

1909.
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."

Wellington, 10th July, 1909.

I HAVE the honour to present herewith report of the Chief Advisory Officer under the Workers' Dwellings Act, on the work done under the provisions of the Act for the year ending the 31st March, 1909. Three returns giving information concerning the erection of these houses, cost of building, value of land, total rent, &c., are included in this report. There were only three houses to let at 31st March last. These were situated at Petone (Heretaunga Settlement).

J. A. MILLAR,
Minister of Labour.

SIR,—

Wellington, 15th June, 1909.

I have the honour to report, in compliance with "The Workers' Dwellings Act, 1908," on the working of the Act, and the progress made during the year ending 31st March last.

A total of 26 houses were completed, or nearly completed, during the year, on the following settlements: Camelot Settlement, Sydenham (Christchurch), 11 houses; Heretaunga Settlement, Petone (Wellington), 3 houses; Lawry Settlement, Ellerslie (Auckland), 12 houses. The houses on the Lawry Settlement are nearing completion, and will probably be out of the builders' hands early. Full particulars regarding the houses completed, as to cost of erection, size, &c., will be found in returns included in this report. A further six houses are being built on the Walker Settlement, at Addington, near Christchurch. With the exception of these six and the three Petone dwellings, the houses were erected under the contract system.

There was a large number of tenants offering for the dwellings erected at the Camelot Settlement, Sydenham, and those applying had to submit to a ballot. I have no hesitation in saying that those successful at the ballot appear to be good reliable tenants, and those whom it was intended that the Act should specially benefit. A pleasing feature of this and the other settlements is the care generally given to the gardens and ground attached to the houses. Many of the tenants have not only laid out tasteful gardens, but have a neatly kept lawn or kitchen-garden in which to devote their spare time.

Up to the end of the period 108 dwellings have been erected and finished, and, counting the 12 houses at Ellerslie nearing completion, and the 6 in hand at Addington, there will be a total of 126. Of the 108 completed, 105 have been let, 3 at Petone remaining unlet on the 31st March last. The houses at Petone have been all let during the year, but the tenants have been either shifted to work in other towns or have had to move on in search of work. It is expected that the houses will soon be filled again.

An interesting experiment was made during the year in erecting two houses on the Heretaunga Settlement in ferro-concrete and one in wood. These were similar in design and finish, and, as a result of the experiment, I am inclined to favour the ferro-concrete houses, for the reasons that not only were they found to be nearly as cheap as wood, but they have the distinct

advantages of not costing nearly as much for future maintenance, being more weatherproof, and the insurance premiums are lower. The material used in the construction of these concrete houses was near at hand; in fact, the sand was on the site itself, and the shingle could be obtained for 50 per cent. less than city rates. These factors helped considerably in the saving on cost, and, after careful comparisons made between the cost of wooden and concrete dwellings, it was found that the latter had only cost about £6 more. It is expected that with more experience the labour item can be reduced somewhat on these ferro-concrete houses, because as the men get trained they can work more expeditiously.

The house generally favoured by tenants is the five-roomed. The illustrations attached to the report will show, more than words can convey, exactly the class of houses that have been built; but it might be as well to mention again that each house erected during the year has been fitted with the hot-water system, and special attention has been given to ventilation and sanitation. The houses at Ellerslie embody every possible convenience, even to window-blinds, and poles for clothes-lines, and, from their pleasant situation, general comfort, and convenience, should make ideal homes for those successful at the ballot.

An analysis of the occupations of the tenants already in the houses shows the following result: Bootmakers, 2; butchers, 2; bricklayers, 2; cabinetmakers, &c., 4; carpenters, 11; clerks, agents, &c., 15; cook, 1; drivers, 2; engineering trades, 8; gardeners, 4; grocers, 3; housewives, 5; labourers, 17; messengers, 3; painter, 1; printers, 5; railway employees, 3; storemen, 3; tailors, 2; warehousemen, 4. Other trades represented are—Blacksmith, carriage-painter, carriage-turner, contractor, fellmonger, picture-framer, pottery-moulder, and sail-maker.

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

There have been several blocks under offer to the Department for the purposes of the Act, and in this connection I have visited and inspected land in the following places: Wanganui, Napier, Christchurch, and Wellington. Generally the report of the Board in each case was unfavourable to the purchase of such land, for the reasons, principally, that the price asked was too high, or the land was not suitably situated for the purpose, or there was no need for the dwellings because there were already houses available at reasonable rentals. In all cases where the land is available I am strongly of opinion that we should use the land set apart for this purpose before purchasing fresh areas.

The whole of the houses were designed by the Department's architect, Mr. Woburn Temple, and were erected under his supervision. Mr. F. W. Rowley, Deputy Chief Inspector of Factories, was appointed to a seat on the local Advisory Board during the period under review.

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.	Annual Rent.	Insurance.	Rates, &c.	Gross Weekly Rent.
	Area.	Frontage.								
Ellerslie.										
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
Engineer ..	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 Api- aries	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 ..	1 0	66 0	130 0 0	5	80 15 6	385 0 0	25 15 0	1 18 0	2 7 8	11 7
Compositor ..	1 0	66 0	130 0 9	5	83 11 6	400 0 0	26 10 0	1 19 2	2 8 10	11 10
Upholsterer ..	1 0	66 0	125 0 0	5	81 19 6	390 0 0	25 15 0	1 18 8	2 8 6	11 7
Paper-ruler ..	1 0	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
Tailor ..	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 signalman	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
Wife of a carpenter	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

"WORKERS' DWELLINGS ACT, 1908."



PETONE, WELLINGTON.

5 rooms. Rents, 12s. 5d. and 12s. 7d. per week, including rates and insurance.



PETONE, WELLINGTON.

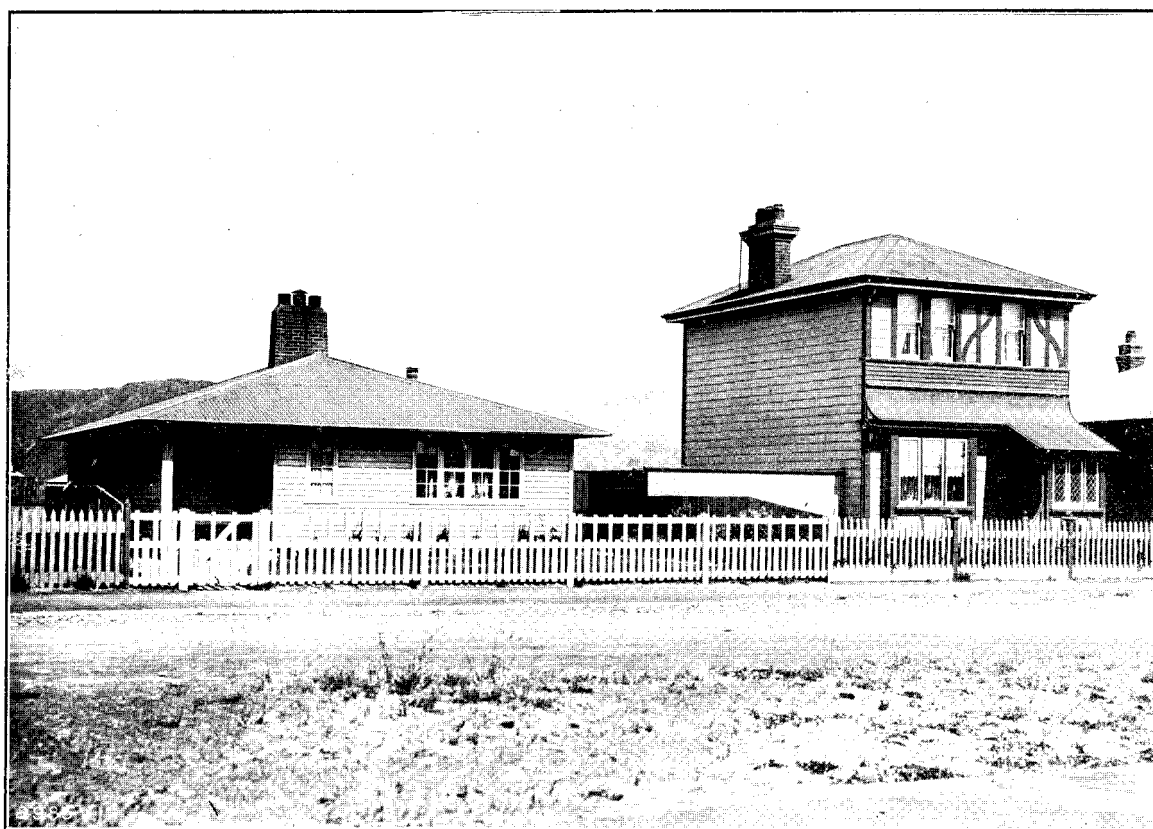
5 rooms. Rents range from 12s. 5d. to 12s. 7d. per week, including rates and insurance.

“WORKERS’ DWELLINGS ACT, 1908.”



PETONE, WELLINGTON.

5 rooms. Rents range from 11s. 7d. to 12s. 6d. per week, including rates and insurance.



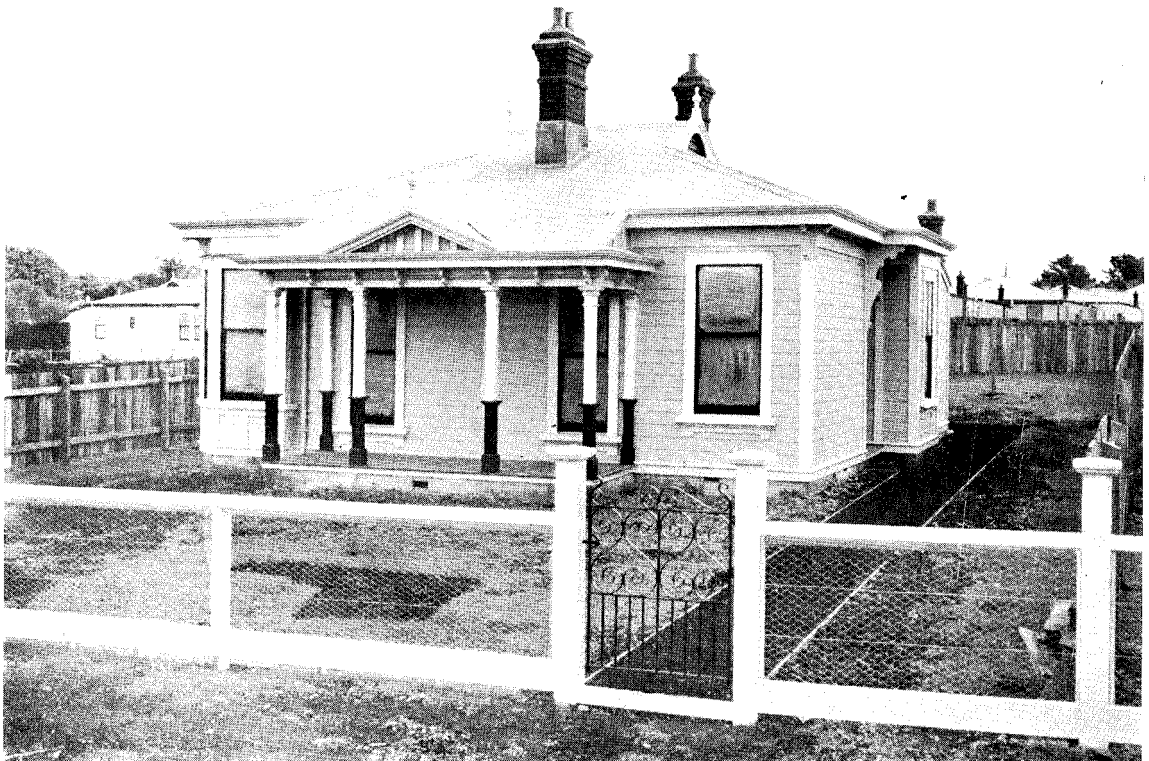
PETONE, WELLINGTON.

5 rooms. Rents, 12s. 4d. and 12s. 6d., including rates and insurance.

“WORKERS’ DWELLINGS ACT, 1908.”

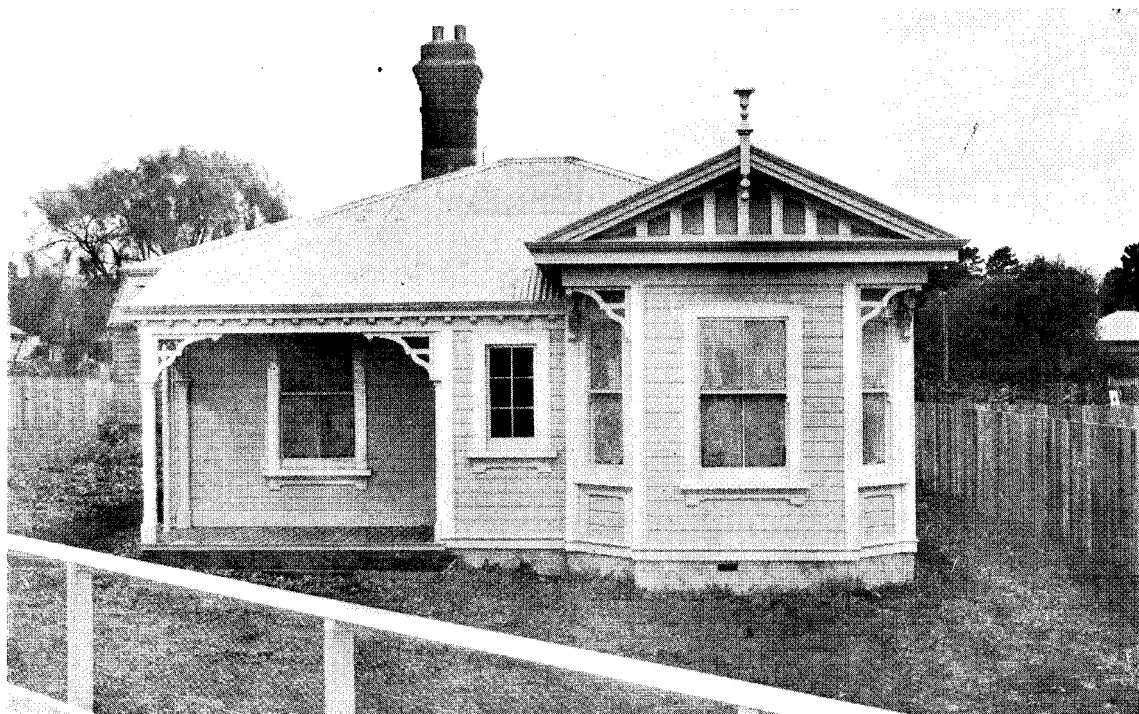


ELLERSLIE, AUCKLAND.
4 rooms. Rent, 12s. 4d. per week.

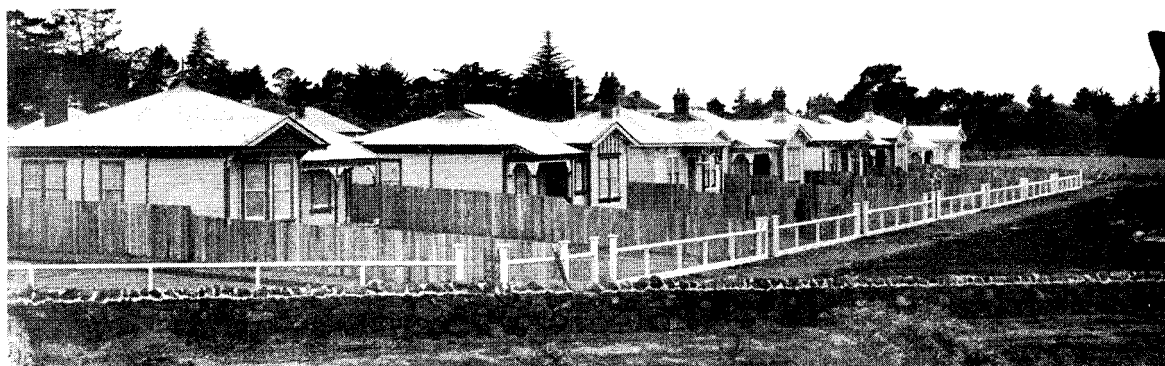


ELLERSLIE, AUCKLAND.
5 rooms. Rent, 13s. 7d. per week.

“WORKERS’ DWELLINGS ACT, 1908.”



ELLERSLIE, AUCKLAND.
5 rooms. Rent, 13s. 8d. per week.



GROUP OF DWELLINGS AT ELLERSLIE, AUCKLAND.
4 and 5 rooms. Rents, from 12s. 4d. to 13s. 10d. per week.



ELLERSLIE, AUCKLAND.
4 and 5 rooms. Rents, from 12s. 4d. to 13s. 10d. per week.

WORKERS' DWELLINGS ACT, 1908.

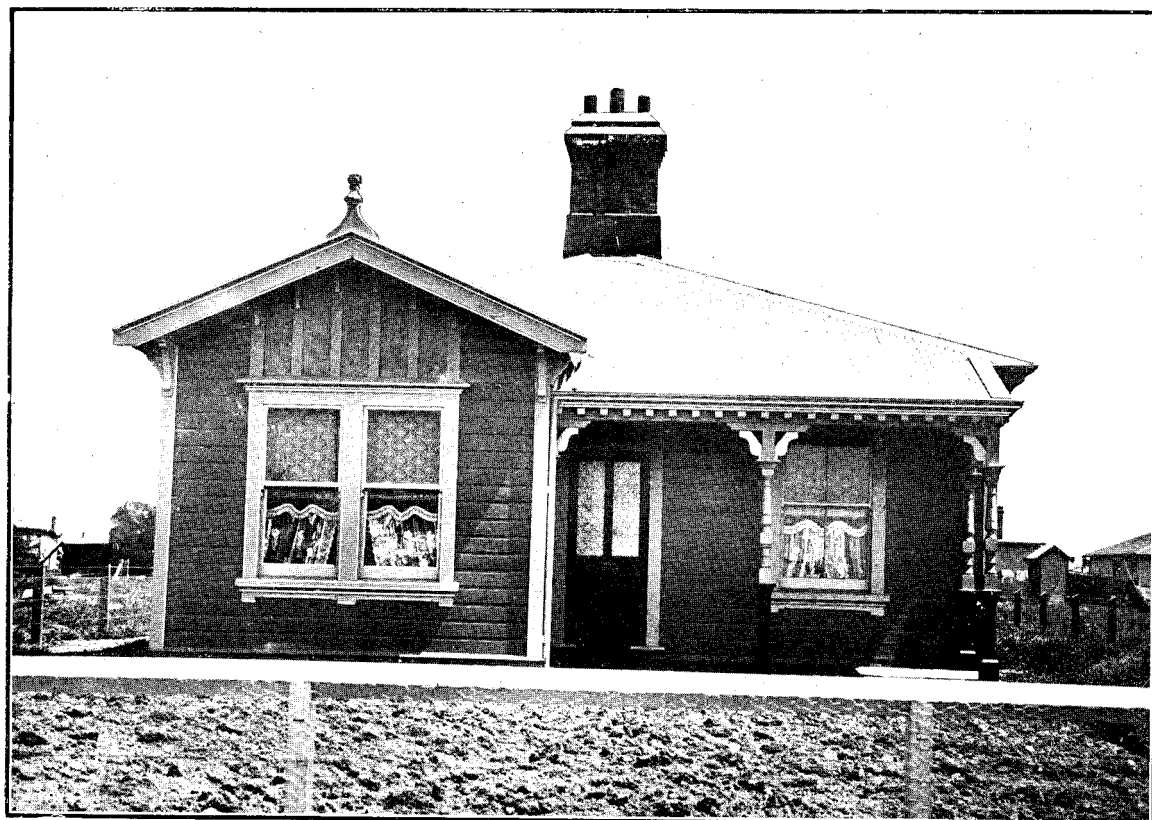


SYDENHAM, CHRISTCHURCH.
5 rooms. Rent, 10s. 6d. per week.



SYDENHAM, CHRISTCHURCH.
4 rooms. Rent, 9s. 4d. per week.

"WORKERS' DWELLINGS ACT, 1908."



SYDENHAM, CHRISTCHURCH.
4 rooms. Rent, 9s. 4d. per week.



SYDENHAM, CHRISTCHURCH.
5 rooms. Rents range from 9s. 6d. to 10s. 6d. per week.

“WORKERS’ DWELLINGS ACT, 1908.”



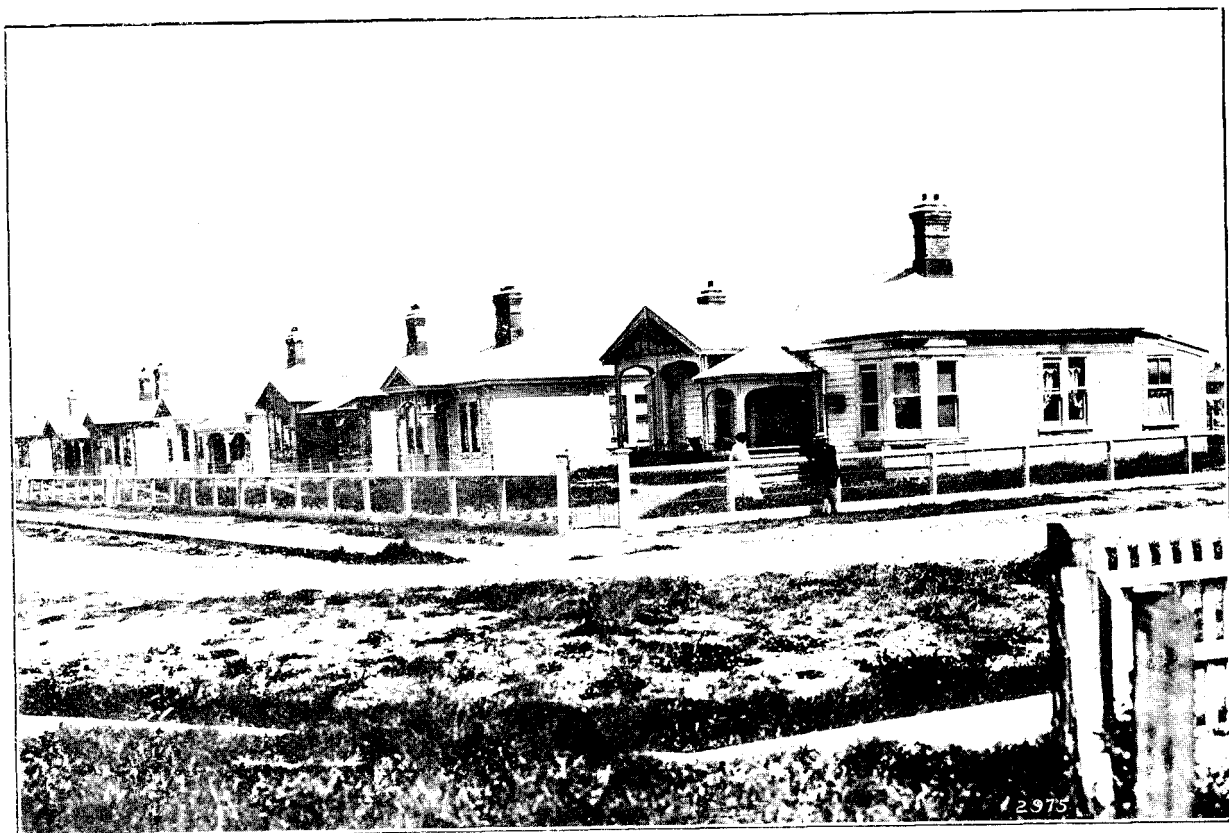
SYDENHAM, CHRISTCHURCH.

4 and 5 rooms. Rents range from 9s. 4d. to 10s. 9d. per week.



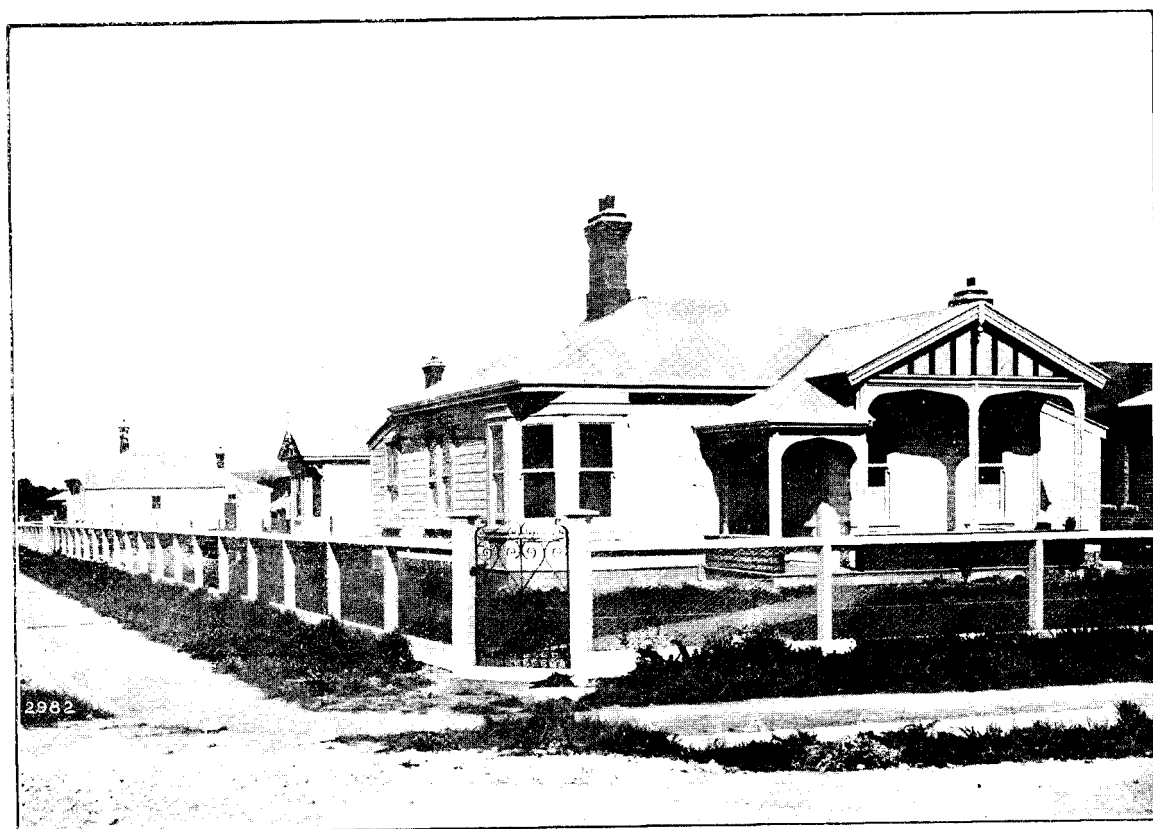
SYDENHAM, CHRISTCHURCH.

6 rooms. Rent, 11s. 4d. per week.



SYDENHAM, CHRISTCHURCH.

4, 5, and 6 rooms. Rents range from 9s. 4d. to 11s. 4d. per week.



SYDENHAM, CHRISTCHURCH.

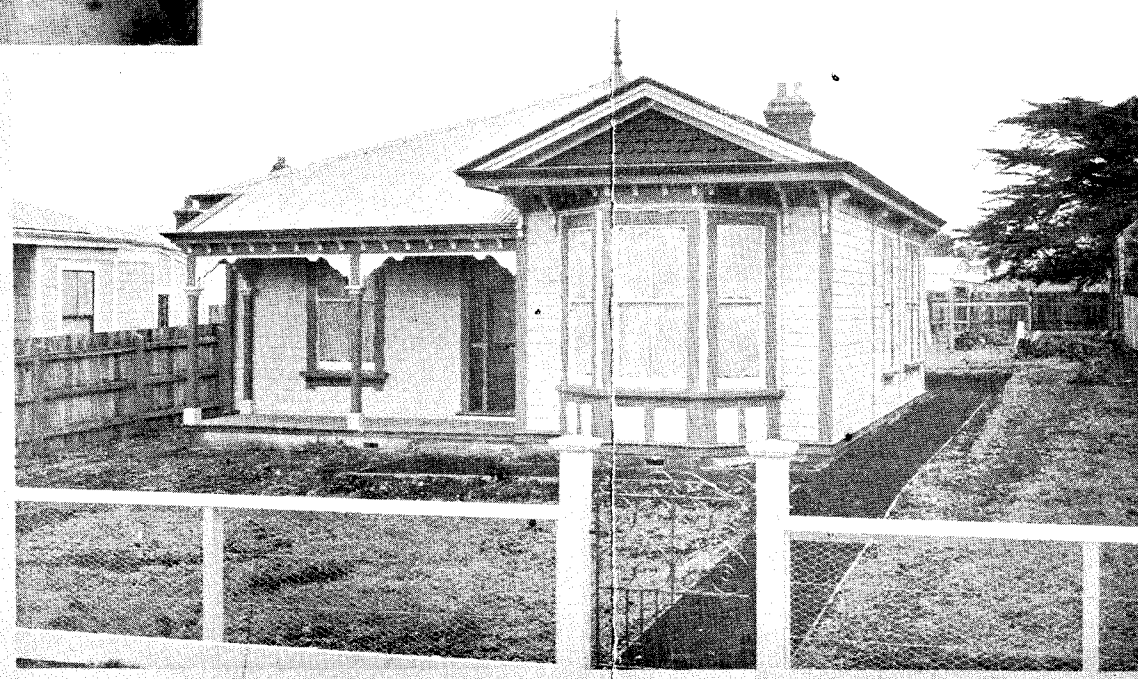
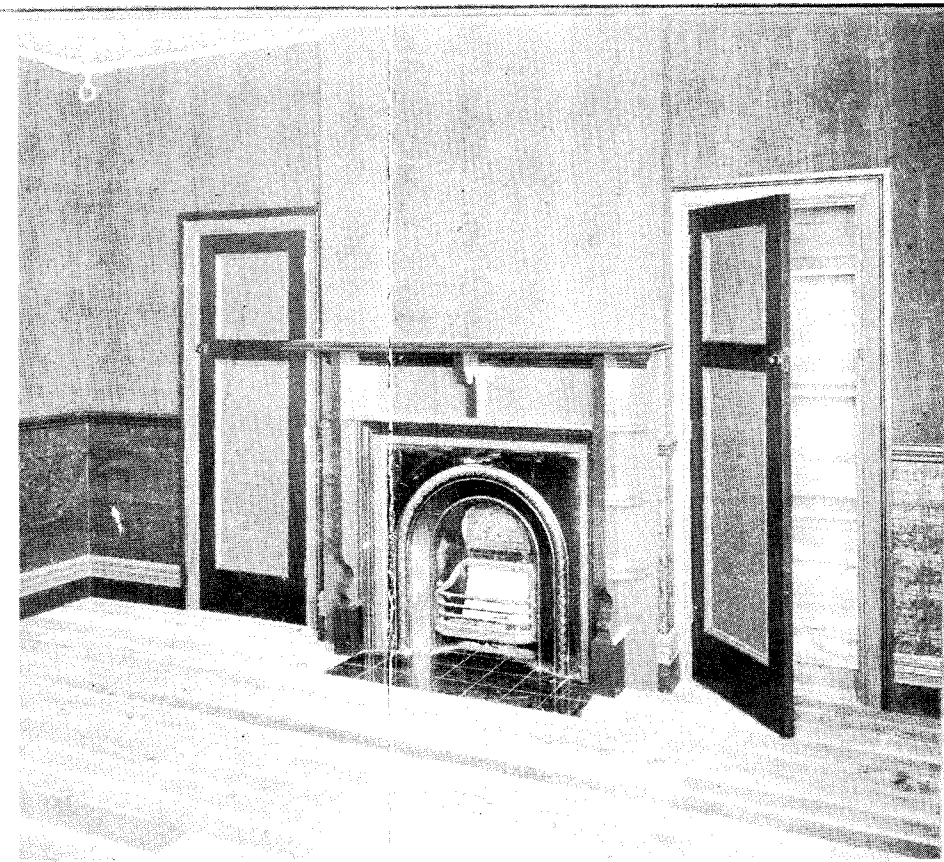
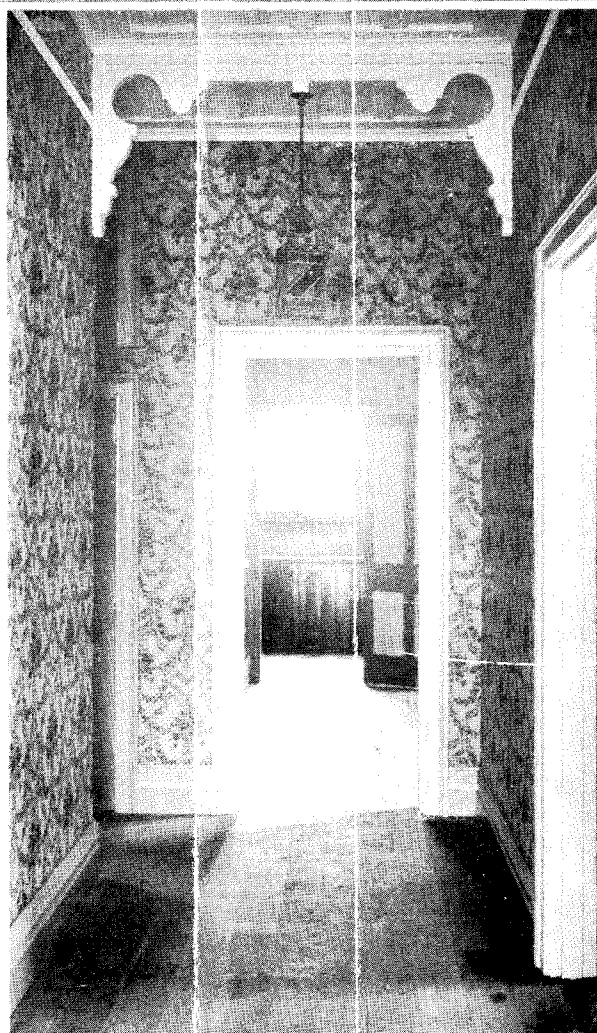
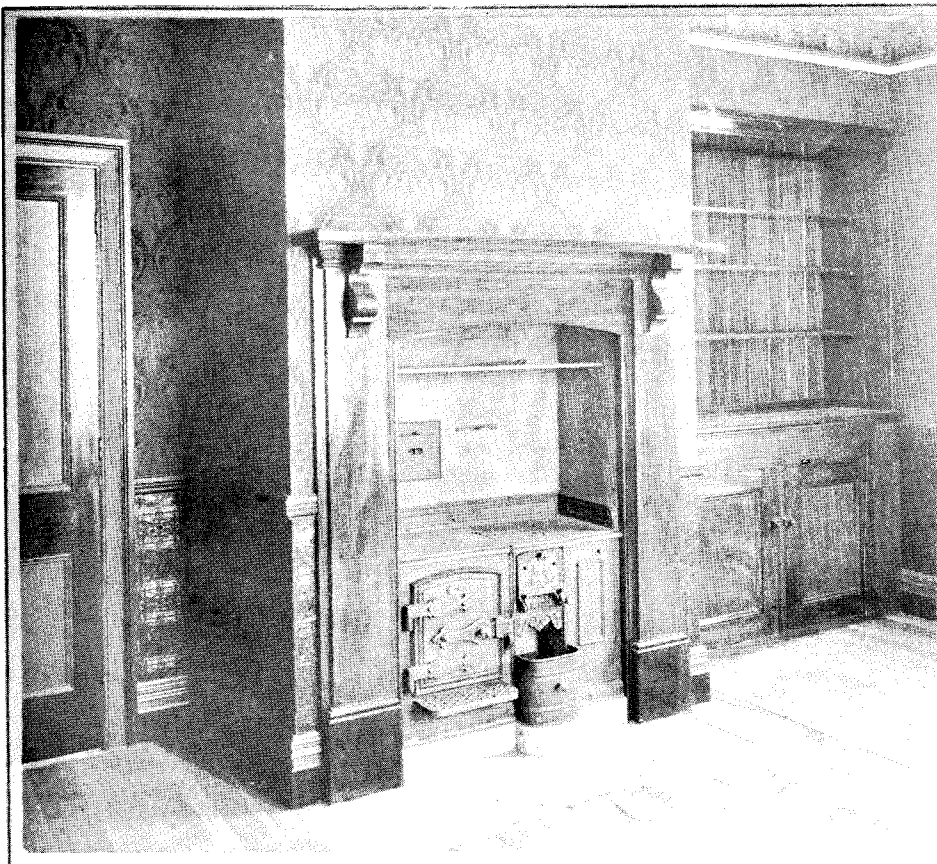
6 rooms. Rent, 11s. 4d. per week.

"WORKERS' DWELLINGS ACT, 1908."

Interior living-room, 1-roomed house.

Typical hall.

Interior living-room, 5-roomed house.



1 rooms. Rent, 12s. 7d. per week.

E. JERSEY, AUCKLAND.

5 rooms. Rent, 13s. 10d. per week.

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 (exclusive of Conveniences).	Total Cost of Building.	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage								
Heretaunga Settlement, Petone.										
Machinist ..	14·7	40 0	£ 100 0 0	5	£ 87 0 0	435 0 0	£ 26 15 0	£ 2 5 7	£ 3 0 9	s. d. 12 4
Carpenter ..	18·0	49 0	100 0 0	5	80 0 0	400 0 0	25 0 0	1 19 8	2 19 6	11 6
Storeman ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 5	3 0 3	11 11
Engine-driver	14·7	40 0	100 0 0	5	86 13 0	433 5 0	26 13 3	2 5 7	3 0 3	12 3
Painter ..	13·3	36 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Labourer ..	14·7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 4 4	2 19 6	11 8
Printer ..	14·7	40 0	100 0 0	5	86 6 0	431 10 0	26 11 6	2 1 0	3 0 3	12 2
Butcher ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	1 18 6	3 0 3	12 0
Bookbinder ..	14·7	40 0	100 0 0	5	80 0 0	400 0 0	25 0 0	2 2 0	2 19 6	11 7
Labourer ..	18·0	49 0	100 0 0	5	86 0 0	430 0 0	26 10 0	2 1 4	3 0 8	12 2
Slaughterman	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Loom-turner	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Carpenter ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 6
Striker ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 6 2	3 1 0	12 6
Housewife ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 5 7	3 1 0	12 5
Stockbuyer ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Pattern-maker	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 0 6	3 0 9	12 3
Custodian ..	14·7	40 0	100 0 0	5	86 0 0	430 0 0	26 10 0	1 16 6	3 0 8	12 1
Labourer ..	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	1 18 0	3 1 0	12 3
Warehouseman	14·7	40 0	100 0 0	5	87 0 0	435 0 0	26 15 0	2 5 7	3 0 9	12 4
Carriage-trimmer	14·7	40 0	100 0 0	5	88 0 0	440 0 0	27 0 0	2 1 1	3 1 0	12 4
Housewife ..	14·7	40 0	100 0 0	5	84 0 0	420 0 0	26 0 0	2 3 2	3 0 3	12 0
Striker ..	14·7	40 0	100 0 0	5	109 12 0	548 0 0	27 12 6	1 13 4	3 2 2	12 5
Fireman ..	14·7	40 0	100 0 0	5	110 16 0	554 0 0	28 19 0	0 12 10	3 2 2	12 7
Storeman ..	14·7	40 0	100 0 0	5	110 16 0	554 0 0	28 19 0	0 12 10	3 2 2	12 7

Coromandel Street, Wellington.

Insurance agent	8·73	31 8	263 10 0	6	£ 81 15 7	490 13 6	£ 40 6 0	£ 1 3 4	£ 4 3 6	s. d. 17 6
Clerk ..	8·63	31 4	255 13 9	6	81 15 7	490 13 6	39 13 0	1 6 10	4 3 0	17 4
Driver ..	8·63	31 4	255 13 9	6	81 15 7	490 13 6	39 13 0	1 6 10	4 3 0	17 4
Cabinetmaker	8·32	30 2	255 13 9	6	81 15 7	490 13 6	39 13 0	1 15 0	3 19 6	17 5
Messenger ..	10·52	37 0	252 13 6	4	102 7 10½	409 11 6	35 2 0	0 17 9	3 17 0	15 4
Carpenter ..	10·55	37 0	252 13 6	4	98 5 4½	393 1 6	34 5 0	1 8 9	3 17 0	15 2
Compositor ..	10·57	37 0	252 13 6	4	102 7 10½	409 11 6	35 2 0	0 17 9	3 17 0	15 4
Clerk ..	12·76	44 7	301 0 0	5	96 7 1½	481 15 7	41 5 0	1 15 3	4 9 0	18 3
Clerk ..	8·44	31 7	201 0 0	5	90 9 0	452 5 0	34 15 0	1 12 2	3 5 0	15 3
Foreman ..	8·73	31 8	201 0 0	5	90 9 0	452 5 0	34 15 0	1 8 0	3 5 0	15 1
Carpenter ..	8·73	31 8	201 0 0	5	90 9 0	452 5 0	34 15 0	1 12 2	3 5 0	15 3
Stevedore ..	8·34	30 4	201 0 0	5	90 9 0	452 5 0	34 15 0	1 8 0	3 5 0	15 1

RETURN under Workers' Dwellings Act of Houses erected at Camelot Settlement, Sydenham, 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 (including Fencing and Extras).	Annual Rent.	Insurance.	Rates.	Gross Weekly Rent.
	Area.	Frontage.								
Gardener ..	R. 1 4·6	Links. 231·43	£ 90	5	£ 82 0 0	410 0 0	£ 25 0 0	£ 1 1 0	£ 2 18 3	s. d. 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	81 0 0	405 0 0	24 15 0	1 1 7	3 1 7	11 1
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
Letter-carrier	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	82 0 0	410 0 0	24 10 0	1 1 7	2 18 4	10 11
Upholsterer ..	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	93 0 0	465 0 0	27 5 0	0 9 10	2 15 5	11 9
Coach-painter	1 3·6	184·38	80	5	82 0 0	410 0 0	24 10 0	0 16 10	2 14 9	10 10
Sail-maker ..	0 38	338·65*	90	6	83 16 7	502 19 6	30 0 0	1 1 0	1 17 9	12 8
Salesman ..	0 30·6	80	80	5	93 0 0	465 0 0	27 5 0	0 9 10	2 15 5	11 9
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	81 0 0	405 0 0	24 10 0	1 1 7	2 15 1	10 11
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
Life-assurance agent	0 37·8	337·32*	80	6	83 16 7	502 19 6	29 8 0	1 5 8	1 17 9	12 6
Railway 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
Timberyard-man	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	92 0 0	460 0 0	27 15 0	0 9 10	2 16 8	11 11
Bootmaker ..	0 38·7	93	90	5	82 0 0	410 0 0	25 0 0	0 16 10	2 13 2	11 0

* Double frontage.

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.	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	
Labourer ..	0 20·2	70	100	5	82	410	25 10 0	1 8 0	2 4 8	11 3	
Fellmonger ..	0 20·2	70	100	5	80	400	25 0 0	1 9 2	2 2 6	11 0	
Labourer ..	0 14·4	50	75	5	84	420	24 15 0	1 9 2	2 2 6	10 11	
Grocer ..	0 14·4	50	80	5	84	420	25 0 0	1 3 4	2 3 0	10 11	
Mechanical engineer	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	
Contractor ..	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, 1908-9	£ s. d.
Amount expended out of Land for Settlements Fund in erecting dwellings and in preparing land for dwellings	Nil.
Amount expended out of Labour Department vote upon ordinary Crown lands	6,349 15 7
	5,916 11 6
Total	£12,266 7 1

The total number of dwellings erected is 103.
The total number leased to 31st March last, 105.
Number leased under section 9 of "The Workers' Dwellings Act, 1908," 64.

C.

RETURN showing the dwellings erected and rents outstanding in the several chief cities are as follows:—

District.	Erected.	Leased.	Rents outstanding as at 31st March, 1909.	
			Exclusive of Cur- rent Payments.	Inclusive of Cur- rent Payments.
			£ s. d.	£ s. d.
Otahuhu and Ellerslie, Auckland ..	24	24	10 9 7	30 2 1
Petone, Wellington ..	28	25
Coromandel Street, Wellington ..	12	12
Sydenham, Christchurch ..	24	24	24 9 9	42 3 5
Windle, Dunedin ..	20	20	33 2 11	64 5 2
	108	105	68 2 3	136 10 8
			£204 12 11*	

* Up to the 9th June £151 9s. 4d. of this amount has been paid.

Approximate Cost of Paper.—Preparation, not given; printing (2,000 copies, including Illustrations), £30 4s.