

A feature of the houses that have been erected is the provision of the latest conveniences, especially in regard to sanitation, bathroom, lavatory-basin, &c. Every available space has been made use of for cupboards, wardrobes, linen-press, and dresser, while provision has also been made for separate wash-house, coal-bunker, asphalted backyard, hot-water service, gas and fittings, &c., and the comfort of the tenants has been studied by providing for fireplace in at least one bedroom, for a large living or dining room, and suitable kitchen or kitchen-scutlery combined. In every case the walls are papered, painted, or varnished, and wherever possible the rooms all open on to passages, and do not enter one another.

In arranging for the size of sections, I am of the opinion that the most suitable size is of about 40 ft. by 120 ft., especially in Wellington. In a few instances in the past larger sections have been allotted, but it has generally been found that the land is more than the tenants can cultivate, which results in an untidy appearance and unnecessary expense. I would therefore recommend that in future the size I suggest be taken as a standard, to be varied of course as occasion may require; and by purchasing land in fairly large areas I think it should be possible to allot sections even in Wellington for from £100 to £140 each, which would then cost the tenants about £5 per year, or 2s. per week less than is being paid at Coromandel Street.

I have, &c.,
WOBURN TEMPLE,
Architect.

A.

RETURN under Workers' Dwellings Act of Houses erected at Ellerslie and Otahuhu, Auckland.

Occupation of Tenant.	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).	Total Cost of Building.	Annual Rent.	Insurance.	Rates, &c.	Gross Weekly Rent.
	Area.	Frontage.								

Ellerslie.

	R. p.	Ft. in.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Carpenter ..	0 31	55 8	135 0 0	5	83 11 6	400 0 0	26 15 0	1 10 0	2 8 11	11 10
Grocer ..	0 32	66 0	130 0 0	5	87 1 6	410 0 0	27 0 0	1 19 8	2 11 7	12 2
Warehouseman ..	0 32	66 0	130 0 0	5	81 19 6	390 0 0	26 0 0	1 14 2	2 8 6	11 7
..	0 32	66 0	132 10 0	5	85 3 6	407 10 0	27 0 0	1 15 3	2 10 8	12 0
Storeman ..	0 32	66 0	132 10 0	5	87 1 6	407 10 0	27 0 0	1 15 0	2 11 7	12 0
Agent ..	0 32	66 0	130 0 0	5	83 11 6	400 0 0	26 10 0	1 10 0	2 9 5	11 9
Labourer ..	1 0	105 7	125 0 0	5	85 3 6	400 0 0	26 5 0	1 10 4	2 11 7	11 8
Inspector of Apiaries	1 10	49 6	130 0 0	5	81 19 6	390 0 0	26 0 0	1 18 8	2 8 6	11 8
Clerk ..	1 0	66 0	130 0 0	5	87 1 6	420 0 0	27 10 0	2 1 0	2 10 7	12 4
Gardener ..	0 32	66 0	130 0 0	5	80 15 6	385 0 0	25 15 0	1 18 0	2 7 8	11 7
Compositor ..	0 32	66 0	130 0 9	5	83 11 6	400 0 0	26 10 0	1 19 2	2 8 10	11 10
Upholsterer ..	0 32	66 0	125 0 0	5	81 19 6	390 0 0	25 15 0	1 18 8	2 8 6	11 7
French-polisher ..	0 32	66 0	125 0 0	5	87 1 6	415 0 0	27 0 0	2 1 0	2 10 3	12 2
Carpenter ..	1 2	118 6	120 0 0	5	80 15 6	380 0 0	25 0 0	1 18 0	2 7 8	11 3
Engineer ..	1 0	182 1	115 0 0	5	87 1 6	420 0 0	26 15 0	1 11 4	2 10 5	11 10
Railway porter ..	0 25	135 2	90 0 0	5	80 15 6	395 0 0	24 15 0	1 16 0	2 10 0	11 0
Cook ..	0 19	66 0	90 0 0	5	87 1 6	425 0 0	25 15 0	1 18 6	2 7 9	11 7
Bricklayer ..	0 26	69 10	120 0 0	5	85 3 6	405 0 0	26 5 0	1 10 6	2 9 3	11 8
Nurse ..	0 31	67 7	135 0 0	5	81 19 6	385 0 0	26 0 0	1 13 3	2 11 0	11 8

Otahuhu.

Railway porter ..	1 39	92 9	100 0 0	5	92 13 2	440 0 9	27 0 0	1 12 1	2 5 0	11 10
Labourer ..	1 39	92 9	100 0 0	5	85 9 11	420 0 0	26 0 0	1 10 4	2 5 0	11 5
Bootmaker ..	1 11	66 0	90 0 0	5	88 3 7	430 0 0	26 0 0	1 10 9	2 5 0	11 5
Grocer ..	1 15	155 1	100 0 0	5	87 9 11	430 0 0	26 10 0	1 10 4	2 5 0	11 8
Collector ..	1 0	87 9	90 0 0	5	87 1 1	420 0 0	26 10 0	1 10 4	2 5 0	11 8