

is not so much dependent upon his individual exertions as upon the relation of his work to that of other workers—to the organised control of the whole industrial life of the community. For just as the heart of the nation is deep in the homes of the people, so the industrial welfare of the nation is dependent upon the spirit of co-operation in every individual worker. It should be possible, and was possible under war conditions, for individual workers to feel that the work he or she is doing is a useful part of a great national scheme, that they are all doing 'their bit' for the nation's welfare. Woeful waste of energy which results from that individual action for which so many are again clamouring. The wasteful distribution of commodities beyond the neighbourhood of their production is a more serious menace to national prosperity. As in the Dominions, so here in England, the goods manufactured in any one town, although necessary for the residents of that town, are not sold there, but local wants are very largely supplied from distant towns. A large number of resident agents are employed, an army of commercial travellers sent in the endeavour to capture the business of their rivals in other towns than their own. I think we should arrange the industries within our future garden cities so that the present waste of energy and industrial inefficiency may have no place there.

"It seems to me, and I hope that in all this I am in agreement with you all, that it is in the industrial garden cities that the industrial salvation of the nation lies—cities which are founded on the lines of Letchworth but which shall from the start give the same care and expert thought to the welfare of their inhabitants as Letchworth gave to the formation of the city itself. We want not only expert city builders, not only expert city management, but we want also expert industrial managers to govern everything which will in any way advance the best interests of the citizens."

The Panama Zone.

Referring to the wonderful success achieved under the most trying circumstances in the Panama area, not only in respect to the building of the Canal itself, but in the city building which had been carried on in conjunction with it, Mr. Seager said this success resulted from the appointment of one man, Colonel Goethals, who was responsible for the whole of the activities carried on there. He was responsible for the appointment of all assistants and subordinates, for the canal, the railway, the water supply, the electric power, the health department, the farms, the food supply and distribution, housing and places of recreation and rest, laundries, etc., and the government of the whole scheme.

An Important Distinction.

Mr. Seager was careful to point out that the "Unity of Control" must not be confused with the "Central Control," by which hard-and-fast regulations are issued by those in authority, and leave no room for that individual initiative which is absolutely essential to the success of any scheme. Such

"Central Control" is very rightly condemned, but those who condemn it fly to the other extreme, and ask for a continuance of the go-as-you-please policy, which is the base of our modern industrial life.

"We cannot too strongly insist on the fact that municipal government is a business, and that in it recognised business methods must be followed. The holding of any municipal position is not for the sake of the honour, it is for the opportunity it affords of doing good work. We cannot do good work unless we have been thoroughly trained in our task. The watchword of 'Government by the people for the people' has led us to appoint from among our citizens any who are found willing to undertake the task of government without any consideration as to their fitness for the responsibilities of the position. We have been willing to be governed by those who have been too busy with their own private affairs to give the necessary attention to the welfare of the people. It has been thought that it would be a violation of the democratic form of government if an expert were appointed as manager of our towns. But it is now recognised in business that it is only by thorough expert supervision in every department of work that success can be gained, and it is the experience of business men that must guide us in the business of town management. The country towns should be the cheapest possible places to live in—they are now no cheaper than the cities; how can they be when the produce grown around them is sent to London and brought back from there for local consumption and use. It can be seen that this scheme will not interfere in any way with those industries established in the garden cities which manufacture for the world market.

The proper forethought and care exercised in respect to its industries will make the garden city a still more attractive place for work and residence, by contributing to the wealth, the comfort, and happiness of its citizens. Everything that the community requires would be purchased, if possible, from the community itself, and if that is not possible, then at the nearest town or factory where the goods are made. Production should be encouraged to the utmost, for there can be no such thing as over-production if a proper system of distribution exists; such a system would be established by the Sales and Distributing Departments. Instead of the large cities supplying the country, the country towns must supply them, and they in turn collect for export."

Mr. Seager mentioned that Mr. Raymond Unwin's plan had been largely followed in the development of Durie Hill, at Wanganui.

Professor Wilkinson, of the Sydney University, has been appointed one of the judges in connection with the architectural competition for the new art building, which is to be erected by the Auckland University College.

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The British Government's Timber Department has ceased to operate. It sold the entire stock of fifty million cubic feet of soft timber to a syndicate for £8,000,000. This is a record deal in timber.