



Sketch of typical prefabricated house. Plan on opposite page.

Two Important Housing Projects

Queensland Housing Commission's Progress With Prefabricated and Concrete Houses

At the present time the Queensland Housing Commission is embarking upon two housing schemes which are planned to provide, within about two years' time, more than 3000 homes in Brisbane and its environs. These schemes are additional to other activities of the Commission, with a view to reaching the best solution of the housing problem within a reasonable time. The two schemes are the importation of 2200 prefabricated timber houses from Europe and the construction of 1000 concrete houses, for which tenders have been called.

In this article we present the latest information on both projects.

Imported Prefabricated Houses

This month—July—work is to begin at Zillmere, near Brisbane, on the foundations for the first of the prefabricated houses which the Queensland Government is importing from Europe. In September a ship is expected in Brisbane with the materials for 250 timber houses from France, together with the French building workers who are to erect them. It is claimed by the contractors that two weeks

from the commencement of the work of erection some of the houses will be complete and ready for painting.

Within a 30-mile radius of Brisbane, and in Ipswich, the Queensland Housing Commission has undertaken to build 2200 timber houses, for which tenders totalling £4,463,397 have been accepted from European contractors.

The French contractors will use mainly precut materials rather than prefabricated sections. The Swedish and Czechoslovakian houses will come to Australia with sections already fabricated in factories and workshops abroad.

Imported houses will make a quite useful contribution towards solving Australia's housing problem. By supplying their own timber and other essential materials which are acutely short in supply, they relieve to that extent the local market to the advantage of local builders. But materials which are not in short supply here are being purchased in Australia for the prefabricated houses. Such items as fencing materials, plumbing, and electrical water heaters,

wash boilers, stoves, and fittings, also troughs: indeed, all locally-made accessories and fittings which are available are being sought.

On these pages we reproduce a sketch of a typical prefabricated three-bedroom house of the kind which will be built, and ground plans of typical two-bedroom and three-bedroom houses.

Only a small proportion of the houses will look just like this one or be laid out in exactly the same way. Provision has been made for a great deal of variation in ground plans, exterior appearance, materials for roofs, walls, facings, etc. While prefabrication is deliberately used to secure all the advantages of mass production methods for the scheme, no less deliberately has it been planned to avoid, both in reality and in appearance, such monotonous and stereotyped effects as are normally associated with the idea of mass production.

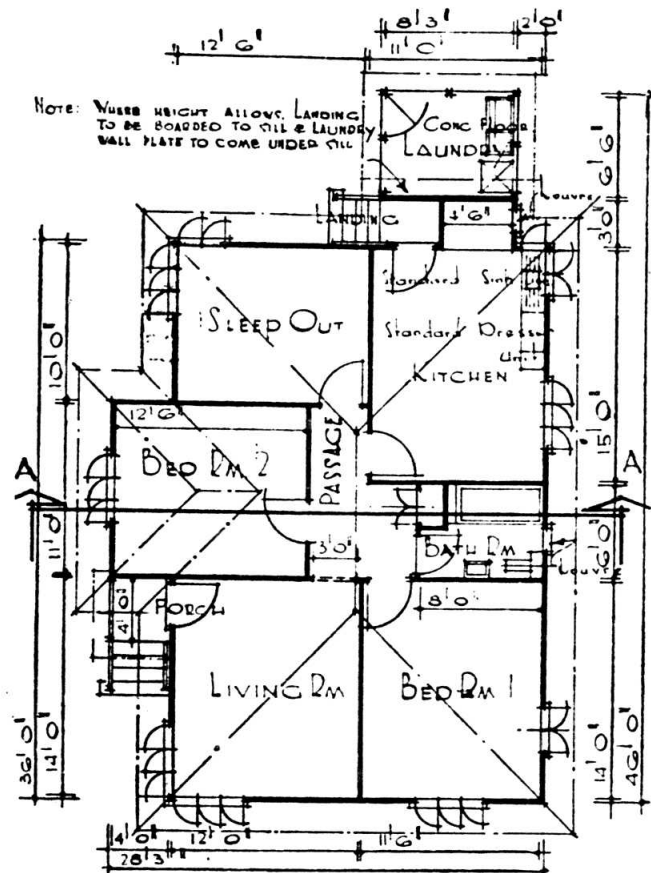
To this end suitable allotments will be reserved here and there throughout each prefabricated

state, and on these blocks completely different, individually planned houses will be built later by standard methods of construction.

As an example of the variations which have been provided for, the following details of the 750 houses from France make clear what may be achieved.

Of the 750 houses, 174 will be two-bedroom houses, 519 will be three-bedroom houses, and 57 will be four-bedroom houses. These figures are based on the known proportions of the demand for homes of particular capacities. There is not just one basic plan but four. Each of these types will be further varied, providing for hipped and gabled roofs. Provision exists for minor variations in the treatment of exterior and interior details.

Samples of roofing materials show a very high quality sheeting in three colors—red, light grey,



Plan of typical three-bedroom prefabricated house.

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Hon. P. J. R. HILTON

MINISTER SEEKS BUILDING CONTRACTORS' CO-OPERATION

The Secretary for Public Works and Housing (Hon. P. J. R. Hilton), in a statement to "Architecture, Building, Engineering," said that by radio and press announcements he was seeking the co-operation of building contractors in all towns in an effort to overcome the house shortage problem throughout Queensland.

"The Commission," he said, "is very willing to assist in any financial problem that contractors may be confronted with, and any other difficulties that may exist will be given personal attention by myself with a view

to effecting speedy erection of homes when required.

"Our programme includes provision, also, to assist people to acquire their homes more easily. It is now possible for a prospective owner to arrange an advance to build his home by paying a deposit of 10 per cent. of the value of the land and the cost of the house.

"Queensland still retains its position as the greatest home-owner State of the Commonwealth, and I anticipate that the recent easing of terms will increase the percentage of home ownership still further."

