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Summary for the State of South Australia

RELATING TO

DWELLINGS.

(Subject to Revision.)

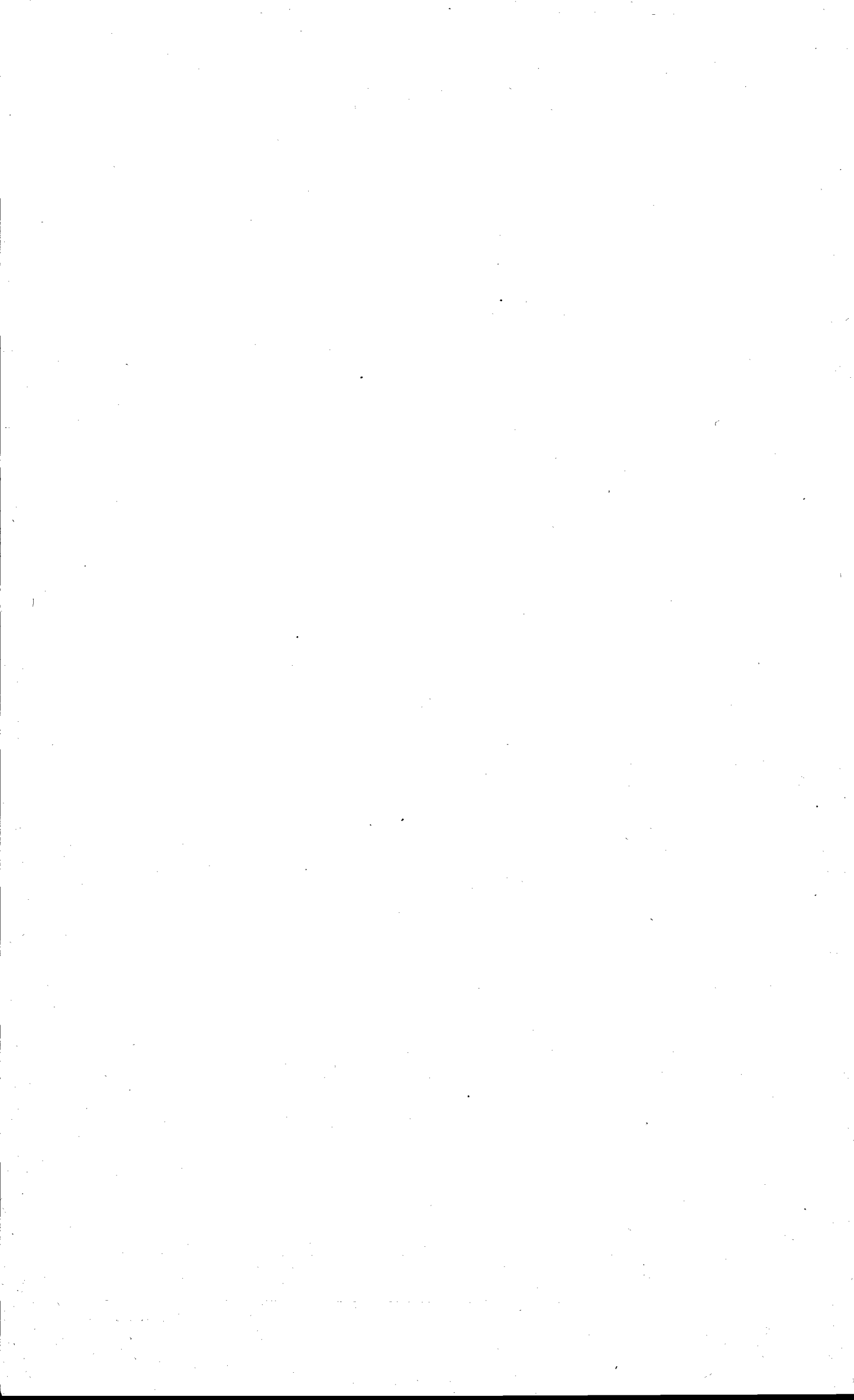
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THE STATE OF SOUTH AUSTRALIA.

DWELLINGS.

SECTION 1.—INTRODUCTION.

1. General.—This bulletin presents in tabular form, the summarised results relating to Dwellings for the State of South Australia, and for the Metropolitan, Urban Provincial, and Rural Divisions thereof. The subjects referred to in the tables are dealt with in the following order:—(1) Summary of Population and Dwellings; (2) Nature of Occupied Dwellings (private houses, etc.); (3) Materials of which Outer Walls are composed; (4) Material of which Roof is composed; (5) Private Dwellings classified according to the Number of Rooms; (6) Mode of Occupancy (Owner, Tenant, etc.); (7) Weekly Rental Value of Private Dwellings occupied by Tenants; (8) Private Dwellings, Tenements and Flats classified according to the Number of Inmates.

2. Metropolitan Area.—Throughout the following observations comparisons will be made between results from the Census of 1911, and from the Census of 1921, relating to the "Metropolitan Area," and, in this connexion, it must be pointed out that the area included under the designation, "Metropolitan Area," is not exactly identical in both instances. The number of dwellings affected, however, is relatively so small that the comparisons quoted may be accepted as valid.

3. Private Dwellings.—All tables after Table 2 refer to occupied *private* dwellings only.

SECTION 2.—POPULATION AND DWELLINGS (Table 1).

1. General Summary.—From the summary of results given in Table 1 it may be ascertained that during the interval between the Census of 1911 and that of 1921, the population of South Australia increased by 21.20 per cent., and the total occupied dwellings, including hotels, boarding-houses, gaols, hospitals, and any structure used for the purpose of shelter as a dwelling, but excluding wagons and camps, increased by 28.26 per cent., so that the number of persons per occupied dwelling was less in 1921 than in 1911. The average number of persons per occupied dwelling at the Census of 1921 was 4.59, as compared with the average of 4.86 in 1911. For social and economic purposes, a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals and similar establishments, which, though necessarily treated as dwellings, do not represent the condition of the normal social unit which is the family. In the following more detailed observations relative to housing accommodation, consideration will be restricted to private dwellings.

2. Unoccupied Dwellings.—The number of unoccupied dwellings in South Australia on the 4th April, 1921, was 4,431, or 3.94 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Area was 3.07 per cent., in the Urban Provincial Areas 6.63 per cent., and in the Rural Areas 4.47 per cent. Of the 4,431 unoccupied dwellings 1,761, or 39.74 per cent., were in the Metropolitan Area; 660, or 14.90 per cent., were in the Urban Provincial Centres; and 2,010, or 45.36 per cent., were in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures, though they were not necessarily "to let."

3. Dwellings being Built.—The number of dwellings returned as in course of construction represented an addition of 60 to every 10,000 dwellings in existence in the State on the 4th April, 1921. The similar increments in the various divisions of the State were:—Metropolitan, 94.26; Urban Provincial, 34.16; and Rural, 22.

4. Tenements and Flats.—It might be well to mention here that any room, or suite of rooms, occupied as a tenement or flat has been considered as a distinct dwelling in conformity with the *Census and Statistics Act 1905-20*, which provides that—"where a building is let, sublet, or held in different apartments and occupied by different persons or families, each part so let or sublet, or held and used for the purpose of human habitation shall be deemed a dwelling." (Section 10, sub-section 2.)

SECTION 3.—NATURE OF OCCUPIED DWELLINGS (Table 2).

1. Private Houses, Tenements and Flats, Boarding Houses, etc.—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 100,356, and tenements or flats numbered 3,939; taken together, these represent 96.64 per cent. of all dwellings. The most striking disclosure from the analysis of dwellings, according to their nature, is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace as a place of residence. The

figures not only confirm what has been a subject of general observation for some time past, but they provide authentic data by which the extent of the movement can be measured. Thus, during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 23.91 per cent.—from 80,990 to 100,356—while the tenements and flats increased by 252.3 per cent., from 1,118 to 3,939, and the number of boarding-houses, etc., increased by 111 per cent.*—from 945 to 1,994. Of the 3,939 tenements and flats in South Australia at the 1921 Census 3,185, or 80.86 per cent., were in the Metropolitan Area; 223, or 5.66 per cent., were in the Urban Provincial Areas; and 531, or 13.48 per cent., were in the Rural Districts; and of the 1,994 boarding-houses 1,320, or 66.20 per cent., were in the Metropolitan Area; 230, or 11.53 per cent., were in the Urban Provincial Areas; and 444, or 22.27 per cent. were in the Rural Districts.

2. Hotels.—The number of hotels in South Australia declined during the intercensal period by 22, or 3.42 per cent., from 643 in 1911 to 621 in 1921.

SECTION 4.—MATERIAL OF OUTER WALLS (Table 3).

1. Stone and Brick.—When all the dwellings in South Australia are classified according to the material of their outer walls as in Table 3, the most numerous class is that with outer walls of stone, and the second largest class is that with brick walls. In 1921 these two classes taken together represented 77.33 per cent. of all dwellings for which particulars regarding walls were specified. The stone houses represented 55.81 per cent. of the total in 1921, as against 62.47 per cent. in 1911, while the brick houses represented 21.52 per cent. in the later year, as compared with 16.38 per cent. During the intercensal period the stone houses, which are well distributed throughout the State, increased by 13.64 per cent.—from 51,052 in 1911 to 58,005 in 1921. During the same period the number of brick houses increased by 67.03 per cent.—from 13,388 to 22,362. Of the brick houses in South Australia in 1921 as many as 94.03 per cent. were in the Metropolitan Area.

2. Wood.—Third in the order of numbers are the houses with wooden walls. Although the number of these houses increased between 1911 and 1921 by 16.06 per cent., their proportion in relation to the total dwellings fell from 8.66 per cent. in 1911 to 7.90 per cent. in 1921. Of the wooden houses in South Australia in 1921 30.77 per cent. were in the Metropolitan Area, 15.62 per cent. were in the Urban Provincial Divisions, and 53.61 per cent. were in the Rural Districts.

3. Iron.—The number of iron houses increased by 43.13 per cent. from 5,367 or 6.57 per cent. of the total in 1911, to 7,682 or 7.39 per cent. of the total in 1921. The iron houses in 1921 were distributed throughout the State as follows:—Metropolitan Area, 29.39 per cent.; Urban Provincial Areas, 13.86 per cent.; and Rural Areas, 56.75 per cent.

4. Concrete.—Although in 1921 the dwellings with concrete walls represented only 3.08 per cent. of all dwellings, the relative increase in their numbers amounted to 64.33 per cent., from 1,951 in 1911 to 3,206 in 1921. Of the concrete dwellings in South Australia 2,206, or 68.81 per cent., in 1921 were in the Metropolitan Area and 25.64 per cent. were in the Rural Areas. With regard to the concrete dwellings in the Metropolitan Area, it may be well to point out that these do not necessarily represent 2,206 separate buildings, as it is probable that many of them are structures containing a number of dwellings in the form of flats or tenements.

5. Calico, Canvas, Hessian, etc.—Although in some instances these dwellings with textile walls are occupied by persons engaged in clearing, or otherwise preparing land for occupation, the majority are probably occupied by persons engaged on construction works, such as water conservation and irrigation works, roads, railways, etc. At the Census of 1911 there were in South Australia 1,875 of these dwellings, and at the Census of 1921 the number had increased by 25.55 per cent., to 2,354. The Council Districts in which these dwellings were in large numbers in 1921 were:—Balaclava, Hutt and Hill Rivers, Lincoln, Renmark Irrigation Trust, Talunga, and Tumby Bay.

6. Other Materials.—While the remaining dwellings are numerically unimportant, representing little more than 2 per cent. of the whole, they are of interest as indicating the tendency to the use of materials other than those already mentioned for house construction. *Sun-dried Bricks.*—The number of dwellings in South Australia with walls of sun-dried bricks increased by 85.85 per cent. This increase was entirely in the Metropolitan Area, where the number of dwellings with walls of sun-dried bricks increased from 169 in 1911 to 936 in 1921, whereas outside that area the number of occupied dwellings of this class fell from 467 in 1911 to 246 in 1921. The greater number of these dwellings are in Port Adelaide and the adjacent districts. *Lath and Plaster.*—The number of dwellings with walls of lath and plaster increased by 200 per cent., from 88 to 267, of which 61 per cent. were in the Metropolitan Area, and 36 per cent. were in the Rural Areas. *Wattle and Dab.*—The number of dwellings with walls of wattle and dab increased by one-third, from 210 to 280, of which 251 were in the Rural Areas. *Fibro-cement.*—At the Census of 1921 there were 117 dwellings with outer walls of fibro-cement, 53 being in the Metropolitan Area, and 61 in the Rural Areas. In 1911 no dwellings of this description were recorded, and if there were any such dwellings at that time they were included under the heading of *ruberoid and other compositions*, which numbered 23 only.

SECTION 5.—MATERIAL OF ROOF (Table 4).

General.—Iron is almost the universal roofing material for dwellings of a permanent nature in South Australia. Of the 103,898 private dwellings for which particulars were given 96,759, or 93 per cent., were roofed with iron; roofs of slate, tiles, and wood each represented about 1.5 per cent.; and textile materials about 2 per cent. Particulars relating to roofs were not collected at the Census of 1911.

* This increase is partially due to more precise classification of boarding-houses at the later Census.

SECTION 6.—OCCUPIED PRIVATE HOUSES, TENEMENTS AND FLATS, ACCORDING TO NUMBER OF ROOMS (Table 5).

1. Average Number of Rooms per Dwelling.—For all occupied private dwellings throughout South Australia, the average number of rooms has increased from 4.86 at the Census of 1911 to 4.90 rooms per dwelling at the Census of 1921. In the Metropolitan Area the average number of rooms per dwelling fell during the same time from 5.13 to 5.06, whereas outside that area the average number of rooms per dwelling increased from 4.64 to 4.72. The explanation of the smaller average number of rooms per dwelling in the Metropolitan Area lies, in a large measure, in the construction of suites of flats containing comparatively few rooms, in the conversion of many of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing the number of rooms—and by the conversion of other large houses into boarding-houses and so eliminating them from the category of private houses. (See Table 2.) The effect of these transformations, as shown by the decrease in the number of larger houses, is a striking feature of Table 5. In the extra-Metropolitan Area the number of small dwellings of from 1 to 3 rooms fell during the intercensal period by 9.60 per cent., and the large houses of 8 rooms and over decreased by 11.72 per cent. On the other hand, the number of dwellings with 5 rooms increased by nearly 54 per cent., the combined result of these changes being the increase in the average number of rooms per dwelling from 4.64 to 4.72. In the Metropolitan Area the decline in the numbers of the larger dwellings began with houses of 9 rooms, and in the extra-Metropolitan Area it began with houses of 8 rooms.

2. The Whole State—Dwellings of 8 Rooms and over.—Assuming an equal distribution of those dwellings for which the number of rooms was not specified, there were in South Australia at the Census of 1911 6,448 dwellings of 8 rooms or over, containing an aggregate of 60,200 rooms; by the 4th April, 1921, the number of dwellings within the same groups had declined to 5,914, containing 54,300 rooms. Thus, while the number of these dwellings declined by 8.28 per cent., the number of rooms contained therein declined by 9.80 per cent., the average number of rooms in the dwellings of 8 rooms and upwards still remaining having fallen from 9.34 to 9.17. Otherwise expressed, in 1911 the number of occupied private dwellings containing 8 rooms and upwards represented 7.85 per cent. of all occupied private dwellings, and they contained 15.09 per cent. of all rooms in occupied private dwellings; whereas in 1921 similar dwellings represented only 5.67 per cent. of the dwellings, and 10.61 per cent. of the rooms in occupied private dwellings.

3. Metropolitan Area—Dwellings of 9 Rooms and over.—Assuming an equal distribution of the dwellings for which the number of rooms was not stated, there were in 1911, in the Metropolitan Area, 1,791 occupied private dwellings with 9 rooms and upwards, containing in the aggregate 19,060 rooms, an average of 10.64 rooms per dwelling. These dwellings represented 4.74 per cent. of all occupied private dwellings in the area concerned, and 9.80 per cent. of all rooms in such dwellings. In 1921 the number of dwellings with 9 rooms and upwards was 1,564, or 2.91 per cent. of the total dwellings, and the number of rooms contained therein was 16,500, or 6.08 per cent. only, of all rooms in occupied private dwellings in the Metropolitan Area. The average number of rooms per dwelling of 9 rooms and over in 1921 had fallen to 10.57.

4. Dwellings of 1, 2, and 3 Rooms.—**1 Room.**—The figures in Table 5 show that for South Australia as a whole the number of dwellings returned at the Census as consisting of 1 room increased by 55, from 3,248 in 1911 to 3,303 in 1921. This increase was wholly in the Metropolitan Area, where the number of 1-room dwellings increased by 280—from 446 to 726. **2 Rooms.**—The number of dwellings consisting of 2 rooms in the State as a whole fell from 4,119 to 3,683—by 436—or 10.58 per cent. This decline for the State, however, was the net result of an increase of 18.18 per cent. in the Metropolitan Area, and a decrease of 19.96 per cent. outside that area. In the Metropolitan Area the number of dwellings actually returned as of 2 rooms increased from 1,012 in 1911 to 1,196 in 1921, whereas outside that area the number fell from 3,107 in 1911 to 2,487 in 1921. **3 Rooms.**—The number of dwellings containing 3 rooms declined in the Metropolitan Area by 18, and in the extra-Metropolitan Area by 172, or 3.68 per cent. **1, 2, and 3 Rooms.**—In 1911 dwellings of 1, 2, and 3 rooms represented 20.78 per cent. for South Australia, and 17.02 per cent. for Adelaide and Suburbs, of all occupied private dwellings; by 1921 the proportion for South Australia had fallen to 15.85 per cent., and for the Metropolitan Area to 12.81 per cent. It will be seen therefore that, notwithstanding the actual increase in the number of these small dwellings in the Metropolitan Area, they were relatively less in 1921 than in 1911.

5. Dwellings Containing 4, 5, and 6 Rooms.—The diminished numbers of very small dwellings, and also of larger ones, indicate a closer concentration of numbers towards the centre of gravity, which has already been shown to lie about the 5-roomed dwelling. In South Australia, as a whole, the number of dwellings containing 4, 5, and 6 rooms increased during the intercensal period by 42.84 per cent., and in the Metropolitan Area by 61.22 per cent. The greatest increase, both numerically and relatively, was in the 5-roomed group, which increased by 76.07 per cent. in the State as a whole, and by 97.59 per cent. in Adelaide and Suburbs. The number of dwellings in the three groups containing 4 to 6 rooms represented 71.69 per cent. of all occupied private dwellings in South Australia in 1921 as against 63.59 per cent. in 1911, and 71.48 per cent. of all rooms in such dwellings in 1921 as against 63.40 per cent. in 1911. In the Metropolitan Area these groups represented 74.07 per cent. of all occupied private dwellings in 1921 as compared with 65.29 in 1911, and 72.18 per cent. of rooms as against 62.28 per cent. in 1911.

SECTION 7.—MODE OF OCCUPANCY OF PRIVATE HOUSES, TENEMENTS AND FLATS (Table 6).

1. General.—On the basis of those dwellings (93.26 per cent. of the total) for which definite information was given concerning the mode of occupancy, 59.33 per cent. of the private dwellings in South Australia on the 4th April, 1921, were occupied by owners or prospective owners by rent purchase,

and 40.67 per cent. were occupied by tenants. In 1911 owners and prospective owners occupied 52.69 per cent. only, whereas tenants occupied 47.31 per cent. The number of owner occupiers in South Australia increased during the intercensal period by 4,815, or 12.88 per cent.—from 37,387 to 42,202—while the number of occupiers who were in course of purchasing by instalments increased by 11,216, or 261.20 per cent.—from 4,294 to 15,510—and the number of tenants increased by 2,126, or 5.68 per cent.—from 37,431 to 39,557. By the varying degree of these increases the composition of the occupants was very much changed during the decade under review. Thus, while the proportion of dwellings occupied by rent purchasers increased from 5.43 per cent. of the total to 15.94 per cent., the proportion occupied by owners declined from 47.26 per cent. to 43.39 per cent., and the percentage occupied by tenants fell from 47.31 per cent. to 40.67 per cent. The large increase in the number of dwellings occupied under the system of purchase by instalments is mainly due to the activities of the State Government under the Advances for Homes Act and of the Commissioner for War Service Homes.

2. Different Divisions of the State.—The method of occupancy differs materially between the different divisions of the State. Occupancy by owners is more general in the Rural Districts, where it represents 60.34 per cent. of all occupied private dwellings; as against 32.21 per cent. in the Metropolitan Area, and 38.40 per cent. in the Urban Provincial Areas. There is, however, in most cases an essential difference between the economic status of the dwelling in Urban Districts and in Rural Districts, inasmuch as in Urban Districts the dwelling is most frequently a purely residential entity, whereas in the Rural Districts the productive property of the land (to which the dwelling is an appurtenance) is more often the incentive to ownership. The proportion of purchasers by instalments and of tenants is greatest in the Metropolitan Area and lowest in the Rural Areas. In the Metropolitan Area 21.15 per cent. are occupied by rent purchasers and 46.64 per cent. by tenants. In the Rural Areas 8.79 per cent. are rent purchasers and 30.87 per cent. tenants; and in the Urban Provincial Districts the proportions are—rent purchasers 15.04 per cent. and tenants 46.50 per cent.

SECTION 8.—WEEKLY RENTAL VALUE OF PRIVATE HOUSES, TENEMENTS AND FLATS OCCUPIED BY TENANTS (Table 7).

1. General.—In Table 7 relating to Rental Values, particulars are given for those dwellings only which are occupied by tenants, for although all occupiers were required to state the rental value of the dwellings occupied, it is considered that a closer index of actual rents will be obtained by restricting observation to those dwellings for which rent was actually paid. Table 7 has been supplemented by figures (already published in Bulletin No. 10) showing the average weekly rental—per dwelling and per room—of dwellings of wood, and of brick and stone, containing 3 to 6 rooms inclusive. These further restricted averages furnish a closer indication of the average of predominant weekly rentals than do those ascertained from the full range of rented dwellings.

The following table gives the proportions which the several groups—arranged according to rentals—bore to all rented private dwellings in 1911 and 1921, in the Metropolitan and extra-Metropolitan Divisions; and for the State as a whole, and shows clearly the changes which have taken place in the composition of dwellings on a rental basis:—

Proportion Per Cent. of Total Number of Rented Private Dwellings.

WEEKLY RENTAL VALUE.	METROPOLITAN.		EXTRA-METROPOLITAN.		THE WHOLE STATE.	
	1911.	1921.	1911.	1921.	1911.	1921.
Under 10s.	39.60	12.55	76.46	54.46	54.97	28.45
10s. and less than 12s.	17.69	13.77	12.75	18.14	15.63	15.43
12s. 15s.	15.68	17.68	4.60	10.97	11.06	15.14
15s. 20s.	14.64	22.29	2.92	8.94	9.76	17.23
20s. 30s.	9.89	24.03	2.62	6.14	6.86	17.24
30s. 40s.	1.69	6.89	0.43	0.97	1.16	4.64
40s. and over	0.81	2.79	0.22	0.38	0.56	1.87
Total	100.00	100.00	100.00	100.00	100.00	100.00

2. The Whole State.—It was shown in the previous section that the private dwellings occupied by tenants represented, in 1921, 40.67 per cent., and in 1911, 47.31 per cent. of all occupied private dwellings in South Australia for which the mode of occupancy was stated. The average weekly rental of the rented dwellings was 14s. 7d., as compared with about 10s. 6d. in 1911. *Weekly Rental under 10s.*—From Table 7 it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at each weekly rental rising by increments of 1s. to the value of 9s. and under 10s. The aggregate number of dwellings with a weekly rental of less than 10s. was 10,636, or 28.45 per cent. of all rented private dwellings for which the weekly rental values were specified in 1921, as against 18,916, or 54.97 per cent., in 1911. Thus, while the total number of dwellings for which the rental was specified increased by 8.64 per cent., the number whose rental was under 10s. per week decreased by nearly 44 per cent. *Weekly Rental 10s. and under 12s.*—The number of private dwellings for which a weekly rental of 10s., but less than 12s., was paid increased by 7.21 per cent., but this increase was insufficient to maintain the relative importance of the group, which fell from 15.63 per cent. in 1911 to 15.43 per cent. in 1921. *Weekly Rental 12s. and under 15s.*—The number of dwellings in this group increased by 48.67 per cent.—from 3,807 in 1911 to 5,660 in 1921, and the proportion in relation to all rented private dwellings increased from 11.06 per cent.

to 15.14 per cent. *Weekly Rental 15s. and under 30s.*—The number of dwellings for which a weekly rental of 15s., but less than 20s., was paid increased by 91.84, and represented 17.23 per cent. of the total in 1921, as against 9.76 per cent. in 1911. The dwellings bearing a rental of 20s., but less than 30s., increased by 173 per cent., and represented 17.24 per cent. of the total in 1921, as against 6.86 per cent. in 1911. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 and upwards was paid per week increased by 200 per cent.—from 8.58 per cent. of the total in 1911 to 23.75 per cent. in 1921.

3. Metropolitan Area.—Of the 52,036 occupied private dwellings, tenements, and flats in the Metropolitan Area for which the mode of occupancy was stated at the Census of 1921, 24,270, or 46.64 per cent., were occupied by tenants, and of these the weekly rental was given for 73,206, or 95.62 per cent. On this basis the average weekly rent has risen from 12s. 6d. in 1911 to 17s. 7d. in 1921—an increase of 40.67 per cent. The index numbers for the years 1911 and 1921, which were derived from the quarterly returns collected by the Labour and Industrial Branch of the Bureau of Census and Statistics, show an increase in the average rents of 59.18 per cent., which, assuming a common starting point of 12s. 6d. a week in 1911, would give a weekly rental in 1921 of 19s. 10d., as against the 17s. 7d. ascertained from the Census data. *Weekly Rental under 12s.*—The number of private dwellings in the Metropolitan Area bearing rentals under 12s. per week according to the Census of 1921 represent 26.32 per cent. only of all rented private dwellings, as against 57.29 per cent. in 1911. A similar comparison confined to rentals of less than 10s. per week is even more striking. In this area the number of houses bearing rentals of less than 10s. per week declined by 63.37 per cent., and so represented only 12.55 per cent. of all rented private dwellings in 1921, as compared with 39.60 per cent. in 1911. *Weekly Rental 15s. to 30s.*—The number of private dwellings for which a weekly rental of from 15s., but less than 20s., was paid increased during the decade under review by 76.05 per cent., and the number for which a weekly rental of from 20s. to 30s. was paid increased by 181 per cent. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 per week and upwards was paid increased during the decade by 215 per cent., so increasing their proportion to all rented private dwellings from 12.39 per cent. in 1911 to 33.71 per cent. in 1921. Of all private dwellings in the State bearing a rent of £1 and upwards 88.05 per cent. are in the Metropolitan Area.

SECTION 9.—INMATES—PRIVATE HOUSES, TENEMENTS AND FLATS, CLASSIFIED ACCORDING TO THE NUMBER OF INMATES AT THE TIME OF THE CENSUS (Table 8).

1. General.—From the results given in Table 8 it will be seen that for South Australia as a whole the average number of inmates per dwelling has fallen from 4.62 in 1911 to 4.34 in 1921; in the Metropolitan Area it has fallen from 4.63 to 4.31, and in the extra-Metropolitan Area from 4.62 to 4.38. As the change has been most pronounced in the Metropolitan Area, it may be well to review the figures for that area first. A more complete treatment of the subject will be possible when further detailed tabulation is completed, which will show in relation to each other the number of private dwellings according to the number of rooms and the number of inmates. It has been found, however, that if the rooms in all occupied dwellings—private and other—be taken in relation to the total population the average number of persons per room was less in 1921 than in 1911. In 1921 the average number of persons per room throughout the State of South Australia was .902 as compared with .959 in 1911. For the metropolitan area the similar averages were .880 in 1921 against .920 in 1911.

2. Metropolitan Area.—The proportion of the Metropolitan population living in private dwellings has fallen from 92.22 per cent. in 1911 to 90.70 per cent. in 1921. The following table presents a comparison of the data for the Metropolitan Area as ascertained from the Censuses of 1911 and 1921, and shows more clearly the changes which have taken place than does the more extended Table 8. The dwellings have been arranged in larger groups, and those dwellings with only 1 inmate and dwellings with 8 inmates or more are specially shown:—

Inmates of Private Dwellings in Metropolitan Area.

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	2,442	4.54	2,442	1.05	1.00	1,442	3.82	1,442	0.82	1.00
2-4	29,285	54.50	90,333	38.98	3.08	18,642	49.35	57,772	33.03	3.10
5-7	17,933	33.37	102,525	44.24	5.72	13,593	35.98	78,369	44.80	5.77
8 and over ..	4,081	7.59	36,462	15.73	8.93	4,099	10.85	37,347	21.35	9.11
	53,741	100.00	231,762	100.00	4.31	37,776	100.00	174,930	100.00	4.63

Dwellings with 1 Inmate.—From this table it may be found that the number of single-inmate dwellings increased during the intercensal period by 69.35 per cent., which was much higher than the increase in the number of all private dwellings, viz., 42.26 per cent. Consequently the proportion of dwellings with 1 inmate increased from 3.82 per cent. of all private dwellings in 1911 to 4.54 per cent. in 1921. Stated on the basis of inmates, it is shown that whereas in 1911, 82 of every 10,000 inmates of private dwellings had a dwelling each to himself or herself, in 1921, 105 of every 10,000 inmates had a whole dwelling each. *Dwellings with 2 and not more than 4 Inmates.*—The proportion of dwellings with 2 and not more than 4 inmates increased from 49.35 per cent. to 54.50 per cent. of all private dwellings.

and the proportion of persons comprising such households increased from 33.03 per cent. to 38.98 per cent. of the total inmates of all private dwellings. *All Private Dwellings with not more than 4 Inmates.*—The two groups already mentioned when taken together represent 59.04 per cent. of all private dwellings in 1921, as against 53.17 per cent. in 1911. As the average for these groups is below the general average number of inmates per dwelling, it follows that their increased weight in the total depresses the general average for all dwellings. In 1921 the number of persons living in households of not more than 4 persons was 92,775, or 40.03 per cent. of all inmates of private dwellings, as compared with 59,214, or 33.85 per cent., in 1911. The average number of inmates per dwelling for these two groups together declined from 2.95 in 1911 to 2.92 in 1921. *Dwellings with 5 and not more than 7 Inmates.*—The proportion of all private dwellings which fall into this group has declined from 35.98 per cent. to 33.37 per cent., and the average number of inmates per dwelling has fallen from 5.77 to 5.72; the proportion of persons in such households declined from 44.80 to 44.24 per cent. of the inmates of all private dwellings. *Dwellings with 8 or more Inmates.*—This group shows a greater relative change than any other of the four groups in the table. In 1911 the households of 8 or more persons represented 10.85 per cent. of the dwellings, and 21.35 per cent. of the inmates concerned, but by 1921 these proportions had fallen to 7.59 per cent. for dwellings, and 15.73 for inmates. The average number of inmates per dwelling for this group fell during the same period from 9.11 to 8.93. The decline in the number of large households (8 and over) and the decline in the number of private dwellings containing 9 rooms and over would appear to be related with the increase in the number of boarding-houses, etc., referred to in Section 3. There is in many cases a disinclination on the part of householders to define their establishments on the Census Schedule as boarding-houses. At the Census of 1921 particular care was taken to verify the statements of householders in this regard, and it was found necessary in many instances to transfer establishments from the category of "private house" to "boarding-house." As the average number of inmates for boarding-houses is above the average for private dwellings, it follows that the inclusion of a number of the former with private houses in 1911 would tend to raise the apparent average for private houses above the actual numbers. A more definite pronouncement must, however, be deferred until the more detailed tabulations are available.

3. The Whole State.—The following table, similar to that already given for the Metropolitan Area, gives for the State of South Australia as a whole the condensed results relating to the number of dwellings classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. It may be noticed that the increase in the number of single-inmate dwellings, which was shown to be 69.35 per cent. for the Metropolitan Area, was 23.56 per cent. only for the State as a whole. In the extra-Metropolitan Areas the increase in the number of such households was only 9.73 per cent.

Inmates of Private Dwellings in South Australia.

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1	7,684	7.37	7,684	1.70	1.00	6,219	7.57	6,219	1.64	1.00
2-4	52,819	50.64	162,050	35.76	3.07	37,495	45.67	115,133	30.33	3.07
5-7	34,220	32.81	196,787	43.43	5.75	28,066	34.18	162,898	42.91	5.80
8 and over .. .	9,572	9.18	86,586	19.11	9.05	10,328	12.58	95,372	25.12	9.23
	104,295	100.00	453,107	100.00	4.34	82,108	100.00	379,622	100.00	4.62

4. Different Divisions of the State.—In Table 8 results from the Census of 1921 are shown for Urban Provincial Districts and for Rural Districts, but as the extra-Metropolitan Area was not similarly divided in 1911 comparisons with the past cannot be made for these divisions separately. The following table, however, presents a comparison between the proportion which the principal groups bear to the total of all private dwellings in the three divisions of the State, and for the whole State, as on the 4th April, 1921 :—

INMATES PER DWELLING.	URBAN.		Rural.	The Whole State.
	Metropolitan.	Provincial.		
1	4.54	7.85	10.91	7.37
2-4	54.50	52.91	45.20	50.64
5-7	33.37	32.02	32.26	32.81
8 and over .. .	7.59	7.22	11.63	9.18
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the large proportion in the Rural Division of single-inmate dwellings, and of dwellings with 8 or more inmates. Of every 1,000 inmates of private dwellings in the Metropolitan Area at the Census of 1921, 10.5 were the sole occupants of the dwelling, whereas in the Rural Areas the solitary occupants represented 24.6 in every 1,000.

CENSUS RESULTS.

Note.—The figures contained herein are subject to revision on completion of the detailed tabulation.

1. State of South Australia, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.
(Exclusive of full-blood Aborigines and of Dwellings occupied solely by them.)

Particulars.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Area in square miles	215.18	47.47	379,807	380,070	380,070	..
Population—						
Males	120,770	20,188	104,550	†248,267	†207,358	40,909
Females	134,605	21,449	90,504	†246,893	†201,200	45,693
Persons	255,375	41,637	195,054	†495,160	†408,558	86,602
Per square mile	1,186.80	877.12	0.51	1.30	1.07	0.23
Dwellings—						
Occupied	55,632	9,292	42,994	107,918	84,143	23,775
Unoccupied	1,761	660	2,010	4,431	‡3,062	†1,369
Being built	541	34	99	674	‡420	‡254
Total	57,934	9,986	45,103	113,023	87,625	25,398
Per square mile	269.24	210.36	0.12	0.30	0.23	0.07
Occupied Dwellings—						
Private Houses, Tenements, and Flats ..	53,741	8,865	41,689	104,295	82,108	22,187
Other than private	1,891	427	1,305	3,623	2,035	1,588
Total Occupied Dwellings	55,632	9,292	42,994	107,918	84,143	23,775
Per square mile	258.54	195.74	0.11	0.28	0.22	0.06
Occupied Private Dwellings—						
Average Weekly Rental Value of all Private Dwellings	19s. 3d.	13s. 0d.	9s. 7d.	14s. 10d.	10s. 8d.	4s. 2d.
Average Weekly Rental Value of Private Dwellings Occupied by Tenants ..	17s. 7d.	12s. 3d.	8s. 10d.	14s. 7d.	§10s. 6d.	4s. 1d.
Rooms per Occupied Private Dwelling ..	5.06	5.01	4.66	4.90	4.86	0.04
Inmates per Occupied Private Dwelling ..	4.31	4.16	4.42	4.34	4.62	— 0.28
Inmates per Room per Occupied Private Dwelling	0.85	0.83	0.95	0.89	0.95	— 0.06

* Minus sign (—) indicates a decrease.

† Includes Migratory Population (persons on board ships, trains, etc.), which is not included in any subdivision of the State.

‡ Incomplete owing to defective collection in certain cases.

§ Estimated on the basis of all private dwellings.

2. State of South Australia, 4th April, 1921.—NATURE of Occupied Dwellings.
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Nature of Occupied Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED DWELLINGS.

Private House	50,556	8,642	41,158	100,356	80,990	19,366
Tenement or Flat	3,185	223	531	3,939	1,118	2,821
Caretaker's Quarters in Store, Office, etc. ..	63	11	58	132	26	106
Hotel	239	94	288	621	643	— 22
Boarding-house, Lodging-house, Coffee Palace	1,320	230	444	1,994	945	1,049
Educational Institution	43	10	18	71	31	40
Religious Institution (non-educational) ..	7	2	1	10	29	— 19
Hospital	91	33	66	190	97	93
Charitable Institution (other than Hospital) ..	38	3	6	47	62	— 15
Penal Establishment	22	3	1	26	14	12
Military or Naval Establishment	5	1	4	10	2	8
Police Barracks	1	..	..	1	1	..
Police Station or Quarters	30	25	74	129	119	10
Fire Station	12	5	1	18	16	2
Others and Unspecified	20	10	344	374	50	324
Total Occupied Dwellings	55,632	9,292	42,994	107,918	84,143	23,775
" " per square mile	258.54	195.74	0.11	0.28	0.22	0.06
Wagon and Camp	8	4	298	310	294	16

* Minus sign (—) indicates a decrease.

3. State of South Australia, 4th April, 1921.—**MATERIAL OF OUTER WALLS** of Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Outer Walls.	4th April, 1921.				3rd April 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Stone	24,277	5,940	27,788	58,005	51,052	6,953
Brick	21,026	336	1,000	22,362	13,388	8,974
Concrete	2,206	178	822	3,206	1,951	1,255
Iron	2,258	1,065	4,359	7,682	5,367	2,315
Wood	2,526	1,282	4,401	8,209	7,073	1,136
Sun-dried Bricks	936	4	242	1,182	636	546
Pisé	10	5	62	77	46	31
Lath and Plaster	163	8	96	267	88	179
Wattle and Dab	19	10	251	280	210	70
Fibro-cement	53	3	61	117	..	117
Bark .. .. .	..	..	5	5	2	3
Bushes, Rushes, etc. .. .. .	..	..	12	12	9	3
Calico, Canvas, Hessian, etc.	17	20	2,317	2,354	1,875	479
Ruberoid and other Compositions	8	1	43	52	23	29
Other Materials	48	3	59	110	..	110
Unspecified	194	10	171	375	388	13
Total	53,741	8,865	41,689	104,295	82,108	22,187

* Minus sign (-) indicates a decrease.

4. State of South Australia, 4th April, 1921.—**MATERIAL OF ROOF** of Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Material of Roof.	4th April, 1921.			
	URBAN.		Rural.	Whole State.
	Metropolitan.	Provincial.		

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Slate	888	102	470	1,460
Tiles	1,628	39	82	1,749
Concrete	14	1	17	32
Iron	50,100	8,563	38,096	96,759
Wood	804	118	578	1,500
Thatch	7	1	129	137
Fibro-cement	19	..	5	24
Bark .. .. .	..	..	3	3
Bushes, Rushes, &c. .. .. .	..	..	26	26
Calico, Canvas, Hessian, etc.	17	19	1,942	1,978
Ruberoid and other Compositions	35	6	155	196
Other Materials	9	1	24	34
Unspecified	220	15	162	397
Total	53,741	8,865	41,689	104,295

NOTE.—Similar information is not available from the Census of 1911.

5. State of South Australia, 4th April, 1921.—NUMBER OF ROOMS in Occupied Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Number of Rooms per Dwelling.†	4th April, 1921.				3rd April 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
1	726	109	2,468	3,303	3,248	55
2	1,196	226	2,261	3,683	4,119	- 436
3	4,933	639	3,868	9,440	9,630	- 190
4	12,319	2,249	10,872	25,440	21,151	4,289
5	16,866	2,778	9,973	29,617	16,821	12,796
6	10,446	1,818	6,982	19,246	14,048	5,198
7	3,778	579	2,669	7,026	6,364	662
8	1,682	264	1,208	3,154	3,149	5
9	667	83	466	1,216	1,387	- 171
10	364	55	254	673	829	- 156
11	180	16	85	281	307	- 26
12	136	16	77	229	299	- 70
13	50	5	30	85	115	- 30
14	65	5	27	97	117	- 20
15	30	1	15	46	60	- 14
16	18	..	7	25	44	- 19
17	11	..	3	14	29	- 15
18	13	1	8	22	25	- 3
19	6	..	2	8	6	2
20 and upwards	17	1	16	34	57	- 23
Unspecified	238	20	398	656	303	353
Total	53,741	8,865	41,689	104,295	82,108	22,187
Average Number of Rooms per Dwelling	5.06	5.01	4.66	4.90	4.86	0.04

* Minus sign (-) indicates a decrease.

† Includes kitchen, but not bathroom, pantry, or store, unless used as a sleeping room.

6. State of South Australia, 4th April, 1921.—MODE OF OCCUPANCY of Private Houses, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Owner	16,761	3,257	22,184	42,202	37,387	4,815
Purchaser by Instalments	11,005	1,274	3,231	15,510	4,294	11,216
Tenant	24,270	3,938	11,349	39,557	37,431	2,126
Other and Unspecified	1,705	396	4,925	7,026	2,996	4,030
Total	53,741	8,865	41,689	104,295	82,108	22,187

7. State of South Australia, 4th April, 1921.—WEEKLY RENTAL VALUE of Private Houses, Tenements, and Flats Occupied by Tenants.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Weekly Rental Value.	4th April, 1921.				3rd April 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF PRIVATE DWELLINGS OCCUPIED BY TENANTS.						
Under 5s.	280	212	2,391	2,883	5,814	- 2,931
5s. and under 6s.	407	222	1,499	2,128	2,893	- 765
6s. " " 7s.	373	196	753	1,322	2,446	- 1,124
7s. " " 8s.	590	229	794	1,613	2,799	- 1,186
8s. " " 9s.	683	310	776	1,769	3,128	- 1,359
9s. " " 10s.	579	135	207	921	1,836	- 915
10s. " " 11s.	2,302	625	1,619	4,546	4,292	254
11s. " " 12s.	893	157	172	1,222	1,088	134
12s. " " 13s.	2,222	492	621	3,335	2,156	1,179
13s. " " 14s.	808	102	99	1,009	797	212
14s. " " 15s.	1,074	136	106	1,316	854	462
15s. " " 20s.	5,174	524	744	6,442	3,358	3,084
20s. " " 30s.	5,577	384	486	6,447	2,361	4,086
30s. " " 40s.	1,599	54	83	1,736	399	1,337
40s. " " 50s.	395	15	24	434	118	316
50s. " " 60s.	101	2	5	108	28	80
60s. " " 70s.	78	3	1	82	24	58
70s. " " 80s.	26	..	1	27	8	19
80s. " " 90s.	24	1	1	26	8	18
90s. " " 100s.	6	..	..	6	2	4
100s. and over	15	1	..	16	6	10
Unspecified	1,064	138	967	2,169	3,016	- 847
Total	24,270	3,938	11,349	39,557	37,431	2,126
Average Weekly Rental Value	17s. 7d.	12s. 3d.	8s. 10d.	14s. 7d.	10s. 6d. †	4s. 1d.
<i>Supplementary. †</i>						
Average weekly rental value of dwellings containing 3 to 6 rooms (inclusive)—	s. d.	s. d.	s. d.	s. d.		
With walls of wood	11 6	11 6	7 2	9 10		
" " " " per room	2 7	2 7	1 9	2 3		
With walls of brick or stone	16 8	11 3	8 8	14 3	Not available.	
" " " " per room	3 9	2 5	1 11	3 2		
With walls of wood, brick, or stone	16 5	11 4	8 6	13 10		
" " " " per room	3 8	2 5	1 10	3 1		

* Minus sign (-) indicates a decrease.

† These supplementary figures are repeated from Census Bulletin No. 10. † Estimated on the basis of all private dwellings.

8. State of South Australia, 4th April, 1921.—INMATES—Private Houses, Tenements, and Flats classified according to the Number of Inmates at the time of the Census.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Inmates per Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF PRIVATE DWELLINGS.						
1	2,442	696	4,546	7,684	6,219	1,465
2	8,153	1,344	5,823	15,320	10,931	4,389
3	10,501	1,744	6,341	18,586	12,985	5,601
4	10,631	1,602	6,680	18,913	13,579	5,334
5	8,667	1,343	5,825	15,835	12,078	3,757
6	5,672	940	4,471	11,083	9,408	1,675
7	3,594	556	3,152	7,302	6,580	722
8	2,023	333	2,108	4,464	4,331	133
9	1,066	173	1,254	2,493	2,811	- 318
10	560	79	744	1,383	1,494	- 111
11	259	36	382	677	846	- 169
12	92	9	193	294	416	- 122
13	41	7	84	132	219	- 87
14	23	2	52	77	94	- 17
15	9	1	14	24	45	- 21
16	5	..	10	15	31	- 16
17	2	..	7	9	15	- 6
18	..	..	2	2	5	- 3
19	..	..	..	..	5	- 5
20 and over	1	..	1	2	16	- 14
Total	53,741	8,865	41,689	104,295	82,108	22,187
Average Number of Inmates per Dwelling	4.31	4.16	4.42	4.34	4.62	-0.28

* Minus sign (-) indicates a decrease.

Commonwealth Bureau of Census and Statistics,
Melbourne, 11th September, 1923.

CHAS. H. WICKENS,
Commonwealth Statistician.