

SESSION II.  
1912.  
NEW ZEALAND.

# WORKERS' DWELLINGS

(REPORT ON), BY THE HON. THE MINISTER OF LABOUR.

*Presented to both Houses of the General Assembly pursuant to Section 18 of the Workers' Dwellings Act, 1910.*

IN accordance with section 18 of the Workers' Dwellings Act, 1910, I have the honour to present herewith report of the Superintendent, Workers' Dwellings, on the work done under the Act for the year ending 31st March, 1912.

W. F. MASSEY,  
Minister of Labour.

SIR,—

16th May, 1912.

I have the honour to report on the working of the Workers' Dwellings Act during the year ending 31st March, 1912.

As anticipated in last year's report, following on the issuing of the necessary regulations, forms, &c., under the Act passed at the end of 1910, the year just ended has been one of great activity in the Workers' Dwellings Branch of the work of the Department of Labour. The earlier portion of the year was taken up in the distribution of information on the subject, in the purchase of land in different centres (viz., inspection by the Board, preparation of surveys, plans, estimates of prices of sections, &c.), in hearing applications, preparing specifications and estimates of cost of erection, calling for tenders, and so forth, with the result that fifty-nine houses were all in course of erection during the year, although none of them was quite finished by the 31st March. As the return appended to this report shows, the dwellings being erected comprise twenty-two in Auckland, twenty-three in Wellington, and fourteen in Christchurch; arrangements are completed, or nearly so, for the erection of about twenty-four more dwellings, of which six will be at Palmerston North, nine at Timaru, and nine at Temuka; while six or more applications are awaiting hearing at Greymouth, Christchurch, Nelson, Te Puke, Hastings, Wellington, Gisborne, Auckland, and Wanganui, and negotiations for land are pending at Greymouth, Christchurch, Nelson, Te Puke, Wellington, Gisborne, Auckland, and other places. Where there are less than six applications the Board does not consider them, as the cost of supervising so small a number of dwellings would be too great.

The land purchased or set apart for workers' dwellings during the year comprised the following: Island Bay, Wellington, 23 sections (all being built upon); Taitville, Wellington, 32 sections (for which applications will shortly be dealt with); Wanganui, 18 sections; Napier, 26 sections; Timaru, 9 sections (all being built upon); Temuka, 12 sections (9 being built upon); Levin, 8 acres; Blenheim, 27 acres; Rangataua, 3½ acres; Dunedin, 27 acres; Huntly, 20 acres; Palmerston North, 34 acres (6 sections being built upon).

The land now available for new dwellings is located as follows: Auckland (Otahuhu and Ellerslie); Wellington (Taitville, Johnsonville, Melling, Petone); Dunedin (Morningson and Ravensbourne); Christchurch (Addington); Levin; Wanganui; Palmerston North; Rangataua; Napier; Huntly; Blenheim; and Temuka.

In the first year's operations there has necessarily been some delay in dealing with the rush of applications received, but now that the Act has been got into working-order and the inspection of the numerous sites offered mostly completed, it is anticipated that a much larger number of dwellings will be erected in the forthcoming year, when the full benefits of the Act will be the better seen. The provisions of the new Act (passed in 1910) are a great improvement on those of the former (passed in 1905), and I have no recommendation to make for amendment.

## RETURNS.

(a.) THE MONEYS EXPENDED DURING THE PRECEDING FINANCIAL YEAR IN ACQUIRING LAND UNDER THIS ACT, AND IN PREPARING THE SAME FOR WORKERS' DWELLINGS, AND IN ERECTING SUCH DWELLINGS.

	£	s.	d.
Amount expended in acquiring land for workers' dwellings ..	8,035	15	10
Amount expended in preparing land for workers' dwellings ..	108	6	10
Amount expended in erecting dwellings ..	14,556	15	10
Amount expended in administration and travelling ..	252	4	11
Total .. .. .	£22,953	3	5

(b.) THE NUMBER OF DWELLINGS ERECTED, AND NUMBER DISPOSED OF.

Nil.\*

(c.) THE WEEKLY OR OTHER PAYMENTS CONTRACTED FOR, THE AMOUNT OF SUCH PAYMENTS RECEIVED, AND THE AMOUNT OF ARREARS OUTSTANDING.

Nil.\*

\* Although fifty-nine dwellings were in course of erection under the Act, none of them was completed by the end of the year.

RETURN SHOWING (1) THE TOTAL NUMBER OF DWELLINGS ERECTED UNDER THE ORIGINAL ACT OF 1905 TO 31ST MARCH, 1912; (2) THE AMOUNT OF RENTALS AND PAYMENTS RECEIVED DURING THE YEAR ENDING 31ST MARCH, 1912; AND (3) THE AMOUNT OF ARREARS OUTSTANDING IN THE SEVERAL TOWNS AS AT THAT DATE.

District.	(1.) Total Number of Dwellings erected.	(2.) Rentals and Pay- ments received during Year ending 31st March, 1912.	(3.) Rents outstand- ing as at 31st March, 1912.
Otahuhu and Ellerslie, Auckland .. .. .	35	£ 875 18 7	£ 50 0 7
Petone, Wellington .. .. .	28	592 15 7	127 8 0
Coromandel Street, Wellington .. .. .	12	362 7 10	5 15 10
Sydenham and Addington, Christchurch .. .. .	31	697 17 8	95 17 9
Windle, Dunedin .. .. .	20	482 3 5	26 12 5
	126	3,011 3 1	305 14 7*

\* Up to the 20th May, 1912, £40 7s. 10d. of this amount had been paid. The collection of the balance is in the hands of the Public Trust Office, to which the collection of all rents and other payments has been handed over.

RETURN UNDER WORKERS' DWELLINGS ACT OF HOUSES BEING ERECTED FOR PURCHASERS AT  
ELLERSLIE AND OTAHUHU (AUCKLAND) DURING THE YEAR ENDING 31ST MARCH, 1912.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Wash-house, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance).
	Area.	Frontage.					
<i>Ellerslie.</i>							
Signalman, N.Z.R.	0 32	62 8 $\frac{1}{2}$	175 0 0	4	83 5 7	333 2 3	36 4 3
Tinsmith	0 38	62 8 $\frac{1}{2}$	160 0 0	4	88 15 9	355 3 1	36 15 2
Cooper	0 38	62 8 $\frac{1}{2}$	160 0 0	4	94 10 6	378 2 2	38 7 4
Store-assistant	0 38	62 8 $\frac{1}{2}$	160 0 0	4	88 11 2	354 4 7	36 13 11
Quarryman	1 13.5	135 7	135 0 0	4	93 0 6	372 2 0	36 3 11
Bootmaker	0 37.8	204 0	150 0 0	4	96 18 6	387 14 2	38 8 9
Railway employee	0 34.5	204 6	120 0 0	4	94 11 4	378 5 3	35 11 6
Boilermaker	0 34.9	189 1	180 0 0	5	81 19 7	409 18 0	42 3 10
Clerk	0 35.9	85 10	170 0 0	5	86 0 0	430 0 0	42 18 0
Linotype operator	0 36.5	85 2	160 0 0	5	86 1 0	430 5 0	42 4 4
Monumental stonemason	0 36.2	85 2	150 0 0	5	85 5 7	426 8 0	41 4 11
Tailor	0 36.2	83 2	150 0 0	5	85 15 8	428 18 2	41 8 5
Labourer	0 36.2	61 0	100 0 0	4	93 14 2	374 16 7	33 18 8
Carpenter	0 36	59 5	100 0 0	4	96 18 6	387 14 0	35 12 9
Saddler	0 36	59 5	100 0 0	3	91 1 11	273 5 10	26 8 7
<i>Otahuhu.</i>							
Butcher	1 23	74 11	104 0 0	5	65 6 4	326 11 9	30 12 9
Slaughterman	1 23	74 11	110 0 0	6	78 11 4	471 8 0	41 16 0
Carpenter	2 38	99 0	134 0 0	4	86 4 8	344 18 9	34 4 8
Engineer	1 16	66 0	42 0 0	4	91 3 1	364 12 6	29 4 0
Clerk	1 1	66 0	85 0 0	5	85 10 7	427 13 0	36 15 9
Railway ganger	1 1	66 0	110 0 0	5	86 18 7	434 13 0	39 0 5
Labourer	1 11	66 0	115 0 0	3	84 9 2	253 7 6	26 1 8

RETURN UNDER WORKERS' DWELLINGS ACT OF HOUSES BEING ERECTED FOR PURCHASERS AT  
ISLAND BAY, WELLINGTON, DURING THE YEAR ENDING 31ST MARCH, 1912.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Wash-house, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance).
	Area.	Frontage.					
Corporation tramways	P. 16.4	Ft. in. 150 4	70 0 0	5	76 10 6	382 12 7	38 7 7
Night-watchman	16.6	154 10	85 0 0	6	71 11 10	429 11 0	44 3 3
Clerk	15.1	34 11	70 0 0	5	98 8 0	492 0 0	41 10 6
Electrician	15.7	37 6	80 0 0	5	83 16 11	419 4 6	36 13 1
Gas-fitter	15.5	35 0	70 0 0	5	97 3 5	485 17 0	41 1 2
Paper-cutter	15.7	37 6	80 0 0	4	104 11 0	418 4 0	36 11 8
Fireman	15.8	35 0	70 0 0	5	83 15 8	418 18 6	41 2 6
Wharf labourer	15.7	37 6	80 0 0	5	85 10 0	427 10 0	37 6 6
Labourer	13.3	50 6	100 0 0	4	81 17 9	327 11 0	38 11 4
Tramway motorman	17.6	154 5	108 0 0	5	94 6 0	471 0 0	42 8 3
Carrier	13.8	42 7	105 0 0	4	98 10 9	394 3 0	36 8 1
Tramway motorman	15.8	40 7	120 0 0	5	94 7 5	471 17 2	43 9 7
Clerk	13.5	43 5	129 0 0	5	93 14 6	468 12 7	43 14 4
Hardware assistant	16.0	40 0	120 0 0	5	85 13 10	428 9 0	40 4 6
Letter-carrier	15.9	40 0	122 0 0	4	69 4 10	276 19 6	38 1 8
Carpenter	16.0	40 0	120 0 0	4	99 14 11	398 19 6	37 18 11
Labourer	15.9	40 0	122 0 0	5	60 1 2	300 6 0	39 16 9
Trades-union secretary	16.0	40 0	113 0 0	5	72 1 1	360 5 4	43 1 9
Gardener	15.9	40 0	122 0 0	5	91 4 6	456 2 6	42 9 3
Labourer	16.4	26 0	105 0 0	5	74 2 0	370 9 11	42 10 10
Tramway motorman	16.0	55 10	125 0 0	5	65 4 0	326 0 0	42 2 3
Tramway motorman	13.7	38 0	123 0 0	5	66 12 6	333 2 6	42 1 7
Tramway motorman	13.5	38 5	128 0 0	5	90 17 11	454 9 8	42 15 3

RETURN UNDER WORKERS' DWELLINGS ACT OF HOUSES BEING ERECTED FOR PURCHASERS AT  
 CAMELOT SETTLEMENT, SYDENHAM, AND WALKER SETTLEMENT, ADDINGTON, CHRISTCHURCH,  
 DURING THE YEAR ENDING 31ST MARCH, 1912.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Wash-house, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance).
	Area.	Frontage.					
<i>Camelot Settlement.</i>							
Tailoress .. .. .	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
.. .. .	0 35·8	52 10	75 0 0	4	88 7 2	353 8 6	30 6 10
Engine-fitter .. .. .	0 35·8	52 10	75 0 0	4	88 7 2	353 8 6	30 6 10
Fireman, N.Z.R. .. .. .	0 30·2	75 5	70 0 0	5	76 19 7	384 17 9	32 3 11
Driver .. .. .	0 38·7	233 0	90 0 0	5	76 2 1	380 10 6	33 1 1
Labourer .. .. .	0 39·1	62 0	90 0 0	5	76 2 1	380 10 6	33 4 7
Brass-worker .. .. .	0 31·8	52 10	70 0 0	4	98 18 4	395 13 0	32 19 7
Gasworks hand .. .. .	0 35·8	52 10	75 0 0	5	87 6 9	436 13 6	36 9 1
Storeman .. .. .	0 35·8	52 10	75 0 0	5	83 6 8	416 13 3	34 16 1
Printer's machinist .. .. .	0 35·8	52 10	75 0 0	5	85 19 11	429 19 6	35 15 2
Fireman, N.Z.R. .. .. .	1 1·6	66 0	95 0 0	5	82 16 6	414 2 6	35 16 10
Fireman, N.Z.R. .. .. .	1 19	93 9	100 0 0	5	83 13 3	418 6 0	36 9 7
<i>Walker Settlement.</i>							
Bootmaker .. .. .	1 00·3	45 6	95 10 4	5	85 10 8	427 13 4	37 18 5
Blacksmith .. .. .	1 00·2	45 6	95 6 4	5	84 10 2	422 10 10	37 7 4
Carpenter .. .. .	1 00·2	45 6	95 6 4	5	84 8 4	422 1 8	37 6 9

J. LOMAS,  
 Superintendent.

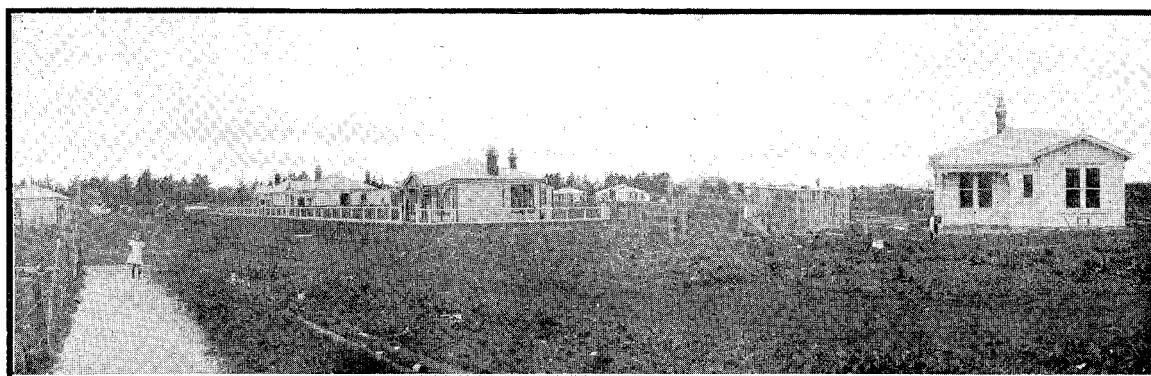
*Approximate Cost of Paper.*—Preparation, not given; printing (1,500 copies), £3 15s.

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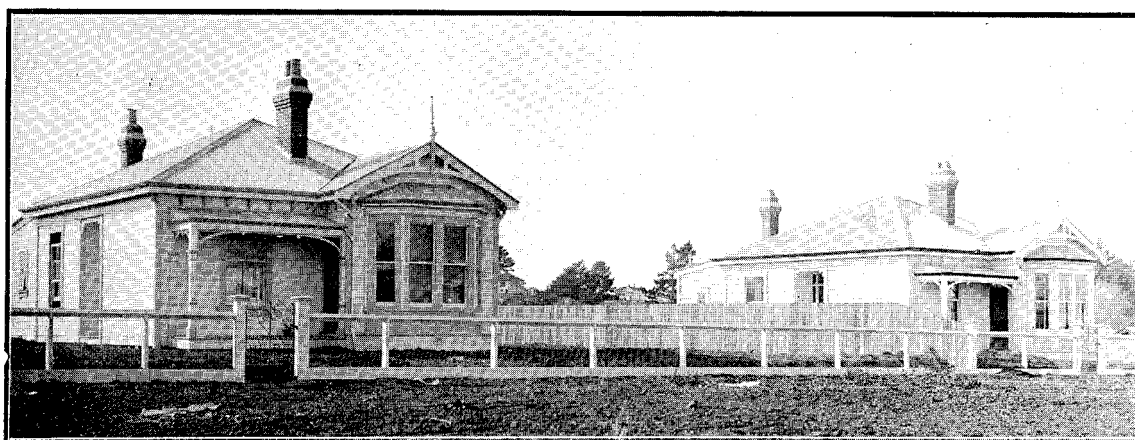
WORKERS' DWELLINGS ACT, 1910.

(The rents mentioned include fire insurance but not rates.)



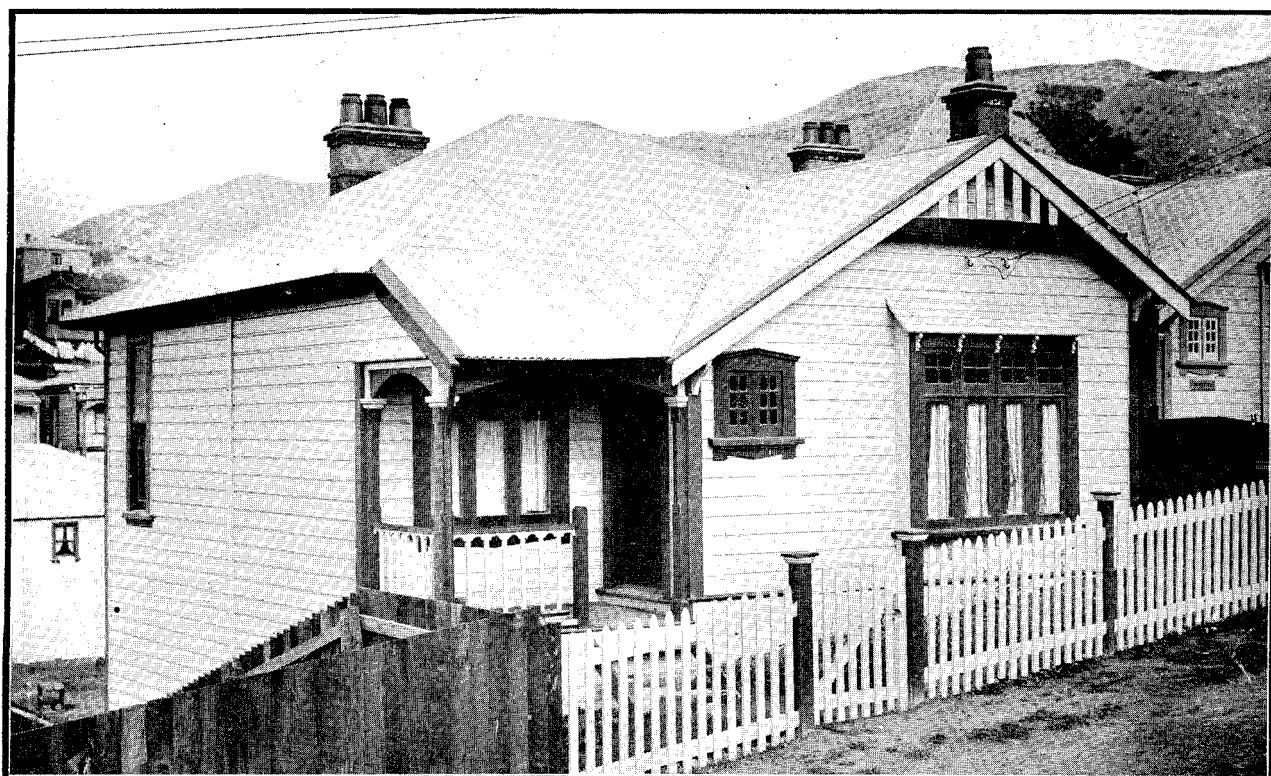
ELLERSLIE, AUCKLAND.

4, 5, and 6 rooms. Rents range from 10s. 1d. to 16s. 7d. per week.



ELLERSLIE, AUCKLAND.

5 rooms. Rent, 15s. 10d. per week.

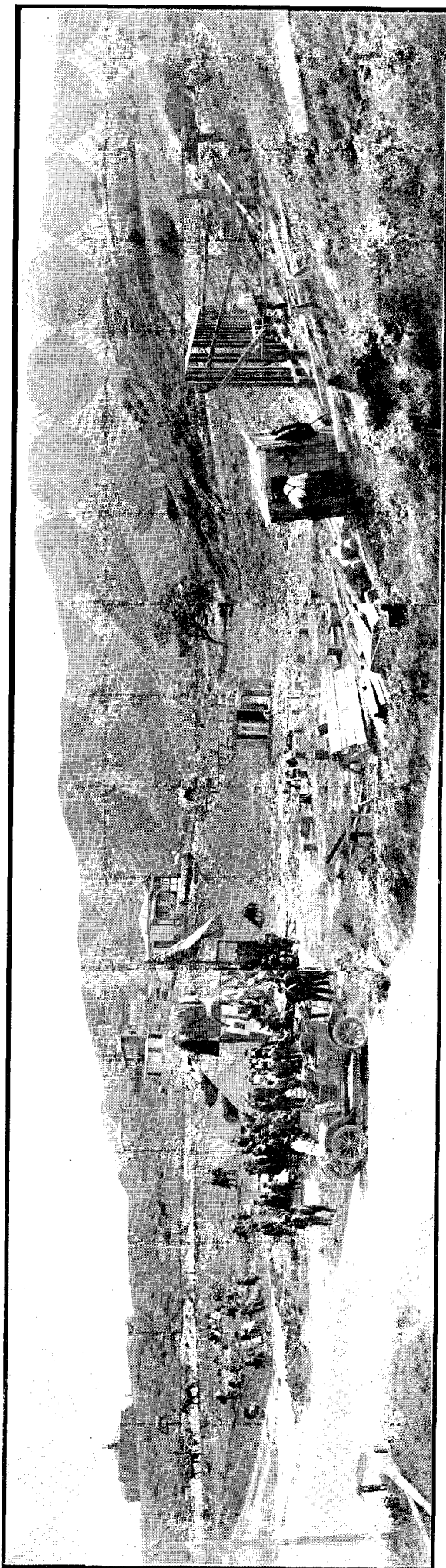


ISLAND BAY, WELLINGTON.

5 rooms. Rent, 15s. 10d. per week.

WORKERS' DWELLINGS ACT, 1910.

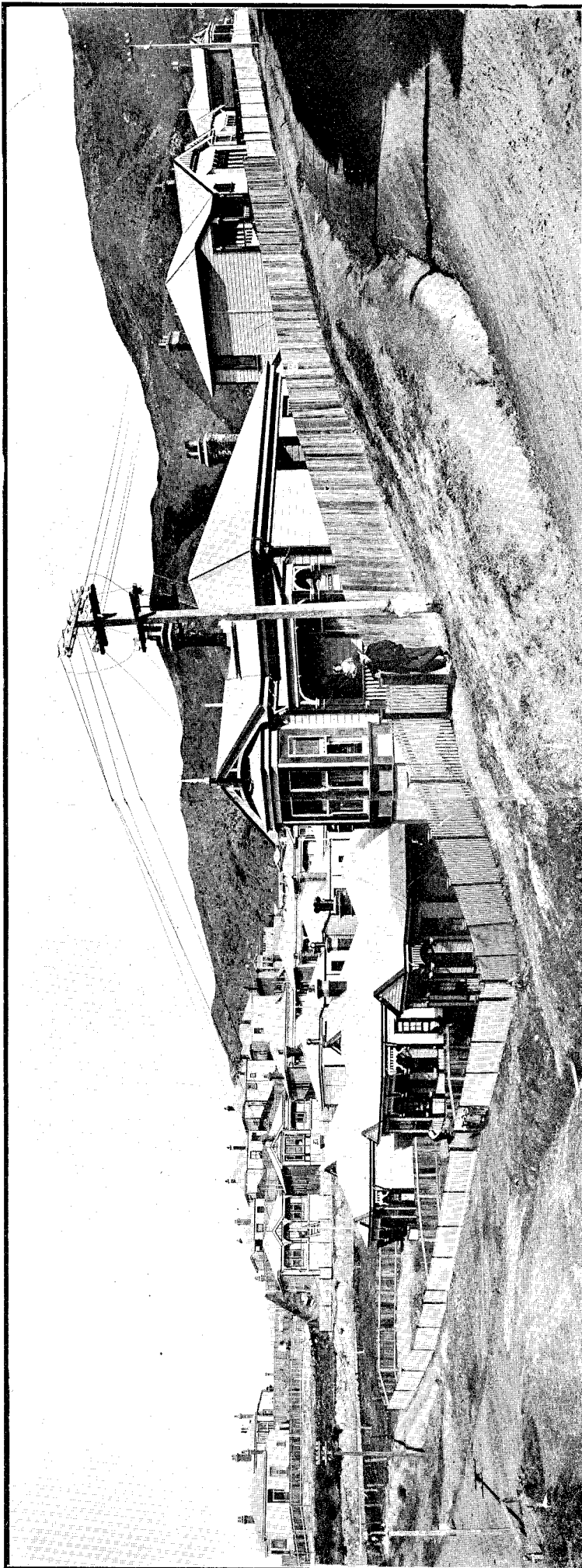
(The rents mentioned include fire insurance but not rates.)



LAND PURCHASED AT ISLAND BAY, WELLINGTON, FOR SITES OF WORKERS' DWELLINGS. (23 SECTIONS.)

WORKERS' DWELLINGS ACT, 1910.

(The rents mentioned include fire insurance but not rates.)



ISLAND BAY SETTLEMENT, WELLINGTON.  
23 dwellings. 4, 5, and 6 rooms. Rents range from 14s. to 17s. per week.

H.—11B.

WORKERS' DWELLINGS ACT, 1910.

(The rents mentioned include fire insurance but not rates.)



SYDENHAM, CHRISTCHURCH.

5 rooms. Rent, 14s. 1d. per week.



GROUP OF DWELLINGS AT SYDENHAM, CHRISTCHURCH.

4 and 5 rooms. Rents, from 12s. 4d. to 13s. 10d. per week.