

HOUSING

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THE AUSTRALIAN COLONIES began as a collection of tents. Inevitably, the construction of the basic physical assets essential to the growth of a viable community, such as shops, churches, schools and a variety of public buildings, absorbed much of the colonists' early economic effort. Rapid population expansion in the early decades of settlement increased the demand for housing, and this often strained the capacity of the local economy to expand the supply. At times, the increase in housing must have lagged well behind the growth of population. In fact, the extent and quality of housing in Australia in 1851 represented a considerable achievement. Though improvised structures were still common, especially in rural areas, there were perhaps two rooms in permanent houses for every three members of the white population. About two houses in five were built of brick or stone. In Sydney, Melbourne and Adelaide, brick and stone houses were already more than three-quarters of the total.

The discovery of gold in eastern Australia in 1851 brought a surge in population growth. The gold rushes involved both a geographical relocation of population and the growth of temporary settlements on the goldfields. Much permanent housing was built in the 1850s, but tents and makeshift structures accounted for nearly one dwelling in three as late as 1861. Among permanent dwellings, brick and stone houses made up a smaller proportion of the whole than in 1851. The situation in 1861, then, was one in which physical housing standards were lower than before the gold rushes, and lower than was implied by contemporary preferences and income per head. This housing deficiency was, however, soon made up, and generally the story of Australian housing has been one of long-term improvements in housing standards, both in the quality of the physical structures themselves and in the amount of housing space per person.

Some significant changes in Australia's housing stock can be traced in the tables in this chapter. The growth in the amount of housing space has been much faster than the growth of population. By 1981 there was more than one room and a half per person, if rooms are taken to include only living and sleeping areas and kitchens. In the late nineteenth century, using a comparable definition, there was not much more than one room per person. The average size of individual dwellings has also risen. Private houses, for example, had an average of five rooms in 1911 and six rooms in 1976. More striking has been the reduced variability of housing size. In 1911, about 60 per cent of private houses had four to six rooms. In 1976, about 80 per cent of private houses had five to seven rooms. That is, both very large and very small houses have become less

important components of the dwelling stock. Houses are themselves less dominant than they were, however, because of the trend towards living in flats, particularly in the metropolitan cities. In 1981, a little over 80 per cent of dwellings were private houses.

Regional differences in the pattern of materials used in housing, established in the nineteenth century, have persisted. Brick and stone have long been more important building material in the cities than elsewhere. In 1981, 70 per cent of dwellings in the major cities were brick, brick veneer or stone. A century earlier, the corresponding figure for the metropolitan areas was 64 per cent of dwellings. Among the capital cities, Adelaide has long had the highest proportion of brick and stone houses, while Brisbane, unlike other metropolitan areas, has had mostly wooden housing. In rural areas, brick and stone houses have always been outnumbered by those built of other materials. As late as 1981, no more than 30 per cent of rural dwellings were brick, brick veneer or stone. Until well into the twentieth century, wooden housing was the norm in rural Australia. Recent decades, however, have seen a relative shift to new materials, particularly fibro-cement, which accounted for nearly a quarter of all rural housing in 1981.

A number of other long-term changes in the character of Australian housing are not revealed by the statistics in this chapter. Building styles have come and gone, and the stock of housing at a particular date is always a mix of old and new. The old houses themselves have often been transformed through additions, remodelling, and renovation. The brick six-roomed house of 1988 is a distant relative of the brick six-roomed house of 1888. Its ceilings are lower, unless they are raked, in which case they may be higher. If solid brick, it has cavity walls. New 'brick' houses, however, are likely to be brick veneer. The house of 1988 is connected to a network of facilities—drainage, sewerage, piped water, gas, electricity, telephone, and radio and television signals—that were non-existent or were available only to a minority a century ago. Statistics relating to some of these matters are available for various periods, but space does not allow us to present them here. On some of these aspects of housing, of course, meaningful statistics simply do not exist.

The level of owner-occupation of housing in Australia has changed since census figures were first collected in 1911. At that time, half of Australian dwellings were occupied by their owners (including people paying off their houses). Compared with other countries at about the same time, this was a high level of individual home ownership. There was, however, a contrast between home ownership levels in metropolitan and non-metropolitan areas; about 36 per cent of metropolitan dwellings were occupied by their owners. In the rest of Australia, the figure was 57 per cent. The disappearance of this difference in ownership levels between metropolitan and non-metropolitan areas and the general rise in owner-occupation are among the more important changes in twentieth-century Australian housing. Individual home ownership reached a peak at the 1966 census, when 71 per cent of all dwellings were owner-occupied. Since then, the level of owner-occupation appears to have stabilised at a little under 70 per cent of dwellings.

These long-term changes in housing and in the pattern of home ownership have not proceeded at an even pace; changes were sometimes rapid, sometimes slow, and sometimes reversed. The remaining statistics in the chapter detail these changes, giving annual figures for the amount of building and for some important aspects of the housing situation, such as rents and building costs. When read in conjunction with other relevant series in this volume—particularly those showing the size and structure of population, the level of interest rates, and the level of real income—the housing statistics reproduced here reveal much about one of the basic elements of Australian life.



Census year	METROPOLITAN ^a					NON-METROPOLITAN					TOTAL							
	Brick, stone	Wood	Tents, days	Other	Not stated	Total	Brick, stone	Wood	Tents, days	Other	Not stated	Total	Brick, stone	Wood	Tents, days	Other	Not stated	
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
NEW SOUTH WALES																		
1851	8 527	2 223				10 750	4 665	15 030			196	19 891	13 192	17 253			196	30 641
1861	12 225	4 868	21	177		17 291	6 414	33 680	6 937	48		47 079	18 639	38 548	6 958	225		64 370
1871	18 596	6 012	5	225		24 838	9 901	44 788	2 415	11 748		68 852	28 497	50 800	2 420	11 973		93 690
1881	29 158	9 118	60	1881		38 636	15 259	61 305	7 392	12 734		96 690	44 417	70 073	7 452	13 034		135 326
1891	63 129	16 717	648	493	243	81 230	26 413	105 359	18 146	8 708	2135	160 761	89 542	122 026	18 794	9 201	2378	241 991
1901	73 825	19 087	355	510	1311	95 088	29 847	121 395	8 519	11 347	2575	173 683	103 672	140 482	8 874	11 857	3886	268 771
VICTORIA																		
1851	3 055	1 018				4 073	1 780	5 082				6 862	4 835	6 100				10 935
1861	10 976	16 739	222	47	1385	29 369	8 014	42 607	42 528	9 233	2581	104 963	18 990	59 346	42 750	9 280	3966	134 332
1871	17 775	20 535	37	36	707	39 090	15 686	81 100	4 619	16 463	1523	119 391	33 461	101 635	4 656	16 499	2230	158 481
1881	26 478	24 335	3	11	1020	51 847	19 137	90 808	2 629	12 593	2802	127 969	45 615	115 143	2 632	12 604	3822	179 816
1891	48 746	47 622	106	132	2919	99 525	20 799	107 221	5 752	4 709	3554	142 035	69 545	154 843	5 858	4 841	6473	241 560
1901	51 271	42 404	27	1	819	94 522	20 825	114 708	3 396	5 757	2202	146 888	72 096	157 112	3 423	5 758	3021	241 410
QUEENSLAND																		
1851													111	901			9	1 021
1861	318	747		79		1 144	196	1 552	356	3 590		5 694	514	2 299	356	3 669		6 838
1871	800	2 770		24		3 594	558	19 972	2 185	251		22 966	1 358	22 742	2 185	275		26 560
1881	947	4 789		75		5 814	989	31 182	5 472	1 659		39 302	1 936	35 971	5 475	1 734		45 116
1891	1 382	13 495	59	347		15 283	1 330	48 938	7 168	5 710		63 146	2 712	62 433	7 227	6 057		78 429
1901	1 390	15 446	45	80		16 961	1 158	61 973	9 827	9 021		81 979	2 548	77 419	9 872	9 101		98 940
SOUTH AUSTRALIA ^b																		
1850	2 494	253	257			3 004	3 379	3 538		2112		9 029	5 873	3 791	2369			12 033
1861	6 809	802	947		202	8 760	8 303	7 243		3318	280	19 144	15 112	8 045	4265	482		27 904
1871						11 396						26 937						38 333
1881	15 805	1 523	8	1590	460	19 386	22 381	8 339	1 702	3 371	1330	37 123	38 186	9 862	1 710	4 961	1790	56 509
1891	20 740	1 681	5	977	111	23 514	27 828	8 167	884	2 849	645	40 373	48 568	9 848	889	3 826	756	63 887
1901	26 121	1 903	51	1580	247	29 902	32 494	7 568	1 513	3 871	506	45 932	58 615	9 471	1 564	5 451	753	75 854
TASMANIA																		
1851	2 932	1 118				4 050	2 791	5 003				7 794	5 723	6 121				11 844
1861	3 746	1 587				5 333	3 671	9 589				13 260	7 417	11 176				18 593
1870	3 827	1 581				5 408	4 017	10 840	99			14 956	7 844	12 421	99			20 364
1881	3 638	1 516	1	6	92	5 253	4 034	12 525	180	990	547	18 276	7 672	14 041	181	996	639	23 529
1891	3 589	1 894	4	4	64	5 551	4 863	17 337	1 214	591	245	24 250	8 452	19 231	1 214	595	309	29 801
1901	3 797	2 558	5	13	399	6 772	4 262	21 095	864	1 291	2186	29 698	8 059	23 653	869	1 304	2585	36 470
WESTERN AUSTRALIA																		
1870													2 414					3 500
1881													3 736	1 458				5 271
1891													5 902	1 949				10 221
1901	6 792	3 470	187	431	99	10 979	5 049	8 124	17 734	6 380	240	37 527	11 841	11 594	17 922	6 811	339	48 506

a) Figures refer where possible to the definitions developed by J.W. McCarty, in the appendix to his 'Australian capital cities in the nineteenth century', *Australian economic history review*, X, 1970, 1-37. The correspondence is often not exact, but housing data proved to be available for areas with a population within 10% of that calculated by McCarty in all cases except: Brisbane, 1871 (figures are for the Brisbane census district, with 23% more people than in McCarty's definition) and 1891 (census districts of Brisbane, Enoggera and Toowong, with 6% fewer people than in McCarty; Adelaide, 1850 (corporation of Adelaide, 17% fewer people); and Melbourne, 1851 (City of Melbourne, 20% fewer people). The 1851 Hobart figure is for Hobart Town (McCarty made no estimate of Hobart's population in 1851). Includes Northern Territory.

HS 19-45 OCCUPIED PRIVATE DWELLINGS,

Census year	PRIVATE HOUSES ^a									FLATS AND OTHER			
	Brick	Brick veneer	Stone	Wood	Fibro-cement	Concrete	Other	Unspecified	Total	Brick	Brick veneer	Stone	Wood
	19	20	21	22	23	24	25	26	27	28	29	30	31
1911													
1921													
1933	415 951		76 059	772 172		165 686		4 651	1 434 519	51 968		4 144	15 099
1947	494 751		72 218	821 633	108 365	24 142	93 153	3 790	1 618 052	155 261		15 478	63 018
1954	614 067		74 358	964 543	277 653	46 633	76 614	2 151	2 056 019	171 441		13 202	75 196
1961	744 754		71 688	1 070 677	422 279	63 642	59 667	2 459	2 435 166	208 240		11 384	81 910
1966	674 861	262 200	69 065	1 088 120	500 309	68 526	49 700		2 712 781	273 238	18 722	10 005	77 181
1971	882 847	391 545	69 726	1 121 288	499 019	68 922	46 894		3 080 241	325 952	24 212	6 362	45 106
1976	1 434 023		63 449	970 919	515 657	95 051	52 284	10 234	3 141 617	652 428		21 095	106 687
1981	2 227 825			1 087 987	650 946	139 131	97 199	4 260	4 207 342	696 971			41 482

(a) 1933 figures are for 'private houses', not further defined; figures for 1947-66 include private houses, sheds, huts, etc., and shared private houses for which only one householder's schedule was received; 1971 excludes sheds, huts, tents, etc; 1976 refers to 'separate houses'; 1981 includes separate, semidetached, row and terrace houses.

(b) 1933 figures are for 'flats and tenements', not further defined; figures for 1947-66 and 1976-81 include all private dwellings not defined as private houses; the 1971 figures are for self-contained flats only.

(c) Total of HS 19-36. 1911 and 1921 figures are for private houses and tenements in private houses; 1981 figures include unoccupied dwellings.

MATERIAL OF OUTER WALLS, AUSTRALIA 1911-1981

PRIVATE DWELLINGS ^b					TOTAL PRIVATE DWELLINGS ^c									
Fibro- cement	Concrete	Other	Unspecified	Total	Brick	Brick vener	Stone	Wood	Fibro- cement	Concrete	Other	Unspecified	Total	
32	33	34	35	36	37	38	39	40	41	42	43	44	45	
					221 478		71 925	489 966	106 377			4 643	894 389	
					304 653		79 983	614 775	102 588			5 011	1 107 010	
	2 911			1 030	75 152	467 919	80 203	787 271		168 597		5 681	1 509 671	
9 266	4 994	4 335	3 219	255 571	650 012	87 696	884 651	117 631	29 136	97 488	7 009	1 873 623		
18 900	4 802	3 397	464	287 402	785 508	87 560	1 039 739	296 553	51 435	80 011	2 615	2 343 421		
29 991	11 703	2 729	822	346 779	952 994	83 072	1 152 587	452 270	75 345	62 396	3 281	2 781 945		
38 031	19 863	2 105		439 145	948 099	280 922	79 070	1 165 301	538 340	88 389	51 805		3 151 926	
24 410	25 405	1 636		453 083	1 208 799	415 757	76 088	1 166 394	523 429	94 327	48 530		3 533 324	
53 966	62 301	24 471	77 956	998 904	2 086 451		84 544	1 077 606	569 623	157 352	76 755	88 190	4 140 521	
28 767	51 019	24 843	88 217	931 308	2 924 796		1 129 469		679 713	190 150	122 042	92 477	5 138 650	

HS 46-72 TOTAL OCCUPIED PRIVATE DWELLINGS,

Census year	METROPOLITAN ^a									NON-METRO			
	Brick	Brick veneer	Stone	Wood	Fibro-cement	Concrete	Other	Unspecified	Total	Brick	Brick veneer	Stone	Wood
	46	47	48	49	50	51	52	53	54	55	56	57	58
1911 ^b	171 462		29 619	118 232		5 766		1 623	326 702				
1921	245 232		34 394	173 445		12 883		1 959	467 913	38 593		10 247	143 701
1933	393 528		30 149	266 528		20 710		1 991	712 906	45 320		11 588	166 990
1947	551 618		36 714	315 567	31 924	10 442	11 173	4 049	961 487	60 215		13 409	204 863
1954	674 165		35 907	422 010	140 542	24 299	11 457	808	1 309 188	86 254		18 049	341 145
1961	807 311		32 828	507 775	208 271	40 779	8 989	1 439	1 607 392	113 392		19 919	386 555
1966	819 435	213 859	31 512	519 656	242 987		58 606		1 886 055	95 776	49 432	20 172	393 450
1971	1 092 895	337 771	32 892	618 353	266 904	62 044	18 053		2 428 912	122 468	65 972	21 079	328 981
1976	1 718 666		37 256	561 722	267 364	94 842	22 820	63 282	2 765 952	265 107		21 857	301 691
1981	2 244 645			563 201	263 349	105 441	40 706	54 011	3 271 350	474 835			317 444

NOTE For definition of private dwellings see notes (a)-(c) HS 19-45.

(a) 1911-47 metropolitan includes Sydney, Melbourne, Brisbane, Adelaide, Perth and Hobart; 1954-66 metropolitan also includes Canberra; 1971-81 figures include metropolitan cities and other urban centres with a population of 100 000 and over.

(b) Non-metropolitan urban (HS 55-63) is included in rural figures (HS 64-72).

MATERIAL OF OUTER WALLS, AUSTRALIA 1911-1981

POLITAN URBAN					RURAL									
Fibro-cement	Concrete	Other	Unspecified	Total	Brick	Brick veneer	Stone	Wood	Fibro-cement	Concrete	Other	Unspecified	Total	
59	60	61	62	63	64	65	66	67	68	69	70	71	72	
					50 016		42 306	371 734	100 611			3 020	567 687	
					20 828		35 342	297 629	75 252			2 239	431 290	
					29 071		38 466	353 753	122 900			2 964	547 154	
23 586	5 411	17 811	782	326 077	38 179	37 573	364 221	62 121	13 283	68 504	2 178	586 059		
84 835	13 497	24 181	718	568 679	25 089	33 604	276 584	71 176	13 639	44 373	1 089	465 554		
146 003	19 111	20 778	777	706 535	32 291	30 325	258 257	97 996	15 455	32 629	1 065	468 018		
181 476	38 375		778 681		32 888	17 631	27 386	252 195	113 877	43 213		487 190		
166 847	22 156	27 693	755 196		48 284	23 743	25 553	240 526	99 761	13 590	34 988	486 445		
189 258	39 486	24 064	14 528	855 991	102 678		25 431	214 193	113 001	23 024	29 871	10 380	518 578	
251 350	56 990	38 426	18 599	1 157 643	205 320		248 827		165 015	27 719	42 909	19 867	709 655	

HS 73-102 ROOMS IN OCCUPIED PRIVATE

Census year	PRIVATE HOUSES										FLATS AND			
	1	2	3	4	5	6	7	8+	Un- specified	Total	1	2	3	
	73	74	75	76	77	78	79	80	81	82	83	83	85	86
1911	64 886	44 139	70 188	204 687	190 229	147 549	75 325	87 199	3 843	888 045	1 633	1 326	1 132	1 007
1921	40 921	35 918	73 408	255 505	308 900	191 542	80 881	72 779	8 753	1 068 607	4 916	5 240	7 043	8 711
1933	57 522	42 731	74 935	306 696	423 143	303 820	122 184	90 779	12 709	1 434 519	6 773	14 856	16 642	16 702
1947	30 509	32 449	76 718	349 894	542 504	383 786	122 880	72 766	6 546	1 618 052	26 857	47 248	58 505	66 703
1954	24 052	45 117	87 137	380 138	692 044	534 420	181 312	107 330	4 469	2 056 019	29 234	49 769	62 941	73 082
1961	17 303	28 607	70 945	387 737	903 227	656 348	231 841	133 177	5 981	2 435 166	22 529	57 885	84 597	97 591
1966	19 835	22 547	66 323	370 568	1 055 996	697 222	305 815	174 475		2 712 781	30 963	80 307	112 910	123 207
1971	6 087	23 957	95 603	460 652	1 333 989	726 508	276 212	157 233		3 080 241	64 140	111 466	158 029	174 257
1976	1 998	9 518	36 872	256 533	1 034 167	964 956	480 528	343 288	13 757	3 141 617	16 812	62 618	158 249	342 339
1981														

NOTE For definitions of private dwellings, see notes (a)-(c), HS 19-45. For 1971, totals vary from those in HS 19-45 due to a different definition of flats and private dwellings.

DWELLINGS, AUSTRALIA 1911-1981

OTHER PRIVATE DWELLINGS						TOTAL PRIVATE DWELLINGS									
5	6	7	8+	Un- specified	Total	1	2	3	4	5	6	7	8+	Un- specified	Total
87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102
636	303	124	93	90	6 344	66 519	45 465	71 320	205 694	190 865	147 852	75 449	87 292	3 933	894 389
5 922	2 891	1 340	1 419	921	38 403	45 837	41 158	80 451	264 216	314 822	194 433	82 221	74 198	9 674	1 107 010
9 004	3 451	1 022	621	6 081	75 152	64 295	57 587	91 577	323 398	432 147	307 271	123 206	91 400	18 790	1 509 671
35 813	13 250	3 396	1 547	2 252	255 571	57 366	79 697	135 223	416 597	578 317	397 036	126 276	74 313	8 798	1 873 623
41 949	19 102	5 531	2 947	2 847	287 402	53 286	94 886	150 078	453 220	733 993	553 522	186 843	110 277	7 316	2 343 421
53 044	18 136	5 177	2 914	4 906	346 779	39 832	86 492	155 542	485 328	956 271	674 484	237 018	136 091	10 887	2 781 945
56 549	22 051	7 765	5 393	..	439 145	50 798	102 854	179 233	493 775	1 112 545	719 273	313 580	179 868	..	3 151 926
53 698	16 270	5 272	7 180	..	590 312	70 227	135 423	253 632	634 909	1 387 687	742 778	281 484	164 413	..	3 670 553
194 690	88 631	30 841	22 579	82 145	998 904	18 810	72 136	195 121	598 872	1 228 857	1 053 587	511 369	365 867	95 902	4 140 521
..	..	..	..	..	..	25 958	67 623	212 929	715 353	1 311 711	1 173 671	617 178	471 699	72 838	4 668 910

HS 103-123 ROOMS IN PRIVATE DWELLINGS, COLONIES AND STATES 1861-1901

Census year	METROPOLITAN ^a						NON-METROPOLITAN						TOTAL								
	1	2	3-4	5-6	Over 6	Not stated	Total	1	2	3-4	5-6	Over 6	Not stated	Total	1	2	3-4	5-6	Over 6	Not stated	Total
103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	
NEW SOUTH WALES																					
1891	1127	1848	24 213	28 087	16 480	387	72 142	23 749	14 289	41 707	36 255	26 238	1822	144 060	24 876	16 137	65 920	64 342	42 718	2209	216 202
1901	821	1658	27 024	41 140	19 703	602	90 948	13 030	12 421	47 174	54 400	32 542	1987	161 554	13 851	14 079	74 198	95 540	52 245	2589	252 502
VICTORIA																					
1861	1008	7599	11 682	3 898	2 886	2296	29 369	39 154	26 910	23 135	5 874	4 631	5259	104 963	40 162	34 509	34 817	9 772	7 517	7555	134 332
1871	710	5997	18 954	6 864	5 390	1175	39 090	20 028	27 226	43 891	15 064	9 975	3207	119 391	20 738	33 223	62 845	21 928	15 365	4382	158 481
1881	392	3978	24 900	11 795	8 870	1912	51 847	13 458	20 637	46 885	25 892	15 644	5453	127 969	13 850	24 615	71 785	37 687	24 514	7365	179 816
1891	3379	1361	71 976		20 111	4059	99 525	25 118		85 000		26 793	5124	142 035	28 497		156 976	46 904	9183	241 560	
1901	325		36 466	34 095	21 278	997	94 522	9 939	10 109	43 610	50 819	29 645	2766	146 888	10 264	11 470	80 076	84 914	50 923	3763	241 410
QUEENSLAND																					
1901							16 961							81 979	13 478	5 782	25 108	31 924	19 339	3309	98 940
SOUTH AUSTRALIA ^b																					
1861	165	2135	3 990	1 185	951	334	8 760	2 050	7 629	6 111	1 651	1 075	628	19 144	2 215	9 764	10 101	2 836	2 026	962	27 904
1871							11 396							26 937							38 333
1881	263	1689	9 644	4 161	3 004	625	19 386	2 598	8 017	15 312	6 538	3 495	1163	37 123	2 861	9 706	24 956	10 699	6 499	1788	56 509
1891	94	863	11 218	6 639	4 540	160	23 514	1 854	6 534	17 038	9 272	5 074	601	40 373	1 948	7 397	28 256	15 911	9 614	761	63 887
1901	163	742	12 201	10 984	5 506	306	29 902	2 739	5 034	18 979	13 077	5 580	543	45 952	2 902	5 776	31 180	24 061	11 086	849	75 854
TASMANIA																					
1881	57	688	1 938	1 098	1 232	240	5 253	1 433	3 986	6 493	2 883	2 722	759	18 276	1 490	4 674	8 431	3 981	3 954	999	23 529
1891	38	452	2 091	1 421	1 480	69	5 551	2 431	3 640	9 536	4 459	3 933	251	24 250	2 469	4 092	11 627	5 880	5 413	320	29 801
1901	50	253	2 224	1 969	1 861	415	6 772	2 912	3 276	10 804	6 224	4 265	2217	29 698	2 962	3 529	13 028	8 193	6 126	2632	36 470
WESTERN AUSTRALIA																					
1870																					3 500
1881																					5 271
1891																					210
1901	350	935	4 978	3 084	1 511	121	10 979	13 454	5 820	11 526	4 045	2 372	310	37 527	13 804	6 755	16 504	7 129	3 883	431	48 506

(a) For definitions of metropolitan areas see note (a), HS 1-18.

(b) Includes Northern Territory.

'Aunt's place, which was only a hut, was built near a big hill. It consisted of bush poles for uprights with hessian pulled tight around the poles making an enclosed space of about thirty-six feet by twelve feet, sub-divided into three big rooms. The outside walls were white-washed with a solution of chalky clay mixed with water which stiffened the hessian and made the inside private ... The three rooms of the hut were used as bedrooms.' Description of a house in Kalgoorlie in 1899. A. B. Facey, A fortunate life, 1981.

HS 124-141 OCCUPANCY OF PRIVATE DWELLINGS, AUSTRALIA, 1911-1981

Census year	PRIVATE HOUSES				FLATS AND OTHER PRIVATE DWELLINGS								TOTAL PRIVATE DWELLINGS							
	Owner	Instal- ment pur- chaser	Tenant, govt	Tenant other	Other and un- specified	Total	Owner	Instal- ment pur- chaser	Tenant, govt	Tenant other	Other and un- specified	Total	Owner	Instal- ment pur- chaser	Tenant, govt	Tenant other	Other and un- specified	Total		
	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141		
1911																				
1921																				
1933	600 148	189 035	549 275		96 061	1 434 519	4 265	592					402 637	39 318	404 371		48 063	894 389		
1947	805 402	143 594	598 573		70 483	1 618 052	32 623	4 083					441 763	137 983	449 680		77 584	1 107 010		
1954	1 074 696	343 625	91 968	481 813	63 917	2 056 019	47 118	9 468					604 413	189 627	615 412		100 219	1 509 671		
1961	1 260 221	607 444	102 087	400 489	64 925	2 435 166	61 387	16 570					7 408	353 093	812 750		75 171	1 873 623		
									14 992	245 248	8 582	346 779	1 321 608	624 014	117 079	645 737		69 284	2 343 421	
1966	2 140 921		133 086	368 340	70 434	2 712 781	90 992		28 636	305 017	14 500	439 145	2 231 913		161 722	673 357	84 934	3 151 926		
1971	2 334 391		164 284	428 505	153 061	3 080 241	91 454		34 111	304 145	23 373	453 083	2 425 845		198 395	732 650	176 434	3 533 324		
1976													2 761 497		204 627	839 874	334 524	4 140 521		
1981	2 939 345		163 501	507 810	248 642	3 859 294	239 521		65 437	427 733	76 919	809 615	3 178 866		228 938	935 543	325 561	4 668 909		

NOTE For definitions of private dwellings, see note (a)-(c), HS 19-45.

HS 142-159 OCCUPANCY OF TOTAL PRIVATE DWELLINGS, AUSTRALIA 1911-1981

Census year	METROPOLITAN ^a				NON-METROPOLITAN URBAN				RURAL									
	Owner	Instal- ment pur- chaser	Tenant, govt	Other	Total	Owner	Instal- ment pur- chaser	Tenant, govt	Other	Total	Owner	Instal- ment pur- chaser	Tenant, govt	Other	Total			
	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159
1911	96 625	19 683	202 135		8 259	326 702												
1921	133 729	79 055	241 567		13 562	467 913	81 008	25 607	91 031				306 012	19 635	202 236		39 804	567 687
1933	218 539	117 305	360 393		16 669	712 906	100 421	28 720	108 359		10 161	207 807	227 026	33 321	117 082		53 861	431 290
1947	348 328	98 250	501 529		13 380	961 487	152 238	26 392	137 781		12 111	249 611	285 453	43 602	146 660		71 439	547 154
1954	546 328	256 779	54 312	435 885	15 884	1 309 188	289 208	78 571	28 324	158 770	13 806	568 677	337 459	23 035	173 440		52 125	586 059
1961	682 684	451 419	75 586	377 790	19 913	1 607 392	346 333	144 209	38 914	162 123	14 956	706 535	286 278	17 743	16 740	105 199	39 594	465 554
													292 591	28 386	2 579	105 824	38 638	468 018
1966	1 342 695		107 527	406 850	28 983	1 886 055	543 137		49 710	167 594	18 240	778 681	346 081		4 485	98 913	37 711	487 190
1971	1 619 406		139 349	495 460	84 197	2 338 412	484 667		53 403	162 871	32 019	732 962			5 641	74 319	60 218	461 950
1976	1 866 666		140 240	576 672	182 374	2 765 952	554 229		58 333	181 616	61 813	855 991	340 602		6 054	81 585	90 337	518 578
1981	2 099 387		152 948	631 121	173 528	3 056 984	670 306		69 967	217 385	66 315	1 023 973	409 173		6 023	87 037	85 718	587 952

NOTE For definition of private dwellings, see notes (a)-(c), HS 19-45.

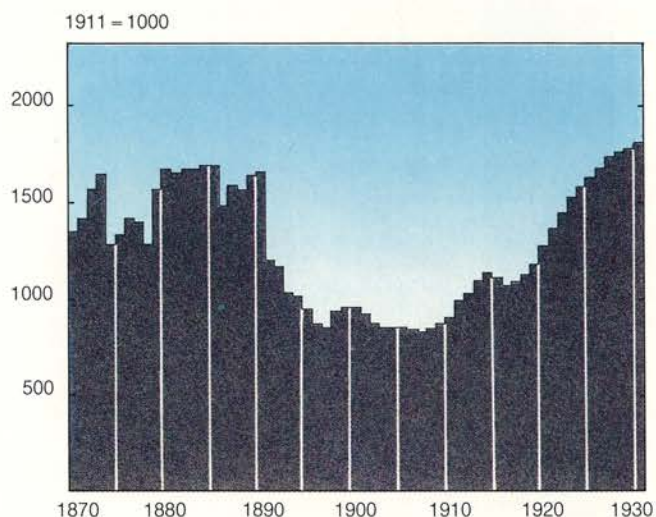
(a) Defined as in note (a), HS 46-72, except that figures are for 'major urban' in 1971, and the categories do not quite correspond in 1981.

HS 160-162 INDEXES OF HOUSE RENTS, AUSTRALIA 1861-1983

Year ^a	Butlin (1911= 1000)	C series 1923-27= 1000)	CPI (1967= 100)	Year ^a	Butlin (1911= 1000)	C series 1923-27= 1000)	CPI (1967= 100)	Year ^a	Butlin (1911= 1000)	C series 1923-27= 1000)	CPI (1967= 100)
160	161	162	160	161	162	160	161	162	160	161	162
1861	1626			1903	849			1945		975	
1862	1494			1904	847			1946		976	
1863	1404			1905	851			1947		977	
1864	1323			1906	841			1948		979	
1865	1323			1907	824			1949		982	40.5
1866	1465			1908	836			1950		987	42.5
1867	1327			1909	861			1951		1009	45.2
1868	1263			1910	896			1952		1057	49.7
1869	1119			1911	1000			1953		1138	55.8
1870	1343			1912	1032			1954		1192	58.5
1871	1415			1913	1090			1955		1226	60.5
1872	1567			1914	1130	649		1956		1325	64.2
1873	1634			1915	1108	659		1957		1380	68.1
1874	1283			1916	1080	665		1958		1460	71.0
1875	1323			1917	1090	685		1959			72.9
1876	1405			1918	1121	722		1960			75.4
1877	1400			1919	1181	768		1961			80.8
1878	1283			1920	1274	851		1962			84.0
1879	1567			1921	1367	877		1963			86.5
1880	1668			1922	1442	929		1964			89.1
1881	1661			1923	1515	950		1965			92.0
1882	1676			1924	1580	988		1966			95.9
1883	1672			1925	1620	1008		1967			100.0
1884	1686			1926	1680	1026		1968			104.5
1885	1682			1927	1730	1030		1969			109.1
1886	1486			1928	1744	1066		1970			115.5
1887	1588			1929	1759	1073		1971			123.5
1888	1567			1930	1798	1047		1972			133.0
1889	1638			1931	1584	901		1973			142.4
1890	1645			1932	1431	817		1974			157.8
1891	1200			1933	1365	804		1975			187.4
1892	1171			1934	1365	810		1976			221.1
1893	1029			1935	1377	839		1977			251.8
1894	1010			1936	1415	879		1978			274.6
1895	941			1937	1461	912		1979			292.5
1896	870			1938	1505	942		1980			314.3
1897	849			1939	1529	965		1981			345.5
1898	948			1940		973		1982			383.5
1899	956			1941		976		1983			424.3
1900	962			1942		976					
1901	918			1943		975					
1902	866			1944		976					

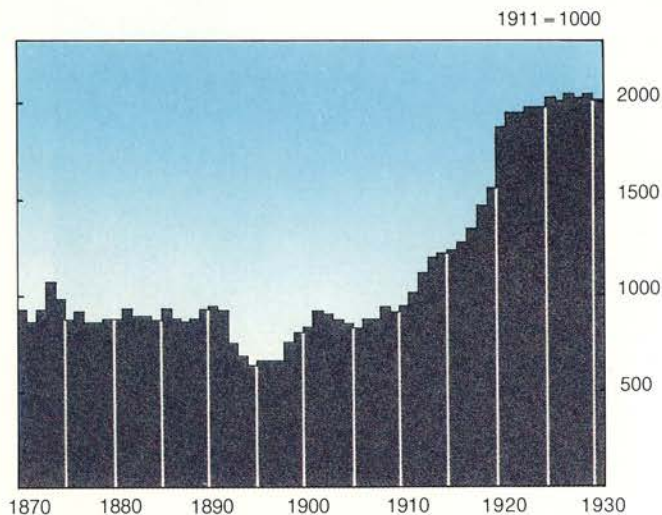
(a) HS 160, calendar years to 1900 and year to 30 June thereafter; HS 161, years ending November to 1922 and calendar years thereafter; HS 162, year ending 30 June.

INDEX OF HOUSE RENTS,
AUSTRALIA 1870-1930



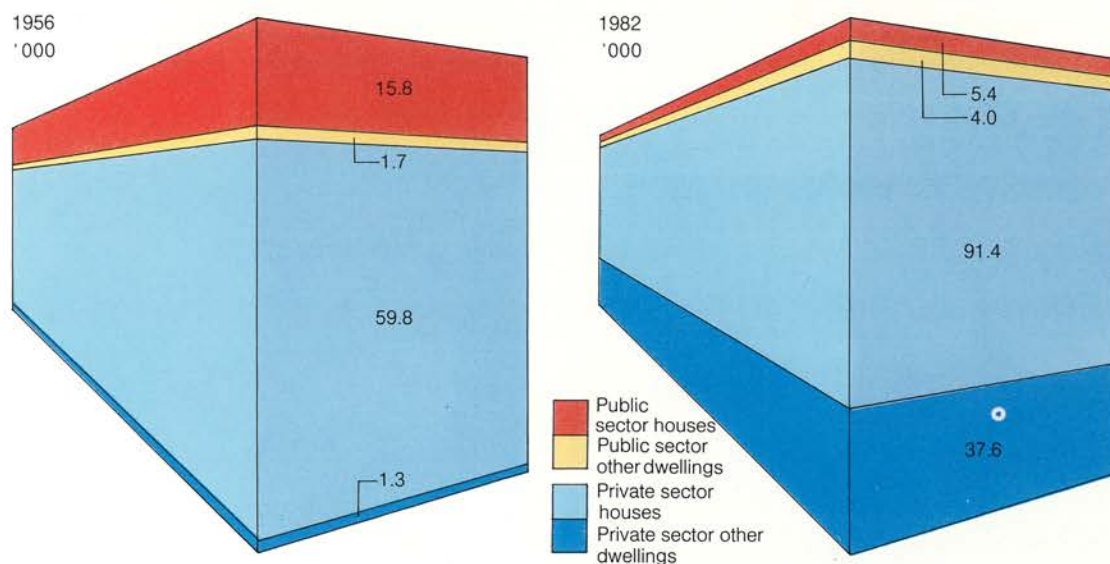
HS 163-171 NEW DWELLINGS COMPLETED, AUSTRALIA 1946-1982

Year 30 June	PRIVATE SECTOR			PUBLIC SECTOR			TOTAL		
	Houses	Other dwellings	Total	Houses	Other dwellings	Total	Houses	Other dwellings	Total
	163	164	165	166	167	168	169	170	171
	'000	'000	'000	'000	'000	'000	'000	'000	'000
1946							15.4		15.4
1947							32.6	0.3	32.9
1948							43.5	0.8	44.3
1949							51.3	1.3	52.7
1950							55.5	1.5	57.0
1951							67.6	1.7	69.3
1952							78.1	2.0	80.1
1953							77.6	2.6	80.2
1954							75.4	2.2	77.6
1955							79.8	2.3	82.1
1956	59.8	1.3	61.0	15.8	1.7	17.5	75.5	3.0	78.5
1957	53.7	1.6	55.3	11.9	1.3	13.2	65.5	2.9	68.4
1958	58.2	2.4	60.6	13.0	1.0	14.0	71.2	3.4	74.6
1959	65.8	3.9	69.7	13.0	1.4	14.4	78.8	5.4	84.2
1960	69.4	6.6	76.0	12.2	1.8	14.0	81.6	8.4	90.0
1961	68.5	12.2	80.6	12.3	1.5	13.8	80.8	13.7	94.5
1962	60.1	9.9	70.0	14.0	2.3	16.3	74.0	12.2	86.3
1963	63.6	9.9	73.5	12.2	2.0	14.2	75.8	12.0	87.7
1964	67.9	13.8	81.7	13.2	1.9	15.1	81.1	15.6	96.7
1965	69.5	26.0	95.5	15.0	2.2	17.2	84.5	28.2	112.7
1966	66.8	28.2	95.0	14.3	3.4	17.7	81.1	31.7	112.8
1967	68.2	27.7	95.8	13.8	2.3	16.0	82.0	29.9	111.9
1968	72.7	31.8	104.6	13.0	2.6	15.6	85.8	34.4	120.2
1969	79.2	36.7	116.0	12.3	2.4	14.7	91.5	39.1	130.7
1970	84.3	41.6	125.9	13.2	3.1	16.3	97.5	44.7	142.2
1971	81.2	42.2	123.5	14.2	3.7	17.9	95.4	46.0	141.4
1972	90.3	36.1	126.4	13.7	3.8	17.4	104.0	39.8	143.8
1973	98.2	38.6	136.8	10.6	3.2	13.8	108.8	41.9	150.6
1974	97.0	41.6	138.6	7.9	3.5	11.4	104.9	45.1	150.0
1975	85.1	40.6	125.7	11.9	3.5	15.4	97.0	44.1	141.1
1976	85.4	26.9	112.3	14.5	5.2	19.7	99.9	32.1	132.0
1977	99.5	30.0	129.6	10.9	4.3	15.2	110.4	34.4	144.8
1978	89.7	24.7	114.3	10.5	4.1	14.6	100.1	28.8	128.9
1979	86.1	19.5	105.6	7.0	4.5	11.5	93.1	24.1	117.1
1980	94.8	24.3	119.1	5.3	4.9	10.2	100.1	29.2	129.3
1981	95.7	29.8	125.5	5.7	4.7	10.4	101.5	34.4	135.9
1982	91.4	37.6	129.0	5.4	4.0	9.3	96.8	41.5	138.3

INDEX OF HOUSE CONSTRUCTION COST.
AUSTRALIA 1870-1930

HS 172-180 VALUE OF NEW DWELLINGS COMPLETED, AUSTRALIA 1946-1982

Year 30 June	PRIVATE SECTOR			PUBLIC SECTOR			TOTAL		
	Houses	Other dwellings	Total	Houses	Other dwellings	Total	Houses	Other dwellings	Total
	172	173	174	175	176	177	178	179	180
	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m	\$m
1946							28.9	0.1	29.0
1947							71.4	0.7	72.1
1948							106.5	2.1	108.6
1949							146.6	4.2	150.9
1950							179.6	5.2	184.7
1951							249.9	5.7	255.6
1952							345.5	8.6	354.1
1953							381.2	13.3	394.5
1954							388.6	9.6	398.2
1955							434.3	9.9	444.2
1956	360.1	6.1	366.3	78.8	7.5	86.3	438.9	13.6	452.5
1957	343.2	8.1	351.2	61.8	6.4	68.3	405.0	14.5	419.5
1958	375.9	11.7	387.7	70.6	4.8	75.3	446.5	16.5	463.0
1959	426.2	20.0	446.2	72.9	8.3	81.1	449.1	28.3	527.3
1960	455.9	36.2	492.1	69.2	9.6	78.9	525.1	45.9	571.0
1961	475.3	72.0	547.2	71.5	8.7	80.2	546.8	80.6	627.4
1962	434.7	63.2	497.9	81.1	14.2	95.3	515.8	77.4	593.2
1963	470.6	58.3	528.9	70.0	11.3	81.3	540.6	69.7	610.2
1964	524.7	73.0	597.7	77.6	10.6	88.2	602.3	83.6	685.8
1965	573.6	145.3	718.9	92.1	12.0	104.1	665.7	157.3	823.0
1966	586.2	165.5	751.7	97.7	20.5	118.2	683.9	186.0	869.9
1967	636.1	165.7	801.8	98.8	14.2	113.0	734.9	179.9	914.8
1968	710.7	199.0	909.7	93.1	19.9	113.0	803.9	218.9	1022.8
1969	819.7	249.4	1069.1	95.2	17.9	113.1	914.9	267.3	1182.1
1970	928.7	313.7	1242.4	111.8	25.2	137.0	1040.5	338.9	1379.4
1971	976.6	341.0	1317.7	120.9	27.4	148.3	1097.5	368.4	1466.0
1972	1164.0	309.6	1473.5	124.6	28.7	153.3	1290.4	338.3	1628.7
1973	1354.3	362.2	1716.5	103.3	25.8	129.1	1457.6	388.0	1845.5
1974	1572.8	445.6	2018.3	89.7	34.9	124.7	1662.4	480.5	2143.0
1975	1706.0	546.9	2253.0	162.1	39.2	201.2	1868.1	586.1	2454.2
1976	2008.5	444.1	2452.6	267.2	88.9	356.1	2275.7	533.0	2808.6
1977	2701.1	583.1	3284.1	263.9	87.0	351.0	2965.0	670.1	3635.1
1978	2714.7	547.0	3261.8	250.6	83.3	333.9	2965.5	630.2	3595.7
1979	2762.1	482.5	3244.6	180.6	104.4	285.0	2942.7	587.0	3529.7
1980	3264.3	653.2	3917.5	142.2	115.2	257.5	3406.5	768.4	4174.9
1981	3688.2	913.1	4601.4	164.6	109.9	274.4	3852.8	1023.0	4875.8
1982	4050.9	1477.9	5528.7	176.6	102.9	279.5	4227.5	1580.7	5808.2



COMPARISON OF NEW DWELLINGS COMPLETED IN AUSTRALIA IN 1956 AND 1982

HS 181 INDEXES OF HOUSE CONSTRUCTION COST, AUSTRALIA 1861-1939

Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)	Year 31 Dec	Butlin ^a (1911=1000)
181		181		181		181		181		181		181	
1861	990	1873	1072	1885	927	1897	645	1909	910	1921	1946	1933	1852
1862	937	1874	978	1886	879	1898	741	1910	942	1922	1954	1934	1822
1863	902	1875	863	1887	870	1899	791	1911	1000	1923	1978	1935	1829
1864	821	1876	907	1888	875	1900	815	1912	1114	1924	1975	1936	1841
1865	866	1877	848	1889	927	1901	910	1913	1199	1925	2027	1937	1938
1866	884	1878	863	1890	930	1902	903	1914	1210	1926	2009	1938	1985
1867	852	1879	872	1891	917	1903	871	1915	1227	1927	2034	1939	2058
1868	836	1880	872	1892	736	1904	848	1916	1285	1928	2025		
1869	784	1881	927	1893	671	1905	813	1917	1343	1929	2030		
1870	922	1882	892	1894	638	1906	875	1918	1467	1930	2018		
1871	854	1883	894	1895	654	1907	871	1919	1560	1931	1940		
1872	918	1884	864	1896	655	1908	938	1920	1885	1932	1836		

(a) Butlin, Australian domestic product, 245.

HS 182-186 INDEXES OF HOUSE CONSTRUCTION COST, AUSTRALIA 1949-1983

Year 30 June	1954=1000	1960=1000	1967=1000	1975=1000	1980=1000
	182	183	184	185	186
1949	582				
1950	646				
1951	729				
1952	873				
1953	989				
1954	1000	852			
1955	1047	896			
1956	1112	950			
1957	1133	969			
1958	1151	984			
1959	1155	987			
1960	1170	1000	866		
1961		1039	896		
1962		1034	896		
1963		1039	897		
1964		1058	916		
1965		1090	942		
1966		1123	970		
1967		1156	1000	491	
1968			1029	506	
1969			1058	520	
1970			1101	541	
1971			1155	566	
1972			1242	609	399
1973			1346	671	438
1974			1613	816	532
1975			1998	1000	652
1976				1158	760
1977				1300	849
1978				1379	904
1979				1420	934
1980				1527	1000
1981					1123
1982					1261
1983					1392

'The galvanised-iron roofs on their front verandahs dipped in a sudden curve like the brim of a sundowner's hat and were draped at the edge with cast-iron, like the corks on the brim to frighten away the flies.' Robin Boyd on the suburban home of the 1880s, 1952.

HS 187-188 INDEXES OF BUILDING MATERIALS PRICES, AUSTRALIA
1861-1970

Year ^a	Melbourne WPI (1911=1000)	WPI (1929=100)	Year ^a	Melbourne WPI (1911=1000)	WPI (1929=100)	Year ^a	Melbourne WPI (1911=1000)	WPI (1929=100)
187	188		187	188		187	188	
1861	1070		1922	2005		1947		190
1871	1044		1923	2024		1948		200
1881	1091		1924	1814		1949		209
1891	780		1925	1711		1950		237
1901	841		1926	1664		1951		283
1902	837		1927	1623		1952		390
1903	875		1928	1744		1953		426
1904	845		1929	1755	100	1954		383
1905	801		1930	1875	99	1955		392
1906	896		1931	2025	101	1956		438
1907	968		1932	2043	100	1957		488
1908	935		1933	2061	100	1958		477
1909	911		1934	2015	99	1959		446
1910	996		1935	1964	98	1960		455
1911	1000		1936	1969	98	1961		463
1912	1057		1937	2430	104	1962		463
1913	1128		1938	2238	110	1963		463
1914	1081		1939	2220	102	1964		499
1915	1275		1940		114	1965		531
1916	1491		1941		136	1966		535
1917	1884		1942		143	1967		539
1918	2686		1943		172	1968		542
1919	2852		1944		184	1969		566
1920	3226		1945		184	1970		581
1921	2733		1946		186			

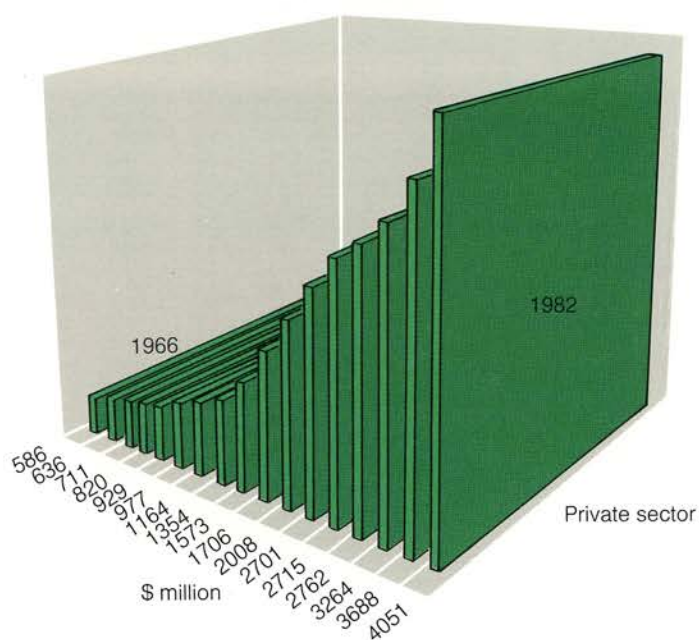
NOTE WPI=Wholesale Price Index.

(a) HS 187, calendar years; HS 188, year to 30 June.

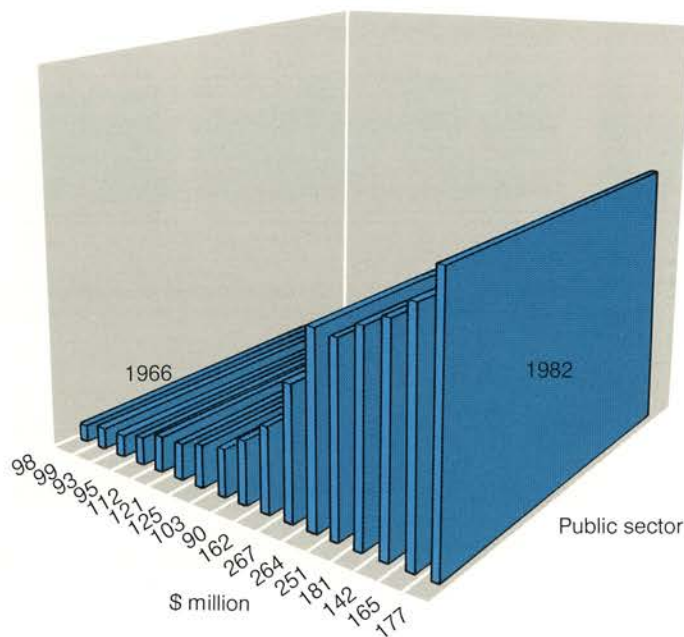
HS 189-200 PRICE INDEX OF MATERIALS, HOUSE BUILDING AUSTRALIA 1967-1983

Year 30 June	Concrete mix, cement & sand	Cement products	Clay bricks, tiles	Timber board & joinery	Steel products	Other metal products	Plumbing fixtures	Electrical instal- lation materials	Installed appliances	Plaster & plaster products	Miscel- laneous materials	All groups
	189	190	191	192	193	194	195	196	197	198	199	200
1967	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1968	101.6	102.8	103.6	103.0	101.9	103.9	101.7	103.3	100.0	101.7	102.9	102.7
1969	103.8	107.0	107.8	108.6	104.8	106.3	102.0	105.2	99.7	103.0	104.5	106.3
1970	107.1	112.6	112.4	113.5	110.0	111.8	108.7	115.8	102.2	105.1	107.4	110.9
1971	113.4	121.8	118.0	118.5	115.0	112.4	113.6	115.0	103.8	109.4	111.0	115.7
1972	121.2	132.0	124.5	124.8	127.9	118.5	122.6	120.2	107.4	116.9	116.4	122.7
1973	127.0	139.9	130.7	137.0	136.8	124.9	129.6	126.2	108.3	118.7	124.9	131.1
1974	137.5	154.3	146.8	169.1	153.8	146.3	143.2	146.4	117.7	122.2	135.0	151.3
1975	165.7	193.1	180.3	203.5	192.1	170.3	174.5	168.3	146.4	147.8	161.5	183.4
1976	195.1	227.0	205.1	226.2	229.3	187.1	201.5	183.5	165.9	167.7	187.9	208.1
1977	217.8	258.9	227.8	254.1	263.2	207.9	224.3	201.8	181.9	178.8	210.7	232.9
1978	239.0	284.6	245.8	275.0	287.7	220.1	239.1	215.5	193.3	191.8	230.4	252.0
1979	255.5	303.8	262.2	290.8	307.6	239.7	244.1	240.0	202.9	204.3	248.2	268.1
1980	292.8	336.3	294.8	331.5	341.0	281.7	278.1	282.1	217.6	222.8	278.2	302.9
1981	334.1	383.1	334.9	377.8	389.4	314.7	319.3	316.0	240.6	244.6	319.6	344.0
1982	373.8	438.5	375.9	406.8	435.0	343.1	351.5	345.9	263.9	273.1	348.7	377.9
1983	430.9	498.1	424.8	435.2	486.7	374.8	373.8	395.8	282.7	317.8	381.3	415.7

NOTE 1967=100. A detailed description of this index is given in ABS, *Labour report* 58, 1973, 57-69.



VALUE OF NEW HOUSES COMPLETED IN THE PRIVATE SECTOR, AUSTRALIA
1966-1982



VALUE OF NEW HOUSES COMPLETED IN THE PUBLIC SECTOR, AUSTRALIA
1966-1982

HS 201-204 GROSS RESIDENTIAL CAPITAL FORMATION, CURRENT PRICES, AUSTRALIA 1861-1983

Year ^a	Private	Public ^b	Total	As % of GDP	Year ^a	Private	Public ^b	Total	As % of GDP	Year ^a	Private	Public ^b	Total	As % of GDP
	201	202	203	204		201	202	203	204		201	202	203	204
	£m	£m	£m			£m	£m	£m			£m	£m	£m	
1861	2.18			3.4	1903	6.38		6.38	3.3	1944	5.00		5.00	0.3
1862	2.15			3.4	1904	5.48		5.48	2.5	1945	9.00		9.00	0.6
1863	2.48			3.9	1905	5.79		5.79	2.6	1946	15.00		15.00	1.0
1864	3.24			5.0	1906	6.99		6.99	2.9	1947	34.00	9.00	43.00	2.9
1865	3.03			4.6	1907	8.09	0.01	8.10	3.0	1948	47.00	15.00	62.00	3.8
1866	2.50			3.5	1908	7.95		7.95	2.9		\$m	\$m	\$m	
1867	3.00			4.2	1909	7.07		7.07	2.5	1949	145.00	34.00	179.00	4.6
1868	2.56			3.3	1910	7.82		7.82	2.5	1950	190.00	42.00	232.00	5.0
1869	3.17			4.1	1911	9.52	0.10	9.62	2.9	1951	272.00	59.00	331.00	5.3
1870	3.02			3.7	1912	11.74	0.24	11.98	3.4	1952	345.00	79.00	424.00	6.6
1871	2.58			3.3	1913	15.76	0.33	16.09	4.3	1953	363.00	64.00	427.00	5.7
1872	3.87			4.1	1914	17.04	0.53	17.56	4.3	1954	381.00	75.00	456.00	5.6
1873	4.00			3.6	1915	14.95	0.41	15.35	4.1	1955	420.00	72.00	492.00	5.7
1874	3.86			3.5	1916	11.52	0.30	11.82	2.9	1956	436.00	66.00	502.00	5.4
1875	4.07			3.4	1917	9.72	0.15	9.87	2.1	1957	442.00	43.00	485.00	4.8
1876	5.65			4.8	1918	9.58	0.04	9.61	2.0	1958	503.00	37.00	540.00	5.2
1877	4.15			3.4	1919	13.14	0.03	13.17	2.5	1959	550.00	45.00	595.00	5.4
1878	3.88			3.1	1920	15.35	4.72	20.07	3.5	1960	620.00	42.00	662.00	5.4
1879	4.28			3.3	1921	14.10	7.48	21.57	3.1	1961	673.00	44.00	717.00	5.5
1880	3.93			2.9	1922	21.08	2.55	23.62	3.6	1962	603.00	56.00	659.00	4.9
1881	6.31			4.4	1923	30.01	2.16	32.17	4.6	1963	663.00	38.00	701.00	4.8
1882	6.56			4.4	1924	33.19	2.60	35.79	4.9	1964	767.00	44.00	811.00	5.0
1883	10.29			6.2	1925	33.54	1.82	35.36	4.3	1965	905.00	46.00	951.00	5.3
1884	9.80			6.1	1926	34.57	1.17	35.73	4.6	1966	912.00	64.00	976.00	5.2
1885	8.58			4.9	1927	38.20	1.54	39.74	5.0	1967	987.00	64.00	1051.00	5.1
1886	7.45			4.4	1928	39.19	1.65	40.84	5.1	1968	1120.00	60.00	1180.00	5.4
1887	9.82			5.2	1929	33.98	1.73	35.71	4.5	1969	1296.00	71.00	1367.00	5.5
1888	10.75			5.6	1930	24.46	1.03	24.49	3.5	1970	1487.00	88.00	1575.00	5.7
1889	6.85			3.2	1931	12.50	0.16	12.65	2.1	1971	1535.00	99.00	1634.00	5.4
1890	8.26			4.0	1932	7.70	0.12	7.82	1.4	1972	1779.00	81.00	1860.00	5.5
1891	6.16			3.0	1933	11.27	0.02	11.29	2.0	1973	2120.00	76.00	2196.00	5.7
1892	4.87			2.8	1934	14.66	0.02	14.68	2.4	1974	2573.00	120.00	2693.00	5.9
1893	3.45			2.3	1935	18.53	0.14	18.67	2.9	1975	2433.00	298.00	2731.00	5.0
1894	4.16			2.8	1936	23.59	0.24	23.83	3.3	1976	3211.00	356.00	3567.00	5.5
1895	3.40			2.4	1937	27.18	0.25	27.44	3.5	1977	4021.00	342.00	4363.00	5.9
1896	3.58			2.2	1938	30.74	0.75	31.49	3.7	1978	3872.00	341.00	4213.00	5.3
1897	1.75			1.1	1939	32.09	0.34	32.44	3.9	1979	4060.00	276.00	4336.00	4.8
1898	4.06			2.3	1939	29.00		29.00		1980	4862.00	281.00	5143.00	5.1
1899	2.04			1.1	1940	30.00		30.00	3.2	1981	6104.00	364.00	6468.00	5.6
1900	1.87			1.0	1941	27.00		27.00	2.6	1982	6680.00	355.00	7035.00	5.4
1901	4.54		4.54	2.4	1942	17.00		17.00	1.6	1983	5440.00	527.00	5967.00	4.2
1902	8.92		8.92	4.5	1943	7.00		7.00	0.5					

NOTE Excludes WA to 1896.

(a) Calendar years to 1900, years to 30 June thereafter.

(b) For 1861-1900 public residential capital formation was zero.

'Yet the small house, probably more than anything else that man has done, had made the face of Australia and to an extent the faces of Australians. Australia is the small house. Ownership of one in a fenced allotment is as inevitable and unquestionable a goal of the average Australian as marriage.'
Robin Boyd, 1952.

**HS 205-207 GROSS RESIDENTIAL CAPITAL FORMATION, CONSTANT PRICES, AUSTRALIA
1861-1983**

Year ^a	Private	Public ^b	Total	Year ^a	Private	Public ^b	Total	Year ^a	Private	Public ^b	Total
205	206	207		205	206	207		205	206	207	
£m	£m	£m		£m	£m	£m		\$m	\$m	\$m	
1861	2.20			1903	7.32		7.32	1952	534	122	656
1862	2.30			1904	6.47		6.47	1953	496	87	583
1863	2.75			1905	7.12		7.12	1954	515	101	616
1864	3.95			1906	7.99		7.99	1955	542	93	635
1865	3.50			1907	9.29	0.01 ^c	9.30	1956	530	80	610
1866	2.83			1908	8.48		8.48	1957	527	51	578
1867	3.52			1909	7.77		7.77	1958	590	43	633
1868	3.06			1910	8.30		8.30	1959	643	53	696
1869	4.04			1911	9.52	0.10	9.62	1960	716	49	765
1870	3.28			1912	10.54	0.22	10.76	1961	751	49	800
1871	3.02			1913	13.14	0.28	13.42	1962	673	63	736
1872	4.22			1914	14.08	0.43	14.52	1963	739	42	781
1873	3.69			1915	12.18	0.33	12.51	1964	837	48	885
1874	3.95			1916	8.97	0.23	9.20	1965	961	49	1010
1875	4.72			1917	7.24	0.11	7.35	1966	940	66	1006
1876	6.23			1918	6.53	0.03	6.55	1967	987	64	1051
1877	4.90			1919	8.42	0.02	8.44	1968	1088	58	1146
1878	4.49			1920	8.14	2.50	10.65	1969	1225	67	1292
1879	4.91			1921	7.24	3.84	11.09	1970	1350	80	1430
1880	4.51			1922	10.79	1.30	12.09	1971	1329	86	1415
1881	6.81			1923	15.17	1.09	16.26	1972	1432	65	1497
1882	7.35			1924	16.81	1.32	18.12	1973	1575	56	1631
1883	11.51			1925	16.55	0.62	17.17	1974	1595	74	1669
1884	11.34			1926	17.21	0.58	17.79	1975	1218	149	1367
1885	9.25			1927	18.78	0.76	19.54	1976	1379	153	1532
1886	8.48			1928	19.36	0.81	20.17	1977	1546	131	1677
1887	11.28			1929	16.74	0.85	17.59	1978	1398	123	1521
1888	12.28			1930	12.12	0.51	12.63	1979	1419	96	1515
1889	7.38			1931	6.44	0.08	6.52	1980	1587	92	1679
1890	8.88			1932	4.19	0.07	4.26	1981	1774	106	1880
1891	6.71			1933	6.08	0.01	6.09	1982	1729	92	1821
1892	6.62			1934	8.05	0.01	8.06	1983	1276	124	1400
1893	5.14			1935	10.13	0.08	10.21				
1894	6.53			1936	12.81	0.13	12.95				
1895	5.19			1937	14.03	0.13	14.16				
1896	5.46			1938	15.49	0.38	15.86				
1897	2.72			1939	15.59	0.17	15.76				
1898	5.48				\$m	\$m	\$m				
1899	2.58			1949	336	79 ^c	415 ^c				
1900	2.29			1950	397	88	485				
1901	4.99		4.99 ^c	1951	504	109	613				
1902	9.88		9.88								

NOTE Excludes WA to 1896.

(a) Calendar years to 1900, years to 30 June thereafter.

(b) In 1861-1900 public residential capital formation was zero.

(c) To 1939, prices are constant 1911 prices. From 1949, prices are constant 1967 prices.