

# The HOUSE THAT You BUILD



*THE thoughts of most of us now are centred in our homes, either those homes that are established and waiting for us in New Zealand, or those future homes as yet merely a picture in our minds, about which we hope to build our new life on our return.*

Those New Zealanders who visualise these future homes are to-day weighing the pros and cons of building or buying a house. With the present acute housing shortage it is unlikely that many houses will be for sale at a price within the bounds of the average soldier's pocket. For the great majority, building is the only solution. In this article E.R.S. hopes to give some account of the present building costs in New Zealand.

The primary consideration, presuming that an adequate section has been purchased, is to cut the suit according to the cloth. Costs have increased tremendously during the war and houses built for L800—L1000 in 1938 may now be valued at nearly twice that amount. Those of us who had hoped to build a house like the one Bill Jones next door built in 1938 for L1000, will probably have to be content with one considerably smaller after an outlay of L1,500. With no capital other than the Rehabilitation Loan of L1,500 available obviously a mansion is out of the question but a "desirable modern residence" can be built.

Building costs vary according to locality, being generally less in the South Island than in the North. They also depend on the nature of the site, the design of the house, the quality of the timber and fittings and the extent to which built-in wardrobes, cupboards etc., are fitted.

Where the quality of the materials and the fittings is up to the standard adopted in State Housing Construction, prices range from a minimum of about 27/- per square foot in parts of the South Island to a maximum of 33/- per foot in some North Island districts. Quotations as low as 25/- per square foot are given for certain South Island districts, but this represents a comparatively low standard of materials and finish.

The Housing Construction Department has set out to build a moderate-sized house of low enough initial cost to enable it to be let at a very moderate rental to the lower and middle income groups. Judged by the standards required by the average man, the fittings and finish are of excellent quality. If the State House is taken as a criterion a rough estimate of the size of houses which can be built within the limits of the Loan can be obtained.

In the North Island at 33/- per square foot the floor space would be about 900 sq.ft., in the South Island at