TOTAL, AUSTRALIA.

|  |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Under 5s. ..   | 6,836           | 299             | 25              | 7,247           | 1,841           | 126             | 50              | 102             | 2,119           |
| 5s. and under 10s. ..  | 25,608          | 2,629           | 198             | 29,023          | 9,753           | 560             | 84              | 167             | 10,564          |
| 10s. " " 15s. ..   | 67,391          | 7,497           | 1,074           | 77,248          | 25,594          | 2,067           | 316             | 588             | 28,565          |
| 15s. " " 20s. ..   | 84,875          | 7,246           | 2,719           | 96,787          | 33,904          | 2,207           | 741             | 716             | 37,568          |
| 20s. " " 25s. ..   | 112,216         | 10,123          | 7,421           | 132,055         | 60,497          | 5,075           | 2,305           | 1,554           | 69,431          |
| 25s. " " 30s. ..   | 94,927          | 8,057           | 10,152          | 114,763         | 56,339          | 4,080           | 4,254           | 1,465           | 66,138          |
| 30s. " " 35s. ..   | 64,630          | 6,010           | 14,483          | 86,149          | 58,978          | 6,123           | 7,773           | 1,893           | 74,767          |
| 35s. " " 40s. ..   | 27,970          | 2,471           | 13,229          | 44,143          | 35,641          | 2,848           | 9,414           | 1,062           | 48,965          |
| 40s. " " 50s. ..   | 19,002          | 1,816           | 14,972          | 36,147          | 50,869          | 5,827           | 18,180          | 1,815           | 76,691          |
| 50s. " " 60s. ..   | 5,573           | 500             | 5,698           | 11,896          | 22,487          | 2,963           | 11,874          | 1,061           | 38,385          |
| 60s. " " 70s. ..   | 2,172           | 162             | 2,278           | 4,661           | 14,770          | 1,830           | 6,980           | 686             | 24,266          |
| 70s. " " 80s. ..   | 786             | 51              | 1,059           | 1,917           | 6,584           | 685             | 3,561           | 324             | 11,154          |
| 80s. " " 90s. ..   | 496             | 11              | 631             | 1,144           | 3,751           | 481             | 2,370           | 182             | 6,784           |
| 90s. " " 100s. ..  | 216             | 9               | 273             | 499             | 1,279           | 137             | 1,352           | 70              | 2,838           |
| 100s. and over ..  | 466             | 10              | 679             | 1,155           | 3,636           | 316             | 3,523           | 177             | 7,652           |
| Not Stated ..  | 85,409          | 32,134          | 23,817          | 167,916         | 100,253         | 32,756          | 30,607          | 35,087          | 198,703         |
| <b>Total Tenanted Private Dwellings ..</b>                       | <b>598,573</b>  | <b>79,025</b>   | <b>98,708</b>   | <b>812,750</b>  | <b>486,176</b>  | <b>68,081</b>   | <b>103,384</b>  | <b>46,949</b>   | <b>704,590</b>  |
| <b>Average Weekly Rent (Unfurnished) per Private Dwelling ..</b> | <b>22s. 8d.</b> | <b>22s. 0d.</b> | <b>36s. 7d.</b> | <b>24s. 2d.</b> | <b>32s. 2d.</b> | <b>34s. 2d.</b> | <b>50s. 6d.</b> | <b>36s. 2d.</b> | <b>35s. 0d.</b> |

(a) The figures shown for 1954 exclude dwellings occupied by "Tenants" (Governmental Housing), except those in the Northern Territory and the Australian Capital Territory. (b) Includes houses, sheds, huts, etc., and shared private houses for which only one Householder's Schedule was received. (c) Portion of a shared private house which is occupied separately and for which portion a separate Householder's Schedule was received. (d) Includes "other private dwellings" not shown in the table. (e) See letterpress on p. 382 regarding comparability as between Censuses.

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

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

In all such comparisons as these, the difference in basis between the 1947 and 1954 Censuses, referred to in the opening paragraph above, and also the differences in the Urban and Rural divisions (*see p. 382*), should be borne in mind.

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

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

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

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

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

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

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

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