

Approximately thirty special designs of houses adapted to varying site conditions and accommodation requirements have been prepared in close collaboration with the Department of Lands and Survey. Farm buildings, including milk-sheds, implement-sheds, piggeries, and wool-sheds, are included in this scheme, and these also have been the subject of research to establish practical standards for the purposes of this scheme.

In some cases work in connection with this scheme has taken the form of extensive alteration, subdivision, and removal of existing buildings. Every endeavour has been made to make the maximum use of present buildings, even to the extent that, when nothing else can be done with them, the demolished materials are used as far as is practicable for new houses or sheds.

So far work has been undertaken in connection with nearly forty land blocks, in most cases involving subdivision, making a total of approximately one hundred and thirty holdings. Contracts have been let or completed for over fifty farm houses. Preparatory work for building contracts is in hand for approximately eighty further farms. Most of the farms are dairy propositions, and in nearly every case a milking-shed and an implement-shed are required in addition to the house.

(8) *Man-power.*—The man-power position in the building industry has improved to some extent, the total labour force employed directly by the Department and contractors at 31st March being 3,645, as against 3,170 a year ago. It is anticipated that this number will be considerably increased as men in the Armed Forces are released, but, due to the unbalance in the allied building trades, it may be some time before the increased man-power will take full effect.

(9) *Expenditure.*—The cumulative net expenditure up to 31st March, 1945, for the purchase and servicing of land, and the erection of joinery-factories and houses, including all administrative charges, amounted to £28,390,700, while liabilities and commitments amounted to a further £5,956,900. The net expenditure for the year under review was £4,445,600. The total cost of administration of the Department (exclusive of interest charges) from its inauguration to date was £785,000, or 2.86 per cent. of the net expenditure (excluding administrative costs and interest). The percentage for the year ended 31st March, 1945, was 2.96.

(10) *Building Control.*—With the full implementation of what is virtually a normal peacetime building programme, the work of the building control organization has considerably increased during the year, and its duties have become more involved and difficult due to shortage of materials.

Applications for building permits are progressively increasing in number, and the gap between supply and demand has widened, for, although the labour force in the industry has increased to some extent, the material supply position in a number of major building commodities continues to deteriorate. It is quite evident that for the present there can be no relaxation of control.

During the year some 25,000 building applications have been approved, amounting in value to approximately £15,000,000. In addition, thousands of applications concerning the release of controlled materials have been dealt with. With the decline in the supply position this phase of the work is naturally growing in volume and intensity.

(11) *Carpentry Training Schools.*—The Auxiliary Workers Training Emergency Regulations 1941 provided for the establishment of schools for the training of adult workers, originally under the control of the Labour Department, but since early in 1944 administered by the Rehabilitation Department. The first school was established at Miramar, Wellington, and eleven are now in operation throughout New Zealand. After the trainees have the necessary standard of efficiency the Housing Construction Department arranges contracts with the Rehabilitation Department for the labour involved in groups of State houses. Up to 31st March, 1945, sixty-four contracts have been let in nine towns, involving 419 houses, of which 106 have been completed. The scheme is proving very successful and is being extended to other towns.

In addition to active house-building, the trainees are also manufacturing certain joinery in their schools, and the Housing Construction Department specifies the use of these items by housing contractors when suitable and available.

(12) *Statistics.*—The cumulative progress of the Department over the successive years since its inception as at 31st March is as follows:—

	1937-38.	1938-39.	1939-40.	1940-41.*	1941-42.*	1942-43.*	1943-44.*	1944-45.*
	Units.	Units.	Units.	Units.	Units.	Units.	Units.	Units.
(a) Houses advertised	3,172	6,698	11,071	14,084	17,029	17,443	20,910	24,581
(b) Contracts let	2,507	6,188	10,353	13,647	16,522	16,799	19,487	22,349
(c) Houses under construction ..	1,560	2,326	2,847	2,414	2,033	1,209	2,078	3,442
(d) Houses completed and handed over for occupation	399	3,064	6,459	10,425	13,633	14,892	15,722	17,741
	Towns.	Towns.	Towns.	Towns.	Towns.	Towns.	Towns.	Towns.
(e) Towns and localities work conducted in	70	106	121	137	141	146	153	184
	Contractors.	Contractors.	Contractors.	Contractors.	Contractors.	Contractors.	Contractors.	Contractors.
(f) Principal contractors engaged ..	145	240	291	326	345	346	406	506
(g) Payments—	£	£	£	£	£	£	£	£
Land and services	298,500	890,600	1,638,900	2,549,100	3,086,400	3,665,500	4,212,300	4,934,000
Dwellings-construction—								
Housing Department	1,053,600	4,311,400	8,567,200	13,075,300	16,376,500	17,316,200	18,326,200	21,690,600
Other Government Departments	26,700	128,400	191,400	325,200	523,700	678,600
Joinery-factories, including machinery	48,900	50,500	52,600	49,400	45,900	46,700	46,700	45,700
Vehicles, plant, and equipment	2,600	6,200	12,900	17,200	19,100	21,600	23,100	30,600
Interest during construction	6,600	21,000	31,000	52,200	93,500	117,600	154,000	226,200
Administration	66,200	166,400	281,300	406,400	539,800	685,700	659,100	785,000
	1,476,400	5,446,100	10,610,600	16,278,000	20,352,600	22,178,500	23,945,100	28,390,700

* Work retarded due to the temporary diversion of contractors and the Department's organization to defence works.