

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 traveller	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