

business or private premises, are now being erected. There is very little disposition in the direction of speculative building. This is owing largely to the great advance in almost every class of material used in the construction of buildings. Timber has risen in price, and there also have been increases in builders' ironmongery and requisites of all descriptions. The advance in the cost of roofing iron since the outbreak of the war has been no less than about 120 per cent. There has been a similar rise in the price of nails, and as a builder expresses it, "bent nails soon will be valuable enough to pick up and straighten." The ramifications of the war in regard to prices extend to everything of which a home is composed, as well as to all that it contains.

Questions of city land values and comparisons of the relative worth of different business sites were canvassed at great length in the course of the Short Street compensation case, which was opened at the Supreme Court last month. In the case for the Crown, which seeks recompense for the loss of a valuable property, stress is laid upon the value of the old Admiralty House site for business purposes, in that it had frontages to three streets—Beach Road, Short Street, and Jermyn Street—with the consequent advantage of ready access for cart traffic, and of light from three sides. One witness, Mr. H. R. Cooke, said he considered that no other site with equal advantages and of similar area, can be found within the business area of the city. It is partly on the plea of the impossibility of finding an equally suitable property for its offices and workshops that the State claims from the City Council nearly £5,000 more than the latter offered in settlement.

#### DUNEDIN.

The Presbyterian Social Service Association reports that in connection with the establishment of an old people's home, a generous donor gave a block of 10 acres of land on which to erect the home, which will be built on small cottage lines. The land is valued at over £3,000 and is adjacent to the city. Other donations totalling about £800 have been received. One donor gave £500 and another £250.

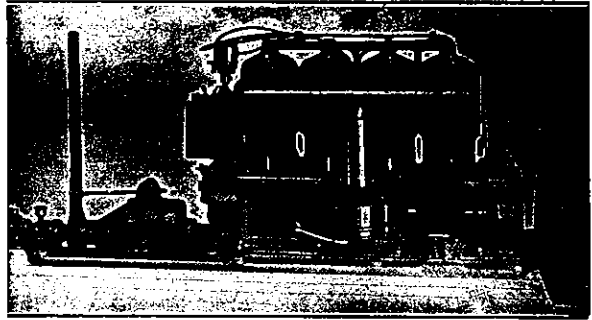
"The Majestic Mansions," a new block of flats to be erected on the "take-life-easy" plan at St. Clair, Dunedin, by a local company, show the trend of residential building in New Zealand. The block of land to be covered has a frontage to Forbury Road of 80 ft., and to Victoria Road of 90 ft. On the ground floor are to be a public cafe, billiard room, private dining room, kitchen, and managerial quarters. The first and second floors are to be divided into four three-roomed suites on each flat, and on the top floor there will be 24 suite rooms and two double suites. There will be a laundry, eight car garages, an electric lift, and every service possible will be electrical.

Mr. Basil Hooper, A.R.J.B.A., reports (a) additions to Mr. C. G. White's residence at Bishopscourt, consisting of large open air sleeping verandah, new bedroom, etc.; special provision having been arranged (by the use of canvas roller blinds) to make the verandah useable even in bad weather, and the two ends being glazed, makes it quite snug in every way; contractor, Mr. Walter Ellis. (b) additions and alterations to Mr. C. Harrison's house on Maori Hill. This is a complete remodelling of an existing cottage, and has consisted of stripping off the lining from the walls and ceiling of the main rooms and granite plastering instead—adding two large nine-light casement bays to the front rooms, new bedroom, bathroom, lavatories and offices, substituting modern doors and windows, etc.—in fact generally making a new house; contractor, Mr. Walter Ellis. (c) Additions and alterations to Nurse Thomson's private hospital, Stafford Street. This has meant the addition of five large wards, workroom, operating, sterilizing, and anaesthetic rooms, besides the complete rebuilding of the bathrooms, utility rooms, lavatories, etc. A large sheltered verandah, and balcony, both 10 ft. deep have been provided for the use of patients; in addition to the large ones existing, and besides this, three new balconies have been provided for the use of the staff. The operating block has been specially designed for convenience and hygiene the floor is to be Emma, with rounded angles at the walls, and the walls of polished granite plaster, enamel painted white. The natural lighting is a special feature and is obtained by means of a wide

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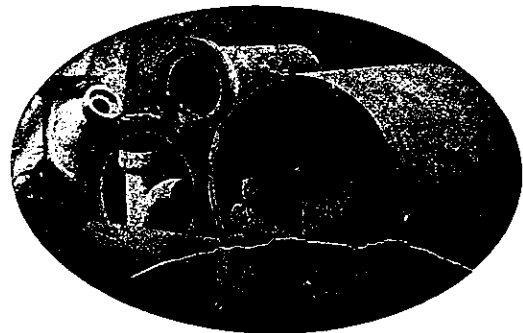
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