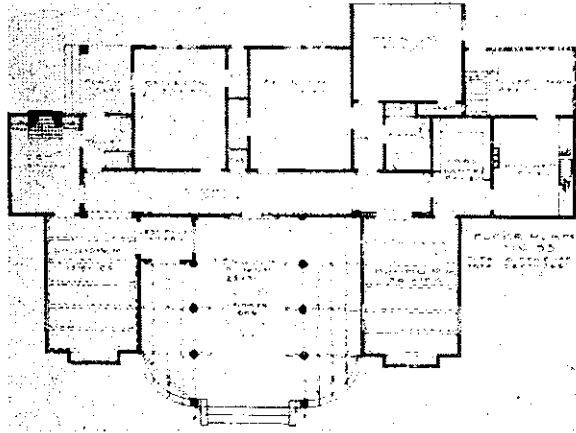


tirely and all rooms have an outside view. In this way every room in the house has almost immediate access to the outside. The mantel is in the reception room, and is faced with brick in two shades of brown. The living room has a paneled wainscot and beamed ceiling, while the dining room has only a deep cornice beam. Large closet space is provided and an excellent bath room.



Plan of No. 5 Bungalow shown on page 568.

No. 4—This is a concrete bungalow that is well adapted to a cold climate as well as a very warm one, and the walls are well protected, affording shade and keeping the rooms dry. This house may be built on a corner lot or would show well with plenty of space and the floor plan can be easily arranged.

New South Wales Government Housing Scheme.

What sort of houses the New South Wales Government proposes to erect at Newcastle, Lithgow and other outside centres we do not know, but it is to be sincerely hoped that they are better than those about to be perpetrated at Daceyville. We have seen the plans and specifications of some of these, and venture to prophesy that the day will come when there will be a stern investigation to try to discover who ought to be punished for the crime of their existence. We do not believe that the Government architect is responsible. Some one has ridden the high horse, and that particular someone has blundered hideously.

Some of the plans are such that if submitted by a private architect would be rejected by the building authorities, but the Government is not amenable to the building law of the land. In the majority of the plans the pantry and kitchen are placed in the closest proximity to the lavatory, bathroom and sinks. In the hot moist weather the gentle ptomaine will lift up his hordes and rejoice in a fair field and a generous access to the corned beef, cold mutton and fish reposing in the meat safe.

Some of these proposed buildings have a frontage of 43 feet and a depth of 26. If the depth of the land is to be based on the usual allocation the tenant will get his money's worth in soil if not in house. Usually the length of the house lies at right angles to the street. But in this case it is parallel with it. So, if the land is divided as usual the prospective occupant will be able to go in for market gardening or stock raising. Perhaps it is a subtle move on the part of Mr. Holman's Cabinet to cope with the alleged meat shortage!

Some of the roofs are fearfully and wonderfully cut about, having kinks and dips that may be picturesque, but which will be a source of infinite annoyance to the future occupant.

The specifications call for tiled roofs laid in hardwood rafters of three inches by two. The regulation minimum is four by two. These hardwood rafters will warp, and whole stacks of tiles will slip, probably through on to the ceiling below, and crashing through, kill a few children and maim some of the adults. The ceiling joists are also to be of hardwood, five inches by two, to be finished off with Oregon lathes and plaster.

The internal subdivisions in some cases are shocking. In one case the lavatory window overlooks the main entrance!

If any of the occupants conclude the purchase, they will be those who are unfortunate enough to be able to pay down a substantial deposit, which will so cripple them that they will be unable to move. To sell such a house three years after its completion will be as impossible as the sale of brimstone in the place where all bad builders should eventually go.

In this connection it is interesting to see what they did in other countries under conditions of even greater urgency than obtain in our own land. The United States discovered that its ship building programme was seriously interfered with by the lack of proper accommodation for the workers. American captains of industry have recently awakened to the fact that the proper housing of the workers has a tremendous lot to do with national efficiency. A measure was drafted and entitled The Housing Act, rushed through both Houses of Congress and became law on May 16th, 1918.

Under this Act £12,000,000 (60,000,000 dollars), were immediately appropriated for the building of homes for the employees at Mare Island Dockyard, Vallejo, California; at Philadelphia; at New York, and Seattle, Washington State. That was only a preliminary. In a few weeks it had soared up to £40,000,000 (200,000,000 dollars), and since then has been enormously increased, but the writer has not the actual figures by him.

A Commission was appointed to confer with the workers as to the types of houses most suitable to their requirements. On that Commission were town planners, architects, builders, transport experts, and representatives of the various unions affected.