

This predisposition to build with a certain material is seen even throughout the country districts, where farm houses are more frequently brick than otherwise, though trees were cleared away to make room for them and the bricks were hauled miles by wagon.

The higher cost of timber in Australia has prevented its greater use for building purposes. The cost to the consumer in normal times for either the native or the imported timber has been \$45 to \$65 per thousand at coast points and considerably higher to the many builders forced to pay inland freight or haulage. Contrasted with this, bricks, the manufacture of which has been extensively undertaken by state enterprise, may be purchased for less than \$10 a thousand. A brick house is usually built at a cost of \$500 per room. The cost of building a wooden house of the same type is barely 10 per cent less.

GALVANIZED IRON COVERING.

Galvanized iron is the common material for covering surfaces, whether it be fences, roofing, or siding. Where common lumber would be used in Canada for tight fencing, cottage roofs, roofing or siding warehouses, workshops or other extensive buildings, galvanized iron is used in Australia. The cost of 26-gauge galvanized iron to cover 1,000 square feet was at the outbreak of the war about \$50. The cost of rough common lumber, including extra framing necessary, suitable for the same purpose, was slightly less. Australian builders prefer the galvanized iron because it will do with a lighter timber framework, the labour cost of applying it is less and it will make a lighter job than rough common lumber.

The quantity of galvanized iron yearly imported into Australia to be used chiefly as a substitute for common lumber is equal in covering capacity to 345,000,000 feet of lumber.

The population of Australia, because of its concentration in cities, is brought under the influence of restrictive building regulations to a greater extent than is the case in any other new country. As pointed out above, two-fifths of the population is in five metropolitan areas varying in population each from 120,000 to 745,000. Each of these areas consists of a central city a mile square surrounded by several suburban municipalities. The suburban municipalities contain the greater part of the population.

The building laws for the central city in the case of the four most important metropolitan areas, Adelaide, Melbourne, Sydney and Brisbane greatly restrict the use of wood. The suburban building laws permit the erection of detached wooden buildings. These laws while not so severe as the central city appear to be moving naturally in the direction of a lesser use of wood. This is to be expected, however, where the population already thinks in terms of substitutes, where the experience of builders and architects has been almost wholly with substitutes, where the manufacturers of and dealers in substitutes are constantly at work, and where, on the other hand, there are few timber merchants who are not also substitute merchants.

There are no wooden cities and few wooden towns in Australia. The general consumption of wood, outside the few communities actually in or near forest manufacturing centres, is restricted to use in finishing buildings built of other materials. The most important uses are joists, studding, rafters, roof battens, flooring and in a smaller proportion of buildings ceiling, lining and weatherboarding.

There are as yet developed few manufacturing enterprises in which wood is required as a raw material. The total use of wood in factories (aside from building supplies and including boxes) does not exceed 110,000,000 feet per year, or a per capita use of 22 feet per annum, as compared with 220 feet per capita per annum in Ontario and 116 in British Columbia.

The per capita consumption of wood in Australia is now probably at the minimum. The continued concentration of the population in cities is only possible if manufacturing industries are further developed which in turn will lead to an increased use of timber. On the other hand, a greater distribution of the population through the country in agricultural pursuits will also result in an increased demand for timber.