

1914.  
NEW ZEALAND.

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# WORKERS' DWELLINGS ACT:

YEARLY STATEMENT BY THE RIGHT HON. THE MINISTER OF LABOUR.

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

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IN pursuance of section 18 of the Workers' Dwellings Act, 1910, I have the honour to present the following statement of the Superintendent of Workers' Dwellings relating to the operations of the Act during the year ending the 31st March, 1914.

W. F. MASSEY,  
Minister of Labour.

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SIR,—

I have the honour to report on the operations of the Workers' Dwellings Act during the year ending the 31st March, 1914.

*Workers' Dwellings in Rural Districts.*—The inquiries referred to in last year's report relating to a number of offers of land for the purpose of the erection of workers' dwellings in country districts resulted in the purchase of a suitable area of 65 acres at Willowbridge (near Waimate); negotiations were also, on the 31st March, under way for the purchase of 44 acres near Masterton and 32 acres near Fairlie, besides which there is a suitable area of Crown land near Blenheim which it is proposed to utilize for the purpose. That at Willowbridge was subdivided into thirteen allotments of an average of  $4\frac{3}{4}$  acres each, and dwellings were, on the 31st March, being erected thereon for applicants under the purchase-by instalment system; the block at Masterton will be similarly divided into eleven allotments, and arrangements will shortly be in progress for the erection of that number of dwellings for applicant purchasers; the block at Fairlie is intended to provide six or seven dwellings for purchasers upon areas of from 4 to 5 acres, while the area of Crown land near Blenheim will accommodate five or six workers. There has been a keen demand for the various allotments.

The decision of the Government to afford additional facilities for the erection of workers' dwellings in country districts, by giving the requisite authority to local bodies, resulted in the Counties Amendment Act, 1913, sections 31–33, and since the passing of the measure a number of County Councils have instituted inquiries into the matter. The amendment authorizes County Councils to purchase land and erect dwellings thereon for workers in their respective districts on similar lines to the provisions contained in the Workers' Dwellings Act and to raise money for the purpose. The Act has in particular view the evils of intermittent employment, and provides for the erection of dwellings for farm workers upon allotments of up to 20 acres of land.

*Workers' Dwellings in Towns.*—The table published on page 3 shows, in column 3, the number of workers' dwellings erected in the various towns of the Dominion during the year under review—namely, 81; columns 1 and 2 show that 228 dwellings had previously been erected since the inception of the Acts (in 1905); and column 4 that there were, on the 31st March, 1914, 31 dwellings in course of erection; total, 340. Arrangements had at that date been completed for the commencement of 87 additional dwellings, and negotiations were also in progress in regard to 165 applications that were pending.\*

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\* In respect to the applications pending, it has since been decided to proceed with the erection of new dwellings in every town in the Dominion where six or more applications had been received. (Total, 100.)

In order to supplement the operations of the Department in connection with workers' dwellings in the towns, the Municipal Corporations Amendment Act of last year makes similar provision to that above referred to in the Counties Amendment Act of that session, and enables the local authorities in towns to purchase land and erect workers' dwellings thereon for applicant workers in their respective districts.

*Land.*—The land set apart or purchased during the year for workers' dwellings comprises the following: Crown land set apart—Waimate, 10½ acres; Tolaga Bay, 3 acres. Land purchased—Frankton, 9 acres; Te Puke, 2¼ acres; Gisborne, 6½ acres; Hastings, 30 acres; Stratford, 5½ acres; Wanganui, 5½ acres; Masterton (town), 8½ acres; Ashburton, 16 acres; Willowbridge, 65 acres; Oamaru, 3 acres.

The areas now available for new dwellings are located as follows: Auckland (Ellerslie and Otahuhu), Huntly, Ngaruawahia, Frankton (Hamilton), Rangataua, Tolaga Bay, Gisborne, Napier (Awatoto and West Shore), Hastings, Waitara, Stratford, Wanganui (Gonville and Puriri Street), Palmerston North, Levin, Masterton, Wellington (Taitville, Johnsonville, and Petone), Blenheim, Nelson, Greymouth, Ashburton, Temuka, Oamaru, Dunedin (Mornington and Ravensbourne), and Invercargill.

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.

	£	s.	d.
Amount expended in acquiring land for workers' dwellings ..	13,601	15	8
Amount expended in preparing land for workers' dwellings ..	1,215	10	10
Amount expended in erecting dwellings ..	26,923	14	7
Amount expended in administration and travelling ..	282	19	0
Total .. .. .	£42,024	0	1*

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

The number of dwellings erected .. .. .	81
The number of dwellings disposed of .. .. .	81

\* The total expenditure in connection with workers' dwellings during the year was £42,679 19s. 2d.—viz., £41,741 1s. 1d. out of Public Works Fund and £938 18s. 1d. out of Labour Department's vote. The above return does not include the sum of £655 19s. 1d. incurred for maintenance, fire insurance, rates, &c., upon the dwellings erected and leased to occupants under the Act of 1905, which amount is charged for in the rents collected.

(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. (Total for Year.)	The Amount of Weekly or other Payments received. (Total for Year)	The Amount of Arrears outstanding on 31st March, 1914.
		£ s. d.	£ s. d.	£ s. d.
Auckland—	Lawry Settlement .. .. .	2,836 9 7	2,545 8 11	291 0 8
	Eccleston Settlement .. .. .	792 0 9	669 3 3	122 17 6
Wellington—	Island Bay Settlement .. .. .	919 10 1	862 15 2	56 14 11
	Coromandel Street Settlement .. .. .	515 19 5	506 8 7	9 10 10
	Heretaunga Settlement (Petone) .. .. .	882 17 1	810 5 7	72 11 6
Christchurch—	Camelot Settlement .. .. .	1,115 5 7	1,077 19 1	37 6 6
	Walker Settlement .. .. .	557 9 0	486 15 8	70 13 4
	Chancellor Street Settlement .. .. .	31 9 3	23 13 4	7 15 11
Dunedin—	Windle Settlement .. .. .	697 15 6	637 16 11	59 18 7
Wanganui—	Willis Settlement .. .. .	221 11 4	203 1 11	18 9 5
	Ballance Settlement .. .. .	235 6 7	225 19 2	9 7 5
Palmerston N.—	Loughnan Settlement .. .. .	227 17 5	220 14 0	7 3 5
Greymouth—	Cobden Settlement .. .. .	150 18 1	79 16 6	71 1 7
Temuka—	Buxton Settlement .. .. .	303 9 1	282 12 1	20 17 0
Timaru—	Craigie Settlement .. .. .	322 5 0	292 6 9	29 18 3
Invercargill—	Seaward Bush Settlement .. .. .	159 0 6	147 16 2	11 4 4
Totals .. .. .		9,969 4 3	9,072 13 1	*896 11 2

\* Most of this amount had just become due at the end of March, and £631 0s. 8d. of same has since been paid.

## OTHER RETURNS.

(d.) 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) AND (3) THE TOTAL NUMBER OF DWELLINGS ERECTED AND DISPOSED OF UNDER THE ACT OF 1910 FROM THE DATE OF THE COMING INTO OPERATION OF THE ACT TO THE 31ST MARCH, 1914; AND (4) THE TOTAL NUMBER OF DWELLINGS IN COURSE OF ERECTION ON THE 31ST MARCH, 1914.

District.	(1.) Erected under the Act of 1905.	Erected under Act of 1910.		(4.) Number in Course of Erection on 31st March, 1914.	Total.
		(2.) To 31st March, 1913.	(3.) During Year ending 31st March, 1914.		
Auckland .. .. .	35	22	36	..	93
Wellington .. .. .	40	23	..	..	63
Christchurch .. .. .	31	20	7	..	58
Dunedin .. .. .	20	..	2	..	22
Wanganui .. .. .	..	13	..	..	13
Palmerston North .. .. .	..	6	..	..	6
Nelson .. .. .	..	..	..	6	6
Westport .. .. .	..	..	..	12	12
Greymouth .. .. .	..	..	14	..	14
Temuka .. .. .	..	9	..	..	9
Timaru .. .. .	..	9	10	..	19
Willowbridge .. .. .	..	..	..	13	13
Invercargill .. .. .	..	..	12	..	12
Totals .. .. .	126	102	81	31	340

NOTE.—The whole of the dwellings erected under the 1905 Act were leased or let, after their erection, to applicants for same, but a number of them have, since the passing of the 1910 Act, been disposed of under the instalment-purchase system provided in the latter Act. The whole of the dwellings erected under the 1910 Act were built for applicant purchasers.

(e.) COMPARING THE AVERAGE COST OF THE ERECTION OF DWELLINGS BUILT TO STANDARD DESIGNS OF FOUR AND FIVE ROOMS (VIZ., NOS. 11 AND 7) IN THE TOWNS WHERE SUCH DWELLINGS HAVE BEEN ERECTED.

District.	Average Cost of Dwelling (excluding Drainage, Fencing, Artificial Lighting, and Administration).	
	Design 11 (Four Rooms).	Design 7 (Five Rooms).
	£	£
Auck and .. .. .	327	362
Wellington .. .. .	362	399
Christchurch .. .. .	315	348
Dunedin .. .. .	..	400
Palmerston North .. .. .	334	363
Greymouth .. .. .	..	324
Temuka .. .. .	..	385
Timaru .. .. .	..	379
Invercargill .. .. .	..	381

(f.) SHOWING (1) THE AVERAGE AREA, IN VARIOUS TOWNS, OF SECTIONS UPON 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).

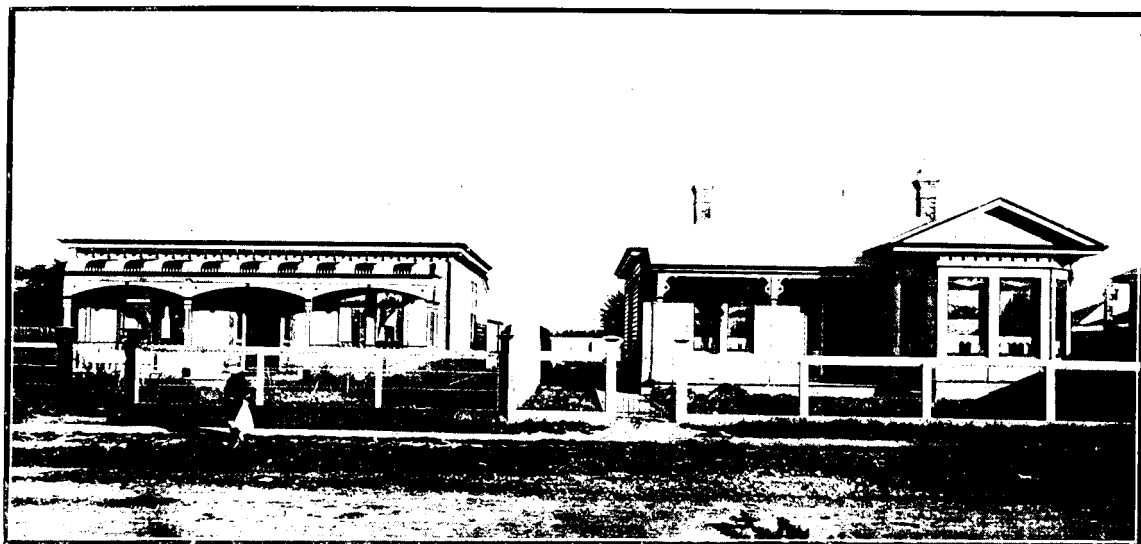
Name of Town.	Locality.	(1.)	(2.)	(3.) *
		Average Area of Sections.	Average Price per Section charged to Purchasers.	Average Price charged per Acre.
Auckland .. ..	Ellerslie (5 miles) and Otahuhu (9 miles) from G.P.O.	R. 1 P. 6·42	£ 132	£ 455
Wellington .. ..	Island Bay (3½ miles) ..	0 15·40	103	1,070
Christchurch .. ..	Sydenham (2 miles), Addington (3 miles), Chancellor Street (2½ miles)	0 30·70	75	391
Dunedin .. ..	Mornington (2 miles) ..	1 00·08	80	319
Wanganui .. ..	Gonville (2 miles) and Wanganui East (2 miles)	0 33·00	74	359
Palmerston North ..	Terrace End (2 miles) ..	0 35·00	75	343
Greymouth .. ..	Cobden (1½ miles) .. ..	0 38·18	53	222
Temuka .. ..	East (2 miles) .. ..	2 00·00	75	150
Timaru .. ..	North (2 miles), Melton Road (1½ miles)	0 26·32	66	401
Invercargill .. ..	Seaward Bush (1½ miles) ..	0 36·33	67	295

(g.) 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 and Section.	Five Rooms and Section.
Auckland .. ..	s. d. 14 3	s. d. 15 5
Wellington .. ..	14 5	15 11
Christchurch .. ..	12 2	13 9
Dunedin .. ..	14 4	15 5
Wanganui .. ..	13 4	14 6
Palmerston North ..	12 7	14 2
Greymouth .. ..	10 7	12 2
Temuka .. ..	12 2	13 2
Timaru .. ..	12 4	13 9
Invercargill .. ..	13 1	14 1
Average for all towns .. ..	13 0	14 3

WORKERS' DWELLINGS ACT, 1910.

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



WILLIS SETTLEMENT, WANGANUI EAST.

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



CHANCELLOR STREET SETTLEMENT, CHRISTCHURCH.

7 dwellings; 4 and 5 rooms. Rents range from 12s. 7d. to 15s. 3d. per week.

WORKERS' DWELLINGS ACT, 1910.

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



WALKER SETTLEMENT, CHRISTCHURCH.

7 dwellings: 4 and 5 rooms. Rents range from £2s. 2d. to £3s. 9d. per week.



MILTON STREET SETTLEMENT, TIVARD.

10 dwellings (concrete): 4 and 5 rooms. Rents range from £2s. 4d. to £4s. 9d. per week.

WORKERS' DWELLINGS ACT, 1910.

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



CORBEN SETTLEMENT, GREYMOUTH.

12 dwellings: 4 and 5 rooms. Rents range from 10s. 8d. to 13s. 10d. per week.

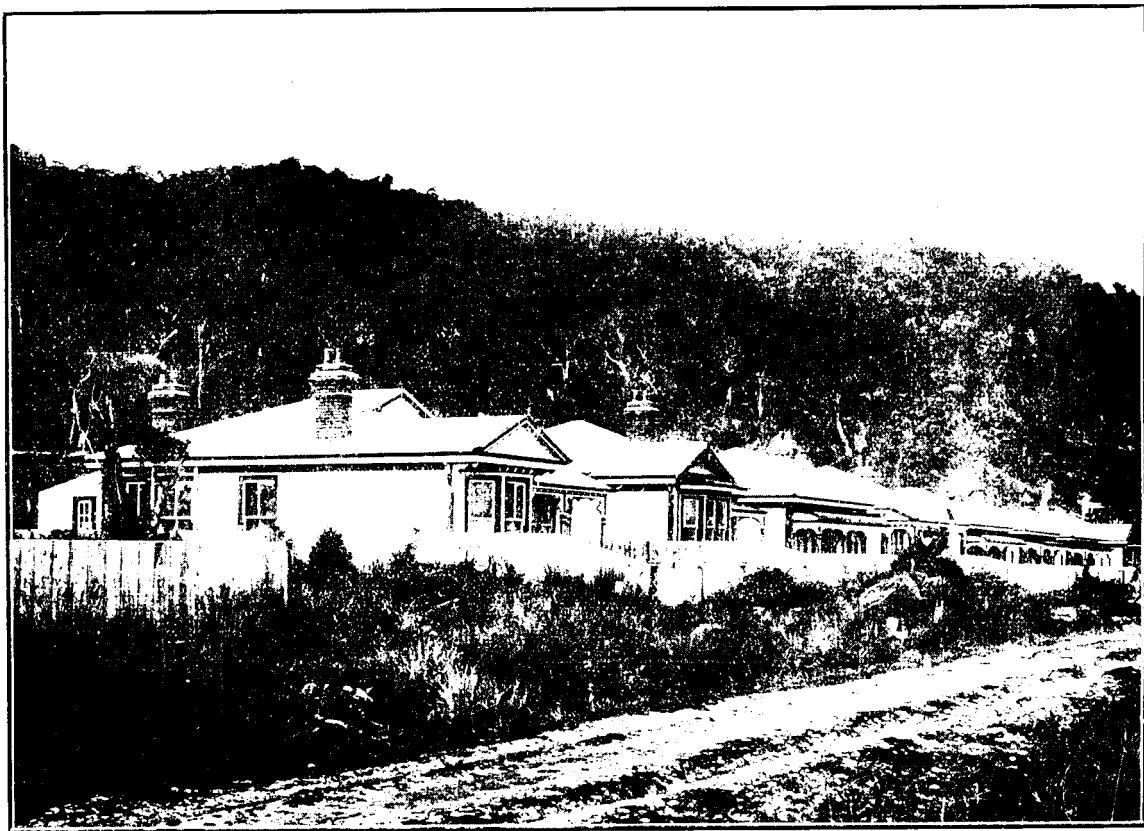


CORBEN SETTLEMENT, GREYMOUTH.

12 dwellings: 4 and 5 rooms. Rents range from 10s. 8d. to 13s. 10d. per week.

WORKERS' DWELLINGS ACT, 1919.

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



COBDEN SETTLEMENT, GRAY'S HILL.

12 dwellings; 4 and 5 rooms. Rents range from 10s. 8d. to 13s. 10d. per week.



SEWARD BUSH SETTLEMENT, EXMOUTH.

12 dwellings; 4 and 5 rooms. Rents range from 11s. 6d. to 15s. 11d. per week.



(h.) RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT ELLERSLIE AND OTAHUHU  
(AUCKLAND) DURING THE YEAR ENDING 31ST MARCH, 1914.

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).
	Area.	Frontage.					
Ellerslie.							
Labourer .. ..	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Nurse .. ..	0 26-00	54 9	150 0 0	4	98 10 5	394 1 9	39 6 2
Weighbridge-master ..	0 26-00	54 9	150 0 0	5	89 9 8	447 8 3	43 6 9
Painter .. ..	0 25-84	183 6	150 0 0	5	89 17 10	449 9 3	43 7 3
Cooper .. ..	0 38-00	62 8	160 0 0	4	90 10 8	362 2 8	38 10 1
Carpenter .. ..	0 38-00	62 8	160 0 0	5	84 15 4	423 16 9	43 2 11
Carpenter .. ..	0 38-00	62 8	160 0 0	4	102 11 6	410 5 11	41 7 6
Carpenter .. ..	0 38-00	62 8	145 0 0	4	102 7 5	409 9 9	40 5 5
Ledger-keeper.. ..	1 14-00	244 9	125 0 0	5	89 6 9	446 13 8	41 10 9
Labourer .. ..	0 33-73	155 0	90 0 0	4	95 15 4	383 1 6	34 16 10
Clerk .. ..	0 33-47	182 5	170 0 0	5	84 11 3	422 16 3	42 18 9
Carpenter .. ..	0 35-77	85 10	150 0 0	4	103 17 11	415 11 9	41 1 5
Draughtsman .. ..	0 36-41	83 2	160 0 0	5	85 1 6	425 7 6	42 5 1
Telegraph linesman ..	0 37-53	83 10	160 0 0	4	102 0 11	408 3 8	40 19 0
Painter .. ..	0 37-10	81 2	140 0 0	5	83 14 9	418 13 9	40 2 0
Coachbuilder .. ..	0 36-77	81 2	125 0 0	5	93 6 10	466 14 2	42 13 5
Telegraph linesman ..	1 17-80	262 9	140 0 0	4	110 14 0	442 16 0	41 17 7
Cabinetmaker .. ..	0 38-73	151 0	100 0 0	4	100 12 2	402 8 10	37 7 4
Labourer .. ..	0 36-00	59 4	100 0 0	4	101 6 11	405 7 9	36 16 1
Gardener .. ..	0 36-00	59 4	100 0 0	6	81 5 4	487 12 0	43 12 0
Sawyer .. ..	0 36-00	59 4	100 0 0	5	89 9 7	447 7 9	39 19 6
Fitter .. ..	0 36-00	59 4	100 0 0	5	91 6 5	456 12 3	40 13 5
Shop-assistant .. ..	0 36-00	59 4	100 0 0	5	90 8 2	452 0 9	40 5 8
Warehouseman .. ..	1 11-60	314 3	110 0 0	5	88 19 5	444 17 0	40 7 2
Cabinetmaker .. ..	1 27-37	71 7	75 0 0	5	73 12 0	368 0 0	31 19 9
Labourer .. ..	1 00-70	79 2	75 0 0	5	92 13 1	463 5 6	39 5 4
Labourer .. ..	1 03-43	179 11	75 0 0	4	101 10 9	416 3 0	35 16 4
Otahuhu.							
Gardener .. ..	3 27-00	316 0	220 0 0	4	94 12 11	378 11 8	43 0 5
Storeman .. ..	2 11-00	99 0	131 0 0	6	78 3 0	468 18 0	43 4 1
Engineer .. ..	2 32-00	99 0	134 0 0	5	76 4 5	381 2 0	37 2 8
Clerk .. ..	2 16-00	99 0	134 0 0	5	89 1 7	445 7 9	43 6 10
Carpenter .. ..	1 16-00	66 0	75 0 0	5	80 10 1	402 10 4	34 10 10
Labourer .. ..	1 16-00	66 0	73 0 0	4	97 5 5	389 1 10	33 6 10
Bootmaker .. ..	1 01-00	66 0	97 5 8	5	83 2 3	415 11 3	37 1 11
Labourer .. ..	1 16-00	66 0	79 0 0	4	93 8 4	373 13 3	32 9 8
Labourer .. ..	1 00-00	88 0	108 0 0	4	92 13 0	370 11 10	34 6 1
Printer .. ..	A. R. P. 1 1 15	220 0	259 12 8	4	84 3 1	336 12 3	42 7 8

RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT CHANCELLOR STREET SETTLEMENT,  
CHRISTCHURCH, DURING THE YEAR ENDING 31ST MARCH, 1914.

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).
	Area.	Frontage.					
Driver .. ..	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Fitter .. ..	0 22-0	177 3	80 0 0	5	88 13 3	443 6 3	38 3 0
Joiner .. ..	0 21-9	45 3	70 0 0	5	83 4 8	416 3 0	35 10 4
Gardener .. ..	0 21-9	45 3	70 0 0	4	97 7 6	389 10 0	33 10 2
Biograph-operator ..	0 21-9	45 3	70 0 0	5	83 0 6	415 2 6	35 8 11
House-enumerator ..	0 21-9	45 3	70 0 0	4	94 6 0	377 4 0	32 11 9
Brass-finisher ..	0 21-9	45 3	70 0 0	6	78 18 6	473 11 0	39 10 6
	0 21-9	177 3	75 0 0	4	98 13 2	394 12 6	34 2 6

RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT COBDEN SETTLEMENT, GREYMOUTH,  
DURING THE YEAR ENDING 31ST MARCH, 1914.

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.					
	B. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Stevedore ..	0 35.70	227 4	55 0 0	6	73 7 6	440 4 9	35 14 11
Wharf labourer ..	1 00.04	42 3	50 0 0	6	70 1 9	420 10 2	34 11 7
Labourer ..	1 00.04	42 3	50 0 0	5	79 4 5	396 1 9	32 17 6
Bricklayer ..	1 00.04	42 3	50 0 0	5	73 1 1	365 5 3	31 0 4
Railway employee ..	1 00.04	42 3	52 10 0	5	79 18 5	399 11 9	33 5 11
Labourer ..	1 00.04	42 3	52 10 0	5	78 18 11	394 14 7	32 18 5
Miner ..	1 00.04	42 3	52 10 0	4	64 17 8	324 8 3	27 11 9
Labourer ..	1 00.04	42 3	52 10 0	4	81 0 10	324 3 2	27 11 4
Wharf labourer ..	1 00.04	42 3	52 10 0	5	78 5 8	391 8 0	32 10 9
Driver ..	0 35.70	227 4	62 10 0	5	70 7 6	351 17 2	30 0 10
Railway employee ..	0 35.70	57 1	57 10 0	6	72 4 5	433 6 5	35 16 5
Labourer ..	0 35.70	57 1	55 0 0	5	70 14 5	353 11 11	29 12 9
Bridgeman, N.Z.R. ..	0 35.70	57 1	55 0 0	6	71 17 7	431 5 5	35 9 6
Quarryman ..	0 35.70	57 1	47 10 0	5	74 14 3	373 11 0	30 12 10

RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT MELTON ROAD SETTLEMENT, TIMARU, DURING THE YEAR ENDING 31ST MARCH, 1914.

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).
	Area.	Frontage.					
	B. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Labourer ..	0 25.66	184 11	80 0 0	5	87 8 8	437 3 3	36 6 9
Engine-driver ..	0 25.66	52 11	72 10 0	5	93 11 8	467 18 3	38 0 0
Train-examiner ..	0 25.66	52 11	72 10 0	5	94 6 0	471 10 0	38 5 4
Labourer ..	0 25.66	52 11	72 10 0	5	92 0 11	460 4 6	37 9 1
Farm labourer ..	0 25.66	52 11	72 10 0	5	84 13 4	423 6 6	34 16 0
Carpenter ..	0 25.60	52 10	72 10 0	4	98 13 2	394 12 6	32 14 8
Labourer ..	0 25.60	52 10	72 10 0	4	95 1 5	380 5 6	31 13 11
Painter ..	0 25.60	52 10	72 10 0	4	94 2 2	376 8 8	31 8 5
Carrier ..	0 25.60	52 10	72 10 0	5	90 8 1	452 0 6	36 17 3
Labourer ..	0 25.60	184 10	80 0 0	4	95 11 8	382 6 6	32 7 4

RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT WINDLE SETTLEMENT, MORNINGTON, DUNEDIN, DURING THE YEAR ENDING 31ST MARCH, 1914.

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.					
	B. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Storeman ..	0 30.7	70 0	90 0 0	5	93 13 4	468 6 6	40 2 1
Assist. Drainage Inspector	1 25.2	33 0	70 0 0	4	112 19 5	451 17 6	37 4 8

RETURN OF WORKERS' DWELLINGS ERECTED FOR PURCHASERS AT SEAWARD BUSH SETTLEMENT,  
INVERCARGILL, DURING THE YEAR ENDING 31ST MARCH, 1914.

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.					
	R. P.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
Painter .. ..	0 33·3	49 2	73 0 0	5	79 6 9	396 13 6	34 3 1
Plumber .. ..	0 33·3	49 2	73 0 0	5	98 1 11	490 9 3	41 4 0
Plumber .. ..	0 33·3	49 2	73 0 0	5	89 11 9	447 18 6	36 9 4
Plumber .. ..	0 33·3	49 2	73 0 0	5	86 10 3	432 11 0	35 7 2
Storeman .. ..	0 33·3	233 6	80 0 0	5	89 7 8	446 18 0	36 17 4
Painter .. ..	0 38·8	43 0	64 0 0	5	76 12 0	383 0 0	33 9 1
Painter .. ..	0 38·8	43 0	64 0 0	4	101 19 9	407 19 0	34 14 11
Carpenter .. ..	0 38·8	43 0	64 0 0	4	101 9 6	405 18 0	34 11 5
Housewife .. ..	0 38·8	43 0	60 0 0	5	95 11 8	477 18 2	39 12 6
Ironmoulder .. ..	0 38·8	43 0	59 0 0	4	106 17 2	427 8 6	35 15 0
Painter .. ..	0 38·8	43 0	59 0 0	4	90 9 2	361 16 6	30 17 8
Carpenter .. ..	0 38·8	43 0	60 0 0	5	89 11 9	447 18 6	35 11 2

F. W. ROWLEY,  
Superintendent.

By Authority : JOHN MACKAY, Government Printer, Wellington.—1914.

Price 6d.]

