

1910.

NEW ZEALAND.

WORKERS' DWELLINGS

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

Presented to both Houses of the General Assembly pursuant to Section 20 of the Workers' Dwellings Act, 1908.

In accordance with section 20 of the Workers' Dwellings Act, 1908, I have the honour to present herewith report of the Chief Advisory Officer for Workers' Dwellings on the work done under the Act for the year ending 31st March, 1910. Three returns giving information concerning the erection of these houses, cost of building, value of land, total rent, &c., are included in this report.

J. A. MILLAR,
Minister of Labour.

SIR,—

Wellington, 6th July, 1910.

I have the honour to report on the working of the Workers' Dwellings Act, 1908, during the year ending 31st March last.

In addition to the completion of the twelve houses at Lawry Settlement, Ellerslie, Auckland, referred to in last year's report, there have been seven dwellings erected at Walker Settlement, Addington, Christchurch. The latter were built by day-labour, six of them of ferro-concrete; the seventh was a wooden house already in existence on the ground, which was enlarged and renovated. Full particulars regarding these houses, as to the cost of erection, construction, &c., will be found in Return A, included with this report. The whole of the dwellings were designed by the Department's Architect, Mr. Woburn Temple, and were erected under his supervision. Although there was no actual rush of applicants for the nineteen houses referred to, as was the case at Coromandel Street, Wellington, and at Camelot Settlement, Sydenham, Christchurch, there was a good demand, and all the dwellings were leased immediately they were available.

In various parts of New Zealand the occupancy of some of the dwellings has changed—principally owing to the lessees having left the district—and in some cases weekly tenants have taken possession.

I have again to remark upon the manner in which, in the majority of cases, the lessees or tenants have taken care of and made improvements on their properties.

Up to the 31st March, 1910, 127 houses have been erected and finished under the Act, out of which nine houses were unoccupied on the 31st March—namely, eight at Heretaunga* Settlement, Petone, and one at Windle Settlement, Dunedin. In the case of Petone there is some difficulty in the disposal or letting of the dwellings, not only on account of the distance from the City of Wellington, but also from the fact that the settlement is twenty minutes' walk from the Petone Railway-station, so that the settlement may be said to be limited to Petone workers. We can hardly expect to dispose of these dwellings satisfactorily unless some means are found for getting to and from the settlement.

As already indicated, a further trial of ferro-concrete for workers' dwellings was made at the Walker Settlement, Addington, the result of which goes to bear out my remarks of last year; and, as the supply of suitable material is practically unlimited in different parts of New Zealand, I am of the opinion that the use of ferro-concrete in preference to wood should be encouraged as much as possible. The very slight extra cost (approximately £6 per dwelling) is more than compensated for by the extra durability, saving in cost of maintenance and insurance, besides the fact that the dwellings are warmer, more weather-proof (a matter about which there is a general complaint throughout New Zealand), and are less sensitive generally to external influences. There may be some difficulty in bringing about this improvement, partly because builders usually hesitate to alter their methods of building, and partly on account of the impression that concrete houses are damp. This impression is, no doubt, due to the fact that in the past concrete buildings have been erected without a proper damp-course; while the houses built by the Department have such provision made, and are, in consequence, as dry as any wooden house. As to the appearance of concrete houses, there is nothing to prevent their being made as ornate as wooden houses, either by the ornamentation of the concrete itself or by wood facings. There remains one slight disadvantage in connection with concrete houses—namely, the fact that they take a little longer in erection.

The cost of the erection of a worker's dwelling is arrived at as follows: Cost of erection, including fencing, drainage, and water-supply; charge for administration (erection by Labour Department); charge for administration (letting, maintenance, &c., by Lands Department); and contingencies.

* Since the 31st March three of these houses have been let.

An analysis of the occupations of the tenants already in the occupancy of the houses is shown in the returns attached, marked A.

The total expenditure under the Act during the year is shown in Return B of this report.

Owing to your decision to materially alter the provisions of the Act by an amending Bill now being prepared for Parliament, no other dwellings have been erected than the nineteen that had already been decided upon, and which are referred to above. The new provisions will effect very necessary improvements on those contained in the existing Act. If the Bill is passed, the Department will not proceed with the erection of any dwellings until definite applications for same are made. In this way the Department will be better able to meet the requirements of workers, not only in respect to class of buildings as far as it is possible to do so, but also in respect to site. It is further proposed to do away with the tenancy and lease methods of disposal, and to substitute disposal by sale on very easy terms—viz., a small deposit and the balance to be paid in weekly instalments. This course will take the responsibility of payment for the dwellings off the hands of the Government. Another feature of the proposed Bill that has been suggested for consideration is to allow workers the option of insuring their lives against death during the currency of their purchase agreements, in order that in the event of death occurring at any time the wife and family shall have the house and land free of debt.

In respect to the housing question generally, the Department has, under your direction, made extensive inquiries as to the rents paid in the four chief centres, and the Secretary for Labour will shortly submit a report giving full information on the subject, including particulars as to the classes of houses, locality, number of occupants, sanitation, and general housing-conditions.

I have, &c.,

J. LOMAS,

Chief Advisory Officer.

The Hon. the Minister of Labour.

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 and Incidentals.	Annual Rent.	Insurance.	Rates, &c.	Gross Weekly Rent.
	Area.	Frontage.								
Ellerslie.										
Carpenter ..	0 31	55 8	135 0 0	5	80 0 0	400 0 0	26 15 0	1 10 0	4 10 0	12 7
Grocer ..	0 32	66 0	130 0 0	5	82 0 0	410 0 0	27 0 0	2 0 0	4 13 0	12 11
Warehouseman ..	0 32	66 0	130 0 0	5	78 0 0	390 0 0	26 0 0	1 14 0	4 10 0	12 5
" ..	0 32	66 0	132 10 0	5	81 10 0	407 10 0	27 0 0	1 15 0	4 11 0	12 10
Signalman ..	0 32	66 0	132 10 0	5	81 10 0	407 10 0	27 0 0	1 15 0	4 12 0	12 10
Agent ..	0 32	66 0	130 0 0	5	80 0 0	400 0 0	26 10 0	1 10 0	4 10 0	12 6
Dressmaker ..	1 0	105 7	125 0 0	5	80 0 0	400 0 0	26 5 0	1 10 0	4 13 0	12 6
Commercial tra- veller	1 10	49 6	130 0 0	5	78 0 0	390 0 0	26 0 0	1 19 0	4 9 0	12 6
Clerk ..	1 0	66 0	130 0 0	5	84 0 0	420 0 0	27 10 0	2 1 0	4 12 0	13 2
Gardener ..	1 0	66 0	130 0 0	5	77 0 0	385 0 0	25 15 0	1 18 0	4 11 0	12 5
Compositor ..	1 0	66 0	130 0 9	5	80 0 0	400 0 0	26 10 0	1 19 0	4 10 0	12 8
Paper-ruler ..	1 0	66 0	125 0 0	5	78 0 0	390 0 0	25 15 0	1 19 0	4 9 0	12 4
Clerk ..	1 0	66 0	125 0 0	5	83 0 0	415 0 0	27 0 0	2 1 0	4 13 0	13 0
Widow ..	1 2	118 6	120 0 0	5	76 0 0	380 0 0	25 0 0	1 18 0	4 7 0	12 0
Seaman ..	1 0	182 1	115 0 0	5	84 0 0	420 0 0	26 15 0	1 11 0	4 11 0	12 8
Railway signalman	0 25	135 2	90 0 0	5	79 0 0	395 0 0	24 5 0	1 16 0	4 5 0	11 8
Cook ..	0 19	66 0	90 0 0	5	85 0 0	425 0 0	25 15 0	1 19 0	4 8 0	12 4
Railway employee	0 26	69 10	120 0 0	5	81 0 0	405 0 0	26 5 0	1 10 6	4 10 0	12 5
Wife of a carpenter	0 31	67 7	135 0 0	5	77 0 0	385 0 0	26 0 0	1 13 0	4 11 0	12 5
Painter ..	0 37	205 10	90 0 0	5	99 0 0	495 0 0	29 3 0	2 5 0	4 2 0	13 8
Clerk of Works ..	0 24	39 7	95 0 0	4	106 15 0	427 0 0	26 2 0	2 5 0	3 14 0	12 4
Widow ..	0 26	55 0	110 0 0	5	97 6 0	486 10 0	29 17 0	2 0 0	4 1 0	13 10
Grocer's assistant	0 28	46 2	105 0 0	5	99 0 0	495 0 0	30 0 0	2 8 0	4 2 0	14 0
Mechanic ..	0 24	39 7	95 0 0	4	108 15 0	435 0 0	26 10 0	2 4 0	3 16 0	12 6
Carpenter ..	0 27 6	45 6	100 0 0	4	108 15 0	435 0 0	26 15 0	2 4 0	3 16 0	12 7
Metal-worker ..	0 24 2	39 11	95 0 0	4	106 15 0	427 0 0	26 2 0	2 5 0	3 14 0	12 4
Musician ..	0 26	55 0	110 0 0	5	96 0 0	480 0 0	29 10 0	2 0 0	3 16 0	13 7
School-teacher ..	0 27 5	{ 129 11 161 10 }	90 0 0	5	101 0 0	505 0 0	29 15 0	1 15 0	4 0 0	13 8
Train-examiner	0 24 2	39 11	95 0 0	4	108 15 0	435 0 0	26 10 0	2 4 0	3 16 0	12 6
Deputy Registrar of Births, &c.	0 32 4	{ 62 5 10 3 }	100 0 0	5	96 0 0	480 0 0	29 0 0	2 5 0	4 1 0	13 7
French-polisher	0 30	49 6	105 0 0	5	97 4 0	486 0 0	29 11 0	2 8 0	4 1 0	13 10
Otahuhu.										
Railway employee	1 39	92 9	100 0 0	5	88 0 0	440 0 9	27 0 0	1 12 0	2 5 0	11 10
Labourer ..	1 39	92 9	100 0 0	5	84 0 0	420 0 0	26 0 0	1 10 0	2 3 0	11 5
Bootmaker ..	1 11	66 0	90 0 0	5	86 0 0	430 0 0	26 0 0	1 11 0	2 3 0	11 5
Grocer ..	1 15	155 1	100 0 0	5	86 0 0	430 0 0	26 10 0	1 10 0	2 4 0	11 7
Collector ..	1 0	87 9	90 0 0	5	84 0 0	420 0 0	25 10 0	1 10 0	2 3 0	11 3

RETURN under Workers' Dwellings Act of Houses erected at Petone, and Coromandel Street, Wellington.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bath-room).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building and Incidentals.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage								
Heretaunga Settlement, Petone.*										
Machinist ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 87 s. 0 d. 0	£ 435 s. 0 d. 0	£ 26 s. 15 d. 0	£ 2 s. 5 d. 7	£ 3 s. 0 d. 9	s. 12 d. 4
Carpenter ..	18·0	49 0	£ 100 s. 0 d. 0	5	£ 80 s. 0 d. 0	£ 400 s. 0 d. 0	£ 25 s. 0 d. 0	£ 1 s. 19 s. 8	£ 2 s. 19 s. 6	s. 11 d. 6
Engine-driver ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 86 s. 13 d. 0	£ 433 s. 5 d. 0	£ 26 s. 13 s. 3	£ 2 s. 5 d. 7	£ 3 s. 0 d. 3	s. 12 d. 3
Painter ..	13·3	36 0	£ 100 s. 0 d. 0	5	£ 80 s. 0 d. 0	£ 400 s. 0 d. 0	£ 25 s. 0 d. 0	£ 2 s. 2 d. 0	£ 2 s. 19 s. 6	s. 11 d. 7
Labourer ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 80 s. 0 d. 0	£ 400 s. 0 d. 0	£ 25 s. 0 d. 0	£ 2 s. 4 d. 4	£ 2 s. 19 s. 6	s. 11 d. 8
Printer ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 86 s. 6 d. 0	£ 431 s. 10 d. 0	£ 26 s. 11 d. 6	£ 2 s. 1 d. 0	£ 3 s. 0 d. 3	s. 12 d. 2
Butcher ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 84 s. 0 d. 0	£ 420 s. 0 d. 0	£ 26 s. 0 d. 0	£ 1 s. 18 s. 6	£ 3 s. 0 d. 3	s. 12 d. 0
Slaughterman ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 84 s. 0 d. 0	£ 420 s. 0 d. 0	£ 26 s. 0 d. 0	£ 2 s. 3 d. 2	£ 3 s. 0 d. 3	s. 12 d. 0
Loom-turner ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 87 s. 0 d. 0	£ 435 s. 0 d. 0	£ 26 s. 15 d. 0	£ 2 s. 2 d. 0	£ 3 s. 0 d. 9	s. 12 d. 4
Carpenter ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 88 s. 0 d. 0	£ 440 s. 0 d. 0	£ 27 s. 0 d. 0	£ 2 s. 6 d. 2	£ 3 s. 1 d. 0	s. 12 d. 6
Striker ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 88 s. 0 d. 0	£ 440 s. 0 d. 0	£ 27 s. 0 d. 0	£ 2 s. 6 d. 2	£ 3 s. 1 d. 0	s. 12 d. 6
Patternmaker ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 87 s. 0 d. 0	£ 435 s. 0 d. 0	£ 26 s. 15 d. 0	£ 1 s. 17 s. 4	£ 3 s. 0 d. 9	s. 12 d. 3
Woolworker ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 88 s. 16 d. 0	£ 444 s. 0 d. 0	£ 27 s. 4 d. 0	£ 1 s. 16 s. 0	£ 3 s. 2 d. 0	s. 12 d. 4
Builder ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 90 s. 16 d. 0	£ 454 s. 0 d. 0	£ 27 s. 14 d. 0	£ 1 s. 18 s. 0	£ 3 s. 2 d. 0	s. 12 d. 7
Fitter ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 87 s. 0 d. 0	£ 435 s. 0 d. 0	£ 26 s. 15 d. 0	£ 2 s. 6 d. 0	£ 3 s. 2 d. 0	s. 12 d. 4
Carriage-trimmer ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 88 s. 0 d. 0	£ 440 s. 0 d. 0	£ 27 s. 0 d. 0	£ 2 s. 1 d. 1	£ 3 s. 1 d. 0	s. 12 d. 4
Meat-preserver ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 84 s. 0 d. 0	£ 420 s. 0 d. 0	£ 26 s. 0 d. 0	£ 2 s. 3 d. 2	£ 3 s. 2 d. 0	s. 12 d. 0
Striker ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 90 s. 9 d. 0	£ 452 s. 5 d. 0	£ 27 s. 12 d. 6	£ 1 s. 13 s. 4	£ 3 s. 2 d. 2	s. 12 d. 5
Fireman ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 95 s. 16 d. 0†	£ 479 s. 0 d. 0	£ 28 s. 19 d. 0	£ 0 s. 12 d. 10	£ 3 s. 2 d. 2	s. 12 d. 7
Storeman ..	14·7	40 0	£ 100 s. 0 d. 0	5	£ 95 s. 16 d. 0†	£ 479 s. 0 d. 0	£ 28 s. 19 d. 0	£ 0 s. 12 d. 10	£ 3 s. 2 d. 2	s. 12 d. 7

Coromandel Street, Wellington.

Baker ..	8·73	31 8	263 10 0	6	90 8 4	542 10 0	40 6 0	1 3 4	4 3 6	17 6
Clerk ..	8·63	31 4	255 13 9	6	89 11 0	537 6 3	39 13 0	1 6 10	4 3 0	17 4
Driver ..	8·63	31 4	255 13 9	6	89 11 0	537 6 3	39 13 0	1 6 10	4 3 0	17 4
Baker ..	8·32	30 2	255 13 9	6	89 11 0	537 6 3	39 13 0	1 15 0	3 19 6	17 5
Messenger ..	10·52	37 0	252 13 6	4	112 6 8	449 6 6	35 2 0	0 17 9	3 17 0	15 4
Hospital employee ..	10·55	37 0	252 13 6	4	108 6 8	432 6 6	34 5 0	1 8 9	3 17 0	15 2
Compositor ..	10·57	37 0	252 13 6	4	112 6 8	449 6 6	35 2 0	0 17 9	3 17 0	15 4
Clerk ..	12·76	44 7	301 0 0	5	104 16 0	524 0 0	41 5 0	1 15 3	4 9 0	18 3
Clerk ..	8·44	31 7	201 0 0	5	98 16 0	494 0 0	34 15 0	1 12 2	3 5 0	15 3
Foreman ..	8·73	31 8	201 0 0	5	98 16 0	494 0 0	34 15 0	1 8 0	3 5 0	15 1
Carpenter ..	8·73	31 8	201 0 0	5	98 16 0	494 0 0	34 15 0	1 12 2	3 5 0	15 3
Stevadore ..	8·34	30 4	201 0 0	5	98 16 0	494 0 0	34 15 0	1 8 0	3 5 0	15 1

* There were, in addition to these shown, eight dwellings unoccupied at the 31st March, 1910.

† Ferro-concrete dwellings.

RETURN under Workers' Dwellings Act of Houses erected at Camelot Settlement, Sydenham, and Walker Settlement, Addington, Christchurch.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (exclusive of Scullery, Washhouse, and Bathroom).	Cost per Living-room (inclusive of Conveniences).	Total Cost of Building and Incidentals.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
Camelot Settlement.										
	R. P.	Links.	£		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	s. d.
Gardener ..	1 4·6	231·43	90	5	82 0 0	410 0 0	25 0 0	1 1 0	2 18 3	11 1
Wife of coach-driver	0 36·2	80	85	5	81 0 0	405 0 0	24 10 0	1 1 7	2 18 0	10 11
Carter ..	1 0·9	80	90	5	83 4 0	416 0 0	25 6 0*	1 1 7	3 1 7	11 4
Picture-framer ..	0 30·7	80	80	5	92 19 0	464 15 4	27 6 0	1 3 10	1 10 5	11 7
Rly. employee ..	0 30·7	80	80	5	81 0 0	405 0 0	24 5 0	1 1 7	2 13 2	10 9
Joiner ..	0 30·6	80	80	5	84 4 0	421 0 0	25 1 0*	1 1 7	2 18 4	11 2
Bricklayer ..	0 30·7	80	75	5	81 0 0	405 0 0	24 0 0	0 16 10	2 9 11	10 6
Clerk ..	1 2·7	96	80	5	95 4 0	476 0 0	27 16 0*	0 9 10	2 15 5	12 0
Coach-painter ..	1 3·6	184·98	80	5	82 0 0	410 0 0	24 10 0	0 16 10	2 14 9	10 10
Sailmaker ..	0 38	338·65†	90	6	83 16 7	502 19 6	29 14 0	1 1 0	1 17 9	12 7
Salesman ..	0 30·6	80	80	5	95 4 0	476 0 0	27 16 0*	0 9 10	2 15 5	12 0
Tailor ..	0 30·6	80	80	5	92 19 0	464 15 4	27 6 0	1 6 0	1 10 5	11 7
Nurseryman ..	0 35·7	80	85	5	81 0 0	405 0 0	24 10 0	1 1 7	2 14 9	10 11
Carpenter ..	0 35·7	80	85	5	83 4 0	416 0 0	25 1 0*	1 1 7	2 15 1	11 1
Pottery-moulder ..	0 33·2	80	75	5	97 4 10	486 4 0	28 4 0	1 0 5	1 11 9	11 10
Coal-dealer ..	0 37·8	337·32†	80	6	83 16 7	502 19 6	29 8 0	1 5 8	1 17 9	12 6
Rly. employee ..	0 30·5	80	70	4	102 11 4	410 5 4	24 6 0	1 0 7	1 10 5	10 4
Carpenter ..	0 30·5	80	70	4	103 10 9	414 3 0	24 6 0	1 0 9	1 10 5	10 4
Joiner ..	0 35·6	80	75	5	97 4 10	486 4 0	28 4 0	1 5 0	1 11 9	11 11
Lineman ..	0 35·6	80	75	4	102 19 2	411 16 10	24 12 0	1 0 8	1 11 9	10 6
Labourer ..	1 3·8	80	80	4	103 10 9	414 3 0	24 18 0	1 0 9	1 14 9	10 8
Wharf labourer ..	1 3·8	80	80	5	94 10 6	472 12 10	27 18 0	1 4 5	1 14 9	11 4
Carpenter ..	1 1·7	100·19	95	5	94 4 0	471 0 0	28 6 0*	0 9 10	2 16 8	12 2
Bootmaker ..	0 38·7	93	90	5	82 0 0	410 0 0	25 0 0	0 16 10	2 13 2	11 0
Walker Settlement.										
Stock agent ..	1 6	60·6	89	5	86 17 9	434 8 10	26 4 0	1 6 0	3 1 10	11 9
Insurance agent ..	0 35·5	60·6	70	4	116 4 1†	464 16 5	26 15 0	0 10 0	3 3 8	11 9
Rly. storeman ..	0 35·5	60·6	70	5	105 11 2†	527 15 9	29 18 0	0 10 0	3 8 7	13 1
Mechanic ..	0 35·5	60·6	70	5	110 6 9†	551 13 7	31 2 0	0 10 0	3 11 4	13 6
Clerk ..	0 35·5	60·6	70	4	116 4 2†	464 16 6	26 15 0	0 10 0	3 3 8	11 9
Rly. employee ..	0 32·4	60·6	64	5	105 10 7†	527 12 10	29 12 0	0 10 0	3 8 7	12 11
Storeman ..	0 35·4	60·6	70	5	110 6 8†	551 13 5	31 2 0	0 10 0	3 8 7	12 11

* Rents increased to cover cost of installation of hot-water service, and includes proportional cost of main drainage and artesian-well water-supply to the settlement.

† Double frontage.

‡ Ferro-concrete house.

RETURN under Workers' Dwellings Act of Houses erected at Windle Settlement, Dunedin.

Occupation of Tenant.	Area of Land and Frontage.		Value of Section.	Number of Rooms (excluding Scullery, Washhouse, and Bathroom).	Cost per Living-room (including Conveniences).	Total Cost of Building and Incidentals.	Annual Rent.	Insurance, Rates, &c.			Gross Weekly Rent.
	Area.	Frontage.									
	R. P.	Links.	£		£	£	£ s. d.	£ s. d.	£ s. d.	s. d.	
Upholsterer ..	0 18·6	112·8	75	5	81	405	24 0 0	1 3 4	2 0 4	10 6	
Blacksmith ..	0 18·7	98	75	5	81	405	24 0 0	1 3 4	2 0 4	10 6	
Carpenter ..	0 24·8	130	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11	
Ironworker ..	0 18·3	63·4	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11	
Housewife ..	0 18·3	63·3	90	5	82	410	25 0 0	1 3 4	2 2 6	10 11	
Assurance agent	0 18·3	63·3	90	5	84	420	25 10 0	1 8 0	2 3 0	11 3	
Labourer ..	0 20·2	70	100	5	80	400	25 0 0	1 8 0	2 2 6	11 0	
Manual instructor	0 20·2	70	100	5	82	410	25 10 0	1 8 0	2 4 8	11 3	
Salesman ..	0 20·2	70	100	5	80	400	25 0 0	1 9 2	2 2 6	11 0	
Outdoor piano salesman ..	0 14·4	50	75	5	84	420	24 15 0	1 9 2	2 2 6	10 11	
Leather-cutter..	0 14·4	50	80	5	84	420	25 0 0	1 3 4	2 3 0	10 11	
Labourer ..	0 24·9	75	110	5	82	410	26 0 0	1 12 8	2 2 6	11 5	
Labourer ..	0 26·8	75	105	5	81	405	25 10 0	1 12 8	2 2 6	11 3	
Gardener ..	0 28·9	75·5	105	5	79	395	25 0 0	1 12 8	2 2 6	11 1	
Labourer ..	0 31·2	76·5	105	5	81	405	25 10 0	1 15 0	2 2 6	11 4	
Labourer ..	0 33·1	76·5	110	5	82	410	26 0 0	1 17 6	2 2 6	11 7	
Labourer ..	0 35	76·5	110	5	80	400	25 10 0	1 15 0	2 2 6	11 4	
Clerk ..	0 37	76·5	115	5	83	415	26 10 0	1 17 6	2 4 7	11 9	
Bricklayer ..	1 00·2	79·4	115	5	81	405	26 0 0	1 12 8	2 2 6	11 6	
Grocer ..	0 21·2	62·2	85	5	79	395	24 0 0	1 12 8	2 0 4	10 8	

B.

RETURN in accordance with Section 20 of the Workers' Dwellings Act, 1905.

Amount expended in acquiring land for workers' dwellings, 1909-10 ..	£ s. d.
..	Nil.
Amount expended out of Land for Settlements Fund in erecting dwellings and in preparing land for dwellings ..	3,653 0 8
Amount expended out of Labour Department vote upon ordinary Crown lands ..	0 15 0
Total ..	£3,653 15 8

The total number of dwellings erected is 127.

The total number leased to 31st March last, 118.

Number leased under section 9 of the Workers' Dwellings Act, 1908, 99.

C.

RETURN showing the Dwellings erected and Rents outstanding in the several Chief Cities.

District.	Erected.	Leased.	Rents outstanding as at 31st March, 1910.	
			Exclusive of Current Payments (Arrears).	Inclusive of Current Payments.
			£ s. d.	£ s. d.
Otahuhu and Ellerslie, Auckland ..	36	36	25 6 7	65 8 11
Petone, Wellington ..	28	20	32 19 0	46 6 9
Coromandel Street, Wellington ..	12	12	...	...
Sydenham and Addington, Christchurch ..	31	31	80 9 10	116 14 2
Windle, Dunedin ..	20	19	34 11 2	50 10 5
	127	118	173 6 7	279 0 3*

* Up to 21st June, 1910, £120 10s. 6d. of this amount had been paid.

Approximate Cost of Paper—Preparation, not given; printing (2,000 copies), £6 8s.

By Authority : JOHN MACKAY, Government Printer, Wellington.—1910.

Price 3d.]