

FIRST REPORT
of the
Housing Investigation
and
Slum Abolition Board

OCTOBER, 1937

PREMIER'S DEPT.

VICTORIA

Housing Investigation and Slum Abolition Board
1936-1937

FIRST (PROGRESS) REPORT

with

APPENDICES and SUPPLEMENTS

SLUM RECLAMATION:

Housing for the Lower-Paid Worker

SHORT TERM PROGRAMME

October, 1937

By Authority :
H. J. GREEN, Government Printer, Melbourne

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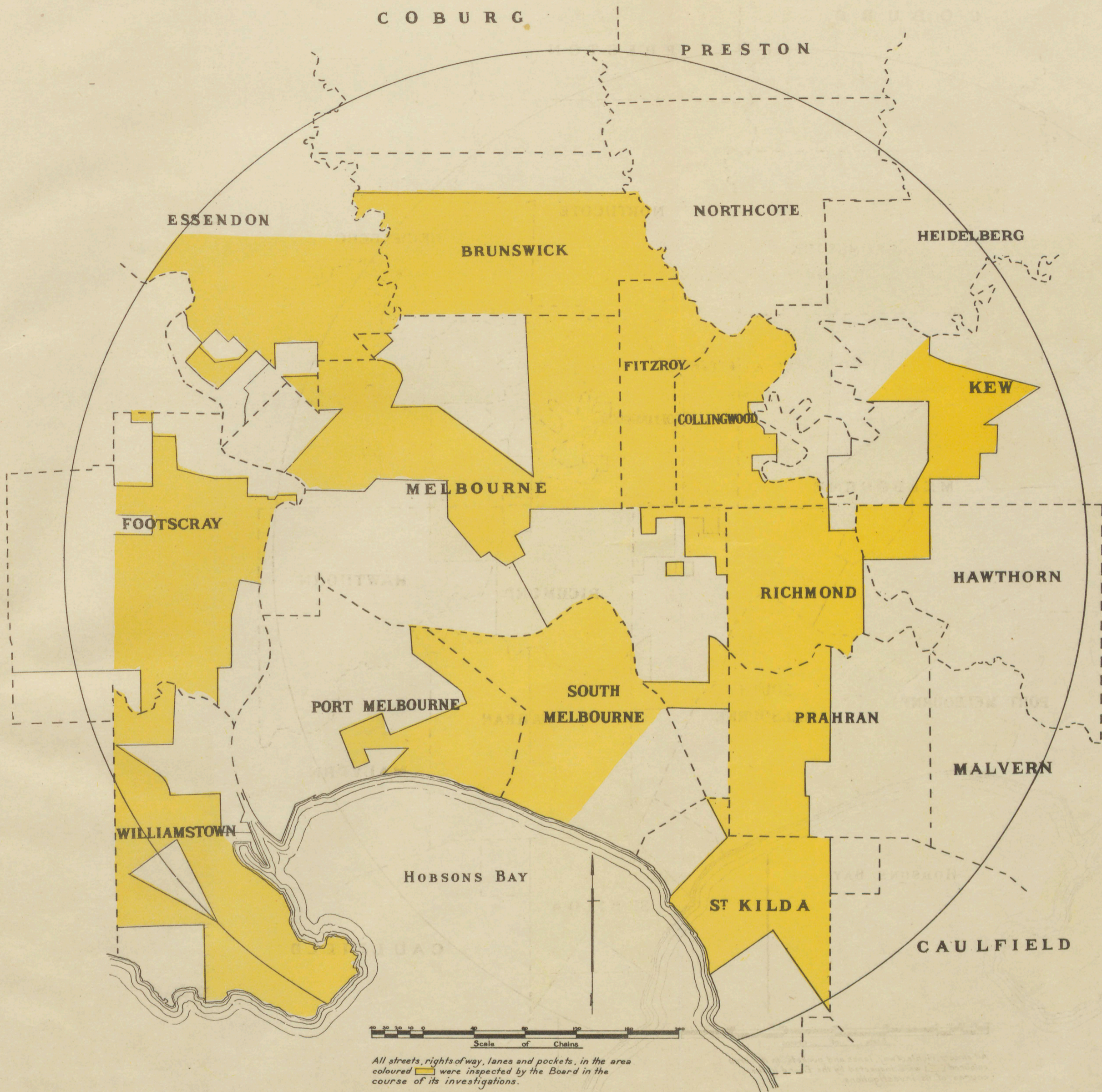
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HOUSING INVESTIGATION AND
SLUM ABOLITION BOARD
PLAN OF AREAS INVESTIGATED
WITHIN THE 5 MILE RADIUS

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SLUM ABOLITION BOARD
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WITHIN THE 5 MILE RADIUS



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2. SLUM RECLAMATION PROGRAMME RECOMMENDED BY THE BOARD.
3. PLANS OF AREAS OF LAND SUITABLE FOR REHOUSING IN THE METROPOLITAN AREA.

TERMS OF REFERENCE

WHEREAS it is deemed expedient that a Board of Inquiry be appointed to make an investigation by means of physical, social, statistical and other surveys into housing conditions within the State of Victoria, and to formulate means whereby such conditions may be improved and without derogating from the generality of the foregoing, in particular, to carry out and perform all or any of the following :—

- (1) To make physical, social, and statistical surveys of the Metropolitan area within a radius of 5 miles of the General Post Office, Melbourne, in regard to housing conditions, and similar surveys of slum "pockets" inside the Metropolitan area and beyond the said radius.
- (2) To compile information in relation to the ownership and valuations of dwellings within the scope of this inquiry.
- (3) To prepare plans for the replanning and zoning of areas.
- (4) To investigate and report as to which of the areas investigated and surveyed as aforesaid should be cleared and/or improved.
- (5) To suggest standard types of dwellings with costs thereof.
- (6) To make recommendations in connexion with the rehousing of persons displaced, or likely to be displaced, by any scheme of housing reclamation.
- (7) To formulate plans of co-operation with Municipal Councils and other authorities able to assist in the subject-matters of this inquiry.
- (8) To confer with Municipal Councils with a view to formulating means for the improvement of housing conditions.
- (9) To make an economic survey of such aspects of the building industry as are necessary for, or are incidental to, the formulation of the means aforesaid.
- (10) To investigate and report as to the following :—
 - (a) transport,
 - (b) Crown and other lands available for rehousing purposes, as affecting any of the matters aforesaid.
- (11) To consider and report upon the financial implications of any recommendations made pursuant to the foregoing, particularly as affecting—
 - (a) the Government,
 - (b) Local Authorities,
 - (c) property owners,
 - (d) occupiers.
- (12) To consider, examine and report on the influence of existing legislation and regulations as affecting housing conditions.

Now therefore His Excellency the Governor of the State of Victoria, by and with the advice of the Executive Council thereof, doth by this present order constitute and appoint The Honorable H. Pye, M.L.C., F. Oswald Barnett, Marcus R. Barlow, W. O. Burt, H. Crosbie, and T. Forristal to be a Board for the purpose of inquiring into and reporting upon the matters aforesaid, with full power and authority to call before them, or any three of them,* such person or persons as they shall judge likely to offer any information upon the subject of the Inquiry, and to inquire of and concerning the premises by all other lawful ways and means whatsoever.

And it is hereby directed that the said Honorable H. Pye, M.L.C., shall be Chairman of the said Board, and that the said Board shall with as little delay as possible and in any event within twelve months from the date of this Order, report under their hands their opinions resulting from this Inquiry.

Whereof all the said members of the Board and all other persons whom it may concern are to take notice and to govern themselves accordingly.

And the Honorable the Chief Secretary for the State of Victoria, shall give the necessary directions herein accordingly.

At the Executive Council Chamber, Melbourne, the 9th day of September, 1936.

PRESENT :

His Excellency the Governor of Victoria.		
Mr. Dunstan	|	Mr. Mackrell
Mr. Old	|	Mr. Hyland.
Mr. Bussau	|	

* By Order in Council dated 22nd June, 1937, the Terms of Reference were amended to delete in the paragraph commencing "Now therefore His Excellency," the following words "such person or persons as they shall judge likely to offer any information upon the subject of the Inquiry," and to substitute therefore "any person whose evidence in the judgment of the said Board or any member thereof is material to the subject matter of inquiry to be made by such Board and."

By Order in Council dated the 8th day of September, 1937, the time within which the Board is to deliver the report of its opinions resulting from the said inquiry was extended until the 7th day of October, 1937.

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

FIRST (PROGRESS) REPORT

SLUM RECLAMATION

Housing for the Lower-paid Worker

TO HIS EXCELLENCY, the Right Honorable WILLIAM CHARLES ARCEDECKNE BARON HUNTINGFIELD, Knight Commander of the Most Distinguished Order of St. Michael and St. George, GOVERNOR OF THE STATE OF VICTORIA and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY :

1. We, your Commissioners (hereinafter referred to as the Board), were appointed by Cabinet on the 19th July, 1936, as a Committee of Investigation and on the 9th September, 1936, were by Order in Council constituted and appointed a Board for the purposes of inquiring into and reporting upon the matters more particularly set forth in the copy order and terms of our appointment and reference attached to and prefacing this Report. The powers of the Board were extended by Order in Council dated the 22nd June, 1937.

2. By the first mentioned Order, it was directed that the Board should, with as little delay as possible, and in any event within twelve (12) months from the date of such Order, report under their hands their opinions resulting from such inquiry.

3. The very limited time allowed for the inquiry and the urgent necessity for measures to abate the slum menace rendered it imperative, from the outset, that our attention be concentrated primarily on sub-standard housing within the metropolitan five (5) miles radius.

4. The larger questions of the housing shortage and of housing conditions generally are left to be dealt with in a subsequent Report.

5. Consequently the Board has set out to formulate :—

Firstly.—A short term policy or programme of rehousing and slum reclamation in those areas (within the five (5) miles radius) which call for immediate treatment ; and

Secondly.—A long term policy or programme, covering a much wider area and involving considerations of town planning, co-ordination of transport, other services, &c.

6. This Progress Report is confined almost exclusively to an examination of the slum problem within the five (5) miles radius, and to the formulation of means designed to carry out the short term policy or programme above referred to.

PART I.

(Introduction : Plan of Investigation : Statistical and Social Survey : Classification of areas : Sectional problems : Classification and condition of dwellings : Particulars of rentals : Overcrowding in houses : Overcrowding on site : Lack of domestic amenities : Nature of housing defects : Vermin and rat infestation : Health : Infectious diseases : Infantile mortality : Juvenile delinquency.)

I. INTRODUCTION.

7. In the early stages of its inquiry, the Board determined to dispense with formal methods of taking evidence viva voce. It was realized that such methods would be slow and unsatisfactory in the result. Tenants and occupiers had to be afforded protection not only from hurtful publicity which would be given to their misery and sufferings, but also from the possibility of their being victimized.

8. The Plan of Investigation followed by the Board is more particularly set forth in Appendix "A" to this Report.

2. STATISTICAL AND SOCIAL SURVEY.

9. Investigations of the Board covered amongst others, areas which in the year 1913 were reported on by a Select Committee of the Legislative Assembly of this State. It is noted that the Select Committee referred to, then reported:—

“ That the housing of the people in portions of the metropolis is most disgraceful and that the conditions under which the unfortunate residents of some of the slum areas exist are a menace not only to themselves but to the health of the community at large.”

10. **The passage of twenty-four (24) years has aggravated, almost beyond description, the appalling conditions of the same slum areas and of the inhabitants.**

11. The Board in the course of its investigations inspected within the five (5) miles radius 577 miles of streets containing 85,779 dwellings to ascertain the location and existence of slum or sub-standard houses. Every lane, right-of-way, and pocket in the radius mentioned was traversed during its inspection. (See map of areas investigated in the Frontispiece.)

12. In the course of that inspection all houses which from their externals appeared to warrant further investigation were noted for more detailed inspection by the census staff appointed for the purpose. Accordingly 7,330 houses inhabited by 24,961 men, women, and children were made the subject of a special house survey and social census.

From the above mentioned 7,330 houses the following information was obtained:—

(a) Information based on inspections concerning the internal condition of	6,390 houses.
(b) Information concerning the total family earnings of family units in	5,742 „
(c) Information concerning weekly rentals paid in respect of..	5,594 „

13. The Board records its horror and amazement at the deplorable conditions under which these thousands of men, women, and children are compelled to exist. Hundreds of houses contain small rooms, low and water-stained ceilings, damp and decaying walls, leaking roofs and rotten floors. Many are badly lighted, rat and vermin infested, and without proper ventilation. Inadequate sunlight, dampness, and lack of drainage render these shelters (which are not worthy of the name of dwelling) veritable plague spots, and heavy toll is being taken of the health of the occupants, particularly of the women and children.

14. These houses, in many cases, are erected on "pocket-handkerchief" allotments of inadequate depth and with meagre frontages to lanes, rights-of-way, so-called "places", alley ways and even in wide streets, and are literally falling to pieces owing to neglect, decay and old age. Land has been so avariciously used in some instances that two or three houses have been erected on an area which was originally intended to be the back yard of a house facing a major street.

15. Overcrowding on the site is extremely common and presents a serious menace not only to the health and well-being of the inhabitants but also to the whole community.

16. In addition, the rents of these so-called houses are being progressively increased to such an extent that many families, in order to pay the rents demanded, have been reduced to a state of semi-starvation. In some slum areas children are fed by church organizations, while charitable institutions are called upon to supply family necessities where the income of the family is insufficient to procure them. Failure to pay the rent inevitably ends in eviction of the family and the consequent heart-breaking struggle to find another shelter.

17. The invasion of residential districts by factories has resulted in "blighting" whole areas, many houses being so over-shadowed by factory walls that sunlight is excluded and ventilation detrimentally affected. Noise is a constant nuisance to residents in the vicinity of factories which are in operation continuously during the day and in many cases during the night. This invasion by factories has accentuated overcrowding to an alarming degree. Whole blocks of low-grade houses in the inner suburbs have been demolished to make way for factories, the displaced occupants crowding in upon the already overcrowded houses in the same and other neighbourhoods. In consequence two, and sometimes three, families are compelled to occupy a house with a capacity barely sufficient to house one family.

18. Hidden behind wide spacious streets there are slum pockets which are hot-beds of depravity and disease. In many houses, dilapidation of structure is such that bugs and other vermin cannot be eradicated. These houses are infected to such an extent as to be unfit for human habitation. The ravages of vermin on the occupants cause indescribable physical discomfort and distress, particularly to infants and little children.

19. Many prefer to sleep out of doors, on verandah floors, and in back yards rather than endure the distressing torment of vermin in the house.

20. The rat menace is also prevalent in all of the congested areas, particularly where factories and stables have been established in the vicinity of houses. Residents complain that they are unable to combat this nuisance, which is being aggravated by insanitary conditions in the vicinity.

21. Lack of facilities for food storage in these low-grade houses exposes food to constant contamination by rats. Housewives are driven to storing food-stuffs in well-secured bags suspended from ceilings in kitchens and wash-houses.

22. Many men, a large number of whom are returned soldiers, have expressed very forcibly the resentment and indignation they feel at being housed in such miserable hovels.

LIVING IN 2,833 SLUM AND SUB-STANDARD HOUSES INSPECTED BY THE BOARD ARE 4,597 CHILDREN WHO REPRESENT 46 PER CENT. OF THE TOTAL OCCUPIERS OF THESE HOUSES.



“ If Slum reclamation by and through the State achieves no more than the physical and moral salvation of the children within these areas it will have more than justified any financial sacrifice involved.”
—Paragraph 23.

23. The burden falls most heavily on those least able to bear it. The women, who are unable to escape from their sordid surroundings despite their intense and heroic struggle to maintain a state of cleanliness, and the children, suffer most. These unwholesome conditions sap the physical fitness of the children and develop their mental processes along lines of abnormal quick-wittedness in the lowest ideals. In these areas there are thousands of children who are condemned by the circumstances of their environment to worse than physical death—to slow-warping influences of poverty, to filthy conditions, and to other evils and dangers which it is easier to imagine than enumerate. If slum reclamation by and through the State achieves no more than physical and moral salvation of the children in these areas, it will have more than justified any financial sacrifice involved. A Christian system cannot be reconciled with a society that continues to tolerate these appalling conditions.

24. The housing of the poor in the metropolitan area is a standing reproach to this State. Houses are deteriorating at an alarming rate and insanitary areas are becoming an ever-increasing menace to the health and moral well-being of the whole community.

3. CLASSIFICATION OF AREAS.

25. Insanitary housing conditions may be classified as follows :—

The "Slum Pocket".—This consists of a group of low-grade houses fronting a right-of-way, a "place", a lane or a very narrow street or passage-way. These are widely distributed in all of the inner suburbs but are most prevalent in Carlton. Having regard to situation, size of allotments, the insanitary condition of the houses, and the lack of adequate light, drainage and other similar amenities, the slum pocket can be dealt with only by summary condemnation and demolition.



Stokes-place, Richmond, showing houses facing a blind right-of-way.

EXAMPLES OF HOUSES ERECTED ON NARROW STREETS AND RIGHTS-OF-WAY.



Kerry-place, South Melbourne, an unmade right-of-way.



Ormond-place, Carlton.
The first two houses shown have recently been demolished.



Loughnan-street, Richmond.



Airedale-place, Carlton.

The houses on this four (4) feet right-of-way are in shocking condition and face a factory wall.

The "Congested Area."—In this area, the houses are built on allotments narrow in frontage and shallow in depth. The so-called streets often referred to as "places" are all below the standard minimum of 50 feet, many being only 10 feet in width. In many of these areas there are up to 49 dwellings to the acre. This density is approximately seven (7) times greater than that permitted in those suburbs where municipal authorities insist on wholesome standards.



A congested area in South Melbourne. Houses built on lanes and rights-of-way. As many as three houses in this section are built on one allotment. Note the stables on the right of the picture.

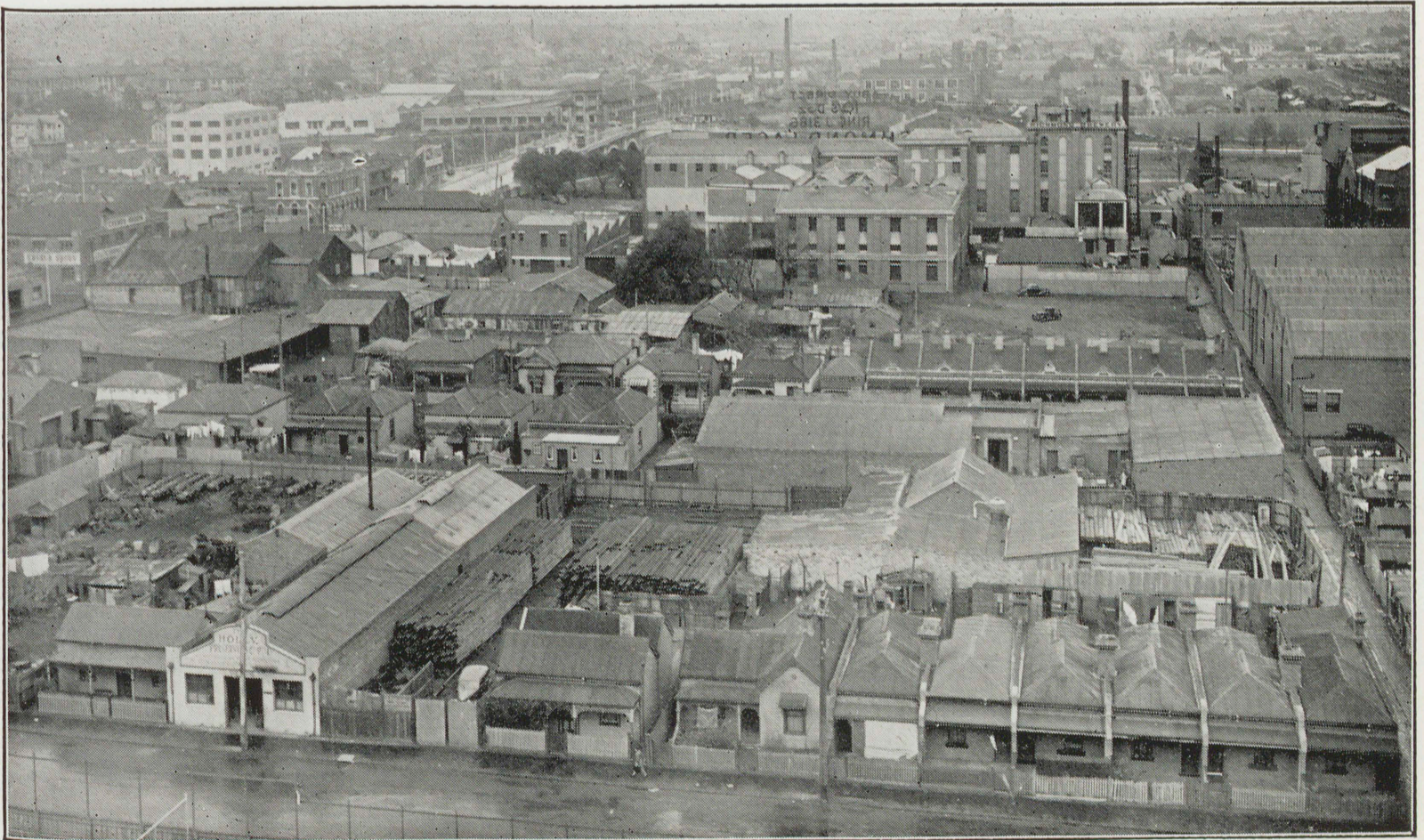


A congested area in Richmond.

The "Blighted Area."—In this area the streets are sometimes reasonably wide, but the houses are crowded together on small "pocket-handkerchief" allotments, permitting little or no front garden and with a back yard wholly inadequate. Factories, marine yards, and stables situate among such dwellings "blight" the area. Blighted areas are to be found in all inner suburbs where zoning principles of town planning have not been followed.



A blighted area in Collingwood. The houses in the foreground are built on narrow lanes and comprise some of the worst in the metropolis. Note the large proportion of factories in the area.



A similar area in Richmond.

The "Decadent Area."—In districts which were once fashionable large houses were built. With the decline in social standing of the district, these large houses became apartment houses, rooms being let to tenants (sometimes to single tenants and sometimes to whole families), the bathroom and other conveniences being used in common.

Most of the houses are very old and in varying stages of decay. Used for purposes other than that for which they were designed, overcrowding with all its attendant evils has developed to an alarming degree. Delicensed hotels in these areas are invariably used as low-grade apartment houses.



A decadent area in Fitzroy. Formerly good houses, now neglected and in extremely bad condition

Buildings within decadent areas may be divided into at least three groups :—

- (a) the larger type of family or mansion home in reasonably good order and condition, overcrowded as an apartment house for which it is entirely unsuited. There are many examples of this type in East Melbourne, where land values are from £35 to £60 per foot.
- (b) the same type of former family mansion, now in an advanced stage of dilapidation, overcrowded and occupied as an apartment house. There are many examples of this type in Fitzroy where land values are from £2 10s. to £35 per foot.
- (c) Buildings formerly occupied as shops, factories and delicensed hotels, now used as dwellings and apartment houses. These are usually in a bad state and are found throughout most of the districts investigated.

These classifications (a), (b) and (c) are of importance when considering appropriate methods of treatment of the decadent area. (See Part XVI.).

26. None of the inner suburbs can be brought under any one of the above headings. All suburbs contain more than one (1) type of slum area, some having examples of every type.

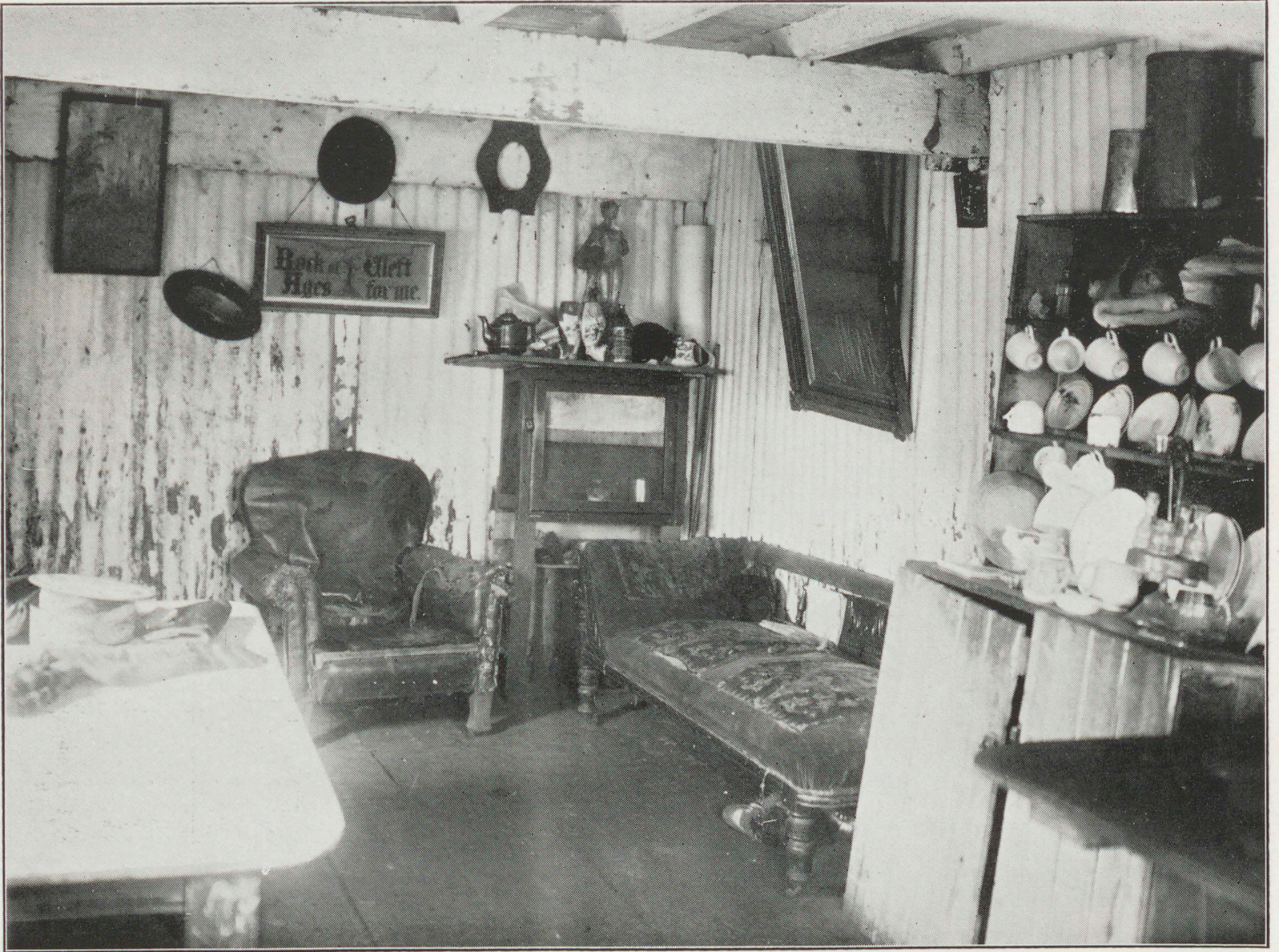
27. This mixture of slum types throughout the inner suburbs has made the problem far more difficult to define. The Board has given careful consideration to every aspect of the problem, and in its recommendations under Part XVI. has endeavoured to present a solution covering every type of slum area herein defined.



A delicensed hotel at Williamstown. Several families live here in most squalid conditions, with no cooking facilities except open fireplaces, and most inadequate sanitary conveniences.



An old factory in Richmond now used as a residence. It adjoins a stable and dumping yard.



The living-room of the above factory residence. A family of two adults and five children are in occupation.



The bedroom of above factory residence. Holes one (1) square yard and more in area occur in many parts of the asphalt floor, which has no covering whatever.

The "Mixed Area."—Slum hovels are not always found in clusters but are besprinkled as units throughout the inner areas. The appearance of wide streets with well-built and habitable dwellings is frequently marred by houses which have been so neglected as to be unfit for human habitation. These occur sometimes singly and often in pairs and terraces.



A typical "mixed" area. Here two poor houses in bad repair are shown in a wide street between good type and well maintained residences.

There are many instances in wide residential streets of two houses built upon what was originally a single allotment, one facing the street, and the other facing the right-of-way or lane at the rear or side. Behind otherwise excellent residential streets there are pockets or lanes of houses which are unfit for habitation.



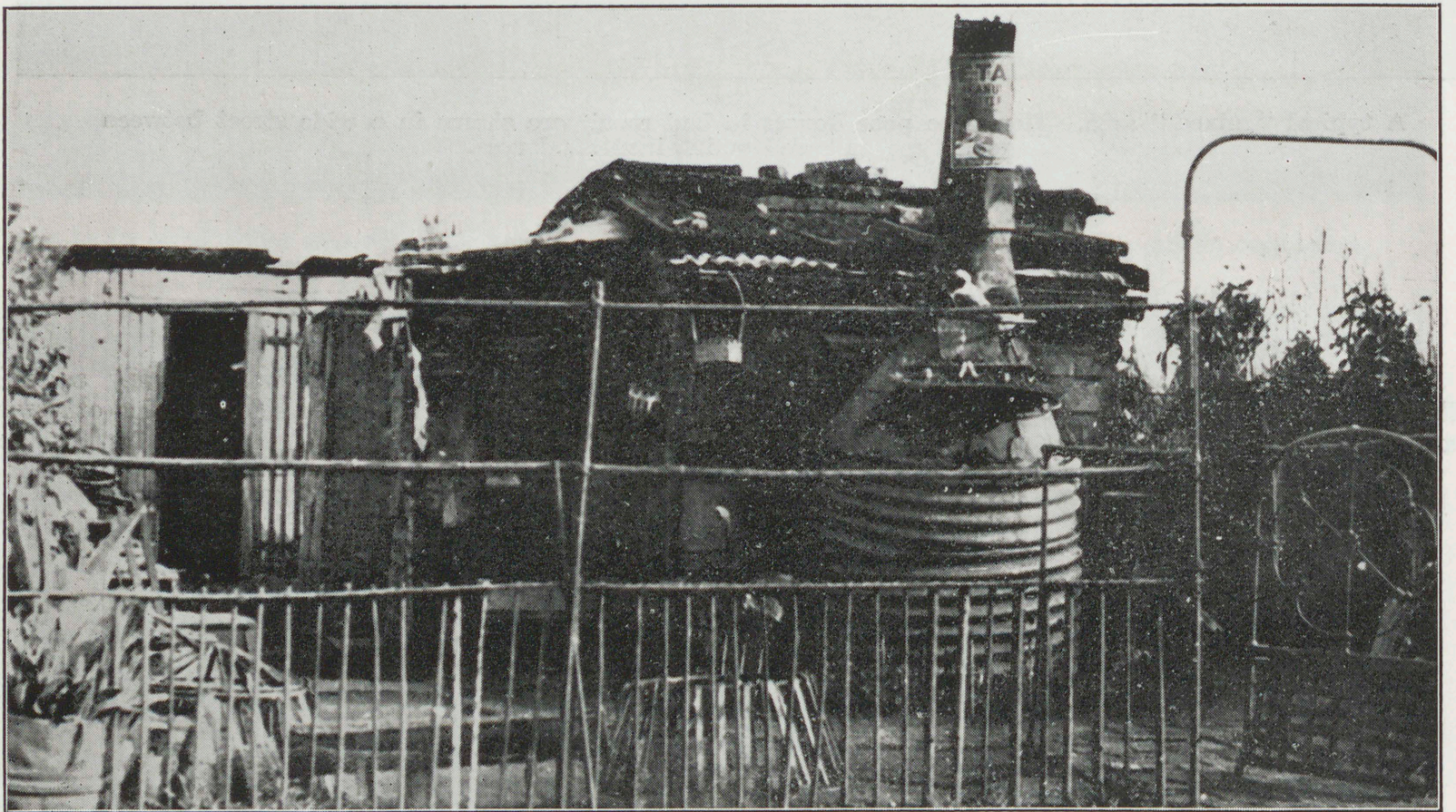
Two houses in Carlton which have been built in the back yards of houses situated at No. 136, 138 Station-street. The only entrance to these houses is from a narrow right-of-way off Station-street.

The "Shanty Settlements."

28. Adjoining Dudley-street, West Melbourne, within two (2) miles of the Melbourne General Post Office, is a settlement of indigent persons. Owing to lack of means, they have improvised shelters for themselves with materials gathered from the adjoining rubbish tip of the Melbourne City Council. These shelters are known as the "Dudley Flats."



The Corporation tip from which materials are gleaned for the construction of the "Dudley Flats." The occupants of the "Flats" live on the proceeds of the sale of gleanings from the tip.



A typical "Dudley Flat."



A group of Dudley Flats (the Bachelor Quarters).

The usual sanitary conveniences are absent. Drinking water is obtainable only from the makeshift roofs (constructed of old iron, linoleum, and junk from the tip) of these shelters and from the nearest stand pipe, which is a mile and a half distant from some of these shanties. While the Board admires the initiative and resource of these persons it deplors that housing conditions within the metropolis condemn these people to such an existence. The Board is perturbed that this type of shanty is also being erected in other parts of the metropolitan area, as well as along the banks of the Goulburn and Murray Rivers and adjacent to country towns. Further reference to this type of settlement is made elsewhere in this report.

4. SECTIONAL PROBLEMS.

29. Each municipal district has its own special problem or problems :—

- Richmond* Portions are very badly planned. Many streets are so close together that allotments are only 35 feet deep. In order to sub-divide areas into a greater number of allotments, streets as narrow as twelve (12) feet have been planned. Slum pockets and individual slum houses should be demolished. Though the congested areas may not call for immediate attention it is obvious that their treatment cannot indefinitely be delayed. Replanning of these areas must eventually be the only solution.
- Fitzroy* Originally, a suburb where many of the houses were large and now have become old fashioned. The conversion of these large houses into apartment houses has encouraged overcrowding, which is evident in this suburb to a greater degree than in other districts where there are smaller houses. Rights-of-way planned originally for rear access have now been turned into "little" streets, e.g., Little George, Little Gore, and Little Napier streets, and dwellings which in the main are now unfit for habitation have been erected.
- Collingwood* In this district many streets are reasonably wide, but others are very narrow. A great many allotments are small both in frontage and depth. The Board was amazed to discover one house built on an allotment of land with a frontage of 8 feet 5 inches. Scores of houses are built on frontages of only twelve (12) feet. Owing to the indiscriminate mixing of factories and dwellings, portions of the southern wards of the City have become blighted areas. The slum pocket in Collingwood is not so much in evidence as elsewhere. There are, however, numerous hovels which call for demolition.



A house with a frontage of 8 ft. 5 in. to the street.

- Carlton* The main streets generally are wide and well planned. There are, however, many narrow back and side streets, rights-of-way, "places" and lanes which have encouraged the development of typical slum-pockets. The cul-de-sac type of pocket is much more in evidence in Carlton than elsewhere. The urgent need of this area is the demolition of the slum pockets. There is much overcrowding on the site.
- North Melbourne* .. This district was generously planned in the first instance with wide streets, many excessively wide. Notwithstanding these wide streets, numerous houses are built on narrow frontages and are unfit for human habitation. There are blighted areas, also numerous houses built on rights-of-way forming typical slum pockets. Some portions are low-lying and have been subject to flooding.
- South Melbourne* .. This district contains numerous examples of the slum pocket and narrow residential streets with poor houses. The city generally has been well planned, but the congested area occurs more frequently in portions of it than in any of the other suburbs. Factory development in parts where there are narrow streets has caused areas to become blighted as well as congested. There are many dilapidated and old houses on meagre frontages. Overcrowding on the site is evident in the older portions of the city. Parts of the city are low-lying, and are subject to periodical flooding. In one section of the flood area the City Council has demolished some poor houses and is building thereon new homes for sale (as to which more appears later in this report).
- Port Melbourne* .. The slum problem is not so acute here as elsewhere. A few slum pockets exist as well as narrow residential streets. There are, however, many sub-standard houses. Demolition of slum and sub-standard houses and replanning to eliminate narrow streets is the appropriate solution.
- Prahran* There are sub-standard houses erected on narrow streets and in certain sections depths of allotments are very limited, e.g., in Bangs, Regent, Weigall, and Grey streets. Replanning of these sections is desirable.
- Williamstown* This is probably the oldest portion of the metropolis. Some narrow streets of very poor houses exist, but there are very few pocket areas. Owing to economic causes a former business section of the city nearest the wharves has fallen into disuse, and contains old shops (now used as dwellings) in a very dilapidated condition.
- This area, with one long narrow street, in which there are numerous sub-standard houses, needs replanning and rebuilding. There are many slum dwellings. Outside the circle of suburbs adjacent to the city, Williamstown has a greater proportion of slum and sub-standard housing than any other suburb.



A row of old shop premises in Williamstown, some of which are now used as residences. They are totally unsuitable for occupation as dwellings, and recently the local municipal authority has condemned two of them.

- Brunswick* Generally, Brunswick streets are wide and well planned, but narrow streets occur in places. Houses in narrow streets are reasonably good, but there are small streets, e.g., Little Miller-street and Little Queen-street, in which the houses are sub-standard. Frith-place is a slum pocket within a blighted area. Albion-terrace is a pocket with a better type of house. Both of these pockets should, however, be demolished.
- In wide streets there are some very poor type houses.
- Footscray* The Board found sub-standard houses in many streets. The "places" or pocket types of street contain some of the poorest houses in the city. There are also narrow or "little" streets.
- St. Kilda* In some of the older subdivisions of the city and in narrow streets there are sub-standard houses. The Board found only one or two instances of houses built upon rights-of-way.
- Hawthorn* As in St. Kilda the older sub-divisions of the city call for treatment. There are few "places" and narrow streets.
- Essendon* } These are the remaining cities within the five (5) miles radius which have been inspected
Malvern } by the Board. Each has its minor housing problem.
Kew }

5. CLASSIFICATION AND CONDITION OF DWELLINGS.

30. A slum "area" is one in which insanitary housing conditions predominate. A slum "dwelling" is one which, judged by present standards of living and amenity, is not fit for human habitation, and which is not capable of being so. No difficulty has been experienced in classifying the type of dwelling, wherever situated, which is in an advanced stage of decay and dilapidation and lacks proper allotment area, ventilation, drainage, light, bathing and laundry facilities, and a proper water service. Some difficulty, however, has been experienced in classifying some structurally sound dwellings capable of being repaired and altered to provide the ordinary decencies and amenities of life. Where that type of house is situated in an insanitary, congested or slum area or faces a narrow street or "place," it has been classified as being of a slum type calling for demolition.

31. To ensure uniformity of classification and for the purposes of this Report the Board and its officers adopted a system of markings for recording and tabulating purposes, as follows:—

- ✓ Houses structurally sound, in good or fair repair, containing reasonable domestic amenities (bathing, cooking and laundry facilities) and fit for habitation.
- ✓X. House structurally sound but needing extensive repairs and renovation and/or the addition of domestic amenities.
- X. Houses in bad repair (sub-standard or slum) lacking domestic or other amenities and unfit for human habitation.
- XX. Houses in worse condition than those in the X category, definitely insanitary, and demolition necessary.
- XXX. House of the very worst type.

32. Appendix B of this Report contains maps of areas within the districts investigated whereon are coloured:—

- In *Red*—all houses coming within the X, XX, or XXX classification which should be demolished.
 - In *Yellow*—houses which are of doubtful standard but capable of repair—classed in the ✓X category.
 - In *Blue*—houses which are in a satisfactory condition of repair and habitability.
- Park lands, playgrounds, gardens, industrial buildings and shops are as indicated in the keys to the respective plans.

6. STATISTICAL INFORMATION.

33. Appendices "D" to "U" contain statistical information obtained by the Board tabulated and analysed in readily accessible tabular form. In the course of its census the following information concerning the 7,330 houses inspected by the Board was recorded, namely, number in street, type of dwelling (brick, wood, or stone), height of land in relation to kerb, external condition, estimated age, state of drainage, construction and state of roof, whether any skillion roofs, height of walls at lowest point, level of floor above ground, size of backyard, material in walls, condition of walls and party walls, distance from adjoining buildings, whether adjoining factories or stables, width of street, whether through or blind street, width of right-of-way at back, condition of natural lighting, condition of ventilation, municipal valuation, name and address of owner, name and address of agent, number of rooms, sizes of rooms, internal condition of building, whether provided with bathroom, whether provided with washhouse, whether provided with kitchen sink, cooking facilities and where placed, whether subject to flooding, condition of floors, type of artificial lighting in use, and the following information from its SOCIAL CENSUS, namely:—Names of tenants, ages, state, occupation, place of birth, and nationality, average weekly wage, number in the family unit, ages, occupation, health and character of children, particulars of other families in occupation, particulars of other occupiers and dependants, rental received from sub-letting rooms, amount of sustenance, pension or other assistance received by the occupier, and the total income from all sources in one week.

34. The forms (2) of the questionnaire used for the purpose of collecting that information are set forth in Appendix "C" to this Report.

35. From the tabulated information the following general particulars relating to houses have been extracted.

INSANITARY DEFECTS.

36. Insanitary defects and conditions are listed hereunder with particulars and percentage of houses having some or all of them.

37. **External Condition.**—Of 7,330 houses inspected, 56 per cent. were found to be in a bad condition externally. In forming a conclusion as to external conditions the staff employed in the survey were instructed to take into consideration all aspects of the external appearance of the house, including roofs and spoutings, condition of walls, paintwork, doors and window-frames, verandah floors and fences. Thirty-two (32) per cent. were regarded as in fair condition only, while (12) per cent. were classified as good.



A house typical of the state of disrepair into which many dwellings have been allowed to fall. This one has been renovated since the Board's inspection.

Of the houses inspected in each suburb the following percentages were found to be in bad condition externally :—

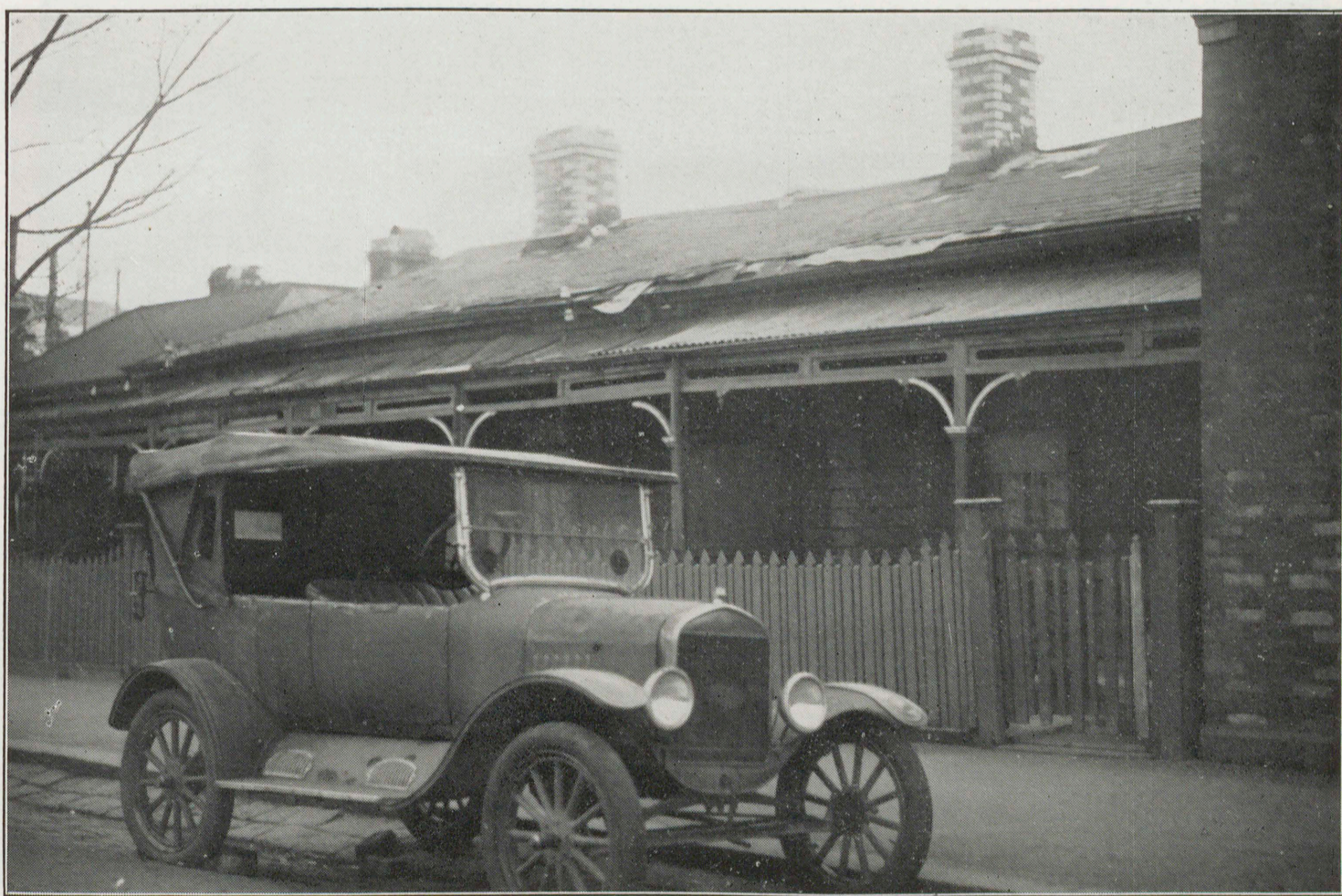
Port Melbourne	..	..	..	..	66	per cent.
South Melbourne	..	..	..	..	63·6	„ „
Collingwood	..	..	..	..	56·08	„ „
Richmond	..	..	..	..	56·3	„ „
Fitzroy	..	..	..	..	57·7	„ „
Carlton	..	..	..	..	49·6	„ „
North Melbourne	..	..	..	..	50·8	„ „
Average percentage for all suburbs				..	56·4	„ „



A recent view of premises in Young-street, Fitzroy, showing dilapidated dwellings, fences, and out-buildings.

38. Defective Roofs.—Slate and iron roofs cover practically the whole of the houses visited by the Board. Rusted iron and displaced and broken slates contribute largely to defective and leaking roofs which were found in 28 per cent. of the houses visited. Rusted iron roofs contributed also very largely to the generally depressing appearance of streets of houses in all of the inner suburbs.

In 42 per cent. of the houses there were skillion types of roofs over rear rooms.



An example of a neglected roof. The marks of water which has been running down the wall can be seen on the house.

The percentage of skillion roofs and of leaky roofs in each suburb are as follows:—

				Skillion Roofs.		Leaking Roofs.	
Port Melbourne	..	..	..	48	..	31	per cent.
South Melbourne	..	..	..	35	..	31	„ „
Collingwood	..	..	..	44	..	40	„ „
Richmond	..	..	..	47	..	18	„ „
Fitzroy	..	..	..	43	..	27	„ „
Carlton	..	..	..	34	..	11	„ „
North Melbourne	..	..	..	43	..	32	„ „
				—		—	
Average percentage	..	..	..	42	..	28	„ „
				—		—	

39. **Unsound Floors.**—72 per cent. of the houses inspected have defective floors. In numerous houses the floors are so rotten that they cannot withstand the depredations of rats. This condition is due in a degree to the fact that in 32 per cent. of the houses inspected the floors are level with or below the level of the surrounding ground. They are weakened by dry rot and dampness, due to inadequate under-floor ventilation.

The percentage of floors on or level with the ground and unsound floors in each suburb are as follows:—

				Percentage with floors on or level with ground.		Percentage of Unsound Floors.	
Port Melbourne	..	..	..	39	..	64	per cent.
South Melbourne	..	..	..	31	..	76	„ „
Collingwood	..	..	..	32	..	59	„ „
Richmond	..	..	..	32	..	77	„ „
Fitzroy	..	..	..	42	..	75	„ „
Carlton	..	..	..	32	..	50	„ „
North Melbourne	..	..	..	22	..	90	„ „
				—		—	
Average percentage	..	..	..	32	..	72	„ „
				—		—	

40. **Party Walls.**—It was found that owing to the congested condition of the areas under review, 3,872 out of 6,390 houses inspected were divided by party walls. 27 per cent. of these did not comply with present municipal building regulations, i.e., the 9-inch brick wall. Many are of timber and lining boards, others of lath and plaster, while a considerable

number are constructed of timber framework covered with hessian and paper. This renders it impossible to prevent the spread of vermin. Privacy in the house is also unattainable.



A party wall of timber frame and hessian and paper in a house in South Melbourne. The whole paper and hessian had become detached from the frame and bulged into the passage. The ceiling is in similar condition. Repeated requests for repairs to this house met no response.

					Percentage of Bad Party Walls.
Port Melbourne	..	..	..	..	20 per cent.
South Melbourne	..	..	..	..	30 " "
Collingwood	..	..	..	..	17 " "
Richmond	..	..	..	..	24 " "
Fitzroy	..	..	..	..	30 " "
Carlton	..	..	..	..	26 " "
North Melbourne	..	..	..	..	38 " "
Average percentage	..	..	..	..	27 " "

41. **Ceilings.**—In 49 per cent. of the houses visited, the Board found rooms with ceilings eight (8) feet high and less, which is much below the present standards. In the older buildings plaster had fallen from ceilings, leaving gaping holes, while paper and hessian, rotten with age, had torn away and sagged from the wooden framework. Stains from defective roofs were common in the majority of houses, as no renovation had been carried out internally for very long periods.



A defective ceiling illustrated. Large pieces of plaster fall regularly and are a constant menace to the occupants.

The following percentages of houses inspected in each suburb where ceilings were found to be eight (8) feet high or less at the lowest point:—

Port Melbourne	..	..	..	..	41	per cent.
South Melbourne	..	..	..	..	26	„ „
Collingwood	..	..	..	..	54	„ „
Richmond	..	..	..	..	57	„ „
Fitzroy	..	..	..	..	39	„ „
Carlton	..	..	..	..	50	„ „
North Melbourne	..	..	..	..	63	„ „
Average percentage	..	..	..	..	<u>49</u>	„ „

42. **Defective Drainage.**—In 28·2 per cent. of houses inspected drainage was found to be defective. Inadequate yards are worn below the levels of the adjoining lands or drainage easements, and water lies in pools close to back doors. More serious is the number of houses where water lodges under floors of living-rooms, and because of inadequate under-floor ventilation, the under-portion of the house is perpetually damp. Rarely were found yards properly graded to street level and tar-paved or concreted to combat the mud in winter and dust in summer.

Defective Drainage.

Port Melbourne.. .. .	30·2	per cent.
South Melbourne	26·5	„ „
Collingwood	29·6	„ „
Richmond	18·3	„ „
Fitzroy	40·2	„ „
Carlton	19·0	„ „
North Melbourne	35·4	„ „
—————		
Average percentage for all suburbs	28·2	„ „
—————		

43. **Bad Natural Lighting.**—In most houses natural lighting is far below that required by modern standards. In terrace houses and in streets in congested areas where only party walls divide the properties the rooms are arranged behind one another to a depth of three, four, and sometimes five rooms. Those at the front and rear of the house only are fitted with windows. The middle rooms depend upon light filtering from the passage-way or through a skylight in the roof. This condition aggravates dampness and encourages vermin infestation. It is usual for artificial lighting to be used in these rooms during the day. Lean-to sheds or verandahs at the rear prevent the access of natural light to kitchens.

44. Of the 6,390 houses inspected internally the natural lighting is described as *bad* in 2,082 cases, or 32 per cent., and *fair* in 2,315 houses, or 36 per cent.

45. **Artificial Lighting.**—27 per cent. of houses particularly inspected by the Board are not provided with electricity or gas for lighting. Kerosene lamps and candles are used. In a very large number of the remainder, gas or electric light is provided in the “kitchen-living-room”, while candles or lamps are used in the other rooms of the dwelling. In all the Board found 1,729 houses out of 6,390 lighted by lamps and candles only.

46. **Inadequate Ventilation.**—69 per cent. of the houses visited are inadequately ventilated, while in 38 per cent. of the houses the ventilation is bad. In other houses there is ventilation only because of the dilapidated condition of walls and ceilings and ill-fitting windows and doors. The structure of many houses within the congested areas is such that adequate ventilation is impossible. Ventilation through party walls is not practicable, and windows are provided only in the front and rear of the house. A free flow of air through the rooms can only be obtained by opening both front and rear doors. The musty smell of rooms in these old houses is ample evidence of the lack of sufficient ventilation. Bedrooms occupied by two and three adults or children receive ventilation only through the door leading to the passage.

Suburb.	Houses Badly Lighted.	Houses Badly Ventilated.
Port Melbourne	31·4 per cent	41·7 per cent.
South Melbourne	41·4 „ „	46·9 „ „
Collingwood	29·3 „ „	36·8 „ „
Richmond	33·6 „ „	37·9 „ „
Fitzroy	26·8 „ „	44·5 „ „
Carlton	28·9 „ „	23·6 „ „
North Melbourne	34·5 „ „	35·7 „ „
—————		
Average for all suburbs	32·6 „ „	38·1 „ „
—————		

47. **Flooding and Dampness.**—Areas in North and South Melbourne and Abbotsford are low-lying, and have been subject to periodical flooding with the consequent inundation of the houses. The visitation of flood waters to these areas has rendered occupants of houses temporarily homeless and has created unhealthy conditions due to dampness. These areas call for demolition of the houses and transfer of the occupiers elsewhere. The South Melbourne City Council, in its reclamation scheme at Montague, has so treated an area of this type, and has provided filling for the site to raise it above flood level. New homes are now being erected there.

48. There is a marked absence of proper damp-courses in a large percentage of the older brick and stone houses in all the inner suburbs, rendering them unfit for habitation. In their present condition they are a serious menace to the health of the occupants who, by reason of the house shortage, are compelled to live in them.

49. **Adjoining Factories or Stables.**—656 houses or 9 per cent. of the total visited were found to be adjoining factory yards or stables. This does not take into account those houses which were also in close proximity to, but not adjoining, yards or stables. Insanitary conditions from stables in the vicinity of residences, aggravate the rat and fly nuisance. Odours and noise from adjoining factories make living conditions most unpleasant for those unfortunates condemned to remain in such surroundings.

Adjoining Factory Yards or Stables.

Port Melbourne	..	..	..	..	8·6 per cent.
South Melbourne	..	..	..	..	10·3 „ „
Collingwood	..	..	..	..	8·5 „ „
Richmond	..	..	..	..	10·6 „ „
Fitzroy	..	..	..	..	5·7 „ „
Carlton	..	..	..	..	9·1 „ „
North Melbourne	..	..	..	..	8·7 „ „
Average percentage for all suburbs					8·9 „ „

50. **Vermin and Rat Infestation.**—Owing to the proximity of stables and industrial premises, a very high percentage of houses were found to be vermin and rat infested. Of the total number of 7,330 houses visited, 38·9 per cent. (2,849) were found to be overrun by rats, and 17·6 per cent. (1,289) were vermin infested. In the majority of cases these conditions were not due to neglect or carelessness on the part of the occupants, but to the dilapidated condition of the structures which rendered eradication impossible. Practically every house which was either vermin or rat infested (or both) had fallen below standard to such an extent as to be fit only for demolition. Under present conditions, occupants are fighting a losing battle in their endeavours to eradicate vermin and rats.

Suburb.	Rat Infested.	Vermin Infested.
Port Melbourne	36·9 per cent.	12·9 per cent.
South Melbourne	33·0 „ „	25·6 „ „
Collingwood	34·8 „ „	18·8 „ „
Richmond	42·4 „ „	12·3 „ „
Fitzroy	47·4 „ „	21·6 „ „
Carlton	34·9 „ „	13·4 „ „
North Melbourne	40·0 „ „	17·1 „ „
Average percentage for all suburbs	38·9 „ „	17·6 „ „

51. **Lack of Domestic Amenities.**—*Bathing and Laundry Facilities.*—The Board has found hundreds of dwellings entirely without washing and bathing facilities. The lack of these facilities and of proper water supply for domestic needs is general in houses throughout the inner suburbs. Of the houses particularly inspected, 32 per cent. are without bathrooms, 51 per cent. without washhouses, while 88 per cent. are not provided with a kitchen sink or with water laid on to the kitchen. Frequently the only source of water supply is a tap over the gully-trap in the yard. For many houses the nearest water supply is from a service in an adjoining yard or common right-of-way. Where baths have been provided they are mostly on back verandahs, in washhouses, and even in detached wooden sheds in back yards. Rarely are both troughs and copper provided in a house. Hot water for washing and bathing is provided by heating it in kerosene tins on open fireplaces.

Less than 1 per cent. of the 6,390 houses inspected by the Board and its census takers are provided with a bath-heater. The lack of adequate bathing and washing facilities in houses has contributed largely to the very high percentage of vermin infestation found by the Board in the course of its census.



In hundreds of dwellings the only water obtainable is from the tap over the gully-trap in the yard. In these dwellings this is the only washing facility.



Houses without laundry facilities comprised 51 per cent. of those inspected. The kerosene tin boiled over the kitchen fire, as above, takes the place of the copper.



30 per cent. of houses were found to be without bathrooms. In hundreds of the remaining 70 per cent. primitive bathing and laundry facilities were found as illustrated above.



The tub shown is the only bathing facility in this house. The kerosene tin combines the function of bath heater and copper. The tap over the gully trap in the yard is the only source of water supply.

Lack of Bathing and Washing Facilities in Houses—Census, 6,390 Houses.

Suburb.	Houses without Bathrooms.	Houses without Washhouses.	Houses without Kitchen Sinks.
Port Melbourne	30 per cent.	34 per cent.	85 per cent.
South Melbourne	31 " "	58 " "	86 " "
Collingwood	40 " "	60 " "	99 " "
Richmond	20 " "	32 " "	80 " "
Fitzroy	25 " "	41 " "	76 " "
Carlton	31 " "	61 " "	84 " "
North Melbourne	49 " "	69 " "	96 " "
Average	32 " "	51 " "	87 " "

52. **Cooking Facilities.**—In most houses visited, cooking is done in colonial ovens and fire stoves which are invariably old and in a bad state of repair. The census discloses that no fewer than 2,028 colonial ovens are in use in the houses inspected while 726 houses are fitted with fire stoves only. In comparatively few houses the Board found fuel stoves supplemented by a gas griller or gas stove of an old type. Sixty-seven houses visited were equipped only with gas griller for cooking purposes, while a further 69 (sixty-nine) had no facilities whatever except an open fireplace. In 741 of the houses visited cooking facilities were placed in bathrooms, washhouses or verandahs, owing to there being no kitchen, or to there being insufficient space in what serves as a kitchen.

53. The recommendations of the Board on the subject of the necessity for statutory powers to compel reconditioning and repairs and provision of amenities are set forth in Part IV. of this Report.

54. **Ownership.**—The Board has compiled from the records of municipal councils and estate agents and from information supplied by its census takers, a list (which is not exhaustive) of the names of owners of houses within the five (5) miles radius which have been inspected by it and are classified as being of the slum or sub-standard type. It will be noted that included in the list are the names of members of Parliament, municipal councillors, estate agents, and their relatives, leading business firms, and of well-known citizens. The Board has ascertained that one person owns at least 166 houses of the lowest slum type and another at least 42 of the same type.

This list is contained in Supplement No. 1 to this Report.

55. **Particulars of Rentals and Family Incomes.**—Of the 7,330 houses, 6,390 houses were inspected internally. Information with regard to rentals was obtained concerning 5,594 of them. Information as to family incomes was obtained from 5,742 of them.

In 935 houses (17 per cent.) rentals are less than 10s. per week.

In 3,206 houses (57 per cent.) rentals are between 10s. and 15s. per week.

In 1,453 houses (26 per cent.) rentals are 15s. per week and over.

56. Of the 3,046 houses which have been classified by the Board as unfit for human habitation, particulars in relation to the total income of the family unit housed therein were obtainable in 2,525 of them. The following table shows the total family incomes received in these slum and sub-standard houses in each suburb together with the average income of the family unit:—

Type of Insanitary House.	District.	Number of Houses of the type inspected.	Average total income of family unit.
			£ s. d.
XXX	Richmond	2	1 17 6
	North Melbourne	27	1 17 8
	Port Melbourne	4	2 2 0
	South Melbourne	3	1 16 8
	Fitzroy	11	2 6 4
	Carlton	12	1 13 8
	Collingwood	19	2 8 1
XXX. Average for all districts..	.. .. .	..	2 1 0
XX	Richmond	69	2 16 8
	North Melbourne	99	2 9 9
	Port Melbourne	41	2 6 11
	South Melbourne	171	2 7 2
	Fitzroy	107	1 16 4
	Carlton	135	2 1 8
	Collingwood	142	2 3 4
XX. Average for all districts..	.. .. .	..	2 5 1
X	Richmond	347	3 2 4
	North Melbourne	347	2 8 2
	Port Melbourne	149	2 19 5
	South Melbourne	321	2 15 1
	Fitzroy	181	2 3 0
	Carlton	178	2 7 3
	Collingwood	160	2 12 9
X. Average for all districts ..	.. .. .	..	2 13 2

57. The above table discloses that the average (Total) income of the family unit over these 2,525 insanitary houses is £2 10s. 4d. per week. The census also reveals that the average rental charged in all of these houses is eleven shillings and twopence per week, or 22·5 per cent. of the average family income (i.e., of all earning members of the family).

58. The following table shows the total family incomes received by families occupying 5,742 houses of all types inspected by the Board in respect of which particulars of family income were obtainable.

Suburb.	Houses.	Total Weekly Income in All Houses.	Average Weekly Income per House.
		£ s. d.	£ s. d.
Fitzroy	904	2,295 0 0	2 8 7
Collingwood	788	2,552 12 6	3 4 9
Carlton	674	2,021 11 3	2 19 11 $\frac{3}{4}$
South Melbourne	853	2,677 12 8	3 2 9
Port Melbourne	342	1,111 17 8	3 5 0
Richmond	1,080	3,665 18 6	3 7 11
North Melbourne	1,101	3,400 4 1	3 1 8
	5,742		

Average Total Income of Family Unit per week—£3 1s. 9d. per week.

59. **Overcrowding in the Houses.**—For the purposes of ascertaining from its census the extent of overcrowding in the houses inspected, the Board fixed the maximum number of persons who should be permitted to be in occupation of houses of the various sizes. The standard laid down was as follows:—

Where a House Consists of—	The Maximum Number of Persons who should be Permitted to Reside Therein.
Three rooms	Four persons
Four rooms	Six persons
Five rooms	Seven persons
Six rooms	Eight persons (with an additional two (2) persons for every additional room).

60. Using this standard, a check made of all houses inspected in which particulars of the inhabitants were obtained reveals that 723 or 11·7 per cent. are overcrowded. In the course of its census, the Board discovered eighteen (18) overcrowded houses of two (2) rooms containing seventy-eight (78) persons, or an average of 4·3 persons per house, 373 houses of three (3) rooms containing 2,209 persons, or 5·9 per house, and 234 houses of four (4) rooms containing 1,751 persons or 7·8 persons per house. In houses of five (5) rooms and over the overcrowding was found to be less acute, but there were 108 of these in which the “permitted number” of persons in residence exceeded the standard fixed by the Board.

61. Among the overcrowded houses discovered by the Board were the following:—

Maribyrnong.

- A .. House of five (5) rooms and sleepout.
 Bedroom 1 (14 x 12). Man, wife, and three girls, 10, 9, and 6 years.
 Bedroom 2 (14 x 12). Three boys 16, 13, and 11 years.
 Passage. Baby in cot (2 years).
 Dining room. One child on couch.
 Bedroom 3. Occupant's father and mother.
 Lean-to. Two (2) girls, 16 and 10 years.
 Sleepout (erected in yard). Brother-in-law and one child.

North Melbourne.

- B .. House of three (3) rooms.
 Two families. Thirteen occupants.
 Two adults four children in one (1) family, live in two (2) rooms.
 Two adults five children in other family occupy one (1) room, at rent of 5s. per week. House regarded as fit for demolition only.

North Melbourne.

- C .. Three (3) houses, each of three (3) rooms.
 Each house sheltering two adults and seven children.

Carlton.

- D .. Two (2) houses of two (2) rooms each.
 Two adults four children in each.
 Each house vermin infested, no conveniences.
 Rental 9s. per week each. Families on sustenance.

Carlton.

- E .. House of four (4) rooms.
 Containing twelve persons, comprising two families of three (3) adults and nine (9) children.
 Also house of four (4) rooms—vermin infested—fit for demolition only.
 Two adults, eight children.

Collingwood.

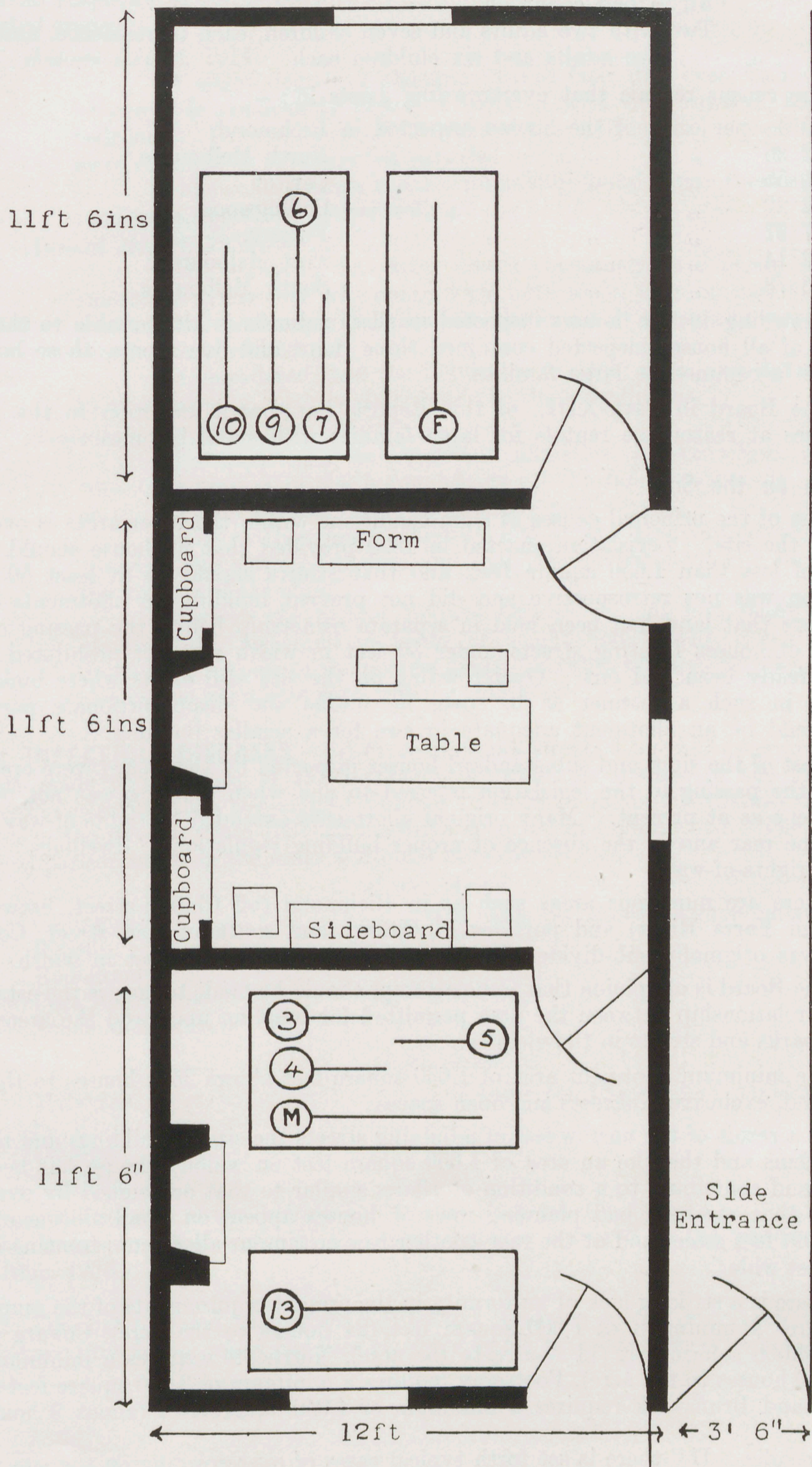
- F .. House of three (3) rooms.
 Eleven persons, two adults and nine children in occupation.

Port Melbourne.

- G .. Condemned house of four (4) rooms.
 Eleven persons, one adult and ten children.
 Rental, 10s. per week.

South Melbourne.

- H .. Three three-roomed houses.
 All rat and vermin infested, each containing nine persons, each family two adults and seven children.
 Six others with eight persons in occupation of each.



A three-roomed house in Collingwood showing sleeping accommodation for two adults and eight children.

The figures in the circle denote the ages of children.

Two beds each accommodate four persons.

Richmond.

I .. Six three-roomed houses.

All in bad condition.

Two with two adults and seven children, each in residence, and four with two adults and six children each.

62. The census reveals that overcrowding exists in :—

10·5	per cent.	of the houses inspected in	Richmond.
12·26	”	”	North Melbourne.
11·55	”	”	Carlton.
12·22	”	”	Collingwood.
7·37	”	”	Fitzroy.
12·14	”	”	Port Melbourne.
13·78	”	”	South Melbourne.

Overcrowding in the houses inspected in these suburbs is attributable to the fact that 82 per cent. of all houses inspected contained three, four, and five rooms, those houses being inadequate to accommodate large families.

63. The Board in Part XIII., of this Report, has drawn attention to the absence of suitable houses at reasonable rentals for large families with small incomes.

Overcrowding on the Site.

64. One of the principal causes of slum conditions within the inner areas is overcrowding of houses on the site. Legislation enacted in 1890 provided that no house should be erected on an area of less than 1,650 square feet, and that streets should be at least 50 feet wide. The legislation was not retrospective and did not prevent building on allotments of land of less area where that land had been held in separate ownership before the passing of the Act. The erection of houses fronting streets under 50 feet in width was not prohibited where the street had already been laid out. Overcrowding on the site also exists where buildings have been erected in such a manner as to cover an undue and disproportionate part of what ordinarily would be an allotment adequate in size for a smaller building.

65. Most of the slum and sub-standard houses inspected by the Board were erected many years before the passing of the legislation referred to and when building was not regulated to the same extent as at present. Many original allotments extended to rights-of-way of 10 feet and less at the rear and in the absence of proper building regulations “ dwellings ” were built facing those rights-of-way.

66. There are numerous areas such as in Richmond (off Church-street, between Swan-street and the Yarra River) and portions of Fitzroy and south of Vere-street, Collingwood, where land was originally sub-divided facing streets of less than 50 feet in width.

67. The Board is of opinion that some attempt should be made to ensure the establishment of a rational relationship between the area permitted for building upon and the areas available for gardens, parks and streets in the vicinity.

68. The minimum allotment area of 1,650 square feet allows 26·4 houses to the net acre of building land, exclusive of streets and open spaces.

69. As a result of the narrowness of adjoining streets the size of buildings and the absence of parks, gardens and the like an area of 1,650 square feet on which a house has been erected may present and contribute to a condition of affairs similar to that occasioned by overcrowding on the site. As a result of bad planning rows of houses appear on small allotments facing a ninety-nine (99) feet street and at the rear another row on similar allotments fronting a roadway twelve (12) feet wide.

70. There is a striking lack of uniformity in the present requirements of the municipalities. Fitzroy requires a minimum of 1,800 square feet (24 houses to the acre), Coburg requires a minimum of 4,000 square feet (11 houses to the acre), Northcote requires a minimum of 4,400 square feet (10 houses to the acre), Footscray requires a minimum of 3,600 square feet (12 houses to the acre), and Brunswick requires a minimum of 4,950 square feet (about 9 houses to the acre).

In Appendix “ U ” there is set forth typical cases of overcrowding on the site within the Metropolitan area.

71. **HEALTH**—(i) As a result of a survey carried out in 1914 by the Medical Officers of the Department of Education in Essendon and Collingwood schools, it was found that the average child at Essendon was taller and heavier than the average child at Collingwood. Reports of these officers state that there is a marked difference in appearance between children attending

Collingwood, North Melbourne, Port Melbourne, and Fitzroy schools and those attending schools in the outer suburbs and country districts. The following are excerpts from the reports of the Chief Medical Inspector of the Department of Education dealing with the health of children in the congested areas :—

Annual Report, 1914—

“ A slight degree of anaemia—pallid face, dull eyes, hair without lustre, lethargy—is remarkably closely associated with overcrowded, badly ventilated bedrooms. Uncleanliness of the skin of the body and of underclothing is much more common in overcrowded suburbs.

Evidence of Rickets is more commonly found where there are bad hygienic conditions, especially overcrowding.”

Annual Report, 1933–34—

“ Our attention has been drawn constantly to a group of nervous and emotional symptoms which are very noticeable, that is, nail biting, nocturnal enuresis and asthma, which may be the result of stress and worry in the home reacting on the child.

We considered that the inevitable friction, noise and disturbed sleep due to overcrowding, directly contributed to these conditions.”

Annual Report, 1935–36—

“ Poverty, with its attendant anxieties, overcrowding, and sometimes emotional tension in the home, affects all the family adversely, but the effects on the nervous systems of the children are most serious.

I believe that many children live in the stagnant atmosphere of overcrowded, ill-ventilated homes, and that this environment is a factor in lowering the vitality of the child.

Although the School Medical Officers do not find many cases of gross malnutrition, measured in terms of height and weight, a pallor and general dullness, in schools in the poorest areas, too often replaces the clear skin and rosy cheeks one associates with glowing childhood.”

72. **INFECTIOUS DISEASES.**—(ii) From statistics supplied by the Government Statist, the Board has made comparisons of the incidence of infectious disease in the inner and outer suburbs. These reveal that the highest number of cases of infectious disease per thousand of population in the five (5) years 1931–35 inclusive occurred in Collingwood. The following table shows a comparison between the inner and outer suburbs :—

<i>Inner Areas.</i>			
Collingwood	..	..	9·6 cases per thousand of population.
Fitzroy	..	..	7·2 " " "
Richmond	..	..	6·9 " " "
Port Melbourne	..	..	5·8 " " "
South Melbourne	..	..	5·3 " " "
<i>Outer Areas.</i>			
Malvern	..	..	2·7 cases per thousand of population.
St. Kilda	..	..	3·1 " " "
Caulfield	..	..	3·7 " " "
Brighton	..	..	3·8 " " "

From the records of the Infectious Diseases Hospital, the Board also obtained a complete list of the houses in which cases of infectious diseases occurred in the period 1st July, 1935, to 30th June, 1936.

73. This list revealed that *of the 1,391 cases occurring in the inner suburbs, 263 (or 18·8 per cent.) came from houses which had been classified by the Board as slum or sub-standard.*

Suburb.	No. of Cases.	Cases Occurring in Slum or Sub-standard Houses.	Percentage.
Collingwood	354	60	17
North Melbourne	79	27	34
Port Melbourne	53	10	20
Carlton	258	52	20
Fitzroy	252	56	21
Richmond	195	31	16
South Melbourne	200	27	13·5

Of the 52 cases occurring in Carlton slum houses, 31 were from houses situated in slum pockets, lanes and very narrow streets. From Somerset-place, a slum pocket of 19 houses built on right-of-way, there were four (4) cases in three houses.

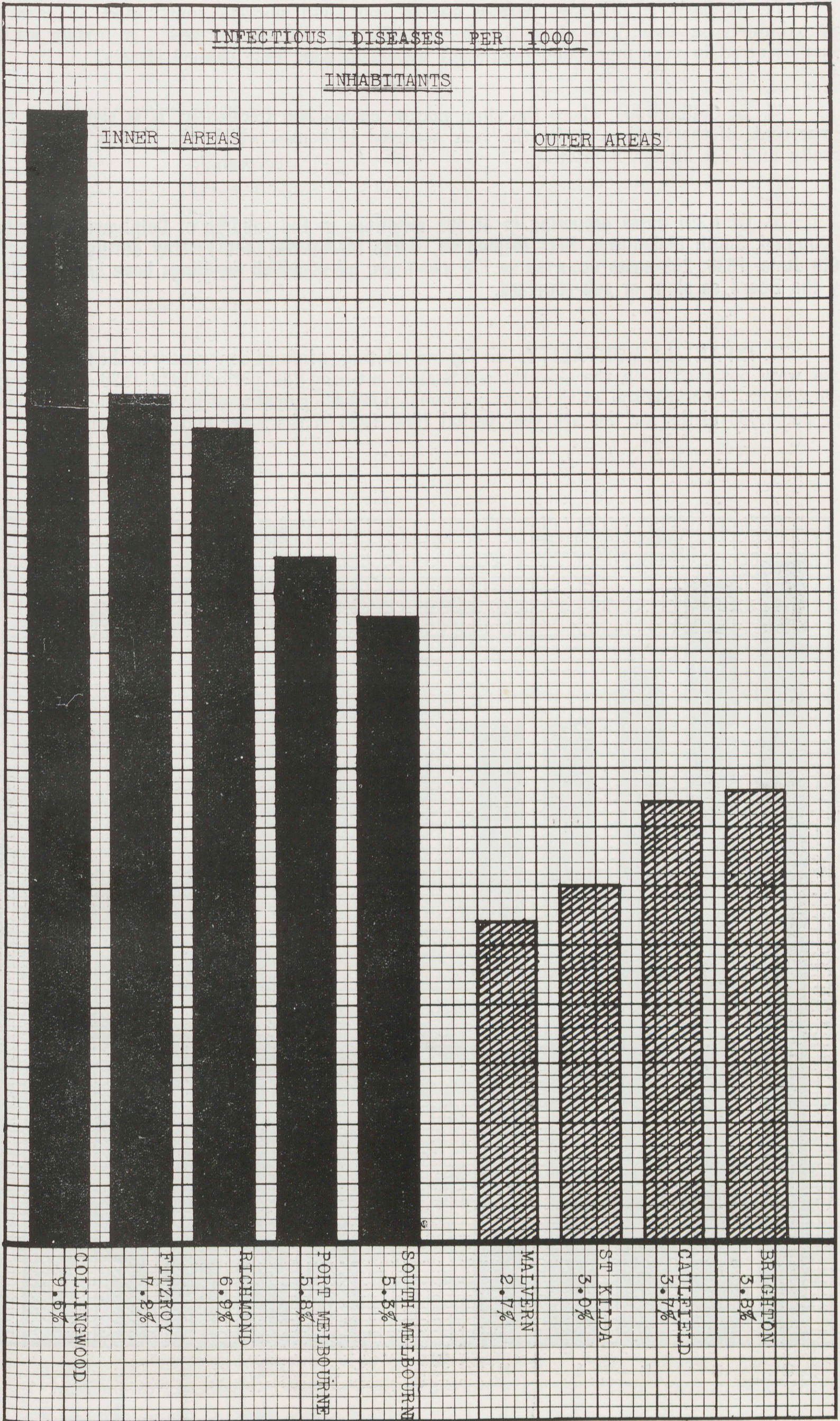


Somerset-place, Carlton.
(See paragraph above.)

From Dickens-street, Carlton, a narrow street of 31 small poor houses no fewer than seven (7) cases of infectious diseases were taken.



Dickens-street, Carlton.



SCALE.—Each small Square = .1%

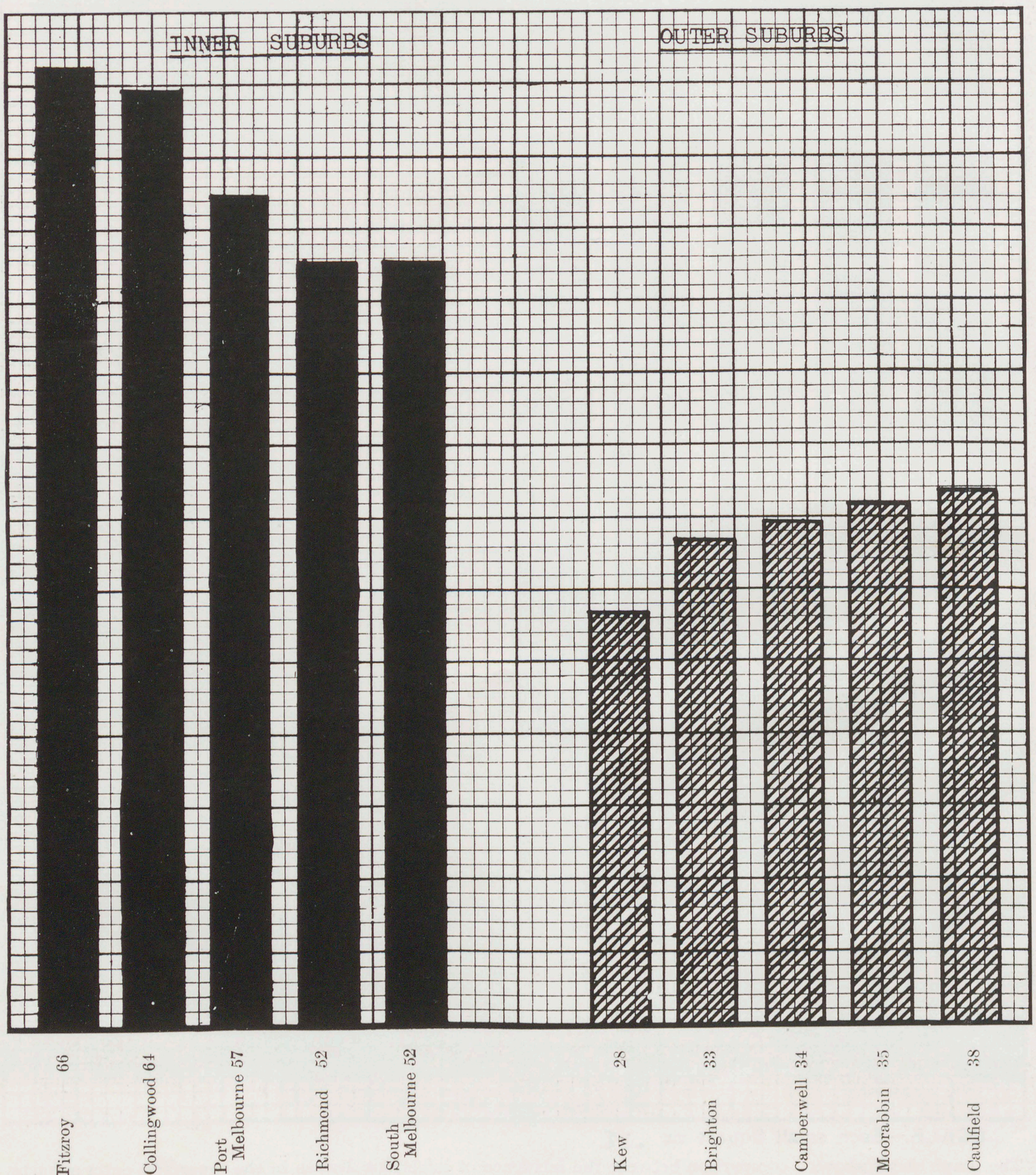
The graph above shows a comparison between the incidence of infectious disease in the inner and outer suburbs.

74. Similarly in Fitzroy, narrow streets and slum pockets contributed 22 cases or approximately one-twelfth of all of the cases in the city for one (1) year. A further six (6) cases occurred in very much under-standard houses in wide well-planned streets.

75. In Collingwood where the slum pocket occurs less frequently, it is significant that 7 per cent. of the total cases for the year occurred in houses which the Board regarded as totally unfit for human habitation.

76. Of 1,391 cases occurring in 48,825 dwellings in the suburbs of Collingwood, Carlton, Richmond, South Melbourne, Port Melbourne, North Melbourne, and Fitzroy during year ended 30th June, 1936, 263 cases occurred in 178 dwellings, all of which dwellings have been classified by the Board as slum or sub-standard.

77. **INFANTILE MORTALITY.** (iii) Figures relating to infantile mortality in the metropolitan area were obtained from the Government Statist covering the period 1932-1936. The graph below shows a comparison of the average annual number of deaths of infants under 12 months old per 1,000 births for the five year period 1932-1936 in the inner and outer suburbs.



	Average number of deaths per annum of infants under one year per 1,000 births. 1932-1936.		
<i>Inner Areas—</i>			
Fitzroy			66·23
Collingwood			64·84
Port Melbourne			57·2
Richmond			52·9
South Melbourne			52·8
City of Melbourne			51·7
<i>Outer Areas—</i>			
Kew			28·28
Brighton			33·14
Camberwell			34·42
Moorabbin			35·93
Heidelberg			36·66
Caulfield			37·90
Williamstown			38·08
Preston			38·62

JUVENILE DELINQUENCY.

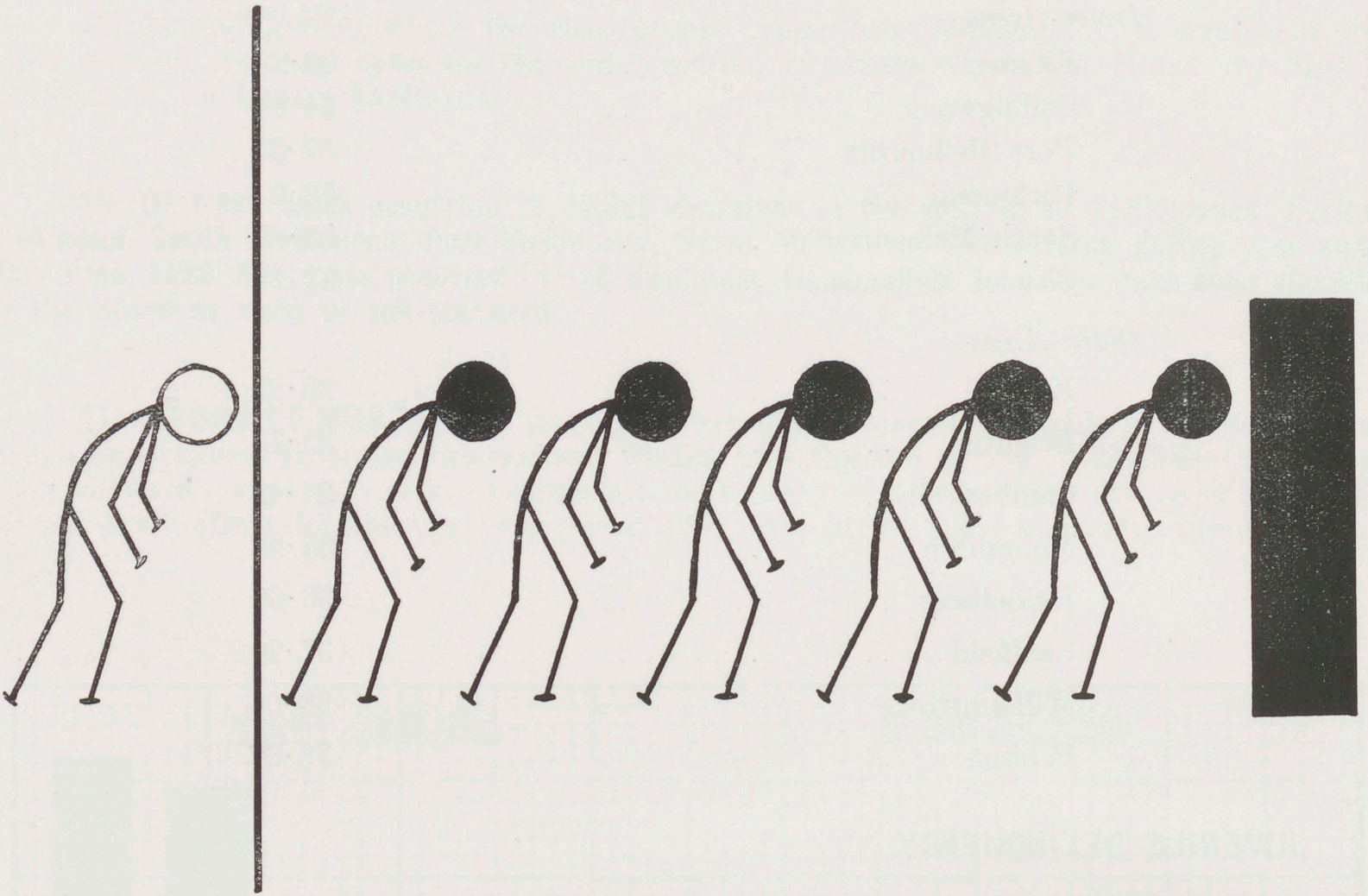
78. The plight of the children within the slums in the areas investigated shocks the conscience. It cannot be denied that many of them are facing a future of apparent hopelessness. There is evidence of the serious danger that their plight will engender a hatred of and revolt against a social system which permits such housing conditions to exist.

79. Sordid surroundings are breeding an anti-social outlook and an instinctive resentment at what is regarded as inescapable. There is a tendency to regard the ugly and the mean as a normal heritage. Unconsciously, youth in the slums is allowing itself to be dominated by the belief that it must live down to environment. Even if the youth of the slums has not the initiative to become a major enemy of society, living in an atmosphere where law and good conduct offer no positive rewards or advantages, youth is more likely to drift into lawlessness, which appears to promise liberal rewards for little effort.

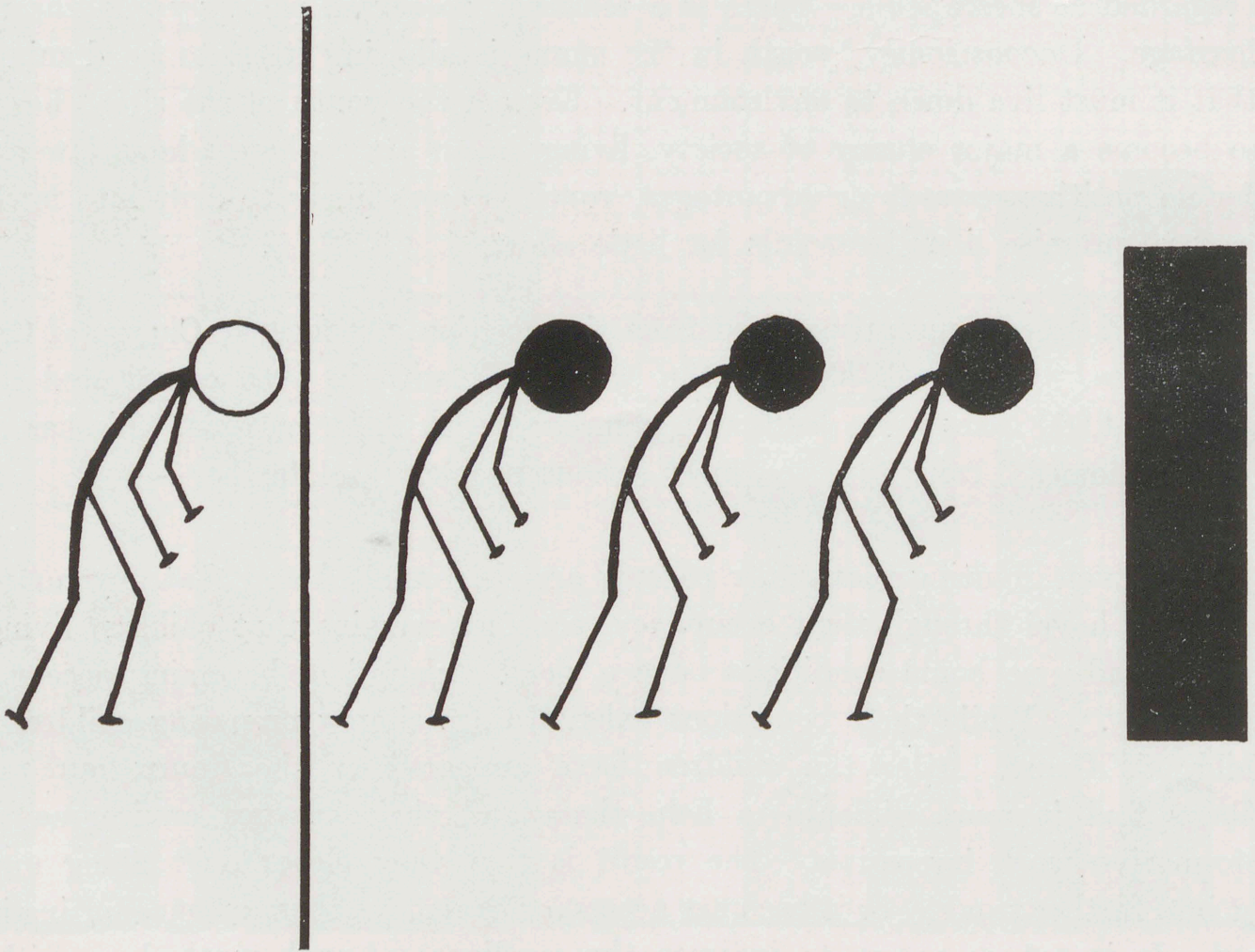
80. Mr. F. P. Morris, recently retired from the position of Officer-in-Charge of Children's Courts of this State, reported (1936) that the cases dealt with in 1935 constituted a record. In the year 1935, 4,260 cases were dealt with compared with 3,322 in 1934. He has reported that "unsuitable homes" constitute the most serious problem and further—

"Even granting that many parents are slum-minded and that any house would become a hovel through their occupancy, the fact remains that children living under shocking adverse home conditions have a slender chance of becoming decent citizens While these conditions exist, we are simply preparing children for the Children's Court. After the children have appeared at the Court, our probation officers find it more difficult to help them and their adverse environment makes reformatory work impossible. The result is that they either drift along until they get into further trouble, or it becomes necessary to remove them at once for institutional care. It is not necessary to indicate the costliness of such methods: neither is it difficult to visualize the hopelessness of following up the institutional work when the children return to their sordid homes."

JUVENILE DELINQUENCY.



Proportionately to the population, five (5) youths were committed to Castlemaine Reformatory Prison from the inner suburbs while one (1) came from the outer suburbs.



Proportionately to the population, three (3) children convicted in the Children's Courts came from inner suburbs while one (1) came from outer suburbs.

81. Teachers in schools in the slum areas are emphatic that much of their good work is nullified by slum environment. Charitable institutions which are endeavouring to remove children from these surroundings now realize that the problem of the slum child cannot be solved as long as the source of supply remains. Heredity has already given many of these children a bad start and environment promises to take them the rest of the way to being liabilities of the State as invalids and criminals.

82. The Board is indebted to one of its members, Mr. F. Oswald Barnett, M.Com., for valuable information supplied by him on this subject. More than four (4) years ago, Mr Barnett commenced a survey of youthful delinquency in this State, as disclosed by the records of the Children's Courts and of the Castlemaine Reformatory Prison for Boys.

Children's Courts.

83. A survey was made of twenty-two of the Children's Courts in the metropolitan area for the six months ended the 31st December, 1933. During that period 281 children were found guilty. Their average age was thirteen (13) years and five months. Questionnaires were prepared and when completed were divided into two (2) groups—one comprising the boys living in the Inner Areas, the other the boys living in the Outer Areas. Areas were classified as follows:—

Inner Areas—

North Melbourne, West Melbourne, Flemington, Carlton, Port Melbourne, South Melbourne, Richmond, Fitzroy and Collingwood.

Outer Areas—

Brighton, Sandringham, Malvern, Kew, Camberwell, Box Hill, Caulfield, Oakleigh, Prahran, St. Kilda, Essendon, Footscray, Williamstown, Northcote, Preston.

84. The incidence of juvenile delinquency is—

Inner Areas—6·66 per 10,000 inhabitants.

Outer Areas—2·07 per 10,000 inhabitants.

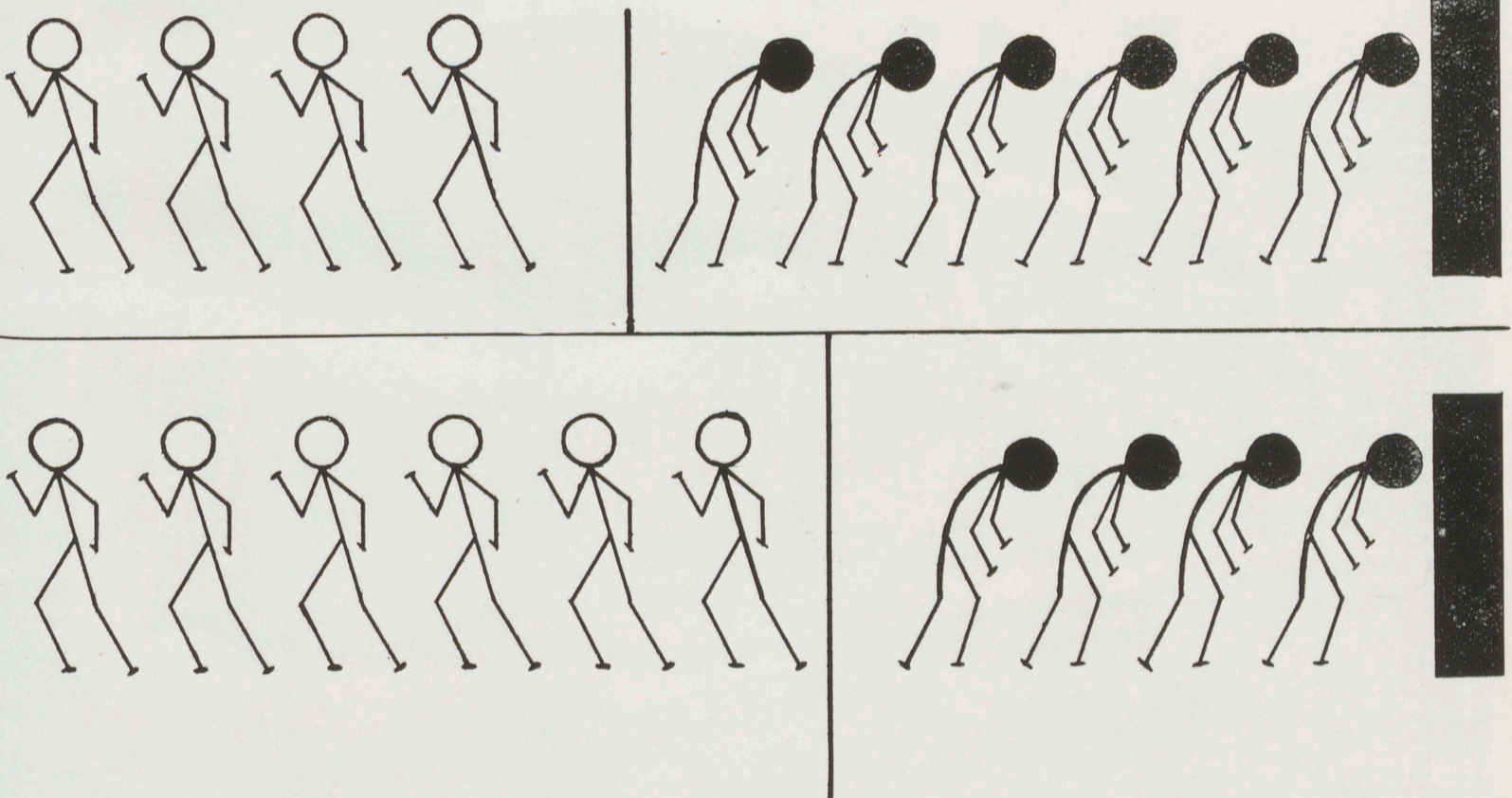
The nature of the crimes committed was:—

Acquisitiveness 91·3 per cent.

Other 8·7 per cent.

Castlemaine Reformatory Prison.

85. (a) *Admissions.*—With the aid of the Inspector-General of Penal Establishments (Mr. J. Akeroyd) and the Governor of the Gaol, a questionnaire concerning each lad was prepared for the twelve (12) months ended the 28th February, 1933.



From the inner areas, six (6) out of every ten (10) youths discharged from the Castlemaine Reformatory Prison were recommitted to the institution within four (4) years, while from the outer areas four (4) only of every ten (10) discharged were recommitted within the same period.

These Questionnaires were divided into two (2) groups. One comprised the Inner Areas (North Melbourne, West Melbourne, Flemington, Carlton, Port Melbourne, South Melbourne, Richmond, Fitzroy, and Collingwood). The rest of Melbourne was classified as Outer Areas.

Inner Areas provided	..	1.76	per 100,000 inhabitants.
Outer Areas provided	..	.35	per 100,000 inhabitants.

The nature of the crimes was—

Acquisitiveness	..	..	..	..	92.6	per cent.
Other	..	..	..	..	7.4	per cent.

86 (b) *Re-admissions*—Later (as on the 28th February, 1937) further investigation disclosed that many of the prisoners following their discharge had again been admitted to gaol.

From Inner Areas 61.9 per cent. of those discharged were re-admitted to gaol.

From rest of Melbourne 38.5 per cent. of those discharged were re-admitted to gaol.

It is not surprising that the Inner Areas produce proportionately from three to five times more juvenile delinquents than the Outer Areas do, or that the youthful delinquent who, on his discharge returns to the Inner Areas, runs a 60 per cent. greater risk of being returned to gaol than he who returns to an Outer Area.

PHOTOGRAPHS.

87. Throughout this Report are a number of photographs of typical dwellings and areas which came under the notice of the Board. The Board expresses its thanks to those who have permitted the use of photographs. The photographs are not isolated examples of insanitary houses and areas, but examples of what are only too common in the Inner Metropolitan Area.



Portion of Marion-street, Fitzroy, showing old houses with a frontage of ten (10) feet to the street.



Dilapidated houses in Palmer-street, Fitzroy, for which rentals of 10s. and 13s. per week are charged.

PART II.

EXISTING STATE (VICTORIAN) AND MUNICIPAL HOUSING SCHEMES.

88. The Board offers the following observations on the State Government Housing enterprise at Yallourn and at Fisherman's Bend, Port Melbourne, also upon the Housing Reclamation Scheme of the South Melbourne Council.

YALLOURN.

89. The Board during its investigations visited Yallourn, the centre of the undertakings of the Electricity Commission in this State. Here the Commission has established the model town of the State, complete with all amenities, including parks, lawns, and gardens, playing fields, and swimming pools. There are many modern well-built homes for its better paid employees.

90. **The most noticeable feature of the Yallourn Scheme, the only extensive scheme entered upon by this State for the housing of its employees, is the failure to make provision for the lower-paid worker who is unable to pay the rent demanded by the Commission.** The Commission has advised the Board that interest, depreciation, maintenance, and other charges, exclusive of contributions to municipal services, exceed by approximately £5,500 per annum the revenue from rentals. If municipal services were included, allowing an average of £8 per house, the rentals received would fall short of the annual charges by approximately £10,450 or £16 18s. per house. This figure would represent an average weekly increase in the rent of each house of 6s. 6d.

The principle of rental subsidies has therefore been affirmed in this housing scheme for the State's employees. It will be noted, however, that the higher paid worker has received the benefit of the subsidy and that the lower paid worker cannot afford to pay the lower rentals made possible by the subsidy. This has forced the lower paid worker to erect his own shelter. In consequence, there has grown up at the Brown Coal Mine, the incipient slum—a collection of poor type dwellings built haphazardly, without regard to lay out or planning, on land leased to the tenants by the Commission at a ground rent of 2s. per week. The Electricity Commission was of opinion that this old settlement would disappear as new houses were made available in the township.

91. Two factors, however, were overlooked—

- (1) The increase of employees at the works was greater than the increase in supply of houses, and
- (2) the lower paid workers were not in a position to pay the economic rent of the houses provided by the Commission.

92. The Brown Coal Mine Settlement has therefore persisted, and strikingly exemplifies the failure on the part of the State to appreciate and provide for the housing needs of the lower paid worker engaged in its own undertaking.

93. There are only 50 houses in the town let at 15s. per week. This type comprises three (3) rooms and a kitchenette. There are no houses let at a rental of less than 15s. per week.

FISHERMAN'S BEND, PORT MELBOURNE—GOVERNMENT HOUSING SCHEME.

94. The Board gave special attention to this State Housing project. It consists of 44 housing units built in 1936–1937 on Crown Lands at Port Melbourne. The scheme was purely experimental and involved a total expenditure by the State of £30,000 or an average of £671 16s. 4d. per housing unit (exclusive of the cost of land). Since the completion of the houses, fuel or storage sheds have been erected at a total cost of £300 or approximately £7 10s. per house.

95. The tenants were taken from various parts of the inner suburban area and in only a few cases were they removed from houses unfit for human habitation. The tenants are charged the full rent (irrespective of their capacity to pay) ranging from 14s. to 18s. 6d. per week. In selecting tenants, regard was had to the income of the head of the family and not to the total income of the family unit.

96. The following table sets out the total cost of each type of house erected, together with the rental charged, and how such rent is assessed.

Type of House Cost of House	One Bedroom £520	Two Bedrooms £645	Three Bedrooms £710
<i>Annual Charge—</i>	£ s. d.	£ s. d.	£ s. d.
Interest $3\frac{7}{8}$ per cent.	20 3 0	24 19 0	27 10 3
Sinking Fund $\frac{1}{4}$ per cent.	1 6 0	1 14 6	1 15 6
Insurance	0 11 0	0 12 0	0 14 0
Maintenance	6 4 0	7 10 0	8 14 0
<i>Rates—</i>			
Port Melbourne City	4 7 6	5 0 0	5 12 6
Melbourne and Metropolitan Board of Works ..	3 10 2	3 19 4	4 8 6
Total	36 1 8	43 15 8	48 14 9
Rental	14s. per week	17s. per week	18s. 6d. per week

Income of Family Units.

97. A recent census was made of the houses within the scheme. At the time of taking the census 27 per cent. only of the family units in these State houses received less than a total family income of £3 9s. per week, while 73 per cent. of the family units received more than that total. The total family weekly incomes were as follows:—

	£ s. d.	£ s. d.
12 families less than	3 9 0	
11 „ range from	3 9 0—3 19 6	
13 „ „ „	4 0 0—4 19 0	
4 „ „ „	5 0 0—6 0 0	
1 family ranges from	6 0 0—7 0 0	
1 „ „ „	7 0 0—8 0 0	
1 „ income is	10 0 0	

The family income was not available in the case of one family.

98. Of those families in receipt of a total weekly income of less than £3 9s. per family per week four (4) tenants were in receipt of sustenance assistance. The rentals charged to those four families amounted to 43 per cent. of the total family income.

99. In seven (7) families the average weekly family income was £3 5s 2d. The average rental charged was 18s. 6d. per family per week or 26·7 per cent. of the total family weekly income.

100. A family of five (5) persons in receipt of sustenance and an additional rental assistance grant from the Sustenance Department of 8s. per week pay 26 per cent. of their sustenance income in rent.

101. A family of three (3) persons in receipt of sustenance, but not in receipt of rental assistance grant, pay 57 per cent. of their sustenance income in rent.

General Observations—

102. The scheme is a housing and not a slum abolition or reclamation scheme. No houses formerly occupied by tenants were condemned or demolished. The rentals charged are higher than the lower paid worker is able to afford.

SOUTH MELBOURNE—

103. The South Melbourne City Council has embarked upon a housing scheme providing a number of better class houses on an area at the corner of Gladstone and Montague streets. In this scheme, 21 sub-standard cottages were purchased by the Council and demolished, leaving an area with a frontage of 432 feet 8 inches to Gladstone-street, and a frontage of 85 feet 6 inches to Montague-street.

104. This area has been subdivided into allotments with frontages varying from 22 feet to 28 feet, and eighteen (18) cottages in nine (9) pairs are to be erected thereon.

105. Intending purchasers of these houses must first buy from the Council for cash the allotment of land at a cost of £120 or £140, according to its position and pay all costs in connexion with the transfer.

106. If the income of the applicant exceeds £194 per annum, being £3 14s. 6d. per week, the title is then accepted by the State Savings Bank of Victoria as a deposit on the house. Should, however, the income of the applicant be *less* than that amount he is required by the Bank to provide a cash deposit *in addition* to the land according to the following table :—

Income per Annum.	Bank's Advance.	Deposit.
£	£	
169	561	Land and £109 cash
170	565	Land and £105 cash
171	570	Land and £100 cash
172	574	Land and £96 cash
173	578	Land and £92 cash
174	583	Land and £87 cash
175	587	Land and £83 cash
176	591	Land and £79 cash
177	596	Land and £74 cash
178	600	Land and £70 cash
179	604	Land and £66 cash
180	609	Land and £61 cash
181	613	Land and £57 cash
182	617	Land and £53 cash
183	622	Land and £48 cash
184	626	Land and £44 cash
185	630	Land and £40 cash
186	635	Land and £35 cash
187	639	Land and £31 cash
188	643	Land and £27 cash
189	648	Land and £22 cash
190	652	Land and £18 cash
191	657	Land and £13 cash
192	661	Land and £9 cash
193	665	Land and £5 cash
194	670	Land only

107. The balance is to be paid by instalments of 14s. 10d. per week over a period of 34 years. In addition, the tenant is obliged to pay rates and taxes, and keep the property in repair.

108. The following are the particulars supplied by the Council of its outlay in connexion with the project :—

Cost of acquisition of land and cottages thereon	£7,700
Reclamation of the land, raising levels and remaking roads, &c.	2,300
Loan of £10,000 at 4½ per cent. will cost in interest	2,157
	12,157
Proceeds to Council of sale of land	2,160
	£9,997

109. The Board offers the following comments on the South Melbourne Scheme :—

- (a) It is a slum "clearance" scheme in the sense only that it has brought about the demolition of 21 sub-standard houses.
- (b) The 21 sub-standard houses have been replaced by houses which are to be purchased by persons able to provide deposits on their purchases of from £120 to £229.

- (c) Only two of the former families are to be rehoused within the area.
- (d) No provision has been made for the rehousing of 19 displaced families who (in the present state of the housing shortage) have, doubtless, sought shelter elsewhere thereby accentuating overcrowding in other lower-grade houses *and intensifying the slum problem*.
- (e) The scheme entirely overlooks facts which have been disclosed by the census of this Board, namely, that the average total incomes of family units occupying slum and sub-standard houses within South Melbourne (see paragraphs 56 and 57) are—

South Melbourne.

Type of Insanitary House.	Average (Total) Weekly Incomes of Family Units.
XXX	£ s. d. 1 16 8
XX	2 7 2
X	2 15 1

For classification of types—see paragraphs 31 and 32.

For the purpose of the table the income of the family unit means the total of all incomes of earning members of the family.

In effect the South Melbourne Council—

- (i) has expended £10,000 of moneys contributed by ratepayers generally to subsidize and assist 18 ratepayers to purchase houses on particularly advantageous terms ;
- (ii) has subsidized and assisted with ratepayers' money persons who could (having from £120 to £229) have provided themselves with homes through the ordinary channels of private enterprise and without any assistance.

110. *It is a striking anomaly that the purchaser with the lowest income is obliged to provide the highest deposit on his purchase.*

PART III.

THE NATURE OF THE SLUM PROBLEM.

111. There are certain fundamental considerations, economic and sociological, to which regard must be had in formulating any slum reclamation scheme.

The building of a number of houses will not itself solve the problem. The real nature of the problem is to be appraised by the most exacting and difficult standards of social welfare.

I. ECONOMIC CONSIDERATIONS.

112. The problem of the slums is essentially the problem of poverty. From this Report, it will be seen that the problem of the slum dwelling is largely the problem of the tenant who is unable, by reason of his low wage earning or the number of his dependants, to pay the full economic rent of a dwelling affording reasonable standards of comfort and decency. Economically, the slum problem is the wage problem, and a solution must be found by either increasing the earnings of the persons concerned and/or by providing lower rental dwellings. The economic thrust consequent on intermittent employment, lack of employment, sickness and other like causes, has forced and condemned a large section of lower-paid workers and others to seek shelter at rentals within their very limited capacity to pay.

113. The demand has been and is being met by thousands of low-grade dwellings, and if it were not for the shortage of suitable houses, no human being would choose to live in most of them.

114. Rentals, invariably exorbitant, have progressively increased with the demand for these shelters. The slum dwelling has been and still is being used as an instrument for the shameful exploitation of the poor. We have referred further to the nature and extent of this exploitation in Part V.

115. There is within the inner suburbs a shocking traffic in human misery. The "market" for these shelters depends upon rental return, and successive purchasers increase rentals with a view to capital appreciation on resale.

116. Where a building has reached the end of its life of habitability, there should be neither legal nor moral, right to receive rent from it. It is submitted therefore, that in all such instances no injustice will be done when in due course the owner bears the loss on demolition.

117. To a large extent the problem is that of the casual and unskilled labourer. From the social census of the Board—

- 64·7 per cent. of the male occupiers of slum dwellings are unskilled workers.
- 17 per cent. of the male occupiers of slum dwellings are skilled workers.
- 11·3 per cent. are married pensioners.
- 4·5 per cent. are widower pensioners.
- 2·5 per cent. are unmarried pensioners.

118. To an extent the skilled workers referred to are subject to seasonal unemployment, or have been displaced by the mechanization of industry and other economic causes over which they have no control. Many whose earning capacity or circumstances in the past have been insufficient to provide for old age, are too infirm to earn and are in receipt of pensions.

119. Any scheme designed to house the present occupants of the slums must have regard in the first instance to the following :—

- | | |
|--|-------------------|
| (a) the average (total) weekly income of family units occupying XXX type houses inspected and investigated by the Board is | £ s. d.
£2 1 0 |
| (b) the average (total) weekly income of family units occupying XX type houses inspected and investigated by the Board is | £2 5 1 |
| (c) the average (total) weekly income of family units occupying X type houses inspected and investigated by the Board is | £2 13 2 |
- (See Table in paragraph 56.)

The incomes mentioned are insufficient to provide food and clothing for those families. To attempt to solve the problem by building houses for sale to these citizens or to provide for them houses at a full economic rent is to proceed along lines which are doomed to failure.

120. Slum reclamation and the provision of proper housing for the unprivileged necessarily must involve an immediate monetary loss. Taking a truly national view of the question, it would be no more a loss to the State than is the present expenditure on education, health, hospitals, sanitation and police protection. The removal of the slum problem will mean in time a smaller volume of human wreckage to be a burden upon the public purse.

Private Enterprise.

121. The Board agrees with the findings of the Housing Conditions Investigations Committee (1936) of the State of New South Wales that—

“private enterprise with public control in the matter of zoning, planning and building regulations can cater quite well for a proportion of the population, but as the standard of accommodation and amenity should not diminish *pro rata* with the family income a stage is reached where private enterprise cannot afford to provide within the means of the lower income group the standard of accommodation necessary for decent living.”

122. Private enterprise in housing is engaged mainly in the building of houses to sell, and, when that demand is satisfied, houses are built for letting at a full economic rent which thousands of persons in this State are unable to pay. The present system, under private enterprise provides houses for letting only when it is profitable for the investor to provide them, and then only to the extent that those who need them can afford to pay a full economic rent. The demand is for habitable houses at a rental commensurate with capacity to pay. If it had been profitable commercially, private enterprise already would have met the demand. As private enterprise has failed to remedy a condition of affairs which is rapidly becoming more grave, the nature and urgency of the situation calls for an appropriate State social service (which cannot be self-supporting) planned to that end. Until a solution of the problem through the channels of increased earnings and other means is found, it is futile to attempt to deal with the problem as a cold commercial proposition.

123. To give a return at investment rates, economic rents may and will vary from time to time irrespective of original capital costs. Private enterprise cannot house the lower paid worker except by a disastrous lowering of the standards of housing and of the standards of our national life.

124. Mere shelters are not enough for human happiness and national well-being and slum reclamation to be successful must become part of our social services.

2. SOCIOLOGICAL CONSIDERATIONS.

125. The slum-minded and dwellers in the slums present problems which call for sympathetic understanding and treatment. Slum abolition cannot be accomplished solely by an expenditure on bricks and mortar.

126. Throughout its investigations the Board has found evidence on every hand of men and women heroically endeavouring to maintain a state of cleanliness in hovels in insanitary and vermin-infested areas, of attempts at gardening and other means of making slum houses more tolerable. We found ample evidence to justify the conviction that given better surroundings and with some measure of home training a large percentage would respond to and fully appreciate a better home environment. True it is, there are a relatively small number of so called “incorrigibles,” “unregenerates,” and “unemployables” who might not respond. We believe that in most cases they are the products of slum environment.

127. We have already dealt with Juvenile Delinquency in the Slums in Part I. of this Report.

128. The Board is of opinion that no slum reclamation scheme would be complete without—

Firstly.—Some intermediate period of probation for certain tenants within a “decanting area” (as to which more appears later in this Report) prior to their final removal to new houses, and

Secondly.—During such probation period and later, some measure of supervision and control by women properly trained in domestic arts and economy.

129. Overcrowding is having serious effects, moral and physical, on the inhabitants of sub-standard houses. The Board regards the existence of overcrowding of occupants in the dwellings and overcrowding of dwellings on the site as an evil just as serious as the existence of the insanitary slum dwelling. Overcrowding exists generally, and to the detriment of public health, in the dwellings and localities where houses are not otherwise insanitary. We attribute overcrowding in the areas investigated to:—

(a) inability of persons concerned to pay an economic rent;

(b) insufficient supply of houses at a rental within the capacity of the lower paid worker;

(c) the encroachment of industrial and commercial buildings upon residential areas displacing occupiers who are absorbed by already overcrowded dwellings;

(d) houses being too small and unsuitable;

(e) lack of cheap transport.

Recommendations for abating and controlling overcrowding are dealt with in Part IX. of this Report.

Housing Schemes and Slum Reclamation Schemes.

130. The Board desires to emphasize that there has been much confusion of thought both in this State and elsewhere, due to a failure to appreciate the difference between—

(a) a housing scheme—the provision of additional houses at a full economic rent of which the Government Housing Scheme at Port Melbourne is an example and

(b) housing for slum reclamation, which involves—

Firstly.—The removal of insanitary dwellings and the replanning and perhaps the rebuilding of the area, and

Secondly.—The provision of hygienic and decent dwellings at a rental within the capacity of the lower paid worker—a rental which in most cases will be less than the normal economic rent.

Leading English authorities state that owing to this misconception of the problem many hundreds of millions of pounds of public moneys have been spent on housing without making any noticeable inroads on the slums.



A house in York-street, Collingwood, which is dilapidated inside and out. No repairs have been effected for years and there are no bathing or washing facilities whatever.



Houses built facing an unmade right-of-way off Stanley-street, Collingwood. The right-of-way six (6) feet wide is the only entrance.

PART IV.

EXISTING HEALTH LEGISLATION RELATING TO HOUSING IN FORCE
IN VICTORIA.**Repairs, Improvements, Inspection of Buildings, Advances for Repairs, &c.**

131. In the opinion of the Board municipal councils have ample powers under existing laws of this State to procure the condemnation and demolition of many, if not the whole, of the dwellings considered by the Board to be unfit for human habitation.

132. An important factor which has prevented the exercise of those powers by councils is that while condemnation would have the effect of closing insanitary dwellings, the absence of other houses, available at a rental within the capacity of the poor and of lower-paid workers, would involve thousands of persons being cast homeless into the streets.

133. The immediate exercise of powers of condemnation and/or demolition in relation to the 3,046 slum and sub-standard houses inspected by the Board would render 10,650 homeless.

The whole scheme of the administration of statutory health powers in relation to housing in this State, is archaic, wasteful, and ineffective. There is an urgent need for a complete revision of its structure.

134. For the purpose of the promotion of Public Health and for enforcing the provisions of the Health Acts there is a "Commission of Public Health" of seven members—the Chief Health Officer, medical practitioners, and representatives of municipalities. Shortly the powers of the Commission are :—

- (a) to promote prevention of infectious diseases ,
- (b) to report on matters affecting public health,
- (c) to promote and carry out inquiries and research in matters of public health,
- (d) to publish reports, information, and advice,
- (e) to advise and assist councils,
- (f) to prepare regulations,
- (h) to prepare model by-laws for councils.

The Health Act directs and authorizes councils within their respective districts to exercise and perform all powers and duties in relation to health as are conferred or imposed by the Act. In cases of emergency or sudden necessity, the Commission may exercise all or any of the powers and duties of a council. The Minister also may exercise all the powers of the Commission. If, after due inquiry the Commission is satisfied that any council is not carrying out its duties under the Act, the Commission may make an order against the council requiring compliance. The Commission may enforce compliance :—

- (i) by a writ of mandamus issued out of the Supreme Court, or
- (ii) by itself exercising the powers and suing the council for expenses incurred.

135. The defects of the present system of health administration in relation to housing are too obvious to call for elaboration. Accordingly, it would be unreasonable and purposeless to blame the Commission for the present deplorable housing conditions.

136. This Board is of opinion that the essential requisites of any scheme of administration of health powers in relation to housing should ensure :—

- (a) effective control and regulation of a uniform character by an impartial and disinterested central housing authority, having summary power to enforce its own determinations, and
- (b) the complete elimination of municipal councils from such administration.

At present there is a lack of uniformity in the health requirements and standards of the various councils as well as varying degrees of efficiency in administration. Health administration as it affects housing should be removed from the atmosphere of municipal politics. Municipal officials who are without security of tenure have pointed out to members of the Board the embarrassment which often attends the exercise of their duties. The Board is satisfied that many officials carry out their duties under an ever present fear that zeal on their part may offend the susceptibilities of property owning councillors or influential constituents of councillors.

Repairs, Improvements, Inspection of Dwellings.

137. The *Health Act* 1928 provides (section 33) that it is the duty of every council to maintain its district in a clean and sanitary condition, and to prevent and remedy nuisances dangerous to health whether arising from occupation of dwellings or otherwise or from overcrowding. Under section 34 where any house is of such construction or in such a state or so situate as to be dangerous to health, it is deemed to be a nuisance. The Governor in Council (section 79) may make regulations with respect to construction and situation of sanitary conveniences and the class and description of same. For the purpose of dealing with infectious diseases the Governor in Council (section 126) may make regulations with respect to the prevention and overcrowding of any buildings or dwellings or the keeping of same in a dirty or insanitary or verminous condition and with respect to the ventilation of buildings. Under sections 179–188, on the Certificate of a Medical Officer of Health, Health Officer, Surveyor or Engineer, a council may declare a house or part of a house unfit for human habitation or occupation and serve notice on the owner to remedy defects, failing which the council may remove the house at the expense of the owner and sell the materials.

138. The Board is of opinion that, making every allowance for conditions created by the house shortage, councils generally within the five (5) miles radius have not exercised, to the fullest extent, the powers of the Health Act. Municipal officers have expressed the opinion that existing legislation does not give them powers sufficient to enable them to call on owners to recondition houses and appurtenances. There is a fear that any action of a drastic nature will involve the council in litigation.

The Board is unable to determine whether such opinions and fears are well founded or not. We are satisfied, however, that the whole of the existing powers revised and extended should be vested in a Central Housing Authority.

Suggested Revision and Extension of Law.

The Board here sets forth its conclusions as to revision and extension of the existing law.

139. Of the 7,330 dwellings inspected by the Board, 3,138 or 43 per cent. have been classified as being on the border-line of habitability. Many otherwise structurally sound dwellings of this type are in a dirty condition requiring cleaning, fumigating, painting and renovating generally. Others are entirely without proper water supply, laundry, kitchen, food storage and bathing amenities. A considerable number require structural alterations to give adequate and proper ventilation and access of sunlight. In many instances there is deficient drainage. Other houses contained rooms too small for the purposes for which they are being used. External features such as walls, fences, paths, yards, roofs, outhouses and lavatories require attention. These deficiencies have been attributed in some cases to neglect or deliberate acts and unhygienic habits of tenants.

140. In view of the doubts expressed as to whether existing legislation gives the necessary power or authority to call on owners to remedy the defects mentioned the Board recommends that a Central Housing Authority (as to which see Part VI.) be vested with powers:—

- (1) to compel owners to paint and renovate and keep painted and renovated these dwellings, to provide proper water supply, laundry, kitchen, food storage and bathing amenities, to carry out alterations and repairs (structural and otherwise) so as to give proper ventilation, access of sunlight, drainage and sanitation, to repair and keep in repair and painted walls, fences, paths, paved and other yards, roofs, floors, outhouses, lavatories, &c.,
- (2) to compel tenants to clean and keep in a clean condition their dwellings and appurtenances where capable of being kept clean, and
- (3) upon a dwelling becoming vacant or at certain prescribed periods owners should obtain from the Health or Housing Authority a certificate of fitness before the dwelling is relet to or occupied by another tenant or occupier.

In addition, it is suggested that there should be Statutory power in the Authority—

- (4) to make advances (in all cases where the owner can establish inability to afford the making of renovations and improvements) to defray the expense of renovations and improvements and so that such advances may be registered against the Title to the land in priority to all other mortgages and encumbrances affecting the Title.

141. In order to police the foregoing provisions, authority would have to be given to duly authorized inspectors of the Authority to enter dwellings for the purpose of ascertaining the condition thereof, to secure where necessary orders on owners and tenants and to institute appropriate legal proceedings against owners and tenants refusing or neglecting to comply with requirements. It is submitted, however, that these powers should not be exercised in relation to houses which should be condemned and demolished. These should not be reconditioned.



The above dwelling was photographed in Williamstown. A "TO LET" notice is displayed in the window. As the outside appearance would suggest, the whole structure is in a dilapidated condition and illustrates the necessity for legislation for regular inspection of rented premises as recommended in paragraph 140, section 3.

PART V.

RENTALS, RENTAL INCREASES, AND RENT REGULATION.

I. RENTALS.

142. The Board enlisted the services of a competent Valuer from the State Land Tax Department, who made valuations of slum dwellings in streets and pockets in South Melbourne, North Melbourne and Carlton. All properties selected for valuation had been classified by the Board as unfit for human habitation and incapable of being made so. In arriving at his valuations, the Valuer assumed that a dwelling which is unfit for human habitation and incapable of being made so should be valued on the basis of its site value only.

143. The following table shows the valuations of these properties, the amounts of rental charged in respect of each at the time of the census of the Board made some time ago, and the gross percentage return based on the site value:—

TABLE.

No.	Street.			Suburb.			Valuation.			Weekly Rent.		Gross Return.	
							£	s.	d.	s.	d.	per cent.	
1	Avon-place	..	..	..	North Melbourne	..	..	30	0	0	15	0	130
3	"	..	..	..	"	"	..	54	0	0	10	0	48
2	"	..	..	..	"	"	..	25	0	0	6	0	62
1	Capel-place	..	..	..	North Melbourne	..	..	37	10	0	10	0	69
3	"	..	..	..	"	"	..	37	10	0	10	0	69
2	"	..	..	..	"	"	..	37	10	0	10	0	69
4	"	..	..	..	"	"	..	37	10	0	10	0	69
6	"	..	..	..	"	"	..	37	10	0	10	0	69
8	"	..	..	..	"	"	..	37	10	0	9	0	62
1	Cromwell-place	..	..	..	South Melbourne	..	..	62	0	0	9	0	38
3	"	..	..	..	"	"	..	62	0	0	9	0	38
4	"	..	..	..	"	"	..	50	0	0	10	0	52
1	Essex-place	..	..	..	South Melbourne	..	..	25	0	0	12	6	130
2	Stoke-street	..	..	..	South Melbourne	..	..	44	0	0	12	6	74
4	"	..	..	..	"	"	..	32	0	0	10	6	85
10	"	..	..	..	"	"	..	33	0	0	9	0	71
12	"	..	..	..	"	"	..	33	0	0	10	0	79
11	"	..	..	..	"	"	..	33	0	0	8	0	63
13	"	..	..	..	"	"	..	33	0	0	10	0	79
7	Carlow-place	..	..	..	Carlton	..	..	40	0	0	10	0	65
9	"	..	..	..	"	..	..	60	0	0	10	0	43
13	"	..	..	..	"	..	..	61	0	0	10	0	43
15	"	..	..	..	"	..	..	37	10	0	7	6	52
8	"	..	..	..	"	..	..	40	0	0	11	0	71
10	"	..	..	..	"	..	..	40	0	0	10	0	65
8	Little Barkly-street	..	..	..	Carlton	..	..	44	0	0	8	0	47
18	"	..	..	..	"	..	..	33	0	0	7	6	59
1	Somerset-place	..	..	..	Carlton	..	..	40	0	0	11	6	75
5	"	..	..	..	"	..	..	36	0	0	8	0	58
7	"	..	..	..	"	..	..	40	0	0	8	0	52
11	"	..	..	..	"	..	..	40	0	0	8	0	52
15	"	..	..	..	"	..	..	34	0	0	8	0	61
29	"	..	..	..	"	..	..	37	10	0	8	0	55
31	"	..	..	..	"	..	..	37	10	0	7	6	52
33	"	..	..	..	"	..	..	37	10	0	8	0	55
12	"	..	..	..	"	..	..	75	0	0	10	0	35
20	"	..	..	..	"	..	..	37	10	0	9	0	62
28	"	..	..	..	"	..	..	30	0	0	7	0	61
30	"	..	..	..	"	..	..	30	0	0	7	0	61
32	"	..	..	..	"	..	..	30	0	0	10	0	87
34	"	..	..	..	"	..	..	30	0	0	10	0	87
36	"	..	..	..	"	..	..	30	0	0	8	0	69

2. RENTAL INCREASES.

144. Many cases were found of landlords making disproportionate and entirely unwarranted increases in rents following the carrying out of reconditioning and repairs.

145. The attention of the Board was drawn to a terrace of seven (7) sub-standard houses in Brunswick which had been let to tenants at rentals of 15s. weekly. The terrace was purchased by a new owner for £2,000 and tenants were immediately given notice to quit. The owner then carried out interior renovations, including papering, but took no steps to remedy dampness. The Board inspected the terrace after renovations and found water oozing through the new paper on the walls. After renovation the rents were raised to 25s. per week.

146. In two (2) houses in Richmond which had been condemned by the local Council, the owner effected renovations and upon their completion raised the rents from 11s. to 30s. in one case, and 13s. 6d. to 30s. in the other. The dwellings were each of four (4) rooms and the amounts of increases were out of all proportion to the improvements effected.

147. For two (2) properties also at Richmond rentals were raised from 15s. to 27s. 6d. upon their acquisition by a new owner, no renovations or improvements being effected. In the opinion of the Board the lower rental was excessive.

148. At South Melbourne for five (5) houses under one ownership increases from 16s. to 30s. in two houses, 16s. to 25s. in two, and 17s. 6d. to 25s. in the other were reported to the Board. An inspection by the staff of the Board has revealed that these houses possess no special features to warrant such a large or any increase.

149. The rents of two houses in Carlton were raised immediately after the basic wage increase from 10s. to 13s. and 11s. to 14s. respectively. These houses were regarded as sub-standard by the Board, are in need of extensive repairs, and neither has bathroom, washhouse or kitchen sink.

150. Four (4) cottages in Collingwood were purchased for £144—an average cost of £36 per cottage. The rentals received for these four (4) properties amount to £98 16s. per annum and show a gross rental return of 69½ per cent. on capital outlay. These cottages are in wretched condition, without conveniences, and nothing has been spent in renovation of them for many years.

151. The following are further typical examples of rental exploitation :—

152. A house decorator, five (5) years ago, rented a four (4) roomed house in Richmond at 10s. per week on condition that he would renovate it at his own expense. Prior to renovation the house could not be let as it was regarded as uninhabitable, having been condemned by the Council. The only artificial lighting in this house was gas-light in one (1) room. After the tenant had carried out his part of the contract and put the house in good and habitable condition the rent was raised from 10s. to 15s. per week.

153. A pensioner couple in St. Kilda with a total income weekly of £1 18s. (pension only) rented a house at 12s. 6d. per week. Immediately after the basic wage increase the rent was raised to 15s. 6d. per week. Upon inquiry into this case being made by the Board the rent increase was withdrawn.

154. Two tenants in adjoining houses in Carlton who have been in occupation of their present houses for forty (40) years and eight (8) years respectively, paying rent regularly, have had their rents increased from 17s. 6d. to 25s. weekly since the recent increase in the basic wage. Both houses are in a deplorable condition and the owner will not effect repairs. Copper and troughs in each case are situated in the backyard with no protection from the weather.

155. Three small wooden cottages in Port Melbourne were purchased in December, 1936, for £540 (£180 each), the rents then being 12s. per week. Rents of these have recently been increased to 18s. 6d. per week each, a gross return of 26½ per cent. on capital outlay.

156. A tenant for seven (7) years of a three (3) roomed single-fronted weatherboard cottage in Collingwood originally paid 15s. per week. Rent was increased to 20s. about three (3) months ago and the property was then sold for about £250. The new owner has increased the rent to 25s., a gross return of 26 per cent. on capital outlay.

157. Three small cottages in Collingwood recently changed ownership. Immediately upon their acquisition by the new owner the rents were increased as follows :—

- (1) Two rooms, 5s. to 15s.
- (2) Three rooms, 11s. to 15s.
- (3) Four rooms, 12s. 6d. to 17s. 6d.

Erskine-place, North Melbourne.



A slum pocket of seven houses where rentals of 12s. 6d. per week are charged. The windows face the narrow alley between each house and receive only 10 minutes sunlight daily. The entrance to each is through the rough wooden gate shown.

158. From returns obtained by the Board from 403 estate agents in the City of Melbourne and suburbs it appears that in the period of six (6) weeks following the announcement on the 23rd June, 1937, of the increase in the basic wage, 1,235 increases in rentals took place. From a house to house canvas in all suburbs comprising 8,745 houses, the Board's staff were advised that in 1,580 houses (18 per cent.) increases in rentals had been made since the 1st January of this year, 308 of them taking place after the basic wage announcement. In addition, the Board received approximately 200 letters from tenants complaining of rental increases.

159. From all sources the Board has received information concerning 1,342 increases prior to and 1,644 since the basic wage announcement. In 1,119 of these cases the increase ranged from 1s. to 2s. per week, 981 increases were of 2s. 6d. per week, while there were 647 increases ranging between 3s. and 5s. per week, 290 of these being increases of 5s. Increases ranging between 5s. 6d. and 10s. per week numbered 205. There were 34 increases ranging between 10s. and 20s. per week. A major portion of the increases up to 3s. per week in rentals per week, particularly of the 942 instances of rises of 2s. 6d. per week, took place on rentals up to 15s. per week and amounted to a percentage increase in rent of at least 16 per cent. The Board has found that in one instance the rental increase was from 5s. to 15s. (200 per cent.). There were two cases of increases of over 150 per cent., four over 100 per cent., eleven over 75 per cent., 24 over 50 per cent., and 30 over 25 per cent.

Patterson-place, South Melbourne.



A narrow street of dwellings constructed of iron frames with corrugated iron covering the external walls. These houses were imported in sections approximately 80 years ago. Rentals of these houses range from 8s. to 13s. 6d. per week.



One of three dwellings in Palmerston-place, South Melbourne. Rental 12s. per week. Its external appearance is a guide to its general condition.

RENT REGULATION.

160. The foregoing instances are not isolated examples of exorbitant rentals and of excessive increases. Hundreds of similar cases have been either brought under the notice of the Board or disclosed by its investigations. All point to the necessity for establishing some simple procedural machinery whereby aggrieved tenants could apply for relief where (1) rentals are excessive, or (2) rentals are unduly increased.

161. Accordingly, the Board here sets forth its conclusions on the subject of rent regulation :—

(a) *General Application.*—The Board is of opinion that a *general* and indiscriminate application to *all dwellings* in Victoria or in the metropolis of legislation similar to the (English) Rent and Mortgage Interest (Restrictions) Acts 1920–1935 would not be desirable. It is of opinion that such general application would produce at least two (2) undesirable results, namely :—

(i) it would have the effect of discouraging building generally, thereby aggravating the house shortage, which is daily becoming a more serious problem, and

(ii) it would discourage owners from carrying out necessary repairs and renovations.

(b) *Application to particular types of houses.*

162. There is a need for statutory regulation of rentals of—

(i) lower grade houses, and

(ii) the type of house required by the lower paid artisan and clerical worker.

As to (i) the Board has, as will be seen from the Table in the earlier part of this Report, found a shameful exploitation of the poor who occupy this type of house. Exploitation is greatest where poverty is at its worst. As to (ii) the type of worker referred to is usually in receipt of from £4 to £6 per week. He is obliged to pay rentals from 25s. to 35s. per week, which are excessive having regard to the average type of house available for him.

163. There are at least two evils calling for remedial action :—

(a) the case of the low or sub-standard type of dwelling for which the tenant is paying an exorbitant rent, which rent gives to the owner a return out of all proportion to the capital value of the property—in one instance discovered by the Board the return on actual capital cost to the owner of four (4) dwellings was 69 per cent. in each case. In other cases returns on actual capital values are as high as 130 per cent. per annum, and

(b) those cases of low or sub-standard type of dwelling where rentals have been increased or are likely to be increased following *capital* and *maintenance* expenditure on improvements and repairs. Numerous instances have been discovered where increases out of all proportion have been made. A common example is the case of an owner installing a bath costing from £3 to £5 and increasing the rent by 2s. 6d. to 3s. 6d. per week—an increase of from £6 10s. to £9 2s. per annum. Expenditure on maintenance such as painting, &c., which is not a capital outlay is frequently followed by an exorbitant increase in rental.

164. *General Observations* on any legislation proposed to carry out the above—

- (a) The legislation would need to be much simpler than that in force in England. Of the English legislation Lord Justice Hewart in *Parry v. Harding*, 1925 I.K.B. 111, stated that it was a “labyrinth and jungle of sections, and schedules.” Lord Justice Sargant in *Roe v. Russell*, 1928 2 K.B. 117, described that legislation as “patchwork legislation (which) has not been framed with any scientific accuracy of language and (which) presents great difficulties of interpretation to the Courts that have to give practical effect to it.” Further Lord Justice Scrutton who was concerned with many of the appeals on the English Rent Restriction legislation eleven years after the English Act had first come into force remarked in the course of his judgment in *Dunbar v. Smith*, 1926 I.K.B. 360, “Whatever confidence I may have in my own judgment in other branches of the law I never give a decision upon the Rent Restriction Acts with any confidence.” Four (4) years later he again referred to the complexity of the legislation when he stated in *Haskins v. Lewis*, 1931 2 K.B. 1, 9: “This case, like all the cases in my experience under the Rent Restriction Acts is of a most bewildering character.”

There can be no real benefit in such legislation for poor people who have not the financial means to appeal to the Courts. In England, the County Court deals with the subject matter.

- (b) The legislation should, in the opinion of the Board, set up a competent and sympathetic lay tribunal of “commission” or “board” type, which would be easy of access to the poorest citizen.
- (c) That the principles of adjustment as between landlord and tenant should be according to some simple formula which would be readily understood and easily and simply applied to all cases.

165. The Board has already conveyed to Cabinet its recommendations as to the form such legislation should take, believing that the application of rent regulation to slum and sub-standard and low-grade housing within Victoria will mark an important step toward the institution of a slum reclamation policy. It will also have the effect of ultimately reducing claims for compensation by owners of these properties.

PART VI.

NECESSITY FOR A CENTRAL HOUSING AUTHORITY.

166. The Board is convinced that slum reclamation and rehousing cannot satisfactorily be carried out by municipalities, even with increased statutory powers and financial assistance from the State. We agree with the statements of leading English Housing Authorities and with the finding of the Housing Conditions Investigations Committee of New South Wales (1936) that housing should be treated as a national (State) matter.

167. In England, slum reclamation and housing has been left to over 1,600 local authorities with varying and most disappointing results. Isolated and unco-ordinated efforts on the part of municipalities, private enterprise, private trusts and the like, have not succeeded in solving the slum problem in England.

168. Sir E. D. Simon (formerly Lord Mayor of Manchester and Secretary to the Ministry of Health) a leading authority on the slum problem, states (1933):—

“The demand for a National Housing Board is a natural result of our failure to deal with the slums.”

169. The (English) National Housing Committee in February, 1936, reported:—

“There is no national and often no regional master scheme to guide the planning work of individual authorities. Up to the present it has been practically powerless to check the wasteful progress of unplanned and unco-ordinated development in almost every field of activity The present system of tentative and patchwork planning may well prove worse than no planning at all. The most careful and cautious application is obviously necessary for any scheme directly affecting the nation's economic structure and which interferes in the distribution and location of industrial enterprises and their dependent populations.

The real danger is that it may be piecemeal, depending on independent and unco-ordinated decisions, made by various central departments and local and other authorities, without any general scheme or common purpose The simplest solution would perhaps be, for the planning machinery to be an integral part of the Ministry of Health. This arrangement would, however, be faced with difficulty. The alternative solution would be to give the plan-making function to a new body of “Commission” type, responsible to the Minister of Health, but independent of the Ministry.”

The virtue of the suggested alternative solution is that it would permit the development of a master plan of slum reclamation and housing with continuity of policy unaffected by changes of Government. Matters vitally affecting national health should not be subject to the vagaries of State or municipal politics.

170. The Honorable B. S. B. Stevens, M.L.A., Premier of New South Wales, in his report (1937) on “Housing, Slum Clearance, and Abatement of Overcrowding in England, Germany, Scandinavia, and Italy,” states:—

“A housing authority is necessary. It is essential that this body be imbued with a far-seeing and enlightened interest and possessed of the power to influence the location and standard of new construction and to purchase large areas of land as necessary. *If these activities are to be well managed they should be entrusted to a permanent body which must be free from partisan influences to the maximum extent consistent with due control by the Government.* The direction of such activities must, if they are to be successful, be entrusted to a small group of persons skilled in housing and allied matters, and who must be free to exercise independent judgment and take prompt action, providing such lies within the limits of their duties and the terms of reference laid down for their guidance.”

A STATUTORY, SLUM RECLAMATION AND HOUSING AUTHORITY—

171. In order, therefore, to avoid the unfortunate results of English experience of leaving slum reclamation to local authorities, the Board recommends the setting up of a Statutory Slum Reclamation and Housing Authority.

172. The particular functions and powers which such Authority would exercise are set forth in Part XIV. of this Report.

173. The principal objections to leaving or delegating the solution of slum and housing problems to the municipalities are :—

- (1) The problem is a (State) National and not a Local Government function. The slum-minded and those living in the slum areas are as much a social responsibility as the indigent sick. Our public hospitals are controlled by a Charities Board. Other social services of a State character are similarly controlled. The slum problem is sufficiently grave to justify the appointment of a separate authority.
- (2) The burden of providing better houses would fall on the poorer municipalities which are least able to bear the burden of expense.
- (3) Densely populated municipalities are without the necessary open spaces required for re-housing. Other municipalities have such spaces. Only a central authority with plenary powers can deal effectively with that position.
- (4) Councillors elected on a property franchise may not be disinterested, and it is too much to expect in every Council the requisite sociological outlook.

(In this connexion attention is drawn to our comments on the ownership of slum hovels, and to our comments on the embarrassment which attends the discharge by some municipal officials of their duties under existing legislation.)

- (5) Competitive buying by municipalities in the building business would increase the cost of building—as has happened in England. Economic planning on a scale comprehensive enough to prevent disorganization of building and kindred industries could not be carried out by individual Councils. A central authority is necessary. (See Part X. dealing with the Building Industry.)
- (6) Municipalities with one recent exception have been unable or unwilling to exercise their housing powers which have existed for many years.
- (7) The experience of Housing Legislation in England for three-quarters of a century is against municipal control. Writing of the work done in England, Sir E. D. Simon states :—

“ The actual work of building is done by hundreds of local authorities and thousands of contractors : the local authorities can and do plan with varying degrees of success within their own boundaries, but no one can say that the housing campaign as a whole has been properly planned and directed.”



Effective town planning and zoning on a large scale and a uniform disinterested central control over future building is necessary to prevent the creation of more slums. Planning and zoning cannot be carried out sectionally by municipalities.

Contributions by Municipalities—

174. (i) Municipalities should, however, make a contribution to the solution of slum and housing problems by—

- (a) financial contributions toward the costs of housing schemes to be carried out by the housing authority ;
- (b) contributions of land for housing schemes ;
- (c) the provision at the expense of the municipalities of health and other inspecting officers who would police housing legislation under the supervision and control of the central authority ;
- (d) the provision of free maintenance services for garden and playgrounds areas.



CARLTON SLUM POCKETS

SCALE
 Gardens shown thus 
 Total number of houses in streets 33' wide and less - see
 Number of houses in narrow streets, rights of way, and
 pockets in each block indicated in circle thus 

Handwritten:
 Town Planner
 No. 1 & 2, 4, 5, 6, 7
 4/1/10



NORTH MELBOURNE SLUM POCKETS

SCALE
 Gardens shown thus 
 Total number of houses in streets 33' wide and less - 435
 Number of houses in narrow streets, rights of way, and
 pockets in each block indicated in circle thus 

Handwritten:
 Town Planner
 No. 1 & 2, 4, 5, 6, 7
 4/1/10

Plans showing extent and location of Slum Pockets and Houses built upon narrow streets in Carlton and North Melbourne (City of Melbourne).



The extent to which municipalities should contribute is a matter for determination by the Government.

(ii) The following Municipal Councils have already expressed their willingness to assist State housing projects by the provision of land free of cost to the State, namely :—

Shire of Braybrook .. .. .	..	..	..	..	Land for 500 dwellings.
Town of Newtown and Chilwell .. .. .	..	..	..	..	Land for 25 dwellings.
City of Geelong West .. .. .	..	..	..	..	Land for 25 dwellings.
Borough of Shepparton .. .. .	..	..	..	..	Amount unspecified.

At the time of completion of this Report the following municipalities, in response to an inquiry directed to sixteen (16) metropolitan councils, had offered to co-operate with the Board in connexion with rehousing schemes :—

<i>Footscray</i> .. .. .	..	..	“ The Council of the City of Footscray is eager and willing to assist the Board in a rehousing scheme, but when assistance is requested to take the form of acquiring land for the purpose difficulties arise.”
<i>Hawthorn</i> .. .. .	..	..	“ The Council would be prepared to consider making certain land available in connexion ‘ with the proposed rehousing ’ under certain conditions.”
<i>Kew</i> .. .. .	..	..	“ The Council is prepared to give due consideration to any practical proposal which the Board may consider to be within the compass of the Council to assist.”

(iii) Of the 3,046 slum and sub-standard houses so classified by the Board, there are 956 within the Carlton and North Melbourne sections of the City of Melbourne. Of the 956 houses, 364 are situate in insanitary pockets, rights-of-way, and blind streets. In order to clear these areas the demolition of a further 163 houses will be necessary. The total estimated cost to the State of providing houses for persons displaced from the 1,119 houses within the City of Melbourne is approximately £750,000.

PART VII.

RENTALS IN RELATION TO INCOME.

175. As the slum problem is largely the problem of poverty, and as proper housing for the lower-paid worker and for the poor must be provided by the State as a necessary social service, rentals must vary not only according to the type of house, but also according to the ability of the tenant to pay.

176. Rentals must bear a relation not only to the family income, but also to the number in the family unit.

177. The flat-rate system of rentals must be superseded by a system under which rentals will vary with the economic capacity of the tenant.

178. A wholesome national life involves certain minima which are adequate food, proper clothing, and hygienic shelter. Under present social conditions, where rent is the first charge on the family income, insufficient is left to provide food and clothing for the family. The result is reflected in cases of under-nutrition. It is particularly noticeable in the children of the slums.

179. Dr. Eileen Fitzgerald, Chief Medical Inspector of the Education Department of this State, has reported to the Board as follows:—

“ While the percentage of malnutrition in school children is not high, in cases where it is existant inquiries have ascertained that poverty is the keynote and the chief contributing cause of the physical and nervous condition of the child. High rentals are a contributory factor to the undernourishment, pallor, and lethargy of these children. Cases have come under notice of the Department's Medical Staff of definite under-nourishment due to the meagre family income and the high proportion of it absorbed in rent. Irregularity of employment of the bread-winner frequently leads to both mother and father being compelled to earn a livelihood. In these cases, and in broken homes where the mother is working, the children are left to scramble for themselves with adverse results. The anxiety of parents to obtain a house with a rental commensurate with their income leads to the herding of families in houses much too small to accommodate them. During the surveys carried out by Medical Staff attention has been drawn constantly to a group of nervous and emotional symptoms which are very noticeable, such as nail biting, nocturnal enuresis, and asthma, which may be the result of stress and worry in the home reacting unfavourably on the child. I consider that the inevitable friction, noise, and disturbed sleep, due to overcrowding, directly contributes to these conditions

The Department's staff of school nurses is constantly investigating and assisting cases of malnutrition in school children in the inner areas, and their inquiries reveal distressing conditions, due to bad housing, high and disproportionate rentals, and small incomes.”

180. The average total family income of family units (that is the average total earnings of all members of the family) occupying the 2,525 slum and sub-standard houses (in respect of which information concerning incomes is available) is £2 10s. 4d. per week. An “ average ” implies, as is the case, that the total family incomes of many family units are considerably less than the average, many being as low as 30s. per week.

As many as 62 per cent. of 5,742 family units where income particulars were available were in receipt of *total family* incomes at or below an amount equal to the basic wage.

181. In calculating the “ economic rent ” regard must be had to—

- (a) Interest charges.
- (b) Amortization.
- (c) Rates and Taxes.
- (d) Other charges—Maintenance and insurance.

182. Taking £650 as the average cost (including land, road-making, sewerage) of each dwelling the ingredients of the economic rent would be—

(a) *Interest*—

The present day interest yields on long term Commonwealth Bonds is 3·86 per cent. For the greater part of last year the interest rate was 4 per cent. The lowest level to which the rate has fallen since the was was 3·3 per cent. at the end of 1934. An average rate of approximately 3·75 per cent. may be taken as a fair rate likely to prevail over the next five (5) years.

(b) Amortization—

The Board accepts the rate adopted by the Government in its State Housing Scheme at Fishermen's Bend, namely, a rate of $\frac{1}{4}$ per cent. per annum.

(c) Rates and Taxes—

For the purposes of these calculations an amount of £8 19s. 4d. per house is taken.

(d) Other Charges (Maintenance and insurance)—

Again the Board accepts the figures adopted by the Government in its State Housing Scheme at Fisherman's Bend, namely £8 2s. per annum.

Economic Rent.

183. The full economic rent thus becomes :—

Capital cost, £650.

	£	s.	d.
Interest at $3\frac{3}{4}$ per cent.	24	7	6
Sinking Fund at $\frac{1}{4}$ per cent.	1	12	6
Insurance	0	12	0
Maintenance	7	10	0
Rates, Municipal	5	0	0
Rates, Melbourne and Metropolitan Board of Works ..	3	19	4
	<hr/>	<hr/>	<hr/>
	43	1	4
	<hr/>	<hr/>	<hr/>

Or approximately 16s. 6d. per week. A similar new house built by private enterprise would be let at £1 5s. per week, owing to the higher rate of interest payable, and to builders' profits.

THE BASIS OF RENT CHARGES.

184. It is interesting to examine the basis of Commonwealth wage awards to see what rent the basic wage earner is expected to be able to pay. The original "Harvester Award" of the Commonwealth Court of Conciliation and Arbitration in which the basic needs of the family were first estimated allowed 7s. per week for rent in Melbourne in 1907. It is important to note that 7s. constituted one-sixth of the weekly wage awarded, 42s.

The latest awards of the same Court are still substantially based on this standard, although there is a "prosperity loading" in operation at present. Calculated on the increase in retail prices as disclosed by the Commonwealth Statistician the equivalent of 7s. per week for rent in 1907 would now be 12s. 6d.

The Commonwealth Statistician's Quarterly Bulletin for March, 1937, page 82, indicates that the average rental of four and five-roomed houses in Melbourne for that quarter was not 12s. 6d., but 20s. 2d. per week. Since March the average rental of houses has increased (see Part V.) within the inner suburbs.

185. The cost of purchasing the minimum necessities of life for a family of five consisting of husband, wife, and three children under the age of fourteen, was estimated in post-war conditions in 1920 by the Royal Commission on the Basic Wage, the Chairman of which was Mr. A. B. Piddington. In that year (when prices were very high) the cost of minimum necessities was estimated for Melbourne at £5 15s. 8d., of which £1 0s. 6d. was for rent. The amount required (on the Statistician's figures, "All Items Table," 30th June, 1937) to purchase what £5 15s. 8d. would purchase in 1920, now is £4 5s. 9d.

The recent constituent in a wage of £4 5s. 9d., in spite of lower prices in all other directions, has increased from £1 0s. 6d. in 1920 to £1 3s. in the quarter ended 30th June, 1937. Rent is therefore taking an increasingly greater share of the basic wage worker's income to the detriment of a minimum supply of all other necessities which are essential for health, decency, and comfort.

RENT ADJUSTMENT BASED ON ECONOMIC CAPACITY OF TENANT:—

186. Schemes for rent adjustment in operation in England may be classified as follows :—

- (1) *Standard, or maximum rent* subject to rebates. The appropriate rebate is ascertained either—
 - (a) by making a fixed rebate on incomes between a certain upper and lower limit, e.g., rebate x d. on income between y and z shillings ;
 - (b) by making a rebate of x d. for every y shillings by which the income falls below a fixed scale.
- (2) *Minimum rent* which is increased according to fixed scale until an upper limit is reached.
- (3) *Rent fixed at a percentage* of income with deductions or allowances for children.
- (4) *Rebates* for children only, i.e., a form of family allowance or family endowment.
- (5) *A Subsistence Scale*, under which the balance of income over and above that required for food and clothing and other essentials, is appropriated in whole or in part for payment of rent.

187. The Board recommends a Differential Scale of Rentals in accordance with the following :—

For a dwelling costing £650 (see paragraph 183) the economic rent would be 16s. 6d. If the family income is less than the basic wage (£3 16s. per week) then it would be unreasonable to expect the family to pay the full rental of 16s. 6d. It is necessary that the rental payable should vary with family income. The Board suggests that where the family income is less than the basic wage then rentals should decrease proportionately.

188. The following table shows the rent that would be chargeable under this differential scale of rentals :—

FAMILY INCOME.							Rent.	
Man, Wife and Three Children.								
£	s.	d.	..	..	..	..	s.	d.
3	16	0	..	..	..	..	16	6
3	13	0	..	..	..	..	15	0
3	10	0	..	..	..	..	13	6
3	7	0	..	..	..	..	12	0
3	4	0	..	..	..	..	10	6
3	1	0	..	..	..	..	9	0
2	18	0	..	..	..	..	7	6
2	15	0	..	..	..	..	6	0
2	12	0	..	..	..	..	4	6

For each additional child above three, 7s. 6d. should be deducted from the weekly income before ability to pay is reckoned, and a similar amount added for each child less than three. A sum of 10s. should be deducted in the case of each additional adult.

It has been the practice in England to fix a minimum rent which shall be paid. Throughout the various schemes the amount varies from 3s. 4d. to 8s. 3d. per week, the average being about 5s. per week.

PART VIII.

FINANCING A SLUM RECLAMATION SCHEME.

189. If money be provided by the State for the purposes of slum reclamation and re-housing of the lower-paid worker, the following economic advantages (amongst others) would accrue :—

- (a) It would enable the State to carry into effect a Differential Scale of rentals, which is the only means of bringing proper housing conditions within the reach of the lower-paid worker.
- (b) It would supersede the system of State sustenance payments for rents which, between the month of May, 1932, and the 31st May, 1937, cost the State of Victoria a total of £112,672.
- (c) It is estimated that nearly 90 per cent. of the money spent in re-housing would be expended upon labour. Employment thus ensuing, both direct and indirect, would greatly reduce the general payment in the nature of sustenance, enabling the worker to receive a return for his labour in the shape of wages earned, rather than in the form of a "dole" which tends to destroy initiative and to lower self-respect.
- (d) The increase in employment would increase the amount received from taxation

I. SOURCES OF FINANCE.

190. The very nature of the slum problem emphasizes certain fundamental points which must not be overlooked :—

- (a) Slum reclamation must be regarded as a branch of the social services and will not be self-supporting.
- (b) The lower-paid worker cannot (without being reduced to a state of semi-starvation) pay a full economic rent.
- (c) The extent to which slum clearance is possible depends on the amount of money which the State makes available for the purpose.
- (d) The manner in which the State raises the moneys required for slum reclamation will have an important bearing on the success or failure of any scheme.

191. The sources of public finance are :—

- (a) *Loan Moneys*.—This involves an interest charge illustrated by the example given in Part VII.
- (b) *Taxation*.—The provision of capital cost from this source would eliminate interest charges.

192. It will be seen from paragraph 183 that of the economic rental (16s. 6d. per week) for a dwelling costing £650, approximately 9s. per week is absorbed by interest on capital cost. The elimination of interest charges (where moneys are provided from taxation revenue) would permit the direct application of a scale of differential rentals (as to which see paragraphs 175 to 188).

2. FINANCIAL ADMINISTRATION.

193. Slum clearance and re-housing in Great Britain have been financed in various ways. The execution of the work being in the hands of municipal and other local authorities the Government has given assistance by means of a lump sum payment on each house (1923 Act), an annual payment for forty (40) years on each house (1924 Act), and a payment per person re-housed (1930 Act). Certain authorities (particularly the City of Leeds) have obtained powers to pool all their rental and subsidy receipts for the purpose of instituting a system of rent rebates.

194. (1) Financial Administration may take any one of the following forms :—

- (a) *Subsidy in the form of monetary grants to private builders* to encourage the building of houses for the lower-paid workers and the poor. The inherent defects of this system are :—
 - (i) It does not abolish insanitary conditions.
 - (ii) It tends to increase building costs and rents.
 - (iii) It does not provide for planning or co-ordination, or ensure that houses will be let at rentals within the reach of the slum dweller.

(b) *Subsidy by way of monetary grants to tenants unable to pay full economic rents.*
This does not bring about slum reclamation. Rents would automatically rise and nullify the effects of the subsidy. The landlord, and not the tenant, benefits.

(c) *Subsidy by way of loans or grants to the municipalities for—*

(i) Slum reclamation and building.

(ii) Recouping capital and revenue losses of municipalities, in connexion with the carrying out of housing schemes.

The defects of this type of subsidy are inherent in the objections to municipal control—as to which see Part VI.

(d) *Direct grants to a Central Statutory Slum Reclamation and Housing Authority* constituted as recommended by this Board.

(2) The question of contributions by municipalities has been dealt with in paragraph 174.

State Savings Bank.

195. In certain quarters the Board has found support for the proposal that the matter of housing for the lower-paid worker and the poor and for slum reclamation is peculiarly within the province and activities of the State Savings Bank of Victoria.

Slum reclamation is a social service and not a cold profitable banking or commercial proposition. The "profit" is on the side of better citizenship and a healthier community. Having regard to the fact that the lower-paid worker cannot pay an economic rent it is futile to suggest that any system of house purchase (which involves repayment of capital, interest charges, rates, and maintenance) will meet the housing needs of the lower-paid worker. He is not under present economic conditions a potential home owner. (See in this connexion paragraphs 56, 57, 58, and 109.)

PART IX.

- (1) OVERCROWDING, (2) REHOUSING, (3) MANAGEMENT, (4) COMPENSATION,
 (5) ZONING AND PLANNING, (6) RECLAMATION OF INSANITARY AREAS BY
 ARRANGEMENT, ETC., WITH AND BETWEEN OWNERS.

1. OVERCROWDING.

196. Under section 38, *Health Act 1928*, the Governor-in-Council may make regulations for or with respect to overcrowding of persons in houses including the prescribing of the number of persons permitted therein having regard to the amount of floor space, air space, or ventilation. The Act does not lay down minimum requirements. Under section 180 of the same Act, upon the certificate of an officer of health or of any two medical practitioners that any house or part is so overcrowded as to be dangerous to the health of the inmates proceedings may be instituted to have overcrowding abated and persons permitting it fined.

The Board is of opinion that legislation similar to the *Housing Act 1935* (England) dealing with overcrowding, is necessary. It submits, however, that a general and indiscriminate application of an overcrowding Act would, at present, create great hardship and additional problems.

197. In the face of a shortage of houses for the lower-paid worker, the general enforcement of an overcrowding Act would render numerous persons homeless. In particular, we recommend—

- (a) That (as part of any housing legislation) there should be provision regulating overcrowding, but that it should be left to the Housing Authority to declare the Act as applicable only to such areas or houses as are proclaimed from time to time, and
- (b) That the Housing Authority should have power in relation to any declared area or houses to issue licences certifying the number and proportions of the sexes permitted to reside in each house, and that any landlord or occupier be entitled to apply to the Authority for a certificate as to number, ages, and sexes, of permitted occupants.

2. REHOUSING.

198. The Board recommends that before proceeding to demolish slum and sub-standard dwellings the following preliminary steps are necessary, namely :—

- (a) the taking of a careful census of the reclamation area to determine the number of persons to be displaced, and to obtain information concerning the composition of the family units and their housing requirements, and
- (b) the provision of proper housing accommodation for those persons to be displaced—either permanent homes or as a “decanting” area pending the removal to other dwellings to be built.

Decanting Areas.

199. In Part III. of this Report, the Board has drawn attention to the necessity for providing an intermediate period of probation within a decanting area, prior to the removal to new houses of persons to be re-housed. A house should not be demolished until provision is made to accommodate its occupants. Experience in England has proved that the best method is first to set aside or acquire areas of vacant land and build thereon dwellings suitable to house persons who are to be removed from condemned houses. These new areas are called “Decanting Areas,” and are used during the period of transition, pending the re-building of the old area or the building of houses elsewhere, to which occupants are to be removed.

200. Certain families who have been condemned to live in hovels that lack copper, troughs, sink, and other domestic conveniences, will need sympathetic education to enable them to make the best use of their new environment. Decanting areas are in the nature of probation areas, and the occupants of the dwellings in such areas are under supervision. Tenants who need guidance in domestic matters will there receive it. When the old area has been re-built or new houses provided, only those tenants are transferred who have reached the standard necessary to ensure their being able to appreciate and enjoy the amenities of their new homes.

3. MANAGEMENT.

201. Management of the new houses is more than a mere matter of rent collection.

202. Management requires the services of experienced social workers who are highly-trained, and who have a thorough knowledge of conditions under which tenants have previously lived, and the effect that such conditions have had on their mental outlook.

203. Skilled management within decanting areas and in connexion with the new homes would eliminate the evils of slum-mindedness, and contribute much to the comfort and happiness of the persons concerned.

4. COMPENSATION.

204. Compensation for owners and others has an important bearing on the cost of reclamation. In areas which are to be treated as reclamation areas and where it will become necessary to acquire and remove obstructive buildings, or to acquire land and buildings for the purpose of carrying out a scheme of reclamation and replanning, important questions relating to compensation will arise.

205. In England, generally speaking, the slum owner has received site value only, on the assumption that there is neither legal nor moral right to benefits derived by way of rent from a building which is not fit for human habitation.

206. The Board is of opinion that, subject to what appears in paragraph 211, the owner should bear the loss on demolition of a slum dwelling where the building has reached the end of a life of fitness for human habitation.

Owner-occupiers—

207. The owner-occupier, who, in many instances, has acquired by thrift a humble cottage situate in an insanitary area and which has fallen into disrepair, raises a question of some importance. Of the 7,330 dwellings of all types inspected by the Board, 13·4 per cent. are of this class.

Suburb.	Percentage of Houses of all Types Owned by the Occupiers.
Port Melbourne	18·5 per cent.
South Melbourne	11 per cent.
Collingwood	14·3 per cent.
Richmond	20·2 per cent.
Fitzroy	8·1 per cent.
Carlton	10·3 per cent.
North Melbourne	11·8 per cent.

} Average 13·4 per cent.

Of slum and sub-standard houses investigated, by the Board, the percentage of houses owned by the occupier is, 8·5 per cent. only.

Lands Compensation Act 1928.

208. The Board is of opinion that the machinery of the *Lands Compensation Act* 1928, with appropriate variations referred to below will amply serve all purposes. It would be necessary for the appropriate housing legislation to be declared a special Act within the meaning of the *Lands Compensation Act* 1928 and for the Housing Authority to be given all such powers and authorities as to acquisition and as to compensation (subject to appropriate variations) as are given to the Board of Lands and Works under the *Lands Compensation Act* 1928.

Special Principles of Assessment.

209. As it has been customary to insert in a special act, rules or principles which are to guide the Judge, Magistrate, or Arbitrator in computing or assessing compensation payable on acquisition we suggest the following principles for incorporation in Housing Legislation, namely :—

Compensation should be based on—

- (1) Not only the value of the land to be purchased or taken by the Housing Authority but also the damage (if any) to be sustained by the owner of the land by reason of severance and prejudice to other lands of the owner after allowing for enhancement (direct or indirect) to other land of the owner (wherever situated) by reason of the reclamation works.

Subject to the foregoing the measure of compensation should be confined to direct pecuniary injury to the claimant of something of substantial benefit, accrued or accruing but so as not to include remote indirect or speculative damage. (See and compare *Local Government Act* 1928, section 801).

Declaratory of the decision in *re* Wilson and State Electricity Commission of Victoria, 1921, V.L.R. 459 housing legislation should provide that the claimant may not add to his claim by percentage or otherwise, any sum for compulsory taking.

Further it is recommended—

- (2) That where the Judge or Arbitrator is of opinion that the house (whether it shall have been condemned or not) is not fit for human habitation, he may disregard the rental charged for such building and may proceed to assess compensation on the basis of the value of the land (as if vacant) plus the sale value (if any) of the materials forming such building. Sir Hilton Young (Minister of Health, England) in the course of a speech in 1933 stated:—

“A house which is unfit for habitation and which cannot be made fit for habitation has no value and no compensation should be paid for it other than the value of the site.”

- (3) That where it appears to the Judge or Arbitrator that the land on which any house, if condemned, would, by reason of the building by-laws then in force be such that the land should not be used again for building thereon, he shall take such facts into consideration in assessing compensation, and by way of reducing the amount of compensation which would otherwise be payable.
- (4) That the date as at which compensation is to be assessed, should be the date upon which the Housing Authority proclaims the area, within which the lands are, as being subject to the reclamation provisions of the legislation.
- (5) That where the Judge or Arbitrator is of opinion that the owner has expended moneys upon any building with the intention of increasing the amount of his claim, an amount equal to the amount so expended or the added value claimed by reason of such expenditure should be disallowed.
- (6) That where the Judge or Arbitrator is of the opinion that the rental charged for any building (having regard to the actual value of such building and to the state of such building) is for any reason excessive, or where the rental payable is affected by any illegal or immoral purpose for which the house is used, he shall disregard, wholly or in part, for the purpose of assessment of compensation, the amount of such rental.

Compensation to Tenants.

210. English Housing Legislation authorizes Housing Authorities to pay to displaced tenants compensation to cover their removal to other premises. The Board recommends the adoption of similar legislative provisions.

Compassionate Allowances to Certain Owners.

211. Owners of slum and sub-standard tenements fall, broadly, into two classes:—

- (1) *Rentiers*.—Those owners (91·5 per cent.) who have acquired by purchase or devise and now hold the slum property as a rental investment.
- (2) *Owner-occupiers*.—Those persons (8·5 per cent.) in many cases widows, invalids and others who are the owners of their own dwellings.

It is with regard to the second-class mentioned that this Board recommends that legislative sanction be given to the proposal that an Arbitrator should (notwithstanding the principles set out above as to assessing compensation) be entitled to treat such persons compassionately, so far as compensation is concerned.

Compensation Loss of Business, &c.

212. In 1930 (in England) powers were given to Housing Authorities to make allowances to persons not only for their removal to other premises but also for the loss which they as traders would sustain by reason of the building (used as a shop) being demolished. We recommend the adoption of this principle.

Compensation to Hotel-keepers and Wine Licensees.

213. It is recommended that where any licensed premises are condemned, regard should be had to the amount of compensation received by owners and occupiers from the Licensing Compensation Fund.

5. ZONING AND PLANNING.

214. There is an urgent need for vesting in a Housing Authority full statutory powers to make uniform building by-laws and to carry out a system of scientific zoning and planning.

215. The following powers, namely :—

(a) to replan and improve reclamation areas, and

(b) to prepare and enforce conformity with plans for the expansion and development of new areas along lines which will prevent the formation of further slums, and which will ensure proper placing and co-relation of residential, industrial, commercial, and recreation areas, gardens, and the like,

should be vested in the Housing Authority.

216. It is realized that zoning and planning are closely linked up with traffic, transport, and other similar problems, and accordingly requisite legislative machinery to ensure proper and effective co-ordination between appropriate public departments and authorities is necessary.

217. The urgency of the situation calls for what is firstly and essentially a Housing Authority vested with incidental powers in relation to zoning and town planning rather than a Planning Authority without housing functions.

218. As residential areas are rebuilt and reconditioned to better arrangement and higher standards, there should be protection by zoning against the invasion of other uses which tend to blight residential areas. Reconditioned areas should be related, by a wider replanning, with the traffic system, open spaces, public buildings, shopping centres, and factories. Every area which has slums or other unsatisfactory features should be subjected to statutory planning.

219. The Board hopes to deal with Town Planning in its broader aspects in a later Report devoted to the elaboration of its long-term programme.

220. We agree with the finding of the Housing Conditions Investigation Committee of New South Wales (1936) that—

“The housing problem is but a part of the much wider question of social and economic organization and in its local aspect forms only one of many problems connected with a region or city. For instance it depends upon the distribution of industries, and other centres of employment are vitally concerned with existing and possible means of transport and inter-communication and must necessarily be associated with the desirable grouping of the population Consideration of the problem must also be influenced widely by zoning and building regulations, taxation, and other conditions affecting real estate, and the organization of the building industry and other matters.”

221. Provision similar to those contained in the Town and Country Planning Act (1932 (England)—22 and 22 Geo. 5 C.48) should be adopted with modifications rendered necessary by the powers being made incidental to housing functions of a Central Authority.

222. Within the five (5) miles radius industrial and commercial undertakings are rapidly encroaching upon what have hitherto been regarded as residential areas.

During the period 1921–1933 the number of factories in the outer suburbs remained stationary at three (3) factories for every 1,000 inhabitants, but in the inner areas during the same period factories increased from 51·9 per thousand dwellings to 65·9 per thousand dwellings.

The following table is illuminating :—

Comparison of Factory Encroachment Between Inner and Outer Areas.

1921 Census.			1933 Census.			
District.	Number of Dwellings.	Number of Factories.	Number of Factories per 1,000 Dwellings.	Number of Dwellings.	Number of Factories.	Number of Factories per 1,000 Dwellings.
(1) <i>Inner Suburbs.</i>						
Collingwood	7,286	295	40	7,258	352	48
Fitzroy	7,030	279	40	6,680	309	46
Melbourne	19,521	1,682	86	17,945	2,106	117
Port Melbourne	2,719	49	18	2,990	70	23
Richmond	9,137	260	28	9,204	304	33
South Melbourne	9,506	300	32	9,532	390	41
Total	55,199	2,865	51.9	53,609	3,531	65.9
(2) <i>Outer Suburbs.</i>						
Brighton	4,511	39	9	7,389	68	9
Camberwell	5,655	27	5	13,027	72	6
Caulfield	9,507	65	7	16,426	131	8
Coburg	3,773	31	8	8,774	74	8
Essendon	7,899	66	8	11,201	90	8
Kew	3,597	16	4	5,885	29	5
Northcote	6,727	75	11	10,244	103	10
Oakleigh	1,342	10	7	2,819	22	8
Sandringham	2,654	8	3	4,966	27	5
Williamstown	4,211	52	12	5,472	66	12
Total	49,876	389	7.9	88,203	682	7.7

6. RECLAMATION OF "INSANITARY AREAS" BY ARRANGEMENT AND CONCILIATION WITH AND BETWEEN OWNERS.

223. Where condemnation and demolition orders have been carried into effect whether within or without a reclamation area, it may be considered undesirable or inexpedient to acquire the whole or any portion of the area for replanning or rebuilding purposes. Many owners may be left with vacant allotments which are either too small or which (by reason of location, bad drainage or other causes) are unsuitable for building. It may be undesirable for many reasons to permit buildings to be erected thereon. It is considered that in such cases much might be achieved by the Authority inviting the owners or such of them as are sufficiently interested, or any member or members of the public, to submit to the Authority a scheme or schemes for the replanning and rebuilding of the area as a whole or in sections under and subject to the control of the Authority.

The owners and members of the public interested would submit schemes (accompanied by plans, specifications and particulars of capital costs, &c.) for replanning of and rebuilding on the area. Upon the approval and acceptance of the scheme it would be necessary for the Authority to vest the area in the applicant presenting the approved scheme. To carry out the scheme the Authority would require statutory powers :—

- (a) To arbitrate (subject to appeal) as between owners and the successful applicant (who might be one of the owners) as to the value of the land, and
- (b) to compel the sale at such price and the transfer of lands to the successful applicant, also to compel the exchange of lands as between owners.

It is conceivable that, in other cases, in order to carry out an approved scheme the Authority would require to exercise additional powers—

- (c) to acquire any lands or portion thereof;
- (d) to sell lands acquired;
- (e) to grant and receive easements;
- (f) to compel the exchange of lands from one person to another;
- (g) to extinguish easements and to close public streets, roads and ways;
- (h) to cause the fee simple of streets roads and ways to be vested in such person or persons as the Authority may require or in the Authority for the purpose of carrying out the scheme;
- (i) to impose restrictions and conditions as to the carrying out of the scheme, types of houses to be erected, rentals, &c.

PART X.

THE BUILDING INDUSTRY AND SLUM RECLAMATION.

224. In the course of its investigations, the Board realized the necessity for ascertaining the attitude of the building industry toward slum reclamation and rehousing.

225. Prior to embarking upon building for slum reclamation a *modus operandi* as between the State and the various constituents or branches of the building industry (manufacturers and suppliers of essential materials and services and skilled and other workers) should be laid down or agreed upon. Otherwise prices are likely to increase to such a degree as seriously to interfere with the carrying out of the work. Such was the experience in England when large sums of moneys were spent on housing without an economic planning of the industry.

226. The following table (London Statistics 1914-1920) is cited by leading housing authorities as supporting this view —

TABLE.—PRICES OF BUILDING MATERIALS (1914-20).

Material	Class.	Unit.	July, 1914.		December, 1918.		July, 1919.		February, 1920.		Percentage Increase, 1914-20.
			£	s. d.	£	s. d.	£	s. d.	£	s. d.	
Bricks	Fletton	1,000	1	14 0	2	7 8	2	9 6	3	2 6	84
Sand	Pit	Yard	0	7 0	0	16 0	0	18 6	1	3 6	236
Portland Cement	Best	Ton	1	17 0	3	8 0	3	10 6	3	18 6	112
Lime	Stone	Ton	0	14 0	2	7 0	2	15 0	3	1 0	336
Slates	20" by 10"	1,200	11	13 0	23	15 0	27	10 0	35	0 0	200
Timber	Portmadoc carcassing	Standard	15	0 0	45	0 0	45	0 0	45	0 0	200
Lead	Sheet	Ton	23	0 0	57	0 0	35	0 0	62	10 0	172
Sinks	30" by 18" by 5"	Each	0	5 10	0	13 7	1	5 0	1	11 0	431
Kitchen range	36"	Each	1	16 0	5	15 0	5	9 0	7	0 0	289
Baths	5-ft. taper	Each	3	3 0	5	15 0	9	19 0	10	11 9	236

227. In 1924 the Ministry of Health, England, entered into a "treaty" with the building industry on the basis of a large programme of building under which it was arranged, in substance that there should be:—

- (a) provision of sufficient men and materials for the programme,
- (b) an arrangement with manufacturers of materials and supplies by which prices were to be stabilized.

On a change in Government the treaty did not receive legislative sanction.

228. The Board has conferred with representatives of the Building Industry Congress of Victoria who expressed the willingness of their Congress to co-operate in formulating a scheme for the stabilization of prices and supplies of materials. It was realized, however, that at this stage agreement cannot be reached except on general principles.

229. In the absence of (1) a programme and time table of reclamation works, and (2) a concise quantitative statement of what would be required of the building industry for a period of years, it is impossible to agree upon a specific plan of co-operation.

230. A scheme for the rationalization of supplies and services would have the obvious advantage of effecting savings through mass production and continuity of employment. It would reduce, if not eliminate seasonal unemployment.

PART XI.

PUBLIC UTILITY SOCIETIES AND PRIVATE TRUSTS FOR BUILDING.

231. In the opinion of the Board, the activities of these societies and trusts should receive every encouragement. At the same time their activities should be controlled and supervized by the housing authority. In anticipation of the formation of such societies, this Board recommends that legislation similar to that contained in sections 26 *et seq.*, *Housing Act 1935* (England) be adopted.

PART XII.

A PROGRAM OF SLUM RECLAMATION RECOMMENDED BY THE BOARD.

232. The nature of the slum problem within the metropolitan area is such that at least three (3) methods of rehousing may be adopted :—

- (1) *Rehousing on the site.*—Temporary provision for rehousing pending rebuilding on the site must be provided. In certain areas only a proportion of the displaced persons can be rehoused in cottages on the site. If it is desired to keep tenants close to their daily work then some form of multiple-house must be built on the area, any surplus lands being reserved for gardens and playgrounds.
- (2) *Rehousing on vacant or other lands available in proximity to reclamation areas.*—The number and the requirements of the persons to be rehoused would determine whether cottages and/or multiple-houses should be provided.
- (3) *Rehousing in satellite settlements.*—This form of rehousing would provide for the overflow from a reclamation area or at least for such proportion of the overflow as desire to live in such a settlement and for whom the extra cost of transport and the time factor in travelling is of minor importance.

233. Areas in Fitzroy, South Melbourne, North Melbourne and Carlton within which there are slum housing conditions have been selected by the Board as appropriate areas for immediate reclamation. The areas selected are typical of many such areas within the five (5) miles radius.

234. The Board has prepared plans showing existing conditions within the selected areas and also plans showing a replanning of those areas. Estimates covering costs of resumption, rehousing of displaced occupiers, and replanning and rebuilding the areas have also been prepared.

235. Those plans and estimates are contained in Supplement No. 2 to this Report.

236. The Board is of opinion that it would be highly undesirable to make public at the present stage, the location of the areas in question or the plans and estimates referred to, as publication would tend to affect values and landlords might be disinclined, pending reclamation, to carry out repairs necessary to place or maintain the present dwellings in a sanitary and habitable condition.

Flats and Cottages.

237. Much consideration has been given to the relative claims of cottages and flats for rehousing purposes. Information available to the Board concerning flats of the English and Continental type is of little assistance, as living and other conditions in Australia are not comparable.

The major considerations affecting the question here are—

The lower value of lands within the Melbourne and metropolitan areas compared with land values in the larger cities of England.

The desire of or necessity for the tenant to live close to his work.

The desire of some to have their own gardens.

The national characteristics and outlook of the Australian people—their love of fresh air and open spaces.

238. The Board hesitates at this stage to adopt a dogmatic attitude on this aspect of the problem.

239. It is considered, however, that a safe and judicious course to follow in the early stages of developing housing plans in Victoria is to try both methods of rehousing, and from the experience gained to develop future plans accordingly.

240. Shortly, the advantages claimed for flats are—

- (1) By building upwards instead of laterally more housing units can be provided on a given area, and more land is available for common use, as playgrounds and gardens.

- (2) Displaced persons may be rehoused in the original areas, thus saving time in, and cost of travelling.
- (3) Communal hot-water and other services can be provided more economically.
- (4) If it is desired to reclaim a congested area and rehouse the occupants within the same area, then flats are the only solution.
- (5) Flats are more satisfactory for housing small family units, pensioners, and bachelor men and women.

241. Shortly, the advantages claimed for cottages are—

- (1) The cottage affords a greater measure of privacy and tends to promote family life.
- (2) Private gardens are an incentive to occupiers to beautify their surroundings.
- (3) The cottage presents advantages in the case of young children, who in a flat might be living on a floor other than the ground floor.
- (4) It suits the temperament of many people to live in a separate cottage.

242. In each of the schemes in Supplement No. 2 provision has been made for both flats and cottages. The Board is of opinion that only by the experience gained as those schemes are proceeded with can a satisfactory policy for the future be developed.

Hostels.

243. No provision has been made in any of the schemes contained in Supplement No. 2 for the erection of hostels to house single men and women. It is realized that provision of hostels will be necessary in the carrying out of any comprehensive scheme of rehousing. The number and nature of the hostels to be provided will of course depend on the result of a preliminary census of any area to be reclaimed. If no such provision be made there will be a tendency toward overcrowding. In the course of its investigations the Board found that in many houses bachelor men and women of small means too often find shelter with families who are already overcrowded. At present hundreds of this class are also accommodated in appalling conditions of squalor in old and insanitary apartment houses and delicensed hotels.

244. From the Board's census of 1,178 slum and sub-standard houses situated in rights-of-way, blind streets, and pockets, it appears that there are 470 lodger-occupiers of that class.

PART XIII.

SCHEME FOR IMMEDIATE HOUSING NEEDS.

TYPES OF HOUSING UNITS : MINIMUM OR VITAL STANDARDS.

245. To meet the pressing needs of the unhoused surplus of overcrowded families and homeless people, the Board recommends that (pending and independently of the carrying into effect of the general recommendations of the Board with respect to slum-reclamation and rehousing) steps be taken to provide suitable housing for—

- (a) Lower paid workers and others with large families, who find it difficult to obtain houses and (when obtained) to pay rents demanded.
- (b) Families evicted because of their inability to pay the rents demanded. In this connexion the Sustenance Branch of the Labour Department supplies the following information as to eviction within Victoria :—

Period.	Number of Evictions.
May, 1932 to December, 1932	2,120
January, 1933 to June, 1933	1,595
July, 1933 to December, 1934	10,110
January, 1935 to December, 1935	2,905
January, 1936 to December, 1936	2,213
January, 1937 to June, 1937	1,668
Total	<u>20,611</u>

It will be noted that for the first six months of this year (1937) the number of evictions is approximately 50 per cent. more than one half of the total number for the year 1936. The Board has been informed that in almost every case the cause of the eviction has been an increase in rent which the tenants are unable to pay. In many cases evictions have been obtained in order that landlords may carry out renovations. As already pointed out, such renovations are usually followed by increase in rentals. The unusually large number of evictions in the period July, 1933 to December, 1934, is ascribed to the fact that during that period rentals were rising from the lower levels reached during the depression period.

- (c) Families who are overcrowded. In the course of its investigations, the Board has found overcrowding in the houses and there is a need for houses for this surplus. (See paragraphs 59-62.)
- (d) Families who are living in the worst types of shanties, hovels, and shelters so vile as to call for immediate demolition. In this connexion, it should be noted that from a partial survey of the Board, within the inner suburbs, there are at least 1,178 "houses" in alleyways, rights-of-way, blind streets, and pockets wherein reside about 4,000 men, women, and children.

246. Any scheme proposed to meet the needs of the persons mentioned must have regard to the information obtained by the Board concerning the average total income of family units at present occupying slum and sub-standard houses—as to which, see paragraphs 43, 44, and 45 of this Report.

247. The following Crown and other lands are centrally situated and suitable for the carrying out of this portion of the Board's recommendations, namely :—

(a) *As Decanting Areas*—

Queensberry-street State School Site, North Melbourne.
 Old University High School Site, Carlton.
 Carlton Refuge Site.
 Portions of Fisherman's Bend, Port Melbourne.
 Area in Manningham-street, West Parkville, near Royal Park.
 Manchester Unity Land, Curtain-street, Carlton.
 Land vested in City Council in Pigdon-street, North Carlton.
 Portion of Cattle Sale Yards in Kensington.

(b) As Re-housing Areas—

Kitchener-street (West Brunswick Area and land adjoining).

War Service Homes Area, Pascoe Vale.

Areas in Footscray.

East Malvern and Glen Waverley Areas.

Kew Asylum Area.

Land in Newport and Altona.

Vacant lands in the City of Northcote.

Areas in the City of Essendon.

Areas in Shire of Braybrook.

248. From an examination of figures obtained by the Board from the Sustenance Branch of the Labour Department, the Board recommends that housing units should be provided in the following proportions :—

1. Bedroom type of housing unit	..	..	..	10 per cent.
2. " " " "	..	..	..	40 "
3. " " " "	..	..	..	35 "
4. " " " "	..	..	..	10 "
5. " " " "	..	..	..	5 "

Minimum (or Vital) Standards.

249. The Board has examined standards which, in Great Britain and on the Continent, are accepted as according with modern requirements of hygiene and comfort, and has formulated a Statement of Standards which in its opinion are more suitable for local conditions. That Statement is contained in Supplement No. 2 of this Report.

PART XIV.

SLUM RECLAMATION AND HOUSING LEGISLATION FOR VICTORIA.

(Figures in brackets denote relevant paragraphs of this Report.)

250. There is much in English Housing and Town Planning legislation which might, with advantage, be adopted in Victoria, with adaptations necessary to meet local conditions. The historical foundations of that legislation and the peculiar nature of the slum and housing problem in England render a complete adoption in Victoria of the principles of that legislation and administration unnecessary.

251. For the reasons given in paragraphs 163–173 and in paragraphs 136–138 housing legislation should provide for the constitution of a central statutory “Slum Reclamation and Housing Authority,” such Authority to be of commission type responsible to Parliament through the Ministry of Health, but independent of the Ministry (166, 173, also 136–138). The authority should be invested with (*inter alia*) the following statutory powers and functions, namely :—

- (a) All such health powers and functions in relation to housing as are at present vested in or committed to the Commission of Public Health and to Municipal Councils.
- (b) All such powers and functions in relation to building of houses and subdivision of lands, as are at present vested in Municipal Councils.
As to (a) and (b) see paragraphs 135–136.
- (c) The powers of taking evidence of a Board under Division 5 of Part I. *Evidence Act* 1928 with additional power to compel the supplying of information (statistical and otherwise in writing on oath) in compliance with questionnaires in writing to be issued by the authority for the purpose of any inquiry considered necessary by the authority.
- (d) Without derogating from the generality of (a) and (b), the following :—
to proclaim and treat “reclamation” areas (253), to condemn and demolish insanitary, obstructive, and other dwellings and buildings, acquire lands compulsorily and by private treaty, close and acquire streets, create and extinguish easements, replan and rebuild areas, impose building conditions and restrictions in relation to lands and building and to act as landlord generally and let houses of the authority to tenants.

Such legislation also to give necessary power and authority :—

- (a) To inspect dwellings (141), to issue certificates as to fitness for human habitation (140).
- (b) Powers to compel reconditioning generally and particularly repairs to and painting of externals of dwellings (37), repair of defective roofs (38), floors (39), party walls (40), ceilings (41), also to compel provision of drainage (42), natural lighting (43), artificial lighting (44), ventilation (46), to remedy dampness (47), to deal with insanitary conditions created by factories and stables in the vicinity of dwellings (49), to remedy vermin and rat infestation (50).
- (c) Powers to compel the installation of proper water supply, bathing, laundry, kitchen, cooking, and food storage facilities (51–52).
As to (b) and (c) see paragraphs 137 et seq.
- (d) Power to make advances to owners to carry out improvements—advances to be a first charge on title (140).

252. Housing legislation should deal with the following matters :—

- (a) Overcrowding in houses (196–197).
- (b) Overcrowding on the site (64–70).
- (c) Power to introduce and administer differential rental scales for tenants of State houses (55, 56, 57, 58, and Part VII. dealing with “Rentals in Relation to Income”).
- (d) Rent Regulation (160–165).
- (e) Compensation for owners and others on the principles set forth in paragraphs 204–213.
- (f) Reclamation of insanitary areas by arrangement and conciliation with and between owners (223).

- (g) Zoning and planning (214-222).
- (h) Power to control the activities of public utility societies and private trusts for building (231).
- (i) Power to make and enter into "treaties" and arrangements with constituents of the building industry (224-230).
- (j) Power to make building by-laws and regulations having general application or applying to particular areas.
- (k) Power to make by-laws and regulations for the purpose of carrying out the requirements of the legislation.

253. The Board recommends that instead of adopting the separate "clearance," "improvement," "redevelopment," "demolition," and other methods of treatment of insanitary areas, there should be adopted a composite method of treatment by which the Authority will have power to proclaim any insanitary or sub-standard area as a reclamation area within which any one or more of the methods may be applied. Such method would simplify procedure and tend to flexibility of administration.

254. Throughout this Report is made a number of particular recommendations which, in the opinion of the Board, should receive legislative expression. Although consideration has been given to the form of such legislation, time has not permitted the drafting of a bill for an Act.

PART XV.

RECOMMENDATIONS OF THE BOARD.

The Board Recommends :—

255. That legislation in accordance with Part XIV. of this Report be enacted to carry out the recommendations of the Board.

256. In particular that a Central Statutory Housing Authority be constituted in accordance with the recommendations contained in Part XIV.—see also Part VI.

257. That a short term programme of slum reclamation, replanning, and rehousing (a) within the five (5) miles radius and (b) within and near provincial towns, in accordance with paragraph 4 of these recommendations, be carried out by the State over a period of three (3) years at a total estimated cost of £3,500,000.

258. That such short term programme provide (*inter alia*) for the provision of housing units as follows :—

	Number of Dwellings.
(i) <i>Within five (5) miles radius—</i>	
(a) Dwellings for decanting of persons displaced during demolition, rehousing, and replanning	500
(b) Dwellings to rehouse occupants of dwellings unfit for human habitation, and which are situate in pockets, rights-of-way, and blind streets	1,200
(c) Dwellings to house occupants of slum or sub-standard houses, and persons displaced by replanning of areas	3,000
(d) Dwellings to house families at present overcrowded	300
(ii) <i>Within and near provincial towns (see paragraphs 262–269)—</i>	
Geelong West, Newtown and Chilwell, Shepparton, Mildura	500
Total	5,500

259. That (having due regard to the observations and recommendations of the Board in Part VIII. relating to “ Financing a Slum Reclamation Scheme ” and in Part VII. relating to “ Rents in Relation to Income ”) moneys and/or land required for the carrying out of this programme be contributed by the Commonwealth, by the State, and by municipalities.

PART XVI.

RECOMMENDATIONS FOR THE TREATMENT OF INSANITARY AREAS.

260. Having classified (see paragraphs 25–27) different types of slum and sub-standard housing conditions, the Board recommends the following appropriate methods of treatment of types :—

- (i) *The Slum Pocket* (see paragraph 25).—The houses herein are usually beyond being made sanitary. Consequently summary condemnation and demolition and, in most cases, the imposition of restrictions preventing or regulating the erection of other dwellings on the site is the appropriate treatment. Provision would first have to be made for the rehousing of persons displaced.
- (ii) *The Congested Area* (see paragraph 25)—
 - (a) By replanning and the removal of houses to “ open out ” the area.
 - (b) By the acquisition of good houses and the condemnation of insanitary houses within the area ; by demolition : by acquisition of whole or part of the area which could either be replanned and rebuilt or be left for development as a residential area in accordance with the principles of conciliation. (See paragraph 223.)
- (iii) *The Blighted Area* (see paragraph 25).—The balance of convenience and the peculiar conditions of each area must determine the method of treatment. Broadly, the area should be dealt with under the zoning powers of the Authority and in accordance with recognized zoning principles. In some cases where the industry is well established, condemnation and demolition of dwellings in close proximity to and surrounding the industrial development occasioning the blighting of the area and the laying out of the sites as gardens and playgrounds to act as breaks between the industrial and residential sections would contribute largely toward alleviation. Where the industry blighting the area is not a large one, or is not well established, consideration should be given to its acquisition and utilization for building of dwellings and laying out of gardens and playgrounds.
- (iv) *The Decadent Area* (see paragraph 25)—
 - Type (a).—For classification this type could be treated effectively by the application to all houses of the overcrowding provisions of housing legislation, after providing rehousing for those persons likely to be displaced. Owing to the high value of the land economic consideration would in the course of a short time induce the owners to provide better and more appropriate housing.
 - Type (b).—For classification this type can be treated by the issue of condemnation notices which would be accompanied (where desirable) by an invitation to the owner to submit rebuilding or construction plans for consideration and approval by the Authority. In some cases nothing short of condemnation and demolition would meet the circumstances of the case. In suitable localities the Authority might compulsorily acquire for replanning and rebuilding purposes.
 - Type (c).—For classification owners of this type should be prevented from letting these as dwellings or apartment houses unless reconstructed in accordance with the requirements.
- (v) *The Mixed Area* (see paragraph 25).—This area admits of treatment by the application of some or all of the methods referred to above.

261. The foregoing methods of treatment are set out broadly and would, of course, require modification when applied to particular areas.

ADDENDUM.

HOUSING IN PROVINCIAL CITIES AND TOWNS.

262. The Board, in the course of its investigations, invited the councils of 28 provincial cities, towns, and boroughs in Victoria to state whether housing conditions within those municipalities warranted investigation by the Board.

Replies in the affirmative were received from the cities of Mildura and Geelong West, the town of Newtown and Chilwell, and the borough of Shepparton. These were accompanied by an invitation to the Board to visit and inspect local conditions. These visits are dealt with in their order.

Newtown and Chilwell.

263. The Board found slum housing conditions in isolated dwellings in various streets. The council has exercised its powers as fully as possible to rid the municipality of the offending dwellings. To endeavour to accomplish this object a large block of land has been purchased, on which the council would erect from 20 to 30 houses if suitable financial arrangements could be made.

The council has offered to make this land available to the State free of cost for the erection of houses which can be let to lower-paid workers at reasonable rentals.

Geelong West.

264. The housing problem in this municipality is similar in all respects to that in the town of Newtown and Chilwell. The council has also offered to provide 25 blocks of land free of cost for the erection thereon of houses by a State Housing Authority.

Shepparton.

See Photographs of Shepparton Housing Conditions on Pages 85, 86, 87 and 88.

265. The housing problem is particularly acute in this town. The borough council reports as follows:—

“There are approximately 150 dwellings in Shepparton in which there are two or more families in residence. Of these dwellings 28 house at least 66 families consisting of 184 adults and 81 children. Four families live in tin sheds on their own land in the borough, but having bought the land, they could not finance the building of a home. There are 69 river bank huts which house 121 adults and 77 children.”

A census made by the municipality describes 32 of these camps as tin huts, constructed mostly of kerosene tins, six are described as tents, four as bag shelters, one as a bag hut, and the balance are of sundry structure.

These river camps are built on Crown land (mostly river frontages).

The council is alive to the danger of allowing insanitary housing conditions to continue, and have given much thought and consideration to a scheme of housing. The council through lack of finances is unable to carry out the scheme. It has offered to provide free of cost to the State an area of land on which to erect suitable houses.

Mildura.

See Photographs of Mildura River Shacks on Pages 83 and 84.

266. The river “shack” problem is much more acute and extensive in Mildura than in Shepparton. Within the boundaries of the Mildura Shire and City, there are 225 dwellings of the river shack and humpy type. Constructed in the main of timber frame covered with bags, these “shacks” and “humpies” house approximately 1,000 people, of whom approximately 50 per cent. are children. As at Shepparton, these dwellings have been erected on the river frontages, are mostly without floors and are subject to periodical flooding. No regular system of sanitation has been provided by either municipality, and the shack dweller is therefore obliged to make his own arrangements for disposal of nightsoil. This is particularly dangerous and objectionable as most of the shacks are erected adjacent to the river. As at Shepparton, the dwellers in these shacks are dependent upon seasonal employment, and the majority have not a continual source of income.



A view of a small section of shack dwellings on the banks of the Murray at Mildura. There are 225 of these shelters within the boundaries of the Shire and City of Mildura.

267. The Medical Staff of the Education Department examined some of the children in attendance at schools at Shepparton and Mildura, and found their general health and condition to be worse than children in metropolitan slum areas. This they ascribe to their home life and living conditions in river shacks.

268. The Board's attention was drawn to the fact that workers on river contracts had erected some of these shacks in which to reside during the currency of the works. Upon completion they had departed leaving them unoccupied. They were then occupied by families of casual workers in the town who became permanent residents.

269. The Board suggests that in future works of this nature provision be made for the accommodation of the workmen in properly constructed portable huts, which can be removed at the termination of the contract.

CONCLUSION OF THE FIRST (PROGRESS) REPORT.

270. Owing to the limited time allowed by the Order-in-Council for the Board's investigations and for the preparation and presentation of this Report, the Board has been obliged to work at high pressure, carrying out daily inspections as well as conducting the deliberative business of the Board.

271. Members of the Board take this opportunity of expressing their sincere appreciation of the services rendered by its Secretary, Mr. J. H. Davey, who has brought to a difficult and tedious task much ability, initiative, and resource. The Board has been well served by an efficient staff which included a surveyor and town planner, also census-takers, tabulators, and others.

Dated the 6th day of October, 1937.

Henry J. P. G.
Chairman

David Barnett
Deputy Chairman

Members of the Board.

J. H. Davey
Secretary.

61 Spring-street, Melbourne.

W. H. Rosbie
W. H. Rosbie

MILDURA RIVER SHACKS.



A bag shelter of four rooms in which reside a family of two adults and twelve children. The internal partitions between the rooms are also constructed of bag. This shelter is erected on Crown lands within the boundary of the City of Mildura.



Two adults and nine children occupy this structure with earthen floors.

MILDURA (Continued)

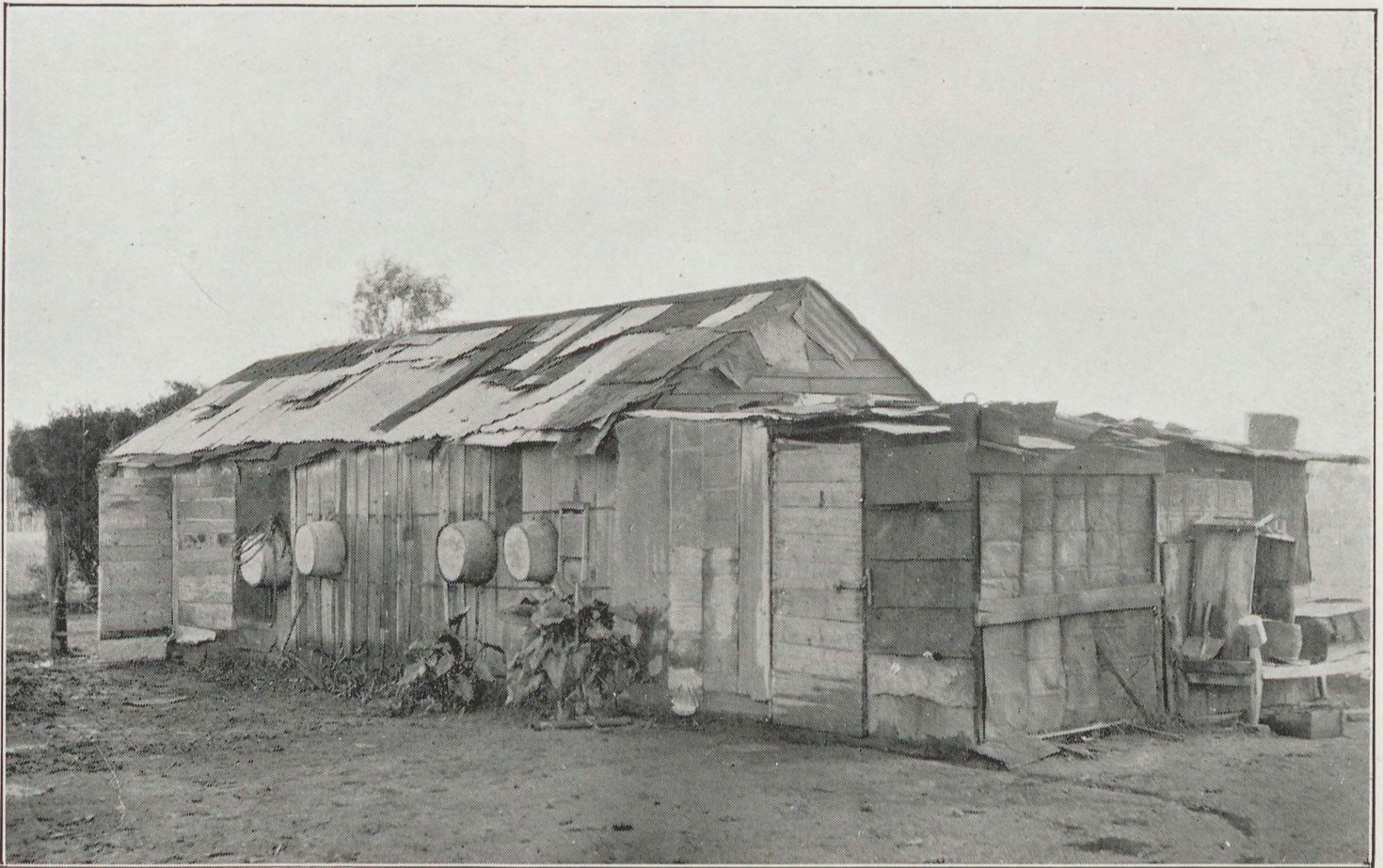


A dwelling of mixed construction used as a shelter by a widow with four children.



A shelter of timber frame and bag covering. The family in occupation consists of two adults and six children.

PHOTOGRAPHS OF SHEPPARTON HOUSING CONDITIONS.

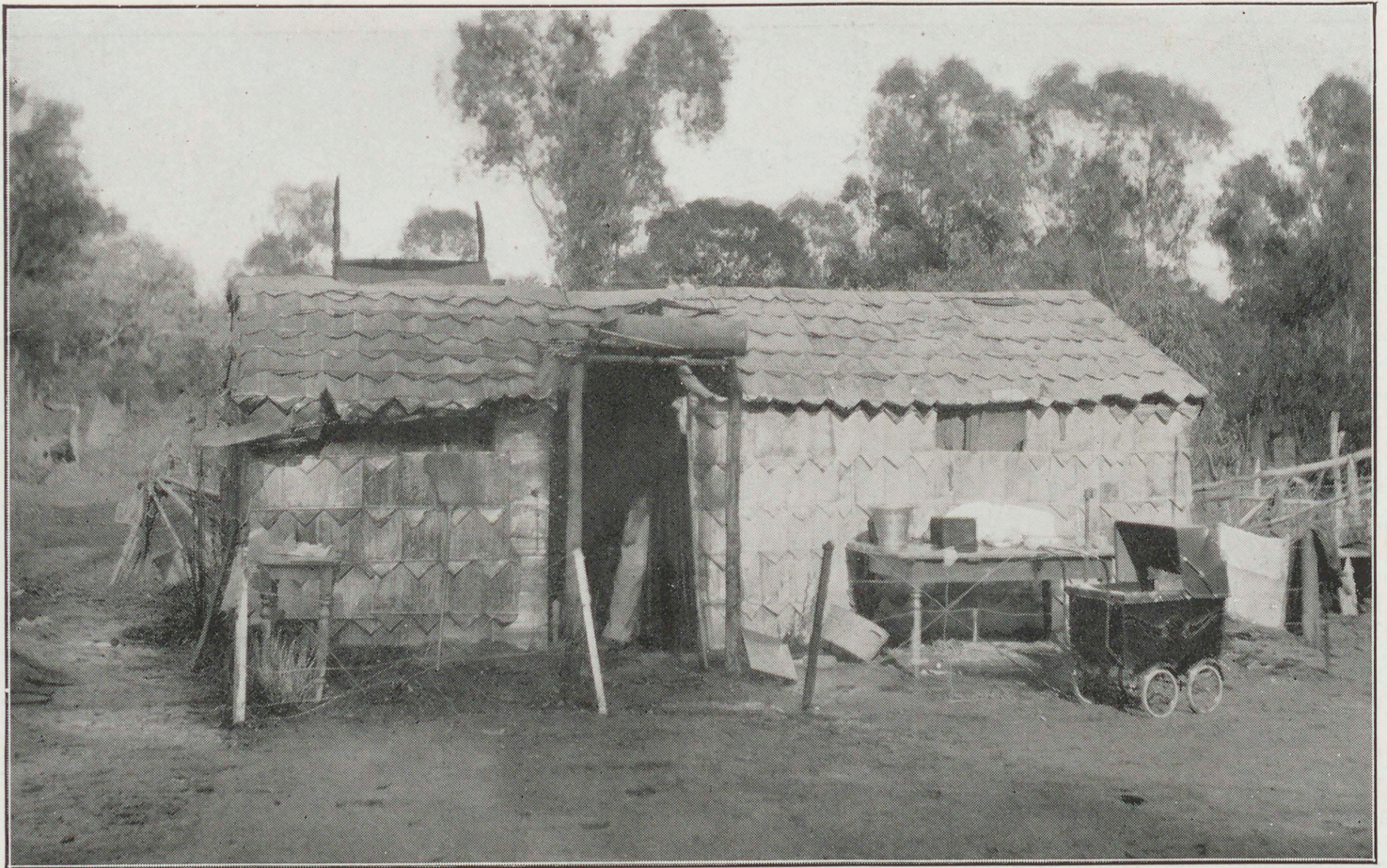


A hut in Mason-street in which a family of two adults and three children reside.



Bag and tent shelter on the west side of the river. The open fireplace on the right is the only cooking facility available.

SHEPPARTON (Continued)



One of a group of shacks built on the river bank. This group houses several adults and their children.



A "shack" dwelling on the river bank shelters a family of two adults and nine children.

SHEPPARTON (Continued).

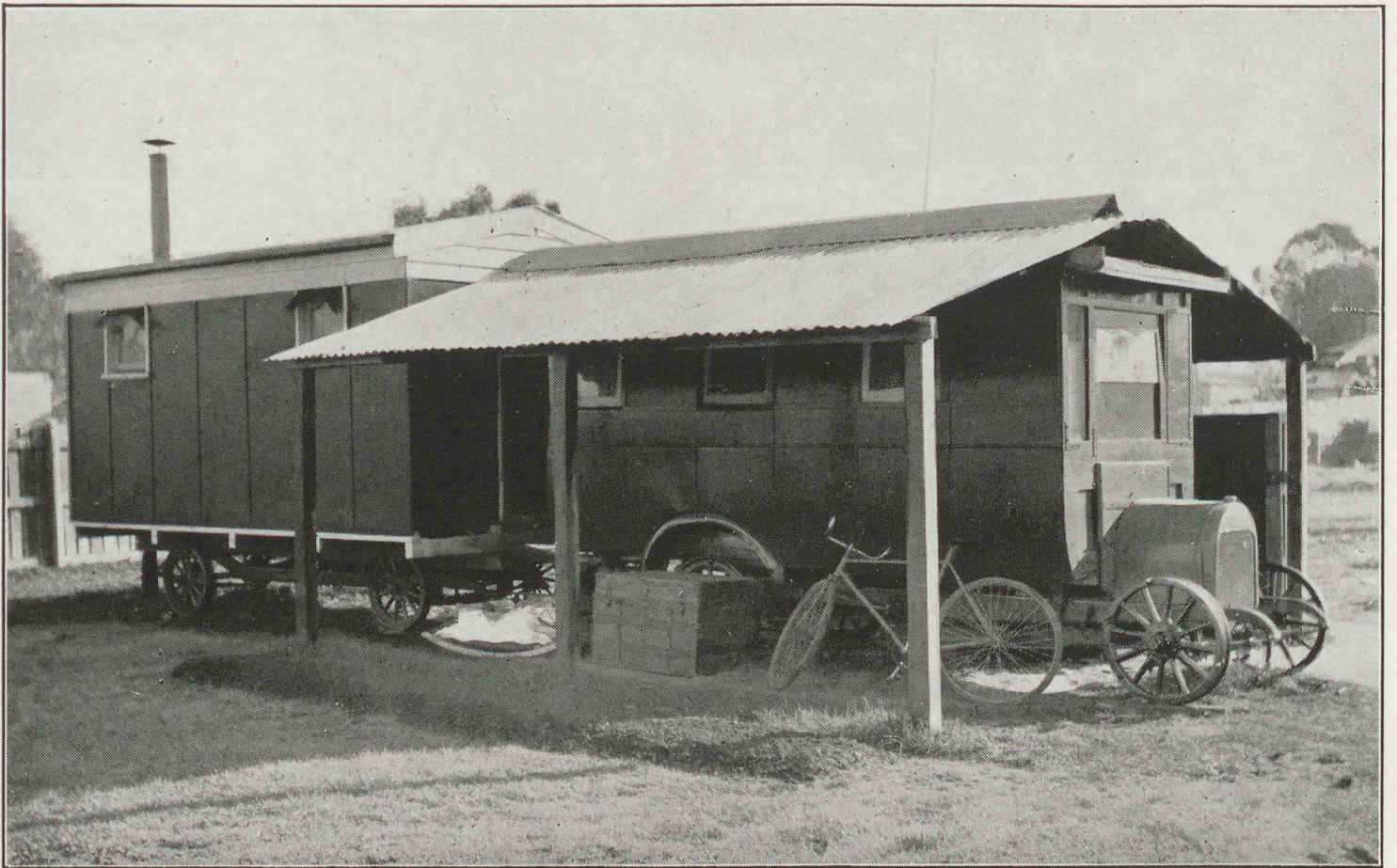


Huts occupied by family with four children in Swallow-street.

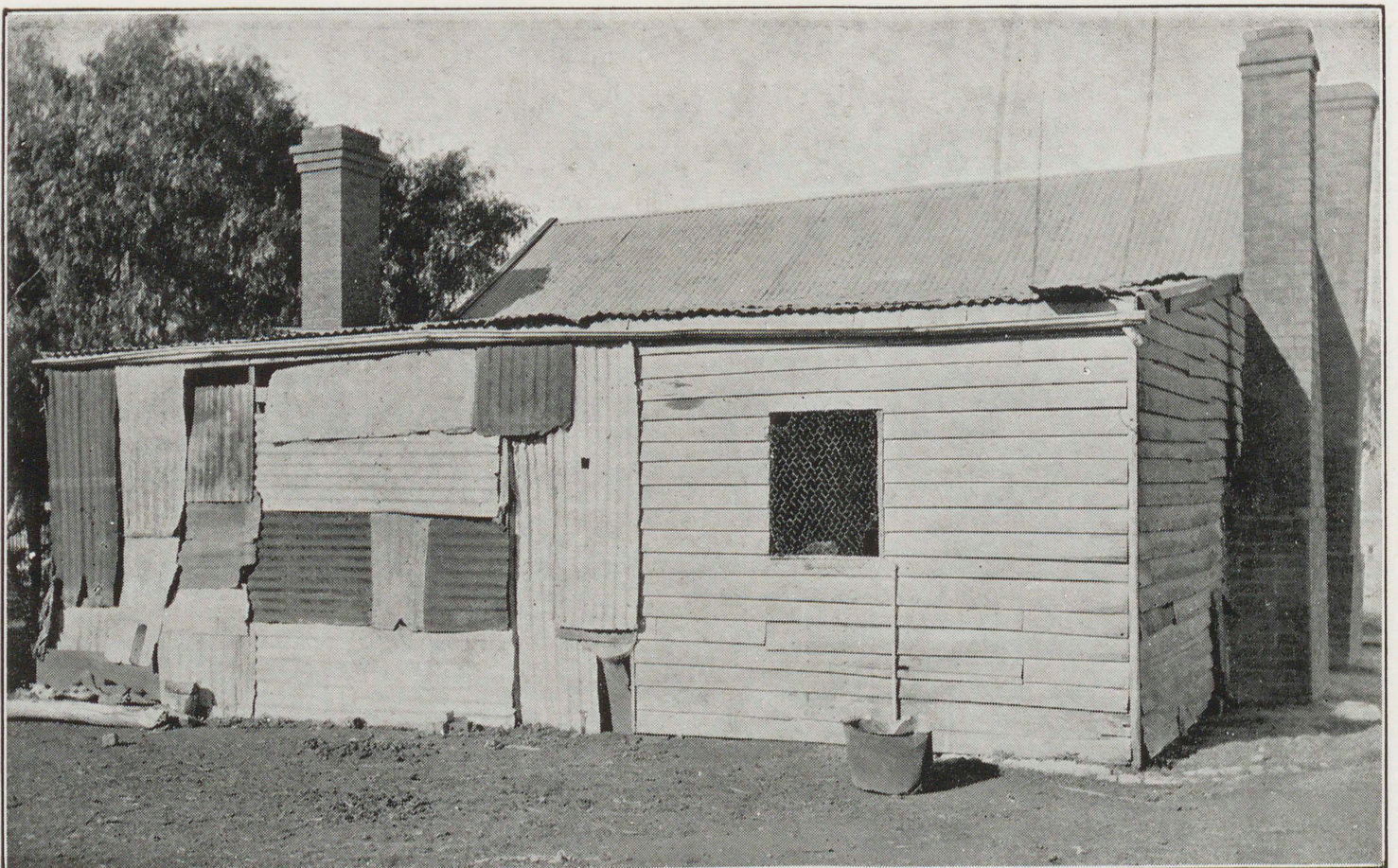


Rear of dilapidated house in Fryers-st. The house has been condemned, but tenants pay 12s. 6d. weekly in rent.

SHEPPARTON (Continued).



A temporary caravan shelter in Rowe-street housing a man, his wife, and two children.



Premises in Hayes-street occupied by three adults and three children.

APPENDIX "A."

PLAN OF INVESTIGATION FOLLOWED BY THE BOARD.

The Board—

- (1) Obtained through the Agent-General of the State of Victoria in London, and considered many valuable and informative works written by leading English and other authorities, a large amount of literature and circulars issued by the Ministry of Health (England) and various housing authorities throughout England and Scotland. A bibliography is set out at the foot of this Appendix.
- (2) Obtained information from appropriate authorities in New Zealand, New South Wales, Queensland, South Australia, and Western Australia relating to housing and rent regulation legislation, both existing and projected.
- (3) Directed its attention to the state of housing and relative health legislation in operation in England and in this State.
- (4) Obtained from the Lands Department of this State and from the Melbourne and Metropolitan Board of Works and carefully examined and considered detailed plans of all areas within the five (5) miles radius referred to in the Terms of Reference.
- (5) Held conferences with officers of the Sustenance Branch, Department of Labour of this State, relating to slum areas and inhabitants of slum areas.
- (6) Obtained and made a careful analysis of statistics from Fairfield Infectious Diseases Hospital relative to the incidence of infectious diseases.
- (7) Considered statistics from various sources relating to—
 - Juvenile Delinquency,
 - Housing and Social Conditions generally,
 involving conferences with the Government Statist of this State and others.
- (8) Inspected houses within the following municipalities, namely :—
 - Richmond, Fitzroy, Collingwood, City of Melbourne, South Melbourne, Port Melbourne, Prahran, Brunswick, Williamstown, Footscray, Essendon, Coburg, St. Kilda, Hawthorn, and Kew,
 and in co-operation with a town planner recorded on relative plans the various classes of houses according to the classification referred to in Part I. of this Report.
- (9) From the records of the various municipalities and from other sources, tabulated the names and addresses of owners of houses regarded as slum or sub-standard by the Board.
- (10) On or about the 19th November, 1936, appointed lady census takers who visited houses in areas indicated by the Board and obtained from occupiers replies to the questionnaires A and B, copies of which appear in Appendix "C" to this Report.
- (11) Met councillors and health and other officers of various municipalities, made inspections with them, and considered with them the nature and efficacy of Local Government powers in relation to housing.
- (12) Inspected vacant and other lands suitable for re-housing and collected information concerning the same.
- (13) Personally inspected all streets, rights-of-way, and alleyways within the five (5) miles radius, except in certain specific areas when it was known that housing conditions did not warrant investigation by the Board.
- (14) Classified 7,330 houses according to standards of habitability.
- (15) Conferred with representatives of the Building Industry Congress with a view to making a survey of the building industry and of drawing up a scheme designed to stabilize prices of materials and services.
- (16) By means of written questionnaires and otherwise obtained information to assist the Board from the following :—
 - (a) Property Owners.
 - (b) Estate Agents.
 - (c) Metropolitan and Provincial Municipalities.
 - (d) Government Statist.
 - (e) Melbourne and Metropolitan Board of Works.
 - (f) Health Department.
 - (g) Education Department.
 - (h) Penal Department.
 - (i) Infectious Diseases Hospital.
 - (j) Metropolitan Gas Company.
 - (k) State Electricity Commission.
 - (l) Health Inspector's Association.
 - (m) Children's Courts.
 - (n) Town Planning Association.
 - (o) Parliamentary Librarian.
 - (p) Railway Department.
 - (q) Municipal Association.
 - (r) Taxation Department.
 - (s) Commonwealth Statistician.

(17) Conducted an investigation in regard to rental increases in the metropolitan area.

(18) Took evidence from—

F. W. Frawley, Esq., Officer in Charge of Sustenance Branch, Department of Labour.
 H. H. Lees, Esq., Secretary Central Unemployed Committee, Trades Hall, Melbourne.
 L. Perrott, Esq., Architect.
 The Executive of the Building Industry Congress.
 The Executive of the Real Estate Institute of Victoria.
 The Executive of the Timber Development Association of Victoria.
 Tenants of houses owned by Mr. R. E. Loft.
 T. M. Burke, Esq.
 H. E. Morton, Esq.
 Sergeant Walters, Police Department.
 Matron Gray, Melbourne City Mission.
 Dr. Fitzgerald, Education Department, and others.

Evidence was taken *viva voce* only where absolutely necessary. The Board considered that this method of obtaining evidence would be slow and unsatisfactory in result as well as embarrassing to tenants and occupiers.

(19) Conferred with officers of the Lands Department regarding the situation of Crown Lands and other land suitable for re-housing purposes.

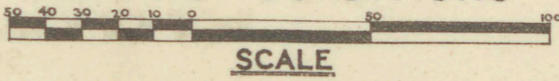
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OVERSEAS LITERATURE.

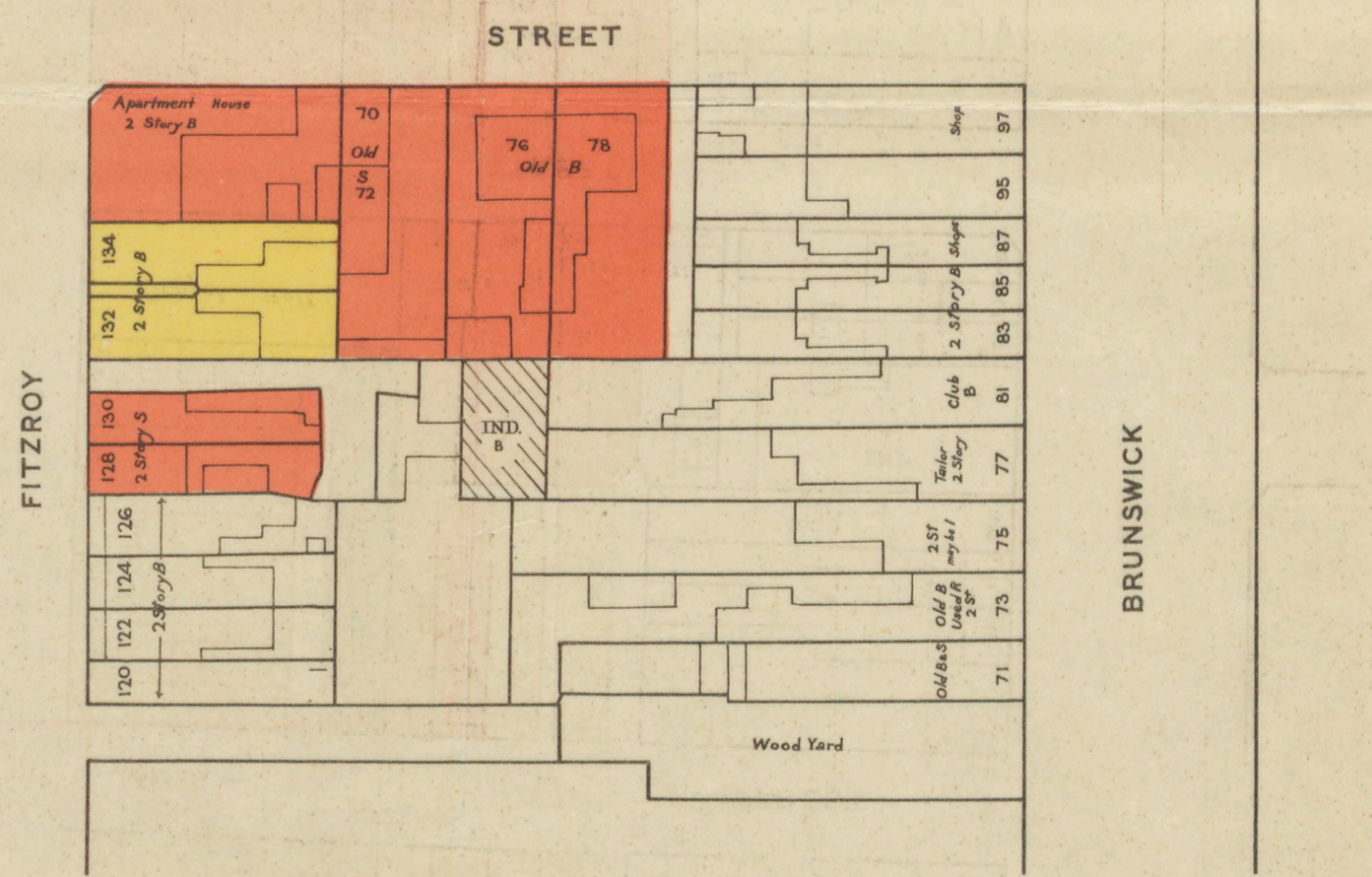
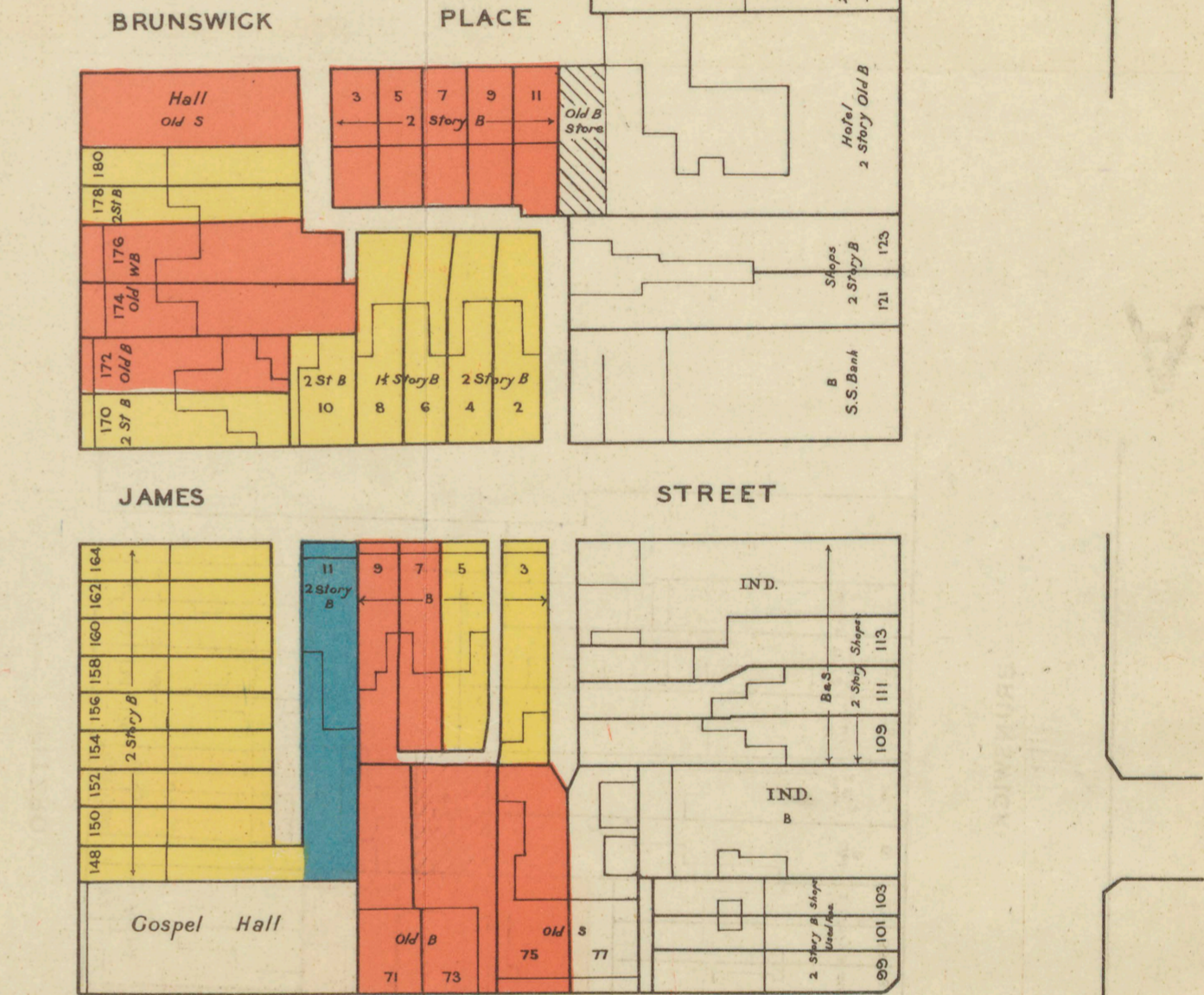
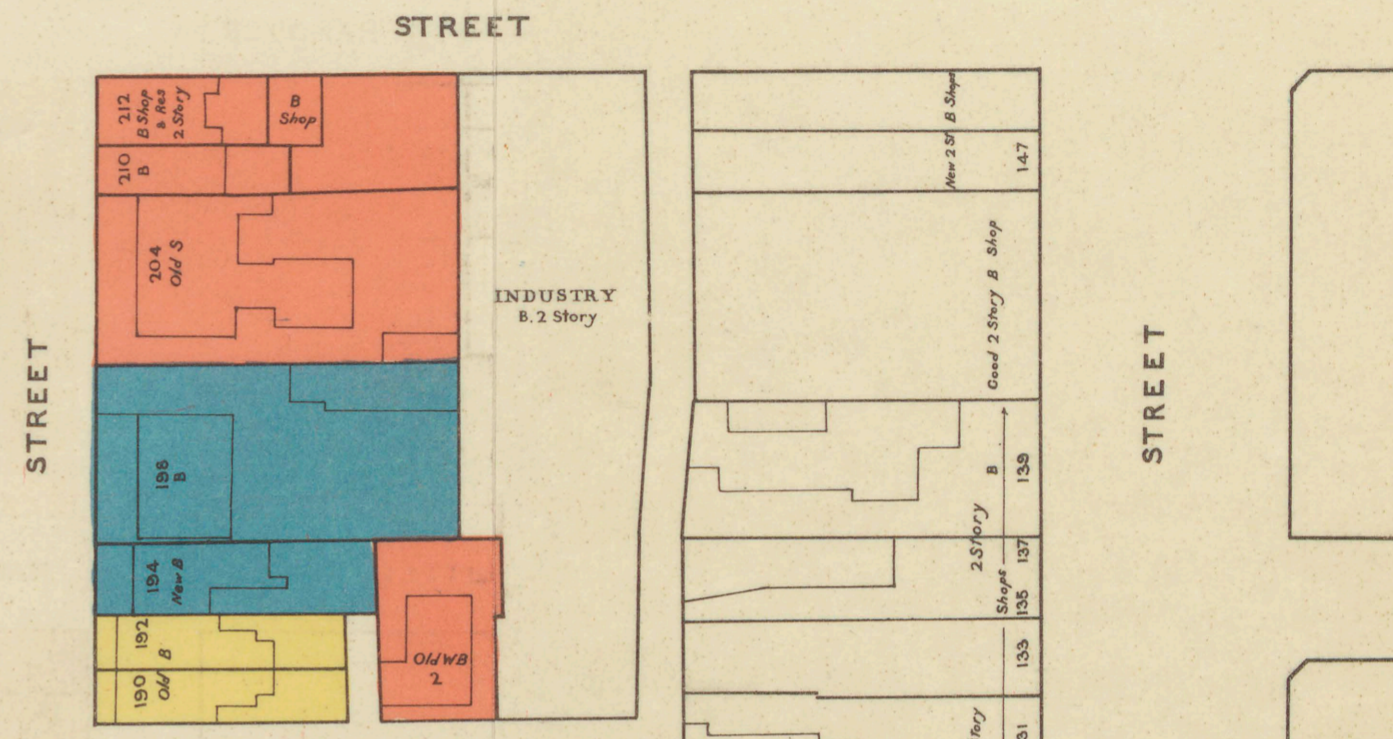
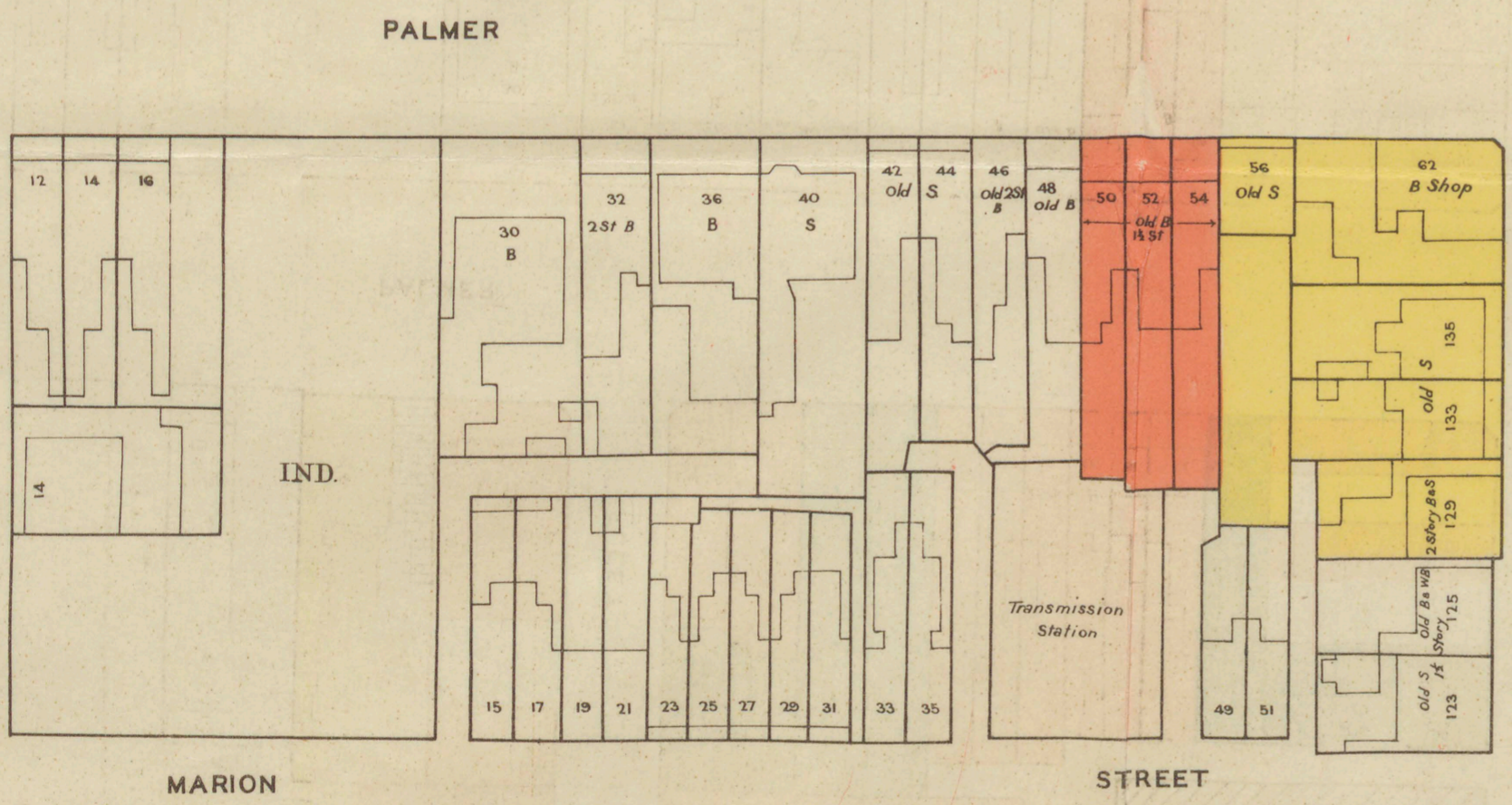
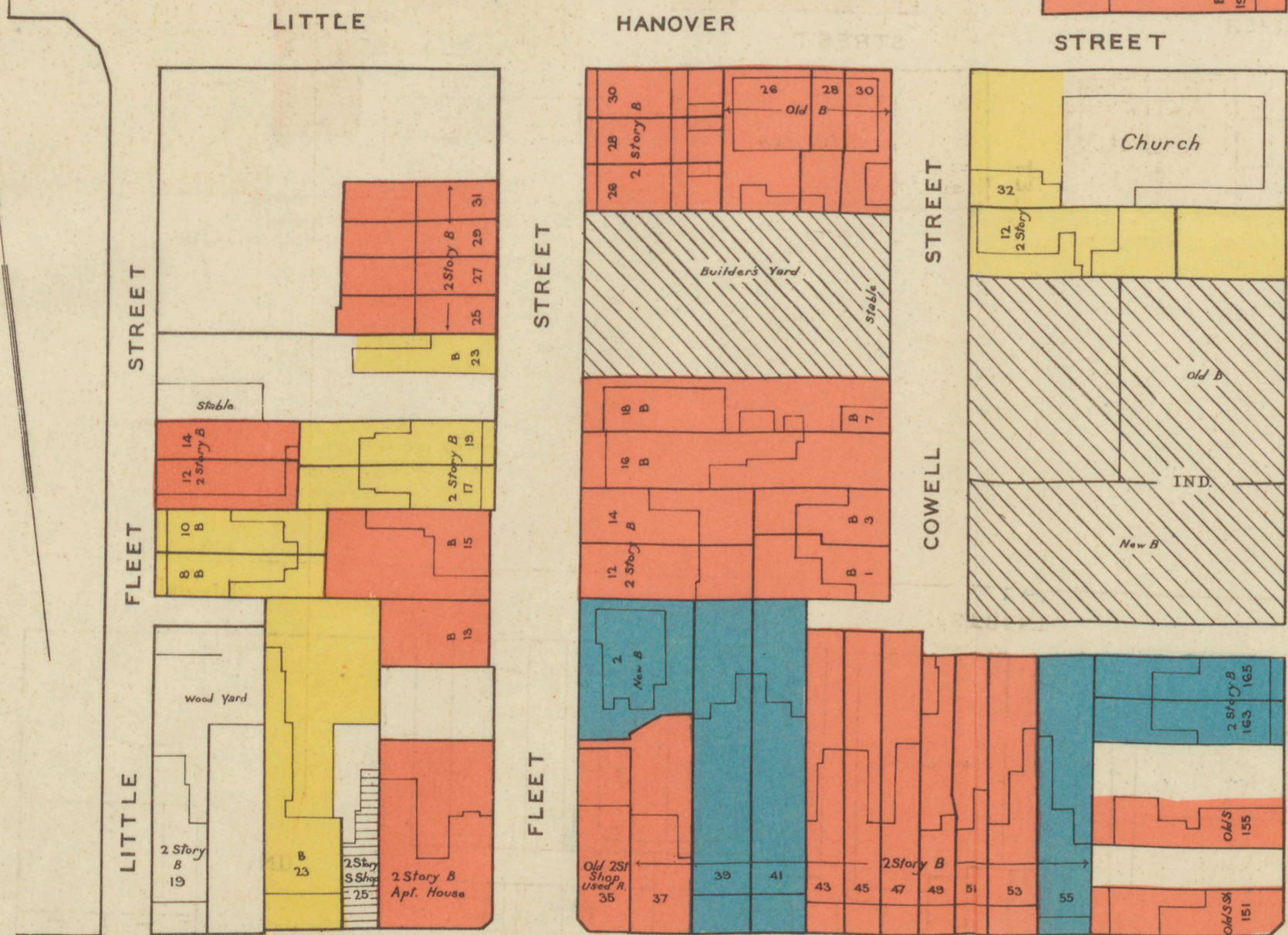
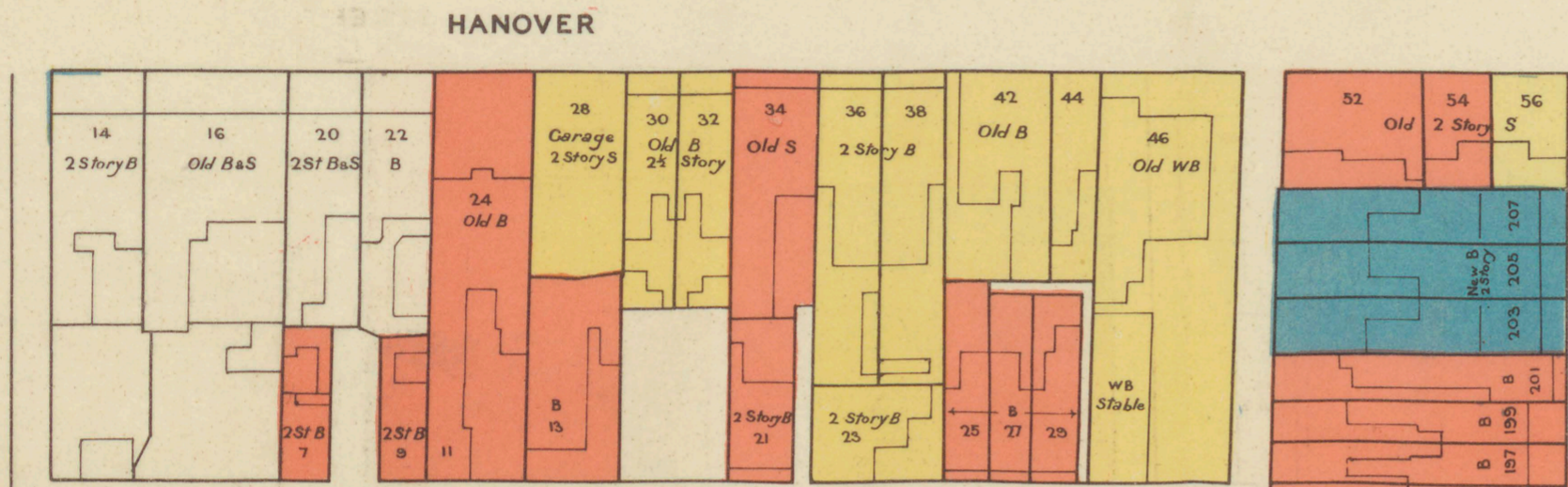
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“The Anti-Slum Campaign”—Simon.
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FITZROY

EXISTING CONDITIONS



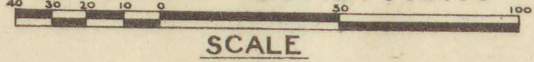
- Red. Houses unfit for human habitation.
- Yellow. structurally sound but needing extensive repairs and provision of domestic amenities.
- Blue. Habitable houses.
- Industries ▨▨▨▨
- Shops ▨▨▨▨



J. T. ...
 Town Planner
 H.I. & S.A. Board
 4/8/37

COLLINGWOOD

EXISTING CONDITIONS



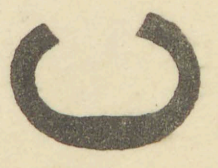
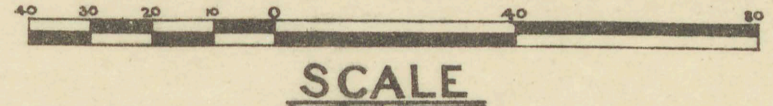
- Red.* Houses unfit for human habitation.
- Yellow.* structurally sound but needing extensive repairs and provision of domestic amenities.
- Blue.* Habitable houses.
- Industries*



S. J. Green
Town Planner
H.I.S. S.A. Board
4/9/57

SOUTH MELBOURNE

EXISTING CONDITIONS

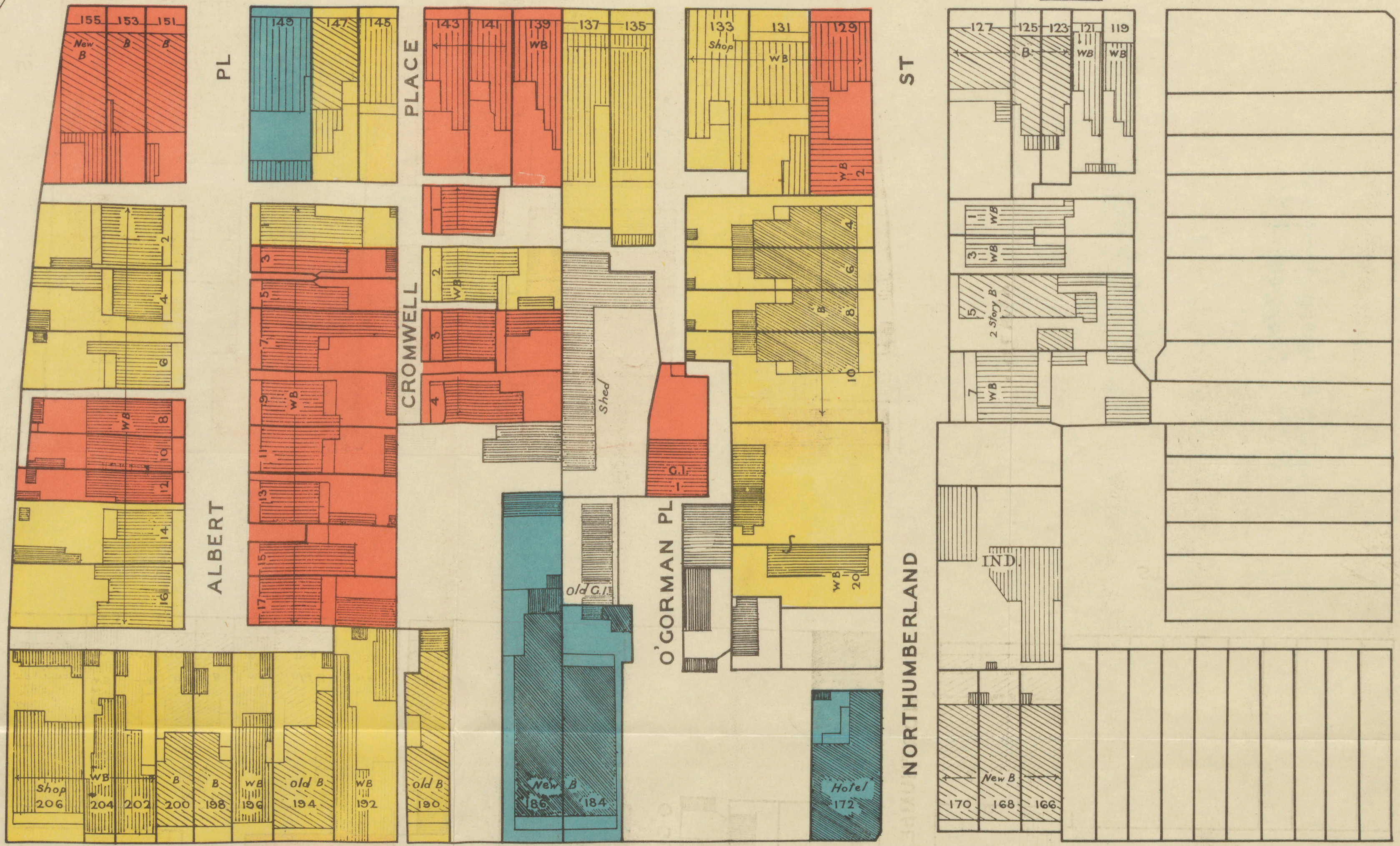


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Red. Houses unfit for human habitation.
Yellow. " structurally sound but needing extensive repairs and provision of domestic amenities
Blue. Habitable houses.

RAILWAY



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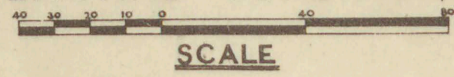
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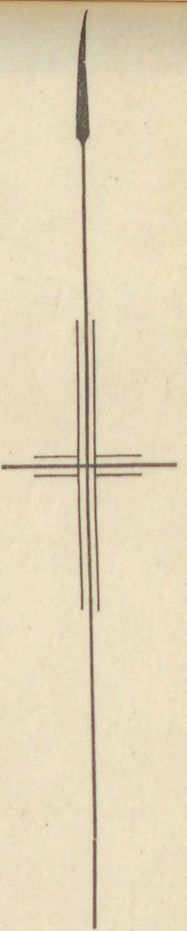
F. Tully
 Town Planner
 H. I. & S. A. Board
 16/8/37

NORTH MELBOURNE

EXISTING CONDITIONS

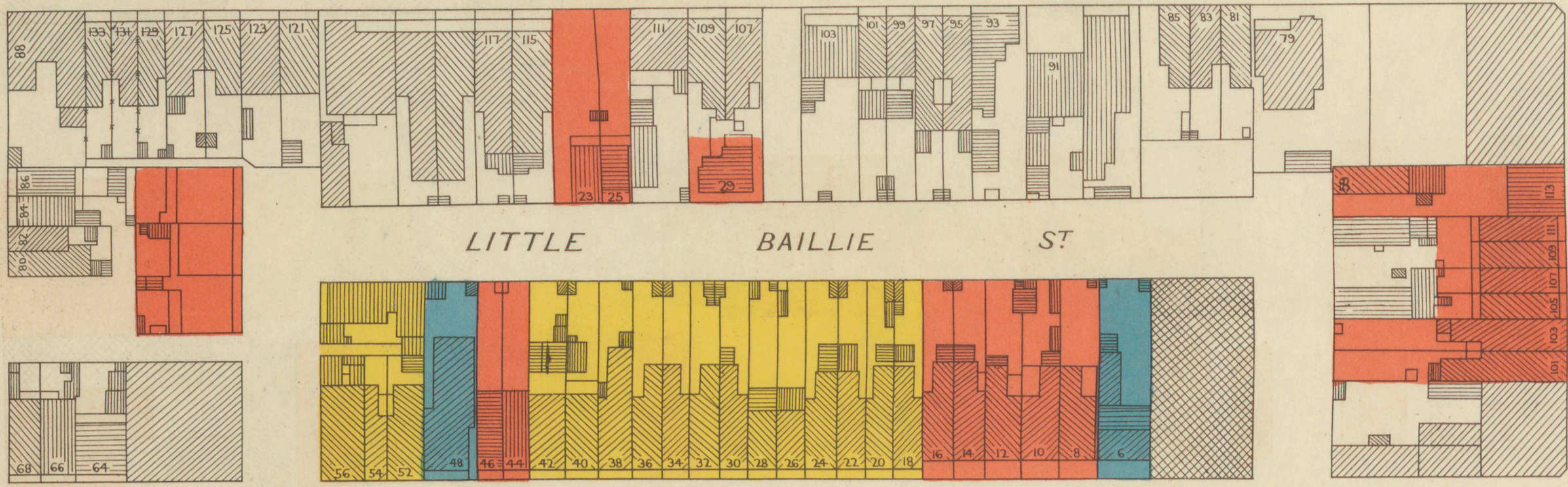


Red. Houses unfit for human habitation.
Yellow. - structurally sound but needing extensive repairs and provision of domestic amenities
Blue. Habitable houses.
 Industries



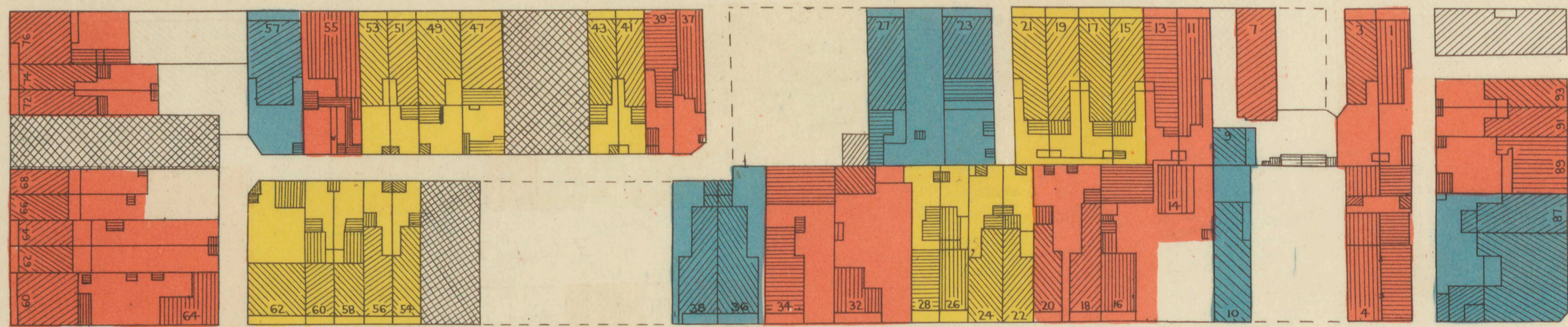
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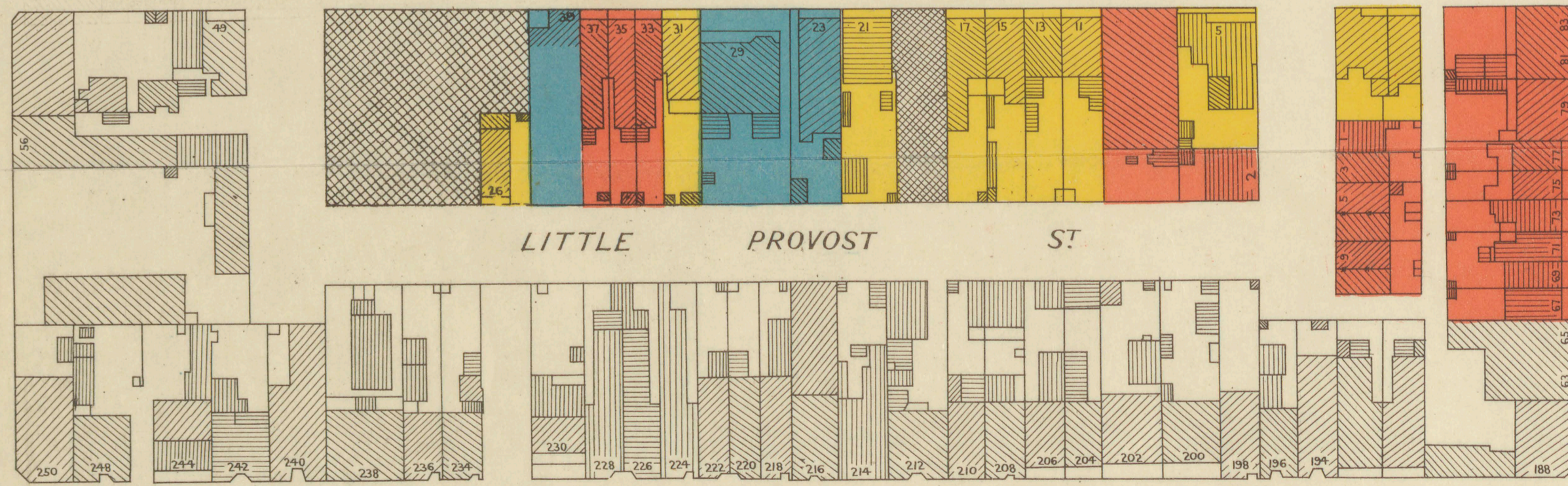
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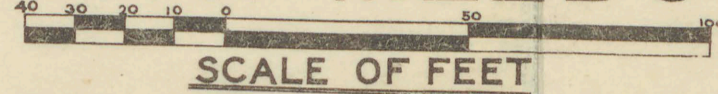
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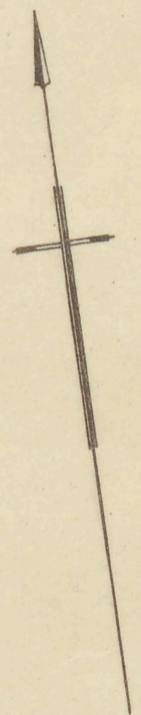
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CURZON

EXISTING CONDITIONS NORTH MELBOURNE



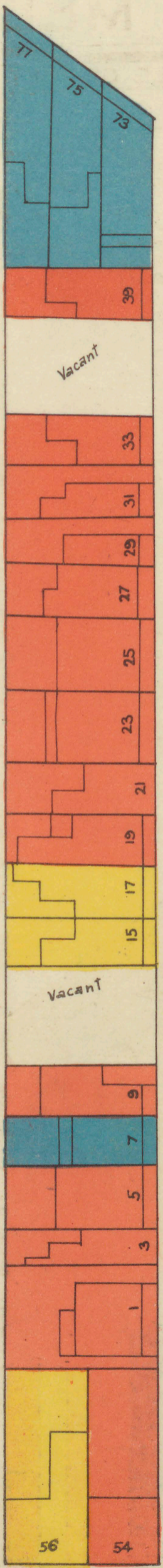
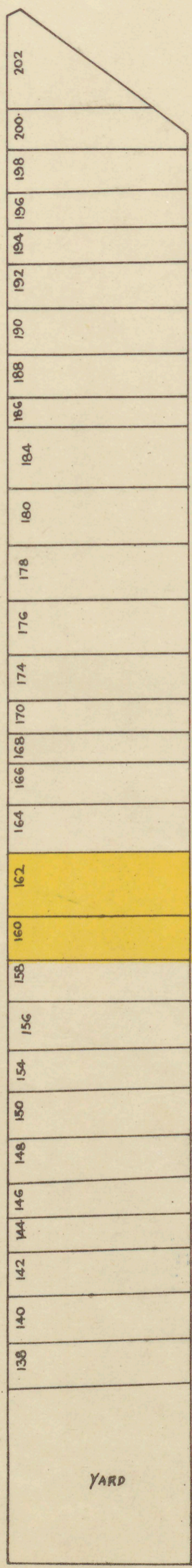
Red. Houses unfit for human habitation.
Yellow. structurally sound but needing extensive repairs and provision of domestic amenities
Blue. Habitable houses.



A. H. ...
 Town Planner
 H.I. & S.A. Board
 4/8/37

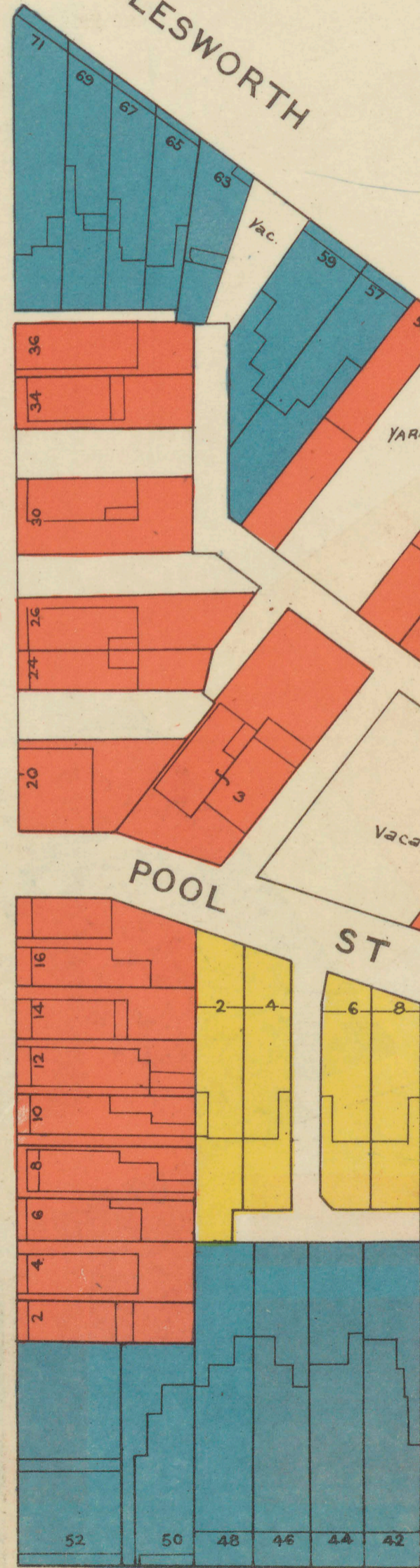
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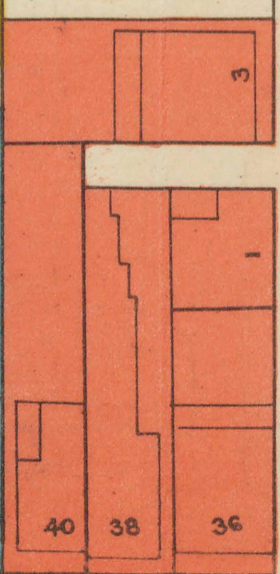
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MOLESWORTH

POOL

ST



AVON

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

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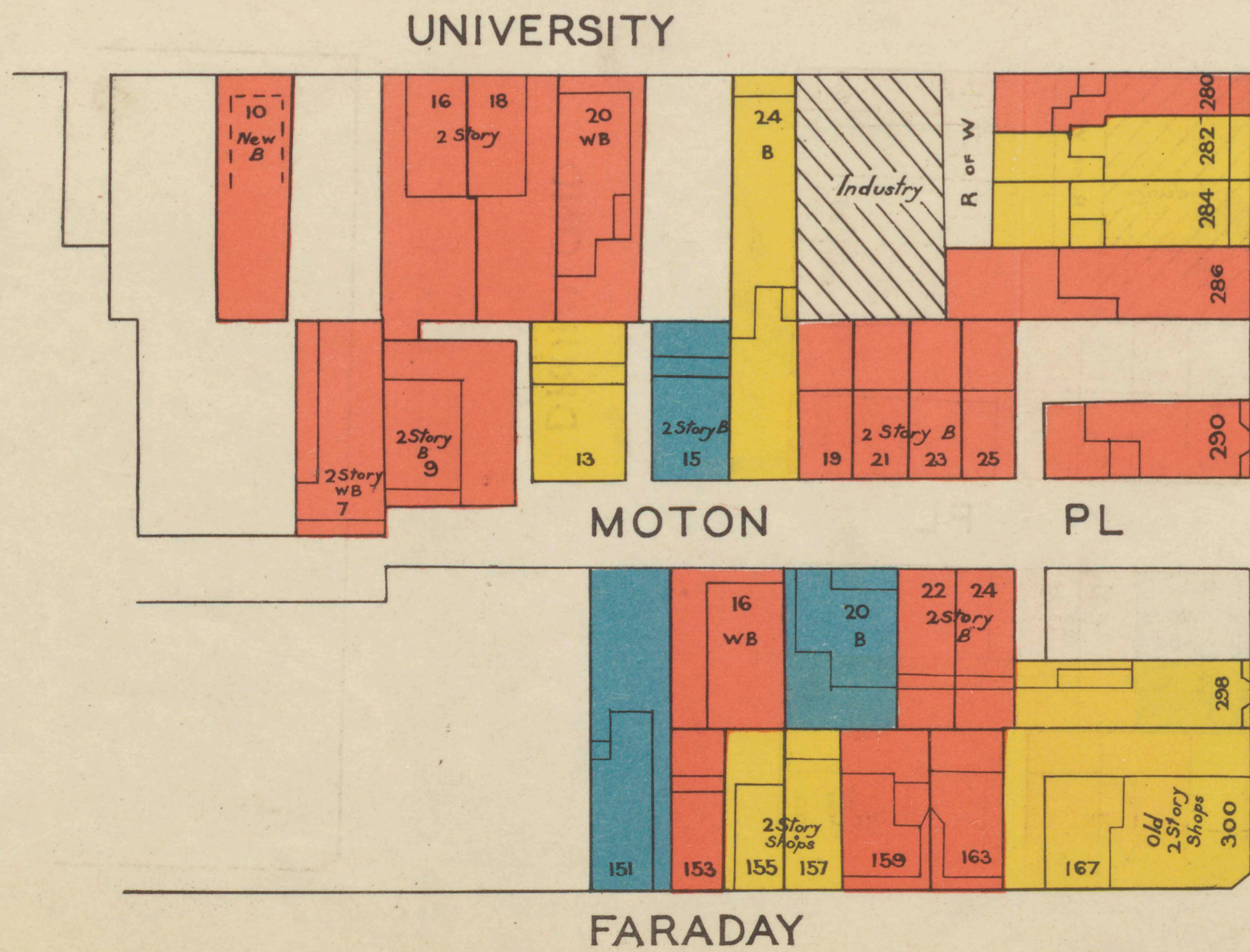
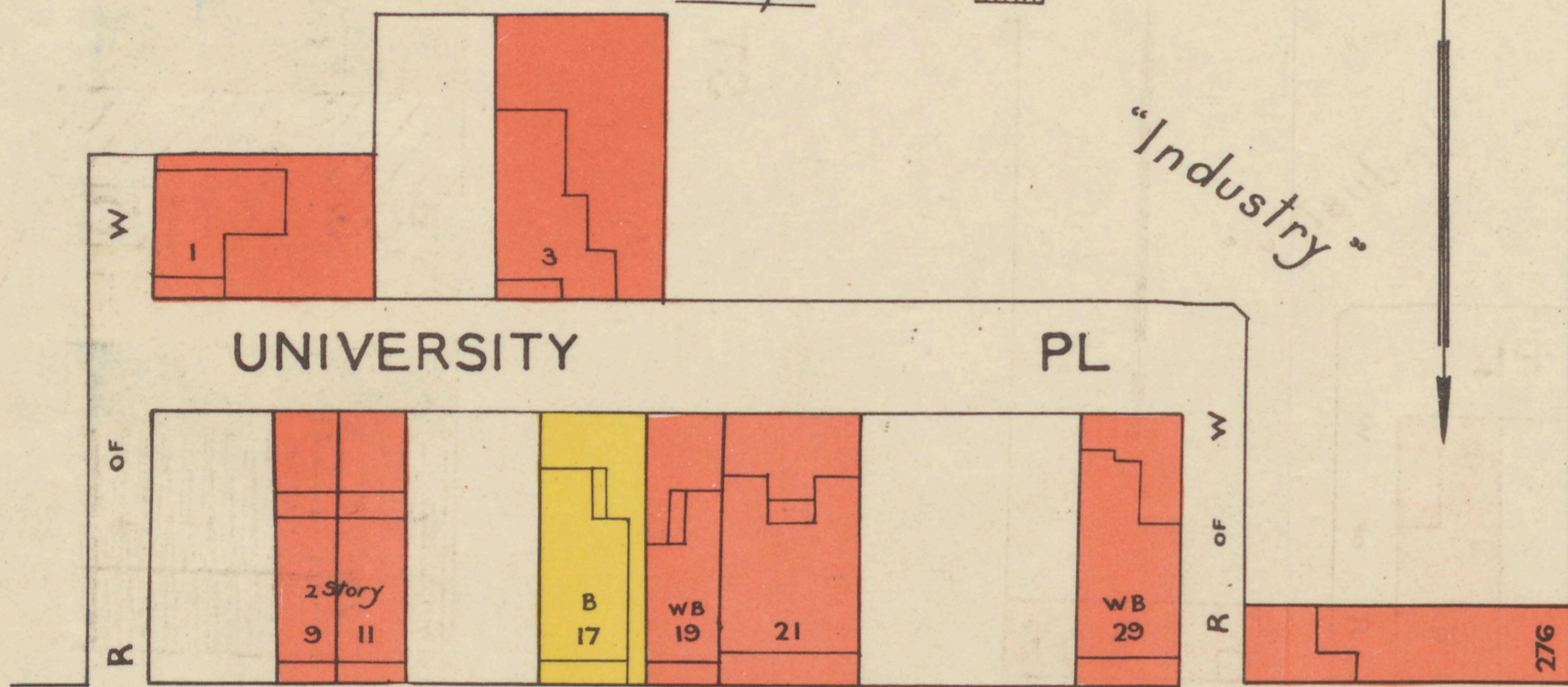
CURZON ST

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CARLTON

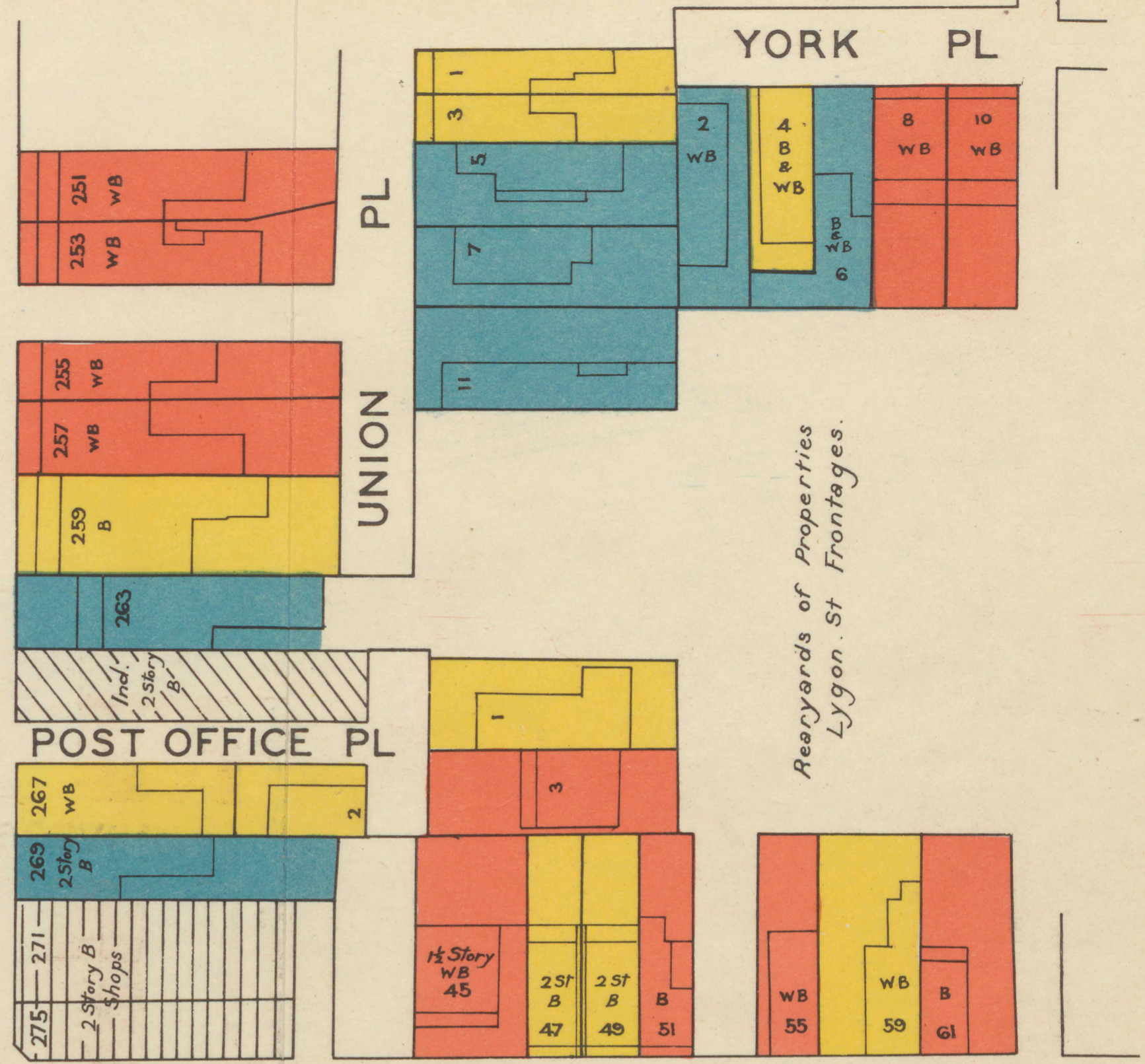
EXISTING CONDITIONS
SCALE 40 FEET TO AN INCH

- Red.* Houses unfit for human habitation.
- Yellow.* " structurally sound but needing extensive repairs and provision of domestic amenities.
- Blue.* Habitable houses.
- Industries* 
- Shops* 



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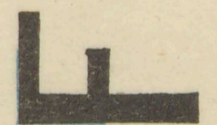
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A. Tresser
Town Planner
H.I. & S.A. Board
16/8/37



APPENDIX "B."

PLANS SHOWING EXISTING CONDITIONS WITHIN THE AREAS INVESTIGATED.

On these plans are noted in—

Red	..	..	Houses regarded unfit for human habitation.
Yellow	..	..	Houses structurally sound, but needing extensive repairs and/or provision of proper domestic amenities.
Blue	..	..	Habitable houses.
Hatched	..	..	Industries. (See plan.)
Hatched	..	..	Shops. (See plan.)

DESCRIPTION OF PLANS.

Plan A	..	..	Portion of City of Fitzroy showing existing conditions in the area.
Plan B	..	..	Portion of Collingwood showing existing conditions in the area.
Plan C	..	..	Portion of City of South Melbourne showing existing conditions in the area.
Plan D	..	..	Portion of North Melbourne (Arden, Baillie, and Provost Streets) in the City of Melbourne showing existing conditions in the area.
Plan E	..	..	Portion of North Melbourne (Molesworth, Curzon, Haines, and Abbotsford Streets) showing existing conditions in the area.
Plan F	..	..	Plan showing typical slum pockets in Carlton (City of Melbourne) showing houses erected on blind rights-of-way, narrow streets, and lanes.

APPENDIX "C."

Government of Victoria.

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

HOUSE SURVEY.

Municipality.....

1. Number in street..... Name of street.....

2. Type of dwelling—Brick/Wood/Stone. (Cross out item not required.)

3. Height of land in relation to kerb.....

4. External condition of building.....

5. Estimated age of building.....

6. State of drainage.....

7. Construction and state of roof.....

8. Skillion roofs?..... 9. Height of walls at lowest point.....feet.

10. Level of floors above ground

11. Size of backyard.....

12. Material in walls.....

13. Condition of walls.....

14. Condition of party walls.....

15. If detached. State distance from adjoining buildings.....

16. Whether adjoining factory yards or stables.....

17. Width of street..... 18. Through or blind street.....

19. Width of right-of-way at back.....

20. Condition of natural lighting.....

21. Condition of ventilation.....

22. Remarks

Signature of Officer.....

Date

APPENDIX "C."

Government of Victoria.

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

SOCIAL CENSUS.

Municipality.....

1. Full name of tenant..... No..... Street
2. HUSBAND.—Married/Widower. Age..... Occupation.....
3. Born at—..... Town. State or Country..... Nationality.....
4. Average weekly wage..... 5. Unionist?..... 6. Member of any Friendly Society?.....
(12 months' period.)
7. Drinker?..... 8. Dissolute?..... 9. Derelict?..... 10. Criminal?.....
11. Were parents of same type?.....
12. WIFE.—Married/Widow. Age..... Occupation.....
13. Average weekly wage..... 14. Drinker?..... 15. Dissolute?.....
(12 months' period.)
16. Slovenly?..... 17. Criminal?..... 18. Love of and care for children.....
19. Were parents of same type?.....
20. CHILDREN.—

Age.	Occupation.	Earnings per Week.	Character.	Health.
(1)
(2)
(3)
(4)
(5)
(6)
(7)
(8)

21. If more than eight children, state ages of others..... 22. Any abnormal children?.....
23. OTHER OCCUPIERS.—Any other families in occupation?..... 24. Number in each family..... 25. Ages.....
26. Sexes..... 27. Occupations of—(a) Parent..... (b) Children.....
28. Any other dependants?.....
29. HOUSE.—(a) Type—wood, brick, or stone..... (b) Municipal valuation, £.....
(State particulars.)
30. Name and address of owner.....
31. Name and address of agent.....
32. Rental per week..... 33. Rent received from sub-letting.....
34. Vermin-infested?..... 35. Rat-infested?..... 36. Number of rooms.....
37. Sizes of rooms..... 38. Internal condition of building.....
(Approximate.)
39. Any bathroom?..... 40. Any wash-house?..... 41. Any kitchen sink?.....
42. Cooking facilities and where placed.....
43. Is house subject to flooding?..... 44. Condition of floors.....
45. Artificial lighting—electric, gas, otherwise.....
46. Sustenance, pension, or other assistance (if more than one family, show each separately).—
Given by..... Amount, £..... per..... week.
month.
year.
47. Total income received in home from all sources in one week, £.....
48. Remarks.—

Date.....

Signature of Officer.....

APPENDIX "D."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

PARTICULARS OF HOUSES INSPECTED IN ALL INNER SUBURBS.

1. Number of houses visited and inspected externally	7,330
2. Number of houses to which admission was gained and inspected internally ..	6,390
3. Number found to be in good habitable condition (\surd houses)	1,056 (14·4 per cent.)
4. Number found to be temporarily unfit for habitation—needing extensive repair or provision of domestic amenities to make good and habitable (\surd X houses)	3,138 (43 per cent.)
5. Number found to be unfit for habitation and incapable of being made so (X, XX, or XXX houses)	3,046 (41·5 per cent.)
6. Number unclassified	90 (1·2 per cent.)

TABLE SHOWING NUMBERS OF TYPES OF HOUSES INSPECTED AND CLASSIFIED IN EACH DISTRICT.

Suburb.	\surd	\surd X.	X.	XX.	XXX.	Unclassified.	Totals.
Port Melbourne	47	180	181	48	3	5	464
South Melbourne	58	445	410	194	3	7	1,117
Collingwood	215	386	223	123	25	30	1,002
Richmond	114	759	442	88	2	5	1,410
Fitzroy	172	473	220	116	12	20	1,013
Carlton	176	358	227	153	18	7	939
North Melbourne	274	537	400	124	34	16	1,385
Totals	1,056	3,138	2,103	846	97	90	7,330

APPENDIX "E."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.
 DETAILS OF HOUSES WITH DEFECTS IN EXTERNAL CONDITION.
 NATURE OF DEFECTS.

Suburb.	Number of Houses Inspected.	External Walls.		Percentage of Defective Walls.	Leaking Roofs.	Percentage with Leaking Roofs.	Skillion Roofs.	Percentage with Skillion Roofs.	Floors on or Below Level of Ground.	Percentage with Floors on or Below Level of Ground.
		Fair.	Bad.							
Port Melbourne ..	464	98	310	66·8	145	31·3	215	46·3	182	39·2
South Melbourne ..	1,117	313	711	63·7	347	31·1	401	35·9	347	31·1
Collingwood	1,002	362	562	56·1	402	40·1	448	44·7	325	32·4
Richmond	1,410	520	794	56·3	263	18·7	661	46·9	457	32·4
Fitzroy	1,013	343	585	57·7	277	27·3	437	43·1	428	42·2
Carlton	939	294	467	49·7	109	11·6	324	34·5	304	32·4
North Melbourne ..	1,385	430	706	51	513	37	587	42·3	308	22·2
Total	7,330	2,360	4,135	..	2,056	..	3,073	..	2,351	..
Average percentage for all suburbs .. ..	..	..	..	56·4	..	28	..	41·9	..	32·1

APPENDIX "G."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.
DEFECTS IN SANITATION OF HOUSES INSPECTED BY THE BOARD.

NATURE OF DEFECTS.

Suburb.	Number of Houses Inspected.	Bad Drainage.	Percentage with Bad Drainage.	Adjoining Factory Yards and Stables.	Percentage.	Rat Infested.	Percentage Rat Infested.	Vermin Infested.	Percentage Vermin Infested.	Houses Subject to Flooding.	Percentage.	Houses Erected on Rights of-way, Blind Lanes or Pockets.	Percentage of Houses on Lanes, etc.
			%		%		%		%		%		%
Port Melbourne..	464	140	30·17	40	8·62	171	36·85	60	12·93	11	2·37	89	19·18
South Melbourne	1,117	296	26·5	116	10·38	369	33·03	286	25·6	33	2·95	190	17·01
Collingwood ..	1,002	297	29·64	85	8·48	349	34·83	188	18·76	22	2·2	72	7·19
Richmond ..	1,410	258	18·3	150	10·64	598	42·41	173	12·27	32	2·27	350	24·82
Fitzroy ..	1,013	407	40·18	58	5·72	480	47·38	219	21·62	35	3·46	174	17·18
Carlton ..	939	179	19·06	86	9·16	328	34·94	126	13·42	13	1·38	224	23·86
North Melbourne	1,385	490	35·38	121	8·74	554	40	237	17·11	50	3·61	141	10·18
Total	7,330	2,067	..	656	..	2,849	..	1,289	..	196	..	1,240	..
Average Percentage in all Suburbs ..	..	..	28·20	..	8·95	..	38·87	..	17·59	..	2·67	..	16·92

APPENDIX "H."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

DETAILS OF LACK OF DOMESTIC AMENITIES IN HOUSES INSPECTED INTERNALLY.

Suburb.	Total Number of Houses Inspected Internally.	Houses Without Bathrooms.	Percentage of Total.	Houses Without Washing Facilities.	Percentage of Total.	Houses Without Kitchen Sinks.	Percentage of Total.	Houses with Cooking Facilities in Bathrooms, Verandahs, Skillions or in Open Air.	Percentage of Total.	Houses Artificially Lit by Candles or Lamps Only.	Percentage of Total.
			%		%		%		%		%
Port Melbourne ..	420	128	30·48	144	34·29	356	84·76	45	10·71	70	16·67
South Melbourne ..	958	295	30·79	558	58·25	827	86·33	175	18·27	292	30·58
Collingwood ..	892	358	40·13	536	60·09	883	98·99	108	12·11	272	30·49
Richmond	1,255	253	20·16	405	32·27	1,007	80·24	163	12·99	215	17·13
Fitzroy	950	237	24·95	386	40·63	730	76·84	108	11·37	289	30·42
North Melbourne ..	1,101	538	48·86	761	69·12	1,060	96·28	114	10·35	298	27·07
Carlton	814	257	31·57	495	60·81	690	84·77	28	3·44	293	35·99
Totals	6,390	2,066	..	3,285	..	5,553	..	741	..	1,729	..
Average Percentage for all Suburbs ..	..	..	32·2	..	51·4	..	86·9	..	11·6	..	27·1

APPENDIX "I."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

COOKING FACILITIES IN HOUSES.

Suburb.	Houses Equipped with Colonial Ovens.	Houses Equipped with Fire Stoves only.	Houses Equipped with Gas Grillers only.	Houses Without Cooking Stoves of any Description.
Port Melbourne	120	51	..	7
South Melbourne	199	104	10	3
Collingwood	277	102	15	8
Richmond	301	170	6	14
Fitzroy	314	58	12	13
Carlton	294	74	21	7
North Melbourne	523	167	3	17
Total	2,028	726	67	69

APPENDIX "J."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

PARTICULARS RELATING TO TOTAL FAMILY INCOMES OF OCCUPIERS OF HOUSES
INSPECTED IN THE VARIOUS DISTRICTS.

Suburb.	Houses.	Total Weekly Income.			Average Weekly Income per House.		
		£	s.	d.	£	s.	d.
Fitzroy	904	2,295	0	0	2	8	7
Collingwood	788	2,552	12	6	3	4	9
Carlton	674	2,021	11	3	2	19	11 ³ / ₄
South Melbourne	853	2,677	12	8	3	2	9
Port Melbourne	342	1,111	17	8	3	5	0
Richmond	1,080	3,665	18	6	3	7	11
North Melbourne	1,101	3,400	4	1	3	1	8
Total	5,742	17,724	16	8	21	10	7 ³ / ₄

Total Average Income per House—£3 1s. 9d. per week.

APPENDIX "K."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

PARTICULARS RELATING TO THE TOTAL FAMILY INCOMES OF OCCUPIERS OF HOUSES
REGARDED BY THE BOARD AS UNFIT FOR HABITATION.

Number of insanitary houses in X, XX and XXX category from which income particulars were available	2,525
Total family incomes of all occupiers of these 2,525 houses	£6,359 3 8
Average weekly income of the family unit	£2 10 4

(See Table in para. 56).

APPENDIX "L."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

TOTAL INHABITANTS IN THE HOUSES INSPECTED.

Port Melbourne	1,680
South Melbourne	3,414
Collingwood	3,431
Richmond	4,766
Fitzroy	4,182
Carlton	3,007
North Melbourne	4,481
Total	24,961

APPENDIX "M."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

NUMBER OF FAMILY UNITS AND THE TOTAL NUMBER OF PERSONS OCCUPYING SLUM HOUSES.

Suburb.	Family Units.											Single Unit Tenant Occupiers.	Number of Houses of Each Type.			Number of Houses where no Information Available.	Total Persons in Residence.
	Married Couples Only.	Married, One Child.	Married, Two Children.	Married, Three Children.	Married, Four Children.	Married, Five Children.	Married, Six Children.	Married, Seven Children.	Married, Eight Children.	Married, Over Eight Children.	X.		XX.	XXX.			
Port Melbourne ..	32	51	41	25	19	8	5	3	1	2	65	181	48	3	12	825	
South Melbourne ..	105	88	95	66	35	16	13	7	2	4	126	410	194	3	40	1,852	
Collingwood ..	75	69	53	36	35	23	16	6	8	..	121	223	123	25	29	1,433	
Richmond ..	57	74	60	41	30	23	17	7	..	9	49	442	88	2	50	1,757	
Fitzroy	74	60	55	29	19	17	4	4	1	..	300	220	116	12	13	1,238	
Carlton	54	45	56	51	24	11	8	6	4	2	151	227	153	18	48	1,200	
North Melbourne ..	79	54	62	47	33	19	12	7	3	3	207	400	124	34	21	1,701	
All Suburbs Total ..	476	441	422	295	195	117	75	40	19	20	1,019	2,103	846	97	213	10,006	

APPENDIX "N."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

PARTICULARS OF FAMILIES RESIDENT IN HOUSES SITUATED IN LANES, RIGHTS-OF-WAY,
BLIND STREETS, AND SLUM POCKETS.

Suburb.	Number of Houses Situated as Above.		Number of Family Units in Occupation.	—	Number of Children in Family Units.	Single Unit Occupiers.		Lodgers and Dependants Residing with Family Units or Single Unit Occupiers.	Total Number of Inhabitants in Houses Situate as Above.
	—	Not Available.				Male.	Female.		
Port Melbourne ..	91	6	Married couples .. Widowers .. Widows	59 2 9	138 9 20	8	6	26	336
South Melbourne ..	186	17	Married couples .. Widowers .. Widows	104 7 23	201 13 49	19	15	44	579
Collingwood	66	13	Married couples .. Widowers .. Widows	34 2 4	108 5 12	9	5	20	233
Richmond	322	28	Married couples .. Widowers .. Widows	192 6 32	428 13 57	17	53	129	1,119
Fitzroy	114	15	Married couples .. Widowers .. Widows	50 3 15	95 4 33	13	20	145	428
Carlton	223	32	Married couples .. Widowers .. Widows	128 6 20	270 13 43	27	21	46	702
North Melbourne ..	176	11	Married couples .. Widowers .. Widows	84 6 22	181 14 47	29	25	60	552
TOTALS	1,178	112	Married couples .. Widowers .. Widows	651 32 125	1,421 71 261	122	145	470	3,949
GRAND TOTALS ..	1,178	112	.. .. .	808	1,753	122	145	470	3,949

Summary.

There is a total of 1,178 houses in blind streets and pockets in all suburbs and of this total, no information was available from 112 houses, or 9.5 per cent.

There are 651 married couples with 1,421 children, 32 widowers with 71 children, and 125 widows with 261 children, a total of 808 family units with 1,753 children, a total of 3,212.

In addition there are 122 males and 145 females occupying houses separately. Other occupiers, in addition to family units and single unit occupiers, total 470; a grand total of 3,949 occupiers in 1,066 houses where information was available.

APPENDIX "O."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.
PARTICULARS RELATING TO CHILDREN IN THE HOUSES INSPECTED.

Suburb.	Total of all Inhabitants in Houses Inspected.	Number of Children.	Percentage of Children to Total Inhabitants.	Number of Children under Fourteen Years.	Number of Children over Fourteen Years.	Number of Children over Fourteen Years who are Unemployed.	Percentage of Unemployed Children.
Port Melbourne..	1,680	833	49·6	545	288	59	20·5
South Melbourne	3,414	1,568	45·9	1,015	553	114	20·6
Collingwood ..	3,431	1,645	47·9	1,052	593	137	23·1
Richmond ..	4,766	2,215	46·5	1,396	819	152	18·5
Fitzroy ..	4,182	1,267	30·3	845	422	108	25·5
Carlton ..	3,007	1,335	44·4	954	381	87	22·7
North Melbourne	4,481	1,984	44·3	1,231	753	173	23·1
Totals ..	24,961	10,847	43·5	7,038	3,809	830	21·8

Summary.—Children comprised 43·5 per cent. of the inhabitants of all houses inspected. 21·8 per cent. of the children over fourteen years in these houses were unemployed.

APPENDIX "P."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

DETAILS OF NUMBERS OF ROOMS IN HOUSES INSPECTED.

No. of Rooms in Houses.	Port Melbourne.	Percentage.	North Melbourne.	Percentage.	Carlton.	Percentage.	Collingwood.	Percentage.	South Melbourne.	Percentage.	Fitzroy.	Percentage.	Richmond.	Percentage.	Total.
1 room	3	.73	..	..	..	..	1	..	..	..	..	..	..	..	4 (1) ·061 %
2 rooms	1	..	53	4·23	28	3·45	9	1·03	33	3·42	11	1·16	1	..	136 (2) 2 %
3 rooms	119	28·95	480	38·65	328	40·48	312	35·99	449	46·53	210	22·22	6	·48	1,904 (3) 29 %
4 rooms	195	47·44	443	35·67	291	35·88	295	33·67	313	32·43	271	28·68	332	26·54	2,140 (4) 33 %
5 rooms	62	15·07	163	13·12	94	11·59	163	18·61	105	10·88	145	15·34	598	47·81	1,330 (5) 20·5 %
6 rooms	27	6·56	75	6·12	46	5·67	71	8·11	51	5·28	122	12·91	203	16·22	595 (6) 9 %
7 rooms	2	·48	16	1·21	12	1·48	19	2·17	7	·72	83	8·77	78	6·22	217 (7) 3·3 %
8 rooms	1	..	12	·96	9	1·11	4	·456	7	·72	35	3·7	18	1·44	86 (8) 1·3 %
Over 8 rooms	1	..	..	..	3	·37	2	·229	..	..	68	7·19	15	1·19	89 (8) over 1·4 %
Total ..	411	..	1,242	..	811	..	876	..	965	..	945	..	1,251	..	..

Average percentage of two-roomed houses	..	..	..	..	..	2 %
Average percentage of three-roomed houses	..	..	..	..	..	29 %
Average percentage of four-roomed houses	..	..	..	..	..	33 %
Average percentage of five-roomed houses	..	..	..	..	..	20·5 %
Average percentage of six-roomed houses	..	..	..	..	..	9 %
Average percentage of seven-roomed houses	..	..	..	..	..	3·3 %
Average percentage of eight-roomed houses	..	..	..	..	..	1·3 %
Average percentage of over eight-roomed houses	..	..	..	..	..	1·4 %

Three, four, and five-roomed houses comprise 82·5 per cent. of the total houses inspected.

APPENDIX "Q."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.
PARTICULARS RELATING TO OWNER OCCUPIERS.
Percentages of Owner Occupiers in each Suburb.

Suburb.	Houses Inspected.	Owner Occupier.	Percentage.
Port Melbourne	464	85	18·3
South Melbourne	1,117	123	11·01
Collingwood	1,002	143	14·3
Richmond	1,410	287	20·3
Fitzroy	1,013	82	8·1
Carlton	939	97	10·3
North Melbourne	1,385	165	11·9
Totals	7,330	982	13·4

13·4 per cent. of all houses inspected were found to be owned by the occupier.

DETAILS OF OWNER OCCUPIER HOUSES WHICH HAVE BEEN CLASSIFIED
AS SUB-STANDARD.

Suburb.	Total No. of Houses Owned by Occupier in each Suburb.	Details of Sub-standard Houses Owned by Occupier.				No. of Sub-standard Owner Occupier Houses.	Percentage Total of Owner Occupier Houses.
		√X.	X	XX	XXX.		
Port Melbourne	85	34	15	3	..	52	61·2
South Melbourne	123	55	30	11	..	96	78·05
Collingwood	143	43	16	13	1	73	51·05
Richmond	287	174	50	7	..	231	80·49
Fitzroy	82	34	13	3	..	50	60·9
Carlton	97	28	10	6	..	44	45·3
North Melbourne	165	52	21	6	..	79	47·9
Total	982	420	155	49	1	625	63·6

63·6 per cent. of the houses owned by the occupier and inspected by the Board were found to be of slum or sub-standard type.

APPENDIX "R."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

CLASSIFICATION OF MALE OCCUPIERS.

Suburb.	Total Male Occupiers.	Skilled Workers.	Per-centage.	Unskilled Workers.	Per-centage.	Married Pensioners.	Per-centage.	Widower Pensioners.	Per-centage.	Single Pensioners.	Per-centage.	Unclassified.	Per-centage.
			%		%		%		%		%		%
Port Melbourne ..	346	69	19·9	229	66·2	29	8·3	6	1·7	2	·6	11	3·2
South Melbourne ..	726	228	31·4	364	50·1	76	10·5	20	2·8	6	·8	32	4·4
Collingwood ..	665	137	20·6	376	56·5	74	11·1	7	1·1	12	1·8	59	8·9
Richmond ..	916	334	36·5	411	44·9	84	9·2	23	2·5	9	·9	55	6·0
Fitzroy ..	562	135	24·0	313	55·7	61	10·9	29	5·2	2	·4	22	3·9
Carlton ..	640	139	21·7	367	57·3	79	12·3	21	3·3	14	2·2	20	3·1
North Melbourne ..	924	259	28·0	506	54·8	93	10·1	34	3·7	14	1·5	18	1·9
Totals ..	4,779	1,301	..	2,566	..	496	..	140	..	59	..	217	..
Average Percentage for all suburbs ..	..	..	27·2	..	53·7	..	10·4	..	2·9	..	1·2	..	4·6

The above figures relate to all houses inspected by the Board in which there were male occupiers.

A further tabulation was made of the male occupiers of the houses regarded by the Board as unfit for human habitation.

This discloses that:—

64·7	per cent.	of the male occupiers of slum houses are unskilled workers.
17	„	„
11·3	„	„
4·5	„	„
2·5	„	„

APPENDIX "S."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

RENTALS SUMMARIES OF ALL HOUSES.

Suburb.	Number of Houses in which Rental Particulars Available.	Number of Houses with Rentals Under 10s.	Percentage of Total.	Number of Houses with Rentals Between and Including 10s. and 15s per Week.	Percentage of Total.	Number of Houses with Rentals Over 15s. and Up to 20s.	Percentage of Total.	Number of Houses with Rentals Over 20s.	Percentage of Total.
			%		%		%		%
Port Melbourne	334	31	9.3	203	60.8	92	27.5	8	2.4
South Melbourne	795	247	31.1	405	50.9	125	15.7	18	2.3
Collingwood	774	147	19.0	478	61.8	117	15.1	32	4.1
Richmond	991	61	6.2	663	66.9	216	21.8	51	5.1
Fitzroy	839	99	11.8	435	51.8	147	17.5	158	18.8
Carlton	735	106	14.4	486	66.1	101	13.7	42	5.7
North Melbourne	1,126	244	21.7	536	47.6	277	24.6	69	6.1
Totals	5,594	935	..	3,206	..	1,075	..	378	..

Percentage of houses with rentals under 10s. per week 16.7 per cent.

.. .. between 10s. and 15s. per week .. 57.3 ..

.. .. 15s. and 20s. per week .. 19 ..

.. .. over 20s. per week 6.7 ..

APPENDIX "T."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

RENTALS.

AVERAGE WEEKLY RENTAL OF SLUM AND SUB-STANDARD HOUSES.

Suburb.	Number of X Houses.	Average Rental of X Houses.	Number of XX Houses.	Average Rental of XX Houses.	Number of XXX Houses.	Average Rental of XXX Houses.
		<i>s. d.</i>		<i>s. d.</i>		<i>s. d.</i>
Port Melbourne	181	11 3	48	11 1	3	9 6
South Melbourne	410	11 9	194	9 4	3	7 8
Collingwood	223	11 1	123	10 4	25	9 6
Richmond	442	12 10	88	12 3	2	11 3
Fitzroy	220	11 6	116	10 0	12	11 6
Carlton	227	11 9	153	10 11	18	9 8
North Melbourne	400	10 4	124	10 4	34	9 3
Totals	2,103	11 6	846	10 7	97	9 9

The average rent of all slum and sub-standard houses is—11s. 2d.

APPENDIX "U."

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

THE FOLLOWING ARE TYPICAL INSTANCES OF OVERCROWDING ON THE SITE WITHIN THE METROPOLITAN AREA.

Locality.	Net Area Acres.	Number of Houses.	Houses Per Acre.	Proportion of Site Built on in Typical Block.
Carlton—				%
Between University-street and York-place, omitting frontages to Drummond and Lygon streets	·47	18	38	..
45-51 University-street and 1-3 Post Office-place (included in above) ..	·15	6	40	53
Carlton—				
Faraday-street to University-street	·60	30	50	..
Faraday-street to Moton-place (included in above)	·24	12	50	66
North Melbourne—				
Hardwick-street and Poole-street both sides, and Molesworth-street frontage to No. 57	1·09	50	46	..
Area bounded by Molesworth, Hardwick, and Poole streets (included in above)	·40	18	45	57
Fitzroy—				
Palmer-street, Fitzroy-street, James-street, Fitzroy-street east, Brunswick-place, Palmer, Fleet, Little Hanover, Cowell and Fitzroy streets, Little Hanover-street, Fitzroy-street, and Hanover-street to east voundary No. 28 ..	2·62	94	36	..
James and Fitzroy streets and Brunswick-place (included in above)	·39	19	48	60
Collingwood—				
Area bounded by Campbell, Percy, Emerald, and Vere streets	3·09	95	31	..
Between Little Campbell-street and Dight-street (included in above)	·80	26	32	54
South Melbourne—				
Area off Dorcas-street adjoining St. Luke's Church	·40	17	43	50
South Melbourne—				
Albert and Northumberland-street area	1·2	40	34	58
Richmond—				
5-24 Hope-street	·61	20	33	68

SUPPLEMENT NO. 1.

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES.

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Aarons, Miller Pty. Ltd.	Jones-lane, Melbourne	2
Abbey, Leslie W.	85 Francis-street, Ascot Vale	1
A'Beckett, Gilbert M.	Caroline-street, South Yarra	3
Abelthorpe, Mrs. L.	44 Steele-street, Moonee Ponds	8
Abelthorpe, Stanley	368 Elizabeth-street, Melbourne	1
Abrahams, Estate of A. A.	C/o G. Abrahams, 308 Young-street, Fitzroy	1
Ackland, William	229 Collins-street, Melbourne	1
Adam, J.	77 Stewart-street, Brunswick	1
Adamson, H.	60 Oxford-street, Collingwood	1
Adeney, Harold B.	" Millvale," Wallan	15
Adler, Rachael	54 High-street, Kew	2
Ahlers, Mrs.	41 Harris-street, North Melbourne	1
Ah Wong	72 Little Lonsdale-street, City	1
Alexander, Elsie N.	C/o 426 Bridge-road, Richmond	1
Allan, A. K.	Box 1317, G.P.O., Melbourne	1
Allan, Estate of A. P.	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Allan, Estate of Grace F.	C/o 277 Clarendon-street, South Melbourne	1
Allan, Mrs.	18 Lennox-street, Richmond	1
Allen, R. C.	335 High-street, St. Kilda	1
Allin, Thomas	40 Fenwick-street, Geelong	4
Allison, Mrs. A.	434 Auburn-road, Auburn	1
Altea, Mr. C. and Mrs. B.	Bulolo, via Salamaua, New Guinea	1
Amad, Delby	231 Canterbury-road, Middle Park	2
Amad, Haikee	231 Canterbury-road, Middle Park	7
Amad, Maurice	287 Exhibition-street, Melbourne	1
Anderson, Mrs. A.	565 Burke-road, Hawthorn	1
Anderson, Miss E. A.	" Bella Vista," Parliament-place, Melbourne	2
Anderson, Mrs. E.	Kingsley-street, Camberwell	1
Anderson, Estate of J. F.	49 Evansdale-street, Hawthorn	2
Anderson, Mrs. R.	39 Kent-street, Ascot Vale	2
Andrews, A.	141 Victoria-street, Collingwood	1
Angliss, The Hon. Wm., M.L.C.	574 Collins-street, Melbourne	2
Angus, Mrs. E. M.	29 Bloomfield-road, Ascot Vale	1
Animal Welfare League	24 Villiers-street, North Melbourne	1
Anlezark, Mrs. E.	Pascoe Vale-road, Pascoe Vale	2
Antilippe, Mrs.	C/o Mr. Parish, Barraport West	1
Antonie, E.	Vere-street, Richmond	1
Antonie, Estate of James	Vere-street, Richmond	2
Antonio, Mrs. M.	42 Spencer-road, Camberwell	1
Appleby, A. R.	44 Johnson-street, North Melbourne	1
Arbuckle, Henry	63 Noone-street, Clifton Hill	1
Archer, Mrs. H.	30 Glenbrook-avenue, Malvern	1
Archer, M. A. Trust	C/o Perpetual Executors and Trustees Association of Aust. Ltd., 100 Queen-street, Melbourne	2
Ashworth, J.	543 Hargreaves-street, Bendigo	1
Aspinall, A.	C/o Perpetual Executors and Trustees Association of Aust. Ltd., 100 Queen-street, Melbourne	1
Atchison, S.	32 Grosvenor-street, South Yarra	1
Attenborough, W. A.	5 Irving-avenue, Windsor	1
Attrill Mrs.	C/o Flood and Permezel, Solicitors, Melbourne	1
Attwood, Mrs. A. W.	32 Meadow-street, East St. Kilda	2
Attwood, W. J.	32 Meadow-street, East St. Kilda	1
Aumont, L. P.	24 Bendigo-street, Collingwood	2
Aumont, Executors of Mary	C/o 24 Bendigo-street, Collingwood	2
Austin, J.	" Coonara," Onslow, Ashburton, W.A.	1
Austral Investment Co. Pty. Ltd.	C/o J. R. Moulden, 4 Hampden-street, Armadale	5
Australian Real Estates	340 Collins-street, Melbourne	1
Avoncourt Investments	368 Collins-street, Melbourne	2
Bacash Estate	C/o 247 Lygon-street, Carlton	2
Baillie, Thomas	C/o 111 Carlisle-street, Balaclava	1
Baker, Mrs. M.	131 Peel-street, Windsor	1
Ball, Miss Alice	83 Walpole-street, Kew	2
Ball and Welch Pty. Ltd.	Flinders-street, Melbourne	2
Bamfield, N.	Sheehan-road, Heidelberg	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Bamford, J. S.	211 Leopold-street, Malvern	1
Banks, Mrs. W. H.	272 Park-avenue, Parkville	3
Baragwanath, John, J.P.	35 Howitt-road, Caulfield	1
Barbour, Miss A. L.	Hazel-street, Camberwell	6
Barker, Mrs. E. A.	Carson-street, Kew	1
Barnard, P. W.	"Kilmeny," Park-street, South Yarra	5
Barnes, R.	121 Exhibition-street, Melbourne	1
Barnett, Estate of M. A.	C/o A. R. Barnett, 68 Argyle-street, Moonee Ponds	1
Barr, J.	160 Toorak-road, South Yarra	1
Barr, R.	105 Brunswick-street, Fitzroy	4
Barras, Mrs. E.	62 Victoria-street, North Melbourne	3
Barrett, H. C.	2 Martin-street, South Melbourne	3
Barrett, Margaret	190 Cotham-road, Kew	2
Barrington, Winifred	Olinda Hotel, St. John's-street, Lilydale	3
Barrow, D.	6 Harrison-street, East Brunswick	1
Barry, Ellen	213 Pigdon-street, North Carlton	1
Barry, Mrs.	Ballarat-road, Braybrook	1
Bartlet, Estate of J. C.	C/o 101 Spring-street, Port Melbourne	5
Bartlett, Executors of J. J.	C/o E. Bartlett, 11 Wave-street, Elwood	4
Barton, Richard	34 Park-street, North Fitzroy	1
Bartrouney, John	287 Exhibition-street, Melbourne	5
Barwise, John	44 Chapman-street, North Melbourne	2
Bastings, Harold	106 Chapel-street, Windsor	1
Bastings, May F.	6 Carinya-crescent, Caulfield	3
Bate, Mrs. L. J.	"Bodrigg," Bluff-road, Black Rock	2
Bates, Miss I. C.	9 Traill-street, Northcote	1
Bates, Executors of A. C.	C/o Mrs. Naunton, 5 Monclair-avenue, North Brighton	1
Batkin, M.	Dow-street, South Melbourne	3
Batten, Joseph	221 Rosslyn-street, West Melbourne	1
Baulch, W.	Kuarangi, Dhurringile, Victoria	1
Baynes, Estate of George	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Bean, H. J., Pty. Ltd.	327 Bourke-street, Melbourne	1
Beaumont, W.	114 Hanna-street, South Melbourne	1
Beavis, Misses	94 Falconer-street, North Fitzroy	3
Beckfeld, Mrs. M. J.	175 Beaconsfield-parade, Albert Park	1
Bedford, I. J.	320 Bank-street, South Melbourne	1
Beebe, S.	243 George-street, Fitzroy	1
Beer, W. G., and A.A.	3 Avoca-street, South Yarra	1
Behrens, Estate of Henry	C/o M. Blackburn, Solicitor, City	1
Bell, John	10 High-street, North Melbourne	1
Bell, W. W.	3 Darlington-parade, Richmond	1
Bennett, G. J.	219 Park-street, South Melbourne	4
Bennett, Mrs. J. M.	219 Park-street, South Melbourne	7
Bennett, Dr. Gershon	"Iona," St. George's-road, Toorak	1
Bennett, J.	35 Anderson-street, Richmond	1
Bennett, Mrs.	37 Darling-street, South Yarra	1
Bennett, Mrs.	96 Stoke-street, South Melbourne	1
Bennett, R.	Marine-parade, Abbotsford	2
Bennett R. and N.	Park-street, South Melbourne	1
Bentey, H. J.	Ringwood	1
Berglund, Cr. Chas. A.	99 Rupert-street, Collingwood	3
Berry, May E.	17 Thompson-street, Williamstown	1
Bew, Mrs. F. C.	117 Westbury-street, East St. Kilda	1
Bice, Mrs. E.	780 Brunswick-street, Fitzroy	2
Bickford, Estate of E. J.	C/o Mrs. Slatyer, Moira-avenue, West Ryde, N.S.W.	2
Biggs, William and Nellie	16 Merton-street, South Melbourne	1
Birkenhead, Mrs.	2 McBean-street, Mentone	1
Bishop, H.	Darebin-street, Thornbury	6
Black, Anthony	13 Rostrevor-parade, Mont Albert	2
Black, Miss C.	"Greycourt," 217 Sydney-road, Parkville	4
Black, Mrs.	55 Scott-street, Dandenong	1
Blake, Executors of T.	C/o W. J. Blake, 215 Waterdale-road, Ivanhoe	1
Blakely, W. H. and Co.	19 Little Lonsdale-street, Melbourne	1
Blay, Mrs. A.	5 Abbotsford-street, North Melbourne	1
Blinkhorn, W.	155 Gipps-street, East Melbourne	1
Bloomfield, R. B.	C/o Richmond Furnishing Co., Swan-street, Richmond	1
Boileau, H. C.	41 Leeds-street, Footscray	2
Booth, Harry W.	66 Faraday-street, Carlton	1
Borelli, Jules J. (for Estate)	C/o F. S. Berry, 339 Collins-street, Melbourne	2

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Bourke Estate	C/o National Trustees, Executors and Agency Co. of A/sia, 113 Queen-street, Melbourne	2
Bourke, Daniel	494 Lygon-street, Carlton	1
Bourke, Rose	494 Lygon-street, Carlton	1
Bourke, Frank	36 Town Hall-avenue, Preston	1
Bouveron, Bridget	C/o P. Doherty, 38 Railway-place, Williamstown	4
Bowden, Mr.	2 Waverley-street, Essendon	4
Bowles, A.	25 Vautier-street, Elwood	1
Bowman, Elsie	"Elspath," Suter-street, Moonee Ponds	1
Box, Miss E. M.	7 Cross-street, Canterbury	3
Box, Mrs. I. M.	10 Fletcher-street, Essendon	1
Boyd, Mr.	Church-street, Richmond	1
Boyd, Executors of W.	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Boyle, Miss M. G.	64 John-street, East Brunswick	2
Bracchi, Estate of	1 Cumberland-place, Melbourne	5
Bracken, J.	149 Bambra-road, Caulfield	1
Bradshaw, R. T.	48 Atherton-street, Fitzroy	1
Braid, Mrs. E.	26 Appleton-street, Richmond	1
Braida, Benjamin	250 Palmerston-street, Carlton	2
Brandt, Horace	C/o Bank of Australasia, Collins-street, Melbourne	1
Bray, Executors of J.	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	7
Breeze, James	Osborne-street, Williamstown	2
Bresnan, Mrs. A. D.	50 Sydney-street, Collingwood	2
Brett, Emma	223 Hoddle-street, Richmond	3
Brewer, Ellen	1 Moorhouse-street, East Camberwell	1
Brewer, J. S.	58 John-street, Williamstown	1
Brien, R. A.	20 Albert-crescent, Surrey Hills	2
Briggs, C. N.	45 Kent-street, Kew	1
Briggs, F. C.	45 Kent-street, Kew	3
Briverton, W. T.	69 Bay-street, Port Melbourne	1
Brockelbank, Mr. E. G.	Kyneton	1
Bromley, Mrs. E.	6 Smith-street, South Melbourne	1
Brooks, A.	Smith-street, Fitzroy	1
Brooks, Mrs. S.	20 Nott-street, Port Melbourne	1
Brookshaw, Mrs. M. H.	Corner Park and Merton streets, South Melbourne	1
Brosnahan, D.	417 Canning-street, North Carlton	1
Brosnahan, Jeremiah	186 Brunswick-road, East Brunswick	4
Brown, A.	59 Nott-street, South Melbourne	1
Brown, Mrs. C.	59 Nott-street, South Melbourne	8
Brown, Mrs. A.	18 Royal-crescent, Camberwell	1
Brown, A. R.	C/o Commercial Bank, Bourke-street, Melbourne	1
Brown, Catherine	Leeton, New South Wales	1
Brown, E. W.	120 Orrong-crescent, Caulfield	3
Brown, Messrs. J. and C.	103 City-road, South Melbourne	1
Brown, J. C.	27 Bruce-street, Toorak	2
Brown, J. H.	10 Railway-terrace, Mile End, South Australia	2
Brown, Estate of S. C.	C/o Whiting and Byrne, Solicitors, Melbourne	2
Brown, Mrs. Susan	81 McLean-street, Fitzroy	1
Brown, Estate of T.	C/o Whiting and Byrne, Solicitors, Melbourne	1
Brown, W.	Howard-street, North Melbourne	4
Brown, William S.	59 Scotchmer-street, Fitzroy	1
Browne, Mrs. M. R.	Cloverdale, Tarwin	1
Bruce, Grace B.	258 Lygon-street, Carlton	2
Bruggmain, Miss M. J.	10B Dalgety-street, St. Kilda	1
Bryan, Elizabeth	199 Amess-street, North Carlton	1
Bryant, Annie E.	858 Drummond-street, North Carlton	4
Bryer, Miss L.	52 Moor-street, Fitzroy	1
Bryning, Mrs. Sara	4 Austin-street, Alphington	2
Buchan, John, and Co.	43 Queen-street, Melbourne	1
Budge, F. W.	251 Church-street, Richmond	2
Bullosh, Mitta	Berkley-street, Carlton	3
Burge, Mrs. K. E.	13 Kent-street, Richmond	1
Burgess, George	Point Nepean-road, Moorabbin	2
Burgess, Mary J.	"The Pines," South-road, Moorabbin	2
Burgess, Estate of W.	C/o 476 Church-street, Richmond	1
Burke, Miss	112 Stokes-street, Port Melbourne	3
Burns, D.	12 Wilkinson-street, Brunswick	4
Burns, David	45 Cole-street, Elwood	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Burns, Miss E.	6 Yama'a-street, Clifton Hill	1
Bussell, I. H.	639 Brunswick-street, Fitzroy	1
Butler, Mrs. D. A.	147 Separation-street, Northcote	1
Butler, George H.	145 Dandenong-road, Malvern	1
Butler, Mrs. M.	C/o E. J. Wood, c/o Lawson and Jardine, Solicitors, Melbourne	2
Butler, T. E.	358 Collins-street, Melbourne	7
Butt, Mrs. E. M.	"Dimboola," Mangaplay, New South Wales	1
Bux, R.	151 Faraday-street, Carlton	4
Buxton, Lorna	177 Beaconsfield-parade, South Melbourne	4
Byrne, Charlotte and P.	38 Charnwood-road, St. Kilda	2
Byrne, Eileen	Church-street, Richmond	1
Byrne, Ellen and Cecilia	25 Canning-street, North Melbourne	1
Byrne, J. J.	C/o National Trustees Executors and Agency Co. of Australasia, 113 Queen-street, Melbourne	1
Byrne, Mary and Honora	747 High-street, Preston	1
Caelli, Miss E.	262 Bay-street, Port Melbourne	1
Caelli, Mr. L.	262 Bay-street, Port Melbourne	1
Caffin, Mrs. E. L.	281 Glen Iris-road, South Camberwell	1
Caldwell's Pty. Ltd.	46 Yarra Bank-road, South Melbourne	5
Calhoun, Margaret	137 Waterdale-road, Ivanhoe	1
Callaghan, Bernard	Thomastown, Victoria	1
Callahan, Mrs. R.	"Rosewarne," Kent-street, Kew	1
Cameron, Eliza	211 Richardson-street, South Melbourne	1
Campbell, Edward (Trustee)	C/o T. R. Morris, 31 Flinders-lane, Melbourne	2
Candy, Mrs. E. A.	102 Wooltan-avenue, Croxton	2
Capewell, Mrs. N.	16 Bowen-street, Richmond	2
Carew, Miss A.	513 Dryburgh-street, North Melbourne	2
Carew, John	32 Walmer-street, Kew	2
Carey, W.	Canterbury-road, Bayswater	1
Carnegie, Estate of H. L.	C/o Miss Tonkin, 106 Elizabeth-street, Melbourne	8
Carroll, Albert E.	307-309 King-street, Melbourne	4
Carroll, L. R., and M. M.	212 Baroom-avenue, Darlinghurst, New South Wales	1
Carroll, Mrs. M.	51 Ormond-road, Elwood	3
Carse, Mrs. M.	Montague-street, Albert Park	1
Carter, C.	"Royal View," Park-street, West Brunswick	1
Cartledge, Lucy	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Cashion, S.	332A Gore-street, Fitzroy	1
Casper, Edward	272 Bourke-street, Melbourne	3
Cass, Mildred	Queen's Bridge Hotel, Melbourne	2
Cassidy, E.	17 Erin-street, Richmond	1
Cassidy, Miss L.	76 Riversdale-road, Camberwell	2
Catlin, Mrs. E. M.	69 Evans-street, Port Melbourne	2
Cato, G. P.	"Menakia", Burke-road, East Malvern	3
Catt, Estate of Mrs. C. J.	C/o B. M. Crocker and Co., Palmer-street, Launceston, Tasmania	2
Cawood, Mrs. L.	18 Kelson-street, Coburg	2
Chamberlain Estate	C/o Mrs. W. A. Peate, 69 Westgarth-street, Northcote	1
Chapman, F. R., Councillor	42 Bennett-street, North Fitzroy	2
Charlton, Miss R. M.	C/o Miss Sullivan, 86 Nimmo-street, Albert Park	1
Chasemore, W.	429 Station-street, Box Hill	2
Cheswass, Frank W.	17 Alexander-street, Collingwood	1
Chesterfield, H.	181 Williams-road, South Yarra	1
Chrimes, Mary	242 Bridge-street, Port Melbourne	1
Christie, Florence	C/o Mrs. E. Tout, 60 Eglinton-street, Kew	1
Church of England Trust Corporation	Cathedral Buildings, Swanston-street, Melbourne	1
Ciaciarulo, Joseph	163 Fitzroy-street, Fitzroy	2
Clark, Miss A. E.	5 Pembroke-road, Balwyn	1
Clark, Mrs.	35 Park-street, South Melbourne	1
Clark, William	127 Market-street, South Melbourne	1
Clarkson, R. E.	12 Vanberg-street, Essendon	1
Clarkson, Mrs. W.	10 Millicent-avenue, Toorak	3
Clarkson, W. G.	P.O., Creswick	1
Clay, W. D.	2 Ada-street, Randwick, N.S.W.	2
Cleary, Mrs. M.	C/o 166 Swan-street, Richmond	1
Cleland, A. W.	3 Hunter-street, Collingwood	1
Clotter, F.	Canterbury-road, Ringwood	1
Cobbett Estate of L. C.	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	4

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Cockbill, Executors of J.	C/o 33 Albert-road, South Melbourne	2
Cockbill, Councillor W.	407 Little Bourke-street, Melbourne	1
Cockburn, Ruby	100 Spensley-street, Clifton Hill	4
Coffee, Mrs. E. F.	644 Church-street, Richmond	1
Coffey, Mrs. C.	Royal Park Hotel, Queensberry-street, North Melbourne	4
Cogan, R. H., Councillor	506 City-road, South Melbourne	3
Cohen, Mrs. J.	Heidelberg-road, Clifton Hill	1
Cohen, S.	117 Brighton-road, St. Kilda	1
Cohen, S.	183 Bourke-street, City	1
Colbath Estate	C/o Perpetual Executors and Trustees Association of Australia Ltd., 100 Queen-street, Melbourne	1
Cole, J. H.	26 View-street, Alphington	3
Cole, Bros.	112 Gertrude-street, Fitzroy	4
Collier, E.	115 Easey-street, Collingwood	2
Collingwood, Miss L.	49 Henry-street, Hawthorn	1
Collins, A.	47 Stanley-street, Richmond	1
Collins, G. R.	360 Collins-street, City	2
Collins, John	11 Alfred-street, Newcastle, N.S.W.	3
Collins, Nina	Railway-crescent, Northcote	1
Collins, W. M.	117 Victoria-parade, Collingwood	1
Condon, John	23 Amess-street, North Carlton	3
Condon, Ada M.	22 Glass-street, North Melbourne	2
Condron, Mrs. E.	8 Chapel-street, Richmond	2
Condron, Hugh	8 Chapel-street, Richmond	1
Conlon, Mrs. F.	Richmond-terrace, Richmond	1
Connell, Corisande	C/o D. Dickenson, 326 Collins-street, City	3
Connell, Misses	158 Carr-street, Hawthorn	1
Connolly, Mrs. S.	"Larnook," Balaclava-road, East St. Kilda	1
Connor, Susan	43 Spencer-road, East Camberwell	1
Conroy, Miss E.	17 Wangaratta-street, Richmond	1
Conroy, Mrs. M.	301 Punt-road, Richmond	1
Considine, Wm.	Rotherwood-street, Richmond	7
Convery, J. J.	184 York-street, South Melbourne	1
Cook, Mrs. A.	48 York-street, South Melbourne	2
Cooke, Frank	18 John-street, Fitzroy	1
Cooney, Patrick	272 Amess-street, North Carlton	1
Cooper, Annie	117 Hotham-street, East St. Kilda	2
Cooper, Arthur S.	87 Lambeth-street, Flemington	1
Cooper, Miss B.	C/o Cowper Investments, Bourke-street, City	2
Cooper, Mrs. E.	18 Howitt-street, Northcote	1
Cooper, George P.	"The Elms," Waltham-street, Richmond	6
Copeland, C. L.	C/o Bank of New South Wales, Fitzroy	3
Copsey, Mrs. E.	Corner Pelham and Leicester streets, Carlton	3
Corbet, Leo Joseph	733 Rathdown-street North Carlton	2
Corbet, Mary	733 Rathdown-street, North Carlton	1
Corder, E. W.	C/o F. J. Corder, Solicitor, City	4
Corder, H. J.	16 Waterloo-street, Camberwell	1
Corder, Mrs. M.	C/o G. D. Speechley, 422 Collins-street, City	1
Cordner, Mollie	342 Carlisle-street, Balaclava	1
Cordova, Mrs. S.	252 Queensberry-street, North Melbourne	2
Costick, G.	Maryborough	1
Cottier, W. S.	1 Edward-street, Moreland	1
Cottren, Arthur E. C.	125 Vere-street, Abbotsford	1
Cottrill, R. G.	225 Clarendon-street, South Melbourne	1
Coulson, H.	11 Laura-street, Moonee Ponds	2
Cowen, Estate of Charles	C/o Curator of Deceased Persons, Melbourne	2
Cowen, Estate of Mrs. G.	C/o 305 Clarendon-street, South Melbourne	2
Cowling, Henry	C/o Reid's Stores, Mornington	1
Cox, B.	91 Westbourne-grove, Northcote	1
Craig, Sara L.	380 Cardigan-street, Carlton	1
Craine, Maud	C/o 143 Bridge-road, Richmond	1
Crawford, Mrs.	12 Holden-street, Fitzroy	2
Crawford, F. C.	87 Courtney-street, North Melbourne	1
Cree, W.	30 Little Phillip-street, Abbotsford	2
Cribbes, M.	C/o 64 Yarra-street, Alphington	1
Cribbin, M. J.	Wattle-tree-road, Malvern	2
Crilley, Mrs.	Sydney-road, Kilmore	1
Crocket, Alexander	51 Errol-street, North Melbourne	5
Crocket, Elizabeth P.	51 Errol-street, North Melbourne	2

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Crocket, Miss M.	51 Errol-street, North Melbourne	9
Crocket, Estate of W. B.	C/o 51 Errol-street, North Melbourne	13
Croft, Estate of Samuel	C/o Curator of Deceased Persons, Melbourne	3
Cronin, G.	72 Young-street, Fitzroy	1
Crook, Miss F.	57 Victoria-avenue, Albert Park	1
Cress, Miss	11 Brook-street, Hawthorn	1
Cross, R. L.	457 Little Collins-street, Melbourne	1
Cross, William	70 Silverdale-road, Eaglemont	1
Cross, Estate of W.	C/o W. S. Phillip, 11 Brook-street, Hawthorn	1
Crotty, Estate of Misses	C/o McFarlane and Dougall, Solicitors, City	1
Crowle, William	59 Rupert-street, Collingwood	3
Crowther, Estate of E.	C/o Cordner and Redmond, Solicitors, City	1
Cudmore, W. M.	6 Burnett-street, St. Kilda	3
Cullen, Mrs.	9 Carnarvon-road, Caulfield	2
Cunningham, Miss	130 Market-street, South Melbourne	1
Curtis, John	496 High-street, East Malvern	1
Curtis, G. H.	Corner Elgin and Rathdown-streets, Carlton	2
Cusa, A.	York-street, Sale	1
Cuttle, R. J.	87 Heidelberg-road, Clifton Hill	2
Cutts, B.	Montgomery-street, Mordialloc	2
Cutts, Mrs. B.	26 Clifton-street, Caulfield	1
Dailey, Mrs. J.	30 Park-street, West Brunswick	2
Dalgleish, Mr.	C/o 83 St. Vincent's-place, Albert Park	1
Dalley, Mrs. M.	Bedford-street, North Melbourne	2
Dalton, Mrs. J.	3 Ross-place, South Melbourne	1
Dalton, Estate of W.	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, City	3
Daly, Estate of T. W.	C/o National Trustees, Executors and Agency Co. of Asia Ltd., 113 Queen-street, City	2
Danaher, J.	804 Mt. Alexander-road, Moonee Ponds	4
Dance Bros.	212 Johnston-street, Collingwood	3
D'Arcy Estate	C/o National Trustees, Executors and Agency Co. of Asia Ltd., 113 Queen-street, City	2
D'Arcy, Mrs. M.	88 Stokes-street, Port Melbourne	2
Darragh, R.	41 Park-street, Brunswick	1
Daubert, Estate of C. J.	C/o Mrs. A. E. Anderson, 565 Burke-street, Hawthorn	4
Davenport, Mrs. E.	56 Hotham-street, East St. Kilda	2
Davey, Estate of T. C.	C/o Mrs. Van Dohren, 5 Strathern-avenue, Coburg	2
David, O.	Union-street, Windsor	1
Davidson, Estate of C. P.	C/o 168 Dryburgh-street, North Melbourne	7
Davidson, Miss F.	C/o 168 Dryburgh-street, North Melbourne	5
Davidson, Miss I.	C/o 168 Dryburgh-street, North Melbourne	9
Davidson, Miss P.	C/o 168 Dryburgh-street, North Melbourne	3
Davidson, William J.	894 Lygon-street, Carlton	2
Davie, Leslie H.	94 Park-street, Moonee Ponds	2
Davie, Miss N. H.	166 Wellington-parade, East Melbourne	1
Davies, Edwin	1 Yarra-street, Abbotsford	1
Davies, Franklin	182 Collins-street, City	5
Davies, H.	176 Bellair-street, Kensington	1
Davies, Mrs. M. E.	54 Wright-street, Middle Park	2
Davies, R. J.	321 Lygon-street, Carlton	2
Davies, William	224 Bamba-road, Caulfield	1
Davis, Benjamin	29 Courtney-street, North Melbourne	2
Davis, Eliza	C/o Davis Bros., 133 Smith-street, Fitzroy	1
Davis, Ethel L.	41 Auburn-grove, Auburn	1
Dawborn, Frederick W., J.P.	326 Collins-street, City	3
Dawson, P.	97 Thistlewaite-street, South Melbourne	1
Deakin, Janet	34 Kingsley-street, Elwood	1
Dealy, Miss S.	455 City-road, South Melbourne	1
Dean, F.	90 Pascoe Vale-road, Moonee Ponds	1
Deen, N.	347 Station-street, North Carlton	1
De Gray, Mrs. E.	189 Princes-street, Port Melbourne	1
Delaney, Mary	1 Market-street, North Melbourne	1
Denham, A. E.	320 Bank-street, South Melbourne	2
Denham, Executors of Matthew	C/o 317 Clarendon-street, South Melbourne	1
Denham, Estate of R. L.	C/o 317 Clarendon-street, South Melbourne	2
Dennett, J. M.	50 Campbell-street, East Kew	1
Dennington, Mrs. C.	6 Kemp-street, Thornbury	2

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard
Dettman, Otto	247 Spring-street, Melbourne	1
Devitt, Elizabeth	Forbes-street, Colac	1
Dickens, William	827 Burwood-road, Hawthorn	2
Dickeson, G.	275 Bridge-road, Richmond	1
Dickmann Estate	C/o 104 Maude-street, Shepparton	1
Dickson, J.	102 Mitchell-street, Brunswick	2
Diggory, Mrs. M. G.	Oxford-street, Croydon	1
Dillon's Estate	C/o Mrs. F. McLaughton, 373 Dandenong-road, Armadale	1
Dines, Mrs. A. C.	94 Errol-street, North Melbourne	4
Disney, C. H.	Fairmount-road, Hawthorn	1
Disney, C. H.	99 Nelson-road, South Melbourne	2
Disney, Hon. J. H., M.L.C.	83 St. Vincent's-place, Albert Park	6
Dixon, Mrs. F. H.	Kerferd-road, South Melbourne	1
Dobbin, Florence	14 Pearson-street, Caulfield	1
Dobbing, Richard	126 Hodgkinson-street, Clifton Hill	2
Dodd, C. J., and Mrs.	7 Smith-street, Fitzroy	1
Doherty, Miss A.	Clayton-road, Clayton	1
Doherty, Annie	10 Kent-street, Richmond	1
Doig, Mrs. H. J., and Mrs. R. Dunstan	C/o W. J. Doig, 422 Little Collins-street, City	1
Doig, Mary A.	9 Rennie-street, Williamstown	1
Dolan, Mary	600 Swanston-street, Carlton	1
Donald, J. R.	448 Glen Eira-road, Caulfield	4
Donchi, Guieseppe	139 Cardigan-street, Carlton	1
Donovan, Estate	C/o 96 Curtain-street, Carlton	1
Donovan, Mrs. Ellen B.	Moonga-road, Toorak	2
Donovan, John	Moonga-road, Toorak	1
Donovan, J.	Railway Hotel, Chillingollah	4
Dotla, Pty. Ltd.	270 Drummond-street, Carlton	1
Dott, Christopher	25 Manningham-street, West Parkville	1
Dott, John Henry	50 Stawell-street, West Melbourne	2
Dove, Mrs. H.	C/o P.O. Penguin, Tasmania	4
Downie, Estate of Dr. T. T.	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	2
Doyle, Mrs.	29 Acland-street, St. Kilda	1
Doyle, M.	117 Barrow-street, Coburg	1
Dreier, E. A.	C/o O. Dendow, 109 Wilson-street, Prince's Hill	1
Drew, J.	352 Park-street, South Melbourne	2
Drysdale, Mrs. A. J.	Lygon-street, Glenhuntly	4
Duckett, Edward and Sons	374 Lonsdale-street, Melbourne	1
Duggan, Executors of Mary	C/o 66 Haines-street, North Melbourne	1
Duke, Mrs. A.	101 Thompson-street, South Melbourne	1
Duncan, E. E.	Skene-street, Shepparton	1
Duncan, Mrs. E. J.	16 Bell-street, Fitzroy	2
Duncan, Francis	Studley-road, Ivanhoe	1
Duncan, Mrs. M. C.	407 Clarendon-street, South Melbourne	1
Dundan, Mrs. C.	C/o Mrs. E. R. Dite, 89 Perry-street, Fairfield	1
Dunn, William	208 Clarendon-street, South Melbourne	1
Dunne, Edward	243 Highett-street, Richmond	5
Dunning, Frederick	138 Marshall-street, Ivanhoe	6
Durrant, Mrs. S. A.	Boronia	2
Dyer, Hamilton	204 Lygon-street, Carlton	1
Dyke, Estate	C/o Mrs. E. M. Macindoe, 36 McArthur-street, Carlton	1
Earnshaw, Mrs.	100 Heath-street, Port Melbourne	1
Eckersley and Sons	93-103 Clarendon-street, South Melbourne	7
Edmonds, J.	121 Albert-street, Mordialloc	1
Edwards, Executors of Caroline	C/o A. V. Stott, Victorian Anglers' Club, 57 Swanston-street, City	1
Edwards, Mrs. E.	12 Palk-street, South Melbourne	2
Edwards, Grace	Dwyer's Creek, Henty, Victoria	1
Edwards, Estate of J.	C/o 31 Aroona-road, Caulfield	7
Edwards, Executors of J.	C/o Mrs. E. Meredith, c/o Mrs. Lindblade, 300 Beaconsfield-parade, Middle Park	2
Edwards, Mrs. M. A.	153 Westgarth-street, Fitzroy	1
Edwards, R. C.	310 King-street, Melbourne	2
Egan, Lawrence	45 Victoria-parade, East Melbourne	3
Elliot, F. W.	116 Stokes-street, Port Melbourne	1
Ellis, Mrs. A.	169 Scotchmer-street, Fitzroy	1
Ellis, Miss D.	101 Errol-street, North Melbourne	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Ellis, Mrs. E. I.	Flinders	3
Ellis, G. A.	107 Abercrombie-street, Sydney, N.S.W.	1
Ellis, Herbert	270A Queensberry-street, North Melbourne	1
Ellis, Herbert and Emily	270A Queensberry-street, North Melbourne	1
Ellis, Mary	6 Church-street, Richmond	1
Esnouf, Phillip	89 Peel-street, West Melbourne	1
Esnouf, Mrs. S. S.	52 Victoria-street, Richmond	1
Espie, Mrs. Rose	65 Morang-road, Hawthorn	8
Eustes, Frederick	69 Huntingdon-grove, Moreland	1
Evans, Mrs. A. D.	P.O., Belgrave	4
Evans, Mrs. A. M.	27 Stanley-street, East Camberwell	1
Evans, Evan Pty. Ltd.	680 Elizabeth-street, City	1
Evans, H.	167 Ross-street, Port Melbourne	1
Evans, J.	682 Elizabeth-street, City	4
Ewart, Mrs. A. R.	25 Hotham-street, East Melbourne	2
Ewart, C. M.	25 Hotham-street, East Melbourne	4
Eyers, B. A.	294 Albert-road, South Melbourne	1
Fahey, Miss T.	Wellington-street, Collingwood	1
Falconer, Estate	C/o Trustees, Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	1
Fankhauser, Florence	Springvale-road, East Burwood	2
Farrell, W. C.	35 Rouse-street, Port Melbourne	1
Farrington, Estate of J.	C/o 43 Murray-street, Prahran	1
Farrow, Sophia S.	"Goodrest," Broadway, Bonbeach	7
Faulkner, Estate of Thomas R.	C/o 198 Kerr-street, Fitzroy and corner Elgin-street, Carlton	7
Fearnley, F.	Woollen Mills, Liverpool, N.S.W.	1
Feely, John	377 Coventry-street, South Melbourne	1
Feitel, K.	Beach-street, Port Melbourne	2
Feldtman, J.	22 Marguerita-street, Hampton	1
Field, F. T.	40 Ballantyne-street, Northcote	1
Finn, Mrs. E. J.	131 Riversdale-road, Hawthorn	1
Finsbury, A. W.	Latrobe-street, City	2
Firth, Thomas Henry	Newcastle-street, Newport	42
Fitzgerald, Executors of B.	17 The Ridgeway, Kensington	1
Fitzgerald, Miss E.	C/o 17 Tanner-street, Richmond	1
Fitzgerald, P.	Warrigal-road, Oakleigh	6
Fitzpatrick, W.	205 Coppin-street, Richmond	5
Fitzsimmons, Estate of J.	C/o Mullet and Langford, Solicitors, City	1
Fitzsimmons, Leo	Station-street, Rosanna	1
Flanagan, Executors of E.	C/o 14 Reeves-street, Clifton Hill	1
Flanagan, Mrs. M.	14 Reeves-street, Clifton Hill	2
Flatley, Estate of Charles	89 Kent-street, Richmond	1
Fleigner, E. G.	"Kynall," Canterbury-road, Tunstall	1
Foley, C. D., and B. M.	107 Gertrude-street, Fitzroy	2
Foley, J.	107 Gertrude-street, Fitzroy	1
Foley, J., and B. M.	107 Gertrude-street, Fitzroy	3
Foley, Mrs. C.	107 Gertrude-street, Fitzroy	2
Foley, E., and C.	14 Grattan-street, Carlton	3
Foott, W.	101 Spit-road, Mosman, N.S.W.	1
Forbes, Mrs. M.	369 Drummond-street, Carlton	1
Ford, Anthony	274 Drummond-street, Carlton	1
Ford, Cecilia	C/o Mr. Jackson, Darebin-street, Northcote	1
Foster, Charles	319 Coventry-street, South Melbourne	1
Fowler, Alfred	31 Carrington-road, Box Hill	1
Fox, Mrs. L.	6 Nyora-street, Malvern	1
Fox, Mrs. V.	215 Clarendon-street, South Melbourne	1
Foy, David	4 Grandview-road, Brighton	2
Foy and Gibson, Pty. Ltd.	Smith-street, Collingwood	6
Franklin, M.	182 Collins-street, City	3
Fraser, D. C.	21 Thames-street, Box Hill	2
Fraser, Norma E.	Corner Station and Palmerston streets, Carlton	1
Frederico, H. R.	74 Leopold-street, South Yarra	3
Frederico, Hubert R.	1a Hotham-grove, Elsternwick	1
Freeman, H.	339 Drummond-street, Carlton	3
Freer, William H., and King, Florence M.	"Rosemont," Balaclava-road, Caulfield	3
Freize, Morris	11 Hyam-place, Carlton	2
Friedman, Estate of M. M.	C/o Mrs. A. Friedman, 142 Queensberry-street, Carlton	2
Frenchman and Wylie	23 Mackenzie-street, Melbourne	1
Fryberg, Henry	286 Barkly-street, St. Kilda	2
Fulbrook, Mrs. F.	22 Cromwell-street, Collingwood	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—continued.

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Gadene, Mrs.	11 Fairmont-road, Hawthorn	10
Gadsden, Pty. Ltd.	Adderley-street, West Melbourne	2
Gahan, Frank	371 Cardigan-street, Carlton	4
Gallagher, A. G.	500 Burke-road, Camberwell	2
Gallagher, Francis	C/o Astor Hotel, corner Elgin and Lygon streets, Carlton	1
Galway, D.	C/o 51 Errol-street, North Melbourne	1
Gange, A.	430 George-street, Fitzroy	1
Gardiner, Mrs.	Warrigal-road, Oakleigh	2
Gardiner, Ellen	227 Adderley-street, West Melbourne	1
Gardiner, John J.	227 Adderley-street, West Melbourne	1
Gardiner, Mrs. J.	Leveson-street, North Melbourne	2
Garfield, Mary A.	27 Malone-street, Ormond	2
Gargaro, H. D.	314 Sydney-road, Brunswick	2
Garland, Mrs. I. B.	80 Dandenong-road, Caulfield	5
Garner, Jessie	911 Drummond-street North Carlton	1
Garner, W.	226 Wellington-street, Collingwood	1
Garner, William	27 Otter-street, Collingwood	2
Gaunson, Mrs. A.	501 High-street, Prahran	1
Gavin, Mrs.	Blackwood-street, North Melbourne	2
Gay Estate	C/o C. McMaster, Yackandandah	2
Gaynor, E. J.	207 Lennox-street, Richmond	2
Geddes, Mrs. Violet	Corner Royal and Como-parades, Mordialloc	1
Gedye, Vincent	20 Grattan-street, Prahran	3
Genoni, A. G.	C/o G. Vaccari and Co., Box 5, G.P.O., Melbourne	1
George, R.	10 Pascoe-avenue, North Essendon	1
Gibb, Miss	18 Palk-street, South Melbourne	2
Gibbons, Mrs. J.	36 Downshire-road, Elsternwick	1
Gibbs, Miss H.	76 Heller-street, Brunswick	1
Gibson, G.	C/o W. Gibson, 218 Park-street, West Brunswick	2
Gibson, Estate of W.	55 Mitchell-street, Northcote	1
Gilmour, J. G.	"The Pines," Waitchie	1
Gipps, Estate of Agnes	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, Melbourne	6
Glass, W. E. J.	44 Eastern-road, South Melbourne	1
Gleadell, W.	Rennison-street, Mordialloc	1
Gobbett, Jessie O.	1 Somerset-place, Richmond	1
Godber, Mrs. F.	P.O., South Belgrave	1
Goette, Emil P. H.	25 Pascoe-crescent, Essendon	2
Golden, Mrs. C. A.	53 O'Shannassy-street, North Melbourne	2
Goldsmith, Estate	C/o 257 Elgin-street, Carlton	1
Goldspinks Estate	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	3
Golgerth, Executors of C.	C/o Rose-street, Coburg	1
Goodal, Executors of Edmond	C/o J. G. Russell, 140 Johnstone-street, Collingwood	2
Goodie, Mrs. C. R.	C/o Commercial Motors, C/o 120 Commercial-road, Prahran	1
Goodliffe, E.	3 Thompson-street, Abbotsford	2
Goodliffe, Mrs. J.	12 Greig-street, Albert Park	1
Goodman, Estate of J. P.	C/o D. S. Abraham, Solicitor, Melbourne	2
Goodson, H.	4 Ardoyne-street, Black Rock	1
Gooley, Mrs. M.	195 Little Bourke-street, Melbourne	1
Gordon, Mrs.	6 Maybury-avenue, Elsternwick	1
Gordon, Lewis	C/o 65 Keele-street, Collingwood	1
Gorr, Leon	228 High-street, Northcote	5
Government of Victoria		4
Gow, Janet	21 Leicester-street, Fitzroy	1
Gowers, Mrs. A.	7 Riddle-parade, Elsternwick	1
Graney, James	9 Ann street, South Melbourne	1
Grant and Bailey	King's-terrace, Russell street, Melbourne	1
Gray, L.	9 Harmsworth-street, Collingwood	2
Gray, Mrs. M. E.	343 Orrong-road, East St. Kilda	1
Greaves, W. C.	473 King-street, West Melbourne	2
Green, C. B.	Second-street, Black Rock	1
Green, William	8 McIndoe-parade, Mordialloc	2
Gregory, G.	872 Drummond-street, North Carlton	1
Grenfell, Alice	39 Buncl-street, North Melbourne	1
Grenner, Jane	47 Hawthorn-road, Brighton	2
Griffiths, Elsie L.	60 Gillies-street, Fairfield	1
Griffiths, Nellie	168 Mills-street, Albert Park	1
Grigg, B. V.	493 St. Kilda-road, Melbourne	12
Grigg, Haydon	327 Military-road, Mosman, N.S.W.	5

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Ellis, Mrs. E. I.	Flinders	3
Ellis, G. A.	107 Abercrombie-street, Sydney, N.S.W.	1
Ellis, Herbert	270A Queensberry-street, North Melbourne	1
Ellis, Herbert and Emily	270A Queensberry-street, North Melbourne	1
Ellis, Mary	6 Church-street, Richmond	1
Esnouf, Phillip	89 Peel-street, West Melbourne	1
Esnouf, Mrs. S. S.	52 Victoria-street, Richmond	1
Espie, Mrs. Rose	65 Morang-road, Hawthorn	8
Eustes, Frederick	69 Huntingdon-grove, Moreland	1
Evans, Mrs. A. D.	P.O., Belgrave	4
Evans, Mrs. A. M.	27 Stanley-street, East Camberwell	1
Evans, Evan Pty. Ltd.	680 Elizabeth-street, City	1
Evans, H.	167 Ross-street, Port Melbourne	1
Evans, J.	682 Elizabeth-street, City	4
Ewart, Mrs. A. R.	25 Hotham-street, East Melbourne	2
Ewart, C. M.	25 Hotham-street, East Melbourne	4
Eyers, B. A.	294 Albert-road, South Melbourne	1
Fahey, Miss T.	Wellington-street, Collingwood	1
Falconer, Estate	C/o Trustees, Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	1
Fankhauser, Florence	Springvale-road, East Burwood	2
Farrell, W. C.	35 Rouse-street, Port Melbourne	1
Farrington, Estate of J.	C/o 43 Murray-street, Prahran	1
Farrow, Sophia S.	"Goodrest," Broadway, Bonbeach	7
Faulkner, Estate of Thomas R.	C/o 198 Kerr-street, Fitzroy and corner Elgin-street, Carlton	7
Fearnley, F.	Woollen Mills, Liverpool, N.S.W.	1
Feely, John	377 Coventry-street, South Melbourne	1
Feitel, K.	Beach-street, Port Melbourne	2
Feldtman, J.	22 Marguerita-street, Hampton	1
Field, F. T.	40 Ballantyne-street, Northcote	1
Finn, Mrs. E. J.	131 Riversdale-road, Hawthorn	1
Finsbury, A. W.	Latrobe-street, City	2
Firth, Thomas Henry	Newcastle-street, Newport	42
Fitzgerald, Executors of B.	17 The Ridgeway, Kensington	1
Fitzgerald, Miss E.	C/o 17 Tanner-street, Richmond	1
Fitzgerald, P.	Warrigal-road, Oakleigh	6
Fitzpatrick, W.	205 Coppin-street, Richmond	5
Fitzsimmons, Estate of J.	C/o Mullet and Langford, Solicitors, City	1
Fitzsimmons, Leo	Station-street, Rosanna	1
Flanagan, Executors of E.	C/o 14 Reeves-street, Clifton Hill	1
Flanagan, Mrs. M.	14 Reeves-street, Clifton Hill	2
Flatley, Estate of Charles	89 Kent-street, Richmond	1
Fleigner, E. G.	"Kynall," Canterbury-road, Tunstall	1
Foley, C. D., and B. M.	107 Gertrude-street, Fitzroy	2
Foley, J.	107 Gertrude-street, Fitzroy	1
Foley, J., and B. M.	107 Gertrude-street, Fitzroy	3
Foley, Mrs. C.	107 Gertrude-street, Fitzroy	2
Foley, E., and C.	14 Grattan-street, Carlton	3
Foott, W.	101 Spit-road, Mosman, N.S.W.	1
Forbes, Mrs. M.	369 Drummond-street, Carlton	1
Ford, Anthony	274 Drummond-street, Carlton	1
Ford, Cecilia	C/o Mr. Jackson, Darebin-street, Northcote	1
Foster, Charles	319 Coventry-street, South Melbourne	1
Fowler, Alfred	31 Carrington-road, Box Hill	1
Fox, Mrs. L.	6 Nyora-street, Malvern	1
Fox, Mrs. V.	215 Clarendon-street, South Melbourne	1
Foy, David	4 Grandview-road, Brighton	2
Foy and Gibson, Pty. Ltd.	Smith-street, Collingwood	6
Franklin, M.	182 Collins-street, City	3
Fraser, D. C.	21 Thames-street, Box Hill	2
Fraser, Norma E.	Corner Station and Palmerston streets, Carlton	1
Frederico, H. R.	74 Leopold-street, South Yarra	3
Frederico, Hubert R.	1a Hotham-grove, Elsternwick	1
Freeman, H.	339 Drummond-street, Carlton	3
Freer, William H., and King, Florence M.	"Rosemont," Balaclava-road, Caulfield	3
Freize, Morris	11 Hyam-place, Carlton	2
Friedman, Estate of M. M.	C/o Mrs. A. Friedman, 142 Queensberry-street, Carlton	2
Frenchman and Wylie	23 Mackenzie-street, Melbourne	1
Fryberg, Henry	286 Barkly-street, St. Kilda	2
Fulbrook, Mrs. F.	22 Cromwell-street, Collingwood	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Gadene, Mrs.	11 Fairmont-road, Hawthorn	10
Gadsden, Pty. Ltd.	Adderley-street, West Melbourne	2
Gahan, Frank	371 Cardigan-street, Carlton	4
Gallagher, A. G.	500 Burke-road, Camberwell	2
Gallagher, Francis	C/o Astor Hotel, corner Elgin and Lygon streets, Carlton	1
Galway, D. . .	C/o 51 Errol-street, North Melbourne	1
Gange, A. . .	430 George-street, Fitzroy	1
Gardiner, Mrs.	Warrigal-road, Oakleigh	2
Gardiner, Ellen	227 Adderley-street, West Melbourne	1
Gardiner, John J.	227 Adderley-street, West Melbourne	1
Gardiner, Mrs. J.	Leveson-street, North Melbourne	2
Garfield, Mary A.	27 Malone-street, Ormond	2
Gargaro, H. D.	314 Sydney-road, Brunswick	2
Garland, Mrs. I. B.	80 Dandenong-road, Caulfield	5
Garner, Jessie	911 Drummond-street North Carlton	1
Garner, W. . .	226 Wellington-street, Collingwood	1
Garner, William	27 Otter-street, Collingwood	2
Gaunson, Mrs. A.	501 High-street, Prahran	1
Gavin, Mrs.	Blackwood-street, North Melbourne	2
Gay Estate . .	C/o C. McMaster, Yackandandah	2
Gaynor, E. J.	207 Lennox-street, Richmond	2
Geddes, Mrs. Violet	Corner Royal and Como-parades, Mordialloc	1
Gedye, Vincent	20 Grattan-street, Prahran	3
Genoni, A. G.	C/o G. Vaccari and Co., Box 5, G.P.O., Melbourne	1
George, R. . .	10 Pascoe-avenue, North Essendon	1
Gibb, Miss . .	18 Palk-street, South Melbourne	2
Gibbons, Mrs. J.	36 Downshire-road, Elsternwick	1
Gibbs, Miss H.	76 Heller-street, Brunswick	1
Gibson, G. . .	C/o W. Gibson, 218 Park-street, West Brunswick	2
Gibson, Estate of W.	55 Mitchell-street, Northcote	1
Gilmour, J. G.	"The Pines," Waitchie	1
Gipps, Estate of Agnes	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, Melbourne	6
Glass, W. E. J.	44 Eastern-road, South Melbourne	1
Gleadell, W.	Rennison-street, Mordialloc	1
Gobbett, Jessie O.	1 Somerset-place, Richmond	1
Godber, Mrs. F.	P.O., South Belgrave	1
Goette, Emil P. H.	25 Pascoe-crescent, Essendon	2
Golden, Mrs. C. A.	53 O'Shannassy-street, North Melbourne	2
Goldsmith, Estate	C/o 257 Elgin-street, Carlton	1
Goldspinks Estate	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	3
Golgerth, Executors of C.	C/o Rose-street, Coburg	1
Goodal, Executors of Edmond	C/o J. G. Russell, 140 Johnstone-street, Collingwood	2
Goodie, Mrs. C. R.	C/o Commercial Motors, C/o 120 Commercial-road, Prahran	1
Goodliffe, E.	3 Thompson-street, Abbotsford	2
Goodliffe, Mrs. J.	12 Greig-street, Albert Park	1
Goodman, Estate of J. P.	C/o D. S. Abraham, Solicitor, Melbourne	2
Goodson, H.	4 Ardoyne-street, Black Rock	1
Gooley, Mrs. M.	195 Little Bourke-street, Melbourne	1
Gordon, Mrs.	6 Maybury-avenue, Elsternwick	1
Gordon, Lewis	C/o 65 Keele-street, Collingwood	1
Gorr, Leon . .	228 High-street, Northcote	5
Government of Victoria		4
Gow, Janet . .	21 Leicester-street, Fitzroy	1
Gowers, Mrs. A.	7 Riddle-parade, Elsternwick	1
Graney, James	9 Ann street, South Melbourne	1
Grant and Bailey	King's-terrace, Russell street, Melbourne	1
Gray, L. . .	9 Harmsworth-street, Collingwood	2
Gray, Mrs. M. E.	343 Orrong-road, East St. Kilda	1
Greaves, W. C.	473 King-street, West Melbourne	2
Green, C. B.	Second-street, Black Rock	1
Green, William	8 McIndoe-parade, Mordialloc	2
Gregory, G.	872 Drummond-street, North Carlton	1
Grenfell, Alice	39 Buncke-street, North Melbourne	1
Grenner, Jane	47 Hawthorn-road, Brighton	2
Griffiths, Elsie L.	60 Gillies-street, Fairfield	1
Griffiths, Nellie	168 Mills-street, Albert Park	1
Grigg, B. V.	493 St. Kilda-road, Melbourne	12
Grigg, Haydon	327 Military-road, Mosman, N.S.W.	5

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Grigg, P. G.	P.O., Woodend	1
Gronn, Mrs.	16 Everton-grove, Surrey Hills	1
Grose, W.	659 Hay-street, Perth, W.A.	2
Groth	24 Rockbear-grove, Ivanhoe	1
Groves, C. A.	Eagemont-crescent, Eaglemont	4
Groves, Estate	C/o Equity Trustees Executors and Agency Co., Ltd., 472 Bourke-street, Melbourne	6
Grut, J. B.	261 Kooyong-road, Elsternwick	2
Guerin, Mrs. A.	10 Brooks-crescent, Hawthorn	1
Guerin, M.	P.O., Templestowe	2
Guthrie, Mrs. M. L.	176 Gatehouse-street, Parkville	1
Hall, Mrs. J.	44 Clarke-street, Port Melbourne	1
Hall, Estate of Margaret	C/o 65 Hoddle-street, Richmond	1
Hamilton, Estate	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, Melbourne	1
Hampson, H.	26 Edmund-street, Clifton Hill	2
Hampson, Henry	26 Clifton-street, Clifton Hill	5
Hancock, A. W.	69 Duke-street, Richmond	1
Hancock, George W.	52 Harmsworth-street, Collingwood	1
Hancock, Estate of J.	C/o Morgan and Fyfe, Solicitors, Melbourne	2
Hand, Thomas	33 Narong-road, Caulfield	1
Hanley, E.	11 Gladstone-street, South Melbourne	1
Hanson, J. A.	Flemington-road, Parkville	2
Hanson's Estate	C/o Dugdale, Simmon and Stevens, Solicitors, City	1
Harcombe, R.	5 Market-street, Fitzroy	1
Harcombe, Thomas	5 Market-street, Fitzroy	5
Harley, Alfred G.	C/o Metropolitan Gas Co., Flinders-street, City	1
Harley, C. G.	"The Imperial," Franklin-street, City	1
Harley, Charles W.	Linden-avenue, Heidelberg	1
Harman, M. F. Settlement	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	1
Harris and Webster Pty. Ltd.	134 Adderley-street, West Melbourne	1
Harris, A. C.	88 Bridge-road, Richmond	4
Harris, L.	C/o 193 Smith-street, Fitzroy	1
Harris, Executors of S.	C/o Mrs. R. Harris, 890 Lygon-street, Carlton	1
Harrison, Agnes and Lang, Wm. B.	33 Napier-street, Fitzroy	3
Harrison, R.	33 Chessell-street, South Melbourne	1
Harrison, Mrs. S. R.	301 Clarendon-street, South Melbourne	2
Hart, T.	Iona, Gippsland	2
Hartshorn, Estate	C/o 54 Shiel-street, North Melbourne	1
Hartshorn, C. W. (junr.)	21 Denman-street, East St. Kilda	1
Hartshorn, J. E.	54 Shiel-street, North Melbourne	1
Hasker, Mrs. Annie	"Mernda," Ebden-street, Kyneton	7
Hawkyard, Miss	134 Wellington-street, Kew	2
Hawkyard, M. D.	134 Wellington-street, Kew	5
Hay, Margaret	69 Bastings-street, Northcote	1
Hayes, Estate	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	1
Hayes, Mrs.	Ludbrooke-avenue, Caulfield	1
Hayes, G. O'Hagan	11 Agnes-street, Jolimont	1
Hayes, Estate of Mrs. M.	C/o Mrs. C. Mills, 73 Donald-street, Footscray	1
Hayman, Miss R. S.	89 Addison-street, Elwood	1
Heagerty, Mrs.	186 York-street, South Melbourne	1
Healey, A.	268 Albert-road, South Melbourne	2
Healey, Edward	59 Easey-street, Collingwood	1
Healey, Mrs. M.	11 Empress-avenue, West Footscray	1
Healy's Estate	C/o Lucas and Mumme, Solicitors, Melbourne	3
Heap, Ellen	235 Nelson-place, Williamstown	1
Heath, Henry	122 Brunswick-street, Fitzroy	2
Heath, Mrs. J. M.	Urquhart-street, Hawthorn	2
Heath, Thomas	16 Maugie-street, Abbotsford	2
Heathcote, Mrs.	Bartram-street, Elsternwick	1
Heathcote, Mrs. M.	46 Wellington-street, Collingwood	2
Heather, P. S.	Vadlure-avenue, East St. Kilda	2
Hegarty, Miss I. J.	7 Atley-grove, St. Kilda	1
Henderson, Alexander	Sevenways Garage, Elizabeth-street, Melbourne	1
Henderson, Estate of J. E.	C/o M. C. Evans, "Merrina," Llowalong, via Stratford	1
Henderson, V.	301 Ascot Vale-road, Moonee Ponds	3
Hennessy, Estate of Lady	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, Melbourne	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Henshaw, Executors of Mrs.	C/o 17 Collins-street, Melbourne	1
Herbert, J.	324 Park-street, South Melbourne	2
Heyward, Annie	256 Wattle-tree-road, Malvern	3
Heyward, G. N.	256 Wattle-tree-road, Malvern	5
Hicox, G. F. and H. A.	Wellington-road, Box Hill	1
Hill, Miss	19 Lambert-road, Richmond	1
Hill, Mrs.	Prospect-grove, Northcote	1
Hill, Amelia	134 Elizabeth-street, Richmond	1
Hill, Miss C.	134 Elizabeth-street, Richmond	1
Hill, Mrs. B. M.	25 Ellis-road, East Malvern	1
Hill, Estate of J. S.	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Hill, Mrs. K.	34 Moub-ray-street, Albert Park	1
Hillyer, Estate of R.	C/o Madden and Candy, Solicitors, City	1
Hilsberg, R.	Lardner-road, Drouin	1
Hipwood, S. D.	44 Keppell-street, Carlton	1
Hoare, H. H. (Trust)	440 Little Collins-street, City	1
Hocking, V.	52 Cruickshank-street, Port Melbourne	1
Hodges, Estate of Mrs.	C/o National Trustees, Executors and Agency Co. of A/sia Ltd., 113 Queen-street, City	2
Hodges, Mr. W. C.	Jersey-parade, Carnegie	1
Hodgkins Estate	C/o National Bank, Moonee Ponds	1
Hogan, Annie	3 Bell-street, Richmond	1
Hoggan, Estate of J. C.	C/o Trustees, Executors and Agency Co. Ltd., 412 Collins- street, City	1
Holdsworth, Arthur	380 Lygon-street, Carlton	1
Holdsworth, Frank	380 Lygon-street, Carlton	1
Holland, Mrs. C.	124 Gore-street, Fitzroy	1
Holland, Miss M.	77 Grey-street, East Melbourne	1
Holmes, Mrs. Irene	Leongatha	1
Holmes, O. E.	7 Adamson-street, Middle Brighton	3
Holmes, W.	141 Wellington-parade, Jolimont	1
Holt, A.	243 Hoddle-street, Collingwood	6
Holton, Estate of W. V.	C/o Union Trustee Co. of Aust. Ltd., 333 Collins-street, City	2
Honan, E.	462 Lower Malvern-road, East Malvern	2
Horne, Miss E. L.	"Wyena," Main-road, Tecoma	1
House, Mrs. E. M.	23 Chanak-street, East Malvern	1
Howard, Mrs. A. J.	24 Linda-crescent, Hawthorn	2
Howard, Violet	C/o Victory Manufacturing Co., Lonsdale-street, City	6
Howie, William	34 Provost-street, North Melbourne	2
Howlett, Marion F.	1 Queen Victoria-street, London, England	2
Huckle, Estate	Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, City	3
Hughes, Estate of D.	C/o Trustees, Executors and Agency Co. Ltd., 412 Collins- street, Melbourne	3
Hughes, Ernest	Ebden-avenue, Black Rock	1
Hunt, Mrs. H.	"Lumeah," Belgrave	2
Hunt, Mary and Janet	295 Richardson-street, North Carlton	3
Hunter, A. J. T.	Metung, Gippsland	1
Hunter, A. M.	Metung, Gippsland	2
Hunter Estate	C/o Mrs. M. C. Patterson, 37 Victoria-avenue, Canterbury	1
Huntingdon, Jane	332 Drummond-street, Carlton	1
Huntingford Estate	C/o George Newlands, Bridge-road, Richmond	1
Huntsman, Robert	16 Cunningham-street, South Yarra	2
Hurst, Estate of J.	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Hurst, Rose	C/o 24 Hall-street, Newport	1
Hutchins, Catherine	C/o 21 Little Leichardt-street, Melbourne	1
Hutchinson, J.	25 Isabella-avenue, Hawthorn	1
Hutchinson, J. B.	19 Green-street, Richmond	1
Hutton, Mrs. Jane	12 Waverley-avenue, Ivanhoe	1
Hyland, A.	456 Flinders-lane, Melbourne	2
Ick, Elizabeth	128 Pascoe Vale-road, Moonee Ponds	1
Ievers, Estate of G. H.	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	9
Industrial Printing and Publicity Co. Ltd.	20 Victoria-street, Carlton	1
Irons, Mrs.	267 Lennox-street, Richmond	1
Irons, Jemima	1 Woodlawn-street, Richmond	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Irons, J. F.	1 Woodlawn-street, Richmond	1
Irving, Miss C.	8 Milton-street, Canterbury	1
Irwin, Harley H.	46 Faversham-road, Canterbury	1
Irwin, John	C/o R. E. Loft, 88 Haines-street, North Melbourne	1
Irwin, Executors of Mary	C/o Miss M. Rooney, 37 Yambla-street, Clifton Hill	1
Irwin, T. H.	17 Aroona-road, Caulfield	1
Ives, J.	5 Ermington-street, Kew	1
Jackson, Albert H.	C/o H. H. Hoare, Solicitor, Melbourne	4
Jackson, C. J. and L. C.	15 Gough-place, Richmond	1
Jackson, Thomas	2 Railway-crescent, Richmond	3
Jacob, Arthur	17 Park-street, Darebin	1
James, A. B.	Koo-wee-rup	2
James, F. G.	120 Lygon-street, Carlton	2
James, Miss P.	10 Norfolk-road, Surrey Hills	2
Jayes, Miss J. A.	119 Dandenong-road, Malvern	1
Jeffrey, Mrs. F.	C/o V. Drew, "Two Views," Inverloch	2
Jenkins, T. W.	62 Shiel-street, North Melbourne	1
Jenkinson, Miss E. C.	64 Windsor-crescent, Surrey Hills	1
Jenyns, Mrs. L. I.	149 North-road, Gardenvale	2
Johnson, Mrs. S. H.	20 Grenville-street, Hampton	2
Johnston, A. B. and R. W.	408 Collins-street, Melbourne	2
Jones, Misses A. and E.	1 Closeburn-avenue, Windsor	4
Jones, A. G.	C/o Dr. A. E. Jones, Solicitor, Melbourne	2
Jones, C. D.	312 Park-street, South Melbourne	1
Jones, E.	11 Wolseley-grove, Brighton	3
Jones, G. F.	47 Queen-street, Melbourne	1
Jones, Estate of H. R.	C/o E. T. Jones, 83 Exhibition-street, City	1
Jones, Estate of H. R.	C/o F. E. Jones, 270 Clarendon-street, South Melbourne	3
Jones, Estate of H. R.	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, City	1
Jones, L. O.	270 Clarendon-street, South Melbourne	2
Jones, Mrs. N. H.	C/o Mrs. L. J. Bate, "Bodrigg," Bluff-road, Black Rock	3
Jones, R. D.	15 Derby-street, Camberwell	2
Jones, Mrs. S. G.	C/o Dr. A. E. Jones, Solicitor, Melbourne	1
Joyce, A. and C. Pty. Ltd.	103 Leveson-street, North Melbourne	2
Joyce, Mrs. E.	Mollison-street, Kyneton	1
Judd, J. H.	40 Maribyrong-road, Moonee Ponds	1
Julian, Catherine	C/o G. Twentyman, 93 Johnston-street, Collingwood	1
Jurgens, C.	205 Wattle Valley-road, Burwood	1
Kahn, Solme	C/o P.O., Halwara, Jadhiana, Punjab, India	2
Kanake, Executors of T.	C/o 26 Charlotte-street, Collingwood	2
Keamy, Mrs. F.	286 Drummond-street, Carlton	2
Keamy, Geo.	286 Drummond-street, Carlton	3
Keenan, P.	33 Earle-street, Kew	1
Kefford, Mrs. R.	65 Oxford-street, Collingwood	1
Keily, William and Bride	58 Molesworth-street, North Melbourne	1
Keir, Henry C.	90 Smith-street, Collingwood	2
Kelly, E. C.	C/o J. F. Wright, Smith and Kelly, Warracknabeal	7
Kelly, Mrs. E. M.	59 Bay-street, Sandringham	1
Kelly, Estate of M. J.	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	2
Kelly, N.	90 Vanberg-road, Essendon	1
Kelson, A. G.	C/o Flood and Permezel, Solicitors, Melbourne	3
Kelson, H. E.	Box 297B, G.P.O., Melbourne	2
Kendall, Arthur	94 Park-street, South Melbourne	2
Kennedy, Bridget	C/o Wm. Kennedy, 94 Brighton-street, Richmond	1
Kennedy, Ellen E.	30 Austral avenue, West Brunswick	1
Kennedy, J. M.	"Craigneil," Central Park-road, Malvern	2
Kennedy, N. W.	83 Erin street, Richmond	2
Kennedy, W. G.	149 Cotham-road, Kew	1
Kennelly and Williams	C/o D. Vaughan, 516 Flinders street, City	2
Kennett, Thos.	403 Coventry-street, South Melbourne	1
Kennon, J. and Sons Pty. Ltd.	River-street, Richmond	1
Kenny,	Charlesworth Rubber Co. Pty. Ltd., Judd-street, Richmond	2
Kenny, John William	317 George-street, Fitzroy	1
Kent, Mrs. F. A., Executors of	54 Mary-street, Glenferrie	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Kent, Henry	51 Grey-street, Albert Park	1
Kent, J. and A.	10 Merton-street, Ivanhoe	2
Kent, J. and S., Executors of	C/o 54 Mary-street, Glenferrie	1
Kenyon, Mrs. S. C.	Esplanade, Dromana	3
Keon, Mrs. E. M.	21 St. Leonards-avenue, West Lederville, West Australia	1
Kerr, James M., Estate of	C/o Doyle and Kerr, Solicitors, Melbourne	5
Kerr, John T.	639 Brunswick-street, North Fitzroy	1
Keyhoe, Miss, Estate of	C/o 375 Graham-street, Port Melbourne	3
Keys, Mrs. M. A. J.	Bridge-street, Queenscliff	1
Keystone, Miss Amy	135 George-street, Fitzroy	1
Kidd, James	Canterbury-road, Surrey Hills	1
Kiel, Mrs. E. M.	151 Victoria-parade, Collingwood	3
Kilbury, Miss	C/o 776 Nicholson-street, North Fitzroy	5
King, Alfred	104 Palmerston-street, Carlton	1
King, Alfred	57 Murphy-street, Elsternwick	1
King, E. J.	C/o 190 Elgin-street, Carlton	1
King, Jessie	954 Lygon-street, North Carlton	2
Kingsley, M. A. (Trust)	C/o D. J. Kingsley, 12 Northumberland-street, Collingwood	1
Kingston, Alice	52A Palmer-street, Collingwood	1
Kirby, Miss J.	98 Park-street, St. Kilda	2
Kirk, A.	195 Montague-street, South Melbourne	4
Kirkpatrick, Mrs. M. A.	27 Rennie-street, Thornbury	1
Kirwan, Mrs. E.	24 Bath-street, St. Kilda	1
Kirwan, Mrs. L.	12 Williams-road, Prahran	2
Kisby, Miss M.	103 Cotham-road, Kew	1
Kitson, R. H.	9 Cochrane-avenue, Camberwell	1
Klugh, Estate	C/o Moulden and Sons, Currie-street, Adelaide	2
Kneen, Miss M. M.	9 Wattle-avenue, Glenhuntly	1
Knight, Mrs. E.	60 Albert-street, South Melbourne	1
Knight, Mrs. R. L.	11 Williams-street, Richmond	1
Knopp, D.	C/o 776 Nicholson-street, Fitzroy	1
Knowles, Arthur F. and Harold C.	86 and 88 Arden-street, North Melbourne	1
Knowles, Henry	19 Lytton-street, Carlton	1
Knowles, Mrs. M. A.	88 Arden-street, North Melbourne	4
Koopman, Otto	96 Hanna-street, South Melbourne	2
Kyatt, M. A.	221 Lonsdale-street, Melbourne	1
"Labattaglia", Estate of L.	97 Addison-street, St. Kilda	1
Lacey, Estate	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	2
Lacey, Albert	74 O'Grady-street, Clifton Hill	1
Ladyman, Walter H.	40 Dickens-street, North Carlton	1
Ladyman, W.	12 Baden-street, East Brunswick	1
Ladyman, W.	81 Balmain-street, East Richmond	5
Lake, Thurza	21 Park-street, Elsternwick	1
Lambrick, Executors	42 Harcourt-street, North Melbourne	1
Lane, Mrs. S. A.	964 Drummond-street, North Carlton	2
Langford, C., Estate	275 Bridge-road, Richmond	4
Langford, W. A.	135 William-street, Melbourne	1
Langford, W. S.	90 Queen-street, Melbourne	2
Langlands, —	1 Sharp-street, Preston	1
Langslow, Mrs.	C/o Police Station, 11 Carre-street, Elsternwick	1
Langslow, Richard and Marie	11 Carre-street, Elsternwick	1
Lanigan, Mrs. M. A.	Address unknown	1
Larcher, H.	45 Moor-street, Fitzroy	1
Larkin, Mrs. D.	236 Faraday-street, Carlton	1
Latimer, Mrs. E. E.	6 Chanak-street, East Malvern	2
Lavery, Mary	30 Miller-street, North Fitzroy	1
Laurence, Estate of	C/o Trustees Executors and Agency Co. Ltd., 412 Collins-street, City	4
Law, Miss	17 Grand View-grove, Armadale	2
Lawson, Mrs. E.	149 Albert-street, Port Melbourne	1
Lawson, Mrs. M. J.	48 St. Vincent's-place, Albert Park	1
Lawson, Oscar	130 Gertrude-street, Fitzroy	1
Lazarus, Executors of S.	129 Alma-road, Camberwell	1
Leach, Executors of C. W.	C/o T. H. Firth, Newcastle-street, Newport	1
Leahy, Mrs. A. B.	Cowes, Phillip Island	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Lear, Albert E.	333 Richardson-street, Middle Park	4
Leckie, Peter	65 Iffla-street, South Melbourne	1
Leech, W. W. G.	Victoria Dock, Melbourne	5
Leefer, Mrs.	Collins-street, Essendon	1
Leggo, A. R.	151 Thistlethwaite-street, South Melbourne	1
Legon, J.	C/o Mrs. Moore, Clayton	2
Lennon, Executors of R. E.	C/o 6 Reserve-street, Carlton	1
Le Page, Mrs.	68 William-street, St. Kilda	2
Levers, A.	105 Wellington-street, Collingwood	1
Levitt, —	59 Inkerman-street, St. Kilda	1
Lewis, Robert A.	47 Mason-street, Regent	1
Lewis, Victor C.	81 Wellington-street, Kew	3
Lipschitz, A.	797 Drummond-street, Carlton	1
Little, Mrs. J.	5 Margaret-street, Moonee Ponds	2
Lochre, Mary	45 University-street, Carlton	1
Lockhart, J.	Healesville	1
Lockwood, Joseph	"The Pines," Birchip	1
Loft, Robert Edgar	88 Haines-street, North Melbourne	166
Longlands, Eustice	19 Chapman-street, North Melbourne	4
Lonne, Mrs. A. E.	Benevolent Home, Bendigo	1
Lorenzoni, Battista	2 Marion-street, Fitzroy	1
Loughnan, R.	8 Loughnan-street, Richmond	2
Love, W. E.	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Lovelock, Leonora	5A Madden-street, Albert Park	2
Lovic, D.	41 Red Bluff-road, Black Rock	1
Lovig, E. V.	22 Market-street, South Melbourne	5
Lovig, H. H. L.	101 Buckhurst-street, South Melbourne	1
Lovig, Henry, Harry and Leslie	44 Market-street, Melbourne	1
Lucas, E.	43 Charles-street, Richmond	1
Lucas, Mrs. M.	"Yamalo," Frankston	1
Lucas, Olive W.	Address unknown	1
Luscombe, Elsie	18 Alexander-parade, Fitzroy	1
Lush, Mrs. J. A.	43 Park-terrace, Gilbertson	1
Lyhane, Miss	Cr. Station and Abbott-streets, Sandringham	2
Lynch, Mrs.	37 Dally-street, Clifton Hill	1
Lynch, R.	55 Nott-street, Port Melbourne	1
Lyons, Chas. L.	Sale, Victoria	11
Madden, Estate	C/o National Trustees Executors and Agency Co. of Australasia Ltd., 113 Queen-street, City	1
Maffield, Mrs.	520 Bourke-street, Moore Park, Sydney	3
Mahoney, Mrs. B.	54 Park-street, Middle Park	1
Mahoney, J.	24 Edgar-street, Footscray	1
Mahoney, R.	54 Park-street, Middle Park	1
Malcolm, H.	Bellvue-street, Lilydale	1
Malone, A.	Woodstock, via Donnybrook	4
Maloney, Mary and John	296 Queensberry-street, North Melbourne	2
Mangan, Thomas	Commercial Hotel, Landsborough	2
Mann, J. R.	18 Morris-street, South Melbourne	2
Mansbergh, Mrs.	240 Chetwynd-street, North Melbourne	2
Mansfield, Agnes	11 Clive-road, Hawthorn	1
Markham, Charles	5 Pillee-street, East St. Kilda	4
Markov, R.	144 Elgin-street, Carlton	1
Marriott, Mrs.	110 Coppin-street, Richmond	1
Marsh, J. and Son	Villiers-street, North Melbourne	1
Marshall, Jno., Executors of	16 Coote-street, South Melbourne	1
Marshall, Mrs.	14 Coote-street, South Melbourne	1
Martin, Estate	C/o Mrs. S. Martin, 20 Charlton-road, Ivanhoe	3
Martin, F. H., Executors of	217 Bay-street, Port Melbourne	2
Martin, G.	Sorrento	2
Martin, Mrs. M. J.	18 Closeburn-avenue, Windsor	1
Martin, S. G.	492 Bay-street, Port Melbourne	2
Martin, William	76 Argyle-road, East Kew	10
Martó, Emilio	65 Kerr-street, Fitzroy	1
Mason, Jno.	3 Rowena-parade, Richmond	1
Mason, William	208 Chetwynd-street, North Melbourne	1
Mathers, Thomas and Mrs.	290 Victoria-street, North Melbourne	4

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Matlock, Estate	C/o 36 Cumberland-place, Melbourne	1
Matthews, E., Estate	C/o B. N. Matthews, 50 Palmerston-street, South Melbourne	2
Matthews, L. W.	57 Rosslyn-street, West Melbourne	1
Meagher, Estate	C/o J. Maher, Winchester Flats, 362 St. Kilda-road, Melbourne	5
Meagher, Miss N.	13 Alma-road, Camberwell	1
Meany, Mrs. M.	400 Nicholson-street, Fitzroy	2
Mears, Geo. F.	54 Down-street, Collingwood	1
Meason, Miss E. J.	82 Alexander-parade, Fitzroy	1
Meiers, Louisa, (deceased)	C/o Master-in-Equity, William-street, Melbourne	1
Melbourne Chair Co.	2-4 Down-street, Collingwood	1
Melbourne City Council .. .. .	.. .. .	3
Melbourne Orphanage	Dendy-street, Middle Brighton	1
Melrose Pty. Ltd.	204 The Avenue, Royal Park	18
Menan, Jas.	389 Napier-street, Fitzroy	2
Messenger, Estate	C/o H. S. Lawton, Solicitors, 314 Collins-street, Melbourne	1
Meudell, W. G. and Miss Violet	C/o G. G. Henderson and Co. Pty. Ltd., 352 Collins-street, Melbourne	3
Middleton, Mrs. E.	7 Minto-street, East Kew	1
Miles, Fanny	280 Koornang-road, Carnegie	2
Miles, Mrs. F. L.	Melton	1
Miller, C.	43 Buckhurst-street, South Melbourne	2
Miller, L. T.	Gloster House, Market-street, Melbourne	3
Miller, J. E.	Pratt-street, Moonee Ponds	1
Miller, Matilda L.	Pratt-street, Moonee Ponds	2
Miller, Mrs. L.	Pratt-street, Moonee Ponds	9
Milliard, Miss	35 Nicholson-street, Carlton	2
Mills, Mrs. E.	64 Dundas-street, Thornbury	1
Mills, Executors of M.	C/o 33 Victoria-place, Carlton	1
Misell, David	95 Curzon-street, North Melbourne	2
Misell, Mrs. E.	95 Curzon-street, North Melbourne	1
Misell, F. A. R.	95 Curzon-street, North Melbourne	2
Mitchell, Mrs. A. S.	7 Ferrars-place, South Melbourne	1
Mitchell, Miss E.	13 Beach-road, Hampton	1
Mitchell, Executors of E.	C/o John Black, 229 Douglas-street, Newport	2
Molden, J. R.	4 Hampden-road, Armadale	6
Moltini, M. C.	180 Victoria-avenue, Albert Park	2
Monteath and Sons	Cecil-street, South Melbourne	2
Moon, Leslie	Wentworth House, Collins-street, Melbourne	4
Moore, Miss	56 Princess-street, Kew	2
Moore, C.	66 Gore-street, Fitzroy	2
Moore, Emanuel	35 Alfred-street, South Melbourne	1
Moore, E. M.	35 Alfred-street, South Melbourne	1
Moore, J.	Embankment-grove, Chelsea	1
Moore, M. J.	Embankment-grove, Chelsea	7
Moore, Jessie	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Moore, Miss P. J.	135 Market-street, South Melbourne	2
Moore, Thomas	13 Donaldson-street, Ivanhoe	1
Moorrees, Mrs. G.	Gilbert-parade, Camberwell	3
Moran, Executors of Thos.	C/o Thos. Moran, 103 Hawke-street, West Melbourne	1
Morgan, Mrs. E.	178 High-street, St. Kilda	2
Morkin, Bridget and McPeck, Patrick	58 Dudley-street, West Melbourne	1
Morley, R. G.	133 Alma-road, St. Kilda	4
Mornane, M. P.	125 Queen-street, Melbourne	1
Moroney, Mrs. C.	15 Herbert-street, St. Kilda	1
Morris, Mrs. E. M.	3 Morres-street, St. Kilda	1
Morrison, James	8 Fairy-street, Ivanhoe	1
Morrow, Executors of Marion	C/o Mrs. M. C. Patterson, 37 Victoria-avenue, Canterbury	1
Mortimer, Mary	412 New-street, Elsternwick	1
Mossop, Mrs. M.	179 Gipps-street, East Melbourne	1
Moule, Mrs. E. E.	Point Nepean-road, Mordialloc	1
Moule, E. E.	Point Nepean-road, Mordialloc	1
Mounsey, Mrs. S.	95 Queensberry-street, North Melbourne	3
Mountain, M. F.	90 Story-street, Parkville	2
Muir, Trust Estate of J.	C/o Price and Chamberlain, Solicitors, Melbourne	1
Muir, J. and T. Pty. Ltd.	Leveson-street, North Melbourne	5
Mulcahy, Mrs. B.	144 Kerford-road, Albert Park	2
Mulcony, Francis P.	65 Flemington-road, North Melbourne	4
Mullaney, Estate of	C/o J. Mullaney, 354 Smith-street, Collingwood	2

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Munro, Mrs...	51 The Grove, Moreland	1
Munro, D.	331 Johnston-street, Abbotsford	3
Munro, Margaret	551 Royal-parade, Parkville	1
Murphy, Miss H.	62 Woolton-avenue, Thornbury	1
Murphy, Miss Margaret	62 Woolton-avenue, Thornbury	2
Murphy, N. T.	23 Livingston-street, Ivanhoe	7
Murray, A. T.	1 Armadale-street, Thornbury	2
Murray, Francis C.	280 Victoria-street, North Melbourne	3
Murray, H.	21 Rochester-road, Canterbury	1
Murray, Mrs. J. L.	Corner Abbotsford and Provost-streets, North Melbourne	8
Murray, Lucy	58 Abbotsford-street, North Melbourne	2
Mustow, P. C.	211 Park-street, South Melbourne	1
Myles, Mrs. M.	C/o Kellett, Mrs., Bayview-avenue, Auburn	2
McAlpine, G.	15 Judd-street, Richmond	2
McArthur, J.	317 Clarendon-street, South Melbourne	1
McArthur, Mrs. M.	426 Lower Malvern-road, Malvern	5
McAuliffe, Mrs. J.	97 Esplanade West, South Melbourne	1
McBrien, Kate	84 Balmain-street, Richmond	3
McCann, Mrs. E.	119 Bourke-street, Melbourne	1
McCann, Herbert	8-12 Moray-street, South Melbourne	1
McCarthy, M. E.	23 Morang-road, Hawthorn	2
McCarthy, W. J.	Grandview-grove, Upper Hawthorn	2
McClure, D.	275 Lennox-street, Richmond	1
McColl, J.	191 Elgin-street, Carlton	1
McConkey, J. B.	22 Charles-street, Kew	1
McConville, W.	Darlington-parade, Richmond	1
McCormack, Arthur	265 Richardson-street, Middle Park	2
McCormack, Ellen	265 Richardson-street, Middle Park	1
McCormack, J.	71 Cruickshank, Port Melbourne	4
McCormack, J.	21 Henry-street, Carlton	1
McCormick, J.	Cricketer's Arms Hotel, South Melbourne	2
McCorreston, Mrs. C...	64 Barkly-street, West Brunswick	1
McCrae, Mary J.	31 Charles-street, Footscray	1
McDonald, A.	Main-road, Templestowe	1
McDonald, F.	4 Brougham-street, West Richmond	3
McDonald, J.	106 Clark-street, Port Melbourne	2
McDonnell, —	Richardson-street, South Melbourne	1
McGan, Miss E.	323 Gore-street, Fitzroy	3
McGann, Mrs. E. M.	119 Bourke-street, City	1
McGee, William	15 St. Vincent-place, South Melbourne	1
McGeehan, —	C/o Post Office, Mitcham	3
McGrath, M.	Bonnie Doon, 43 Napier St., Fitzroy	2
McIlwraith and Co. Pty. Ltd.	8 William-street, Richmond	2
McKay, Mrs. C.	195 Bay-street, Port Melbourne	1
McKean, H. T.	84 William-street, Melbourne	1
McKelvie, J.	Post Office, Clarinda	1
McLean, Estate of	120 Park-street, St. Kilda	1
McLean, C. J.	"Carmel," Woodlands-grove, Hughesdale	1
McLaughlin, —	61 Robe-street, St. Kilda	1
McLean, Rev. M. S.	30 Wellington-street, Kew	2
McLeish, Ada	25 Ann-street, Williamstown	1
McLelland, W.	C/o Duke of Wellington Hotel, High-street, St. Kilda	2
McMahon, —	39 William-street, Abbotsford	1
McMaster, Hugh L. T.	75 Rose-street, Fitzroy	1
McNally, E.	215 Abbotsford-street, North Melbourne	1
McNamara, Estate of J.	170 Mary-street, Richmond	1
McOwan, F...	Oxford Chambers, Bourke-street, Melbourne	2
MacPherson, Mrs. A.	165 Stawell-street, Richmond	1
MacPherson, Malcolm	C/o 24 Rokeby-street, Collingwood	1
MacPherson and Kelly	238 Collins-street, Melbourne	1
McTier, Mrs. F.	17 St. Vincent-place, Albert Park	1
Macvean, Hugh	Talana, Nagambie	1
Nagle, R. H.	32 Emerald-street, Collingwood	4
Nankervis, Miss D.	72 Albion-street, South Yarra	1
Nathan, Estate of B.	"Ripponlea," Elsternwick	1
Nathan, Lionel	C/o Maples, Clarendon-street, South Melbourne	4
National Permanent Building Society	70 Elizabeth-street, Melbourne	2
Natoli, A.	44 Glenferrie-road, Malvern	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—continued.

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Naunton, Alex.	5 Mont Clair-avenue, Brighton	1
Naylor, Mrs. Jessie	396 Neerim-road, Murrumbena	1
Neal, R. J.	6 Tourello-avenue, Upper Hawthorn	1
Neeson, Mary	74 Anderson-street, Richmond	1
Nelson, Mrs. D.	C/o G. F. A. Jones, Solicitor, 47 Queen-street, Melbourne	2
Nelson, Miss H.	P.O., Invergordon, via Numurkah	1
Nesbitt, W. J.	219 Park-street, South Melbourne	1
Neville, Estate of M.	C/o Master-in-Equity, Melbourne	4
Neville Pty. Ltd.	Kavanagh-street, South Melbourne	1
Newbury, C. R.	76 Glenhuntly-road, Glenhuntly	1
Newell, J.	63 Cunningham-street, Northcote	1
Newstead, W.	C/o Commercial Traveller's Club, Flinders-street, Melbourne	2
Nicholl, Estate of	C/o Perpetual Executors and Trustees Association of Australia Ltd., 100 Queen-street, Melbourne	3
Nichols, Edwin	251 Highett-street, Richmond	1
Nielson, Miss	Canterbury-road, Middle Park	2
Neichtat, M.	493 Drummond-street, Carlton	1
Nigretta Investments Ltd.	355 Victoria-street, West Melbourne	2
Nilson, Mrs. C., (sepr.)	299 Kooyong-road, Elsternwick	2
Noble, Jane	"Locksley," Fenwick-street, Geelong	1
Noble, Mrs.	11 Hill-street, Richmond	1
Norman, E., Estate of	C/o National Trustees Executors and Agency Co. of Australasia, 113 Queen-street, City	2
Norman, L. R.	153 Church-street, Hawthorn	1
Norman, Miss	97 Napier-street, Fitzroy	1
Norman, W.	122 Abbotsford-street, North Melbourne	1
Norman, W. G.	C/o Whiting and Bryne, Solicitors, 101 William-street, Melbourne	1
Norris, Mrs.	Linton, via Ballarat	2
Nothorp, L. E.	Tinter-street, Devonport, Tasmania	2
Nott, Mrs. E.	10 Barrup-street, Carlton	1
Nott, Maud M.	229 High-street, St. Kilda	1
Nottle, S. B.	55 Cole-street, Elwood	2
Nugent Bros.	44 Charles-street, Abbotsford	3
Nugent, R.	320 Lennox-street, Richmond	1
Nuttall, Mrs. C.	C/o Russell, Bona and Russell, Solicitors, Temple Court, 422 Collins-street, Melbourne	1
Obbinson, Estate of T. P.	Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
O'Beirne, Rebecca, Executors	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
O'Beirne, Miss R.	175 Chetwynd-street, North Melbourne	1
O'Brien, Mrs. L.	C/o Victoria Hotel, 203 Little Collins-street, City	1
O'Brien, T.	88 Enmore-road, Enmore, Sydney, N.S.W.	2
O'Brien, William	4 Sumner-avenue, Northcote	1
O'Connell, John	533 St. Kilda-road, Melbourne	2
O'Connor, Jas.	"Brechin," Mountain-road, Bayswater	2
O'Connor, Mrs. M. A.	260 Danks-street, Middle Park	1
O'Donoghue, Timothy	35 Auburn-grove, Auburn	1
Ogilvie, Susan	Flemington-street, Flemington	1
O'Grady, Mrs. A.	Mary-street, Kew	2
O'Hara, J., Estate of	C/o W. O'Hara, 255 Hannah-street, South Melbourne	1
O'Hara, W.	255 Hannah-street, South Melbourne	3
O'Hare, Mary	Garfield-avenue, Ormond	1
O'Keefe, Miss E.	301 Clarendon-street, South Melbourne	1
O'Keefe, N.	C/o Mr. Quinn, 123 Queensberry-street, North Melbourne	2
O'Keefe, P. J.	C/o R. C. Roy, Solicitor, 472 Bourke-street, City	1
Oliver, Augustus D.	Corner Dryburgh and Ireland-streets, West Melbourne	1
Olsen, Mrs. C.	C/o Mrs. Starr, 87 Canterbury-road, Middle Park	1
O'Malley, Amy	58 Bridport-street, Albert Park	2
O'Malley, King, Hon.	58 Bridport-street, Albert Park	1
O'Meara, C.	16 Boyd-street, Albert Park	2
O'Meara, N...	43 Harold-street, Middle Park	2
O'Neill, Mrs. J. B.	299 Park-street, South Melbourne	1
O'Neill, Mrs. M.	529 Brunswick-street, Fitzroy	1
Opie, Mrs. E. A.	Mirboo North	4
Orchard, Mrs.	519 High-street, Prahran	1
Ord, Mary A.	3 Hart-parade, Auburn	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
O'Regan, Mrs. H.	318 Brunswick-street, Fitzroy	1
Osborne, Ada	31 Orrong-crescent, Caulfield	3
Owens, Florence	53 Kent-street, Richmond	1
Gysten, Mr.	C/o E. J. Hannaker, 106 Queen-street, Melbourne	2
Page, Catherine	107 Wellington-street, Flemington	1
Palmer, Arthur	2 Marne-street, South Yarra	3
Palmer, Mrs.	66 Trennery-grove, Abbotsford	3
Pannan, C.	Greenwood-street, Abbotsford	1
Parker, Mrs. Sophia	75 Sydney-road, Parkville	2
Parkinson, Miss	51 Alexander-parade, Fitzroy	1
Parry, E. A. Estate	C/o F. F. Parry, Royal-parade, Parkville	6
Parsons, C. F.	97 Napier-street, Fitzroy	1
Parsons, Mrs. E.	6 Groom-street, Clifton Hill	1
Parsons, James	6 Groom-street, Clifton Hill	1
Partingale, S.	Bacchus Marsh	1
Paton, John	Corner Urquhart and Elmie-streets, Hawthorn	2
Patterson, H. H.	P.O., Yarrowonga	1
Patterson, H. H.	37 Karma-avenue, East Malvern	1
Patterson, J. W.	494 Bay-street, Port Melbourne	1
Patterson, Mrs. L. B.	"Cloverdale," Foster	1
Paulin, C. E.	70 St. Vincent-place, Albert Park	1
Pawson, Chas. and Emma	438 Point Nepean-road, Brighton	3
Pawson, C. J.	139 Flinders-street, Melbourne	2
Peacock, Miss E.	11 Holwyn-avenue, St. Kilda	1
Peacher, W...	35 Eastern-road, South Melbourne	2
Peak, Elizabeth	16 The Grove, South Camberwell	1
Peake, Mrs. J.	3 Pembroke-road, Balwyn	2
Pearson, A. J., Estate of	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	9
Peath, Mrs. H.	86 Maltravers-road, Ivanhoe	4
Peavey, J.	8 Malakoff-street, Caulfield	2
Penatuna, M. R.	6 Henderson-place, West Brunswick	2
Penn, Miss Rosa	18 Lyons-street, Williamstown	1
Pennell, J., Estate of	C/o J. Knowles, Electra-street, Williamstown	1
Penny, E. L.	95 Shaftesbury-parade, Thornbury	1
Penrose, H.	70 Elizabeth-street, Melbourne	2
Perlstein Estate	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Perry, Mrs.	24 Florence-avenue, Kew	1
Peteus, H.	138 Highett-street, Richmond	2
Pettit, Mrs. Elizabeth J.	609 Station-street, North Carlton	1
Phelan, Executors of Mary	C/o F. Brennan and Co., Solicitors, Melbourne	1
Pickering, Elizabeth A.	4 Fordholm-road, Hawthorn	1
Pickering, G. A.	4 Fordholm-road, Hawthorn	1
Pickett, T.	Tobacco Merchant, Lennox-street, Richmond	1
Pigot, Mrs. F.	208 Clarke-street, Northcote	1
Pilicas, Paul	112 Wellington-street, Collingwood	1
Pilkington Estate	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Pinchen, F. J.	21 Birmingham-street, Yarraville	1
Pinkerton, Evaline	245 Bank-street, South Melbourne	1
Pitt, J. A.	108 Queen-street, Melbourne	1
Pitt, Mrs.	28 Fenwick-street, Thornbury	2
Pizzey, Geo. and Sons, Ltd.	135 Johnston-street, Fitzroy	2
Pizzey, Mrs., Montfore, and C. B. Moore	C/o C. B. Moore, c/o Geo. Pizzey and Sons Ltd., 135 Johnston-street, Fitzroy	1
Podmore, F. B.	33 Bridge-road, Richmond	2
Pollard, Mrs. F. D.	Boundary-road, Burwood	1
Pollitt, Mrs. E.	Marysville, via Healesville	2
Pollock, G.	90 Canning-street, North Melbourne	1
Pollock, R.	128 Victoria-street, Richmond	2
Ponder, Mrs.	C/o 373 Victoria-parade, East Melbourne	1
Poole, Edward	15 Yarra-street, Collingwood	1
Pope, —	16 Armstrong-street, Middle Park	3
Pope, Mrs. E. M.	221 Beaconsfield-parade, South Melbourne	1
Pottenger, H. S.	22 Best-street, North Fitzroy	1
Pottenger Trust	C/o A. C. Scott, 181 Johnston-street, Fitzroy	5

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Powell, E. H.	53 Richmond-terrace, Richmond	2
Powell, Gertrude	76 St. David-street, Fitzroy	1
Powell, Mrs. G.	76 St. David-street, Fitzroy	1
Powell, H.	Strathewan P.O., via Arthur's Creek	1
Powell, Mrs.	C/o Miss Stewart, 550 Sydney-road, Brunswick	3
Power, D., Trust	C/o National Trustees, Executors and Agency Co. of A/sia Ltd., 113 Queen-street, Melbourne	1
Power, Mrs.	21 Ross-street, Port Melbourne	2
Power, T. F.	27 Portland-street, South Yarra	2
Prew, W.	94 Stokes-street, Port Melbourne	1
Price, Hannah, Estate of	C/o Equity Trustees, Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	7
Price, Philip	231 Nicholson-street, Carlton	2
Proctor, W.	118 Gertrude-street, Richmond	1
Prouse, C. T.	69 York-street, St. Kilda	1
Provan and Sons Pty. Ltd.	Gold-street, Clifton Hill	1
Prythewick, S.	20 Wellington-street, Collingwood	1
Purbrick, W. and H.	Tattersall's-lane, Melbourne	1
Purkiss, A. L., Estate of	Potter-street, Black Rock	2
Purkiss, Ernest Geo.	Potter-street, Black Rock	1
Purtell, Mrs. L. L.	Corner Sinclair-avenue and Point Nepean-road, Edithvale	2
Quick, I.	18 Erskine-street, Malvern	1
Quilky, —	19 Ferguson-street, Collingwood	1
Quine, Mrs.	13 Tuppin-street, Yarraville	1
Quinly, H.	239 Park-street, South Melbourne	1
Quixley, Mrs. O.	491 Hoddle-street, Clifton Hill	8
Rabinov and Co.	151 Montague-street, South Melbourne	1
Rabinov, M.	300 Hawthorn-road, Caulfield	2
Radburn, Mrs. E.	Goliva House, Daylesford	1
Rae, Mrs.	156 Ascot Vale-road, Kensington	1
Raleigh, Daniel	57 Brunswick-road, Brunswick	2
Raleigh, Mary	57 Brunswick-road, Brunswick	1
Ramplng, Mrs. G.	24 Maysia-street, Canterbury	1
Read, F. G., Estate of	C/o Read and Read, Solicitors, Melbourne	3
Reardon, M.	47 Tope-street, South Melbourne	2
Reay, Estate of Thomas	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	3
Redapple, Jas.	123 Gertrude-street, Fitzroy	2
Reed, G., Executors of	C/o Mr. Lewis, 475 Collins-street, Melbourne	1
Reed, John, Executors of	C/o 117 Keele-street, Collingwood	3
Reed, Mrs. L. G.	8 St. James Buildings, Bourke-street, Melbourne	1
Reed, M. J., Estate of	C/o Madden and Candy, Solicitors, Melbourne	6
Reeves, Estate of C.	C/o Trustees Executors and Agency Co. Ltd., 412 Collins- street, Melbourne	4
Reeves, R.	183 Nicholson-street, Abbotsford	2
Reeves, Richard J.	65 Palmer-street, Collingwood	1
Reid, George and Mary	112 Franklin-street, Melbourne	1
Reid, J.	46 Murrumbeena-crescent, Murrumbeena	1
Reid, Laura	St. James Buildings, William-street, Melbourne	1
Reid, M., Estate of	16 Shelley-street, North Richmond	1
Rendle, Percy	"Wilderoft," Howard-street, Kew	1
Renfrew, A.	193 Beaconsfield-parade, Middle Park	2
Rentle, Mrs.	336 Albert-road, South Melbourne	1
Renton, Mrs.	201 Lonsdale-street, Melbourne	1
Replacement Parts Pty. Ltd.	620 Elizabeth-street, Melbourne	2
Riardon, Mrs.	19 Riversdale-road, Camberwell	1
Rice, A. S.	Fyans-street, Geelong	2
Rice, Miss V.	247 Highett-street, Richmond	1
Richards, Mrs.	91 Tope-street, South Melbourne	1
Riches, E.	"Norwood," Brighton Beach	1
Ridge, M. W. and A. L.	C/o A. L. Ridge, Cromer Lodge, Croydon	6
Ridgway, Mrs. C.	312 St. Kilda-street, Brighton	2
Ridley, R. A.	21 Pasley-street, South Yarra	1
Riley, F.	67 Rose-street, Fitzroy	2
Riley, Miss M.	C/o Alexandra Mansions, City Gardens	1
Riley, T.	39 Thistlewaite-street, South Melbourne	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Ripoll, Mrs. F.	579 Rae-street, Fitzroy North	1
Rishworth, Augustin	217 Victoria-parade, Collingwood	3
Ritchie, J. E.	76 Rennie-street, Thornbury	1
Rivis, Mrs.	8 Murray-street, Moonee Ponds	3
Roberts, Allan	445 Hoddle-street, Collingwood	2
Roberts, Mrs. A.	45 King-street, West Geelong	1
Robertson, Miss A.	439 Nicholson-street, North Carlton	1
Robertson, A., Estate of	C/o 570 Brunswick-street, Fitzroy	1
Robertson, R.	17 Little Grattan-street, Carlton	2
Robins, Estate	C/o Mrs. Robins, 19 Stevenson-street, Kew	2
Robinson, Rachael and Blanche	C/o Atkyne and Stewart, Solicitors, Echuca	1
Robinson, S. S.	Déan Marsh Post Office	1
Rodgerson, M. A., D. W., and W. L.	495 Collins-street, Melbourne	1
Rodgerson, Mary F.	495 Collins-street, Melbourne	1
Rodgerson, W.	495 Collins-street, Melbourne	3
Rodriquez, Luigi	26 Denmark Hill-road, Upper Hawthorn	1
Rodriquez, R.	26 Denmark Hill-road, Upper Hawthorn	3
Roff, I., Estate of	C/o J. K. Smith, "Whitehall," Bank-place, Melbourne	4
Rogers, H. Sherrett	C/o Malleson Stewart, Stawell, and Nankivell, Solicitors, Melbourne	2
Rogerson, Estate	C/o Mrs. Rogerson, 4 Dandenong-road, Caulfield	1
Roney, J. W.	240 Dorcas-street, South Melbourne	2
Rooney, Mrs. C.	7 Smith-street, Fitzroy	3
Roper, G. A. W.	146 Curzon-street, North Melbourne	1
Rose, G.	C/o 200 Princes-street, Port Melbourne	1
Rosanove, Matthew	211 Brighton-road, St. Kilda	2
Rosengreen, Mrs.	St. George's Hospital, Kew	2
Rosborough, Mrs. J.	Mitcham Post Office	1
Rouch, Charles	134 Hawdon-street, Heidelberg	1
Rouse, Mary	29 Little Leichardt-street, Melbourne	2
Rowe, Mrs. J.	56 Wanda-road, Caulfield	1
Rowlands, Mrs. A.	58 Kinkora-avenue, Croydon, New South Wales	1
Rownston, Estate of John	C/o Equity Trustees Executors and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Royle, Fred, and Co.	107 Leicester-street, Carlton	1
Rudolph, C. E.	34 Austin-avenue, Croydon, New South Wales	1
Rule, Estate	C/o 273 Bay-street, Port Melbourne	1
Rumblelow, Miss M.	129 Newry-street, North Carlton	1
Russell, Estate of A. F.	C/o Morton, Watson, and Young, 55 William-street, Melbourne	2
Russell, Estate of Jos. G.	C/o A. Renfrew, 269 Danks-street, Albert Park	1
Russo, T.	172 Clarke-street, Port Melbourne	1
Ryan, Mrs. A. M.	209 High-street, Kyneton	1
Ryan D.	C/o J. Ryan, 351 Princes-street, Port Melbourne	1
Ryan, J.	96 Evans-street, Port Melbourne	1
Ryan, J., Councillor	Northumberland-street, Collingwood	4
Ryan, J. A. and A. H.	339 St. Kilda-street, Brighton	2
Ryan, Mrs. J. E.	108 Page-street, Albert Park	2
Ryan, J. T., and I. Taylor	C/o 259 Johnston-street, Fitzroy	2
Ryan, Margaret J.	Pastoral Hotel, Sturt-street, Echuca	1
Ryan, Morgan	56 Buckley-street, Essendon	1
Ryan, P.	27 Charlotte-street, Richmond	1
Salamy, Frederick	94 Elgin-street, Carlton	3
Salamy —	97 Wilson-street, North Carlton	1
Salt, Estate	C/o Mr. R. Salt, 58 Railway-place, Williamstown	7
Sanderberg, M.	137 Walcott-street, Mount Lawley, Western Australia	3
Sands, Mrs. A.	90 Rowena-parade, Richmond	1
Sawyer, Mabel	72 Tennyson-street, Kensington	1
Schmidt, Mrs. J.	1 Muir-street, Hawthorn	1
Schuster, Wm.	760 Elizabeth-street, Melbourne	1
Scott, Alex. C.	181 Johnston-street, Fitzroy	3
Scotney, Mrs. Russell	C/o 193 Smith-street, Fitzroy	2
Scott, Estate	C/o Trustees, Executors, and Agency Co., 412 Collins-street, Melbourne	2
Scott, A. C.	181 Johnston-street, Fitzroy	1
Scott, Estate of Geo.	C/o Gillott, Moir, and Ahern, Solicitors, Melbourne	1
Scovell, J., Pty. Ltd.	172 Flinders-lane, Melbourne	4
Seltin, Mrs.	93 Station-street, Port Melbourne	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Setford, G. M.	215 Swan-street, Richmond	1
Seymour, Mrs.	260 Lennox-street, Richmond	1
Shadbolt, Mrs. M.	370 Albert-road, Albert Park	1
Shain, W. A.	136 Gatehouse-street, Parkville	2
Shakespeare, E.	18 Emmaline-street, Croxton	2
Shannon, D.	79 Charles-street, Richmond	1
Shannon, Lily	30 Dickens-street, St. Kilda	1
Sharp, W. H.	102 Normanby-road, Kew	2
Sharp and Taylor	Lorimer-street, South Melbourne	9
Shave, Mrs. R.	Swift's Creek	1
Shaw, E.	9 Clifton-grove, Hawthorn	2
Shaw, Miss E. M.	455 City-road, South Melbourne	5
Shaw, Hannah	20 Abbotsford-street, Abbotsford	2
Shaw, Miss J.	21 Hodgson-terrace, Richmond	1
Shaw, John A.	19 Walker-street, Moonee Ponds	1
Sheahan, Mrs. E.	259 Beaconsfield-parade, Middle Park	3
Sheahan, Wm. V.	259 Beaconsfield-parade, Middle Park	1
Sheehan, W.	30 Yuille-street, Brighton	7
Shellard, Thos. H.	285 Orrong-road, East St. Kilda	1
Shelmerdine Bros., Pty. Ltd.	C/o J. S. Eastwood, 440 Flinders-lane, Melbourne	5
Shepard, —	Sherwood-street, Richmond	1
Sheppard, Estate of J. J.	C/o Equity Trustees, Executors, and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Shippen, Anthony	C/o 211 Park-street, South Melbourne	1
Shippen, Mrs. D. M.	Kerford-road, South Melbourne	1
Simeoni, Mrs. I.	60 Rose-street, Fitzroy	1
Simons, Miss E. H.	90 Bowen-street, Camberwell	2
Simpson, H. E.	53 Leopold-street, South Yarra	2
Simpson, Miss M.	Corner Bank and Montague streets, South Melbourne	2
Simpson, Norman W.	190 Victoria-street, West Melbourne	2
Sinclair, Mrs.	242 Graham-street, Port Melbourne	2
Singh Lall	C/o Argun Singh, San Pura, P.O. Gujrah, Punjab, India	2
Singh Lucca	Union-place, Carlton	2
Singh Rulia	Timboon	1
Sinn, J. J.	283 Hawthorn-road, Caulfield	1
Skinner, Executors of A. C.	C/o 3 Snowden-avenue, Caulfield	4
Skinner, F.	95 Park-street, South Melbourne	5
Skinner, F. J.	Beaconsfield-parade, Albert Park	9
Skinner, Mrs. M. B.	7 Church-street, South Melbourne	1
Slater, Daniel	255 Canning-street, Carlton	3
Slatyer, Mrs. E.	Moira-avenue, West Ryde, New South Wales	1
Smith, B.	150 Rosslyn-street, Melbourne	1
Smith, Bolinda	165 Cremorne-street, Richmond	1
Smith, Chas.	85 O'Shannassy-street, North Melbourne	1
Smith, Mrs. C.	144 Thistlewaite-street, South Melbourne	1
Smith, D. and E.	39 Brighton-road, St. Kilda	2
Smith, Dora	299 Rathdown-street, Carlton	1
Smith, Estate of Edward	C/o Trustees, Executors, and Agency Co. Ltd., 412 Collins- street, Melbourne	6
Smith, G. H.	C/o Smith Bros., River-street, South Yarra	1
Smith, Janet K.	C/o Hider Smith, 95 Swan-street, Richmond	3
Smith, Mrs. J. Estate	C/o Henderson and Ball, Solicitors, Melbourne	1
Smith, Miss L. A.	7 Emily-street, Middle Brighton	3
Smith, Rachael	39 Brighton-road, St. Kilda	2
Smith, Ray	41 Range-street, Camberwell	1
Smith, Terence	125 Fitzroy-street, Fitzroy	4
Smith, T. J.	48A Queen-street, Melbourne	1
Smolenoff, W.	75 Douglas-parade, Williamstown	1
Smyth, G., Executors of	C/o Trustees, Executors, and Agency Co. Ltd., 412 Collins- street, Melbourne	1
Smyth, Minnie E.	59 Wilson-street, Moonee Ponds	1
Snell, B. O.	123 Heidelberg-road, Clifton Hill	3
Snell, G.	7 Vincent-street, East Malvern	5
Snowden, Mrs.	Simpson-street, East Melbourne	1
Snowsill, P.	2 Tope-street, South Melbourne	1
Solomon, Estate	C/o Trustees, Executors, and Agency Co. Ltd., 412 Collins- street, Melbourne	1
Sonenberg, Mrs. R.	77 Wellington-street, St. Kilda	3
Sowrey, J.	331 Upper Heidelberg-road, Ivanhoe	1
Spangaro, Napoleon and Angiolino	134 Lygon-street, Carlton	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—continued.

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Spence, T. G.	15 Keats-street, Sandringham	2
Spencer, Janet V.	17 Newman-street, West Brunswick	1
Spencer, Thomas C.	56 Marine-parade, St. Kilda	1
Spielvogel, S.	536 City-road, South Melbourne	1
Sproule, Jos.	324 Dorcas-street, South Melbourne	3
Sproule, Miss M.	27 Cobden-street, South Melbourne	2
Stafford, Mrs. H.	285 Barkers-road, Kew	1
Stanley, Alex.	125 Cremorne-street, Richmond	1
State Electricity Commission	William-street, Melbourne	1
Steffenson, E. W.	P.O., Drummond	1
Stephens, F.	7 Smith-street, Fitzroy	1
Stephens, Miss N.	20 Holtom-street, North Carlton	1
Stevens, B. G.	The Biltmore, Albert Park	2
Stevens, Mrs. E. M.	11 Balaclava-road, St. Kilda	1
Stevens, Francis C.	262 Heidelberg-road, Fairfield	2
Stevens, H. J.	166 Fulham-street, Alphington	1
Stevens, H. M.	268 Heidelberg-road, Northcote	1
Stevens, Harry	72 Thomson-street, Northcote	1
Stewart, Miss K.	"Subiaco," Best-street, Belgrave	1
Stewart, Martha, Executors of	C/o Equity Trustees, Executors, and Agency Co. Ltd., 472 Bourke-street, Melbourne	2
Stewart, Mrs. S.	37 Boston-avenue, Malvern	2
Stewart and Lowe	Park-street, South Melbourne	1
Stiggant, H. M.	250 Elgar-road, Box Hill	3
Stinson, Margaret, Executors of	40 Ramsden-street, Clifton Hill	1
Stokes, Harold F.	C/o Wm. Adams and Co. Pty. Ltd., 521 Collins-street, Melbourne	2
Stokes, R. N.	C/o Stokes and Sons, Caledonian-lane, Melbourne	1
Stokes, Russell	C/o Stokes and Sons, Caledonian-lane, Melbourne	6
Storie, Mrs. M.	C/o G. Pearson, 40 Queen-street, Melbourne	5
Stranaghan, R.	369 Royal-parade, Parkville	1
Strattmann, Joseph	23 Leveson-street, North Melbourne	2
Sturtevant, Arthur	52 Maud-street, Geelong	1
Sullivan, C.	62 Hoddle-street, Abbotsford	4
Sullivan, M. A., Estate of	C/o National Trustees, Executors, and Agency Co. of A/sia. Ltd., 113 Queen-street, Melbourne	1
Sumner, E. E.	Rushworth-road, Murchison	2
Sutherland and Sons Pty. Ltd.	Cremorne-street, Richmond	2
Swain, H. B.	119 Brighton-road, St. Kilda	1
Swallow and Ariell	Stokes-street, Port Melbourne	1
Swan, H. E.	C/o Equity Trustees, Executors, and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Swan, Mrs. J. H.	124 George-street, Fitzroy	1
Swann, Ernest H., Executors of	C/o 33 Rosslyn-street, Brighton Beach	1
Symons, Geo., Estate of	C/o Davis and Raven, Accountants, 422 Collins-street, Melbourne	2
Tallamy, W. and G.	121 Langridge-street, Collingwood	1
Tarpey, Mrs. M.	C/o E. Raftis, 72 Rosemont-avenue, Caulfield	3
Tawton, Bros.	Coventry-street, South Melbourne	3
Tawton, Mrs. I.	C/o Equity Trustees, Executors, and Agency Co. Ltd., 472 Bourke-street, Melbourne	1
Tawton, M. E.	57 Park-street, South Melbourne	1
Tawton, W. E. and E. J.	266 Coventry-street, South Melbourne	1
Taylor, —	Gipps-street, East Melbourne	1
Taylor, H.	143 Kent-street, Richmond	2
Taylor, Ivy C. A., and Ryan, John T.	259 Johnston-street, Fitzroy	1
Taylor, John	C/o Mr. Carlisle, 36 Bunce-street, North Melbourne	1
Taylor, Mary	Zig-zag-road, Mt. Macedon	1
Taylor, Robert	Upper Macedon	2
Teague, Mrs.	C/o Bell and Valentine, Clarke-street, South Melbourne	1
Teale, E. P.	2 Freeman-street, Richmond	1
Terry, A. A.	Sorrento	4
Terrill, Mrs.	Blackwood	2
Terrill, Ed.	Blackwood	2
Terrill, E.	Irving-street, Pascoe Vale	1
Terrill, S.	72 Elgin-street, Carlton	1
Thistlethwaite, Graham	C/o 228 Dorcas-street, South Melbourne	1
Thomas, C.	59 Gower-street, Kensington	2

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Thomas, David	24 Kerr-street, Fitzroy	1
Thomas, W. L.	2 Brown's-avenue, Ascot Vale	1
Thompson, —	2 Mountford-street, Canterbury	1
Thompson, Mrs. E. A.	9 Finlay-street, Albert Park	3
Thompson, Esther	Fairfield, P.O., Victoria	1
Thompson, Wm.	Claremont House, Eltham	1
Thomson, Mrs.	412 Lower Malvern-road, East Malvern	2
Thorpe, J.	96 Goodwood-street, Richmond	1
Threlkeld, Alfred	28 Cunningham-street, Northcote	2
Thrower, J. T.	194 Edwards-street, Reservoir	1
Tinsbury, A. W.	Latrobe-street, Melbourne	2
Todd, M. A., Estate of	46 Brewster-street, Essendon	1
Tomlinson, G.	157 Liardet-street, Port Melbourne	1
Toner, Miss	58 Wellington-street, Richmond	1
Tope, Estate of, R. T.	C/o Perpetual Executors and Trustees Association of A/sia. Ltd., 100 Queen-street, Melbourne	3
Townsend, Chas.	16 Elgin-street, Carlton	2
Tozer, Mrs. Mary J.	346 Barkly-street, Elwood	3
Travers, B.	28 Ellerslie-road, Toorak	1
Travers, F. W.	49 Elizabeth-street, Melbourne	1
Travers, Mrs. L.	286 New-street, Middle Brighton	4
Tregear, A. A.	Parliament House, Canberra	1
Tregear, G. and E.	22 Ralph-street, Reservoir	2
Tretheway Estate	C/o Perpetual Executors and Trustees Association of Australia Ltd., 100 Queen-street, Melbourne	1
Trevethan, A.	25 Goulburn-street, Yarraville	1
Trinca, Mrs. E. M.	34 Lisson-grove, Hawthorn	1
Tronson, A. D.	10 Albert-street, Caulfield	2
Trotter, J. T.	12 Coventry-place, South Melbourne	2
Trust Estates Pty. Ltd.	80 Swanston-street, Melbourne	5
Tuff, R. J., Executors of	44 Norwood-road, Caulfield	4
Tulberg, Eliza	26 Thistlewaite-street, South Melbourne	2
Tulloch, J. L.	13 Marlborough street, Caulfield	1
Turner, A. G.	1 Bonar-avenue, West Brunswick	1
Turner, F. C.	11 Swanston-street, Melbourne	2
Turner, H. and A.	Beaconsfield-parade, St. Kilda	1
Turner, Miss L.	148 North-road, Brighton	1
Turner, L. B.	33 Rathmines-street, Carlton	1
Turner, Sarah	148 North-road, Brighton	1
Turner, Mrs. R.	28 Clifton-street, Prahran	1
Tweedie, J.	110 Church-street, Richmond	2
Tyrrell, Samuel	343 Burnley-street, Burnley	1
Upton, Miss L.	77 Moor-street, Fitzroy	1
Vale, A. F.	13 Liscard-street, Elsternwick	1
Vary, E. M.	22 Miller-grove, Kew	2
Vaughan, Mrs. Bridget E.	Albert-road, South Melbourne	6
Veevers, Mrs. F.	115 Rossmoyne-street, Thornbury	2
Verrell, Violet P.	230 Elgin-street, Carlton	1
Victorian Railways	Spencer-street, Melbourne	2
Vincent, F. J.	Somerton	4
Vincent, Sydney J.	Courtney-street, North Melbourne	1
Vivian, Olive	68 Kinkora-road, Hawthorn	1
Vivian Estate	C/o J. Dick, 73 Caroline-street, South Yarra	2
Von Stieglitz, Miss	Eaton Court, Seacombe-grove, Middle Brighton	1
Vrendenberg, Miss C.'	56 Chatsworth-road, Prahran	1
Wade, Mrs. M. M.	377 Coventry-street, South Melbourne	1
Wagstaff, Mrs. C.	365 New-street, Elwood	4
Wagstaff, E.	357 New-street, Elwood	2
Wagstaff, C. I.	83 St. Vincent's-place, Albert Park	2
Wagstaff, E. H.	83 St. Vincent's-place, Albert Park	1
Waisley, V.	58 Railway-place, Newmarket	1
Walk, Bernard	4 Lindsay-avenue, East St. Kilda	1
Walker, A. E., Estate of	C/o A. W. Stevens, 292 Racecourse-road, Newmarket	1
Walker, H.	62 Cubitt-street, Richmond	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Walker, H. W.	140 Abbotsford-street, North Melbourne	1
Walker, Mrs. M.	92 Haines-street, North Melbourne	1
Walker, W. D.	30 Regan-street, Richmond	1
Walkely, J., Estate of	C/o 119 Capel-street, North Melbourne	2
Wall, Amelia	224 Fitzroy-street, Fitzroy	1
Wallace, Ann H.	77 Railway-crescent, Williamstown	1
Wallbridge, T., Pty. Ltd.	Lincoln-street, Richmond	1
Wallman, E. E.	28 Rooney-street, Richmond	1
Walsh, B.	7 Hurlstone-street, Preston	1
Walsh, T., Executors of	62 Spring-street, Port Melbourne	1
Walters, Mrs. M.	Greenvale, via Broadmeadows	1
Walton, G. C., Estate of	C/o A. G. Walton, 120 William-street, Melbourne	2
Ward, Alice E.	509 Inkerman-road, East St. Kilda	1
Ward, C. A.	City-road, South Melbourne	3
Ward, Geo.	36-38 Errol-street, North Melbourne	1
Ward, J.	8 Albert-street, Middle Brighton	3
Ward, J. H.	8 Abinger-place, Richmond	1
Ward, Miss M. J.	C/o 51 Errol-street, North Melbourne	2
Ward, Miss M. E. V.	C/o 51 Errol-street, North Melbourne	1
Ward, R. D.	P.O., Emerald	1
Ward, Mr. and Mrs. V. G.	17 Napier-street, Mentone	4
Wardley, J.	182 Maribyrnong-road, Moonee Ponds	1
Wardrope, A.	63 Gold-street, Collingwood	1
Wareham, H.	59 Molesworth-street, North Melbourne	1
Waring, Estate of	C/o C. C. Waring, 1161 Burke-road, Kew	2
Warmington, R.	55 Charles-street, Richmond	2
Warren, Estate of	C/o Trustees, Executors, and Agency Co. Ltd., 412 Collins-street, Melbourne	5
Wartman, Mrs.	242 Begonia-grove, Garden Vale	1
Waterman, Richard	Walsul-avenue, Reservoir	1
Watkins, F.	184 Bourke-street, Melbourne	2
Watkins, G. A., Estate of	C/o 184 Bourke-street, Melbourne	4
Watkins Investments Pty. Ltd.	317 Collins-street, Melbourne	1
Watson, —	C/o S. Mason, Mafeking, via Willaura	4
Watson, —, Estate of	C/o Mrs. R. Dewar, Glen Iris	1
Watson, W.	Neil-street, Carlton	2
Watson, W.	The Shelter, Lockwood Heights, Lockwood	3
Watt, Mrs. Minnie	Lower Heidelberg-road, Ivanhoe	2
Waugh, John	2 Haines-street, North Melbourne	2
Webb, L. S.	Redfern-street, Red Fern, New South Wales	3
Webb, Alice	17 Albert-street, Moonee Ponds	1
Webster, Miss Isabella	10 Kemp-street, Northcote	1
Webster, Mrs. R.	8 Fourth-street, Black Rock	1
Wehsack, Wm.	4 Rouen-street, Hampton	1
Welch, Executors of A.	C/o Equity Trustees Co., Bourke-street, Melbourne	1
Wells, Miss L. M.	15 Somerset-street, Richmond	2
Wells, P.	196 Nelson-road, South Melbourne	3
Welsh, —	17 Francis-street, Ascot Vale	1
Wenzel, William H.	Corner Parsons and Collett streets, Kensington	1
Weston, F. E.	Main-street, Ringwood	1
Wetzler, Mrs. A.	53 Gowrie-street, Newton, New South Wales	1
Whalem, T.	Pyalong-road, Pyalong	1
Whately, William	5 Fairfield-avenue, Yallourn	1
Wheeler, P.	Leila-street, Essendon	3
Wheeler, W. J.	Corner Pascoe-crescent and Brewster-street, Essendon	3
Wherrett, J. W.	364 Malvern-road, East Malvern	2
Whistler, Chas. V.	549 St. Kilda-road, Melbourne	1
White, Edward M.	8 Creswick-street, Hawthorn	1
White, Edwin	138 Argyle-street, Fitzroy	1
White, J.	35 Wellington-street, Coburg	1
White, Miss M.	145 Montague-street, South Melbourne	1
White, T. A.	119 Bulla-road, Essendon	2
White, W. H.	37 Hopetoun-road, Ivanhoe	1
White and Co.	Cromwell-street, Collingwood	1
Whitefield, J. N.	Edward-street, Marrickville, New South Wales	1
Whittaker, —, Estate of	C/o Perpetual Executors and Trustees Association of Australia, 100 Queen-street, Melbourne	3
Whitty, Mrs.	4 Abbott-grove, Clifton Hill	1
Whitworth, T. H.	Majestic Hotel, St. Kilda	2
Wightman, Richard, and others	C/o Coppard and Son, 243 Collins-street, Melbourne	1

LIST OF OWNERS OF SLUM AND SUB-STANDARD HOUSES, OCTOBER, 1937—*continued.*

Name of Owner.	Address of Owner.	Number of Slum or Sub-standard Houses Owned.
Wigley, R.	Wilana-street, Ringwood	1
Wilkinson, Mrs. A.	217 Dorcas-street, South Melbourne	4
Wilkinson, Leo	Johnston-street, Collingwood	1
Wilkinson, Mrs.	240 Richardson-street, Middle Park	3
Williams, A.	122 Johnston-street, Collingwood	3
Williams, Mrs. Florence	23 Hodgkinson-street, Clifton Hill	4
Williams, G. P.	17 Horne-street, Elsternwick	1
Williams, J.	49 Grafton-street, Goulburn, New South Wales	1
Williams, J., Executors of	C/o J. L. Williams Pty. Ltd., 212 Queensberry-street, North Melbourne	1
Williams, W.	22 Claremont-street, Elsternwick	1
Williams, W.	32 Roy-street, South Melbourne	1
Williamson, Arthur	88 Fletcher-street, Essendon	2
Williamson, J. C.	Exhibition-street, Melbourne	1
Williamson, Mrs. M.	Main-road, Doncaster	2
Willis, Vera	349 Malvern-road, South Yarra	1
Willsmore, —, Estate of	C/o N. D. Little, 62 Stanhope-street, Malvern	1
Wilson, A. M.	7 Lyndoch-avenue, East St. Kilda	3
Wilson, E.	52 Pakington-street, Kew	2
Wilson, Margaret	6 Tait-place, South Melbourne	2
Wilson, Mrs. M. A.	8 Park-street, Brunswick	2
Wilson, Maud	206 Stokes-street, Port Melbourne	1
Wilson, S.	127 King-street, Melbourne	2
Wilson, Wm.	Long Island, Frankston	3
Wilson, W. D.	7 Lyndoch-avenue, East St. Kilda	3
Wilson, W. G.	6 Tait-place, South Melbourne	1
Winch, F.	50 Cecil-street, Williamstown	1
Windblah, Amelia	Monbulk-road, Belgrave	1
Wingate, J. E. J., Estate of	C/o R. H. Cornford, 522 Melbourne-road, Newport	1
Withers, Miss C.	C/o Preston's Distillery, Rouse-street, Port Melbourne	2
Wittenbach, Carl	Address unknown	1
Wood, Miss Alice	C/o A. J. Wood, 417 Smith-street, Fitzroy	1
Wood, Mrs. E.	23 Dudley-street, Middle Brighton	1
Wood, Margaret	49 Studley-road, Ivanhoe	1
Woodbridge, Wm. J.	80 Kilby-road, East Kew	1
Woodbridge, N. J.	80 Kilby-road, East Kew	1
Woodford, Mrs.	252 Glenlyon-road, Brunswick	1
Woodward, T. J.	Address unknown	1
Woolcock, Executors of	C/o Perpetual Executors and Trustees Association of Australia Ltd., 100 Queen-street, Melbourne.	4
Wright, Ernest K.	30 Goldsmith-street, Elwood	1
Wylie Estate	C/o Trustees, Executors, and Agency Co. Ltd., 412 Collins-street, Melbourne	1
Young, Mrs. E.	464 Coventry-street, South Melbourne	1
Young, George T.	14 Harker-street, North Melbourne	1
Young, Executors of William	C/o Morgan and Fyfe, Solicitors, Melbourne	1
Young, Estate of A. F.	C/o National Trustees, Executors, and Agency Co. of Australia Ltd., 113 Queen-street, Melbourne	1

Further particulars (obtained from the office of the Registrar-General) concerning Investment Companies included in the above list are :—

Austral Investment Co. Pty. Ltd.—

Registered Office : 49 Elizabeth-street, Melbourne.

Incorporated 26th October, 1922. Nominal Capital, £15,000 (£1 shares).

Directors :

John Rankin Molden, 4 Hampden-road, Armadale.

Violet Evelyn Molden, 4 Hampden-road, Armadale.

Violet Edna Coles, 4 Hampden-road, Armadale.

Shareholders :

John R. Molden, 4 Hampden-road, Armadale	..	..	..	..	£2,500
Violet E. Molden, 4 Hampden-road, Armadale	..	..	..	..	1,500
Violet E. Coles, 4 Hampden-road, Armadale	..	..	..	..	500

Australian Real Estate Investment Co. Ltd.—

Registered Office : 340 Collins-street, Melbourne.

Incorporated 26th August, 1924. Nominal Capital, £250,000 (£1 shares).

Directors :

Thomas Michael Burke, 340 Collins-street, Melbourne.

Marcus Burke, 340 Collins-street, Melbourne.

Austin Stanislaus Madden, 340 Collins-street, Melbourne.

Shareholders :

T. M. Burke Pty. Ltd., 340 Collins-street, Melbourne	..	..	..	..	£51,770
Thomas M. Burke, 340 Collins-street, Melbourne	..	..	..	..	2,500
Marcus Burke, 340 Collins-street, Melbourne	..	..	..	..	1,010
Bertram T. Brennan, 340 Collins-street, Melbourne	..	..	..	..	10
James N. Cooke, 340 Collins-street, Melbourne	..	..	..	..	10
Arthur T. Niall, 360 Collins-street, Melbourne	..	..	..	..	10

Avoncourt Investments Pty. Ltd.—

Registered Office : 368 Collins-street, Melbourne.

Incorporated 4th May, 1935. Nominal Capital, £30,000 (£1 shares).

Directors :

Solis Mitchell Love Cantor, 24 Verdant-avenue, Toorak.

Cecil Nathaniel Love Cantor (Dr.), 24 Verdant-avenue, Toorak.

Rita Davis, "Red Court," St. Kilda-road, Melbourne.

Shareholders :

Solis M. L. Cantor, 24 Verdant-avenue, Toorak	..	..	..	..	£1,360
Cecil N. L. Cantor, 24 Verdant-avenue, Toorak	..	..	..	..	1,350
Rita Davis, "Red Court," St. Kilda-road, Melbourne	..	..	..	..	1,350

Melrose Pty. Ltd.—

Registered Office : 100 Queen-street, Melbourne.

Incorporated 4th July, 1931. Nominal Capital, £2,000 (£1 shares).

Directors :

Herbert Clarke, 204 The Avenue, Royal Park.

Walter Henry Taylor, The Avenue, Windsor.

Elizabeth G. Clarke, 204 The Avenue, Royal Park.

Shareholders :

Herbert Clarke, 204 The Avenue, Royal Park	..	..	..	..	£1
Walter H. Taylor, The Avenue, Windsor	..	..	..	..	1
Enid Adamson, Belford-road, East Kew	..	..	..	..	50

Trust Estates Pty. Ltd.—

Registered Office : 80 Swanston-street, Melbourne.

Incorporated 18th February, 1926. Nominal Capital, £5,000 (£1 shares).

Directors :

Gladys Mary Lowe, 61 Beach-road, Black Rock.

Robert Ernest Lowe, 61 Beach-road, Black Rock.

Alfred Douglas Burgoyne, 80 Swanston-street, Melbourne.

Shareholders :

Gladys M. Lowe, 61 Beach-road, Black Rock	..	..	..	..	£500
Robert E. Lowe, 61 Beach-road, Black Rock	..	..	..	..	1
Alfred D. Burgoyne, 80 Swanston-street, Melbourne	..	..	..	..	1

(All information registered as at the 28th September, 1937.)

The accompanying list of owners of slum and sub-standard houses does not purport to be a complete list of owners of slum and sub-standard houses within the five (5) miles radius.

From a total of 85,779 houses within this radius, the Board made a selection of all houses which from their externals appeared to call for further investigation. These were then inspected and classified according to the Board's standards.

The names of owners of all in the slum and sub-standard classification were then obtained.

The Board is aware that there are a large number of other slum and sub-standard houses owned by some of the persons named in this Schedule and by other persons whose names have not yet been ascertained.

HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

SUPPLEMENT NO. 1.

THIS IS THE SUPPLEMENT No. 1 REFERRED TO IN THE FIRST (PROGRESS) REPORT OF THE HOUSING INVESTIGATION AND SLUM ABOLITION BOARD.

Henry Fyfe
Chairman.

Edward Barnett
Deputy Chairman.

MEMBERS.

Marcus R. Bayly
W. J. Dunlop
W. H. Frisbie
W. H. H. H. H.

J. H. Haver
Secretary.

6th October, 1937.

SUPPLEMENT NO. 2.

A SLUM RECLAMATION PROGRAMME RECOMMENDED BY THE BOARD.

The Board has selected areas in the suburbs inspected which in its opinion should be reclaimed and rebuilt. Plans showing the condition of existing dwellings in these areas and of suggested schemes for replanning and rebuilding together with estimates of costs thereof have been prepared in connexion with each area.

The Board is of opinion that the location of these areas should not be made public therefore this Supplement is not being published with this Report.

SUPPLEMENT NO. 3.

PLANS OF AREAS SUITABLE FOR REHOUSING IN THE METROPOLITAN AREA.

In this Supplement, which for the reasons stated under Supplement No. 2 is not being published, the Board has selected areas of vacant lands situated in the inner suburbs and in localities within a convenient distance from those suburbs, which are regarded as suitable for the erection of new dwellings. These areas have been replanned into building allotments according to the standards recommended by the Board.

