

SECTION III.—BUILDING AND RENT.

A. BUILDING: Manager, timber company; timber-merchants; sawmillers; architects; builders; carpenters; union secretary; brick and tile manufacturer; timber combine (Wanganui).

B. RENT: Land and estate agents.

A. BUILDING.

LEYLAND, W. B., Manager Timber Company, Auckland (29/6/12; p. 360)—

Increased cost of timber explained—Figures *re* prices and wages given—Average cost of erecting artisans' dwellings—Local timber rates increased—Figures given and other expenses also quoted—Oregon timber duty should be abolished—Freight rates and effect on farmers.

BOWATER, WILLIAM H., Sawmiller, &c., Greymouth (10/6/12; p. 58)—

Export of timber from West Coast 50 to 60 million feet per annum—Several mills arrange prices—Prices have considerably increased—Wholesale prices of timber quoted—Increased cost due to increased wages—Railway freights, royalties, and accident insurance—Steamer freights—Output per man less—White-pine trade nearly whole output goes to Australia.

HUTCHEN, J., Timber-merchant, Wellington (3/7/12; p. 383)—

No increase in timber-prices over twenty years ago—Prices of O.B. red-pine—Kauri much dearer—No local ring—Competition ruling.

ODLIN, C. C., Timber-merchant, Wellington (10/7/12; p. 466)—

Prices of timber quoted 1908 and 1912—Duty on Oregon timber should be removed.

GOSS, WILLIAM, Timber-merchant, Christchurch (12/6/12; p. 106)—

Re timber prices and causes of increase—Due mainly extra cost of getting it—Timber-merchants associated—Prints and publishes prices after being fixed at a meeting—No control over timber-suppliers—Increased cost of labour not met by improved machinery—Rates and taxes increased—Quality of timber better to-day than formerly—Rating system on unimproved values criticized.

WALLER, E. W., Timber-merchant, Christchurch (12/6/12; p. 108)—

Timber trade not prosperous as competition too keen—His firm in association—Plenty of ways of getting timber outside association—Sawmill charges increased 15 per cent., freight 19 or 20 per cent., railage and wharfage 4 per cent., cartage 20 per cent., wages 12½ to 15 per cent.—House much better built and better material used.

SLATER, JAMES, Architect and Engineer, Auckland (28/6/12; p. 352)—

Building-cost increased 33 per cent. in ten years—Materials increased immensely—Labour cost equals half cost of total—Auckland brick prices very high—Men's efficiency fallen off.

CHARLESWORTH, J., Architect, Wellington (5/7/12; p. 425)—

Timber-prices increased 5 or 10 per cent.—Bricks are 50s. per thousand—Labour increased about 5 per cent.—Not noticed any falling-off of the efficiency of building-trade workers—Better type of building required—Prices of land excessive.

TEMPLE, W., Architect, Workers' Dwellings, Wellington (8/7/12; p. 431)—

Timber-prices increased 5 per cent. in five years—Materials generally, bricks, &c., increased 5 per cent.—Workers' dwellings scheme—Comparative cost of building in different centres of same class of house—Cost of labour and material given—*Re* builders' discounts—Architects acting as commission agents—Architects' fees—Efficiency of men improved in five years.

MCCALLUM, R. H., Builder, Auckland (21/6/12; p. 352)—

Building-materials doubled in cost in twenty years—Wages increased 25 per cent.—Output less—Men less efficient and not as smart—Men lazier and more inclined to luxury—Cross-examined on figures submitted—*Re* brick buildings and increased prices—Sawmillers' Association a combine—Price-lists all agree.

ROWE, JOHN, Builder and Contractor, Auckland (28/6/12; p. 349)—

Timber-prices considerably increased—Statistics given 1898, 1899, 1900, and 1910—Accounts all paid through association—Rents increased by 1s. week owing to enhanced site-values—Oregon and jarrah should be duty-free—Brick prices cheaper in Dunedin and Sydney—Advocates State taking over industry—Carpenters' efficiency less—Cost of house building in 1891 £280, in 1912 a similar house would cost £347—Plumbers', painters', and carpenters', wages then and now—Men should be classified and wages paid accordingly—Increased export duty on kauri urged.

TREVOR, J., City Councillor, Builder, &c., Wellington (3/7/12; p. 374)—

Timber increased 10 per cent. to 15 per cent. in ten years—Unskilled labour 12 per cent. to 15 per cent.—Skilled labour has not risen so much—Five-roomed house ten years ago would cost £300, to-day £450—Sanitary arrangements much better now—Workers not so efficient as formerly—Prices of bricks detailed—Now 50s. a thousand—Prices arranged by three manufacturers—Bricks can be bought from outsiders—Workers do 20 per cent. less work than few years ago.

TAYLOR, CHARLES, Builder, Christchurch (17/6/12; p. 193)—

Timber-prices 1894 and 1912, 9s. 3d. and 15s. 3d. respectively—Style of houses greatly altered—Men's efficiency fallen off—Timber-market open and competitive.

BANFIELD, H., Organizing Secretary, Carpenters' Society, Auckland (28/6/12; pp. 352 and 356)—

Carpenters' wages increased slightly—Better-class work done now—Carpenters' labour in £350 cottage about £35.

O'BYRNE, THOMAS, Union Secretary, Timber Workers, Invercargill (7/6/12; p. 41)—

Increased price timber mainly due demand—Increased 200 per cent. in fifteen years—Fifteen men will produce 4,000 ft. timber daily—Advocates State control timber industry—*Re* Oregon timber and duty—Housewives' Union—Coal—Land—prices—Very high—Speculation.

CRUMB, ALBERT, Brick and Tile Manufacturer, Auckland (29/6/12; p. 359)—

Bricks—Prices quoted—To-day 46s. 6d. a thousand—Prices fixed by agreement—No bond—Quality of Auckland bricks poor—Wages of men increased—Output not so good per man as formerly—Men not so efficient—Wages paid in excess of award equals 1s. 6d. extra.

FENTON, C. E., Joiner, Wellington (10/7/12; p. 457)—

Re Machine Framing Company—Timber contract broken on account of action of timber-merchants combine—Mill now idle—New method meant saving of material, in cost of labour, and better job.