



Commonwealth Bureau of Census and Statistics,  
Melbourne, Australia.

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CENSUS OF THE COMMONWEALTH OF AUSTRALIA.

4th April, 1921.

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# CENSUS BULLETIN No. 24.

Summary for the State of Tasmania

RELATING TO

## DWELLINGS.

*(Subject to Revision.)*

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Prepared under instructions from the Minister  
of State for Home and Territories

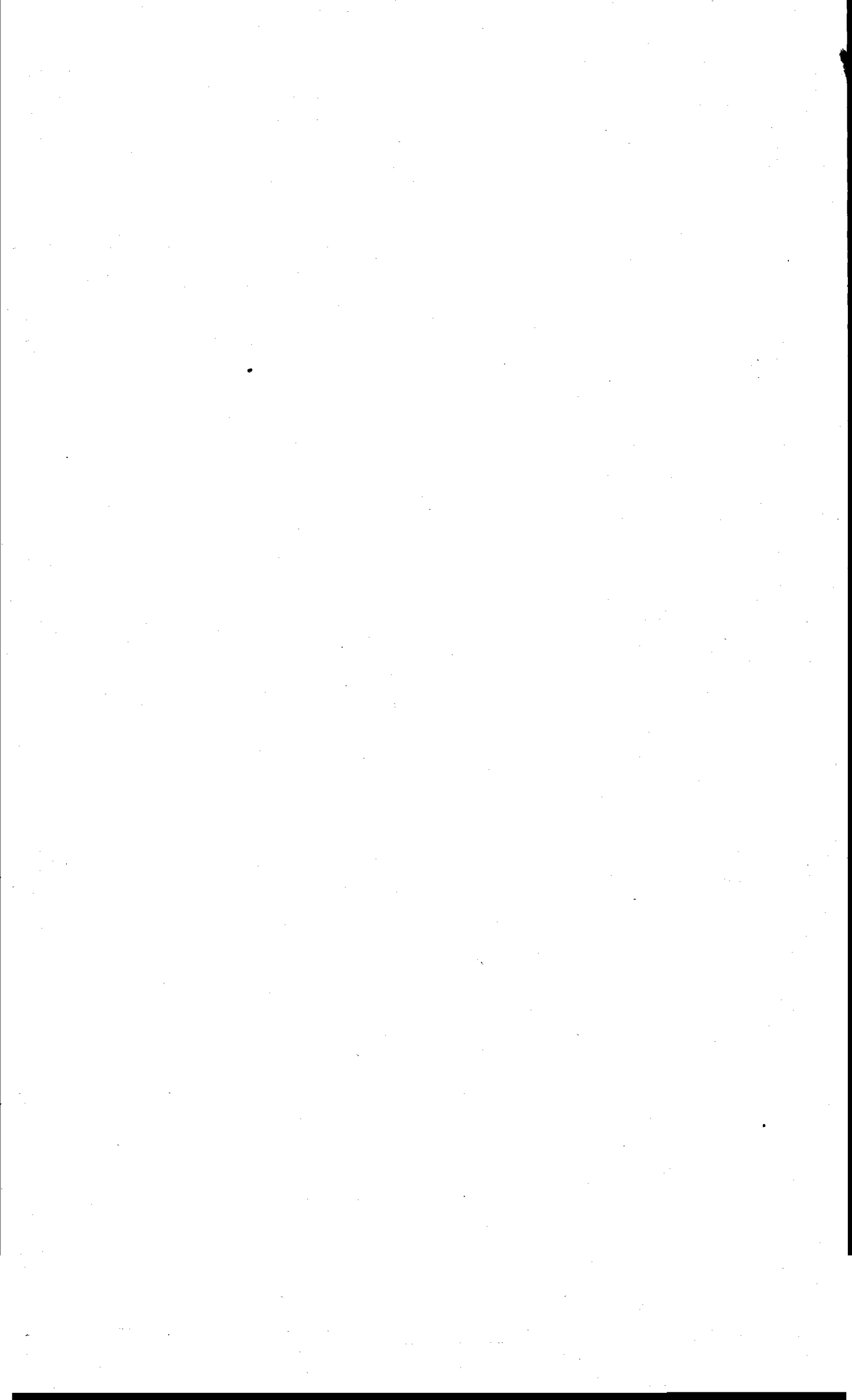
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By Authority:

ALBERT J. MULLETT, GOVERNMENT PRINTER, MELBOURNE.



# CENSUS OF THE COMMONWEALTH OF AUSTRALIA, 4th APRIL, 1921.

## THE STATE OF TASMANIA.

### DWELLINGS.

#### SECTION 1.—INTRODUCTION.

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

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

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

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

**1. General Summary.**—From the summary of results given in Table 1, it may be ascertained that, during the interval between the Census of 1911 and that of 1921, the population of Tasmania increased by 11.80 per cent., and the total occupied dwellings, including hotels, boarding-houses, gaols, hospitals, and any structure used for the purpose of shelter as a dwelling, but excluding wagons and camps, increased by 14.50 per cent., so that the number of persons per occupied dwelling was less in 1921 than in 1911. The average number of persons per occupied dwelling at the Census of 1921 was 4.66, as compared with the average of 4.78 in 1911. For social and economic purposes a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals, and similar establishments, which though necessarily treated as dwellings do not represent the condition of the family, which is the normal social unit. In the following more detailed observations relating to housing accommodation consideration will be restricted to *private* dwellings.

**2. Unoccupied Dwellings.**—The number of unoccupied dwellings in Tasmania on the 4th April, 1921, was 2,934, or 6.01 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Area was 3.61 per cent., in the Urban Provincial Areas 4.45 per cent., and in the Rural Areas 7.89 per cent. Of the 2,934 unoccupied dwellings, 418, or 14.25 per cent., were in the Metropolitan Area; 539, or 18.37 per cent., were in the Urban Provincial Centres; and 1,977, or 67.38 per cent., were in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures, though they were not necessarily "to let."

**3. Dwellings being Built.**—The number of dwellings returned as in course of construction represented an addition of 6 to every 1,000 dwellings in existence in the State on the 4th April, 1921. The similar increments in the various divisions of the State were:—Metropolitan, 15; Urban Provincial, 4; and Rural, 3.

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

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

**1. Private Houses, Tenements and Flats, Boarding-houses, etc.**—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 42,028, and tenements or flats numbered 2,404; taken together these represent 96.97 per cent. of all dwellings. The most striking disclosure from the analysis of dwellings according to their nature is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace as a place of residence. The figures not

only confirm what has been a subject of general observation for some time past, but they provide authentic data by which the extent of the movement can be measured. Thus, during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 8.52 per cent.—from 38,730 to 42,028—while the tenements and flats increased by 993 per cent.—from 220 to 2,404, and the number of boarding-houses, etc., increased by 64 per cent.—from 436 to 714.\* Of the 2,404 tenements and flats in Tasmania at the 1921 Census, 1,503, or 62.52 per cent., were in the Metropolitan Area; 500, or 20.80 per cent., were in the Urban Provincial Areas; and 401, or 16.68 per cent., were in the Rural Districts; and of the 714 boarding-houses, 277, or 38.80 per cent., were in the Metropolitan Area; 260, or 36.41 per cent., were in the Urban Provincial Areas; and 177, or 24.79 per cent., were in the Rural Districts.

**2. Hotels.**—The number of hotels in Tasmania declined during the intercensal period by 49, or 12.79 per cent.—from 383 in 1911 to 334 in 1921.

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

**1. Wood.**—When all the occupied private dwellings in Tasmania are classified according to the material of their outer walls, the most numerous are those with walls of wood. At the Census of 1921 the private dwellings with wooden walls numbered 32,689, or 73.83 per cent. of all private dwellings for which particulars regarding walls were specified, as against 28,948, or 75.05 per cent. of the total in 1911, having increased in the interval by 12.92 per cent. In 1921 these wooden houses were distributed throughout the three divisions of the State as follows:—Metropolitan Area, 4,828, or 14.77 per cent. of the total in the State; Urban Provincial Areas, 8,310, or 25.42 per cent.; Rural Areas, 19,551, or 59.81 per cent.

**2. Brick.**—In 1921 the brick houses in Tasmania numbered 8,050, or 18.18 per cent. of all private dwellings, having increased by 18.61 per cent.—from 6,787, or 17.60 per cent. of the total in 1911. Of the brick houses in Tasmania in 1921, 4,710, or 58.51 per cent. were in the Metropolitan Area; 2,347, or 29.16 per cent., were in the Urban Provincial Areas; and 993, or 12.33 per cent., were in the Rural Areas.

**3. Stone.**—Third in order of numbers in 1921 were dwellings with stone walls, which had increased in the interval between 1911 and 1921 by 13.40 per cent.—from 1,575 to 1,786. Relatively, however the proportion of stone dwellings diminished from 4.08 per cent. to 4.03 per cent. of all private dwellings. Of the 1,786 stone dwellings in Tasmania in 1921, 46.47 per cent. were in the Metropolitan Area, 4.20 per cent. were in the Urban Provincial Districts, and 49.33 per cent. in the Rural Districts.

**4. Calico, Canvas, Hessian, etc.**—The number of private dwellings with walls of textile materials in Tasmania numbered 715 in 1921, as compared with 621 in 1911. The principal aggregations of these dwellings were in the Municipality of Bothwell, where construction works in connexion with the hydro-electric scheme were in progress; in the Municipality of Stanley, where railways were in course of construction; and in the mining district of Waratah.

**5. Iron.**—The number of dwellings with iron walls declined from 475 in 1911 to 404 in 1921. These dwellings were in the greatest numbers in the mining centres of Gormanston, Queenstown, and Zeehan.

**6. Other Materials.**—Though the remaining dwellings are numerically unimportant, representing only 1.42 per cent. of the total specified, they may be of interest as indicating the tendency to the use of materials, other than those already mentioned, for house construction. *Concrete.*—The number of dwellings with concrete walls increased by 251 per cent.—from 78 to 274—of which 148 were in the Metropolitan Area. *Fibro-cement, Ruberoid, and other Compositions.*—In 1911 the number of dwellings recorded as having walls of these materials was 6 only, whereas at the Census of 1921 there were 91 of these dwellings returned, of which 79 were in the Rural Areas. *Lath and Plaster.*—The number of dwellings with outer walls of lath and plaster increased from 44 in 1911 to 211 in 1921, of which 116 were in the Metropolitan Area.

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

**1. General.**—The results given in Table 4 show that of all private dwellings in Tasmania for which particulars regarding the material of which the roof was composed, 32,743, or 73.95 per cent., were roofed with iron; 9,694, or 21.89 per cent., were covered with wood; 716, or 1.62 per cent., with textile materials; and 1.32 per cent. with slate. In the Metropolitan Area iron covered 58.29 per cent., and wood covered 36.60 per cent. of dwellings for which particulars were specified. Information relating to roofs was not collected at the Census of 1911.

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

**1. Average Number of Rooms per Dwelling.**—For all occupied private dwellings throughout Tasmania the average number of rooms has increased from 4.77 at the Census of 1911 to 4.80 rooms per dwelling at the Census of 1921. In the Metropolitan Area the average number of rooms per dwelling fell during the same time from 5.54 to 5.10, whereas outside that area the average number of rooms per dwelling increased from 4.58 to 4.71. The probable explanation of the smaller average number of rooms per dwelling in the Metropolitan Area is the construction of suites of flats containing comparatively few rooms, the conversion of a number of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing the number of rooms—and the conversion of other large houses

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

into boarding-houses and so eliminating them from the category of private houses. (See Table 2.) The effect of these transformations, as shown by the decrease in the number of larger houses, is a striking feature of Table 5.

**2. Dwellings of 1, 2, and 3 Rooms.**—*1 Room.*—The number of dwellings of 1 room in the Metropolitan Area increased by 195 per cent.—from 78 in 1911 to 230 in 1921; in the extra-Metropolitan Area they fell by 10.28 per cent.—from 2,353 to 2,111, so that for the State as a whole the number of these dwellings fell by 3.70 per cent.—from 2,431 to 2,341. *2 Rooms.*—In the Metropolitan Area the number of dwellings consisting of two rooms increased by 345, or 130 per cent., but in the remainder of the State their number declined by 25.06 per cent.—from 2,674 to 2,004, the result for the State as a whole being a decline in the number of 2-roomed dwellings of 325, or 11.06 per cent. *3 Rooms.*—The number of dwellings consisting of 3 rooms increased in the Metropolitan Area from 529 to 918, or by 73.54 per cent., whereas outside that area they were fewer by 442, or 15.95 per cent. *1, 2, and 3 Rooms.*—Taken together the number of dwellings in Tasmania with 3 rooms or less declined by 468, or 5.40 per cent.—from 8,671 to 8,203. This was the net result of an increase of 102 per cent. in the Metropolitan Area and a decrease of 17.36 per cent. in the remainder of the State. In the Metropolitan Area the dwellings with 3 rooms or less represented 16.53 per cent. of all occupied private dwellings and 7.76 per cent. of all rooms in such dwellings in 1921, as compared with 11.39 per cent. of dwellings and 5.18 per cent. of rooms in 1911, the average number of rooms per dwelling for the group having declined from 2.52 to 2.39. Outside the Metropolitan Area the proportion of these dwellings to the total of occupied private dwellings fell from 25.23 per cent. in 1911 to 19.24 per cent. in 1921, and the proportion of the rooms concerned fell correspondingly from 11.30 per cent. to 8.31 per cent.; in this area the average number of rooms per dwelling for the group fell very slightly, from 2.05 to 2.03.

**3. Dwellings containing 4, 5, and 6 Rooms.**—The diminished numbers of very small dwellings and also of larger ones indicates a closer concentration of numbers towards the centre of gravity, which has already been shown to lie about the 5-roomed dwelling. In Tasmania the number of dwellings containing 4, 5, and 6 rooms increased during the intercensal decade by 25.70 per cent.; in the Metropolitan Area the number of dwellings in these groups increased by 42.27 per cent., and in the remainder of the State they increased by 21.36 per cent. The greatest increase, both numerically and relatively, was in the 5-roomed group, which increased by 58.86 per cent. in the State as a whole, and by 67.19 per cent. in the Metropolitan Area, and by 56.16 per cent. in the remainder of the State. The number of dwellings in the three groups containing 4 to 6 rooms represented 66.94 per cent. of all occupied private dwellings in Tasmania in 1921, as against 60.93 per cent. in 1911, and 66.97 per cent. of all rooms in such dwellings in 1921, as against 60.47 per cent. in 1911. In the Metropolitan Area these groups represented 65.30 per cent. of all occupied private dwellings and 62.87 per cent. of rooms in 1921, as against 63.76 per cent. of dwellings and 56.16 per cent. of rooms in 1911.

**4. Dwellings of 8 Rooms and Over—The Whole State.**—Assuming an equal distribution of those dwellings for which the number of rooms was not specified, there were in Tasmania at the Census of 1911 3,833 dwellings of 8 rooms or over, containing an aggregate of 36,720 rooms; by the 4th April, 1921, the number of dwellings within the same groups had declined to 3,425, containing 31,990 rooms. Thus, while the number of these dwellings declined by 10.64 per cent., the number of rooms contained therein declined by 12.88 per cent., the average number of rooms in the dwellings of 8 rooms and upwards still remaining having declined from 9.58 to 9.34. Otherwise expressed, in 1911 the number of occupied private dwellings containing 8 rooms and upwards represented 9.84 per cent. of all dwellings, and 19.75 per cent. of all rooms in occupied private dwellings; whereas in 1921 similar dwellings represented only 7.71 per cent., and the rooms in such dwellings represented 14.99 per cent. of the respective totals. **Metropolitan Area.**—In 1911 there were in the Metropolitan Area 1,162 occupied private dwellings with 8 rooms and upwards, containing in the aggregate 11,240 rooms—an average of 9.67 rooms per dwelling. These dwellings represented 15.02 per cent. of all occupied private dwellings in the area concerned, and 26.23 per cent. of all rooms in such dwellings. In 1921 the number of dwellings with 8 rooms and upwards had declined to 1,052, or 9.80 per cent. of the total dwellings, and the number of rooms contained therein was 9,790, or 17.90 per cent. only of all rooms in occupied private dwellings in the Metropolitan Area. The average number of rooms per dwelling of 8 rooms and over had fallen to 9.31 in 1921.

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

**1. General.**—On the basis of those dwellings (90.59 per cent. of the total) for which definite information was given concerning the mode of occupancy, 52.70 per cent. of the private dwellings in Tasmania on the 4th April, 1921, were occupied by owners or prospective owners by rent purchase, and 47.30 per cent. were occupied by tenants. In 1911 owners and prospective owners occupied 47.22 per cent., and tenants occupied 52.78 per cent. The number of owner occupiers in Tasmania increased during the intercensal period by 1,003, or 6.33 per cent.—from 15,848 to 16,851; while the number of occupiers who were in course of purchasing by instalments increased by 2,806, or 180 per cent.—from 1,558 to 4,364; and the number of tenants decreased by 420, or 2.16 per cent.—from 19,457 to 19,037. Thus, while the proportion of dwellings occupied by rent purchasers increased from 4.23 per cent. of the total in 1911 to 10.84 per cent. in 1921, the proportion occupied by owners declined from 42.99 per cent. to 41.86 per cent., and the percentage occupied by tenants fell from 52.78 per cent. to 47.30 per cent. The large increase in the number of dwellings occupied under the system of purchase by instalments is mainly due to the activities under Acts passed in 1919 to provide for the building of houses and of the Commissioner for War Service Homes.

**2. Different Divisions of the State.**—The method of occupancy differs materially between the different divisions of the State. Occupancy by owners is more general in the Rural Districts, where it represents 49.04 per cent. of all occupied private dwellings, as against 32.72 per cent. in the Metropolitan Area, and 37.49 per cent. in the Urban Provincial Areas. There is, however, in most cases an essential difference between the economic status of the dwelling in urban districts and in rural districts, inasmuch as in urban districts the dwelling is most frequently a purely residential entity, whereas in the agricultural rural districts the productive property of the land (to which the dwelling is an appurtenance) is more often the incentive to ownership. The proportion of purchasers by instalments and of tenants is greatest in the Metropolitan Area and lowest in the Rural Areas. In the Metropolitan Area 12.26 per cent. are occupied by rent purchasers and 55.02 per cent. by tenants. In the Rural Areas 10.31 per cent. are rent purchasers and 40.65 per cent. tenants; and in the Urban Provincial Districts the proportions are:—Rent purchasers, 10.44 per cent.; and tenants, 52.07 per cent.

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

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

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

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

WEEKLY RENTAL VALUE.	METROPOLITAN.		EXTRA-METROPOLITAN.		THE WHOLE STATE.	
	1911.	1921.	1911.	1921.	1911.	1921.
Under 10s. .. .. .	44.90	14.04	80.14	58.19	71.12	45.43
10s. and less than 12s. .. .. .	18.54	12.21	8.89	13.38	11.36	13.04
12s. .. .. . 15s. .. .. .	16.68	19.09	4.85	10.14	7.88	12.73
15s. .. .. . 20s. .. .. .	12.29	20.62	3.41	9.32	5.68	12.59
20s. .. .. . 30s. .. .. .	6.09	25.47	2.16	7.07	3.16	12.38
30s. .. .. . 40s. .. .. .	1.04	6.50	0.37	1.29	0.55	2.80
40s. and over .. .. .	0.46	2.07	0.18	0.61	0.25	1.03
Total .. .. .	100.00	100.00	100.00	100.00	100.00	100.00

**2. The Whole State.**—It was shown in the previous section that the private dwellings occupied by tenants represented, in 1921, 47.30 per cent., and in 1911, 52.78 per cent. of all occupied private dwellings in Tasmania for which the mode of occupancy was stated. The average weekly rental of the rented dwellings was 12s. in 1921, as compared with about 7s. 11d. in 1911. *Weekly Rental under 10s.*—From Table 7 it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at each weekly rental value rising by increments of 1s. to the value of 9s. and under 10s. The aggregate number of dwellings with a specified weekly rental of less than 10s. was 7,909, or 45.43 per cent. of all rented private dwellings for which the weekly rental values were specified in 1921, as against 12,549, or 71.12 per cent., in 1911. Thus, while the total number of dwellings for which the rental was specified decreased by 1.34 per cent., the number whose rental was under 10s. per week decreased by nearly 37 per cent. *Weekly Rental 10s. and under 12s.*—The number of dwellings in this group increased by 13.27 per cent.—from 2,004 in 1911 to 2,270 in 1921—and the proportion in relation to all rented private dwellings increased from 11.36 per cent. to 13.04 per cent. *Weekly Rental 12s. and under 15s.*—The number of dwellings for which a weekly rental of 12s. but less than 15s. was paid increased by 59.36 per cent., and represented 12.73 per cent. of the total in 1921, as against 7.88 per cent. in 1911. *Weekly Rental 15s. and under 30s.*—The number of dwellings for which a weekly rental of 15s. but less than 20s. was paid increased by 119 per cent., and represented 12.59 per cent. of the total in 1921, as against 5.68 per cent. in 1911. The dwellings bearing a rental of 20s. but less than 30s. increased by 286 per cent., and represented 12.38 per cent. of the total in 1921, as against 3.16 per cent. in 1911. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 and upwards was paid per week increased by 304 per cent.—from 3.96 per cent. of the total in 1911 to 16.21 per cent. in 1921.

**3. Metropolitan Area.**—Of the 10,282 occupied private houses, tenements, and flats in the Metropolitan Area for which the mode of occupancy was stated at the Census of 1921, 5,657, or 55.02 per cent., were occupied by tenants, and of these the weekly rent was given for 5,029, or 88.90 per cent. On this basis the average weekly rent has risen from about 11s. 6d. in 1911 to 17s. 3d. in 1921—an increase of 50 per cent. The index numbers for the years 1911 and 1921, which were derived from the quarterly returns collected by the Labour and Industrial Branch of the Bureau of Census and Statistics, show an increase in the average rents of 78.88 per cent., which, assuming a common starting point of 11s. 6d. a week

1911—would give a weekly rental in 1921 of 20s. 7d., as against the 17s. 3d. ascertained from the Census data. *Weekly Rental under 10s.*—The number of private dwellings in the Metropolitan Area bearing rentals under 10s. per week according to the Census of 1921 represent 14.04 per cent. only of all rented private dwellings, as against 44.90 per cent. in 1911, having declined in the interval by 65.17 per cent. *Weekly Rental 10s. and under 12s.*—The number of dwellings in this group declined by 26.64 per cent. and represent 12.21 per cent. of the total in 1921, as against 18.54 per cent. in 1911. *Weekly Rental 12s. to 15s.*—The number of private dwellings for which a weekly rental of 12s. but less than 15s. was paid increased by 27.49 per cent., and represented 19.09 per cent. of the total in 1921, as against 16.68 per cent. in 1911. *Weekly Rental 15s. to 30s.*—The number of private dwellings for which a weekly rental of from 15s. but less than 20s. was paid increased during the decade under review by 86.84 per cent., and the number for which a weekly rental of from 20s. to 30s. was paid increased by 366 per cent. *Weekly Rental £1 and over.*—The number of private dwellings for which £1 per week and upwards was paid increased during the decade by 399 per cent., so increasing their proportion to all rented private dwellings from 7.59 per cent. in 1911 to 34.04 per cent. in 1921. Of all private dwellings in the State bearing a rental of £1 and upwards 60.64 per cent. were in the Metropolitan Area in 1921.

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

**1. General.**—The results given in Table 8 show that for Tasmania as a whole the average number of inmates per occupied private dwelling fell from 4.59 in 1921 to 4.44 in 1911. This was due entirely to the change in the Metropolitan Area, where the average number of inmates fell from 4.66 in 1921 to 4.34 in 1911; in the extra-Metropolitan Area there was no change, the average being 4.47 at both Censuses. That there was no change in this respect in the extra-Metropolitan Area does not necessarily mean that there was no change in any part of that area, but that any changes which might have occurred within that area were of a compensating character. A more complete treatment of this subject will be possible when further detailed tabulation has been completed, which will show in relation to each other the number of private dwellings according to the number of rooms and the number of inmates. It has been ascertained, however, that if the rooms in all occupied dwellings—private and other—be taken in relation to the total population, the average number of persons per room was less in 1921 than in 1911 for the State as a whole, but not for the Metropolitan Area. In 1921 the average number of persons per room throughout Tasmania was .927, compared with .950 in 1911; for the Metropolitan Area the similar averages were—.877 in 1921 and .841 in 1911.

**2. Metropolitan Area.**—The following table gives, for the Metropolitan Area, abridged results relating to the number of dwellings classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. The results show that the average number of inmates per private dwelling in the Metropolitan Area has fallen from 4.66 in 1911 to 4.34 in 1921, but as the average number of rooms per dwelling has declined from 5.54 in 1911 to 5.10 in 1921, the average number of inmates per room in private dwellings in the Metropolitan Area increased from .839 to .852. The proportion of the Metropolitan population living in private dwellings has fallen slightly, from 90 per cent. in 1911 to 89 per cent. in 1921. *Dwellings with 1 Inmate.*—The number of single-inmate dwellings increased during the intercensal decade by 70.97 per cent.—from 403 in 1911 to 689 in 1921; in relation to all private dwellings they have increased from 5.21 per cent. to 6.42 per cent. On the basis of inmates, it is shown that in 1921 the solitary inmates represented 1.48 per cent. of the Metropolitan population as compared with 1.12 per cent. in 1911. *Dwellings with 2 but not more than 4 Inmates.*—The proportion of dwellings with 2 but not more than 4 inmates increased from 48.31 per cent. of all private dwellings in 1911 to 52.07 per cent. in 1921. The average number of inmates of this group decreased from 3.08 to 3.04. The inmates of these dwellings represented 32.02 per cent. of the Metropolitan population in 1911 and 36.39 per cent. in 1921. *Dwellings with 5 but not more than 7 Inmates.*—The dwellings in this group represented 34.51 per cent. of the total in 1911 and 31.97 per cent. in 1921. The average number of inmates declined slightly—from 5.81 to 5.75—and the proportion of inmates comprising these households decreased from 43.18 per cent. in 1911 to 42.32 per cent. in 1921. *Dwellings with 8 or more Inmates.*—The number of dwellings in the Metropolitan Area with 8 inmates and over represented 9.54 per cent. of all private dwellings in that area in 1921, as against 11.97 per cent. in 1911, and the number of inmates concerned represented 19.81 per cent. in 1921, as compared with 23.68 per cent. in 1911; the average number of inmates per dwelling for the group having fallen from 9.19 to 9.02.

Inmates of Private Dwellings in Metropolitan Area.

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1 .. ..	689	6.42	689	1.48	1.00	403	5.21	403	1.12	1.00
2-4 .. ..	5,587	52.07	16,964	36.39	3.04	3,738	48.31	11,510	32.02	3.08
5-7 .. ..	3,430	31.97	19,727	42.32	5.75	2,670	34.51	15,519	43.18	5.81
8 and over ..	1,024	9.54	9,237	19.81	9.02	926	11.97	8,509	23.68	9.19
	10,730	100.00	46,617	100.00	4.34	7,737	100.00	35,941	100.00	4.66

**3. The Whole State.**—The following table gives an analysis of the dwellings for the State of Tasmania as a whole, similar to that already given for the Metropolitan Area. Fuller details will be found in Table 8. The figures in this table show that throughout the State the average number of inmates per dwelling decreased from 4.59 in 1911 to 4.44 in 1921. *Dwellings with 1 Inmate.*—From this table it may be found that during the intercensal decade the number of single-inmate dwellings increased from 4,163 to 4,475, but, relatively to the whole, they declined from 10.69 per cent. to 10.07 per cent. On the basis of inmates it is shown that, whereas in 1911, 2.33 of every 100 inmates of private dwellings had a dwelling each to himself or herself, in 1921 the number of persons so situated was 2.26 per 100. *Dwellings with 2 but not more than 4 Inmates.*—The proportion of dwellings with 2 and not more than 4 inmates increased from 42.91 per cent. in 1911 to 46.01 per cent. in 1921, while the proportion of persons comprising such households increased from 28.46 per cent. to 31.42 per cent. of the total inmates of all private dwellings. *Dwellings with 5 but not more than 7 Inmates.*—Although the number of dwellings in this group increased from 12,722 in 1911 to 14,308 in 1921, their relative proportion to all private dwellings fell from 32.66 per cent. to 32.20 per cent. The inmates of these dwellings represented 42.09 per cent. in 1921 of all inmates of private dwellings, as compared with 41.48 per cent. in 1911. *Dwellings with 8 or more Inmates.*—The number of private dwellings with 8 or more inmates decreased from 5,352 in 1911 to 5,208 in 1921. In the earlier year they represented 13.74 per cent. of all private dwellings, and in the later year 11.72 per cent. The proportion which these households bore to the total inmates of private dwellings fell from 27.73 per cent. to 24.23 per cent.

**Inmates of Private Dwellings in Tasmania.**

NUMBER OF INMATES PER DWELLING.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.	Number.	Per cent. on Total.	Number.	Per cent. on Total.	Average per Dwelling.
1 .. ..	4,475	10.07	4,475	2.26	1.00	4,163	10.69	4,163	2.33	1.00
2-4 .. ..	20,441	46.01	62,017	31.42	3.03	16,713	42.91	50,884	28.46	3.04
5-7 .. ..	14,308	32.20	83,077	42.09	5.81	12,722	32.66	74,162	41.48	5.83
8 and over ..	5,208	11.72	47,824	24.23	9.18	5,352	13.74	49,566	27.73	9.26
	44,432	100.00	197,393	100.00	4.44	38,950	100.00	178,775	100.00	4.59

The decline in the number of large households (8 and over) and the decline in the number of private dwellings containing 8 rooms and over (Table 5) would appear to be related to the increase in the number of boarding-houses, etc., referred to in Section 3. There is, in many cases, a disinclination on the part of householders to define their establishments on the Census Schedule as boarding-houses. At the Census of 1921 particular care was taken to verify the statements of householders in this regard, and it was found necessary in many instances to transfer establishments from the category of "private house" to "boarding-house." As the average number of inmates for boarding-houses is above the average for private dwellings, it follows that the inclusion of a number of the former with private houses in 1911 would tend to raise the apparent average for private houses above the actual numbers. A more definite pronouncement must, however, be deferred until the more detailed tabulations are available.

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

INMATES PER DWELLING.	URBAN.		Rural.	The Whole State.
	Metropolitan.	Provincial.		
1 .. ..	% 6.42	% 7.49	% 13.06	% 10.07
2-4 .. ..	52.07	48.02	42.15	46.01
5-7 .. ..	31.97	34.36	31.26	32.20
8 and over ..	9.54	10.13	13.53	11.72
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the relatively large proportion in the Rural Division of single-inmate dwellings, and of dwellings with 8 or more inmates. Of every 1,000 inmates of private dwellings in the Metropolitan Area at the Census of 1921, 14.8 were the sole occupants of the dwellings; whereas in the Rural Areas the solitary occupants represented 29.1 in every 1,000. Otherwise expressed, the number of solitary occupants in the Metropolitan Area represented 689 persons, who occupied 6.42 per cent. of all private dwellings in that area; whereas in the Rural Areas the solitary occupants numbered 2,958, and occupied 13.06 per cent. of all private dwellings. On the other hand, in the Rural Areas 13.53 per cent. of all private dwellings had 8 or more inmates, while in the Metropolitan Area 9.54 per cent. only of the private dwellings had as many as 8 inmates.



## CENSUS RESULTS.

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

## 1. State of Tasmania, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.

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

Particulars.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Area in square miles .. .. .	85.77	135.28	25,994.58	26,215.63	26,215.63	..
Population—						
Males .. .. .	24,711	26,390	56,007	(a)107,743	(a)97,591	10,152
Females .. .. .	27,650	29,254	49,116	(a)106,037	(a)93,620	12,417
Persons .. .. .	52,361	55,644	105,123	(a)213,780	(a)191,211	22,569
Per square mile .. .. .	610.48	411.32	4.04	8.13	7.27	0.86
Dwellings—						
Occupied .. .. .	11,173	11,566	23,079	45,818	40,015	5,803
Unoccupied .. .. .	418	539	1,977	2,934	(b)2,077	(b)857
Being built .. .. .	171	52	72	295	(b)87	(b)208
Total .. .. .	11,762	12,157	25,128	49,047	42,179	6,868
Per square mile .. .. .	137.13	89.87	0.97	1.87	1.61	0.26
Occupied Dwellings—						
Private .. .. .	10,730	11,059	22,643	44,432	38,950	5,482
Other than private .. .. .	443	507	436	1,386	1,065	321
Total .. .. .	11,173	11,566	23,079	45,818	40,015	5,803
Per square mile .. .. .	130.27	85.50	0.89	1.75	1.53	0.22
Occupied Private Dwellings—						
Average Weekly Rental Value of all Private Occupied Dwellings .. .. .	19s. 6d.	14s. 0d.	7s. 11d.	12s. 4d.	8s. 2d.	4s. 2d.
Average Weekly Rental Value of Private Dwellings Occupied by Tenants .. .. .	17s. 3d.	13s. 2d.	7s. 5d.	12s. 0d.	(c)7s. 11d.	4s. 1d.
Rooms per Occupied Private Dwelling .. .. .	5.10	5.09	4.52	4.80	4.77	0.03
Inmates per Occupied Private Dwelling .. .. .	4.34	4.45	4.48	4.44	4.59	- 0.15
Inmates per Room in Occupied Private Dwelling .. .. .	0.85	0.87	0.99	0.93	0.96	- 0.03

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

(b) Incomplete owing to defective collection in certain cases.

(c) Estimated on the basis of all private dwellings.

\* Minus sign (-) indicates a decrease.

## 2. State of Tasmania, 4th April, 1921.—NATURE of Occupied Dwellings.

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

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

## NUMBER OF OCCUPIED DWELLINGS.

Private House .. .. .	9,227	10,559	22,242	42,028	38,730	3,298
Tenement or Flat .. .. .	1,503	500	401	2,404	220	2,184
Caretaker's Quarters in Store, Office, etc. .. .. .	36	20	20	76	28	48
Hotels .. .. .	70	118	146	334	383	- 49
Boarding-house, Lodging-house, Coffee Palace .. .. .	277	260	177	714	436	278
Educational Institution .. .. .	14	17	7	38	20	18
Religious Institution (non-educational) .. .. .	..	3	5	8	20	- 12
Hospital .. .. .	20	47	16	83	44	39
Charitable Institution (other than Hospital) .. .. .	6	2	1	9	18	- 9
Penal Establishment .. .. .	2	2	..	4	9	- 5
Military or Naval Establishment .. .. .	1	..	..	1	4	- 3
Police Barracks .. .. .	..	..	..	..	..	..
Police Station or Quarters .. .. .	8	17	27	52	69	- 17
Fire Station .. .. .	1	2	..	3	4	- 1
Others and Unspecified .. .. .	8	19	37	64	30	34
Total Occupied Dwellings .. .. .	11,173	11,566	23,079	45,818	40,015	5,803
"  "  per square mile .. .. .	130.27	85.50	0.89	1.75	1.53	0.22
Wagon and Camp .. .. .	..	2	35	37	96	- 59

\* Minus sign (-) indicates a decrease.

3. State of Tasmania, 4th April, 1921.—**MATERIAL OF OUTER WALLS** of Occupied Private Houses, Tenements and Flats.  
(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

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

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Stone .. .. .	830	75	881	1,786	1,575	211
Brick .. .. .	4,710	2,347	993	8,050	6,787	1,263
Concrete .. .. .	148	73	53	274	78	196
Iron .. .. .	27	134	243	404	475	— 71
Wood .. .. .	4,828	8,310	19,551	32,689	28,948	3,741
Sun-dried Bricks .. .. .	1	..	1	2	10	— 8
Pisé .. .. .	..	1	2	3	3	..
Lath and Plaster .. .. .	116	63	32	211	44	167
Wattle and Dab .. .. .	..	..	1	1	..	1
Fibro-cement .. .. .	6	5	16	27	..	27
Bark .. .. .	1	..	20	21	22	— 1
Bushes, Rushes, etc. .. .. .	..	..	5	5	2	3
Calico, Canvas, Hessian, etc. .. .. .	5	4	706	715	621	94
Ruberoid and other Compositions .. .. .	1	..	63	64	6	58
Other Materials .. .. .	15	3	6	24	..	24
Unspecified .. .. .	42	44	70	156	379	— 223
<b>Total .. .. .</b>	<b>10,730</b>	<b>11,059</b>	<b>22,643</b>	<b>44,432</b>	<b>38,950</b>	<b>5,482</b>

\* Minus sign (—) indicates a decrease.

4. State of Tasmania, 4th April, 1921.—**MATERIAL OF ROOF** of Occupied Private Houses, Tenements, and Flats.  
(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

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

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Slate .. .. .	334	162	89	585
Tiles .. .. .	186	100	40	326
Concrete .. .. .	4	3	2	9
Iron .. .. .	6,227	10,204	16,312	32,743
Wood .. .. .	3,910	519	5,265	9,694
Thatch .. .. .	2	3	4	9
Fibro-cement .. .. .	1	7	2	10
Bark .. .. .	1	..	38	39
Bushes, Rushes, etc. .. .. .	..	1	9	10
Calico, Canvas, Hessian .. .. .	5	4	707	716
Ruberoid and other Compositions .. .. .	10	14	102	126
Other Materials .. .. .	3	..	7	10
Unspecified .. .. .	47	42	66	155
<b>Total .. .. .</b>	<b>10,730</b>	<b>11,059</b>	<b>22,643</b>	<b>44,432</b>

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

5. State of Tasmania, 4th April, 1921.—NUMBER OF ROOMS in Occupied Private Houses, Tenements, and Flats.  
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Number of Rooms per Dwelling.*	4th April, 1921.				3rd April, 1911.	Increase† during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF OCCUPIED PRIVATE DWELLINGS.						
1 .. .. .	230	188	1,923	2,341	2,431	- 90
2 .. .. .	610	363	1,641	2,614	2,939	- 325
3 .. .. .	918	618	1,712	3,248	3,301	- 53
4 .. .. .	2,469	3,133	6,931	12,533	11,613	920
5 .. .. .	2,640	3,062	4,535	10,237	6,444	3,793
6 .. .. .	1,834	1,948	2,987	6,769	5,442	1,327
7 .. .. .	889	798	1,297	2,984	2,603	381
8 .. .. .	484	431	678	1,593	1,626	- 33
9 .. .. .	210	197	305	712	812	- 100
10 .. .. .	154	125	208	487	585	- 98
11 .. .. .	72	52	92	216	217	- 1
12 .. .. .	58	27	76	161	211	- 50
13 .. .. .	30	15	31	76	101	- 25
14 .. .. .	15	16	37	68	94	- 26
15 .. .. .	11	4	15	30	43	- 13
16 .. .. .	4	5	15	24	34	- 10
17 .. .. .	1	3	7	11	22	- 11
18 .. .. .	1	3	3	7	13	- 6
19 .. .. .	..	..	4	4	7	- 3
20 and over	2	2	9	13	30	- 17
Unspecified	98	69	137	304	382	- 78
Total .. .. .	10,730	11,059	22,643	44,432	38,950	5,482
Average Number of Rooms per Dwelling ..	5.10	5.09	4.52	4.80	4.77	0.03

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

† Minus sign (-) indicates a decrease.

6. State of Tasmania, 4th April, 1921.—MODE OF OCCUPANCY of Private Houses, Tenements, and Flats.  
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
NUMBER OF OCCUPIED PRIVATE DWELLINGS.						
Owner .. .. .	3,364	3,926	9,561	16,851	15,848	1,003
Purchaser by Instalments .. .. .	1,261	1,093	2,010	4,364	1,558	2,806
Tenant .. .. .	5,657	5,453	7,927	19,037	19,457	- 420
Other and Unspecified .. .. .	448	587	3,145	4,180	2,087	2,093
All Dwellings .. .. .	10,730	11,059	22,643	44,432	38,950	5,482

\* Minus sign (-) indicates a decrease.

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

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

Weekly Rental Value.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
<b>NUMBER OF PRIVATE DWELLINGS OCCUPIED BY TENANTS.</b>						
Under 5s.	61	346	2,271	2,678	5,615	- 2,937
5s. and under 6s.	84	275	1,359	1,718	2,013	- 295
6s. " " 7s.	81	252	636	969	1,428	- 459
7s. " " 8s.	133	319	540	992	1,307	- 315
8s. " " 9s.	216	354	463	1,033	1,424	- 391
9s. " " 10s.	131	234	154	519	762	- 243
10s. " " 11s.	457	642	728	1,827	1,487	340
11s. " " 12s.	157	215	71	443	517	- 74
12s. " " 13s.	525	483	254	1,262	764	498
13s. " " 14s.	179	180	29	388	310	78
14s. " " 15s.	256	240	69	565	316	249
15s. " " 20s.	1,037	890	264	2,191	1,002	1,189
20s. " " 30s.	1,281	664	211	2,156	558	1,598
30s. " " 40s.	327	126	34	487	96	391
40s. " " 50s.	68	29	12	109	25	84
50s. " " 60s.	17	8	4	29	9	20
60s. " " 70s.	13	7	10	30	9	21
70s. " " 80s.	2	2	1	5	..	5
80s. " " 90s.	3	2	1	6	1	5
90s. " " 100s.	..	..	..	..	1	- 1
100s. and over	1	..	..	1	..	1
Unspecified	628	185	816	1,629	1,813	- 184
Total	5,657	5,453	7,927	19,037	19,457	- 420
Average Weekly Rental Value	17s. 3d.	13s. 2d.	7s. 5d.	12s. 0d.	7s. 11d. †	4s. 1d.
<i>Supplementary. †</i>						
Average weekly rental value of dwellings containing 3 to 6 rooms (inclusive)—	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>	<i>s. d.</i>		
With walls of wood	15 7	11 7	7 1	9 11		
"    "    per room	3 5	2 7	1 7	2 3		
With walls of brick or stone	16 4	14 2	7 1	14 7	Not available	
"    "    per room	3 7	3 0	1 6	3 2		
With walls of wood, brick, or stone	16 0	12 2	7 1	11 1		
"    "    per room	3 6	2 8	1 7	2 5		

\* Minus sign (-) indicates a decrease.  
 † These supplementary figures are repeated from Census Bulletin No. 10. ‡ Estimated on the basis of all private dwellings.

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

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

Number of Inmates per Dwelling.	4th April, 1921.				3rd April, 1911.	Increase* during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
<b>NUMBER OF PRIVATE DWELLINGS.</b>						
1	689	828	2,958	4,475	4,163	312
2	1,693	1,528	3,049	6,270	5,106	1,164
3	1,998	1,938	3,271	7,207	5,756	1,451
4	1,896	1,845	3,223	6,964	5,851	1,113
5	1,568	1,734	2,860	6,162	5,296	866
6	1,147	1,215	2,393	4,755	4,300	455
7	715	851	1,825	3,391	3,126	265
8	454	477	1,259	2,190	2,200	- 10
9	281	292	793	1,366	1,401	- 35
10	174	186	474	834	832	2
11	72	95	284	451	479	- 28
12	27	35	141	203	230	- 27
13	8	19	64	91	99	- 8
14	6	6	24	36	51	- 15
15	1	5	19	25	19	6
16	..	1	1	2	17	- 15
17	1	2	4	7	11	- 4
18	..	..	1	1	2	- 1
19	..	1	..	1	8	- 7
20 and over	..	1	..	1	3	- 2
Total	10,730	11,059	22,643	44,432	38,950	5,482
Average Number of Inmates	4.34	4.45	4.48	4.44	4.59	-0.15

\* Minus sign (-) indicates a decrease.

Commonwealth Bureau of Census and Statistics,  
Melbourne, 2nd October, 1923.

CHAS. H. WICKENS,  
Commonwealth Statistician.

By Authority: ALBERT J. MULLETT, Government Printer, Melbourne.