

small) had its useless drawing room, more useless reception hall and so on, through the whole category.

Having once perceived that there was a sense of fitness about simplicity and repose in domestic Architecture, we have thrown most shams overboard, and are now content to build homes, not exhibitions — of what we have or have not. Following in the wake of this revulsion, has come the simple cottage and bungalow design, the plain but good mission furniture, with its natural wood finish; more money is being spent on the kitchen and less on the front elevation, so that our houses no longer merit the title of "Queen Anne fronts and Mary Ann backs." This new conception of domestic Architecture, with all its faults, is thoroughly in keeping with the repose and simple dignity of home life.

In the development of a truer sense of fitness in modern Architecture there awaits a great problem. Until our architects are given a more thorough training in the right use of materials, and a little less time on the "orders," one may not look for much improvement. All the great advances made in machinery, cheapness of transport and production of new materials cannot be ignored. To keep in touch with them, Architects must adapt themselves to new conditions, and the general fitness of modern work. For a sense of fitness in Architecture can only be developed on a basis of a real knowledge of modern materials and methods, their uses and deficiencies.

Encroachment of Land.

Judgment was given by the Chief Justice, Sir Robert Stout, at the Supreme Court Auckland, last month, in the case in which a claim was made for damages and compensation for encroachment on land by the erection of a building in King street, Pukekohe, says the "Herald." The plaintiff was Robert Fulton (Mr. E. J. Prendergast), farmer, of Puni, and the defendants James Roulston and Duncan Roulston (Mr. R. McVeagh), butchers, of Pukekohe.

The plaintiff asserted that his section of land had been either wrongfully, intentionally, or negligently, encroached upon by the defendants when erecting a new concrete building. The encroachment extended for a length of 14-ft. and in width 4-in. or 5-in. at the greatest point, decreasing until the encroachment ceased. He claimed a sum of £7 10s. per annum for the period of the encroachment, £25 alleged damages, and an injunction restraining the defendants from continuing the encroachment. In the alternative the plaintiff claimed, if the injunction could not be granted, a sum of £7 10s. per annum for the period during which the encroachment continued.

His Honor held that the boundary was a straight line from the surveyor's peg in the street to the peg at the back of the property, and that the building had encroached on the plaintiff's land to a very slight extent. Under the powers conferred by the Judicature Act, he fixed the boundaries in the future as running from the two pegs agreed

upon by the surveyors, except where the building encroached upon plaintiff's land, in which portion the boundary was to follow the outer wall of the building. The defendants are to remove a down-pipe, which over-runs the plaintiff's land.

His Honor fixed the compensation in respect of the encroachment at £5.

American Timber Imports.

An interesting table has been compiled from latest information showing the amount of American timber imported into this country during the year 1916. It is as follows:—

Auckland imported	22,500 ft.
Napier imported	230,707 "
Wellington imported	420,448 "
Lyttelton imported	979,675 "
Dunedin imported	3,087,231 "
New Zealand (unspecified Port)	669,349 "
Total	5,409,910 "

For many years timber millers of the west coast of America have made efforts to form an organisation controlling Oregon, and this has been achieved recently. Latest advices state that the combination includes 94 per cent. of those engaged in the industry.

Fears of a substantial increase in the price to importing countries have now been realised, advances being as much as 6 dollars 50 cents (£1 7s. 1d.) on the f.o.b. price. While immediately prior to the initiation of the combine from 8 dollars 50 cents (£1 15s. 1d.) to 9 dollars 50 cents (£1 19s. 3d.) f.o.b. was asked, July-October shipments are now quoted at 12 dollars (£2 10s.), with 50 cents (or 2s. 1d.) more for October-December shipments, and in some cases 15 dollars (£3 2s. 6d.) is wanted. Sydney merchants carry fair stocks, and with cargoes afloat sufficient Oregon will be available for some time to come, especially in existing quiet building conditions.

Supervision of Town Lots.

The need for supervision of the cutting-up of lands in town lots in the neighbourhood of Auckland is being recognized by the local office of the Survey Department. With the object of securing subdivision on such lines as shall make for healthy conditions, steps are being taken to ensure that owners of land in areas outside of boroughs or town districts shall conform to certain regulations. These include frontages to sections of over 40-ft., proper road access and the setting aside in each subdivided estate of a public reserve. The Department has no jurisdiction in cases where the land is situated in boroughs or town districts, and it is regarded as desirable that the authorities in either of the latter should adopt the same policy and insist upon similar provisions for guarding against overcrowding.