

CHAPTER 9

HOUSING AND BUILDING

Pages 191–8 of this chapter give details of the *characteristics of dwellings obtained from censuses*, pages 198–209 contain a *summary of building activities*, pages 209–20 outline *government activities in the field of housing*, and pages 220–26 relate to *financial arrangements associated with the erection or purchase of homes*.

Further information on dwellings obtained from censuses is available in the detailed tables of the publications issued for each individual Census. A list of the 1971 Census publications is shown at the end of this volume.

More detailed information on building activity is contained in the annual bulletin *Building and Construction* (3.1) and the *Quarterly Bulletin of Building Statistics* (3.6), and current information is obtainable also in the *Quarterly Summary of Australian Statistics* (1.3), the *Monthly Review of Business Statistics* (1.4), the *Digest of Current Economic Statistics* (1.5), and the mimeographed statements *Building Statistics: Number of New Houses and Flats* (quarterly) (3.5), and *Building Approvals* (monthly) (3.2). Details for particular States are available from publications issued regularly by the Deputy Commonwealth Statistician in each State. The *Housing Quarterly* published by the Commonwealth Department of Housing contains further information on current trends in housing activity.

Commonwealth Government activities relate in the main to the provision of moneys to State Governments under the States Grants (Housing) Act, to the assistance of defence (and eligible ex-service) personnel in the erection and purchase of homes, to assistance to young married couples under the Home Savings Grant Act, to the operation of the Housing Loans Insurance Corporation, and to the provision of homes in the Territories. The annual reports of the Commonwealth Department of Housing, the Defence Service Homes Division and of other Commonwealth and State Housing Authorities show further details of government activities in the field of housing.

Census dwellings

At each census of the population, in addition to the questions relating to personal particulars, there have been a number of questions relating to dwellings. A 'dwelling' is defined as any habitation occupied by a household group living together as a domestic unit, whether comprising the whole or only part of a building, and includes, *in addition to houses and self-contained flats*, a great variety of dwellings ranging from a single-roomed shack to a multi-roomed hotel or institution. This section contains particulars of such information on dwellings as is available from the 1971 Census, together with information from earlier censuses. In conformity with the 1967 repeal of section 127 of the Constitution, 1971 Census statistics include Aborigines. In order to provide comparability between the 1971 and 1966 censuses, tables showing 1966 data have been amended to include Aborigines or their dwellings (except where noted to the contrary) and therefore differ from the 1966 tables previously published.

Number of dwellings

The following table shows the number of occupied and unoccupied dwellings in Australia at each census from 1911 to 1971. Occupied dwellings are classified into 'private' and 'other than private' dwellings (*see* page 192 for definitions of 'private' and 'other than private' dwellings). Unoccupied dwellings include dwellings whose occupants are temporarily absent, holiday homes, and other temporarily vacant dwellings (*see* page 197 for full explanation of the term 'unoccupied').

DWELLINGS(a): AUSTRALIA, CENSUSES, 1911 TO 1971

Census	Occupied			Unoccupied
	Private	Other than private	Total	
1911	894,389	29,070	923,459	33,473
1921	1,107,010	46,275	1,153,285	51,163
1933	1,509,671	37,705	1,547,376	68,772
1947	1,873,623	34,272	1,907,895	47,041
1954	2,343,421	36,932	2,380,353	112,594
1961	2,781,945	35,325	2,817,270	194,114
1966	3,155,340	33,917	3,189,257	263,873
1971	3,670,553	24,006	3,694,559	339,057

(a) Excludes dwellings occupied solely by Aborigines before 1966.

The following table shows the number of occupied and unoccupied dwellings in the urban and rural areas of Australia at the Census of 30 June 1971. For delimitation of 'urban centres' see this Year Book, page 134.

DWELLINGS: URBAN AND RURAL, AUSTRALIA, CENSUS, 30 JUNE 1971

Division	Occupied				Unoccupied	
	Private	Other than private	Total		Number	Percentage of total
			Number	Percentage of total		
Urban—						
Major	2,428,912	10,662	2,439,574	66.03	142,731	42.10
Other	755,196	7,734	762,930	20.65	94,183	27.78
Rural	486,445	5,610	492,055	13.32	102,143	30.12
Total	3,670,553	24,006	3,694,559	100.00	339,057	100.00

The total numbers of occupied and unoccupied dwellings in each State and Territory at the Censuses of 1966 and 1971 were as follows.

DWELLINGS: STATES AND TERRITORIES, CENSUSES, 1966 AND 1971

State or Territory	Census, 30 June 1966		Census, 30 June 1971	
	Occupied	Unoccupied	Occupied	Unoccupied
New South Wales	1,190,010	101,546	1,364,542	124,522
Victoria	889,053	64,757	1,015,485	88,521
Queensland	450,309	41,818	517,245	51,077
South Australia	302,626	25,110	344,112	30,553
Western Australia	225,701	17,965	286,845	28,274
Tasmania	99,366	10,800	110,420	13,307
Northern Territory	8,637	380	17,792	929
Australian Capital Territory	23,555	1,497	38,118	1,874
Australia	3,189,257	263,873	3,694,559	339,057

Class of dwelling (1966 and 1971)

The following table shows the numbers of the various classes of occupied dwellings in the major urban, other urban, and rural areas of Australia at the Census of 30 June 1971 and totals for the Censuses of 1966 and 1971. The numbers of the various classes of dwelling for each State and Territory at the 1971 Census are given in the table on page 193.

Private dwellings are classified into the following categories for the 1971 Census:

private house—includes separate, semi-detached, attached and terrace or row houses.

villa unit—also includes dwellings variously described as town house, cottage unit, villa development, cottage flats.

self-contained flat—part of a house or other building which can be completely closed off and which has its own cooking and bathing facilities. Includes home units.

other private dwellings—comprise non-self contained parts or rooms of houses, flats or other premises. Also includes sheds, tents, garages, caravans and houseboats occupied on a permanent or semi-permanent basis.

Other than private dwellings includes hotels; motels; boarding houses and hostels; educational, religious and charitable institutions; hospitals; defence and penal establishments; caravan parks; staff barracks and quarters, etc.

Occupied dwellings, by class

NUMBERS AND PERCENTAGE DISTRIBUTION, URBAN AND RURAL(a), AUSTRALIA
CENSUSES, 1966 AND 1971

Class of dwelling	Census, 30 June 1966		Census, 30 June 1971			Proportion of total occupied dwellings	Inter-censal increase or decrease	
	Total	Proportion of total occupied dwellings	Major urban	Other urban	Rural			
Occupied dwellings—								
Private dwellings—								
Private house	2,683,310	84.1	1,949,209	674,203	456,829	3,080,241	83.3	396,931
Villa unit	(b)	(b)	34,131	3,685	1,532	39,348	1.1	n.a.
Self-contained flat	345,645	10.8	389,203	58,759	5,121	453,083	12.3	107,438
Other private dwellings	126,385	4.0	56,369	18,549	22,963	97,881	2.6	-28,504
Total private dwellings	3,155,340	98.9	2,428,912	755,196	486,445	3,670,553	99.3	515,213
Non-private dwellings(c)	33,917	1.1	10,662	7,734	5,610	24,006	0.7	-9,911
Total occupied dwellings	3,189,257	100.0	2,439,574	762,930	492,055	3,694,559	100.0	505,302

(a) Census, 30 June 1971 only. (b) Villa units were not separately identified at the 1966 Census. (c) Details of the number of each of the types of non-private dwellings are available on request.
Minus sign (-) denotes decrease.

OCCUPIED DWELLINGS, BY CLASS: STATES AND TERRITORIES
CENSUS, 30 JUNE 1971

Class of dwelling	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Australia
Occupied dwellings—									
Private dwellings—									
Private house	1,086,360	854,636	442,985	306,628	247,769	98,749	10,668	32,446	3,080,241
Villa unit	5,995	15,300	1,676	13,430	1,925	647	125	250	39,348
Self-contained flat	225,549	120,857	49,313	16,569	25,473	8,417	2,202	4,703	453,083
Other private dwellings	38,629	19,393	18,626	5,437	9,192	1,784	4,287	533	97,881
Total private dwellings	1,356,533	1,010,186	512,600	342,064	284,359	109,597	17,282	37,932	3,670,553
Non-private dwellings(a)	8,009	5,299	4,645	2,048	2,486	823	510	186	24,006
Total occupied dwellings	1,364,542	1,015,485	517,245	344,112	286,845	110,420	17,792	38,118	3,694,559

(a) Details of the number of each of the types of non-private dwellings are available on request.

Population according to class of dwelling, etc. (1966 and 1971)

INMATES BY CLASS OF DWELLING: NUMBERS AND PERCENTAGE DISTRIBUTION,
URBAN AND RURAL(a), AUSTRALIA, CENSUSES, 1966 AND 1971

Persons enumerated in—	Census, 30 June 1966		Census, 30 June 1971			Proportion of total population	Inter-censal increase or decrease	
	Total population	Proportion of total population	Major urban	Other urban	Rural			
Persons enumerated in—								
Private dwellings—								
Private house	9,836,987	84.8	6,877,496	2,312,620	1,651,101	10,841,217	85.0	1,004,230
Villa unit	(b)	(b)	68,118	8,431	5,690	82,239	0.6	n.a.
Self-contained flat	834,179	7.2	874,268	137,780	13,173	1,025,221	8.0	191,042
Other private dwellings	284,084	2.4	97,339	44,655	64,715	206,709	1.6	-77,375
Total private dwellings	10,955,250	94.4	7,917,221	2,503,486	1,734,679	12,155,386	95.3	1,200,136
Non-private dwellings	594,081	5.1	308,759	181,140	86,130	576,029	4.5	-18,052
Total	11,549,331	99.5	8,225,980	2,684,626	1,820,809	12,731,415	99.8	1,182,084
Persons not enumerated in dwellings—								
Campers out(c)	30,478	0.3	795	2,050	4,155	7,000	0.1	-23,478
Migratory(d)	19,688	0.2	-	-	-	17,223	0.1	-2,465
Total population	11,599,497	100.0	8,226,775	2,686,676	1,824,964	12,755,638	100.0	1,156,141

(a) Census, 30 June 1971 only. (b) Villa units were not separately identified at the 1966 Census. (c) Comprises persons living temporarily (e.g. on holidays) in tents, caravans or house-boats, or who were 'camped out' on Census night. (d) Comprises persons who on Census night were travelling on board ships in Australian waters, or ships which had left an Australian port prior to Census night with a next port of call in Australia. Also includes persons enumerated on long-distance trains, motor coaches or aircraft.
Minus sign (-) denotes decrease.

Occupied private dwellings

The tables on pages 194-7 show occupied private houses and self-contained flats classified according to various characteristics and facilities.

Nature of occupancy (1966 and 1971)**OCCUPIED PRIVATE HOUSES AND SELF-CONTAINED FLATS BY NATURE OF OCCUPANCY: AUSTRALIA, CENSUSES, 1966 AND 1971**

Nature of occupancy	Private houses				Self-contained flats			
	Census, 30 June 1966		Census, 30 June 1971		Census, 30 June 1966		Census, 30 June 1971	
	Total	Percentage of private houses	Total	Percentage of private houses	Total	Percentage of flats	Total	Percentage of flats
Owner or purchaser by instalments	2,124,004	79.2	2,334,391	75.8	72,713	21.0	91,454	20.2
Tenant of government	133,104	5.0	164,284	5.3	27,348	7.9	34,111	7.5
Tenant of employer	} a 361,671	(a)13.5	85,202	2.8	} a 237,488	(a)68.7	7,538	1.7
Other tenant			343,303	11.1			296,607	65.5
Other methods of occupancy	48,446	1.8	99,027	3.2	5,645	1.6	9,651	2.1
Not stated	16,085	0.6	54,034	1.8	2,451	0.7	13,722	3.0
Total	2,683,310	100.0	3,080,241	100.0	345,645	100.0	453,083	100.0

(a) 'Tenant of employer' and 'other Tenant' were not separately identified at the 1966 Census.

Material of outer walls (1966 and 1971)**OCCUPIED PRIVATE HOUSES AND SELF-CONTAINED FLATS, BY MATERIAL OF OUTER WALLS: AUSTRALIA, CENSUSES, 1966 AND 1971**

Material of outer walls	Census, 30 June 1966				Census, 30 June 1971			
	Private house	Percentage of total	Self-contained flat	Percentage of total	Private house	Percentage of total	Self-contained flat	Percentage of total
Brick	674,335	25.1	224,962	65.1	882,847	28.7	325,952	71.9
Brick veneer	262,160	9.8	16,250	4.7	391,545	12.7	24,212	5.3
Stone	68,919	2.6	6,515	1.9	69,726	2.3	6,362	1.4
Concrete	68,187	2.5	17,678	5.1	68,922	2.2	25,405	5.6
Timber	1,076,967	40.1	50,276	14.5	1,121,288	36.4	45,106	10.0
Metal	28,770	1.1	1,171	0.3	39,042	1.3	1,206	0.3
Fibro-cement	495,718	18.5	28,577	8.3	499,019	16.2	24,410	5.4
Other	8,254	0.3	216	0.1	7,852	0.3	430	0.1
Total	2,683,310	100.0	345,645	100.0	3,080,241	100.0	453,083	100.0

Number of rooms (1966 and 1971)

OCCUPIED PRIVATE DWELLINGS BY NUMBER OF ROOMS AND CLASS OF DWELLING
AUSTRALIA, CENSUSES 1966 AND 1971

Number of rooms per dwelling(a)	Class of dwelling				Total private dwellings
	Private house	Villa unit	Self-contained flat	Other	
CENSUS, 30 JUNE 1966					
1	2,235	(b)	7,804	41,954	51,993
2	15,107	(b)	50,859	37,424	103,390
3	63,041	(b)	93,593	23,189	179,823
4	369,582	(b)	113,632	11,081	494,295
5	1,055,840	(b)	50,906	6,090	1,112,836
6	697,273	(b)	18,746	3,420	719,439
7	305,797	(b)	6,104	1,706	313,607
8 and over	174,435	(b)	4,001	1,521	179,957
Total private dwellings	2,683,310	(b)	345,645	126,385	3,155,340
Average number of rooms per dwelling	5.5	n.a.	3.7	2.4	5.2
CENSUS, 30 JUNE 1971					
1	6,087	1,269	19,100	43,771	70,227
2	23,957	4,791	79,502	27,173	135,423
3	95,603	10,437	134,006	13,586	253,632
4	460,652	16,665	152,403	5,189	634,909
5	1,333,989	4,248	46,715	2,735	1,387,687
6	726,508	1,214	13,240	1,816	742,778
7	276,212	326	3,978	968	281,484
8 and over	157,233	398	4,139	2,643	164,413
Total private dwellings	3,080,241	39,348	453,083	97,881	3,670,553
Average number of rooms per dwelling	5.3	3.6	3.5	2.2	5.0

(a) Bathrooms, toilets, pantries, laundries, storerooms, halls and rooms used only for business purposes are excluded, but permanently enclosed sleep-outs are included. A combined purpose room such as a living-dining or kitchen-dining room is counted as only one room. (b) Villa units were not separately identified at the 1966 Census.

Number of bedrooms per dwelling	Class of dwelling				Total private dwellings
	Private house	Villa unit	Self-contained flat	Other	
No bedroom	9,365	2,162	26,000	39,716	77,243
1	83,586	10,106	152,125	29,371	275,188
2	718,696	21,761	217,283	9,544	967,284
3	1,777,575	4,108	41,526	3,023	1,826,232
4	392,092	477	5,113	1,155	398,837
5 and over	77,400	302	2,507	2,304	82,513
Not stated	21,527	432	8,529	12,768	43,256
Total private dwellings	3,080,241	39,348	453,083	97,881	3,670,553
Average number of bedrooms per dwelling	2.9	1.8	1.6	0.8	2.6

Occupied self-contained flats

NUMBER OF OCCUPIED SELF-CONTAINED FLATS AND NUMBER OF INMATES BY NUMBER OF FLATS IN BLOCK: STATES AND TERRITORIES, CENSUS 30 JUNE 1971

State or Territory	Number of flats in block						Total
	1(a)	2	3-8	9-16	17-32	33+	
New South Wales—							
Number of self-contained flats	19,919	26,794	80,749	55,755	26,399	15,933	225,549
Number of inmates	51,781	69,374	191,739	123,699	53,615	30,140	520,348
Victoria—							
Number of self-contained flats	13,524	12,028	42,118	32,671	12,159	8,358	120,858
Number of inmates	34,243	28,837	97,435	66,780	22,787	20,979	271,061
Queensland—							
Number of self-contained flats	3,775	10,546	29,494	3,402	1,112	984	49,313
Number of inmates	9,388	27,477	65,355	6,576	2,142	1,819	112,757
South Australia—							
Number of self-contained flats	3,234	2,703	6,939	2,035	869	789	16,569
Number of inmates	6,866	6,109	14,385	3,944	1,592	1,366	34,262
Western Australia—							
Number of self-contained flats	1,541	1,208	5,780	5,390	4,956	6,598	25,473
Number of inmates	3,423	2,676	11,952	11,940	10,961	13,257	54,209
Tasmania—							
Number of self-contained flats	1,609	2,431	3,207	714	223	233	8,417
Number of inmates	3,692	5,872	6,523	1,171	464	439	18,161
Northern Territory—							
Number of self-contained flats	244	222	985	241	379	131	2,202
Number of inmates	592	592	2,379	549	893	305	5,310
Australian Capital Territory—							
Number of self-contained flats	589	534	1,067	1,008	670	835	4,703
Number of inmates	1,196	1,267	2,222	2,035	1,294	1,099	9,113
Australia—							
Number of self-contained flats	44,435	56,466	170,338	101,216	46,767	33,861	453,083
Number of inmates	111,181	142,204	391,990	216,694	93,748	69,404	1,025,221

(a) Represents flats that are not part of a multi-flat unit.

Facilities (1966 and 1971)

OCCUPIED PRIVATE HOUSES AND SELF-CONTAINED FLATS BY GAS ELECTRICITY AND TELEVISION FACILITIES: AUSTRALIA CENSUSES, 1966 AND 1971

Facilities	Census, 30 June 1966		Census, 30 June 1971	
	Private house	Self-contained flat	Private house	Self-contained flat
With gas only	5,193	486	3,078	196
With electricity only	1,506,229	128,094	1,833,684	226,114
With gas and electricity	1,139,949	214,897	1,215,709	219,164
Neither gas nor electricity	24,109	272	9,440	207
Not stated	7,830	1,896	18,330	7,402
Total	2,683,310	345,645	3,080,241	453,083
With television	2,154,520	235,106	2,488,764	305,046
Without television	528,790	110,539	236,386	70,071
Not stated			355,091	77,966
Total	2,683,310	345,645	3,080,241	453,083

NOTE. Dwellings for which electricity was not stated but which had television have been classified as having electricity and therefore included as such in this table.

OCCUPIED PRIVATE DWELLINGS BY BATHROOM AND KITCHEN FACILITIES AND CLASS OF DWELLING: AUSTRALIA, CENSUS, 30 JUNE 1966

Facilities	Class of dwelling				Total	Proportion of total
	Private house	Villa unit	Self-contained flat	Other		
Bathroom only	7,847	325	1,235	7,960	17,367	0.5
Kitchen only	14,327	344	1,326	10,447	26,444	0.7
Bathroom and kitchen	3,036,856	38,200	443,530	61,543	3,580,129	97.5
Neither bathroom nor kitchen	3,930	130	..	8,925	12,985	0.4
Not stated	17,281	349	6,992	9,006	33,628	0.9
Total	3,080,241	39,348	453,083	97,881	3,670,553	100.0

OCCUPIED PRIVATE HOUSES AND SELF-CONTAINED FLATS BY NUMBER OF MOTOR VEHICLES: URBAN AND RURAL(a), AUSTRALIA, CENSUSES, 1966 AND 1971

Number of motor vehicles	Census 30 June 1966		Census 30 June 1971							
	Houses	Flats	Major urban		Other urban		Rural		Total	
			Houses	Flats	Houses	Flats	Houses	Flats	Houses	Flats
No vehicles	557,392	131,051	367,305	139,441	110,934	15,386	41,940	976	520,179	155,803
1	1,400,206	164,948	980,979	194,127	365,315	32,923	198,269	2,815	1,544,563	229,865
2	517,566	27,466	461,605	35,472	151,463	6,832	131,455	845	744,523	43,149
3	114,800	4,083	86,338	4,338	27,766	1,033	50,652	197	164,756	5,568
4 or more	38,838	1,261	20,949	2,071	8,430	541	28,100	103	57,479	2,715
Not stated	54,508	16,836	32,033	13,754	10,295	2,044	6,413	185	48,741	15,983
Total	2,683,310	345,645	1,949,209	389,203	674,203	58,759	456,829	5,121	3,080,241	453,083

(a) Census, 30 June 1971 only.

OCCUPIED PRIVATE DWELLINGS BY METHOD OF SEWAGE DISPOSAL AND CLASS OF DWELLING: AUSTRALIA, CENSUS, 30 JUNE 1971

Method of sewage disposal	Class of dwelling				Total	Proportion of total
	Private house	Villa unit	Self-contained flat	Other		
Mains sewer	1,955,150	34,196	402,237	53,250	2,444,833	66.6
Separate system	786,471	3,947	35,922	12,340	838,680	22.8
Sanitary pan	227,984	582	5,342	7,370	241,278	6.6
Other	90,300	238	827	14,272	105,637	2.9
Not stated	20,336	385	8,755	10,649	40,125	1.1
Total	3,080,241	39,348	453,083	97,881	3,670,553	100.0

Unoccupied dwellings (1971)

An unoccupied dwelling is defined as a structure built specifically for private living purposes and which is habitable, though unoccupied at the time of the Census. The total number of unoccupied dwellings shown for any area does not represent the number of vacant dwellings available for sale or renting.

**UNOCCUPIED PRIVATE DWELLINGS BY REASON UNOCCUPIED: NUMBERS
AND PERCENTAGE DISTRIBUTION URBAN AND RURAL, AUSTRALIA
CENSUS, 30 JUNE 1971**

<i>Reason unoccupied</i>	<i>Major urban</i>		<i>Other urban</i>		<i>Rural</i>		<i>Total</i>	
	<i>Number</i>	<i>Percentage of total</i>	<i>Number</i>	<i>Percentage of total</i>	<i>Number</i>	<i>Percentage of total</i>	<i>Number</i>	<i>Percentage of total</i>
For sale . . .	16,480	4.9	6,088	1.8	3,416	1.0	25,984	7.7
To let . . .	23,027	6.8	12,154	3.6	6,260	1.8	41,441	12.2
Newly built . . .	14,417	4.3	3,820	1.1	1,988	0.6	20,225	6.0
Vacant for repair . . .	7,049	2.1	2,925	0.9	3,141	0.9	13,115	3.9
Holiday home . . .	13,822	4.1	37,403	11.0	41,257	12.2	92,482	27.3
Condemned . . .	4,555	1.3	2,268	0.7	5,292	1.6	12,115	3.6
Temporarily vacant . . .	50,370	14.9	24,084	7.1	18,389	5.4	92,843	27.4
Other reasons . . .	8,427	2.5	3,675	1.1	19,474	5.7	31,576	9.3
Not stated . . .	4,584	1.4	1,766	0.5	2,926	0.9	9,276	2.7
Total . . .	142,731	42.1	94,183	27.8	102,143	30.1	339,057	100.0

**UNOCCUPIED PRIVATE DWELLINGS BY REASON UNOCCUPIED AND CLASS OF
DWELLING: AUSTRALIA, CENSUS, 30 JUNE 1971**

<i>Reason unoccupied</i>	<i>Class of dwelling</i>				<i>Total</i>	<i>Percentage of total</i>
	<i>Private house</i>	<i>Villa unit</i>	<i>Self-contained flat</i>	<i>Other</i>		
For sale . . .	20,609	1,302	3,952	121	25,984	7.7
To let . . .	18,078	552	19,855	2,956	41,441	12.2
Newly built . . .	13,354	1,129	5,570	172	20,225	6.0
Vacant for repair . . .	11,419	48	1,453	195	13,115	3.9
Holiday home . . .	83,654	703	6,537	1,588	92,482	27.3
Condemned . . .	11,485	12	508	110	12,115	3.6
Temporarily vacant . . .	71,909	1,963	16,176	2,795	92,843	27.4
Other reasons . . .	28,956	203	1,839	578	31,576	9.3
Not stated . . .	7,039	86	1,737	414	9,276	2.7
Total . . .	266,503	5,998	57,627	8,929	339,057	100.0

Building

Statistics of building approved

Statistics of building approvals have been compiled since the year 1953-54 from (a) permits issued by local government authorities in the areas subject to building control by these authorities, and (b) contracts let or work commenced and day labour projects authorised by government authorities. *They relate only to approvals for buildings as distinct from the construction of roads, railways, bridges, earthworks, water storages, etc.* Values shown represent the estimated cost when completed (excluding cost of land) of new buildings and alterations and additions to existing buildings. Before 1 July 1966 additions of \$10,000 and over were included with new buildings in all States except New South Wales, where they were included in 'alterations and additions'. From 1 July 1966 alterations and/or additions of \$10,000 and over are included with new buildings in all States.

Statistics of building commenced, completed and under construction

These relate to building by private contractors, government authorities and owner-builders. The following outlines the scope of the statistics; (a) *only the erection of new buildings as distinct from the construction of roads, railways, bridges, earthworks, water storages, etc., is covered;* (b) before 1 July 1966 major new additions to existing buildings in all States and major alterations in New South Wales were included with new buildings, while from 1 July 1966 alterations and/or additions of \$10,000 and over are included with new buildings in all States; (c) minor additions, alterations,

renovations and repairs are excluded because of the difficulty of obtaining details of this work; (d) temporary dwellings, sheds, huts, etc., are excluded; (e) figures for houses exclude flats and dwellings attached to other new buildings (the value of dwellings attached to other new buildings is included with the value of buildings to which they are attached); figures for flats include 'home units'; (f) details obtained from government authorities and building contractors refer to all areas, whereas details for owner-builders cover only areas subject to building control by local government authorities.

The following definitions of terms used in this section are necessary for interpretation of the data presented.

Private or government ownership. A building is classified as 'private' or 'government' according to ownership at date of commencement. Thus 'government' includes buildings erected for Commonwealth and State Governments, semi-government and local government authorities, either by contractor or by day-labour, whether these buildings are for their own use or for rental or sale after completion. Houses erected for particular persons under government-sponsored home building schemes or with government financial assistance are classified as 'private'.

Owner-built. An 'owner-built' house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

Contract-built. Includes the operations of all building contractors, and government authorities which undertake the erection of new buildings with day labour.

Commenced. A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, classifications made by informants may not be entirely uniform.

Completed. A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.

Under construction. A building is regarded as being under construction if it has been commenced but not completed, whether or not work on the building is actively proceeding.

Values. All values shown exclude the value of land and represent the estimated value of buildings on completion.

Values of work done. The values of work done during the period represent the estimated value of work actually carried out on buildings during the period. For any building the sum of these values obtained during its construction equals the value of the building on completion. Data relating to the value of work done on owner-built houses are not collected. However, the figures shown for the value of work done include a component relating to owner-built houses calculated on the basis of the figures collected for the value of owner-built houses commenced, completed and under construction.

The values of work yet to be done on buildings under construction at the end of period are the differences between the estimated total value of work done at the end of period and the estimated final value of the building on completion. They therefore represent the values of work which will be carried out in subsequent quarters on buildings already under construction.

Type of building. Classification is according to the function a building is intended to serve. A building which is ancillary to other buildings or forms part of a group of related buildings is classified according to the function of the group as a whole.

Persons working. Figures relate to persons working on the jobs of contractors who undertake the erection of new buildings and of government authorities which erect new buildings on their own account. They include persons working on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and authorities. Contractors are asked to give details of all persons working on their jobs on a specified day, including working principals, men working as or for sub-contractors and men temporarily laid off on account of weather. Because of the intermittent employment of various types of sub-contractors on any particular job, it is sometimes difficult for contractors and authorities to provide precise particulars of the number of sub-contractors and the number of employees of sub-contractors working on their jobs on the specified day. This factor may cause some estimation by persons completing returns and some degree of understatement in figures shown in tables. On the other hand, because of frequent movement between jobs of some types of tradesmen (such as electricians) who may work on several jobs on the one day, a small element of duplication may occur. The figures exclude persons working on owner-built houses, and employees of builders who undertake only alterations, additions, repairs and maintenance.

New houses approved, commenced, completed and under construction

The next table provides a summary for 1971-72 of the number of new houses approved, commenced, completed and under construction in each State and Territory. For a graph showing the number of new houses commenced, completed and under construction for the period 1962-63 to 1971-72 see plate 23, below.

NEW HOUSES: NUMBER, STATES AND TERRITORIES, 1971-72

	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
Approved	29,928	28,418	19,728	8,350	12,805	2,484	932	3,625	106,270
Commenced	29,557	27,600	18,262	8,884	12,578	2,231	1,372	3,720	104,204
Completed	30,031	25,627	17,476	9,061	13,287	2,261	1,491	3,719	102,953
Under construction at end of year	12,169	11,960	4,925	3,940	4,441	1,337	792	1,975	41,539

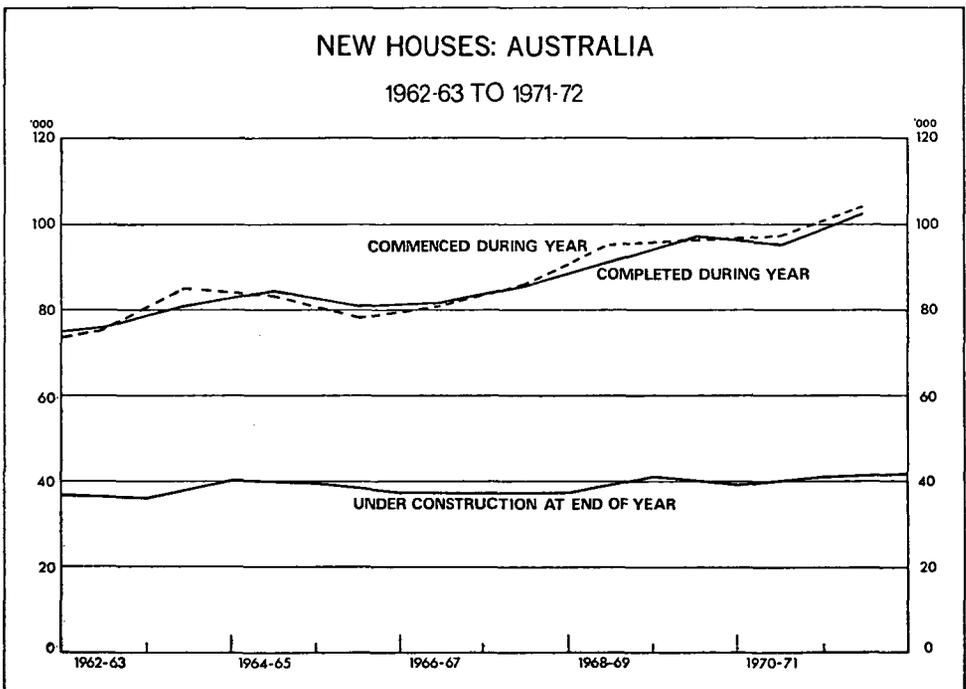


PLATE 23

The following table shows the number of *new houses approved* in each State or Territory, according to *private and government ownership*, during the years 1967-68 to 1971-72.

**NEW HOUSES APPROVED, BY OWNERSHIP: NUMBER, STATES AND TERRITORIES
1967-68 TO 1971-72**

<i>Year</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
PRIVATE									
1967-68 . . .	26,478	20,998	11,958	4,925	10,030	2,393	131	1,374	78,287
1968-69 . . .	28,102	22,357	12,443	5,704	12,912	2,206	224	1,889	85,837
1969-70 . . .	27,496	23,538	13,371	6,335	12,280	2,123	599	2,236	87,978
1970-71 . . .	27,066	23,213	14,332	6,594	9,255	1,969	234	2,673	85,336
1971-72 . . .	27,535	26,908	18,213	7,245	10,833	1,996	298	2,748	95,776
GOVERNMENT									
1967-68 . . .	2,873	1,320	1,494	942	1,889	916	676	590	10,700
1968-69 . . .	4,226	1,969	1,856	2,082	1,567	488	633	1,009	13,830
1969-70 . . .	4,146	2,050	1,742	1,675	1,685	532	907	933	13,670
1970-71 . . .	4,109	1,466	2,049	2,151	2,570	612	889	972	14,818
1971-72 . . .	2,393	1,510	1,515	1,105	1,972	488	634	877	10,494
TOTAL									
1967-68 . . .	29,351	22,318	13,452	5,867	11,919	3,309	807	1,964	88,987
1968-69 . . .	32,328	24,326	14,299	7,786	14,479	2,694	857	2,898	99,667
1969-70 . . .	31,642	25,588	15,113	8,010	13,965	2,655	1,506	3,169	101,648
1970-71 . . .	31,175	24,679	16,381	8,745	11,825	2,581	1,123	3,645	100,154
1971-72 . . .	29,928	28,418	19,728	8,350	12,805	2,484	932	3,625	106,270

The number of *new houses commenced* in each State and Territory by *contractors and owner-builders* during the years 1967-68 to 1971-72 is shown in the following table.

**NEW HOUSES COMMENCED, CONTRACT-BUILT OR OWNER-BUILT
NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72**

<i>Year</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
CONTRACT-BUILT(a)									
1967-68 . . .	22,530	18,858	11,913	6,311	10,282	2,181	708	2,326	75,109
1968-69 . . .	26,465	20,334	12,930	6,881	12,464	1,747	820	2,784	84,425
1969-70 . . .	26,155	21,352	13,373	7,542	11,716	1,877	754	3,128	85,897
1970-71 . . .	24,431	21,538	14,503	8,444	11,047	1,883	949	3,517	86,312
1971-72 . . .	23,879	24,130	16,958	8,512	11,778	1,521	1,162	3,600	91,540
OWNER-BUILT									
1967-68 . . .	3,675	3,050	1,375	441	1,190	961	55	63	10,810
1968-69 . . .	3,905	3,246	1,250	331	1,384	833	103	87	11,139
1969-70 . . .	4,078	3,223	1,093	398	1,283	805	96	48	11,024
1970-71 . . .	5,017	3,233	983	325	996	663	122	156	11,495
1971-72 . . .	5,678	3,470	1,304	372	800	710	210	120	12,664
TOTAL									
1967-68 . . .	26,205	21,908	13,288	6,752	11,472	3,142	763	2,389	85,919
1968-69 . . .	30,370	23,580	14,180	7,212	13,848	2,580	923	2,871	95,564
1969-70 . . .	30,233	24,575	14,466	7,940	12,999	2,682	850	3,176	96,921
1970-71 . . .	29,448	24,771	15,486	8,769	12,043	2,546	1,071	3,673	97,807
1971-72 . . .	29,557	27,600	18,262	8,884	12,578	2,231	1,372	3,720	104,204

(a) Includes operations of government authorities.

The following table shows the number of *new houses completed* in each State and Territory by *contractors and owner-builders* during the years 1967-68 to 1971-72.

**NEW HOUSES COMPLETED, CONTRACT-BUILT OR OWNER-BUILT
NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72**

<i>Year</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
CONTRACT-BUILT(a)									
1967-68 . . .	23,111	18,648	11,720	6,998	8,810	2,442	644	2,331	74,704
1968-69 . . .	24,360	19,390	12,857	6,574	11,616	1,905	674	2,436	79,812
1969-70 . . .	25,582	20,988	13,510	7,128	12,435	1,962	885	3,120	85,610
1970-71 . . .	24,349	21,718	13,685	7,966	10,862	1,719	761	3,099	84,159
1971-72 . . .	24,647	22,488	16,294	8,740	12,303	1,664	1,338	3,587	91,061
OWNER-BUILT									
1967-68 . . .	4,159	2,944	1,378	446	1,048	889	55	133	11,052
1968-69 . . .	4,434	3,341	1,411	380	1,224	799	66	79	11,734
1969-70 . . .	4,097	3,714	1,189	376	1,498	899	69	72	11,914
1970-71 . . .	4,702	3,461	1,000	342	1,059	544	94	70	11,272
1971-72 . . .	5,384	3,139	1,182	321	984	597	153	132	11,892

(a) Includes operations of government authorities.

The number of *new houses completed* in each State and Territory during the years 1967-68 to 1971-72, according to *private and government ownership*, is shown in the following table.

**NEW HOUSES COMPLETED, BY OWNERSHIP: NUMBER, STATES AND
TERRITORIES, 1967-68 TO 1971-72**

<i>Year</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
PRIVATE									
1967-68 . . .	23,126	20,276	11,381	5,141	8,533	2,594	134	1,557	72,742
1968-69 . . .	25,503	21,334	12,548	5,110	11,007	1,969	156	1,612	79,239
1969-70 . . .	25,733	23,047	12,837	5,902	12,384	2,178	187	2,044	84,312
1970-71 . . .	24,931	23,110	12,879	6,353	9,648	1,636	244	2,425	81,226
1971-72 . . .	26,185	24,052	15,739	6,956	11,167	1,795	627	2,757	89,278
GOVERNMENT									
1967-68 . . .	4,144	1,316	1,717	2,303	1,325	737	565	907	13,014
1968-69 . . .	3,291	1,397	1,720	1,844	1,833	735	584	903	12,307
1969-70 . . .	3,946	1,655	1,862	1,602	1,549	683	767	1,148	13,212
1970-71 . . .	4,120	2,069	1,806	1,955	2,273	627	611	744	14,205
1971-72 . . .	3,846	1,575	1,737	2,105	2,120	466	864	962	13,675
TOTAL									
1967-68 . . .	27,270	21,592	13,098	7,444	9,858	3,331	699	2,464	85,756
1968-69 . . .	28,794	22,731	14,268	6,954	12,840	2,704	740	2,515	91,546
1969-70 . . .	29,679	24,702	14,699	7,504	13,933	2,861	954	3,192	97,524
1970-71 . . .	29,051	25,179	14,685	8,308	11,921	2,263	855	3,169	95,431
1971-72 . . .	30,031	25,627	17,476	9,061	13,287	2,261	1,491	3,719	102,953

The following tables show the number of *new houses completed* in each State and Territory during 1971-72 and in Australia during the years 1967-68 to 1971-72, classified according to the *material of their outer walls*.

**NEW HOUSES COMPLETED, BY MATERIAL OF OUTER WALLS: NUMBER
STATES AND TERRITORIES, 1971-72**

<i>Material of outer walls</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
Brick, brick veneer, concrete and stone	21,357	23,221	9,348	8,199	11,893	1,781	970	3,712	80,481
Wood (weatherboard, etc.)	2,177	738	5,009	23	28	196	26	7	8,204
Asbestos-cement	6,280	1,649	2,559	806	1,241	103	447	..	13,085
Other	217	19	560	33	125	181	48	..	1,183
Total	30,031	25,627	17,476	9,061	13,287	2,261	1,491	3,719	102,953

**NEW HOUSES COMPLETED, BY MATERIAL OF OUTER WALLS: NUMBER
AUSTRALIA, 1967-68 TO 1971-72**

<i>Material of outer walls</i>	<i>1967-68</i>	<i>1968-69</i>	<i>1969-70</i>	<i>1970-71</i>	<i>1971-72</i>
Brick, brick veneer, concrete and stone	57,506	64,696	71,816	72,527	80,481
Wood (weatherboard, etc.)	11,633	10,554	9,967	8,237	8,204
Asbestos-cement	15,820	15,525	14,919	13,763	13,085
Other	797	771	822	904	1,183
Total	85,756	91,546	97,524	95,431	102,953

The number of *new houses under construction* at the end of each year 1967-68 to 1971-72 in each State and Territory is shown in the following table.

**NEW HOUSES UNDER CONSTRUCTION: NUMBER, STATES AND TERRITORIES
1967-68 TO 1971-72**

<i>At end of year—</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
1967-68	11,499	10,713	3,650	3,151	5,123	1,538	621	1,201	37,496
1968-69	13,075	11,290	3,562	3,366	6,104	1,372	804	1,547	41,120
1969-70	13,025	10,960	3,329	3,713	5,115	1,163	692	1,522	39,519
1970-71	12,959	10,368	4,134	4,142	5,177	1,393	888	2,001	41,062
1971-72	12,169	11,960	4,925	3,940	4,441	1,337	792	1,975	41,539

New flats approved, commenced, completed and under construction

The following table shows the number of new flats approved, commenced, completed and under construction for the year 1971-72. For a graph showing the number of new flats commenced, completed and under construction for the period 1962-63 to 1971-72 see plate 24, page 204.

NEW FLATS: NUMBER, STATES AND TERRITORIES, 1971-72

	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
Approved	19,528	10,303	6,122	4,675	1,255	909	639	545	43,976
Commenced	19,516	10,335	5,324	4,405	1,340	860	634	412	42,826
Completed	17,989	10,091	4,495	4,184	1,595	767	488	192	39,801
Under construction at end of year	12,739	6,400	2,204	2,541	834	605	397	494	26,214

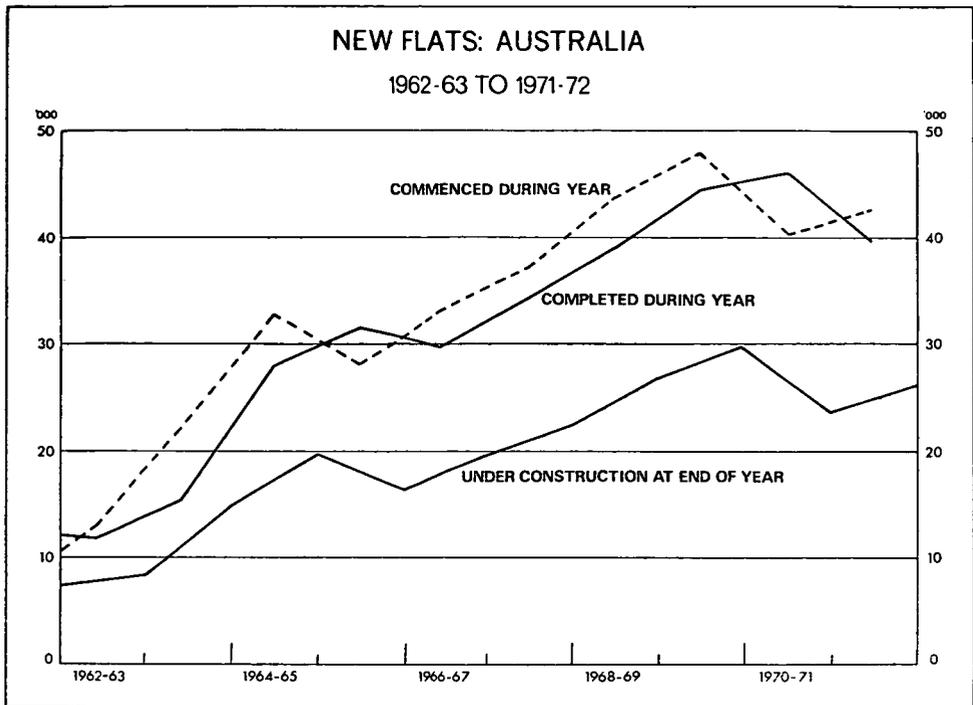


PLATE 24

The following table shows the number of *new flats approved* in each State or Territory during the years 1967-68 to 1971-72 according to *private and government ownership*.

**NEW FLATS APPROVED, BY OWNERSHIP
NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72**

<i>Year</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
PRIVATE									
1967-68	17,028	14,894	2,853	1,835	3,094	346	475	36	40,561
1968-69	21,258	13,134	2,474	2,419	5,493	432	381	299	45,890
1969-70	22,228	13,437	2,807	4,422	5,349	723	826	293	50,085
1970-71	16,742	8,612	4,409	4,993	1,281	548	179	246	37,010
1971-72	18,660	9,085	5,899	4,579	1,120	642	565	347	40,897
GOVERNMENT									
1967-68	1,030	1,288	6	17	106	79	54	..	2,580
1968-69	972	939	14	172	699	6	102	..	2,904
1969-70	1,089	1,344	..	74	1,323	58	202	108	4,198
1970-71	1,856	1,059	29	176	612	62	68	..	3,862
1971-72	868	1,218	223	96	135	267	74	198	3,079
TOTAL									
1967-68	18,058	16,182	2,859	1,852	3,200	425	529	36	43,141
1968-69	22,230	14,073	2,488	2,591	6,192	438	483	299	48,794
1969-70	23,317	14,781	2,807	4,496	6,672	781	1,028	401	54,283
1970-71	18,598	9,671	4,438	5,169	1,893	610	247	246	40,872
1971-72	19,528	10,303	6,122	4,675	1,255	909	639	545	43,976

The number of *new flats commenced* in each State or Territory during the years 1967-68 to 1971-72 is shown in the following table.

NEW FLATS COMMENCED: NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72

Year	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.F.	Aust.
1967-68	14,369	14,399	2,997	1,561	3,172	367	305	28	37,198
1968-69	18,416	14,117	2,586	2,100	5,366	364	488	301	43,738
1969-70	21,471	13,505	2,438	3,526	5,839	641	350	288	48,058
1970-71	18,912	10,312	3,639	4,282	1,759	747	435	310	40,396
1971-72	19,516	10,335	5,324	4,405	1,340	860	634	412	42,826

The following table shows the number of *new flats completed* in each State and Territory during the years 1967-68 to 1971-72, according to *private and government ownership*.

**NEW FLATS COMPLETED, BY OWNERSHIP
NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72**

Year	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
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PRIVATE

1967-68	12,770	11,635	3,161	1,350	2,382	219	163	167	31,847
1968-69	15,231	12,921	2,843	1,711	3,337	352	254	74	36,723
1969-70	17,901	12,672	2,434	2,612	4,915	490	338	259	41,621
1970-71	19,461	11,071	3,159	3,755	3,608	583	267	333	42,237
1971-72	16,453	8,821	4,482	4,114	992	598	378	192	36,030

GOVERNMENT

1967-68	1,338	1,051	20	23	10	73	48	4	2,567
1968-69	1,131	854	20	30	154	14	215	..	2,418
1969-70	873	1,320	2	45	681	12	133	1	3,067
1970-71	885	1,016	..	245	1,405	84	100	..	3,735
1971-72	1,536	1,270	13	70	603	169	110	..	3,771

TOTAL

1967-68	14,108	12,686	3,181	1,373	2,392	292	211	171	34,414
1968-69	16,362	13,775	2,863	1,741	3,491	366	469	74	39,141
1969-70	18,774	13,992	2,436	2,657	5,596	502	471	260	44,688
1970-71	20,346	12,087	3,159	4,000	5,013	667	367	333	45,972
1971-72	17,989	10,091	4,495	4,184	1,595	767	488	192	39,801

The number of *new flats under construction* at the end of each year 1967-68 to 1971-72 in each State and Territory is shown in the table below.

**NEW FLATS UNDER CONSTRUCTION
NUMBER, STATES AND TERRITORIES, 1967-68 TO 1971-72**

At end of year—	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
1967-68	8,630	8,914	1,173	798	2,369	254	398	38	22,574
1968-69	10,684	9,158	896	1,155	4,237	246	417	267	27,060
1969-70	13,122	8,399	898	2,036	4,466	384	249	303	29,857
1970-71	11,384	6,398	1,379	2,344	1,115	482	302	274	23,678
1971-72	12,739	6,400	2,204	2,541	834	605	397	494	26,214

Value of new buildings approved, commenced, completed and under construction

The following table summarises, for the years 1967-68 to 1971-72, the values of all new buildings approved, commenced, completed, under construction, the value of work done, and the value of work yet to be done in each State and Territory.

NEW BUILDINGS: VALUE, STATES AND TERRITORIES, 1967-68 TO 1971-72
(\$'000)

Year	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	N.T.	A.C.T.	Aust.
APPROVED									
1967-68	689,070	516,339	268,894	148,672	240,792	72,018	28,488	44,168	2,008,441
1968-69	823,769	560,671	266,056	145,872	305,594	52,289	28,048	71,256	2,253,555
1969-70	975,091	684,134	306,010	189,052	380,681	59,539	68,434	103,384	2,766,325
1970-71	1,017,043	625,908	373,568	209,354	307,680	68,043	51,295	102,266	2,755,157
1971-72	1,097,749	763,836	411,672	238,940	293,340	70,086	53,507	95,716	3,024,846
COMMENCED									
1967-68	689,372	504,864	280,536	129,004	242,305	63,152	25,696	54,869	1,989,798
1968-69	814,678	575,994	268,821	150,145	297,684	56,200	29,901	65,015	2,258,438
1969-70	975,115	674,588	283,734	181,999	361,594	62,131	44,025	98,638	2,681,824
1970-71	1,104,352	672,037	383,190	217,912	317,880	70,189	57,593	115,726	2,938,879
1971-72	1,180,388	733,418	428,469	226,132	297,701	64,319	67,242	98,994	3,096,663
COMPLETED									
1967-68	638,958	497,370	256,974	138,531	195,403	61,885	20,295	56,268	1,865,684
1968-69	721,504	578,126	271,264	156,712	254,833	56,948	25,926	71,348	2,136,661
1969-70	808,202	629,109	311,079	147,638	303,396	66,452	43,406	73,036	2,382,318
1970-71	946,552	667,966	333,785	200,895	365,012	59,684	34,006	83,139	2,691,039
1971-72	1,138,253	677,381	397,748	215,036	331,440	69,717	71,132	90,367	2,991,074
UNDER CONSTRUCTION AT END OF YEAR									
1967-68	521,357	443,905	176,917	112,356	148,846	52,506	25,205	60,476	1,541,568
1968-69	626,267	451,906	177,913	108,939	194,278	51,896	29,121	54,150	1,694,470
1969-70	813,539	514,808	154,994	145,486	256,543	51,022	29,668	82,615	2,048,675
1970-71	986,280	520,378	211,182	174,376	209,675	63,465	52,971	116,892	2,335,219
1971-72	1,046,784	598,243	252,176	186,408	184,096	61,636	49,487	135,293	2,514,123
VALUE OF WORK DONE DURING YEAR									
1967-68	639,226	525,750	255,345	137,506	212,437	60,058	22,510	61,515	1,914,347
1968-69	762,546	580,374	287,704	144,297	270,012	58,785	27,746	63,886	2,195,350
1969-70	905,973	645,477	306,270	165,540	342,942	68,428	43,557	78,486	2,556,673
1970-71	1,028,476	677,474	345,769	209,716	347,022	65,446	47,446	94,284	2,815,633
1971-72	1,179,617	713,369	425,343	229,050	329,811	70,181	73,104	111,958	3,132,433
VALUE OF WORK YET TO BE DONE ON BUILDINGS UNDER CONSTRUCTION AT END OF YEAR									
1967-68	297,625	220,897	99,612	51,348	84,372	30,506	13,416	26,940	824,715
1968-69	361,832	226,647	84,167	60,346	115,335	28,060	15,512	28,076	919,975
1969-70	454,371	275,232	66,088	78,600	139,430	25,677	17,098	51,395	1,107,891
1970-71	549,064	274,561	110,131	98,807	110,402	32,691	27,352	74,785	1,277,793
1971-72	571,933	320,543	123,509	96,994	86,784	30,464	22,566	71,852	1,324,645

The following tables show the value of *all new buildings completed* in each State and Territory during 1971-72 and in Australia during the years 1967-68 to 1971-72, according to the *type of building*.

**NEW BUILDINGS COMPLETED, BY TYPE OF BUILDING: VALUE
STATES AND TERRITORIES, 1971-72
(\$'000)**

<i>Type of building</i>	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
Houses—									
Brick, brick veneer, concrete and stone	317,878	287,994	121,057	91,277	150,482	22,008	15,631	54,484	1,060,811
Wood (weatherboard, etc.)	22,116	6,450	45,737	265	267	1,615	283	96	76,829
Asbestos-cement	55,574	11,701	24,081	6,004	13,856	586	8,147	..	119,949
Other	1,946	169	6,113	289	2,129	1,959	1,134	..	13,737
Total houses	397,514	306,315	196,988	97,834	166,736	26,165	25,196	54,581	1,271,329
Flats	169,677	75,421	38,741	27,411	13,914	5,534	5,295	1,876	337,869
Total houses and flats	567,191	381,735	235,731	125,243	180,650	31,699	30,489	56,457	1,609,195
Hotels, hostels, etc.	21,973	20,197	14,575	3,246	13,237	2,464	7,566	509	83,767
Shops	39,246	16,710	18,110	2,334	16,833	2,515	3,316	1,868	100,932
Factories	115,494	73,415	22,059	17,889	21,336	4,124	2,953	2,071	259,341
Offices	152,083	57,770	23,509	16,800	19,360	6,746	5,061	9,905	291,234
Other business premises	63,317	26,577	29,063	8,772	14,591	2,854	2,512	3,396	151,082
Education	73,553	52,262	24,939	22,144	16,325	9,240	5,330	10,611	214,404
Religion	4,602	3,265	1,420	1,153	1,152	162	366	368	12,488
Health	21,217	25,428	7,850	11,663	17,250	6,668	4,665	1,513	96,254
Entertainment and recreation	30,386	7,877	6,663	2,178	6,385	1,006	1,578	1,606	57,678
Miscellaneous	49,190	12,145	13,829	3,618	24,322	2,238	7,299	2,063	114,704
Total other buildings	571,064	295,645	162,018	89,792	150,791	38,020	40,644	33,911	1,381,885
Total new buildings	1,138,253	677,381	397,748	215,036	331,440	69,717	71,132	90,367	2,991,074

**NEW BUILDINGS COMPLETED, BY TYPE OF BUILDING: VALUE
AUSTRALIA, 1967-68 TO 1971-72
(\$'000)**

<i>Type of building</i>	<i>1967-68</i>	<i>1968-69</i>	<i>1969-70</i>	<i>1970-71</i>	<i>1971-72</i>
Houses—					
Brick, brick veneer, concrete and stone	598,159	705,906	830,364	897,144	1,060,811
Wood (weatherboard, etc.)	89,686	85,903	84,190	74,037	76,829
Asbestos-cement	109,414	116,030	118,190	118,297	119,949
Other	6,603	7,033	7,804	8,068	13,737
Total houses	803,864	914,871	1,040,543	1,097,548	1,271,329
Flats	218,894	267,262	338,884	368,427	337,869
Total houses and flats	1,022,758	1,182,133	1,379,426	1,465,974	1,609,195
Hotels, hostels etc.	47,898	55,454	73,897	79,263	83,767
Shops	60,239	77,321	85,984	96,355	100,932
Factories	162,186	190,520	196,661	211,204	259,341
Offices	169,841	158,191	157,232	243,621	291,234
Other business premises	73,416	98,823	118,171	156,774	151,082
Education	144,998	161,402	161,256	180,796	214,404
Religion	13,145	16,132	11,828	13,719	12,488
Health	49,703	56,200	71,347	92,037	96,254
Entertainment and recreation	33,942	41,924	44,451	47,929	57,678
Miscellaneous	87,561	98,561	82,070	103,370	114,704
Total other buildings	842,927	954,529	1,002,888	1,225,064	1,381,885
Total new buildings	1,865,684	2,136,661	2,382,318	2,691,039	2,991,074

The following table shows the value of *all new buildings completed* in Australia during the years 1969-70 to 1971-72, classified by *type of building and private and government ownership*.

**NEW BUILDINGS COMPLETED, BY TYPE OF BUILDING AND OWNERSHIP: VALUE
AUSTRALIA, 1969-70 TO 1971-72
(\$'000)**

Type of building	Private			Government		
	1969-70	1970-71	1971-72	1969-70	1970-71	1971-72
Houses—						
Brick, brick veneer, concrete and stone	769,971	827,511	987,011	60,395	69,635	73,801
Wood (weatherboard, etc.)	68,088	60,553	61,919	16,101	13,482	14,909
Asbestos-cement	85,401	81,726	86,891	32,787	36,570	33,059
Other	5,284	6,822	10,894	2,519	1,244	2,843
Total houses	928,741	976,616	1,146,715	111,802	120,932	124,616
Flats	313,677	341,047	309,177	25,207	27,383	28,685
Total houses and flats	1,242,417	1,317,667	1,455,897	137,011	148,311	153,297
Hotels, hostels, etc.	64,856	73,395	75,174	9,043	5,869	8,594
Shops	84,570	95,455	99,386	1,416	899	1,546
Factories	184,573	192,141	221,519	12,090	19,064	37,822
Offices	105,412	167,158	229,314	51,818	76,464	61,918
Other business premises	66,638	90,418	99,490	51,534	66,350	51,589
Education	28,702	33,611	36,358	132,553	147,189	178,049
Religion	11,828	13,719	12,488	..	..	..
Health	14,775	23,342	34,683	56,574	68,701	61,568
Entertainment and recreation	34,738	40,047	46,233	9,713	7,883	11,447
Miscellaneous	35,882	48,041	65,332	46,186	55,334	49,371
Total other buildings	631,969	777,323	919,978	370,921	447,747	461,900
Total new buildings	1,874,386	2,094,985	2,375,874	507,932	596,054	615,201

Value of building approved

The following table shows the values of approvals for houses and flats, other new buildings, and alterations and additions in Australia for the years 1967-68 to 1971-72. Before 1 July 1966 additions of \$10,000 and over were included with new buildings in all States except New South Wales, where they were included in 'alterations and additions'. From 1 July 1966 alterations and/or additions of \$10,000 and over are included with new buildings in all States.

**BUILDING APPROVED: VALUE, AUSTRALIA, 1967-68 TO 1971-72
(\$'000)**

Type of building	1967-68	1968-69	1969-70	1970-71	1971-72
Houses and flats	1,099,733	1,314,645	1,485,617	1,437,015	1,633,164
Other new buildings	908,708	938,910	1,280,708	1,318,143	1,391,684
Total new buildings	2,008,441	2,253,555	2,766,325	2,755,157	3,024,846
Alterations and additions	143,436	156,096	168,810	188,354	223,078
Total building	2,151,877	2,409,651	2,935,135	2,943,503	3,247,925
Private	1,614,157	1,902,675	2,317,867	2,300,021	2,605,494
Government	537,720	506,976	617,268	643,476	642,437

Persons working on jobs carried out by builders of new buildings

The following table shows the number of contractors, sub-contractors and wage earners working on jobs *carried out by builders of new buildings* in each State and Territory at 30 June 1972. It also shows the numbers of these persons classified according to their main building occupations and the type of building on which they were working.

**PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
STATES AND TERRITORIES, 30 JUNE 1972**

**INCLUDING CONTRACTOR AND SUB-CONTRACTOR PRINCIPALS ACTUALLY WORKING
ON JOBS BUT EXCLUDING PERSONS WORKING ON OWNER-BUILT HOUSES**

	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
Contractors	4,174	3,163	1,846	581	590	304	47	279	10,984
Sub-contractors	11,385	11,050	4,830	3,837	3,213	773	323	1,361	36,772
Wage earners	44,817	26,893	19,495	10,091	11,694	3,887	1,505	3,941	122,323
Carpenters	17,485	12,960	10,252	3,307	3,623	1,974	614	1,334	51,549
Bricklayers	7,330	5,614	2,444	2,279	2,258	490	177	666	21,258
Painters	3,971	3,525	2,155	1,240	1,395	314	150	533	13,283
Electricians	4,064	2,738	1,406	947	1,165	275	123	336	11,054
Plumbers	4,982	4,373	2,290	1,232	1,446	326	136	419	15,204
Builders' labourers	9,302	4,968	3,624	1,985	2,208	741	339	780	23,947
Other	13,242	6,928	4,000	3,519	3,402	844	336	1,513	33,784
New houses and flats	27,065	21,432	12,708	7,157	7,065	2,087	774	2,859	81,147
Other new buildings(a)	30,191	18,888	12,316	7,150	6,996	2,657	1,029	2,433	81,660
Repairs and maintenance(b)	3,120	786	1,147	202	1,436	220	72	289	7,272
Total	60,376	41,106	26,171	14,509	15,497	4,964	1,875	5,581	170,079

(a) Includes persons working on alterations and additions carried out by builders of new buildings. (b) Carried out by builders of new buildings.

The number of persons in each State and Territory working on jobs *carried out by builders of new buildings* at the end of June of each year 1968 to 1972 is shown in the following table.

**PERSONS WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS
STATES AND TERRITORIES, JUNE 1968 TO 1972**

**INCLUDING CONTRACTOR AND SUB-CONTRACTOR PRINCIPALS ACTUALLY WORKING
ON JOBS BUT EXCLUDING PERSONS WORKING ON OWNER-BUILT HOUSES**

	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Aust.</i>
28 June 1968	50,415	45,458	23,709	11,370	16,812	6,129	1,566	4,632	160,091
30 " 1969	55,909	46,462	26,077	12,019	19,201	5,618	1,662	4,534	171,482
30 " 1970	57,928	45,190	23,620	13,282	19,593	5,493	1,668	5,313	172,087
30 " 1971	58,816	42,243	25,050	13,474	17,792	5,734	2,643	5,828	171,580
30 " 1972	60,376	41,106	26,171	14,509	15,497	4,964	1,875	5,581	170,079

Government activities in the housing field

Housing Agreements between Commonwealth and State Governments

Under the Commonwealth-State Housing Agreements the Commonwealth Government makes substantial long-term loans to the States for the provision of housing.

The 1945 Agreement. In November 1945 the Commonwealth Government entered into an Agreement with the Governments of the States whereby the Commonwealth Government would provide finance for, and the State Governments would undertake the building of, housing projects. Between 1945-46 and 1955-56, under this Agreement, the Commonwealth Government advanced to the States a total of \$481,118,000.

Initially, dwellings constructed under the 1945 Agreement were only sold to tenants if the tenant was able to arrange payment of the full purchase price to the State immediately on sale. Subsequent amendments to the Agreement progressively eased conditions of sale. For information on the conditions of sale, etc., under the 1945 Agreement *see* Year Book No. 48, page 367.

The 1956 Agreement. In 1956 the Commonwealth and the States entered into a new Agreement under which added emphasis was placed on the construction of dwellings for private ownership. The Agreement provided that parts of the loans advanced to each State were to be advanced to building societies and other approved institutions for lending to private home builders and purchasers. The balance of the amounts advanced to each State was used by the States for the erection of dwellings for either rental or sale. The Commonwealth was entitled to specify that up to five per cent of the moneys allocated for the erection of dwellings by the State be set aside for the erection of dwellings for serving members of the defence forces. For features of the 1956 Commonwealth and State Housing Agreement see Year Book No. 48, pages 367-8.

The 1961 Agreement. The period during which Commonwealth advances to the States could be made under the 1956 Agreement terminated on 30 June 1961. A new Agreement was entered into which extended for a further five years the period during which advances could be made and also amended the 1956 Agreement in certain respects concerning funds for the erection of dwellings for rental to servicemen and the rate of interest payable on Commonwealth advances.

The 1966 Agreement. A new Agreement was entered into which extended for a further five years the period during which advances could be made, and also amended the 1956-1961 Agreement in certain respects concerning the definition of 'member of the forces', the erection by the States of blocks of flats in metropolitan areas, the erection of dwellings for rental to servicemen, and the provision of finance to home builders in rural areas.

For further information regarding the 1961 and 1966 Agreements see Year Book No. 53, pages 276-7, and Year Book No. 58, pages 208-9.

States Grants (Housing) Act 1971

The 1956-66 Housing Agreement expired on 30 June 1971 and was not further renewed. Instead, the Commonwealth and State Governments agreed upon a new arrangement under which the provisions contained in the Housing Agreement would be substantially continued for a period of five years up to 30 June 1976. Financial assistance is being made available principally in the form of non-repayable interest-free grants for specific purposes.

A basic housing grant of \$2.75 million per annum is payable for 30 years in respect of State housing activities in the 1971-72 financial year. Similarly a further \$2.75 million per annum is payable for 30 years in respect of State housing activities in each of the following four financial years. In total, over the period for which the grant is payable, the States will receive \$412.5 million. The grant is to be applied towards reducing the payments that would otherwise, but for the grant, have been required to be made not only by tenants and purchasers of State housing authority dwellings but also by borrowers from building societies and certain other approved institutions operating on advances from a special Home Builders' Account.

A Rental Assistance Grant of \$1.25 million per annum in each of the five years 1971-72 to 1975-76 is being distributed amongst the States for use by each State housing authority in reducing the rents of dwellings for families they consider to have insufficient means to meet the rents ordinarily payable to the authority.

Commonwealth-State Housing Agreement (Servicemen)

An Agreement was concluded between the Commonwealth and State Governments to take effect for five years from 1 July 1971, to provide separately for the erection by the States of dwellings for allotment to servicemen. Construction programs are negotiated annually for which the full capital cost is advanced by the Commonwealth as required by the States.

Operations under the States Grants (Housing) Act and the Commonwealth-State Housing Agreement (Servicemen)

The following table shows the results of operations under the *States Grants (Housing) Act 1971* and the Commonwealth-State Housing Agreement (Servicemen) during 1971-72. Corresponding figures for 1970-71 appear in Year Book No. 58, page 208.

STATES GRANTS (HOUSING) ACT 1971: SUMMARY 1971-72

	<i>N.S.W.</i>	<i>Vic.</i>	<i>Qld</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>Total</i>
HOUSING FUNDS \$'000							
Allocation of State loan moneys for housing	55,500	36,500	12,800	27,700	20,700	8,300	161,500
State housing authorities(a)	38,850	25,550	9,550	13,100	16,350	5,810	109,210
Home builders' account(b)	16,650	10,950	3,250	14,600	4,350	2,490	52,290
Amounts drawn by institutions	28,570	16,593	4,289	15,626	2,039	2,778	69,895
Commonwealth-State Housing Agreement (Servicemen) Commonwealth advances	5,545	1,165	..	..	324	..	7,034

NUMBER OF DWELLINGS

State housing program—							
Commenced	2,396	2,202	1,438	1,436	555	648	8,675
Completed	4,005	2,220	1,443	1,588	1,356	518	11,130
Under construction at 30 June 1972	1,985	1,489	598	1,218	401	321	6,012
Home builders' account—							
Purchased—							
New	1,211	974	255	958	45	101	3,544
Other	458	..	..	..	..	101	559
New construction—							
Approved	617	929	264	1,580	139	179	3,708
Commenced	1,144	798	231	1,619	143	141	4,076
Completed	1,236	693	241	1,638	92	198	4,098
Service housing—							
Agreed program	244	153	..	..	14	..	411
Completed(c)	556	215	174	..	106	..	1,051
Sold under—							
1945 agreement	375	452	152	..	110	(d)	1,089
1956-1966 agreements	1,056	542	458	{	355	118	55
States Grants (Housing) Act 1971	929	667			235	779		304
							5,498

(a) The maximum amount is 70 per cent of the State loan moneys for housing. (b) The minimum amount must be 30 per cent of the State loan moneys for housing. (c) Also included in State housing program above and may include completions of houses for servicemen programmed in previous years. (d) Tasmania did not operate under the 1945 Agreement after August 1950.

Dwellings for Aged Pensioners Scheme

This Scheme is directed towards those in the community considered to be most in need of housing assistance. These are single eligible pensioners living alone in unsuitable private accommodation and paying too high a proportion of their pensions in rent. Most State housing authorities have for many years been building accommodation for aged persons, and Commonwealth Government assistance under this Scheme was introduced to supplement the States' efforts and to effect a more rapid reduction in the waiting lists with State housing authorities.

Under the *States Grants (Dwellings for Aged Pensioners) Act 1969* an amount of \$25 million is being made available to the States over a period of five years from 1969-70 to 1973-74 for construction by them of single self-contained accommodation for allocation, at rents they can afford to pay, to single eligible pensioners in receipt of supplementary assistance under the *Social Services Act 1947-1972* or the *Repatriation Act 1920-1972*.

Building Schemes approved so far under the Act are shown in the following table. Typical rents for these units are in the vicinity of \$3.00 a week.

DWELLINGS FOR AGED PENSIONERS SCHEME: APPROVALS

	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	Total
Number of building schemes approved—							
1969-70	19	9	..	8	..	1	37
1970-71	26	13	4	3	9	4	59
1971-72	27	2	20	13	13	6	81
Number of units in approved schemes—							
1969-70	229	316	..	100	..	20	665
1970-71	269	295	18	50	104	32	768
1971-72	636	192	154	190	108	35	1,315
Estimated cost of approved schemes—							
1969-70 . . . \$'000	1,299	1,675	..	433	..	130	3,537
1970-71 . . . \$'000	1,660	2,291	136	238	702	138	5,165
1971-72 . . . \$'000	5,871	1,785	1,286	1,068	603	262	10,875

War service homes

The *Defence Service Homes Act* 1918-1973 formerly the *War Service Homes Act* 1918-1971 makes provision for assistance to be granted to persons who satisfy the eligibility conditions set out in the Act, to enable them to acquire on concessional terms a soundly constructed home that they would occupy as a residence.

Persons eligible for assistance under the Act include members of the Australian forces and nursing services enlisted or appointed for or employed on active service outside Australia or on a ship of war during the 1914-18 and 1939-45 Wars and persons who served in the warlike operations in Korea or Malaya or who have served on 'special service' as defined in the *Repatriation (Special Overseas Service) Act* 1962-1968. 'Special service' includes 'special duty' in an area which by reason of warlike operations or a state of disturbance has been declared a 'special area' under the *Repatriation (Special Overseas Service) Act*. The areas declared as a 'special area' under the Act are:

Vietnam (Southern Zone) from 31 July 1962;

certain areas of Borneo, Sabah and Sarawak from 8 December 1962 to 30 September 1967;

certain areas of Malaya from 28 May 1963;

Malaysia (the remainder) and Singapore from 7 July 1965 to 30 September 1967;

Vietnamese waters from 1 March 1967.

The categories of eligible persons also include the widow and, in some circumstances, the widowed mother of an eligible person and persons domiciled in Australia and employed in certain sea-going service during the 1914-18 and 1939-45 Wars.

The maximum amount of loan or advance which may be granted under the *War Service Homes Act* 1918-1971 is \$9,000. The period of repayment may be up to forty-five years. In the case of a widow or widowed mother of an Australian ex-serviceman, the period may be extended to a maximum of fifty years.

The Director of War Service Homes is responsible for the execution of the War Service Homes Act subject to the directions of the Minister for Housing.

Operations under the War Service Homes Act

The following tables give details of the operations under the War Service Homes Act in the year 1971-72 and from the inception of the scheme on 6 March 1919 to 30 June 1972. The earliest single year for which details are given in the tables is 1967-68; for earlier years *see* previous issues of the Year Book. The figures shown include operations in Papua New Guinea and Norfolk Island.

**WAR SERVICE HOMES ACT: OPERATIONS, AUSTRALIA, 1971-72
AND TO 30 JUNE 1972**

	1971-72			From inception to 30 June 1972		
	Eligibility established from service in—			Eligibility established from service in—		
	1914-18 War	1939-45 War, Korea, etc.(a)	Total	1914-18 War	1939-45 War, Korea, etc.(a)	Total
Applications received . No.	279	11,186	11,465	119,099	441,671	560,770
Applications approved . "	184	7,450	7,634	58,543	267,538	326,081
Homes purchased . "	136	4,889	5,025	20,439	142,044	162,483
Homes built, or assistance given to build them . "	8	822	830	24,152	71,695	95,847
Mortgages discharged . "	18	1,248	1,266	4,328	36,254	40,582
<i>Total homes provided</i> . "	<i>162</i>	<i>6,959</i>	<i>7,121</i>	<i>48,919</i>	<i>249,993</i>	<i>298,912</i>
Transfers and resales . "	19	430	449	9,649	15,855	25,504
Total capital expenditure \$'000	n.a.	n.a.	65,000	n.a.	n.a.	1,491,750
Total receipts . . "	n.a.	n.a.	83,496	n.a.	n.a.	1,078,966

(a) Korea, Singapore, Malaysia or Vietnam (Southern Zone) and Vietnamese waters.

**WAR SERVICE HOMES ACT: OPERATIONS, AUSTRALIA
1967-68 TO 1971-72**

Year	Number of—					Total capital expenditure	Total receipts
	Applications received	Homes provided			Total		
		Homes purchased (a)	Homes built(b)	Mortgages discharged			
1967-68 . . .	9,664	4,483	807	1,162	6,452	\$'000 46,019	\$'000 69,165
1968-69 . . .	10,715	4,668	767	1,105	6,540	50,191	72,622
1969-70 . . .	10,940	4,643	796	1,225	6,664	55,000	77,911
1970-71 . . .	10,174	5,031	1,040	1,231	7,302	61,000	78,483
1971-72 . . .	11,465	5,025	830	1,266	7,121	65,000	83,496

(a) Homes purchased with assistance under the War Service Homes Act. (b) Or assistance given to build a home.

WAR SERVICE HOMES ACT: ADVANCES FOR HOUSING AND NUMBER OF HOMES PROVIDED, STATES AND TERRITORIES, 1967-68 TO 1971-72

<i>Period or date</i>	<i>N.S.W. (a)</i>	<i>Vic.</i>	<i>Qld (b)</i>	<i>S.A.</i>	<i>W.A.</i>	<i>Tas.</i>	<i>N.T.</i>	<i>A.C.T.</i>	<i>Total</i>
TOTAL CAPITAL ADVANCED DURING YEAR (\$'000)									
1967-68	19,635	11,346	6,800	2,997	3,520	1,195	3	524	46,020
1968-69	19,000	14,000	7,908	3,468	3,750	1,350	2	712	50,190
1969-70	21,300	14,550	8,900	4,048	4,100	1,300	52	750	55,000
1970-71	23,052	16,850	9,721	4,288	4,675	1,530	92	792	61,000
1971-72	21,680	18,770	11,095	5,971	4,623	1,670	89	1,102	65,000

NUMBER OF SECURITIES IN FORCE									
<i>At end of June—</i>									
1968	63,840	54,453	24,279	16,581	18,530	4,066	50	1,051	182,850
1969	64,319	54,682	24,642	16,598	18,194	4,124	46	1,103	183,708
1970	64,623	54,804	25,021	16,593	18,017	4,168	49	1,164	184,439
1971	65,028	55,116	25,446	16,621	17,954	4,245	61	1,236	185,707
1972	64,731	55,338	25,683	16,710	17,769	4,295	69	1,318	185,913

VALUE OF ADVANCES OUTSTANDING (\$'000)									
<i>At end of June—</i>									
1968	335,040	261,680	108,139	75,476	88,508	19,277	(c)	(d)	888,120
1969	340,331	264,336	111,744	75,916	87,421	19,791	(c)	(d)	899,539
1970	345,620	267,047	115,835	76,575	86,776	20,223	(c)	(d)	912,076
1971	352,150	271,295	120,595	77,469	87,091	20,848	(c)	(d)	929,448
1972	354,389	276,348	125,180	79,367	86,641	21,466	(c)	(d)	943,391

NUMBER OF HOMES PROVIDED									
1967-68	2,761	1,564	974	419	487	171	1	75	6,452
1968-69	2,492	1,820	1,025	451	486	178	..	88	6,540
1969-70	2,526	1,817	1,092	508	454	168	6	93	6,664
1970-71	2,785	1,989	1,180	537	512	191	11	97	7,302
1971-72	2,330	2,078	1,248	664	463	202	10	126	7,121

(a) Includes Norfolk Island. (b) Includes Papua New Guinea. (c) Included in South Australia. (d) Included in New South Wales.

In addition to the homes provided under the War Service Homes Act and shown above, 2,846 homes, which had been provided originally under the Housing Agreements with the States, have been taken over in accordance with those Agreements.

Home Savings Grant Scheme

The administration of the Home Savings Grant Scheme is a function of the Commonwealth Department of Housing. The purpose of the Scheme is to assist young married persons, and young widowed or divorced persons with dependent children, to purchase or build their own homes. A further objective is to increase the proportion of total savings available for housing purposes by encouraging young people to save with those institutions which provide the bulk of housing finance. The Scheme is governed by the *Homes Savings Grant Act 1964-1972*. The Act authorises the payment of grants from the National Welfare Fund.

The Scheme provides for the payment of grants of \$1 for every \$3 saved by eligible persons under 36 years of age for the first home they own after marriage. The savings must be made over a period of at least three years and held in an approved form. The maximum grant to a married couple, or to husband or wife if only one is eligible, or to a widowed or divorced person, is \$750 on savings of \$2,250 or more. Smaller grants down to a minimum of \$10 are payable on lesser amounts saved.

To be eligible for the grant, a person must be married, widowed or divorced, with one or more dependent children, and must have—or must be married to a person who has—entered into a contract to buy a home or have one built, or begun to build a home as an owner-builder. The person must be under 36 years of age at the time of marriage and at the date of the contract to buy or build or the date building began; must have either been an Australian citizen or lived in Australia during the three years immediately preceding that date; and must also have saved in Australia in an approved form throughout that period. Those three years are known as the applicant's 'savings years'. The grant is payable in respect of existing homes and homes being built. Flats and home-units may also be eligible provided separate title can be obtained. The value of the home, including the land, the house itself and any other improvements, must not exceed \$22,500, or \$17,500 if the contract to buy or build the home was made, or the building of the home as an owner-builder began, before 16 August 1972. Most homes are eligible, the main exception being homes purchased from State housing authorities which have been built with moneys advanced by the Commonwealth under the Commonwealth-State Housing Agreement at concessional rates of interest or where the terms of purchase have been subsidised by reason of a Commonwealth Grant to the State under the *States Grants (Housing) Act 1971*.

The main forms of savings acceptable under the Scheme are accounts with savings banks and fixed deposits with trading banks (but not cheque accounts), and deposits with or shares in registered building or co-operative housing societies. Savings spent in connection with the purchase or construction of the home prior to the date of the contract to buy or build the home, or the date building began, are also acceptable. Savings held with a credit union are acceptable provided the particular credit union has become an approved credit union for the purposes of the Scheme. The amount of savings that qualify for a grant is the sum of the amounts by which the acceptable savings have increased each year, up to a limit of \$900 in any one savings year (\$600 if the contract date was before 16 August 1972), added to the acceptable savings held at the start of the three-year savings period.

Full details of the Scheme are set out in the official pamphlet *A Grant for Your Home* available from banks, building and housing societies, post offices, and offices of the Commonwealth Department of Housing throughout Australia. Additional statistical information is contained in the Annual Reports by the Secretary, Department of Housing, on the *Homes Savings Grant Act 1964-1972*, which are available from the Australian Government Publishing Service Bookshops.

Operations under the Home Savings Grant Scheme

Particulars of applications received and approved during 1971-72 and during the period from 20 July 1964, when the Scheme commenced to operate, to 30 June 1972 are set out below.

HOME SAVINGS GRANT SCHEME: OPERATIONS, STATES AND TERRITORIES, 1971-72

		N.S.W.	Vic.	Qld	S.A.(a)	W.A.	Tas.	A.C.T. (b)	Aust.
Applications received	No.	10,945	14,698	6,776	4,953	2,749	1,199	415	41,735
Applications approved(c)		9,881	13,934	6,388	4,494	2,574	1,002	401	38,674
Grants approved	\$'000	4,374	6,267	2,724	1,923	1,090	421	171	16,970
Average grant approved	\$	443	450	426	428	423	420	427	439
Expenditure from National Welfare Fund	\$'000	4,535	6,440	2,766	1,922	1,115	442	177	17,397

(a) Includes Northern Territory. (b) Includes Municipality of Queanbeyan, N.S.W. (c) Includes applications received on or before 30 June 1970 and approved after that date.

HOME SAVINGS GRANT SCHEME: OPERATIONS, 1967-68 TO 1971-72 AND TO 30 JUNE 1972

Year	Applications received	Applications approved	Grants approved	Average grant approved	Expenditure from National Welfare Fund
			\$'000	\$	\$'000
1967-68	34,412	32,518	13,446	414	13,299
1968-69	34,485	30,630	12,704	415	13,015
1969-70	33,699	28,828	12,364	429	12,336
1970-71	39,796	35,778	15,763	441	15,200
1971-72	41,735	38,674	16,970	439	17,397
Total from 20 July 1964	279,260	248,922	108,092	434	107,828

Homes qualifying for grants

The following two tables contain particulars of homes in respect of which grants were approved during 1971-72. As grants are payable only to persons under 36 years of age and in respect of homes costing no more than a prescribed amount (\$17,500 if acquired before 16 August 1972), these statistics should not be regarded as being applicable to home owners in general.

**HOME SAVINGS GRANT APPLICATIONS APPROVED(a): MANNER OF ACQUISITION
TOTAL VALUE, AND AVERAGE VALUE OF HOMES (INCLUDING LAND)
STATES AND TERRITORIES, 1971-72**

	N.S.W.	Vic.	Qld	S.A.(b)	W.A.	Tas.	A.C.T.(c)	Aust.
Purchase of house(d)—								
Number of approvals	6,121	9,259	3,962	3,075	1,252	710	274	24,653
Total value(e) . . \$'000	79,684	120,382	43,330	36,676	16,428	7,738	4,363	308,601
Average value(e) . . \$	13,018	13,002	10,937	11,927	13,121	10,898	15,923	12,517
Purchase of flat or home unit—								
Number of approvals	918	131	42	43	83	2	1	1,220
Total value(e) . . \$'000	13,546	1,657	519	479	1,092	21	13	17,327
Average value(e) . . \$	14,756	12,647	12,344	11,130	13,160	10,525	13,450	14,202
Home built under contract—								
Number of approvals	2,593	4,232	2,187	1,313	1,179	204	108	11,816
Total value(f) . . \$'000	39,306	61,428	28,194	18,651	17,513	2,729	1,715	169,536
Average value(f) . . \$	15,158	14,515	12,891	14,205	14,855	13,376	15,886	14,348
Owner-built home—								
Number of approvals	249	312	197	63	60	86	18	985
Total value(g) . . \$'000	2,982	4,238	2,176	787	823	1,140	274	12,420
Average value(g) . . \$	11,976	13,585	11,047	12,497	13,715	13,249	15,217	12,609
All homes—								
Number of approvals	9,881	13,934	6,388	4,494	2,574	1,002	401	38,674
Total value . . \$'000	135,518	187,705	74,219	56,592	35,857	11,627	6,366	507,884
Average value . . \$	13,715	13,471	11,618	12,593	13,930	11,604	15,875	13,132

(a) Includes applications received on or before 30 June 1970 and approved after that date. (b) Includes Northern Territory. (c) Includes Queanbeyan, N.S.W. (d) Includes previously occupied houses. (e) Usually based on the purchase price. (f) Usually based on the cost of the land and the contract price of the dwelling. (g) Usually based on the cost of the land and the assessed value of the dwelling.

**HOME SAVINGS GRANT APPLICATIONS APPROVED: METHOD OF FINANCING HOMES
AND AVERAGE MORTGAGE LOANS, STATES AND TERRITORIES, 1971-72**

State or Territory	Method of financing homes					
	With first mortgage loan and without second mortgage loan	With first and second mortgage loans	Others(a)	Total	Average first mortgage loan(b)	Average second mortgage loan
	number	number	number	number	\$	\$
New South Wales	8,305	1,243	333	9,881	9,335	2,481
Victoria	11,208	1,689	1,037	13,934	9,058	2,334
Queensland	5,778	357	253	6,388	8,410	2,020
South Australia(c)	3,073	1,256	165	4,494	8,692	2,181
Western Australia	2,116	267	191	2,574	10,478	2,636
Tasmania	853	78	71	1,002	8,676	1,989
Australian Capital Territory(d)	61	339	1	401	8,430	4,446
Australia	31,394	5,229	2,051	38,674	9,054	2,458

(a) Homes financed without mortgage loan. Includes homes financed from the applicants' own resources only, with personal or unsecured loans, purchased under a terms contract of sale, etc. (b) Includes homes financed with and without second mortgage loans. (c) Includes Northern Territory. (d) Includes Queanbeyan, N.S.W.

Housing loans insurance scheme

The Housing Loans Insurance Corporation was established by the *Housing Loans Insurance Act* 1965-66 to insure approved lenders against losses arising from the making of housing loans. The main purpose of the activities of the Corporation is to assist people to borrow, as a single loan, the money they need and can afford to repay to obtain a home suited to their requirements.

The Corporation will insure loans of up to \$40,000. The maximum loan to valuation ratio is 95 per cent for loans for the purchase or construction of homes. A once-and-for-all premium of 1.5 per cent of the amount of the loan is charged by the Corporation for the insurance of loans representing 90 per cent or more of valuation. The premium rate falls progressively to a minimum of 0.25 per cent on loans of less than 70 per cent of valuation. The premium normally is paid by the borrower, but lenders may agree to add it to the amount of the loan for repayment by the borrower over the duration of the loan. The maximum period for repayment of a loan on the purchase or construction of a home is forty years.

The Corporation insures loans for purposes other than the purchase or construction of a dwelling. These include alterations, extensions or improvements to a dwelling. An insured loan may be made only by an approved lender. Approved lenders are appointed by the Corporation from within approved classes of lenders specified by the Minister for Housing. The approved classes include banks, building and housing societies (permanent and terminating), friendly societies, life and general insurance companies, trustee companies, superannuation and other retirement funds, mortgage management companies and solicitors. The Corporation commenced its operations in November 1965. By the end of December 1972 110,456 loans to a value of \$1,159 million had been insured.

State housing authorities

The following paragraphs describe briefly the organisation of the various State housing authorities and their activities in the fields of home construction and provision of homes on a rental basis (see pages 220–24 for their financial advances to persons wishing to purchase or build a home). For summarised figures of total government construction of houses and flats, see pages 202, and 205. For a fuller description of the activities of State housing authorities and their financial advances to home purchasers or builders see Year Book No. 53, pages 283–91.

New South Wales—The Housing Commission of New South Wales. The Housing Commission of New South Wales was constituted in 1942, its principal function being the provision of low-cost housing to persons in the lower or moderate income groups.

Advances from the Commonwealth have provided most of the Housing Commission's capital funds and by 30 June 1972 had aggregated \$575,209,000 of which \$69,348,000 had been repaid. Other net funds of the Commission at 30 June 1972 comprised repayable advances from the State, \$58,559,000; public loans raised by the Commission, \$1,895,000 grants from the Commonwealth, \$5,499,000, grants from the State, \$20,107,000 (including \$9,035,000 from consolidated revenue and \$11,000,000 from taxes on poker machines); provision for maintenance of properties, \$5,296,000; and accumulated surplus, \$49,546,000. In addition, the Commission owed \$14,591,000 to creditors, mainly for purchase, of land and work-in-progress. These funds were represented by fixed assets, \$656,308,000 (including \$217,489,000 debtors for purchase of homes) and current assets, \$5,044,000. In 1971–72, the Commission's income was \$51,115,000 (including rent \$34,723,000 and interest \$11,518,000), expenditure \$46,543,000 (interest, \$22,656,000), and capital expenditure \$63,293,000.

Most of the permanent dwellings provided by the Commission have been erected under the Commonwealth-State Housing Agreements. In 1971–72, 5,218 houses and flats, valued at \$44,550,000, were completed for the Housing Commission by private builders on contract to the Commission.

Upon request by other State Departments the Housing Commission will erect houses for employees of those Departments, the Departments providing the necessary lands and funds. In addition, the Commission erects (with State funds) dwellings for employees of industries connected with decentralisation and development. Specially designed units are erected by the Housing Commission to provide dwellings for elderly persons at rentals within their means. The rents of these units, as at 30 June 1972, are approximately \$3.95 a week for elderly single persons and \$6.00 a week for elderly couples, and 6,184 units had been completed at 30 June 1972.

Victoria—Housing Commission, Victoria. The Housing Commission, Victoria, was set up in 1938 as a result of the Housing Act of the previous year. The objects of the Commission as now laid down are the improvement of existing housing conditions; the provision of suitable rental housing for persons displaced by slum reclamation or living under unsatisfactory conditions, and for other eligible persons; the sale of houses to eligible persons and the making of advances to such persons to enable them to own their homes; the development of land for housing and related purposes; and the preparation and implementation of Urban Renewal Proposals. Since the signing of the 1945 Commonwealth-State Housing Agreement the construction of dwellings has been financed by the Commonwealth Government and Commission Funds.

At 30 June 1972 the Housing Commission had completed 1,328 dwelling units under the State Housing Scheme, and 71,093 dwelling units under Commonwealth-State Agreements and Commonwealth Grant. Specially designed dwelling units are erected by the Commission to provide dwellings for elderly persons at rentals within their means. To 30 June 1972, 5,099 units have been completed.

Queensland—The Queensland Housing Commission. The Queensland Housing Commission was established in 1945 to assist in meeting the housing shortage. In addition, the Commission was empowered to build houses itself, either for sale or for rental.

The Housing Commission finances its operations through two Treasury Trust Funds—the Queensland Housing Commission Fund and the Commonwealth-State Housing Fund. In addition, a Home Builders' Deposit Trust Fund is available to assist eligible persons to accumulate money to acquire land and erect a Commission dwelling thereon, or to purchase a dwelling under contract of sale conditions. Total disbursements by the Commission for the year 1971–72 amounted to \$37,812,651, representing \$9,001,660 from the Queensland Housing Commission Fund and \$28,810,991 from the Commonwealth-State Housing Fund, while the Home Builder's Deposit Fund had a nil balance at 30 June 1972.

During 1971–72 the Commission completed 1,750 house units, bringing the total completions under all schemes since the revival of housing construction in 1944–45 to 43,466. Of this number 25,373 houses, or 58.4 per cent, were for home ownership, and 18,093, or 41.6 per cent, were for rental.

In the field of rental housing the Commission administers and acts as the constructing authority under the Commonwealth-State Housing Agreements and the Commonwealth Acts—*States Grants (Aged Pensioners Housing) Act* 1969 and *States Grants (Housing) Act* 1971. Operating under the provisions of the *State Housing Act* 1945–1971, the Commission, through its scheme of workers' dwellings, makes advances for the construction of dwellings to eligible persons who own a suitable building site. The number of workers' dwellings completed during 1971–72 amounted to 157, making a total of 31,143 completions since the inception of the scheme. The Commission also has power to make advances, secured by mortgage, to firms for housing of employees. The Commission has power to sell houses under contract of sale conditions. Contract of sale agreements were made to purchase 735 of the Commission's houses during 1971–72.

South Australia—The South Australian Housing Trust. The South Australian Housing Trust operates under the South Australian Housing Trust Act, 1936–1971 and the Housing Improvements Act, 1940–1971 for the purpose of providing houses for families of limited means. Houses are built for both rental and sale, and to 30 June 1972, 72,507 had been completed throughout the State, of which some 38,049 had been built and sold under various schemes. At 30 June 1972 the rents of five-roomed (i.e. three bedrooms) double-unit houses ranged from \$10.00 a week for houses of an older type to \$12.50 a week for houses then being completed. Single units rent ranged between \$14.00 and \$18.50. Two- and three-storey groups of flats with weekly rentals ranging from \$9.00 to \$17.75 per flat have been built in the Metropolitan Area; of these 1,501 flats are situated in the Metropolitan Area and 292 at Elizabeth. In 1953 the Trust began building cottage or pensioner flats for elderly people. At 30 June 1972 it had built 1,367 cottage flats from its own resources and an additional 774 for charitable and non-profit organisations.

During 1962–63 the Trust commenced construction of rental-purchase houses. The aim of this scheme is to provide less expensive houses for the lower income groups. It is expected that such houses will, to some extent, replace double-unit type rental houses. The Trust has also undertaken the construction of houses for various State Government Departments which need to house staff in country districts. In addition, 243 houses in country areas have been built for the Department of Community Welfare. The letting of these houses to selected Aboriginal families is administered by the Department. In order to assist primary producers the Trust will erect houses on the applicant's own land for his own use or that of his employees, either using local materials or transporting pre-fabricated houses to the site.

Western Australia—State Housing Commission of Western Australia. The activities of the State Housing Commission extend throughout the whole State. In addition to construction of a variety of dwellings for its own rental and purchase programme as determined under the State Housing Act, the Commonwealth-State Housing Agreements prior to 30 June 1971 and subsequently the *States Grants (Housing) Act* 1971, its activities include;

- The management as agent of the Commonwealth War Service Homes Scheme in Western Australia;
- Construction of houses for other Government Departments (both Commonwealth and State also semi- and local government authorities) in Western Australia;
- Construction and maintenance of houses for the Government Employees' Housing Authority.

At 30 June 1972, the Commission had completed under all schemes since 30 June 1944, a total of 56,455 units of accommodation throughout the State.

During the twelve months ended 30 June 1972, 2,579 units of accommodation were completed; metropolitan area, 2,007; country, 395; and north of 26th parallel, 177; and a further 1,242 units were under construction.

Despite the high rate of home construction and the ready availability of private project-built homes for purchase, the demand—particularly from the lower income groups—continues to be high. A large proportion of this demand is directed to the State Housing Commission.

Building societies are a major source of housing finance in Western Australia. At 30 June 1972 it was estimated that the assets of all societies were about \$403 million. Currently, 15 permanent and 375 terminating societies are operating. As a condition of eligibility for assistance under the *States Grants (Housing) Act 1971*, the State is required to allocate at least 30 per cent of its housing authority new borrowings for advances through building societies, or other approved bodies.

Under the *Housing Loans Guarantee Act, 1957-1972*, the guarantees provided to financial institutions enable loans to be made to lending institutions with full security. The Act enables building societies and other approved bodies to make high ratio advances to families of low and moderate means without additional charge. The interest rate charged to the borrower may not exceed 7.5 per cent reducible. Loans may be made up to 95 per cent of the value of the house and land or a specified sum, whichever is the lesser amount. In respect of the metropolitan region, the maximum loan permitted is \$12,000, and outside the metropolitan region, but south of the 26th parallel, \$13,000. For a new house situated north of the 26th parallel and in the North West or Eastern Land Divisions, the maximum loan is \$17,500 and in the Kimberley Land Division \$20,000.

Tasmania—The Housing Department. The Housing Department was established in 1953 and is responsible for administering that portion of the *Homes Act 1935* which relates to the acquisition and development of land for housing purposes and the erection of homes for rental and sale by purchase contract, and the *Casual Worker's and Unemployed Persons' Homes Act 1936*.

During 1971-72, 563 dwellings were completed. Construction since 1944 has totalled 13,212 dwelling units, comprising 12,444 detached and semi-detached units (9,641 of timber), 449 elderly persons' flatettes, 22 maisonettes, and 296 multi-unit flats.

Flats, maisonettes, villa units, and elderly persons' homes are for rental only. Single unit dwellings may be allotted on either a purchase contract or rental basis. The weekly rental of a newly erected three-bedroom brick veneer house in the Hobart metropolitan area approximated \$20.25 in the June quarter of 1972. In certain necessitous cases rental rebates are allowed. Under the current rental rebate formula, a married couple occupying an elderly persons' unit and whose only income is the age pension pay \$3.80, while a single person solely dependent on the pension pays \$2 a week.

Most purchase contract allotments are made on a no-deposit basis with repayments over a maximum period of fifty-three years. Purchase contracts are sometimes surrendered to the Department. Net of surrenders, 8,985 purchase contracts had been entered into by June 1972. The sale price, excluding land, of a new three-bedroom house in the Hobart metropolitan area was approximately \$12,000 in June of 1972.

Housing schemes in Commonwealth Territories

Northern Territory. In 1946 control of all government-owned residences in the Territory (excluding those belonging to the Defence Services or Commonwealth Railways, or attached to post offices) was vested in the Administration. The Northern Territory Housing Commission was established in 1959 and operates under authority of the *Housing Ordinance 1959-1971*. The Commission became autonomous on 1 October 1969 and provides rental housing for persons of limited means who are not adequately housed and who are not officers of either the Commonwealth or the Northern Territory Public Service. To 30 June 1972 the Commission had completed a total of 3,169 houses and flats; 2,275 of these are in Darwin (including 490 flats), 609 in Alice Springs (including 161 flats); 136 in Katherine (including 29 flats); 131 in Tennant Creek (including 15 flats); 6 houses in Pine Creek; 8 houses in Adelaide River and 2 each in Elliot and Mataranka. In addition, 49 houses and 8 flats were taken over from the Department of Defence in Alice Springs; 2 houses in Katherine and 1 house in Tennant Creek were acquired from the Northern Territory Administration. A further 363 houses and 22 flats were under construction.

Australian Capital Territory. The Commonwealth Government provides houses and flats for rental to persons employed in the Australian Capital Territory. At 30 June 1972 the Department of the Capital Territory controlled 8,109 houses and 2,022 flats for rental purposes. Government rental houses may be purchased by tenants. From 1 July 1950 to 30 June 1972, 9,780 houses had been sold to tenants.

Papua New Guinea. In 1960 the Administration, through the Commissioner for Housing, commenced a housing loans scheme for providing low-cost houses for rental and eventual sale,

where possible, to indigenes, mixed race peoples and Asians. This scheme was taken over by the Housing Commission at its inception on 1 July 1968, along with the 323 houses built under the scheme.

A Housing Commission was established to improve existing housing conditions, to provide adequate and suitable housing for letting and sale to persons who are of limited means, to make advances for home purchase, and to develop land for housing. Details of housing constructed are as follows: 323 houses taken over from the Administration on 1 July 1968; 279 houses constructed during the year ended 30 June 1969; 54 houses and 64 flats constructed during the year ended 30 June 1970; 50 houses taken over from the Administration on 1 July 1970; 481 houses and 64 flats constructed during the year ended 30 June 1971; and 436 houses and flats constructed during the year ended 30 June 1972.

Summary of rental activities of government authorities

The first of the following two tables shows the revenue from rental for dwellings under control of government housing authorities each year from 1967-68 to 1971-72, and the second, the number of tenants paying rent for dwellings under control of government housing authorities at the end of each year 1967-68 to 1971-72.

GOVERNMENT HOUSING AUTHORITIES: REVENUE FROM RENTALS STATES AND TERRITORIES, 1967-68 TO 1971-72 (\$'000)

Year	N.S.W.	Vic.	Qld(a)	S.A.(b)	W.A.	Tas.	N.T.	A.C.T.	Aust.
1967-68	22,779	16,266	6,702	11,603	7,161	1,761	1,103	3,861	71,236
1968-69	24,661	17,207	7,486	12,506	8,003	1,902	1,261	4,137	77,163
1969-70	27,048	18,062	8,403	13,493	8,120	2,008	1,703	4,459	83,296
1970-71	29,851	20,618	9,286	14,300	10,076	2,152	3,387(c)	5,300	94,970
1971-72	34,723	22,274	10,405	15,700	11,378	2,315	3,366	5,744	105,905

(a) Excludes rentals in respect of tenanted temporary dwellings. (b) Excludes rentals in respect of temporary and emergency dwellings. (c) Includes undercharges in respect of 1969-70.

GOVERNMENT HOUSING AUTHORITIES: NUMBER OF TENANTS PAYING RENT STATES AND TERRITORIES, 1967-68 TO 1971-72

Year	N.S.W.	Vic.	Qld(a)	S.A.(b)	W.A.	Tas.(c)	N.T.	A.C.T.(c)	Aust
1967-68	57,643	35,774	14,781	30,012	17,771	3,590	2,824	9,440	171,835
1968-69	60,293	36,403	15,693	31,322	18,340	3,644	2,939	9,904	178,538
1969-70	62,293	37,591	16,202	31,993	19,226	3,741	3,400	10,311	184,757
1970-71	63,983	38,237	17,038	33,378	22,056	3,951	3,710	10,567	192,920
1971-72	66,740	39,694	17,670	34,382	23,236	4,158	4,261	10,048	200,189

(a) Excludes tenanted temporary dwellings. (b) Excludes temporary and emergency dwellings. (c) Number of occupied dwellings at 30 June.

Advances to home purchasers

Many prospective home purchasers wish to borrow for the purpose of constructing or purchasing their own homes. Usually the loan is covered by way of mortgage of the home to be constructed or bought. Such loans are provided from a number of private sources and from agencies owned or guaranteed by the State or Commonwealth Governments. The information in this section concerns the direct loans made to home purchasers by the more important institutional lenders. Loans to institutions which in turn lend moneys to home purchasers and loans to contract builders, etc. are excluded as far as possible. The loans may be for the construction of new dwellings, the purchase of existing dwellings, for additions, renovations, etc., as first or subsequent mortgages, overdrafts and so on. While figures of all loans to home purchasers are not available, the institutions mentioned account for a significant proportion of total loans. Details of the terms and conditions of lending are given, together with available information on the number and value of loans made.

State authorities and agencies

New South Wales

Rural Bank of New South Wales—Sale of Homes Agency. A Sale of Homes Agency was established in 1954 to arrange for the sale on terms of houses erected by the Housing Commission of New South Wales. The Agency's operations began with the sale to selected purchasers of 100 houses made available by the Commission during 1954-55 and 1955-56. The sales were made on the basis of 10 per cent deposit and repayment of the balance over a maximum period of forty years, with interest at 4.5 per cent per annum. Total advances under that scheme amounted to \$646,648; at 30 June 1972 the advances outstanding amounted to \$280,517 in respect of 64 houses.

Since 1956 the Sale of Homes Agency has acted as the agent of the Housing Commission in arranging the sale on terms of houses erected under the Commonwealth-State Housing Agreements. The terms of sale provide for a minimum deposit of \$200 and repayment of the balance over a maximum period of forty-five years, with interest rates, since the inception of the scheme, ranging from 4.25 to 6.75 per cent per annum. Particulars of the advances made by the Agency in connection with the sale of houses erected under the 1956, 1961, and 1966 Agreements and the *States Grants (Housing) Act* of 1971 are given in the following table.

RURAL BANK OF NEW SOUTH WALES—SALE OF HOMES AGENCY ADVANCES FOR HOMES SOLD UNDER THE 1956, 1961 AND 1966 COMMONWEALTH-STATE HOUSING AGREEMENTS AND THE STATES GRANTS (HOUSING) ACT OF 1971 1967-68 TO 1971-72

Year	Advances during year		Total advances to end of year		Advances outstanding at end of year(a)	
	Number of houses	Amount	Number of houses	Amount	Number of houses	Amount
		\$'000		\$'000		\$'000
1967-68 . . .	1,444	12,866	20,809	149,975	18,724	127,288
1968-69 . . .	1,227	11,167	22,036	161,141	19,406	133,363
1969-70 . . .	1,751	17,074	23,787	178,215	20,523	144,511
1970-71 . . .	2,080	22,144	25,867	200,359	21,953	160,426
1971-72 . . .	1,978	24,827	27,845	225,186	23,130	177,309

(a) Comprises principal outstanding and loan charges due but not paid.

The Sale of Homes Agency also acts as agent for the Housing Commission in arranging the sale of houses erected by the Commission on applicants' land. Under this scheme persons who have established a housing need may apply to the Commission to have a standard-type dwelling erected on their own land. The houses are sold, at a price equivalent to their capital cost, on the same terms as for houses erected under the 1956 to 1966 Housing Agreements and the *States Grants (Housing) Act* of 1971. Up to 30 June 1972, 667 houses had been built at a cost of \$5,179,856, the balance of indebtedness at that date was \$4,299,719.

Rural Bank of New South Wales—Other loans. The Rural Bank of New South Wales provides assistance to individuals for the erection or purchase of homes and for other approved purposes associated with homes. Advances are based on the bank's official valuation of the dwelling. The rate of interest on long-term loans for housing purposes is 5.75 per cent per annum.

Victoria

Housing Commission of Victoria. Very few houses were sold by the Commission until 1954 but the added emphasis given to the construction of houses for private ownership by the amendments in the Commonwealth-State Housing Agreement in 1955-56 had the effect of substantially increasing the number of houses sold.

Of the 72,421 dwelling units built up to 30 June 1972, under the State Housing Scheme, the Commonwealth-State Agreements and Commonwealth Grant, a total of 33,131 houses have been sold (17,620 in the metropolitan area and 15,511 in the country).

Home Finance Trust. In 1956 a Home Finance Trust was established with the object of receiving money from institutions and others in order to make loans for the erection or purchase of houses. Applicants for loans must declare that they intend to use the houses as homes for themselves, their families and dependants.

Loans granted are on the basis of a first mortgage over the house. Loans are not to exceed ninety-five per cent of the value of the security (house and land) and are not made if the value of the security exceeds \$14,000. The house must not have been erected more than two years before the date of mortgage. Repayment of loans may be made over a maximum period of thirty years, with interest charges determined by the Trust. At 30 June 1972, 3,682 loans totalling \$26,121,109 were outstanding.

In 1963 the Trust was empowered to make housing loans on the security of second mortgages subject to conditions similar to those applying to the first mortgage loans, except that the maximum term for repayment of a loan is ten years and no restriction is placed on the percentage of loan to valuation. At 30 June 1972, 1,648 second mortgage loans were outstanding, the amount involved being \$2,336,860.

(See Savings Banks, page 224, for activities of the State Savings Bank of Victoria).

Queensland

Queensland Housing Commission. The present maximum advance allowable under the Act is \$10,500 for a timber, brick veneer, brick, or concrete building. The rate of interest charged on new advances was increased from 5.5 per cent to 6.125 per cent per annum from 3 November 1969, and was further increased to 7.125 per cent per annum from 30 July 1970. The rate charged on new advances was reduced to 5.5 per cent per annum from 1 October 1971. Repayments may be made at the option of the borrower over either a thirty year or a forty-five year period.

Workers' dwellings. From 4 October 1962 the maximum advance under this scheme was increased to \$7,000 for all types of workers' dwellings. This was increased to \$8,000 from 2 June 1966, to \$9,000 from 22 May 1969, to \$10,000 from 23 September 1971 and \$10,500 from 1 July 1972. Total advances made for dwellings since operations commenced in 1910 to 30 June 1972 amounted to \$74,009,285.

South Australia

South Australian Housing Trust Sales Schemes. Prospective purchasers of Housing Trust houses (other than Rental Purchase houses) may purchase either by paying cash or by paying a deposit and arranging for a loan on security of a first mortgage from any of the recognised lending authorities. In cases where the deposit and the first mortgage so raised are insufficient, the Trust may advance the balance of the house price on security of a second mortgage, the term of which is usually coterminous, but not exceeding 30 years. The interest rate is 7.5 per cent and the principal is adjusted quarterly. During 1971-72 the Trust commenced 344 second mortgages valued at \$530,585. At 30 June 1972 second mortgages totalled 8,400 and the balance outstanding at that date was \$9,500,000. A minimum deposit of \$100 is required for houses built under the Rental Purchase Scheme. The balance of the purchase price is repayable to the Trust in weekly instalments over periods up to 40 years at 5.5 per cent interest per annum.

State Bank of South Australia. The State Bank, together with the Housing Trust, are the principal agents of the State Government for the distribution of moneys received under housing assistance arrangements with the Commonwealth. During 1971-72 the Bank opened 1,880 new accounts worth \$16,606,831 in the Home Builders' Account. The balance of loans outstanding on this account at 30 June 1972, totalled \$116,150,247. The Bank administers the Advances for Homes Act, 1928-1972 on behalf of the State Government. However, advances under this Act have virtually ceased and the only funds being made available are for repairs to tenancy houses and for extra bedroom accommodation. The balance outstanding under this Act at 30 June 1972 was \$18,864,133. The present maximum housing loan is \$10,000, repayable over a period not exceeding fifty years at a rate of interest of 6 per cent per annum calculated on monthly balances.

(See Savings Banks, page 225 for activities of the Savings Bank of South Australia.)

Western Australia

State Housing Commission of Western Australia. Under the State Housing Act (and the Commonwealth-State Housing Agreement up to 30 June 1971) the maximum loan is \$8,000 by way of mortgage, while under contract of sale the maximum is \$6,500 on the building plus the value of the land in the metropolitan area, and greater amounts in rural areas, depending on the circumstances.

To proceed under the mortgage conditions, a deposit of not less than 10 per cent is required, but under contract of sale the deposit may be as low as \$200. The interest rate on all advances is 5.375 per cent per annum and the repayment period is forty-five years. The income eligibility figure varies according to the movement of the basic wage, and currently an applicant in the Metropolitan Area cannot have an income exceeding \$5,038 a year, plus \$100 for each dependent child under twenty-one

years of age. For the country, the corresponding amount is \$5,064 per annum plus \$100 for each dependent child under twenty-one years, and north of the twenty-sixth parallel the Minister may allow families with an income of up to \$5,350 plus \$100 for each dependent child under twenty-one years of age to be given financial assistance. A second-mortgage scheme exists under the State Housing Act, which provides that assistance be limited to those applicants who are building or purchasing new homes, the cost of which, excluding land, does not exceed \$10,000. The Commission limits the second mortgage to a maximum of \$2,000.

(See Savings Banks, page 225, for activities of the Savings Bank Division of The Rural and Industries Bank of Western Australia.)

Tasmania

Housing Department. The interest rate on purchase contract loans as at 1 July 1972, was 5 per cent. To be eligible for a house on purchase contract terms an applicant must be married or about to be married, or have dependants for whom it is necessary to provide a home. The number of loans outstanding at 30 June 1972 was 7,998, and the amount outstanding \$58,982,000.

Agricultural Bank of Tasmania. The Agricultural Bank, as an approved institution under the Commonwealth-State Housing Agreement, receives part of those funds allocated for advances to home builders. To be eligible for a loan an applicant must be married or about to be married, be over the age of twenty-one, and own a block of land. The maximum amount of an advance to an applicant is \$9,000 for all types of houses in certain areas, provided that the total advance does not exceed ninety per cent of the Bank's valuation of land and dwelling. Advances to borrowers are repayable by equated instalments over thirty years. Advances made as from 1 March 1972 were at an interest rate of 6 per cent per annum.

During 1971-72, 291 advances were approved, valued at \$2,571,000. Since November 1945 a total of 4,900 loans amounting to \$32,658,000 has been approved, of which 3,630 have been for erection of dwellings and 1,270 for the purchase of existing homes. Total advances outstanding at 30 June 1972 amounted to \$22,187,000. These figures exclude advances to building societies.

Commonwealth authorities and Territories

Department of Housing

In December 1963 the Department of Housing was created, and to it were transferred the functions and staff of the War Service Homes Division, and the Housing and Building Industry Branch of the then Department of National Development.

War Service Homes

For details of the operations under the *Defence Services Homes Act* 1918-1973, formerly the War Service Homes Act, see pages 212-14.

Northern Territory

Loans Scheme. This scheme was commenced in 1953 and is administered by the Home Finance Trustee under the *Housing Loans Ordinance* 1949-1967. Advances may be made for the erection of a house, the purchase or enlargement of an existing house, the completion of a partially erected dwelling, or the discharge of a mortgage already existing. Loans are provided on a deposit of 5 per cent of the first \$4,000 and 10 per cent of the balance of the Trustee's valuation up to a maximum of \$9,000. The rate of interest charged is 7.25 per cent per annum reducible to 6.25 per cent per annum if instalment payments are made by the due date. The maximum period of repayment is forty-five years for brick houses and twenty-five years for other houses. Up to 30 June 1972, 1,361 loans totalling \$7,761,950 had been approved. These were for: erection, 794; purchase, 410; enlargement or completion, 98; discharge of mortgage, 59.

Sales Scheme. Tenants of government-owned houses under the control of the Administration may purchase the dwellings they occupy either for cash or on terms requiring a minimum deposit of 5 per cent of the purchase price with repayments over a maximum period of forty-five years including interest at 6.25 per cent per annum.

Housing Commission Sales Scheme. Since the November 1963 amendment of the *Housing Ordinance* 1959-1971 the Housing Commission has been permitted to sell its houses to tenants in occupation. The terms require a minimum cash deposit of \$200 and repayment of the remainder of the loan over a period not exceeding forty-five years; there is no prescribed limit to the amount of the loan and the rate of interest is fixed by the Commission from time to time.

Australian Capital Territory

Loans may be granted by the Commissioner for Housing to enable persons to purchase or build a new house in the Australian Capital Territory. Where the Commissioner's valuation does not exceed \$4,000 the maximum loan may not exceed ninety-five per cent of the valuation. If the Commissioner's valuation exceeds \$4,000, the maximum loan is ninety-five per cent of the first \$4,000 and ninety per cent of the balance (but in no case can the amount lent exceed \$9,000). Repayment may be made over a maximum period of forty-five years. The current rate of interest is 7.25 per cent per annum with a concession of 1 per cent for payments made on or before the due date. At 30 June 1972, 9,780 houses were under mortgage to the Commissioner.

Government rental houses may be purchased by tenants. The basis of the sale is a minimum deposit of 5 per cent of the purchase price fixed by the Department of the Capital Territory with no limit to the amount which may be held on mortgage from the Department. Repayment of the amount covered by mortgage may be made over a maximum period of forty-five years. The interest rate is 7.25 per cent per annum with a concession of 1 per cent for payment made on or before the due date. To 30 June 1972, 9,780 houses had been sold to tenants.

Papua New Guinea

Under authority of the *Housing Loans Ordinance* 1953-1963, the Commissioner for Housing may make advances to any members of the community for the erection of a house, the purchase or enlargement of an existing house, the completion of a partially erected dwelling, or the discharge of a mortgage already existing. The Commissioner's responsibilities were transferred to the Housing Commission on 1 July 1968. The maximum loan is \$7,000 or 90 per cent of the Commission's valuation whichever is the lesser. The maximum period of repayment is twenty-five years for all dwellings. The effective rate of interest is currently 8.25 per cent per annum, or 1 per cent above the borrowing rate of the funds. Up to 30 June 1972, 634 loans totalling \$3,279,115 had been approved.

Savings banks

All savings banks lend funds for housing to both individuals and building societies. Details of savings banks housing finance transactions during the years 1969-70, 1970-71 and 1971-72 are shown in the following table. (See the chapter Private Finance for further details.)

SAVINGS BANKS: HOUSING LOANS APPROVED AND BALANCES OUTSTANDING TO INDIVIDUALS, STATES AND TERRITORIES, 1969-70 TO 1971-72

(\$'000)

Year	N.S.W.	Vic.	Qld	S.A.(a)	W.A.	Tas.	A.C.T.	Total
LOANS APPROVED DURING YEAR								
1969-70	140,535	190,079	52,612	46,164	27,200	9,188	3,404	469,182
1970-71	180,112	200,372	65,486	54,168	47,283	14,085	5,701	567,207
1971-72	209,365	229,581	81,192	75,768	48,198	18,298	8,090	670,492
BALANCES OUTSTANDING AT END OF YEAR								
1969-70	524,010	748,483	196,498	254,401	120,144	45,487	9,258	1,898,281
1970-71	588,020	826,435	226,709	275,201	145,274	50,879	12,389	2,124,907
1971-72	663,869	915,839	260,540	307,357	166,540	59,782	18,115	2,392,042

(a) Includes Northern Territory.

State Savings Bank of Victoria. The Bank grants long-term loans to depositors to enable them to build, purchase or improve homes. These loans are granted by both the Credit Foncier and Savings Bank Departments.

The maximum proportion of valuation to be granted as Credit Foncier loan is eighty per cent and the maximum loan is \$8,000. Interest is 6.25 per cent and the term of the loan is ten years, subject to renewal. The maximum proportion of valuation granted as Savings Bank Department loan is eighty per cent with no limit on the maximum loan. For a property to be occupied by the borrower the interest rate is at least 6.75 per cent, depending on the amount of the loan. The above conditions are those current as at 16 October 1972 but are subject to review and alteration by the Bank at any time. During the year 1971-72 the Bank advanced \$90,002,809 to 9,819 borrowers in addition to

\$64,835 to Co-operative Housing Societies. At 30 June 1972 the total debt of 78,994 individual borrowers was \$472,271,987, while indebtedness of Co-operative Housing Societies and the Home Finance Trust amounted to \$9,113,235 and \$9,544,134 respectively.

Savings Bank of South Australia. The bank grants mortgage loans for the building or purchase, for personal occupation, of existing houses, houses not previously occupied and those to be erected. Normally advances are made up to 85 per cent of the Bank's valuation or 90 per cent where the borrower elects to insure the loan with the Housing Loan Insurance Corporation and pay the necessary premium which may be added to the loan if so desired. The maximum loan period is thirty years and the rate of interest on loans of up to \$10,000 is 6.75 per cent per annum; this rate is subject to review at any time. Loans above \$10,000 are available at slightly higher interest rates.

During 1971-72 the Bank advanced \$19,497,145 by way of housing loans, the number of new loans totalling 2,289. At 30th June 1972 there were 27,372 housing loans current with a balance outstanding of \$148,403,252.

Rural and Industries Bank of Western Australia (Savings Bank Division). The Rural and Industries Bank of Western Australia is authorised by the *Rural and Industries Bank Act, 1944-1966* to make loans from moneys on deposit with its Savings Bank Division to a person or body for the purchase or erection of a dwelling. It is the policy of the Bank to provide funds for housing primarily for occupancy by the borrower. There is no fixed limit on the amount of a loan. At 30 June 1972 loans up to \$8,000 attracted interest at 6.5 per cent per annum reducible, loans up to \$10,000 7 per cent per annum reducible, whereas loans above \$10,000 attracted varying rates of interest dependent upon the particular circumstances. Loans may be approved up to terms of thirty years but the average term of housing loans is eighteen to twenty years.

The bank undertakes the sub-division and development of land and the erection of homes which are sold under conditions which ensure that the purchasers are genuine home seekers. This activity commenced in May 1967. The number of homes built to 30 June 1972 was 384, whilst another 44 were under construction. In addition, 331 building lots (under certain restrictions) were made available to project builders for the erection and sale of houses. A further 1,001 building lots have been auctioned to the public under restrictions designed to favour genuine home seekers.

Trading banks

Apart from loans by certain State banks as Government agencies (*see* pages 221-23) advances for housing to individuals are also provided by the trading banks. Amounts outstanding in respect of advances to individuals for housing purposes made by the major trading banks were \$341 million on the second Wednesday of July 1972 (*see* the chapter Private Finance for further details).

Life insurance companies

The life insurance companies are another source of funds for housing. Details of new loans paid over during the twelve months ended June 1968 to 1972 and amounts outstanding at end of June 1968 to 1972, are given in the following table.

LIFE INSURANCE COMPANIES: HOUSING LOANS PAID OVER AND AMOUNTS OUTSTANDING, STATES AND TERRITORIES, 1967-68 TO 1971-72
(\$'000)

	(a)1967-68	(a)1968-69	1969-70	1970-71	1971-72
Housing loans paid over during period—					
New South Wales	23,729	29,130	33,151	29,686	30,419
Victoria	19,471	22,549	23,791	21,145	20,004
Queensland	(b)4,918	(b)6,098	6,135	6,921	7,159
South Australia	(c)4,559	(c)5,366	5,415	6,033	5,908
Western Australia	5,331	6,446	5,283	5,335	5,086
Tasmania	1,171	1,530	1,588	1,728	1,751
Northern Territory	(c)	(c)	132	40	133
Australian Capital Territory	631	666	874	991	1,459
Total	(b)59,810	(b)71,784	76,369	71,879	71,918
Amounts outstanding on housing loans at end of period(b)	378,151	397,958	422,284	442,567	454,513

(a) Excludes the business of the State Government Insurance Office of New South Wales and the Queensland State Government Insurance Office. (b) Includes Papua New Guinea. (c) Loans made in Northern Territory included in South Australia.

Registered building societies

There were 5,429 registered building societies operating in Australia during the year ending 30 June 1971 of which 189 are permanent societies and the remainder terminating societies. The permanent societies are, in the main, investment societies which make loans for housing purposes, usually on credit foncier terms, and obtain their funds from share capital, deposits and borrowings from banks and other lending institutions. The terminating societies make loans to members from funds obtained from lending institutions (usually government guaranteed), members' subscriptions and, since 1956, from moneys provided under the Commonwealth-State Housing Agreements. Details of new loans paid over and net advances outstanding for each of the years ended June 1967 to 1971 are given in the following table (*see also* the chapter *Private Finance*).

REGISTERED BUILDING SOCIETIES: STATES, 1966-67 TO 1970-71
(\$'000)

Year	N.S.W.	Vic.	Qld	S.A.	W.A.	Tas.	Total
LOANS PAID OVER DURING YEAR							
1966-67 . . .	112,738	36,493	20,641	4,412	14,031	6,338	194,653
1967-68 . . .	142,084	49,456	29,369	5,121	24,436	9,545	260,011
1968-69 . . .	176,282	53,059	38,044	7,901	48,650	7,914	331,850
1969-70 . . .	225,151	54,212	49,276	12,135	91,481	12,008	444,263
1970-71 . . .	232,138	61,229	54,428	12,951	84,150	8,142	453,038
NET ADVANCES OUTSTANDING^(a) AT END OF YEAR							
1966-67 . . .	507,093	236,144	85,730	19,470	61,015	26,659	936,111
1967-68 . . .	593,438	259,574	103,194	22,388	77,254	32,204	1,088,052
1968-69 . . .	715,029	284,894	127,830	27,529	113,812	35,542	1,304,636
1969-70 . . .	861,985	309,186	162,363	36,466	189,482	42,603	1,602,085
1970-71 . . .	995,647	338,445	194,708	45,439	253,389	44,930	1,872,558

(a) Net of borrowing members' funds.

Other lenders

Little information is available on advances made by other lenders such as superannuation and other trust funds, private finance and investment companies, etc. In South Australia advances on first mortgage made by the South Australian Superannuation Fund are granted on a credit foncier basis. Loans are limited to 70 per cent of value unless repayments are insured with an approved insurer, in which case loans of up to 90 per cent of value are made. The interest rate may be varied from time to time, the present minimum rate being 7.5 per cent per annum. The maximum term is 30 years for homes of solid construction, and 20 years for timber-framed homes. At 30 June 1972 there were 4,978 loans current, the principal outstanding totalling \$24,752,034. During 1971-72 the value of advances made was \$2,970,300.