

1913.
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, 1913.

W. F. MASSEY,
Minister of Labour.

SIR,—

19th May, 1913.

I have the honour to report on the working of the Workers' Dwellings Act during the year ending 31st March, 1913.

Probably the principal feature of the operation of the Act during the year has been the decision of the Government to extend its benefits to farming and other employees in the country districts, for whom it is proposed to purchase or set apart suitable blocks of land to be subdivided into sections of about 5 acres each upon which to erect workers' dwellings. It is expected that the workers resident thereon will be enabled to carry out farming in a small way on their own account, in addition to performing their ordinary duties as employees in the respective districts. In this way continuity of employment should be ensured to them, while at the same time they will be more regularly available for the somewhat intermittent work on which they are now engaged. In response to this decision several blocks of land have been offered for the purpose of workers' dwellings, but as it is of the utmost importance that close inquiries be made as to the actual needs of the workers concerned for such workers' dwellings in the respective localities, and also as to their ability to carry out the responsibilities that would be entailed upon them by the Act, negotiations have not yet in any case been quite completed. When these steps have been taken no doubt arrangements will be made without further delay for the purchase of suitable blocks of land, and the erection of dwellings thereon will then be proceeded with.

The decision of the Government some two years ago, as outlined in the 1911 Report on Workers' Dwellings, to extend the operations of the Act from the four main centres to the smaller towns has proved successful, as during the past year land has been purchased or set apart and thirty-seven dwellings have been erected in such towns, while arrangements are also well in hand for the erection of fourteen dwellings at Greymouth and twelve at Invercargill. With regard to the four centres, six dwellings have been erected in Christchurch, thirty-six are in course of erection in Auckland, and two are in course of erection in Dunedin.

Following upon notices sent to the tenants and lessees of the 126 dwellings erected under the previous Act (of 1905), thirty-four of the occupants have availed themselves of the opportunity to purchase their dwellings under the scale set out in the 1910 Act.

The land purchased or set apart for workers' dwellings during the year comprised the following:—

Crown land set apart: Ngaruawahia (eleven sections), Waitara (twelve sections), and Westport (5 acres).

Land purchased: Island Bay, Wellington (two sections); Nelson (fourteen sections); Cobden, Greymouth (twenty sections); North Richmond, Christchurch (seven sections); Timaru (ten sections); Seaward Bush, Invercargill (sixteen sections).

Land is being purchased at Stratford, Te Puke, Masterton, Frankton, and Gisborne, while negotiations for the purchase of land are pending at Eltham, Hawera, Manaia, Wanganui, Wairoa, Hastings, Wellington, Lyttelton, Willowbridge (Waimate), Ashburton, Oamaru, and Balclutha.

The land now available for new dwellings is located as follows: Auckland (Ellerslie and Otahuhu); Ngaruawahia; Huntly; Rangataua; Napier (Awatoto and West Shore); Waitara; Wanganui (Gonville); Palmerston North (Terrace End); Levin; Wellington (Island Bay, Taitville, Johnsonville, and Petone); Blenheim; Nelson; Westport; Greymouth (Cobden); Christchurch (North Richmond); Timaru; Temuka; Dunedin (Mornington and Ravensbourne); and Invercargill (Seaward Bush).

Six or more applications are awaiting hearing at Auckland, Te Puke, Hamilton, Tolaga Bay, Gisborne, Napier, Hastings, Wellington, Picton, Nelson, Christchurch, and Timaru.

At the beginning of the year 1911-12 the collection of all rentals and payments for workers' dwellings was placed in the hands of the Public Trustee, and there is no doubt that an improvement has resulted from this arrangement. In the former year (1910-11) the percentage of rents collected was approximately 88, while during the subsequent two years the percentage has been 90 in 1911-12 and 94 in 1912-13. It is anticipated that this percentage will be further increased as the remaining dwellings that are let on weekly and monthly tenancies are disposed of under the purchase system prescribed by the Act of 1910.

Owing to the difference in the designs chosen by applicants in the various towns, it has been found impossible at this stage to prepare a table showing fully the comparative cost of erection of buildings in each district; but in a year or two, when considerably more dwellings of similar design have been constructed, a very interesting comparative table will probably be compiled by the Department on this matter. The following table (marked A), however, gives a fair idea of the comparative cost of erection in five out of the seven towns in which dwellings have been built. The two most popular designs have been selected—viz., No. 11, of four rooms, and No. 7, of five rooms—and the prices given exclude drainage, fencing, artificial lighting, and administration expenses (2½ per cent.). It will be seen that the cheapest town in which to build is Christchurch, whilst the largest expense is contracted in Wellington and Palmerston North. It has thus, so far, been found quite as expensive to build in the smaller towns as in the four centres, although, as the land is considerably cheaper in the former, the capital value is slightly less and the instalments payable are appreciably reduced (see Table C). The table marked B compares the prices charged to purchasers of the sections in the various towns. The amounts shown include all charges for the expenditure incurred in preparing the land for the erection of dwellings thereon, for roading, &c.

TABLE A.—COMPARING THE AVERAGE COST OF ERECTION OF DWELLINGS BUILT TO DESIGNS 7 AND 11 IN SOME OF THE TOWNS WHERE DWELLINGS HAVE BEEN CONSTRUCTED UNDER THE ACT.

District.	Average Cost of Dwelling (excluding Drainage, Fencing, Artificial Lighting, and Administration.	
	Plan 11 (Four Rooms).	Plan 7 (Five Rooms).
Auckland	£ 312	£ 345
Wellington	345	380
Christchurch	300	331
Palmerston North	318	374
Temuka	367

TABLE B.—SHOWING (1) THE AVERAGE AREA, IN VARIOUS TOWNS, OF SECTIONS ON WHICH DWELLINGS HAVE BEEN ERECTED UNDER THE ACT; (2) THE AVERAGE PRICE PER SECTION CHARGED TO PURCHASERS OF SAME; AND (3) THE AVERAGE PRICE CHARGED PER ACRE (FOR PURPOSES OF COMPARISON).

Name of Town.	Locality.	(1.) Average Area of Sections.		(2.) Average Price per Section charged to Purchasers.	(3.) Average Price charged per Acre (for Pur- poses of Comparison).
		R.	P.	£	£
Auckland	Ellerslie (5 miles from G.P.O.) and Otahuhu (9 miles)	1	4.95	137	488
Wanganui	Gonville (2 miles) and Wanga- nui East (2 miles)	0	33	74	359
Palmerston North	Terrace End (2 miles)	0	35	75	343
Wellington	Island Bay (3½ miles)	0	15.4	103	1,070
Christchurch	Sydenham (2 miles) and Adding- ton (3 miles)	0	38.5	78	324
Timaru	North (2 miles)	0	27	56	332
Temuka	East (2 miles)	2	0	75	150

TABLE C.—SHOWING THE AVERAGE WEEKLY AMOUNTS PAYABLE BY THE PURCHASERS OF FOUR- AND FIVE-ROOMED DWELLINGS (DIFFERENT DESIGNS) ERECTED UNDER THE ACT.

Name of Town.	Average Instalments payable per Week (including Fire Insurance but not Rates or Maintenance).	
	Four Rooms.	Five Rooms.
	s. d.	s. d.
Auckland	13 9	15 3
Wellington	14 5	15 11
Christchurch	12 2	13 9
Wanganui	13 4	14 6
Palmerston North	12 7	14 2
Timaru	12 4	13 4
Temuka	12 2	13 2
Average for all towns	13 0	14 4

RETURNS.

(Made pursuant to section 18 of the Act.)

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

Amount expended in acquiring land for workers' dwellings	£	s.	d.
Amount expended in preparing land for workers' dwellings	7,837	16	3
Amount expended in erecting dwellings	536	6	0
Amount expended in administration and travelling	38,269	1	2
	256	6	9
Total	£46,899	10	2

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

The number of dwellings erected	102*
The number of dwellings disposed of	102

* A return was published in last year's report giving full particulars of fifty-nine of these dwellings, and has not been repeated in the appended returns.

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

District.	The Weekly or other Payments contracted for.	The Amount of Weekly or other Payments received.	The Amount of Arrears outstanding.
	£ s. d.	£ s. d.	£ s. d.
Auckland— Eccleston Settlement	170 3 9	149 18 8	20 5 1
Lawry Settlement	459 1 9	417 1 9	42 0 0
Wanganui— Willis Settlement†	Nil	Nil	Nil
Ballance Settlement†	Nil	Nil	Nil
Palmerston N.—Loughnan Settlement	80 12 11	80 12 11	Nil
Wellington— Derwent Street Settlement	1,374 10 9	1,354 19 4	19 11 5
Christchurch— Camelot Settlement	349 9 11	332 17 8	16 12 3
Walker Settlement	93 17 6	93 17 6	Nil
Timaru— Craigie Settlement	109 3 10	76 6 0	32 17 10
Temuka— Buxton Settlement	57 2 4	47 13 11	9 8 5
Totals	2,694 2 9	2,553 7 9	*140 15 0

* £85 4s. 8d. has since been paid.

† Willis and Ballance Settlements were completed just at the end of the year.

RETURN SHOWING (1) THE TOTAL NUMBER OF DWELLINGS ERECTED UNDER THE ORIGINAL ACT OF 1905 TO THE DATE OF THE COMING INTO OPERATION OF THE ACT OF 1910; (2) THE AMOUNT OF RENTALS AND PAYMENTS RECEIVED DURING THE YEAR ENDING 31ST MARCH, 1913; AND (3) THE AMOUNT OF ARREARS OUTSTANDING IN THE SEVERAL SETTLEMENTS AS AT THAT DATE.

District and Settlement.	(1.)	(2.)	(3.)
	Total Number of Dwellings erected.	Rentals and Payments received during Year ending 31st March, 1913.	Rents outstanding as at 31st March, 1913.
Auckland— Eccleston Settlement	5	£ 160 18 3	£ 1 11 2
Lawry Settlement	30	977 3 2	101 7 10
Wellington— Heretaunga Settlement	28	755 7 10	58 2 1
Coromandel Street Settlement	12	444 7 2	22 2 11
Christchurch—Camelot Settlement	24	653 1 9	26 13 6
Walker Settlement	7	206 2 10	27 3 0
Dunedin— Windle Settlement	20	561 0 2	55 15 6
Totals	126	3,758 1 2	*292 16 0

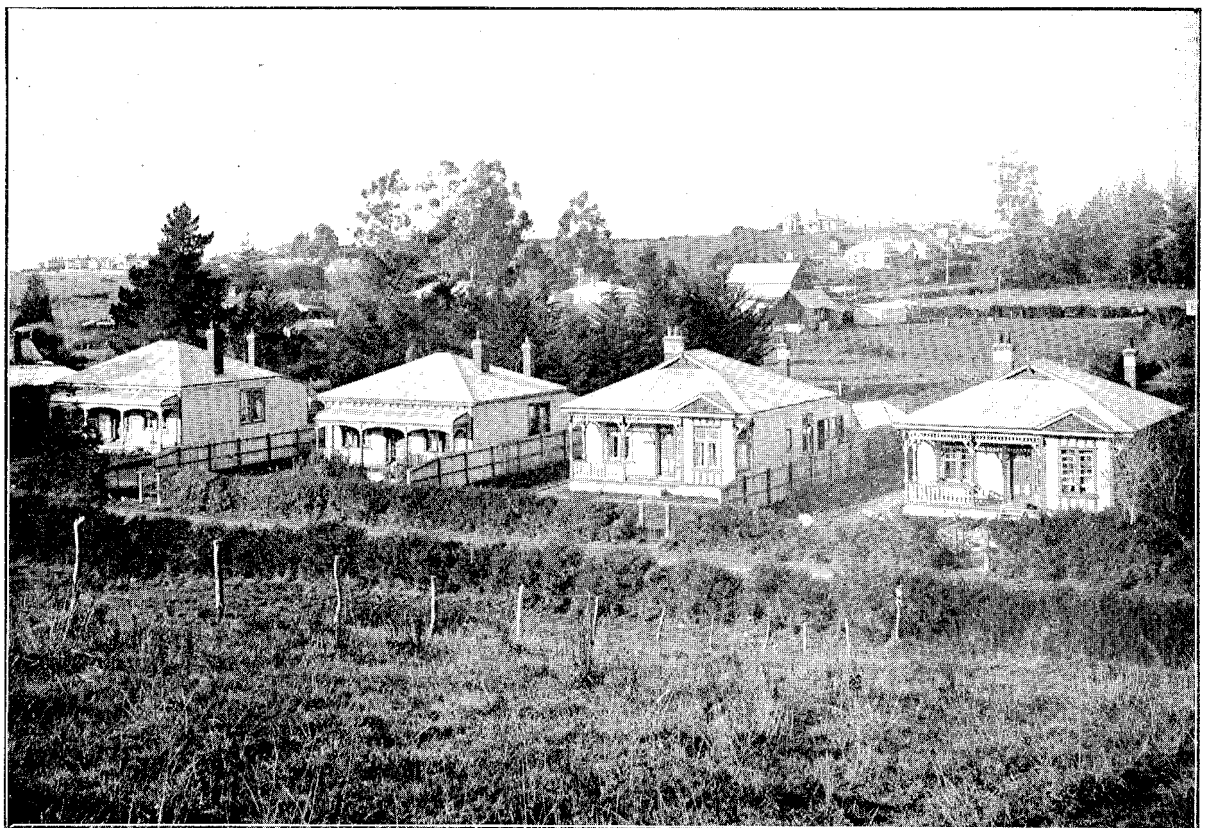
* £129 19s. 9d. has since been paid.

RETURN OF DWELLINGS ERECTED FOR PURCHASERS AT WILLIS SETTLEMENT, WANGANUI EAST, AND BALLANCE SETTLEMENT, GONVILLE, WANGANUI, DURING THE YEAR ENDING 31ST MARCH, 1913.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance but not Rates).
	Area.	Frontage.					
<i>Willis Settlement.</i>							
Plasterer	R. P. 0 26	Ft. in. 53 8	£ s. d. 82 0 0	5	£ s. d. 88 9 3	£ s. d. 441 17 0	£ s. d. 38 5 4
Tailor	0 26	53 8	82 0 0	4	100 5 10	401 3 3	35 3 11
Labourer	0 26	53 8	82 0 0	5	88 4 1	441 0 5	38 3 7
Plumber	0 26	53 8	82 0 0	5	87 17 7	439 7 10	38 1 11
Printer	0 26	53 8	82 0 0	5	88 1 6	440 7 4	38 3 3
Bricklayer	0 26	53 8	82 0 0	5	87 17 9	439 7 10	38 1 11
<i>Ballance Settlement.</i>							
Tramways motorman	0 39·2	49 6	65 10 0	4	99 18 2	399 12 9	33 18 8
Railway employee	0 39·1	50 3	65 10 0	5	87 4 1	436 0 3	36 13 6
Wharf labourer	0 36·3	55 3	65 10 0	5	88 11 9	442 18 7	37 3 9
Labourer	0 38·4	49 6	72 0 0	5	88 7 0	441 15 0	37 11 2
Labourer	0 38·4	49 6	72 0 0	4	101 10 2	406 0 7	34 19 8
Gardener	0 38·4	49 6	72 0 0	5	86 17 8	434 8 5	37 3 0
Carpenter	0 38·4	49 6	65 0 0	5	87 4 1	436 0 3	36 12 10

WORKERS' DWELLINGS ACT, 1910.

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

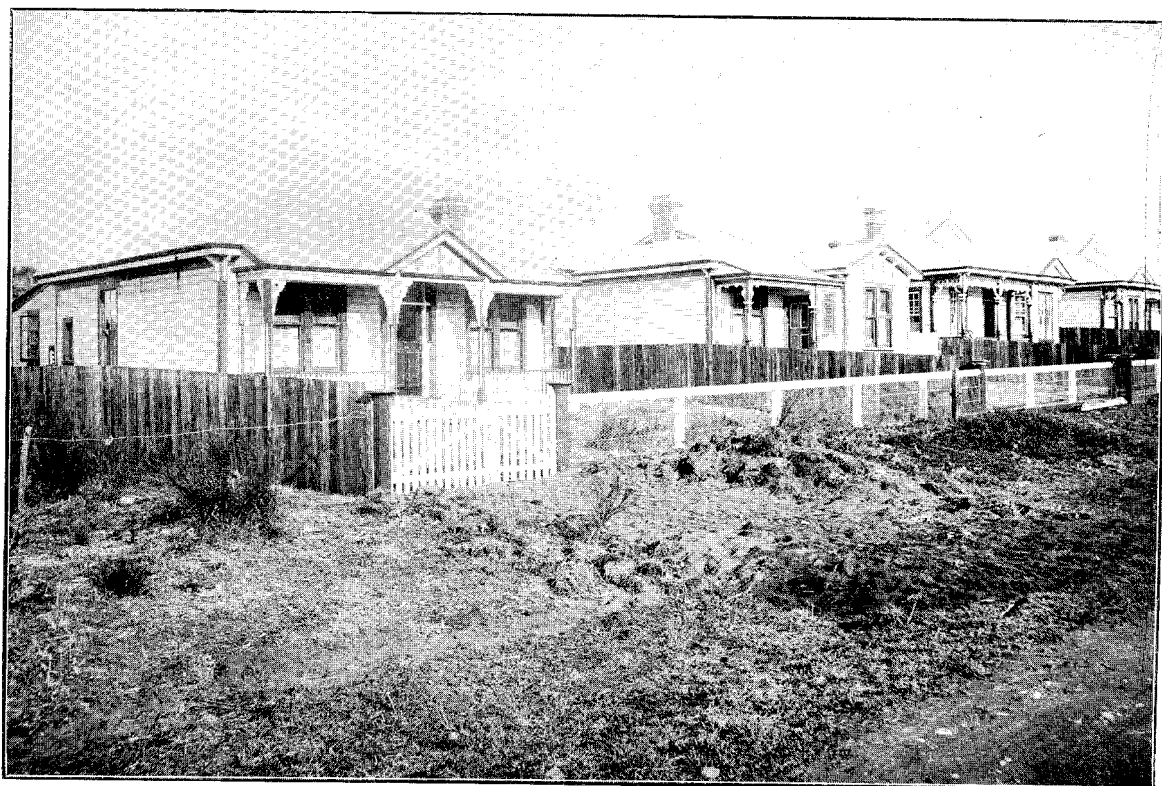


CRAIGIE SETTLEMENT, TIMARU.

9 dwellings; 4 and 5 rooms. Rents range from 12s. 4d. to 14s. 3d. per week.

WORKERS' DWELLINGS ACT, 1910.

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



BALLANCE SETTLEMENT, GONVILLE, WANGANUI.

7 dwellings; 5 rooms. Rents range from 12s. 11d. to 14s. 1d. per week.

WORKERS' DWELLINGS ACT, 1910.

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



LOUGHNAN SETTLEMENT, PALMERSTON NORTH.

6 dwellings; 4 and 5 rooms. Rents range from 12s. 1d. to 14s. 2d. per week.

WORKERS' DWELLINGS ACT, 1910.

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



BUXTON SETTLEMENT, TEMUKA.

9 dwellings; 4 and 5 rooms. Rents range from 11s. 9d. to 13s. 6d. per week.



WILLIS SETTLEMENT, WANGANUI EAST.

6 dwellings; 4 and 5 rooms. Rents range from 13s. 6d. to 14s. 9d. per week.

RETURN OF DWELLINGS ERECTED FOR PURCHASERS AT LOUGHAN SETTLEMENT, TERRACE END,
PALMERSTON NORTH, DURING THE YEAR ENDING 31ST MARCH, 1913.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance but not Rates).
	Area.	Frontage.					
Joiner	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Joiner	0 35.3	240 9½	90 0 0	4	100 18 6	413 14 0	36 4 3
Carter	0 35.6	66 0	75 0 0	4	92 5 0	369 0 0	32 0 7
Labourer	0 35.6	66 0	75 0 0	5	86 6 1	431 10 6	36 13 10
Signalman, N.Z.R.	0 35.6	66 0	75 0 0	4	89 8 7	357 14 6	31 3 9
Fireman, N.Z.R.	0 35.6	66 0	75 0 0	4	94 3 7	376 14 3	32 12 3
Gardener	0 35.6	66 0	75 0 0	4	89 13 9	358 15 0	31 4 8

RETURN OF DWELLINGS ERECTED FOR PURCHASERS AT WALKER SETTLEMENT, ADDINGTON, CHRIST-
CHURCH, DURING THE YEAR ENDING 31ST MARCH, 1913.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance but not Rates).
	Area.	Frontage.					
Painter	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Painter	0 34.8	39 5	67 12 0	4	98 0 0	392 0 0	33 6 4
Coachbuilder	0 34.8	39 5	67 12 0	5	87 13 5	438 7 0	36 16 5
Timber yardman	1 00.0	155 11	82 10 0	4	97 4 2	388 16 6	33 18 2
Publisher's assistant	1 00.0	61 1	77 15 0	4	98 2 11	392 11 6	26 9 0
Presser	1 00.0	53 2	77 15 0	4	96 5 5	385 1 8	33 9 9
Driver	1 00.0	118 6	77 15 0	3	95 16 4	287 9 0	26 3 0

RETURN OF DWELLINGS ERECTED FOR PURCHASERS AT CRAIGIE SETTLEMENT, TIMARU, DURING THE
YEAR ENDING 31ST MARCH, 1913.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance but not Rates).
	Area.	Frontage.					
Wharf labourer	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Wharf labourer	0 25.3	169 0	60 0 0	4	94 17 8	379 10 8	31 18 9
Clerk	0 18.8	48 0	53 0 0	5	82 17 10	414 9 3	34 4 2
Baker	0 20.6	48 0	57 0 0	5	83 16 11	419 4 6	35 2 2
Carter	0 23.4	197 0	64 0 0	5	88 12 10	443 4 3	36 17 8
Optician	1 5.1	64 9	70 0 0	5	78 14 5	393 12 0	33 11 7
Bootmaker	0 22.6	52 2	46 0 0	5	81 19 10	409 19 0	33 7 5
Housewife	0 26.2	52 2	48 0 0	5	85 17 8	429 8 6	34 19 9
Plumber	0 30.2	52 2	52 0 0	5	83 2 1	415 10 6	34 4 3
Jeweller	0 34.8	54 5	55 0 0	5	84 6 9	421 13 9	34 17 1

RETURN OF DWELLINGS ERECTED FOR PURCHASERS AT BUXTON SETTLEMENT, TEMUKA, DURING THE
YEAR ENDING 31ST MARCH, 1913.

Occupation of Purchaser.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences, Fencing, &c.).	Total Cost of Building and Incidentals.	Annual Instalments (including Fire Insurance but not Rates).
	Area.	Frontage.					
Labourer	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Labourer	2 0	110 0	64 0 0	4	89 11 8	358 6 10	30 5 11
Painter	2 0	110 0	64 0 0	5	77 11 10	387 19 3	32 9 6
Labourer	2 0	110 0	68 0 0	5	81 15 10	408 19 3	34 6 9
Labourer	2 0	110 0	72 0 0	5	79 0 6	395 2 9	33 11 8
Labourer	2 0	110 0	76 0 0	4	86 13 7	346 14 2	30 5 6
Flax-dresser	2 0	110 0	80 0 0	5	82 0 0	410 0 0	35 5 0
Labourer	2 0	110 0	80 0 0	4	89 9 6	358 6 10	31 8 9
Painter	2 0	110 0	84 0 0	4	97 17 9	391 11 0	34 3 0
Butcher	2 0	110 0	84 0 0	5	80 3 1	400 15 6	34 16 10

J. LOMAS, Superintendent.

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