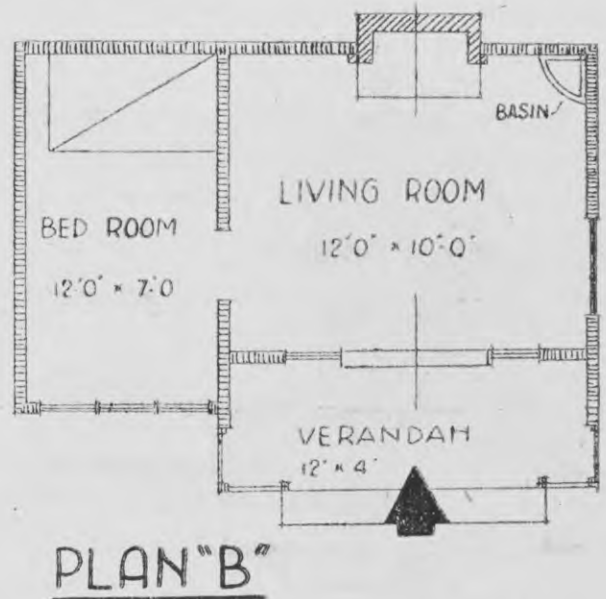


features of a modern house, from an enamelled sink, wooden sink-bench and a good dresser in the kitchen to wardrobes, linen cupboards and other cupboards and a laundry conveniently arranged with concrete copper and tubs. Although each of the houses is designed for a coal range, with a high pressure hot water service, this can be re-arranged without difficulty in most of the plans to substitute an electric range and hot water service. Two 600-gallon water tanks are specified for each house, and on farms where a good water supply is available a septic tank drainage system can be installed.

The aim of the designers has been to obtain an exterior appearance as pleasing and attractive as possible, and, with the planting of trees, lawns, and gardens and the laying of good paths the result should be satisfactory from all points of view. Despite the fact that the designs are of necessity the essence of simplicity; they incorporate a careful and effective arrangement of windows, wall heights, roof pitch and openings. There is provision in every plan for an open fireplace in the living room, except where there is a combined living-room-kitchen. The specifications allow for electric light installation, and although this may not always be available immediately in some districts, it is wise to arrange for certain portions of the electrical work to be done in anticipation of subsequent reticulation. A high standard of construction and finish is called for under the plans, in all of which the use of good average classes of timber is required, and the occupants have a further measure of protection in that heart timbers are stipulated for all exterior timber work, flooring and the substructure. Another modern note is the use of wallboard for linings and ceilings, thus allowing for colouring or the use of wallpapers as desired. Chimneys are specified in brick.



Let us take a look at some of the designs, chosen at random from among those available under the scheme. In the smaller scale of houses we find a small single bedroom house to meet the needs of a married couple (see Plan A). All rooms open conveniently off the hall, with a good verandah at the back entrance. There is a combined bathroom-washhouse, and doors to both the hall and the back verandah. The area of the building is 510 square feet. There are several designs to suit a married couple, and a notable feature in each case is the adaptability of the plans to future extension in the way of building on extra rooms if desired.

Then there is the cottage designed to meet the needs of a single man—a compact, neat structure mainly intended for erection near the homestead as part of the farm buildings. The type depicted in Plan B includes a living room, one bedroom and a small verandah, and is fitted with an open fireplace and a hand basin, the latter being fed with a tank water supply. Owing to the proximity of the homestead there is no call for the provision of cooking facilities. Its area is 280 square feet.