

it can reasonably cope with the volume of work of this nature, in addition to new constructional work, attention can be given to regular inspection and the remedial work required. Office and field procedure for handling this work will be in operation shortly.

The estimated ten-years works programme covering general development and rehabilitation housing as recently submitted to the Ministry of Works provides for the erection of approximately 6,000 new dwellings (excluding rental houses) and the alteration, maintenance, and repair of approximately 3,000 existing housing securities. The monetary value of this programme is estimated at about £7,000,000, but the extent to which the housing programme can be realized successfully will be dependent on various factors such as the question of supplies, the availability of additional trained and experienced tradesmen, and the degree of financial assistance that can be granted in meeting the housing requirements of the large family and poor economic groups.

As conditions relating to materials, man-power, transport, and staffing improve, so it is anticipated that a heavier programme of housing works can be undertaken.

The present housing works in progress, including new dwellings, alterations, additions, and renovations, average 110 per month.

#### TOKERAU NATIVE LAND COURT DISTRICT

The taking-over of the construction of Maori housing from the Public Works Department at the end of the previous year made a great deal of organizing necessary, and both the office and field staffs have had to be increased to cope with the volume of work, for the number of applications is increasing each year.

Labour difficulties were at first experienced, but as these were overcome the question of material supplies deteriorated until at the close of the year the position was desperate and has retarded operations to such an extent that the supply position is now the problem. The shortage of building-timber is particularly acute.

In spite of the difficulties experienced, the number of buildings erected was an increase on last year's figure, the completions for the latest period being—

Houses erected and renovated	..	..	..	47
Houses purchased	..	..	..	4
Cow-sheds erected ..	..	..	..	17
Implement and store sheds	..	..	..	2

#### WAIKATO-MANAPOTO NATIVE LAND COURT DISTRICT

It was during the year that the construction programme (Department's organization) for Maori housing in the district actually became established, a second Building Supervisor being appointed. Operations have not come up to expectations, for, although numbers of houses are waiting to be erected, shortage of labour and materials has been the major problems, and will continue to be so on account of big hydro-electric and other Government undertakings in the district. Timber-supplies are the biggest problem, even the Timber Controller being unable to assist when urgent jobs are ready for commencement.

Owing to these factors, building operations have been disappointing, as the following figures for the year will show:—

Houses erected and renovated	..	..	..	11
Houses purchased ..	..	..	..	2
Cow-sheds erected ..	..	..	..	1