

services of architects should be enlisted, and contact was therefore made with the President of the New Zealand Institute of Architects. Arrangements were then made for a large number of designs to be promptly prepared by members of the Institute at a very reasonable cost. The great assistance rendered by the architects is freely acknowledged.

"It was also decided in the initial large contracts to supply contractors with schedules of quantities of each house. It was obvious that this step would save an enormous amount of time and eliminate a tremendous amount of unnecessary expenditure on the part of contractors. A reputable firm of quantity surveyors was engaged, and a special system involving a master schedule and individual house schedules, was devised. This system has been adversely criticized by small builders, but it has proved invaluable in connection with large contracts. The quantity schedules enable adjustments and alterations to be made with a minimum of difficulty.

"The first tenders for the construction of 375 houses at Lower Hutt and Miramar were advertised on the 10th December, 1936, and the first tenders accepted were those for fifty-two houses at Miramar on the 4th March, 1937. By the 31st March, 1937, tenders had been advertised for 689 houses, and tenders had been accepted for the construction of 588 houses.

"Of the houses being erected under the initial contracts approximately 10 per cent. have six rooms, while the balance are of four and five rooms in approximately equal proportions. In addition to the nominal number of rooms, all houses are provided with bathrooms, separate lavatory accommodation, laundries under the same roof, and built-in wardrobes. A number of the houses have sun-porches, whilst others have dining-alcoves. A small percentage of the houses are furnished with garages.

"Designs for semi-detached units comprising two houses each of three rooms and all conveniences are being prepared. Some of the three-roomed houses are being provided with sun-porches.

"All houses in the initial contracts are of wood-frame construction; approximately two-thirds have external walls of brick veneer, while one-third are finished with weatherboards. A proportion of the brick veneer houses will have a plaster finish.

"Practically all the roofs are of New-Zealand-made tiles, either terracotta or coloured concrete.

"Approximately 50 per cent. of the houses are being provided with electric stoves and the balance with gas stoves. The hot-water systems are of the storage type.

"*Erection of Joinery Factories.*—It was decided in the early stages that it would be necessary to establish two joinery factories—one at Auckland and one at Wellington—and tenders were called for their construction. In September, 1936, tenders were accepted, and the two factories were practically completed by the end of the financial year. There is a certain amount of misapprehension among the public as to the capacity of these factories and as to the work for which they were designed. It is advisable to make it clear that the factories are purely for the construction of joinery and for the kiln-drying of timber. The capacity of each factory is equivalent to the joinery necessary for 300 to 400 houses per annum. The factories are not designed or intended for the shop fabrication of houses. It was decided that applications to lease these factories should be called by public advertisement. A rental of £3,000 per annum for each factory was fixed and contractors were invited to tender prices at which they would be prepared to manufacture certain specified quantities of joinery. The Fletcher Construction Co., Ltd., tendered the most favourable price for each factory and were granted leases accordingly as from 10th April, 1937."