

PART TWO

PERMANENT CANBERRA

The first known permanent dwelling built in the Federal Capital Territory is THE RESIDENCY. This concrete and brick two storey dwelling constructed on the high hill at Acton was built for the Administrator, Colonel Miller, his wife and family. In the first week in January 1914 they moved in.

In 1925 the renovated residence was renamed CANBERRA HOUSE and the First Commissioner, John Butters, his wife and family moved in. They remained until Sir John resigned in late 1929. Since that time the house has been occupied by a number of residents including the British High Commissioner. Today it is part of the Australian National University.

The Residency was followed by a number of timber cottages for married officials erected nearby. Many of the married officials who could not obtain accommodation in the newly erected cottages rented at Queanbeyan or in nearby farm cottages. Timber barracks known as *The Bachelors Quarters* were constructed and occupied from the end of 1912. These dwellings were the first of the semi-permanent dwellings erected for the people who came to build the city.

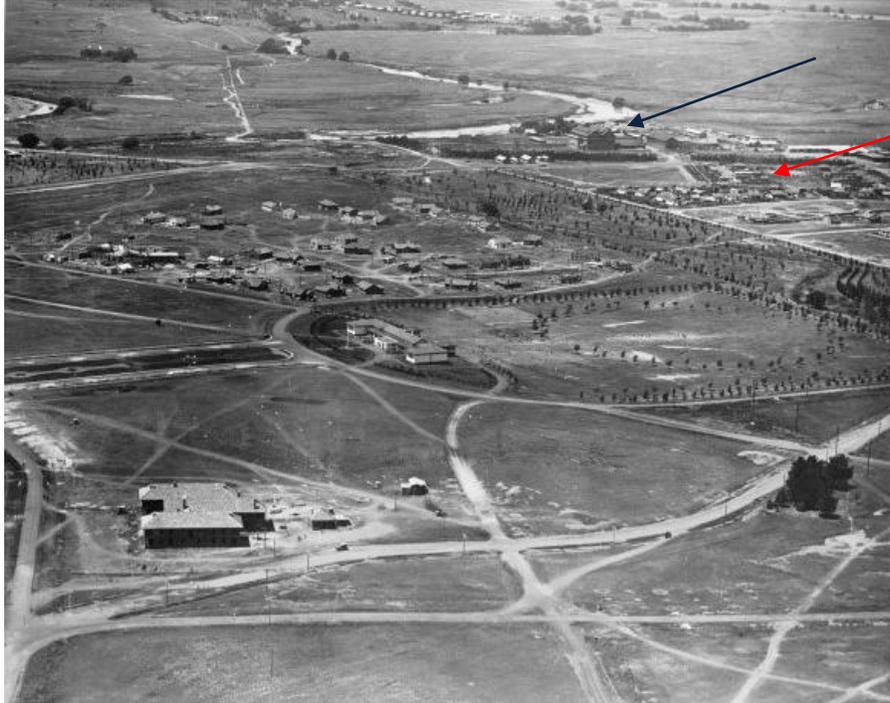
In 1916 work on the city came to an almost standstill and was not resumed until after World War One in 1920. At this time the Federal Capital Advisory Committee [FCAC] decided that a number of small brick cottages could be built for construction workers at the major settlements of Brickworks [Yarralumla], Power House [Barton] and Civic Centre [Braddon]. These were followed by a few more in 1923 at Blandfordia [Forrest]. The majority of construction workers lived under canvas and humpies constructed from hessian [bag], timber and iron.

The Federal Capital Commission headed by John Butters First Commissioner, took over from the FCAC in January 1925. In 1926 in the area of Corroboree Park North Ainslie [now Ainslie] - then way out of town - a few permanent timber cottages were erected for construction workers. At the same time a number of timber cottages were built at Westridge.

In same year - 1926 - construction of cottages commenced in the permanent suburbs in readiness for the arrival of the public servants the following year. Houses were grouped according to costs. The cheapest dwellings were erected in Ainslie. This system in effect grouped people according to income and class.

Another luxury that those living in the permanent suburbs had in contrast to those living in the temporary settlements and camps is that they could purchase their homes for the cost of construction. The mortgage paid off over a period of thirty years and on a fixed interest of around 3-4%. Each of the cottages had a front hedge maintained including cutting by men employed Parks & Gardens Department. The backyards were fenced.

The permanent suburbs on the north side of the Molonglo River were: Ainslie [Braddon], North Ainslie [Ainslie] and South Ainslie [Reid]. On the south side of the Molonglo - Power House Cottages & Telopea Park [Barton], Blandfordia [Forrest & Griffith], Eastlake [Kingston].



Nla.pic-vn3644325-v - aerial photograph 1927 Mildenhall.

The top arrow points to the Power House. Further to the left are five small buildings. These are the Engineers' Mess. Between the Molonglo River and the Power House are four dwellings. The red arrow points to the brick cottages Power House. The building centre is Telopea Park School. The group of pines on the right mark the site of the Narrabundah School. Bottom left is the Hotel Kurrajong.

Queanbeyan Age 11 September 1923: Mr RF Tetley put an advertisement into the paper that states that he was about to start a regular Saturday service between Canberra and Queanbeyan. He proposed to start a char-a-banc motor service [40 seater] service between Canberra and Queanbeyan. This service would leave Canberra at 1.30pm and return from Queanbeyan at 5.30pm. The pick up points were the Power House and Molonglo and he concluded: *If sufficient support is forthcoming the service will be extended to meet the needs of all centres in the Territory.*

By mid 1925 his service had expanded to call at all the major centres in Canberra. Advertisement in the *Queanbeyan Canberra Advocate* 11 June 1925 - repeated during June and July 1925 reads as follows:

Canberra - Queanbeyan Night Motor Service. Leaves Westridge 7pm Monday to Friday via Westlake, Tradesmen's Camp, Hostel, Acton Cross Roads, Power House, Molonglo arriving at Queanbeyan to meet the Mail Train from Sydney. Leaves Queanbeyan after arrival at 4.11am Cooma Mail. RF Tetley Proprietor.

It continued to detail the Day Service that left Westridge at 8.45am and returned 9.30pm.

This advertisement drew my attention to a service that I had not heard about. I knew about Mrs Barton's Canberra -Queanbeyan Safety Coach Omnibus Service that commenced in 1925 and continued into the late 1930s. It is quite well documented in Australian National Archives. She was one of the characters of early Canberra, who managed to annoy many of the officials of the day. Dawson and Quodling Bros replaced her service in the late thirties.

Westridge today is Yarralumla; the site of Westlake settlement is in Stirling Park, Section 22 and Block 4, Section 128 and in the embassy area bounded by Empire Circuit, Forster Crescent, Darwin and Perth Avenues Yarralumla. The Tradesmen's Camp and Howie's Settlement which included cottages and single men's Hostel Camp were in the area of Block 3, Section 128 Stirling Park between Alexandrina Drive near Lotus Bay and Forster Crescent. The

Tradesmen's Camp extended from the park area up across Forster Crescent on to land now part of the French Embassy in Darwin Avenue.

The Hostel is most likely to be the Hotel Canberra which was known as Hostel No 1. It may also be Hotel Kurrajong which was Hostel No 2 or 3. It is more likely to be the former.

The Acton Cross Roads, I believe, were the Cross Roads where the old Yass Road crossed the Uriarra Road opposite the Fire Station in Forrest. The Power House is in Wentworth Avenue then known as Interlake Avenue. Molonglo Settlement has been replaced with the buildings of Fyshwick. The last stop was probably the Queanbeyan Railway Station where the service met trains from Sydney and Cooma. Canberra passengers from Victoria had to get out at Yass and find their way across to Canberra.

Tetley's Motor Service route - using modern maps - commenced around the Yarralumla Shops, continued down the Cotter Road [on the Yarralumla side of Adelaide Avenue] where it turned left just before the Prime Minister's Lodge onto the track that led to Westlake. The track entered the settlement near the Canberra Mosque and continued down the hill in the area of Empire Circuit where it still continues through Stirling Park.

From the settlement the track turned right at a point near Alexandria Drive opposite the Southern Cross Yacht Club [Briar Farm site] where it crossed Haines' Creek and continued along a track that runs roughly parallel to Alexandrina Drive for the pick up from Howie's Settlement and Tradesmen's Camp.

From this stop the vehicle continued along the track roughly in the area of Alexandrina Drive that went up the hill to Commonwealth Avenue for the next pick up point at the Hotel Canberra. It then took one of the tracks or roads to Acton Cross Roads near the Fire Station at Forrest - thence to the Power House. In Wentworth Avenue that continued along this road to join Canberra Avenue - Next stop Fyshwick [Molonglo] and finally on to Queanbeyan Railway Station.

I assume that the track from Westlake cottages to the Hotel Canberra was the one that we used from Westlake on our way to the Hotel Canberra bus stop. However there was another track into Westlake Settlement that left State Circle in the vicinity of Perth Avenue and joined Darwin Avenue where sites of the cottages began. State Circle at that time had been completed between Adelaide and Commonwealth Avenues. This track was not in common use by Westlake residents until the American Embassy, built in the early 1940s, cut off the original entrance.

The Tetley Motor Service called at the major southside settlements of the time. It travelled along tracks, partly formed roads and old roads on its route between Westridge - the brickyards and main nursery - to Queanbeyan. It went by the Westlake Camps & Settlements which had a population in May 1925 of 700. Many men working on the Provisional Parliament House and surrounds lived here and in the surrounding area. The service then travelled to the Power House Settlements - the Industrial area - where camps and 20 or more small brick cottages that formed the nucleus of the suburb of Barton. Molonglo Settlement had a population of 750. The total population of the city area in 1925 was just over four and half thousand.

In August 1926 a local bus service was introduced. It travelled to the permanent suburbs and Causeway. People at Molonglo had to walk the extra distance from the Causeway. Westlake people could go to either the Hotel Canberra Bus Stop or the one on State Circle below the American Embassy. Westridge people walked to the bus stop opposite the Prime Minister's Lodge and those at Russell Hill to the stop near St John the Baptist Church. No buses went to Oaks Estate. The local bus service did not cater for those living in the temporary settlements.

Venue and enters Blandfordia [Forrest] at the Prime Minister's residence, but after passing the present residences of the northern end of Blandfordia the route passes to the west of Blandfordia Circle, or the opposite side to that used at present. By this means the route caters for Red Hill and parts of Blandfordia and South Blandfordia [Griffith] which at present is sparsely populated, but which will house considerable number of civil servants and private residents before the end of the year. On reaching Manuka Centre the route passes on to the Eastlake [Kingston] Shopping Centre and thence by the present route to the railway station.

The second route which is a more direct means of connecting the Northern and Southern Suburbs commences in Canberra Avenue along which it runs to the intersection of Ainslie Avenue. Opposite Gorman House the route turns into South Ainslie [Reid] and passing through this suburb comes into Capital Terrace along which it turns towards Civic Place. The route avoids Civic Centre and enters Commonwealth Avenue along which it proceeds as far as the Junction of the Acton Road. At this point it passes through the grounds of Parliament House, but remains at some distance from that building. Passing along the rear of the Hotel Kurrajong, the route gains Brisbane Avenue whence it proceeds direct to the railway station.

Although these routes are laid down by the Commission it is understood that it will consider alternatives proposals on the part of applicants. In seeking licenses, however, applicants are required to give information as to the proposed scale of fares, detailed time-tables, descriptions of vehicles proposed to be used, the maximum speed at which the buses will travel, evidence to financial capacity and what capital is to be invested in the services, and requirements for garage and service accommodation. The Commission is prepared to make available sites for the latter purposes on both the northern and southern sides of the city and the available sites had been defined.

In addition to the continuous services, the transportation of children from school is to be undertaken by the applicants for 'bus routes and a quotation is sought for the mileage rates in this portion of the service. Quotations of special weekly or monthly rates are also asked for public servants and others constantly travelling on the different routes to and from offices.

It is proposed by the Commission to give the right to conduct the service for a period up to ten years ...mission, a serious...

In the event of no satisfactory applications being received by the Commission a serious position will have to be faced. The rapid growth of the city renders the present services incapable of serving the needs of the new few months and the Commission will be confronted with providing adequate services on its own. Considerable expenditure will be occasioned to provide a complete service and in the event of the Commission having to embark on the enterprise it is considered likely that it will remain in the bus business for good, or at least until such time as it will be able to recoup itself for the outlay involved.

HIRE CAR SERVICES

Another portion of the transport services of the city which is being revised at the present juncture is the hire of cars. A service is required by the Commission for conveyance to and from Canberra and Queanbeyan railway stations and between the various parts of the city and the Federal Capital Territory, as well as on emergency occasions. Such a service would include the supply of hire cars for parliament and public departments transferred to Canberra.

The Commission has invited applications for a hire service for a period of five years and thereafter subject to termination on three month's notice. The tenders asked for are to give complete information of charges, capital to be invested, class of vehicles, and accommodation required and the successful tender has to undertake to increase the number of vehicles in the service on three months' notice.

The Commission continued to provide the 'bus service.

An article in the *Sydney Morning Herald* 29 March 1923 by WP Bluett who founded the Canberra & District Historical Society provides an overview of the city in 1923.

THE CAPITAL - CANBERRA IN THE MAKING

The visitor to Canberra for the first time never fails to express surprise at finding this embryonic city a settlement of far-flung fragments. He sees no distinctive nucleus around which gather the customary concomitants [? Commitments ?] of a new town; no hotel, post-office, store, blacksmith's shop perched on a river bank for the convenience of water, and acting as a magnet for further settlement. Canberra cannot grow in the manner of other towns nurtured by the allurements of trade and invigorated by the business enterprise of the

individual. It is a close preserve of the Government, planned with compass and rule, and fashioned by the official mind with seemingly scant regard for the social and commercial requirements of the early citizens. If these considerations are ignored, if the convenience and comfort of the residents are disregarded, if the possibilities of the social intercourse are hindered, then the progress of the city will be checked, and the value of its lands correspondingly restricted.

The Government of the day stipulate that the construction should be on the basis of the acceptance of the plan of the lay-out of the Federal Capital city by Mr WB Griffin. By this plan of the city provision is made for a population of up to 150,000 people. And that 150,000 population must not be cribbed, cabined or confined. It is to dwell in open spaces crossed by broad avenues, with tree-girt strips of garden, separated by parks and along the Molonglo River, by winding areas which, in the years to come, are to be turned into a chain of ornamental lakes.

The public buildings are to nestle in sylvan solitude dotted over the area between the Civic Centre and Blandfordia [Forrest], a distance similar to that between the Sydney Domain and Centennial Park. It is a bold scheme and a beautiful scheme in the ideal, but when it is reduced to the daily necessity of 5000 people in the making of their living, and in the administration of public business, how are these distances going to affect profit and shoe leather? If it be the intention of the Government [hole in paper with words missing] ..develop the ...points... there must... effort to... business ...is necessary ...the early stages slavishly to follow Mr Griffin's plan anymore closely in distances than should be done in the provision for public buildings. It would be wicked extravagance to build...this date structures suitable for a 50...population when it may be 50 years before ...a holds that number. Be it...in this connection that Washington... [pop]ulation was only 61,000 when it has...one capital for 60 years. On this ...20 to 25 years should be the horizon of the present requirements, and in most essentials our national energies should be limited to an equivalent in expenditure and distribution. The spread necessary for 150,000 people is wasteful if used for 10,000 or 20,000.

WIDE-SPACED SECTIONS

Canberra to-day as far as it is a concrete settlement is represented by some half-dozen wide-spaced sections. Taking as a starting point the civic centre, the area set apart north of the river for the main business division of the city here we have close by some 20 brick cottages served with water and light and sewered. South-west about 1½ mile is the administrative quarter, including the post-office and Commonwealth Bank where the offices and staff residences are of a temporary character. The capitol hill upon which the Parliament House will someday will be located is over 2½ miles from the civic population area. At the foot of this hill is the foundations of the much talked hostel[Hotel Canberra] are beginning to show.

South about three miles from the civic population area is being erected the public school[Telopea Park School], which is expected to serve the city's children for some years to come. Half a mile east stands the power house, with its surrounding 18 brick cottages, watered and sewered and distant from the administrative section three miles.

South again three miles is Blandfordia [Forrest] the official residential quarter, where f... streets have been constructed and a start is being made for the early erection of 15 cottages. East from the administrative offices three miles is the biggest settlement in the capital territory, Duntroon College. These distance will give some idea of the expanded baby capital.

It may be assumed with reason that any Government caring for the happiness of the citizens, and with an eye to its own financial gain, would built the city to suit the needs of the people rather than to compel them to conduct their business and home life under irksome and wasteful conditions. Leading town planners strongly advocate the separation of business, residential and manufacturing areas, but with Canberra which will be largely and official town these distinctions will not come into play so markedly. Would it not be possible, therefore, to concentrate the early settlement round one quarter like the civic centre?

A concentrated population is more easily and economically administered than one spread over a wide area. A concentrated population also gives much greater and more dependable values to the lands it occupies. It provides a surer gauge of business possibilities to the investor than where the residents straggle of miles of country. And

the people country. And the people can be served by the Commonwealth with much less capital outlay for light and water, for roads and sewerage. So with the trade of the city, the buying and selling, the distribution of goods, the hundred and one essential interchanges between man and man; these things which much be borne in mind if the city is to be prosperous and if the nation's capital is become a profitable undertaking. It is not sufficient for Australia to have a city beautiful regardless of cost.

The capital should be a jewel of the Commonwealth, but with the staggering load of debt we bear the greatest care should be taken and the closest insight be directed into the way the whole finances of the new city are handled. Its lands are the key to its prosperity. With judicious appreciation of the business side, the capital can be made a thing of beauty, without becoming in any sense a millstone round the neck of the taxpayer. Canberra's cash position to-day should not be forgotten.

If a balance sheet were struck it would be found that the total outlay has been £2,200,000 (£800,000 for resumption of lands and £1,400,000 for public utilities). Nearly the whole of this sum, because of cessation of work in 1914 consequent to the war, has been outstanding since 1913. In that period the interest charge has amounted to close upon £500,000. Against that the farm rents have produced about £200,000 and that in interest paid the country has lost roughly £700,000. And it will continue to lose at the rate of £100,000 or more a year until such time as the city, by being transformed into the seat of government secures the opportunity of putting its financial house in order.

SOCIAL RELATIONS

Another phase of the initial constructional work which must be recognized is the social relations of the people. If the city is to be developed at points so distant it will be deterrent to that community spirit which is such an important factor in good an happy government.

An overview of proposed housing for the public servants is found in an article in *The Canberra Times* 22 June 1928: *HOUSING OF PUBLIC SERVANTS* [interview with Sir John Butters? or someone speaking on behalf of the Federal Capital Commission.]

I submit that the Commission and everything which was humanly possible to secure the best results under the conditions as they existed and in the time available. 'Looking backwards and adopting the easy procedure of playing a game backwards I do not see anything which the Commission could have done under all the circumstances which would have improved the situation'

For the first 11 months of its existence the Commission proceeded with a programme designed to establish the seat of Government under what has been known as the Secretariat Scheme. This scheme involved very few permanent residents at Canberra, but intended the Public Servants other than those of Parliament to move up and down between Melbourne and Canberra in conformity with the movement of the Ministry.

In January 1925, it became necessary to provide for greatly increased staff of workmen and officials to enable the programme to be got through in time. There was not a single vacant house in Canberra and one of the things the Commission had to do was to build a number of cottages to house its own increasing staff.

For the first eleven months the Commission was building up its organization, therefore, to cope with the Secretariat ...(Scheme? word illegible) and had about reached a satisfactory position in this regard when on November 28, 1925, eleven months after its appointment, it was notified by the Government that it had been decided to scrap the Secretariat Scheme and to proceed with a very much bigger scheme and the Commission was invited to develop the programme, when would enable the transfer to be completed by October or November 1927.

COTTAGES

Officials were sent to inspect and report upon the Thousand Homes scheme in Adelaide, the Concrete Cottages in Melbourne, [the Monolyte Co tendered for 100 concrete cottages in Blandfordia - only 25 were built] the War Service Homes in other places and a series of designs were finally developed known as the FCC Types. The greatest difficulty was experienced in gathering the necessary staff, but by working at intense pressure, day and

night and with the whole-hearted and concentrated effort of the whole the staff concerned, the designs, working drawings and specifications were produced in the months of January, February, and March and tenders were called on March 20 for cottages in numbers from 1 up to 500.

The Commission hoped on its own estimates, to be able to build cottages for a shade under £90 per square.

The tenders for the cottages referred to were returned on the 15th April and the result of that tendering have been made available to the committee, so that I need not enlarge upon them except to say that three contracts were placed with three separate contractors for 100 cottages each which were signed on May 4, 5 and 6.

A start was made within one week of the date of signing the contract. Definite contract prices lower than their own actual cost and distinctly favourable from the point of view of comparison with costs and distinctly favourable from the point of view of comparison with costs elsewhere, in spite of all that has been said, were now available in a booklet to the Public Servants, together with full information as to land, rentals and hire purchase payments.

To have invited the Public Servants to have submitted their own designs or employ their own architects to design their cottages would have involved us in at least six months delay. In our designs we had provided for standardisation wherever possible for buying in bulk all the fittings required, and for the economies in time and money resulting from repetition work; and in spite of all this and in spite of the fact that we started to build cottages even before the contracts were let, we were only just able to provide houses at the rate which the transfer required. Had there been even as little as a month's delay we should have been that month behind as a minimum and many more months behind as the result of the loss of standards.

The 330-400 houses which the Commission has built for public servants are only the merest fraction of what must be built during the next few years, and that, as a matter of fact, the very next wave of public servants would probably involve twice as many cottages as we have already built whilst there will always be a demand from private people.

Later it became evident that the administration of the cottage programme ...in addition to the tremendous amount of other work which was then in hand - was more than the Commission architects could cope with effectively and the Commission thereupon arranged to establish a new Housing Construction Department, and to secure a special officer for this work.

After exhaustive enquiry as to the most suitable man, it obtained the loan for a period of twelve months of the Commission's present executive architect, Mr TR Casboulte. He was subsequently appointed as the Commission's executive architect. The Commission feels that its action in this matter was sound, in that, after obtaining advice as to the best man available, it secured him and placed him in charge of this work and gave him a reasonably free hand.

With regard to the Oakley and Parkes' cottages the Commission accepts no responsibility for costs as they were built under a contract settled before the Commission's appointment. The FCC types, however, were quoted to the public servants at a rate based upon a contract rate, viz. £90 per square plus certain extras.

The wages of all the building trades were increased by no less than 11 per cent in February 1926 and again in December 1926, and the increase of the first 11 per cent and soon after another 6 per cent was responsible for a considerable proportion of their troubles.

Pursuant to the policy which the Commission determined upon when it embarked upon the housing programme as soon as the programme was completed it commenced a review of costs with a view to determining by what amount building construction cost were lower at the end of the programme than was anticipated, it always being intended to write off any difference if any. That examination is now complete, the Commission has obtained the Minister's approval of the writing off the difference and the result is that the Oakley and Parkes' cottages have been considerably reduced from a figure of 25 per square to £102 per square, and the FCC types have been reduced from about £92 per square to £90 per square.

He quoted the cost of a private builder in Canberra at 00 per square.

No reliable estimate for any work whether engineering or architectural can be developed unless drawings, specifications and quantities are available when the estimate is made. During the peak period of the Commission's programme it was impossible to produce fully detailed specifications and take out detailed quantities before it was necessary to start the work.

COMMISSION'S BALANCE SHEET

Some feeling against the Commission has been engendered by difficulty which we have experienced in furnishing information as to certain costs as rapidly as the framers of the questions anticipated and the Commission has even been condemned because it has not yet produced a complete statement of accounts and balance sheet covering its operations.

The Commission was compelled by law to assume the liability for all expenditure in the Federal Capital Territory which was incurred prior to its appointment, except expenditure on Parliament House and it was laid down in the Commission's Act that the figure of liability was to be determined and certified to by the Auditor-General and then debited against the Commission. It was known that the liability which the Commission would have to take over was approximately 3½ millions sterling, but the exact figure was not fixed until a few months ago; in fact the certificate of the Auditor-General was only given on February 21 of this year, and even then the certificate was only a provisional one.

It was quite impossible to open up a set of books until this certificate was obtained. An immediate start was made in March, and there is, I can assure the committee at least six months very hard work between the opening of this set of books and the establishment of a balance sheet.

The net liability of that initial expenditure came out to a little under a million sterling with an added interest bill of near ½ million sterling; of that 3 million 1] represents land and the balance of 2¼ [?] million no less than 1 [?] of a million is included in the certificate as covering what is termed 'Miscellaneous' expenditure; that is to say one third of the assets created prior to the Commission's appointment are not specified, but have to be determined as a result of close examination.

Expenditure has been proceeding at Canberra since the year 1901, considerable works were carried out in the years 1912, 1913 and 1914 and on all this expenditure, interest has accrued.

An examination of all assets created has to be made to determine the real value as distinct from a book debt representing original expenditure plus interest over a number of years and this is by no means a simple task. When completed the Commission's statements of accounts will show clearly what is deemed to be the real value of every asset possessed by the Commission and it will also show the working account for all the Commission's many activities.

Probably nowhere else in the world does such an unfortunate state of affairs exist as that of the whole of the hotels and boarding houses in a city being owned by one authority, which is open to parliamentary criticism and fair game for anyone.

So far as we are able to ascertain, there is no hotel in Australia without a license, which has been built for many years and which pays expenses. Apart from all other considerations the conditions at Canberra are worse than anywhere else in Australia.

The trading position of these hotels has always been a source of anxiety to the Commission, and in order to check up the position with regard to the economics of the establishments the Commission engaged probably the leading hotel business experts in Australia to visit Canberra, thoroughly explore the whole problem and report. The report summarized, was to the general effect that the hotels were being run in a very satisfactory manner, that no appreciable economics could be suggested but that the tariffs should undoubtedly be increased very considerably.

We have endeavoured to encourage private enterprise to establish residential hotels and over three years ago an attempt was made to lease Hotel Canberra without success. It is proposed to offer some or all of these establishments for leasing as soon as the liquor question is settled, and the Commission sincerely hopes that the result this time will be that it is relieved from the anxiety and troubles associated with the running of these establishments.

The Commission feels that the whole situation in regard its hotel business is still abnormal, and is likely to continue so for some little while.

GOVERNMENT HOUSE

When the Commission took up duty its instructions were, that Canberra was to be fit for occupation on the secretariat basis in approximately two years. The permanent Canberra Government House must be a monumental structure worthy of its purpose and this could not possibly be produced in that time. It had been the intention of the previous administration to remodel Yarralumla for the temporary purpose of a Government House, and when the Commission was faced with the general scheme and decided further that it would endeavour so to remodel it that the establishment could be used subsequently as a nucleus for a large boarding school.

Arrangements were made with the Department of Works and Railways to consult with the then Governor-General's staff and evolve a scheme. Sketch plans were produced by that Department after consultation with Lord Forster's staff and a preliminary estimate for a building prepared from which the Commission felt convinced that the necessary alterations and additions could be made at a cost of approximately £20,000.

The work was immediately placed in hand, and was well under way when the present Governor-General arrived, and it was thought expedient to consult Lord Stonehaven's staff and review the whole proposition. This consultation indicated clearly that the accommodation provided in the original scheme was quite inadequate; and considerable extensions to the original proposal were then added one by one as the requirements could be ascertained.

By the time it had become evident that all idea of making this place merely a temporary Government House must go by the board, and the reconstruction and alterations were therefore made suitable for the Governor-General's establishment for an infinite period.

The work involved in the alterations to, and reconditioning of the old reestablishment [resident or establishment?] was very much more than was ever contemplated. As soon as the walls were stripped, troubles developed in all directions, but the work had to be finished once it was started.

Government House, Canberra, as it appears in our books, and as it has been referred to, is really a small settlement of its own, for which complete services had to be provided - roads, pathways, sewerage, water supply and stormwater drainage. Much of the work had to be done in the demolition of outbuildings and in the formation of grounds consistent with its purpose. The cost of remodeling of two cottages and the construction of two new ones, had been included in the general cost, although they are only a portion of Canberra housing requirements and not a part of Government House itself.

The whole of this work was carried out at a time when approximately 3,000 [figure hard to read - may be more] were engaged carrying out works from one end of the city to the other, when everyone was working at intense pressure and when the demand for efficient labour hopelessly exceeded the supply. Between the date of starting this work and its completion an increase in the wages awards of 16 per cent occurred and on top of this the Government House settlement was outside the city zone, and the Commission was compelled to pay a zone allowance of 3/- per day to every workman engaged.

A question as to the cost of the Government House Settlement was asked in Parliament as the work was approaching completion. Questions of fact such as this do not normally receive the detailed consideration of the Commissioners. The figures are normally extracted from the books and a review by the Commission should not be necessary. In this case the question came to my notice and I gave a direction that the answer to the question was

to be given in the form in which approval had been sought that is to say each separate work was to be quoted separately in order that the answer be intelligible to the member seeking information.

The assessment when completed was forwarded as the reply to the question, without further examination by the Commission.

As work was approaching completion the Commission itself was seriously concerned by the way in which the expenditure on the settlement was mounting and I asked Commissioner Sir John Harrison to make a close analytical review of the whole of the work which had been done, with a view to determining whether of determining whether any laxity had occurred. On the receipt of Sir John Harrison's report on this subject the Commission considered the broad issue and came to the conclusion that fair value had been received for the work done. It became evident that the assessment made by the architect's department in answer to the parliamentary question was a bad one, but unfortunately the officers concerned had left the employ of the Commission and further enquiry was impossible.

Sir John then traversed the evidence of the previous witnesses.

Questioned by Mr Riley as to the striking rates, witness said that the services were estimated to cost £30,000 a year, and the rates would bring in only £19,000 per year.

Can you give any reason to support your statement that the people are not being called upon to pay more than their share? - When we do levy the rate we will explain very clearly the basis of the levying and will give Parliament an opportunity of saying whether we are right or wrong. We will explain the matter fully to the Government. Probably we will time it that the rate is levied just before Parliament meets.

Mr Abbott: Then a lot of the trouble of the public servants are apprehensions rather than realities? - I don't think they have been given an allowance commensurate with the increasing cost of living. Naturally they are bringing all the pressure to bear they can to have the costs reduced: that applied to rents, valuations etc. they are living in hope that very soon someone is going to reduce the costs of living.

Do you think the residents of Canberra are worse off than they would be in any other town of a similar size? I think they are a little. We must maintain an average that is better than an average country town. If salaries are not adequate they should be increased.

Regarding the proposal Land Appeal Board, Sir John said that the Commission would try to get a magistrate and two expert valuers to get on it.

Concerning houses generally, Sir John declared that the average Canberra home was better than elsewhere. There were no jerry built houses at Canberra.

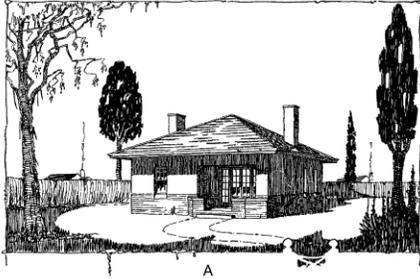
Sir John denied emphatically that ...[?] threats of victimization had been made by officers of the Commission.

ARRIVAL OF PUBLIC SERVANTS

The majority of public servants began to arrive in 1927. Prior to their arrival, they were provided with a booklet *NOTES FOR PUBLIC SERVANTS* dated March 1926. This booklet provided information about Canberra and contained a number house plans for people to choose from for their future home.

FEDERAL CAPITAL COMMISSION

TYPE
W. & R. D.1



ONLY A FEW
OF THIS TYPE
AVAILABLE.

Area of Cottage	711 square feet
Area of Verandahs	70
Total Area	781

PRICE £900

(Including fuel store, toolhouse, and gravel footpaths)

TYPE
F.C.C. 9



Area of Cottage	1,320 square feet
Area of Verandahs	134
Total Area	1,454

PRICE £1,425

(Including fuel store, toolhouse, and gravel footpaths)



BRIDGE OVER THE MURRUMBIDGEE AT THARWA.

LAND.

Procedure and Terms in Connexion with Securing a Block of Land.

All land will be sold on a 99-years' lease.

Subdivisional plans are available at the office of the Federal Capital Transportation Branch, and an Intelligence Officer is in attendance to explain the photographs and contour maps.

Public servants desiring a lease of a site will fill in Form A, after seeing the plans, photographs and contours, and consulting the Intelligence Officer, giving alternatives, in order of preference, as there may be many applicants for the same block.

The annual rental of each block will be 5 per cent. on the unimproved value, as assessed by the Commission, with re-appraisal after 20 years, and every ten years thereafter.

The value will be assessed by the Commission on the basis of the prices realized at the sales held on 29th May—an indication of the value may be obtained from the reserves placed on the lots in the subdivisional plans on view.

When a house is being leased from the Commission, the term of the land lease will begin and end with the lease of the house.

The newly arrived public servants received an official welcome. A number of newspaper articles documented the ceremonies including the following published in *The Canberra Times* Friday 22 July 1927:

New Citizens Prepare for Welcome by Residents of Canberra. Fine Details to be Arranged.

Plans have been completed for a series of public welcomes on the part of the present residents of Canberra to the large influx of citizens which is to take place during the next few months.

More than 1,000 new citizens are to be welcomed together with those who have arrived recently. The actual number of Public Servants to arrive is 518 and dependents, while about 200 new citizens have been involved in the transfers of the Parliamentary Staff and Government Printing Office.

The first functions will be welcomes at Hotel Kurrajong on July 29 and August 10 to the respective staffs of Parliament and the Government Printer. Arrangements for the public welcome were finalized at the general meeting of the Social Service Association held on Wednesday evening at which Mr J McRae Dunn presided. The functions to assist in introducing the new residents to their surroundings and to minimize the discomforts which may be experienced by the civil servants who are breaking up life long associations in Melbourne to settle in an entirely new environment here.

Mr Honeysett state that information supplied to him showed that 518 Public Servants would arrive in Canberra starting from August 12, while members of the Printing Staff had already arrived. He suggested that a welcome should be extended to these welcoming functions should start immediately, the first being organized for the benefit of the Parliamentary staff, to be followed shortly afterwards to the Printing Staff. The only suitable place for the functions outside the Causeway Hall was the Hotel Kurrajong...

The article went on to state that accommodation for a maximum of 300 was available. The proportion of guests to residents was one third to two thirds and a cost was to be charged for residents attending which was 3/- [three shillings - 30c] for ladies and 4/- for gentlemen. The Causeway Hall was not considered to be a suitable venue for the functions. The cost may have excluded many of the working class people whose wages ranges between £3.10 to £4 odd.

The first land auction was held on Capitol Hill in December 1924. The auctioneers were Woodgers & Calthorpe and land was leased for 99 years. People could buy land to build their own cottages but the majority of people rented Government Cottages. The favoured style was FCC 9.

A minimum building covenant was placed on houses in each suburb and the rental charges was a percentage of the cost of construction. The practice in effect grouped people by class. The upper class areas were Mugga Way, Red Hill and Blandfordia [Forrest] on the south side and the lower paid officials - lower class in Ainslie - North Ainslie [Ainslie], Ainslie [Braddon] and South Ainslie [Reid].

The majority of cottages for public servants were built by contractors that included Bruce Eden & Griffiths (100 cottages in Ainslie - only 99 found), Oakley & Parks, Mason, Monolyte Concrete Co and Toy & Erikson.

Canberra was a class society. In the early years building covenants were placed on cottages in each suburb. The minimum covenant at Ainslie was 700 pounds and at Mugga Way 1500 pounds. Rent was based on a percentage of the cost of construction with the result lower paid officials moved into cottages in Ainslie, Reid and Braddon on the north side of the Molonglo River and Kingston on the southside. The better paid officials moved into the suburbs of Forrest and a very few into Red Hill and Mugga Way. However, some financial help in the form of allowances gave assistance to all transferred to Canberra. Public servants were also encouraged to buy their cottages and any rent paid prior to doing so was included and came off the cost of the cottage. Public servants transferred to Canberra also received a living away from home allowance to compensate for the higher cost of housing and living in Canberra. Construction workers did not receive an allowance.

Allocation of Houses to Public Servants

An official document dated January 1926ⁱ stated the following:

It is now necessary to consider the position in regard to two aspects of this question -

- 1. The question of houses, the costs thereof, and other questions relating to construction.*

2. *What methods if any, should be adopted to compensate Public Servants for the higher costs of building at Canberra compared with Melbourne...*

On the 21st December 1925 Mr Butters stated in referring to the proposal that the first transfer should consist of approximately-

- 643 Departmental officers
- 83 Parliamentary officers
- 111 members of Parliament
- 100 Government Printers' Staff
- 23 Government House officers and sundry

Both office and housing accommodation for this alternative scheme can be provided by the end of March 1927 if this authority is given by the end of January 1926...

Following is an example of one of the lists for allocation of houses.ⁱⁱ

Australian Archives A1/1 27/17113 part 1

The figures after each name refer to, DIVISION, SECTION, BLOCK, TYPE of house and UNIMPROVED LAND VALUATION. The year would be 1927 FCC = Federal Capital Commission in charge of works in Canberra between 1925 and early 1930. The First Commissioner was John Butters.ⁱⁱⁱ

W&R refers to Works & Railways Department.

NAME	DIV	SEC	BL	TYPE	COST
E Abbott,	3	4	2	Bc1,	£475
A Adams,	3	4	17	Bc3,	£500
CJ Adams,	19	3	15	FCC 26	£160

JL Adams (two lots of figures the first is reserved and second the allotted) 190 & 3, 3 & 23, 15 & 13, T3 & FCC 7, £250 & £400

HT Baker, 11 10 13 FCC 26 £250

WH Bale - crossed out and note added - see supplementary list

HA Barrenger, 2 24 19 FCC 7 £375

DW Barrie, 11 11 5 FCC 26 £265

GA Beech, name crossed out - resigned

H Beilby, 11 9 11 FCC 26 £225

K Binns, 3 37 13 special £400

WG Bird, 11 8 1 FCC 26 £200

A Bolle, 3 37 9 B1 £325

PH Born, 2 25 4 FCC 1 £300

EP Bradley, 11 12 8 FCC 26 £250

TJ Brennan, 2 24 9 FCC 9 £400

RA Broinowski, 3 37 1 special £450

NGM Browne, 3 4 26 Dc3 £500

GW Burns, 2 28 14 FCC 3 £235

J Byrne, 11 11 8 FCC 26 £275

WJM Campbell, 3 38 9 FCC 8 £450

JA Carrodus, 3 4 6 Bc 1a £550

JG Castieau, 3 4 8 CC1 £450

WG Chapman, 19, 13, 2, FCC 9, £350

SF Chubb, 3, 4, 8, CC1, £450

CF Comerford, 2, 25, 7, FCC 19, £300

G B Cooke, 3, 23, 6, FCC 4, £450

AT Conron, 11, 10, 16, FCC 26 (alt) £235

CFB Cook, crossed out

WE Corrigan,	13,	23,	5,	FCC 9,	£250
G Curry,	11,	11,	13,	FCC 26,	£210
OC Crease,	3,	22,	8,	FCC 9,	£325
CE Carter,	3,	20,	10,	FCC 9,	£320
WE Dale,	11,	8,	8,	FCC 26,	£250 tentative
HR Dalton,	13,	24,	8,	FCC 20,	£300
CW Davies crossed out - cancelled					
JG Davies,	19,	4,	10,	FCC 4,	£350
JH Davis crossed out					
RW Dixon,	3,	38,	10,	FCC 14,	£325 pounds
Percy Deane, Acton,	-,	-,		special	
GP Doddrell,	19,	6,	9,	FCC 7 (alt),	£400
FJ Dudley,	2,	24,	21,	FCC 19,	£275 pounds
OE Dye, two lots of figures first allotted - second reserved: 19 & 19, 10 & 3, 9 & 13, FCC 2, £375 & £250					
EV Eason,	11,	11,	2,	FCC 25,	£185
JE Edwards,	2,	24,	2,	FCC 9,	£300
AJ English,	11,	11,	2,	FCC 25,	£185
MT Farrell crossed out - see supplementary list					
RC Field,	13,	29,	5,	FCC 20,	£300
M Finlayson,	19,	4,	8,	A3 (alt)	£275
H Fleetwood,	3,	37,	5,	FCC 9,	£430
AD Forbes,	2,	25,	8,	FCC 9,	£300
GR Galbraith,	3,	23,	1,	FCC9,	£400
JF Gamble,	19,	8,	10,	FCC9	£275
TH Garrett,	19,	13,	9,	FCC9 (alt),	£250
CG Garrioch,	3,	21,	4,	FCC24,	£450
FK Gell,	3,	3,	17,	Ac3,	£450
WWE Gray,	11,	8,	2,	FCC25,	£175
CO Green,	3,	21,	8,	FCC 9 (alt),	£400
FC Green,	19,	3,	10,	FCC 24,	£375
CW Gregory,	3,	38,	3,	FCC 9,	£325
CR Greig,	13,	24,	5,	FCC 19,	£225
HR Gray,	3,	20, and 13,		FCC 3,	£320
ET Hall cancelled					
JR Halligan,	3,	8,	7,	FCC 9,	£425
G Hastie,	11,	12,	12,	FCC 26,	£200
AC Henderson crossed out - see supplementary list					
Miss G Hendy-Pooley,	12,	25,	3,	D1,	£235
WB Hicks,	3,	38,	12,	FCC 5,	£325
H Holdworth,	11,	10,	17,	FCC 26,	£235
H Hollins,	3,	21,	5,	FCC 9,	£475
PJ Horan,	3,	8,	8,	FCC 22,	£450
HE Hyland,	2,	28,	6,	FCC 9 (tentative),	£375
HMV James,	11,	13,	6,	FCC 26	
HM Johnson,	3,	38,	11,	FCC 21,	£325
GV Kellaway,	13,	37,	19,	PSC "A",	£350
RW Kenderdine,	3,	8,	3,	FCC 14,	£550
VG Knuckey,	13,	35,	10,	FCC 9 (alternate),	£350
WH Knight crossed out - see supplementary list					
TA Laird,	2,	26,	20,	A,	£250
TN Lang,	11,	7,	5,	FCC 26 (alt),	£200
GH Laurie,	11,	8,	3,	FCC 26,	£175
FW Lavender,	3,	37,	10,	FCC 23,	£350
C Law,	13,	23,	13,	FCC 10,	£250

WH Loughrey,	13,	16,	6,	FCC 9 ,	£370
R Macnicol,	13,	38,	7,	FCC 3 (alt)	£285
J Maher,	13,	17,	7,	FCC 9,	£300
W M Maplestone,	2,	25,	5,	FCC 9,	£375
FA Meere,	13,	18,	10,	FCC 10 (alt),	£250
EWJ Moore,	13,	35,	13,	FCC 21,	£250
A Morcombe,	19,	12,	4,	B,	£375
DF Mulcahy,	13,	17,	6,	FCC19,	£375
JE Murphy,	2,	24,	18,	FCC 21,	£300
JF Murphy,	3,	3,	23,	Bc 3,	£450
JS Murray,	13,	36,	14,	DCC 10 (alt),	£300
HW Mylins,	3,	20,	17,	FCC 9 (alt),	£325
CM Murden,	13,	28,	4,	FCC 3,	£325
CR McColl,	3,	23,	11,	FCC 9,	£350
BK McDonald,	19,	6,	4,	FCC 9 (alt),	£400
PJ McElgunn,	13,	23,	10,	FCC 22,	£350
SG McFarlane,	3,	4,	25,	B2,	£550
JR McGregor,	3,	4,	1,	B3,	£550
FA McLaughlin,	13,	38,	1,	A1,	£325
L McMahan,	11,	11,	1,	FCC 26,	£200
M McMillan,	11,	7,	8,	FCC 26,	£200
PW Nette,	3,	23,	4,	PS "A ",	£325
WA Newman,	3,	4,	12,	Dc2,	£600
T Nicholas,	11,	6,	4,	FCC 26,	£160
AD Osborne,	19,	8,	2,	FCC 1,	£400
PT Owen,	3,	3,	25,	D3,	£550
HA Paterson,	3,	21,	10,	FCC 15,	£320
T Pettifer,	11,	8,	5,	FCC 26,	£200
FA Piggin,	3,	21,	3,	FCC 12,	£450
JT Pinner,	3,	8,	6,	own plan,	£400
HL Pollard,	2,	24,	17,	FCC 7,	£325
EG Powell,	19,	13,	30,	FCC19 (alt),	£250
EH Pratt,	2,	26,	19,	A1,	£250
HJ Price,	3,	20,	20,	FCC 9 (alt),	£425
WE Ross,	3,	8,	5,	FCC 9,	£500
HS Richards,	19,	6,	7,	A2 PSCD,	£500
E Richardson,	19,	12,	7,	FCC 9 (alt),	£400
TC Ridgeway,	19,	4,	12,	FCC 9 (alt),	£350
ER Ridgley,	11,	10,	10,	FCC 26,	£275
GA Rittinger,	3,	37,	3,	FCC 4,	£425
CEF Roach,	11,	10,	20,	FCC 26,	£210
AS Robertson,	19,	6,	5,	A3 (alt),	£400
AR Savage,	11,	11,	3,	FCC 26,	£200
P Scott-Williams,	3,	37,	8,	FCC 12 (alt),	£325
HT Shannon, - two numbers for each - first allotted and second reserved: 13 & 13, 23 & 23, 9 & 19,					
FCC 9 (alt) £300 & £225					
WH Sharwood,	3,	4,	11,	DC3,	£600
W H Sharwood,	3,	8,	2,	reserved,	£600
HJ Sheehan,	3,	3,	1,	DC 2,	£600
TB Simmonds,	19,	3,	6,	FCC 9 (alt),	£400
AC Smith,	3,	37,	2,	FCC 20 (alt),	£400
E Smith, (two sets of numbers - first allotted & second reserved): 3 & 19, 21 & 13, 9 & 5, FCC 7 (alt) £400 & £275					
EW H Solly,	19,	6,	15,	FCC 8 (alt)	£400
CH Spurgeon,	3,	3,	28,	Bc3,	£450

JH Starling,	3,	4,	4,	Dc3,	£500
WR Steel,	19,	4,	11,	FCC 19,	£350
F Steward,	13,	30,	5,	FCC 10,	£260
F Strachan,	19,	6,	11,	FCC 12,	£475
FL Sullivan,	19,	12,	3,	FCC 9	£400
RS Shannon,	3,	20,	9,	FCC 10,	£320
WC Taylor,	11,	9,	14,	FCC 26,	£225
HS Temperley,	3,	21,	6,	FCC 9 (alt),	£400
AC Terrill,	3,	38,	14,	FCC 12,	£350
CJ Tetaz crossed out - see supplementary list					
H Thomson,	19,	4,	9,	FCC 22,	£300
PJ Tipping,	19,	4,	9,	FCC 9,	£400
J Terrance,	13,	31,	12,	FCC 10,	£325
AR Townsend,	3,	20,	12,	FCC9,	£320
A Trivett, two sets of numbers - allotted and reserved: 13 & 13, 37 & 35, 14 & 15, FCC 9 (alt) £325 & £285					
E H Tudor,	3,	1A,	3,	FCC 20	
AS Tyson,	11,	9,	17,	FCC 26 (alt),	£200
F Uran,	3,	4,	18,	Dc3,	£600
HE Vernon,	11,	7,	12,	FCC 26,	£165
Bruce Warren,	19,	6,	8,	FCC20,	£400
EH Warren,	11,	13,	13,	FCC 26	
EB Westwood,	2,	24,	16,	FCC 7 (alt),	£325
CCM Whitley crossed out					
J Whittle, own plan					
JP Whyte,	3,	23,	7,	A1 (alt)	£500
SA Wilkes,	13,	38,	14,	FCC 7,	£325
AE Wilson,	3,	23,	5,	FCC9,	£500
WE Woods,	19,	4,	7,	FCC7,	£325
HJ Yeend,	2,	28,	5,	FCC 10,	£275

Canberra - List of Officers to be transferred; (notation next to names *July 1926*)^{iv}

Name	Designation	Salary (pounds)
R McK Oakley,	Comptroller - General	£2,000
ET Hall,	Assis Comptroller - Gen	£1,200
M Abbott,	Chief Surveyor	£805
JJF Kennedy,	Clerk 2nd Class	£569
H Thomson,	Clerk 2nd Class	£549
AJ Berry,	Clerk 2nd Class	£509
JRD O'Loughlin,	Clerk 3rd Class	£489
AR Townsend,	Accountant 3rd Class	£489
TH Garrett,	Clerk 3rd Class	£474
TB Simonds,	Clerk 3rd Class	£449
TC Ridgeway,	Clerk 3rd Class	£419
CF Comerford,	Clerk 3rd Class	£469
AN Trask,	Clerk 4th Class	£399
CO Green,	Clerk 4th Class	£399
HH Rushton,	Clerk 4th Class	£399
WFC Kenealy,	Clerk 4th Class	£399
HJ Price,	Clerk 4th Class	£379
CR McColl,	Clerk 4th Class	£379
FA Meere,	Clerk 4th Class	£312
GJ Browning,	Clerk 4th Class	£300

TJ Brennan,	Clerk 4th Class	£359
FW Lavender,	Clerk 5th Class	£ 289
J Maher,	Clerk 5th Class	£289
AC Moore,	Clerk 5th Class	£289
EH Warren,	Clerk 5th Class	£289
B Warren,	Clerk 5th Class	£289
JW Armstrong,	Clerk 5th Class	£289
MT Farrell,	Clerk 5th Class	£289
WG Duffy,	Clerk 5th Class	£348
C Curry,	Clerk 5th Class	£269
R Bossence,	Clerk 5th Class	£289
PH Born,	Clerk 5th Class	£289

Several names pencilled in - AC Moore, AG Palthorpe (?), S Chapman

Single Officers

MJ Brownrigg	Chief Clerk	£780
PJ Horan	Senior Clerk	£589
*TJ Sullivan	Clerk 3rd Class	£489
JAW Wareing	Clerk 4th Class	£399
KJ Corrigan	Clerk 5th Class	£300
FJ Marcusson	Clerk 5th Class	£257
RS Steward	Clerk 5th Class	£289
VJ Oxenham	Clerk 5th Class	£289
RW Thompson	Clerk 5th Class	£289
D Duff	Clerk 5th Class	£269
*J Cork	Clerk 5th Class	£289
HA Clapson	Clerk 5th Class	£289
OA Bertelson	Clerk 5th Class	£289
F Entwistle	Clerk 5th Class	£269
GA Gannan	Clerk 5th Class	£289
T Beech	Assistant Messenger	£227
J Denahy	Assistant Messenger	£204
GE Hayes	Assistant Messenger	£95
JF Lawrence	Assistant Messenger	£149
JF Hughes	Assistant Messenger	£125
H Gayton	Assistant Messenger	£149
WB Pearce	Assistant Messenger	£95
BA McKenna	Assistant Messenger	£149
AJ Minogue	Assistant Messenger	£107
HKH Cooke		£77

Names marked with * have dependents

Miss MF Hosken	Typist	£202
Miss AE Steele	Typist	£196
Miss SA Moore	Typist	£190
Miss VSJ Gaved	Typist	£196
Miss EA Masorini	Typist	£190
Miss I J Deering	Typist	£172
Miss JF Hanrahan	Typist	£107
Miss MG Fielder	Typist	£107
Miss MG Cann	Typist	£107

Miss A M Brown	Typist	£149
Miss S C Austin	Typist	£149
Miss O Treneweth	Typist	£175
Miss E Walsh	Typist	£107
Miss M Dow	Typist	£95
Miss NF Inchley	Typist	£125
Miss I E Shanahan	Typist	£175
Miss EE McCutchan	Typist	£196

Another list in Australian Archives - A461/7 G6/1/1 has another list of names. In order - Name of Officer, Position, Married or Single, Number in Family, Approx Salary in pounds:

ADMINISTRATIVE

H P Brown, Secretary, married, -, £2500	A Bennett, Chief Inspector, married, 7, 800
JCT Vardon, Chief Clerk, married, £4,705	P Howe, Chief Clerk, married, 4, 705
MB Harry, Inspector, married £5,640	HW Conolly, Inspector, married, 4, 576
TA Miller, Senior Clerk, £3,589	E Dean, Clerk, Class 2, married, 5, 569
JP Rorke, Clerk, Class 3, married, £5,489	HW Liston, Clerk, Class 3, married, 4, 419
AJ Odgers, Clerk, Class 4, married, £4,399	PV Leonard, Clerk, Class 4, (in -pencil 5), married, 6, 399
CE Hall, Clerk, Class 4, married, £5,399	J Groves, Clerk, Class 4, married, 6, 399
MA Brophy, Clerk, Class 4, single, £1,399	W Taylor, Clerk, Class 4, married, 3, 399
AC Bain, Clerk, Class 4, single, £1,399	LP Lohan, Clerk, Class 4, single, 1, 344
FJ Orr, Clerk, Class 5, married, £3, 289	G St NN Trask, Clerk, Class 5, married, 4, 289
SRR Plummer, Clerk, Class 5, married, £3,289	ACJ Cook, Clerk, Class 5, married, 3, 289
CG Baglin, Clerk, Class 5, single, £1,289	JWJ Homden, Clerk, Class 5, married, 2, 289
NR Walker, Clerk, Class 5, single, £1,289	AK Johnson, Clerk, Class 5, single, 1, 289
A Brown, Clerk, Class 5, single, £1,269	J McNair, Assistant, married, 4, 239
AW Cox, Assistant, single, £1,233	JL Sharkey, Min Messenger, married, 3, 257
J Cronin, Sen Messenger, married, £6,239	JA Swanson, Messenger, single, 1, 183
WW Jenvey, Messenger, single, £1,149	EH Breen, Messenger, single, 1, 107

CHIEF ELECTRICAL ENGINEER'S BRANCH

JM Crawford, Chief Electrical Engineer, md, £5,1050	SW Gleed, Sup Engineer, married, 2, 638
JG Kilpatrick, Sup Engineer, married, £6,638	SH Witt, Sup Engineer, married, 2, 575
E Becher, Sup Engineer, married 4, 638	FE Moore, Engineer, married, 4, 468
C Faragher, Engineer, married, 2, 449	SFE Liebert, Engineer, single, 1, 389
C McHenry, Engineer, married, 6, 449	EP Wright, Engineer, single, 1, 371
RJ Attkins, Engineer, single, 1, 389	WM Keane, Clerk, Class 4, married, 7, 399
A Horner, Clerk, Class 3, married, 5, 489	EJ Stanes, Clerk, Class 5, married, 3, 289
JTA Smedhurst, Clerk, Class4, married, 5, 379	EJ Credlin, Clerk, Class 5, married, 2, 289
HM Elliott, Clerk, Class 5, married, 2, 289	R Logan, Messenger, single, 1, 125
HE Evered, Assistant, married 4, 239	
TG Levisohn, Engineer, married, 3, 468	

TELEPHONE BRANCH

LB Fanning, Superintendent, married, 4, 680	GT Chippindall, Traffic Officer, married, 4, 420
PER Vanthoff, Clerk, Class 3, married, 2, 420	FTH Needham, Clerk, Class 4, married, 5, 399
HS Kelly, Clerk, Class 5, married, 4, 289	

TELEGRAPHS AND WIRELESS BRANCH

J Malone, Chief Manager, married, 3, 780	J Lawrence, Clerk, Class 2, married 4, 569
JM Martin, Radio Inspector, married, 3, 489	J O'Kelly, Clerk, Class 4, single, 1, 359
EL Greig, Clerk, Class 5, married, 3, 289	SJ Williams, Messenger, single, 1, 107

CHIEF ACCOUNTANT'S OFFICE

GG Haldane, Chief Accountant, married, 3, 850
DR McLean, Clerk, Class 3, married, 5, 489
RH Faragher, Clerk, Class 3, married, 5, 419
WS Tregear, Clerk, Class 4, married, 2, 379
GO Heyward, Clerk, Class 5, single, 1, 289
M Ridgway, Clerk, Class 5, married, 3, 257

J Murray, Senior Clerk, married, 5, 640
IH Rossignol, Clerk, Class 3, married, 6, 439
PM Dober, Clerk, Class 4, married, 3, 399
SG Griffiths, Clerk, Class 4, married, 3, 309
GA Codner, Clerk, Class 5, single, 1, 289
FR Murphy, Messenger, single, 1, 107

UNATTACHED

GFA Cotton, Assistant, single, 1, 227

TR Suckling, Assistant, single, 1, 227

FEMALE STAFF

EM Griffin, Senr Assistant, 1, 220
CA Love, typist, 1, 202
MA Crook, typist, 1, 178
K Coffey, typist, 1, 166
AV Townsend, typist, 1, 125

MV Walsh, typist, 1, 184
CF Breheny, typists, 1, 202
FM Terrell, typist, 1, 149
LBG Maclaren, typist, 1, 202
MT McGrath, typist, 1, 107

The total number of staff is 79 males and 10 females = total of 89

Assuming that the staff has increased by 10% when the removal to Canberra is effected, 98 officers - 87 males and 11 females - will be concerned in the transfer. Of the present male staff 57 are married and 22 un-married.

Background letter: Australian Archives A/1 27/17113/ part 1

Dated: 14/9/1926

MEMORANDUM

Housing at Canberra for Public Servants

It is now necessary to consider the position in regard to two aspects of this question -

- 1. The Types of houses, the costs thereof, and other questions relating to construction.*
- 2. What method, if any, should be adopted to compensate Public Servants for the higher costs of building at Canberra compared with Melbourne.*

Question No 2 will be dealt with separately. Question No 1 is dealt with hereunder. Before proceeding to a detailed consideration of the housing position it is well to remember the following facts:-

1. On the 21st December 1925 Mr Butters [First Commissioner 1925-1929] stated in reference to the proposal that the first transfer should consist of approximately:

- 643 Departmental Officers*
- 83 Parliamentary Officers*
- 111 Members of Parliament*
- 1000 Government Printer's staff*
- 23 Government House Officers and sundry*

"Both office and housing accommodation for this alternative scheme can be provided by the end of March 1927 if authority is given by the end of January 1926."

The necessary authority was given on the 6th January 1926. It may be stated that the number of Departmental Officers including Parliamentary and Governor-General's official staff, has since been fixed at 534 instead of 749 as estimated above.

2. The Commission issued in June 1926 a pamphlet dated April 1926, containing information regarding Canberra and setting out standard types of houses for which contracts had already been let. Public Servants were invited to choose their future homes from those designs. Considerable dissatisfaction was expressed by Public Servants, and the Public Service (Canberra) Committee submitted 2 types, which the Commission agreed to accept as Standard types. [NB a facsimile of the book handed to Public Servants is available from the National Trust ACT Branch in the Canberra suburb of Griffith].

3. The Parliamentary Joint Committee of Public Works recently enquired into the question of Cottage construction. Its report (without the evidence) was submitted to the Commission which has replied to it. The Commission has not yet been supplied with copy of the evidence. The evidence has not been finally printed but I have secured a proof copy.

Salient features of the position may be gleaned from the attached Statement A showing the Public Works Committee's recommendations and the Commission's replies, and statement B setting out most of the evidence regarding timber houses. No action is proposed on the following recommendations of the Public Works Committee:-

- a. Encourage the building of cottages in numbers up to 5 by small contractors. (Par 32)
- b. Bring construction costs within 5% or 7 and half percent of Sydney prices. (Par 33)
- e. Extend period of rental purchase to 45 years.
- k. Reduce cost of smaller types of concrete houses to at least 15% below the cost of similar brick houses. (Par 45).

No practical means are suggested by the Committee for giving effect to (a), (b) and (k). In regard to (e) it is suggested that the present term of 35 years is a very liberal term for repayment of the cost of a brick house. If the term were extended to 45 years the individual would certainly not feel any sense of future proprietorship. Further information is awaited from the Commission in regard to

- a. Reduce the valuation placed on residential blocks of Public Servants (Par 34).
- e. Arrange for the Federal Capital Commission to carry its own fire insurance.
- f. Eliminate at adoption of purchaser £125 charge for extras, leaving the occupier to provide them under supervision.

Mr Butters informed the Committee that this amount was made up as follows:-

Fuel Store and Tool Shed £50
Formation of footpaths £25
Preparing for, and planting hedge on front line £5
Contingencies (not to be charged if not incurred) £45
Total: £125

In reply to the Committee's recommendation, the Commission has stated that for the time being tool sheds and fuel stores will not be proceeded with. Public Servants will be given an opportunity to state whether they require the Commission to construct them. The Commission considers that it should plant the hedge and form the footpaths, and this I think is reasonable. All Departments and the Public Service Committee will be informed of the altered arrangements in regard to this item.

Other recommendations of the Public Works Committee are:

- a. Reduce cost of fencing
 - e. Reduce overhead and supervision charge of 2 and half percent.
 - c. Providing for officials and receiving salary of £400 and under each brick cottages of the standard of War Service Homes Commission.
 - f. Allow officials in receipt of £400 and under to select timber dwellings provided that not more than 5% of such dwellings are allowed in any brick group.
- These will be dealt with in greater details.

Fencing

The Commission pamphlet stated that side and back fencing would cost 5/- per running foot. "A simple trellis work may sometimes be desired between the side of the house and the side line... That is an important item which can best be settled when the officer is installed in his home."

The Public Service Committee objected to the price of 5/-. In reply the Commission stated that it was not prepared to carry as an asset a fence of less substantial character than that which had been adopted.

The Commission has since reduced the price to 4/- per foot. The Public Works Committee has pointed out that this is much too high and should be reduced, seeing that fence costs in the States vary from about 2/- to 2/6d per foot.

The Commission now says, "The Committee has not observed that the price of fencing includes a well constructed lattice fence between the side lines and the house on both sides on the house. This lattice fencing is much more expensive than the side-line fencing but for simplicity it has been averaged."

Obviously this is unfair to the future occupant. As the booklet says, the lattice fence may be constructed if the occupant so desires. Many purchasers will put up their own lattice and in any case there will be little of it compared with the amount of side and back fence.

It is recommended that the Commission be informed that it is not reasonable to "average" the price of the lattice, and ordinary paling, fences, and that it be requested to submit separate prices for each type.

Supervision Charges

The original charge was 7% made up as follows:

Interest 3%

Architectural costs including designing and continuously inspecting the buildings during construction 3%

General Administration 1%

Total - 7%

As a result of representations by the Public Service Committee the total rate was reduced to 4 and half percent made up as follows:

Interest - 1 and half percent

Other charges referred to as above 3%

Total 4 and half percent

The public Works Committee has recommended that the charge be further reduced to 2 and half percent and the Commission has asked that it be furnished with the figures upon which the Committee bases its contention that the rate might be reduced.

I think that the Commission might first be asked to justify its figure of 4 and half percent. The rate at which the Commission is borrowing money from the Commonwealth Bank for housing purposes is 5 and half percent. It may be assumed that any one house would not take more than 5 months to build if the individual concerned were making his own arrangements. Moreover installments are usually made after the work has progressed. The correct amount of interest chargeable to the individual would be slightly less than one fourth of the annual rate. One fourth of 5 and half percent is one and three-eighths percent and I think that a charge of 1 and quarter percent for interest would be reasonable. It then remains to assess a reasonable figure for designing, supervising, and general administration.

There are 24 designs in the pamphlet issued by the Commission. Some officers are accepting these without alteration, and some with alterations. A few will probably submit special designs. Generally speaking the stock specifications will stand. An average charge of £3/3/- for each of the 300 odd houses would, in my opinion be more sufficient to cover all reasonable costs in regard to this item. Taking the low figure of £1200 as the average cost per house (it will be much more) we get the figure of quarter percent for designing.

Supervision in one case of 300 houses being constructed in a compact area should not be heavy. It may be assumed that the average number of houses under construction at any one time will not be more than 150 (I think it will be less). If each house were inspected twice a week, that would involve 300 inspections per week. If inspections were made on 5 days per week, 60 per day would be necessary. Even if 5 inspectors at £500 per annum were exclusively employed on this work the total outlay for the 12 months time in which it is expected the houses will be completed would be £25000, which would amount to three quarters of a percent if we again allow an average price of £1200 per house for the 300 houses.

Thus we have:

Interest 1 and quarter percent

Designing one quarter percent

Inspections 2 and quarter percent.

If three quarters percent were added for General Administration I think the Commission would be amply repaid for all expenses properly chargeable to House construction and we would get a figure of 3% to cover everything.

It is recommended that the Commission be asked to furnish details on the respective items making up the charge of 4 and half percent.

Cheaper Types of Houses

The outstanding difficulty of the whole housing question is the problem of providing suitable homes within the means of the lower paid officers.

The cheapest brick house amongst the Commission's types is £1225. To this must be added the supervision charge, and the cost of fencing. At the present rates this would amount to about £120 giving a figure of over£1300 for the cheapest brick house without land.

The pamphlet contains 4 plans of wooded houses, viz:-

1, 3 Rooms, Laundry, Bathroom, Verandah £900

2. do £1000

3. 4 Rooms, Laundry, Bathroom, 2 Verandahs (rent only) 30/ per week

4. do "

The rent of No 1 would be approximately 25/- per week and of No 2, 27/6d per week. This attached Statement B contains reference to the evidence given before the Public Works Committee on the subject of wooden houses (reference is also made to the "Ideal Home Ltd" and to fibrous cement construction generally).

The only immediate prospect of providing cheaper housing appears to be through an extension of timber construction and the adoption of the "Ideal Home Ltd" offer on a smaller scale than 100 cottages.

In his evidence before the Public Works Committee, Sir John Harrison stated that in his opinion the Commission's weatherboard cottages were more economical and of sounder construction than the "Ideal Home" and he could see no reason to recommend negotiations with the Company.

The Commission in its reply to our request for an expression of view regarding this type stated that the design and construction present no advantages which would make it desirable for the Commission to accept the offer of the Company to construct 100 cottages of the Ideal Home design for £750 each. These cottages would be on brick foundations with timber frame, fibro-cement and for supertex with tiled roof.

A copy of the plan of this type of house is attached. The plan is rather indistinct but it is clear enough to convey to me the impression that in design it is infinitely superior to the Commission's 4 designs and timber houses and much cheaper. The following comparison should be noted:

Commission types

W& R D1	W&R D2	FCC 25	FCC 26	Ideal Home
Bedrooms	1	2	2	2
Sleepout	-	-	-	1 provided with dressing room
Living Room	1	1	1	1
Kitchen	1	1	1	1
Dining Alcove	-	-	-	-
Verandahs & Porches	1	2	2	2
Cost:	£ 900	£1000	approx £1125	£750 or according to Sir John

Harrison's evidence £875

It will be observed that the "Ideal Home" has a sleep out, and a Dining Alcove, not possessed by the Commission's timber houses. Moreover the Living Room is larger than those provided in the Commission's timber houses. The Commission has stated that one or two additional types of wooden houses are being prepared and will be forwarded as soon as they are available.

It is recommended that, in addition to urging the Commission to expedite the supply of the additional types of wooden house, we impress upon that body that it is necessary that steps be taken before the transfer, to solve the problem of cheap accommodation for low paid officers. The Commission should state precisely why it does not favour the design and specification of the Ideal Home which, it is suggested we should state, appears to be superior to the Commission's timber types, and seems likely, if adopted to go far towards solving the problem. I think we might further inform the Commission that it is considered that Public Servants should be given an opportunity of viewing the plans of the Ideal

Home. Should it be selected by any officers, negotiations could be entered into with Ideal Homes Ltd., with a view to obtaining a price for the number required.

It is also suggested that Sir Chas Rosenthal's evidence regarding timber houses be brought under the notice of the Commission, with a request for comments upon his opinion that the construction of superior timber houses in the same areas as brick houses, would not be undesirable.

With regard to the Commission's referenced to the great rush of work entailed in the construction of homes for public servants in time for the transfer upon the date decided upon by the Government it is desirable to bear in mind, that the Government did not decide upon any date until the Commission stated definitely that office and housing accommodation could be provided by March 1927. It cannot therefore be contended that the Government's policy has involved the Commission in a programme which it would not have otherwise undertaken.

14/9/1926



Above: circa 1927. In the background of the Ainslie Tennis Courts (modern Braddon) is a FCC 11 house. It has changed little (2001). On the last page is the plan of a FCC 9 cottage.

Australian Archives A461/7 13/2/2 part 1
Document date 1st March, 1927

**TRANSFER TO CANBERRA
ALLOWANCES TO PUBLIC SERVANTS**

The Prime Minister stated yesterday that a new Regulation had been issued by the Public Service Board of Commissioners providing for allowances to be paid to officers who are transferred to Canberra.

The new Regulation which was approved by the Executive Council yesterday, is as follows:-

97B (1) Subject to the approval of the Board, an officer, who, by reason of the removal or anticipated removal of his Department, is compulsorily transferred to Canberra, may be prepaid, until otherwise determined by the Board, a special allowance in accordance with the following scales:-

Scales of Allowance

<i>Salary of officer</i>	<i>Married Officer who purchases, builds or than rents a house at Canberra</i>	<i>Married Officer other as specified in A</i>	<i>Unmarried Officer</i>
	<i>Rate per annum</i>	<i>Rate per annum</i>	<i>Rate per annum</i>
<i>£400 & under</i>	<i>£54</i>	<i>£39</i>	<i>£26</i>
<i>£401-£600</i>	<i>£63</i>	<i>£39</i>	<i>£26</i>
<i>£601 - £1000</i>	<i>£69</i>	<i>£39</i>	<i>£26</i>
<i>£1000 & upwards</i>	<i>£75</i>	<i>£39</i>	<i>£26</i>

(2) The scale of allowance applicable and the date from which it is payable shall in each case be determined by the Board

(3) Salary for the purpose of this regulation shall be deemed to be the salary payable to the officer on 1st July, 1927 provided that in the case of an officer transferred prior to 1st July, 1927, salary until that date shall be deemed to be the salary received at date of transfer.

He also stated that the Government did not consider that an undertaking could be given to take over such property and allow the officer concerned the amount paid as principal in respect of the purchase or an amount computed on an equitable basis.

The Minister in replying to a question asked by Mr Scullin, said that money paid in respect of houses purchased by the Government from public servants in Melbourne was held by the Government, and that if the public servant did not purchase a house in Canberra 12 months after he arrived he would not be paid interest, although he paid rent.

He also stated that officers were informed of conditions under which the government was prepared to purchase their homes in Melbourne, and such officers who accepted the Government's valuations undertook to build or purchase and to reside in homes in Canberra within 12 months after the date of their arrival in Canberra. Under the circumstances the suggestion that interest should be paid on the money whether the officer purchased a home in Canberra or not, or of paying the money due to the officer concerned immediately on his transfer to Canberra could not be complied with.

The following are a number of articles published in *The Canberra Times*. This was Canberra's second newspaper and it commenced publishing in September 1926. The first newspaper was *The Federal Capital Pioneer*. The following articles are about housing in the territory, the arrival of public servants and the first ACT birth registration in the ACT (January, 1930). Another series of articles in the early 1930s report on a children's pantomime.

Thursday

DEVELOPMENT OF CANBERRA. THE COMMISSION PLANS. NO FUTURE EXPANSION TOWARDS QUEANBEYAN.
In view of the conflicting statements regarding the future development of Canberra and the misapprehension under which many people labour regarding the manner of its development, "The Canberra Times" has secured by interview with the members of the Federal Capital Commission, some well defined statements regarding the future of the national capital.

Mr J H Butters, Chief Commissioner and Sir John Harrison and Mr C H Gorman, the Advisory Commissioners are unanimous regarding the policy for the development of Canberra which is to be carried on in the distant future.

Expansion in every manner away from the direction of Queanbeyan preference to ... residents in the FCT, comprehensive housing schemes for workmen and a study of Canberra's every possible want for the next century, are cardinal features enunciated in the interview.

The attention of the Commission having been drawn to the impression which was gaining ground that the city was likely to spread from Eastlake towards the NSW boundary, Mr Butters pointed out that misunderstanding regarding Canberra's future spread concerned the actual location of Canberra itself.

"The city of Canberra," said Mr Butters, "lies actually on the northern side of the Molonglo River. This is where the main trading centres, the centre of Civic administration and the great residential areas will be situated, and there is no part of NSW which is closer than nine miles. Any undue importance which may be attached to the southern centres will be only transitory. The present Eastlake [Kingston] and Manuka shopping centres are only suburban centres and will gradually take that shape. The southern side will be occupied in fact only by Government buildings housing the Commonwealth legislature and administration and a limited residential area embracing Government residences. The development of Canberra for many years to come will be pushed in a direction away from the present temporary railhead at Eastlake, and development in the direction of Queanbeyan or towards the eastern boundary of NSW and the FCT still to be the last phase of Canberra's extension to be undertaken.

In connection with this belief which is being fostered that the Federal Capital Commission is likely to provide services between NSW and Canberra, Mr Butters said that the Commission had, under an agreement, made available to residents of NSW in Queanbeyan both water and electricity. "There is no obligation on the part of the Commission to provide any further service, and it will not provide transport."

HOUSING SCHEMES

It was pointed out that a large number of workmen engaged in building the Federal Capital were resident in Queanbeyan and that an effort was being made to induce them to purchase land and build houses in certain areas of NSW. The Commissioners could see no great inducement for men to adopt this course as the Commission had a definite policy in regard to housing its workmen and for preference to residents of the FCT.

"The first consideration of the Commission," said Mr Butters, "has been to tackle the problem of housing civil servants and preparing for the transfer of the seat of Government. That having been got underway, the problem of housing its workmen ... temporarily put aside, was considered. A start had been made by the Commission on housing proposals which will cater for every married man engaged in the building of Canberra and for almost every single man. The first evidence of this was the Westlake settlement and the next at Causeway followed by a large housing scheme which is still under construction on Canberra Avenue. In addition to this a comprehensive scheme is being finalised which will take the form of a subdivision at Eastlake, one at Westridge and a large subdivision at North East Ainslie. Permanent quarters are being erected for single men which the Commission expects to employ. The Commission intends building houses for every married man who will be permanently employed in connection with the development of Canberra."

"Other things being equal the Federal Capital Commission's general policy is to give preference to the products of the territory and the same preference will be given in regard to employment."

"Regarding the prospect of number of workmen keeping at its present level," Mr Butters said that "a reduction of half the present workmen would occur within twelve months. The reduction would commence soon after the opening ceremony in May next, and would continue until the number of men employed would not be more than half what it is today."

Friday December 31, 1926:

THE GROWTH OF CANBERRA. DEVELOPMENT DURING 1926. CITY AND SUBURBS ASSUME DEFINITE SHAPE -The growth of Canberra during 1926 has been remarkable and seven suburbs have assumed definite shape during the year which ends in the midst of a fresh burst of activity.

Eastlake, Telopea Park, Blandfordia and Red Hill on the southern side of the river and Ainslie, North Ainslie and South Ainslie on the northern side have been pushed ahead, and about 400 residential buildings are in various stages from foundations to completion in these districts.

The business centres have received considerable attention and while Eastlake [Kingston] is seventy five percent completed, Manuka is attracting some attention and intense development is proceeding at Civil Centre.

The completion of building in hand will see a large increase in population and business and industry while a further sale of leases during the year and additional development of existing leases will furnish ground for rapid expansion.

EASTLAKE - RAPID DEVELOPMENT

The most rapid development of all the suburbs has occurred in Eastlake where within a few months there will be more than 40 shops open for business.

At the first sale of leases 71 leases were sold at Eastlake including twelve shopping blocks. Building has been commenced on December 12 on the whole of the residential sites. On the two business sites extensions had been granted by the Commission pending the completion of plans and the letting of building contracts. At present there are more than 70 houses in occupation including 31 cottages erected by contract for the Federal Capital Commission.

The whole of the leases remaining unsold after the first sale have since been taken up and will be developed within the next few months. The residences contained in Eastlake proper on the completion of the present programme will number about 100 and the population of the suburb is further enhanced by Printers Quarters, a group of semi-detached cottages which are at present fully occupied. Nearby to Eastlake are 118 cottages built for workmen in a locality known as Causeway, and this lends a compact suburban atmosphere to Eastlake.

There being no further leases available at Eastlake, it is understood that the subdivision may be made on the western side of the shopping centre in the near future which will balance the present development and place the shopping centre in the midst of a residential area.

MANUKA CENTRE

Although the whole of the 23 leases available at Manuka Circle in the first subdivision were purchased immediately the development of the centre has been retarded through delay occasioned in the definite announcement of the Government's intentions to transfer the seat of government to Canberra. Since this has been announced to occur in May next, there has been a statement that the staffs of the departments will not be transferred until next spring. This affects Manuka as it is this class of population which will fill the suburb of Blandfordia [Forrest] which surrounds Manuka.

The whole of Manuka however, is at present under development and although building has now been commenced on a few leases, plans are in hand and the building operations will be in full scale early in the new year. Three shops have been opened for business already at Manuka, but within two months seven others will be available for occupation and on the completion of the whole centre more than 40 shops will be opened, and the centre will have the additional features of numerous second floor offices.

BLANDFORDIA

Blandfordia is the suburb of greater extent on the southern side of the city and development has proceeded in three distinct centres. During the year 50 large residences were completed in the northern portion of the suburb and in the southern section a contract was let for the erection of 50 concrete cottages. A further section of activity is the portion of Blandfordia adjoining the Manuka centre where about 60 cottages were being commenced. Private enterprise has added here and there to the cottage development and this will be at a faster rate early in the new year, work on several leases having commenced in the last weeks of the year, and plans for other edifices being in preparation.

RED HILL

The most western of the southern suburbs and seated at the foot of the Red Hill whence it derives the name. Red Hill is a suburb held entirely by private owners but a number of Commonwealth officials have acquired leases there for residential purposes. Development has been slow to date but a number of leases were under development by the end of the year and a large number of plans are ready for the builders. Twenty five leases were sold in this suburb at the first sale and seven were disposed of to June 30, 1925.

TELOPEA PARK

A new suburb which has come into existence within the last few months is Telopea Park, which is the nearest residential area to Parliament House. A sale of leases conducted on May 29 last, but only seven were reserved for the public. On the remaining 48 leases building is being carried on for the Federal Capital Commission and 17 cottages were practically completed at the end of November.

CIVIC CENTRE

The Civic Centre of Canberra has been receiving considerable attention during the last few months and has come very much into favour as a seat for new businesses to be opened in the new year. At the first sale only six leases were sold at Civic Centre but 14 were sold to June 30, 1925 and before May last the whole 23 comprised in the first sub-division had been disposed of together with two reserved sites. A second portion of Civic Centre comprising 13 sites was offered in May last and the sale revealed a tremendous difference in estimation of Civic Centre. The remaining twelve sites will be offered in the new year and are expected to bring higher prices still.

Building is proceeding on Civic Centre and contracts have been let for buildings on 21 of the leases while plans have been prepared and tenders have been called for additional sites. By the end of January building is expected to be in progress on more than 30 leases in this centre.

Provision is being made also for large shopping space in the centre, which will serve the Ainslie suburbs and the new settlement, which will be made in the new year on the western side of Northbourne Avenue.

AINSLIE

The Ainslie leases offered at the first sale were not bought extensively and only 13 were disposed of from the rostrum, but 30 were purchased privately by June 30, 1925. These included leases for industrial purposes. The Federal Capital Commission took over the balance and has utilized them for residences. Building has been

undertaken and completed on six industrial leases and at present the cottage development of Ainslie amounts to about 60 cottages some of which are houses nearing completion.

SOUTH AINSLIE

A new suburb on the northern side of the river has come into existence at South Ainslie since April last. A contract for 100 cottages has been followed by another order for ten houses and additional residences are being built by private enterprise. By June next year about 120 houses will be in occupation at South Ainslie

CITY LEASES

Within the last few weeks of the year, the term of two years has expired from the commencement of building on leases which were purchased at the first sale held on December 12, 1924.

In the great majority of cases the lessees have complied with the conditions of the lease. In many cases the buildings have been completed thus removing the only restriction on transfer of leases which exist in Canberra, namely that the lessee must complete a building on his lease before effecting a sale unless special permission is obtained. A number of cases where good and sufficient reason has been shown the Federal Capital Commission has granted an extension of the time in which to commence building. In a few cases where building has not been commenced and where permission for extension has not been sought and secured, the position will be considered by the Federal Capital Commission in the immediate future. It is understood that there will be no determination of leases by the Commission on account of failure to commence building within the specified time, unless the lessee does not intend to build, and is thereby obstructing the development of the city.

BANKS AT CANBERRA

One of the most significant features of the business development of Canberra has been the interest displayed during the last few months by large financial institutions. Within a few months there will be seven banks and two insurance houses operating in Canberra from their own premises.

As the year ends the premises have been commenced of three banks and one insurance house, but immediate commencement is to be undertaken of the premises of the other institutions. Banking facilities in Canberra for some years have been afforded entirely by the Commonwealth Bank of Australia which with its temporary premises at Acton has looked after the requirements of the Commonwealth Government, the Federal Commission and private enterprise. It pioneered advances on properties erected on Canberra leases and its practice of advancing up to sixty percent of the value of private residences had been an important factor in development to date.

The first private bank to operate in the Territory has been the Bank of NSW, which housed in temporary premises at Eastlake, has relieved the needs of the shopping and residential community in the southern suburbs.

Permanent banking premises are, however, being erected at Civic Centre and by May next several banks will have opened their doors there. The first premises to reach completion will be those of the Queensland National Bank, which meanwhile is opening in temporary premises in Ainslie. The importance which this bank attaches to Canberra is indicated by the fact that Canberra has the only branch of the bank between Sydney and Melbourne.

The Commercial Banking Company of Sydney has premises under construction on lease secured at the first sale in December 1924 and the Bank of Australasia, which also on that occasion is to have its premises commenced at an early date.

On the lease which realised the highest price yet paid in Canberra for business purposes the Commonwealth Bank of Australia is having its premises erected and these will be completed by May next. The bank has a corner site on Northbourne Avenue and City Circuit [London Circuit]. Another corner site is that of the Bank of NSW which will commence building towards the end of January. The Commercial Bank of Australia has let a contract for the erection of its banking premises facing City Circuit.

The Government Savings Bank of NSW is also entering the Federal Capital Territory and plans have been prepared for its premises which are to be situated on the corner of Northbourne Avenue and Road A4.

INSURANCE HOUSES

Two insurance houses will be established in Canberra at an early date. Building has been commenced of the premises of the Royal Insurance and the Australian Provincial Assurance Associations Ltd, which has two leases, will have large premises commenced early in the new year.

INDUSTRY/ ON THE INCREASE

Notable progress has been made in industry at Canberra this year. During the year there has been established in the minor industrial area at Ainslie, two bakeries, a motor garage, and engineering works, a steam laundry, ice works and a newspaper and printing establishment. The industries established hitherto have been of an essential utilitarian character.

Plans in the new year embrace the inauguration of other businesses. The importance of road transport to Canberra and the FCT stresses the great field open to the motor business in the Territory. Canberra Garage Ltd is the pioneer establishment and will be followed by a garden garage which is to be erected on a lease close to Civic Centre. Sneddons Motor Ltd of Sydney has also plans for opening a business in Canberra. Moore Bros of Queanbeyan who are agents for the Ford Car have secured a lease as a preliminary to opening in Canberra. Mr WB Freebody of Queanbeyan has also proposed to commence operations in Canberra. Another lease is held by Bartons Motor Bus Service and will, when developed, form the depot for the omnibuses at present carrying on services between Canberra and Queanbeyan.

The Canberra Steam Laundry is claimed to be the most modern enterprise of its kind in Australia, and it is...that Metropolitan laundries may surpass it.

Thursday, March 17, 1927: CANBERRA'S NEW POST OFFICE - IN SECRETARIAT BUILDING - COMMENCING BUSINESS ON MONDAY - CHANGE TO AUTOMATIC TELEPHONES.

The new Post Office near Parliament House will be opened on Monday morning and will mark a new era in the postal facilities of Canberra. Acton Post Office which has served Canberra from its early stages as a Commonwealth settlement, will cease to be a post office.

With the transfer to the Secretariat building the telephone system also be changed and the whole of Canberra's telephones will be switched over to automatic systems at 2 pm on Saturday...The automatic service will operate for the present on what is known as "3" figure system, that is, all the subscribers numbers will contain three figures involving three movements of the dial when calling another subscriber...



will
the

Right: The Post Office circa 1927

Friday, June 24, 1924: CANBERRA'S LAKES - NAMING THE CITY STREETS - MINISTER CONFERS WITH CHIEF COMMISSIONER - It was announced by the Minister for Home Territories yesterday that it is probable that a modified lake scheme for Canberra will be submitted to Parliament for approval. The Minister expressed the opinion that construction of the lake would not be delayed long...

Tuesday, February 7, 1928: ENGINEERS CONFER AT CANBERRA - BUILDING CANBERRA - INITIAL DIFFICULTIES - COL OWEN'S ADDRESS

The Chairman of the Canberra Division of the Institution and the Deputy Chairman of the Development Committee, Colonel PT Owen, addressed the meeting on the engineering difficulties that been overcome in the initial stages of construction at Canberra.

"The creation of a Federal Capital City," said Colonel Owen, "was definite objective calling for action in many essential directions, but the first steps of its development devolved upon Engineers. No better example of the importance of our profession in providing for the needs of civilized man can be found than the building of a modern town. The Engineers must work in co-ordination with many professions, arts and crafts, thus besides him there are the surveyor, architect, the builder, the Doctor, the chemist, the physicist, the geologist, lawyer, clerk and accountant.

The engineer with his cousins of meteorology and geology were called on to advise. Other considerations were the economica [sic] in relation to this development of New South Wales.

For water supply and sewerage the engineer was an important man, and so with electric supply, including the possibilities of hydroelectric development. All the time the engineer was to use the wealth of knowledge built up by his own profession and by his friends in most sciences and antecedents in arts and crafts.

CITY DEVELOPMENT

The scheme for the construction of the Federal City was arbitrary divided into three initial stages of enabling works, of which the most important were:-

Access, Water Supply, Sewerage and Surveys, Electric Supply, Railway and Road Development, and Materials for some construction in advance.

These stages were not necessarily successive but overlapped or interlaced. Carrying out the stages involved subsidiary works for instance - preliminary water supply, steam power, temporary sewerage disposal, camps and accommodation for workmen, supplies of plant for the works in view, transport and so on.

Water supply almost failed in the period between 1912 and 1914. It is unnecessary to enlarge on these difficulties which were real to the Engineers at that time, because many here tonight will have encountered them.

The base for construction was first at Queanbeyan as a rail head, in which town the first plant, tool and material depot was founded. The construction of the railway to Canberra came at a later stage as an enabling work.

WATER SUPPLY

One of the enabling works was water supply. Prior to the selection of Canberra the Department of Public Works of NSW and with it associated the names of the late LAB Wade, Mr EM Deburgh and Mr Pridham, remain particularly in mind.

There were three sources from which supply might be taken:-

- *The Queanbeyan River Catchment Area.*
- *The Cudgenby-Nass Catchment Area.*
- *The Cotter Catchment Area.*

Each presented advantages and disadvantages. The Cotter area found to be the source of the purest water supply and the best catchment area for conservation and was a tract practically unalienated by the Crown.

The behaviour of the Gudgenby-Naas Catchment area in comparison with Cotter Catchment area after prolonged drought was remarkable and in favour of the Cotter area.

On the other hand the Cotter presented difficulties for service to Canberra as it involved a pumping scheme unless three times the capital outlay was to be spent for gravitation scheme.

Weighing all the pros and cons the Cotter Catchment was accepted as the source of water supply.

The construction of the dam presented no great engineering difficulty beyond dealing with water during river floods. One of the floods carried away part of the construction plant which had been occupying the river bank as there was no space for it on the steep slopes of the gorge. The dam was designed and construction begun with a gravity section with crest about 40 foot higher than the present crest level. It would be as designed have impounded about three times the volume of water at present impounded and have improved the safe draft from seven millions of gallons per day to eleven millions of water per day. The alteration of height of the dam was against my advice.

The dam raised about 40 ft higher would have warranted the construction of a Power House and the installation of turbines to develop 1000 kilowatts using the surplus discharge of the Cotter River. Such a hydroelectric development would have been relied upon for the city electric supply, but would have been a useful auxiliary for pumping and to augment power generated at the City Power House.

The main question whether water supply to the city should be by gravity instead of pumping was considered, but pumping was decided upon. It had been suggested that when the population of Canberra should reach 100,000 people a gravity scheme might be warranted but again contemplating the large sum involved to construct the dam many mile by river above the present dam, the pipe line and other works and regarding some certain future of hydro-electrical development in this part of NSW, and presumably low cost of current for pumping it may be that pumping will always hold its own.

ELECTRIC SUPPLY

The early stages before the electric generating station could be equipped portable steam engines were used, for instance, Cotter River water supply works, for stone crushing for road making for pipe making and in other directions. It was known however, that power would soon be required for larger works, for instance, sewer construction, brick making and for pumping water: thus the question of electric supply for the future city was considered at a very early stage. Naturally as the generating station had in the future to supply the city, the Molonglo River flowing through the city site was accepted for condensing 'water'. In due course, electric supply was established for brick making, pipe making, quarrying, joinery works and all other sources of demand.

SEWERAGE SYSTEM

One of the enabling works referred to earlier in this address was the disposal of sewerage. The region presented difficulties in topography because the general slope from Canberra to the only area which could be used for sewerage treatment was roughly two foot to the mile. Another difficulty was the necessity for safe guarding the purity of the Molonglo River discharges into the Burrunjuck Dam. Although at the present time and for years to come the amount of effluent can be easily dealt with, but a long view into the future had to be taken in regard to the effluent discharged from a city of larger population say a century hence.

The only areas which could be used was that of Western Creek beyond which the country again rises to the west, precluding a discharge from the Outfall Sewer near the surface. The country along the course of the Molonglo River towards the Murrumbidgee through which the gradient of three foot to the mile could have been continued, did not afford any possibility of sewerage treatment, combined with final disposal of effluent over the land.

Even the Western Creek areas below the invert of the Outfall Sewer and the space was too limited for land treatment of effluent to any extent by gravitation thus the early scheme for treatment was to either pump crude sewerage to the treatment tanks on a higher level or to sink the treatment tank and pump the effluent. The only possible gravitation scheme having been decided upon the method of treatment, and knowing that some years might be allowed before a scheme should be definitely determined.

BRICKWORKS

It was known that bricks made at Canberra were in Scotch kilns and the shale was ground by steam operated plant. Sufficient bricks were thus made by dry process to built the Staffordshire Kiln now operating. Naturally because the plant producing bricks was the seli-plastic process was more expensive to install and operate, and further as it was known that it would be necessary to make tiles as well as bricks the Staffordshire Kiln was decided upon. It afforded means for either down draft or ordinary draft.

Friday, April 19, 1929

LAW COURT - ESTABLISHMENT IN CANBERRA IN OLD BANK BUILDING

Law courts are to be established in Canberra at an early date and preparations are in hand for the housing of the court in the old Commonwealth Bank building at Acton.

General alterations are being made to the western wing of the Commission offices in order to improve its appearance by making the wings of the building symmetrical. These alterations will also have the effect of providing greater and more satisfactory accommodation for the engineer's department particularly by the electrical section which is unnecessarily cramped. This is all the more necessary as the engineering staff is to be slightly enlarged. The lands department at present in the old bank building will be housed in part of the new section of the building.

Tuesday, January 14, 1930

FIRST BABY REGISTERED IN CANBERRA

By special ordinance which came into operation on January 1 all marriages, births and deaths taking place in the Federal Capital Territory have to be registered in Canberra instead of as formerly in Queanbeyan or elsewhere in New South Wales. Isobel Joyce Hollins of Forrest who was born at the Canberra Hospital on January 2, has the honour of being the first baby registered in the Federal Territory.

So far there have been no marriages or deaths registered. Last year there were 154 births in the territory, 40 deaths and 48 marriages.

The reason why there has been only one registration so far this year is the fact that 21 days are allowed from the time of a birth to the registration, and in the case of deaths, 14 days and in the case of marriages, a month.

Friday, July 22, 1927

NEW CITIZENS - PREPARING FOR WELCOME BY RESIDENTS OF CANBERRA - FINE DETAILS TO BE ARRANGED

Plans have been completed for a series of public welcomes on the part of present residents of Canberra to the large influx of citizens which is to take place during the next few months. More than 1,000 new citizens are to be welcomed together with those who have arrived but recently. The actual number of public servants to arrive is 518 and dependents, while about 200 new citizens have been involved in the transfers of the Parliamentary Staff and Government Printing Office.

The first functions will be welcomes at Hotel Kurrajong on July 29 and August 10 to the respective staffs of Parliament and the Government Printer... Mr Honeysett [Secretary of Social Service Association] stated that information supplied to him showed that 518 public servants would arrive in Canberra starting from August 12 while 70 members of the printing staff had already arrived... The only suitable place for the functions outside the Causeway Hall was the Hotel Kurrajong. This hotel had been placed at the Council's disposal without cost, together with necessary gear and lighting by the Federal Capital Commission...

Thursday, January 1927: ACCOMMODATION HOUSES - FOUR NEARING COMPLETION - COMMISSION PROGRAMME ALMOST ENDED - *The plans of the Federal Capital Commission for eight hostels and boarding houses in the city are speeding on towards completion.*

The original plans embraced four hostels and four boarding houses, and of these the Hotels Canberra, Kurrajong and Ainslie [later named Gorman House] are now in use, while the Hotel Acton is receiving its finishing touches and the boarding houses are in an advanced stage.



Hotel Acton, Beauchamp House with White City Camp in background circa 1927-1928. NAA A3560 4595

In addition to these structures, Printers Quarters and Bachelors' Quarters afford accommodation for a large number of the staff of the Commission and Commonwealth Departments, while the present Hotel Ainslie is being converted into an accommodation house for the female members of the staffs.

The four boarding houses now under construction are from the designs of two Melbourne and two Sydney architects. Two of these boarding houses are on the southern side and two on the northern side of the Molonglo River.

One of the most picturesque structures is the Blandfordia Hostel [Hotel Wellington] which is placed at the junction of Wellington Avenue and National Circuit and is the work of Messrs Stephenson and Meldrum of Melbourne. It is a two storey building consisting of a central dining and kitchen block, with staff rooms above, flanked on either side by wings containing the bedroom accommodation on both floors. Balconies are provided at ends of these blocks and flat roofs will afford cool sitting out space on the bedroom floor levels. It is being finished in light coloured cement with a tile roof. The building provides for an accommodation of 40 persons exclusive of staff. The builder is Mr JG Taylor.

The second building known as the Telopea Park Hostel [Brassey House - now Hotel Brassey] on the south side of the city is designed by Messrs Budden and Hood, architects of Sydney and is situated on State Circuit.

The building which is being erected by Col Walker affords an interesting variation in solving the problems of planning. The billiard room, lounge, dining and kitchen block is one storey only for its greater part while a two storeyed wing on either side extends at an angle of 40 degrees from the back of the building. This building will introduce a marked variation from the usual colour of Canberra's larger buildings by being finished in blue brick with a slate roof. The accommodation is for 40 persons apart from staff.



Nla pic-vn4082199-v Brassey House

On the northern side of the city a reinforced concrete accommodation house is being erected in University Avenue close to the present Hotel Acton. [Beauchamp House - now called Ian Potter House] The design is by Messrs Anketell and K Henderson architects of Melbourne. It is another example of a rectilinear solution to the plan problem. The dining room and smoking room are in the centre block, the kitchen being the left wing and not as in the other designs on the centre lines of the building. The remaining problem of the left wing and the whole of the right wing provide the bedroom accommodation downstairs, the whole of the space on the first floor being devoted to bedrooms accommodating 40 patrons. The building is constructed in reinforced concrete throughout and will have the external walls finished in rough cast and the roof covered with red tiles.

The fourth building is situated on the intersection of Canberra and Ainslie Avenue and is designed by Messrs Burchyam Clamp and Finch of Sydney. [Hotel Ainslie - now Olems] This building affords yet another example of variation of plan and external design. The comparatively high pitched roof gives this building a distinction of its own. In plan the rectangular outline is again departed from and the bedroom wings spring obliquely from the central dining and kitchen block. This building will be finished externally in rough cast with brick trimmings and a dark tile roof. The building also provides for an accommodation of 40 persons exclusively of requirements for staff.



Bedroom Brassey House c1930 NAA 3560 6359



Beauchamp House c1934 nla pic-an 24174362-v

Wednesday, January 22, 1930

NEW TRANSFER. HOTEL ACTON AS OFFICES. AUDITOR GENERAL'S COMMENT

Considerable discussion took place in Canberra yesterday regarding the decision of the Federal Ministry to transfer from Melbourne to Canberra the Auditor-General's Department and the Patents and Copyright Department. The Auditor General (Mr CJ Cerruty) was also in Canberra and visited the Ministers.

It is very probable that the Hotel Acton will be utilized for the Patents and Copyright Department and that some of the offices of the Works Department in Civic Centre will be utilized for the Auditor-General's Department...

Tuesday August 9, 1927

BEAUCHAMP HOUSE FOR FEMALE OFFICERS OF COMMISSION STAFF

Beauchamp House will be the future home of the female officers employed by the Federal Capital Commission. The removal from Gorman House will be effected early next week.

Gorman House [formerly Hotel Ainslie - opened in 1925] will be extensively renovated in preparation for female officers of the various Commonwealth Departments to be transferred within the next few months.

It is proposed to accommodate at Brassey House the female school teachers at present residing at Gorman House. It is probable however, that they will not be transferred until about the middle of the month.

The local paper, *The Canberra Times*, reported the details of the Grand Pantomime which took place in the Capitol Theatre on Tuesday 22nd August, 1933. The entrance prices were 3/3d (Reserved), 2/5d and 1/6d. The Programme cost 2d. The event was supported by a number of advertisers who included, JB Young Ltd of Queanbeyan, Kingston and Civic, WM Fogarty, Chemist & Optometrist of Kingston, The Chic Salon, exclusive ladies' hairdresser of Kingston - Principal J Fogarty, PW Hammond, Jeweller & Optometrist, Kingston and Queanbeyan. The players were the pupils of Vera Sutton-Murray. The article in the paper in part reads:

The manner in which the performance was presented reflected credit on the ability of Miss Sutton-Murray and many hours of patient work were evidenced in the pleasing style in which even the youngest performers rendered

their respective items.

Prominent in the cast were Miss May Heffernan as Maid Marion as Maid Marion and Nanette Day and Maurice Wilson as the Babes. The tiny children never failed to delight the audience with the naivety of their acting, while Miss Heffernan's performance was particularly pleasing. Capable assistance was rendered by Miss Sutton-Murray as Robin Hood, Reg Frazer and Tom Wall (Robbers), Joyce Blewitt (Will Scarlett), Marie Gardiner (Herne the Hunter), Eva Charlton (Sir Rowland the bad Baron), and Doris Charlton (Fairy Silver Star).

Much humour was provided by Violet Bradley as Dame Do-Little who with clever acting and witty dialogue evoked much applause, particularly in the Finale entitled "Annie Laurie" in which she headed a ballet of Highlanders. Numerous gaily-costumed ballets provided bright backgrounds for songs and clever dances by Alice Lovelace (the Baron's niece), Herne the Hunter and Master of the Hounds (Gwen Peters), while a toe solo, "Bacchante", by little Nanette Day and comedy song and dance, "Dick Turpin", by the Dame were outstanding.

A boxing competition featuring Primo Carnera (Gwen Keane) and Ambrose Palmer (Shirley Keane) revealed some clever footwork and a duet, "The Flies Crawled Up the Window" by the bold bad robbers provided great amusement. Other outstanding items included a Russian songs and dance by little Sheila Carroll who is only four years of age; La Dance Apache a dance of the underworld of Paris performed by Beryl and Reg Frazer; and "Marble Arch", a clever military ballet by Maurice Wilson and his Grenadier Guards. A special attraction was "the Webbing Girls" a number similar to that done by Gertrude Heffmann girls at the Follies Bergere, Paris. This is the first time that anything of this nature has been attempted in Australia by junior performers.

The cast included Miss Nellie O'Neill, who made her farewell appearance before Canberra audiences prior to leaving for Sydney where she will take part in the production of a similar act. Not the least important factor contributing to the success of the show was the effective scenery which was specially brought from Sydney for the performance, while the costuming left nothing to be desired.

Incidental music and overtures were rendered by Pogson's orchestra and Miss Recca Johnson at the piano accompanied the singers.

The following children took part in the performance. Eileen Baker, Joyce Blewitt, Violet Bradley, Sheila Carroll, Eva Charlton, Marcelle Cole, Nanette Day, Noreen Eagleton, Marjorie Faulls, Topsy Faulls, Beryl Fraser, Reg Fraser, Merle Gardiner, Edna Jeanette, Marie Kaye, Gwen Keane, Shirley Keane, June Law, Yvonne Lawler, Valmai Luton, Vinnie Luton, Betty Mabbott, Gwen Moore, Lorna Murphy, Lily O'Neill, Dorothy Perkins, Peggy Perkins, Gwen Peters, Norma Rose, Hazel Rowley, Howard Sellar, Edie Skerry, Marie Skerry, Jean Strachan, Hazel Thomas, Yvonne Thomas, Ted Wall and Maurice Wilson.

Another article cut from *The Canberra Times*:

CHILDREN'S PARTY

A most successful children's party organised by Mesdames Mills and Shoobridge was held in the kindergarten hall Reid on Saturday afternoon. It took the form of a handkerchief shower, and was held in aid of the Handkerchief Stall at the forthcoming Bazaar. Over one hundred children were present and many parents. A very enjoyable programme was given by the children. Those contributing included Norma Rose, Maurice Wilson, Eileen Baker (by the kind courtesy of Miss Sutton-Murray), Audrey Perriman, Margaret Eldridge, Valma Conron, Lorraine Siggins, Alice Nicholls, Edna Robinson, Mary Cochrane and Laurel Baker. Afternoon tea brought to a conclusion a happy afternoon. Mrs Kaye acted as accompanist.

Another benefit concert *Alice in Wonderland Revue* was held at the Albert Hall on December 10 and 14, 1931. The proceeds went to the Canberra Relief Society.

CRITICISM OF CANBERRA

'A good deal of criticism,' said Mr Dawson, 'has been directed against the Federal Capital Commission concerning civil servants' cottages and ...[illegible] I sympathize with those who have lived in Melbourne or Sydney for many years. Naturally there are ties of relationship and friendship that end and it is perfectly natural that the separation to start life in a new city is truly a wrench. However, I assure them that they will not be at all

disappointed, either with the comfortable cottages prepared for them by the Commission, nor the happiness that awaits them by contact with existing Canberra residents, who are among the most refined and kindly folk I have even been privileged to meet. The cottages are convenient, comfortable and[?] magnificent view and ...[?] the price asked for them.

The Commission recently appointed a Social Service Department whose function is to welcome incoming residents and render them any advice or service within their power. They also render signal service and disperse much sunshine by arranging entertainments and trips to one of the many beautiful tourist resorts that surround Canberra.

It has been said that there are social cliques in Canberra. One man writing to a Sydney paper last week said he visited Canberra during the recent celebrations, and that it is a city of snobbery. I wish to give these statements the lie direct. I am acquainted with most of the permanent residents and have never seen a more democratic people.

Probably many misunderstanding of the Commission's ordinances concerning building construction, and I suspect many of the erroneous views expressed can be traced to this source.

Canberra is a model city, and is profiting at the expense of other cities' mistakes. There are official building areas, shopping areas, manufacturing areas, brick cottage areas and weatherboard cottage areas. The objective is uniformity. For instance, if you invest in a £2,000 bungalow, your neighbour will not be permitted to erect an unsightly weatherboard building next door and thus depreciate your property. Neither will a residence of any description be permitted in a shopping or factory area or vice versa. This policy is as much in the interest of the working men who can only afford a weatherboard cottage as it is for a gentleman whose mansion is to cost several thousands. Indeed positively the prettiest area of the whole city is that of the weatherboard cottages.

Of course, a good deal of any Canberra propaganda has emanated from the Melbourne Press. I was recently in Melbourne lecturing on Canberra and I was agreeably surprised to find Melbourne people keenly enthusiastic about Canberra, in spite of the unfair, unjust and untruthful statements of some of their newspapers. As a typical instance a reporter of a prominent paper asked me: 'Is it true there are blizzards in Canberra,' to which I replied, 'There is a keen atmosphere in winter, but as for blizzards, there is not even snow except on the surrounding ranges. On very rare occasions there might be a few light flakes which would be regarded as much a curio as in Melbourne. He also asked me to give some advice as to roads, camping and parking for the Duke's visit, which I did. My denial of blizzards was not published. My advice concerning housing and cliques, but imagine to my surprise to read in the same paper another portion of scurrilous attack upon the Chief Commissioner, Sir John Butters accusing him of fostering cliques and building houses detrimental to the interests of the Melbourne civil servant.'

The Canberra Times 27 May 1927:

CANBERRA, THE CITY BEAUTIFUL - LECTURE TO SYDNEY AUDIENCE - IGNORANT CRITICISM DEPLORED

A lecture on 'Canberra, the City Beautiful,' was delivered by Mr HL Dawson, the well known builder of Canberra and Queanbeyan in the Lyceum Theatre, the headquarters of the Central Methodist Mission on Sunday afternoon to a large audience of more than 2,000 people. The value of the lecture was enhanced by lantern slides depicting Canberra in its various stages of development.

The Canberra Times 7 October 1926:

THE FIRST SUBURB - DEVELOPMENT OF AINSLIE - HOMES INDUSTRIES AND TRADE - CANBERRA'S UTILITY AREA

Time has wrought much change at Ainslie during the last few years, and no portion of Canberra, apart from that actually used as the seat of Government, will prove as important in the future as this centre.

Scenes of unequalled activity are to be seen in every direction, and in different avenues of endeavour in this the civic centre of Canberra.

Industries are being established one by one, trading and financial concerns are pushing on with their plants, while residential are springing up week by week.

Within a year, Ainslie will represent a city in itself, but also the indispensable suburb of the city, the centre to which every citizen must turn for all requirements.

Ainslie, which has been appropriately dubbed, 'The First Suburb,' holds the kernel of Canberra's ultimate future, for it is to be the seat of Canberra's finance, trade, industry, and greater population.

The functions of industry, finances, and trade - apart from retail shopping - belong in Canberra to Ainslie alone. It is on the Northern side of the river where Ainslie is situated that the civic centre is placed and in this direction the development policy is to be direct the most activity immediately the first housing requirements are filled.

When less than two years ago, the first leases were submitted at auction sale, Ainslie consisted of a group of about a dozen brick cottages which had been erected for members of the administrative staffs and the Ainslie Hostel [Hotel Ainslie later renamed in 1927, Gorman House] To-day it is the widest spread residential suburb of Canberra and is keeping abreast of every other suburb in development. This is in spite of the fact that it is farthest from the railway station, and from the point of view of public services, is the Cinderella of the suburbs.

The speedy development of Ainslie is one of the finest examples of the spirit in which Canberra is being pushed ahead by private enterprise. Conditions are more onerous than could be found elsewhere, but there is a realisation that prizes are to be won facing temporary hardships of to-day in order to enjoy the realities of Canberra to-morrow. It is in this spirit that industries have been pushed on with in Ainslie, that the residential have been erected in greater numbers since the beginning of 1925 than anywhere else in the city, and that the civic centre which is embraced by Ainslie is being pushed on with vigorously.

INDUSTRIES AT AINSLIE

Industry has only one location in Canberra at present and the plan of the city contemplates no industries closer to the civic centre than those which are already in being and are to be established in the near future on the leases made available in December 1924. To-day there are two bakeries, a very modern laundry, and a newspaper enterprise in production at Ainslie. A large motor establishment including under its roof motor services, sales and supplies and a complete motor engineering equipment is nearing completion. Close to civic centre is a cordial and ice factory [TJ Sheekey and later Commonwealth Cordial Company followed by Capital Cordial Company] is being pushed on towards completion for production during November. Other plans are materializing and next year, industry will be ready to serve Canberra wants in a complete manner.

The industrial factor, however, is only a small factor in Ainslie to-day. As a residential suburb it is being developed very intensively by both private enterprise and the Federal Capital Commission.

RESIDENTIAL AREA

The area at present under buildings involves a larger area than was shown in the sale plans of 1924. Beyond Canberra Avenue the Federal Capital Commission has had constructed on its own account a settlement in itself of brick and weatherboard cottages. There are 26 weatherboard cottages with iron roofs completed and occupied [area of Corroboree Park] and several in a new block of 12 with tiled roofs, are completed and in occupation.

The whole area from Canberra Avenue to the foot of Mount Ainslie is included in the plans of the Commission for housing government employees.

About a dozen brick cottages for the housing members of Commonwealth departments next year are being erected facing Canberra Avenue near the top of Ainslie Avenue. Across Ainslie Avenue of course, is South Ainslie [Reid] where a new suburb is rising.

This expansion, however, is merely...[part missing] When leases were offered to the public in 1924, the residential blocks made available numbered 180, some of which were available for industrial purposes as well as for

residential. The manner in which development has proceeded can best be seen from a following table which shows the leases sold in some sections and the number on which building is either completed or in progress.

SECTION	BLOCKS SOLD	BUILDINGS
21	9	6
22	22	11 [?]
23	26	15
24	11	1
25	12	4
28	9	3
29	9	2
35	5	2
40	11	5
41	11	6
47	11	5
Total	136	64

On the first two blocks which contained the first brick cottages erected at Ainslie, additional cottages are now being built and when the present buildings are completed there will be 12 cottages in each of the two blocks.

Plans for additional houses have been drawn up on behalf of private enterprise and before the end of the year 50 houses at least will have been commenced in Ainslie. In connection with the work of private enterprise, it is interesting to note that the Canberra Building and Investment co Ltd has in hand a programme whereby one new cottage is completed every fortnight. Four cottages are to be commenced this month on Section 24 of Ainslie by Mr J Shakespeare.

By the end of the year, 200 buildings will be completed or nearing completion in Ainslie itself, irrespective of the development in South Ainslie [Reid].

ⁱ Australian Archives A1/27/1713

ⁱⁱ Australian Archives A1/1 27/17113 part 1

ⁱⁱⁱ Australian Archives A1/1 27/17113 part 1

^{iv} Australian Archives 1530/1 27/2273