

# ARCHITECTURE and BUILDING

## On Building the Home.

Some wise man, in his ignorance, once remarked: "Fools build houses, wise men buy them." It may be true for the jerrybuilders, but if a man wishes to have real satisfaction in his home he builds it for himself.

Last year the sum of three millions sterling, was spent in Sydney suburbs on the erection of residential structures, and many of them were so badly built as to constitute an absolute swindle upon the people who eventually became the owners. Most of them were put up by speculative builders to be sold on the instalment plan. Deposits of £50, £100 or £150 are asked for, and the balance as rent at 25/- to 30/- per week. A fresh crop of these mushroom houses seems to spring up every few weeks. As the properties are sold at prices ranging from



Residence at Epping.—L. L. Rumson, Architect

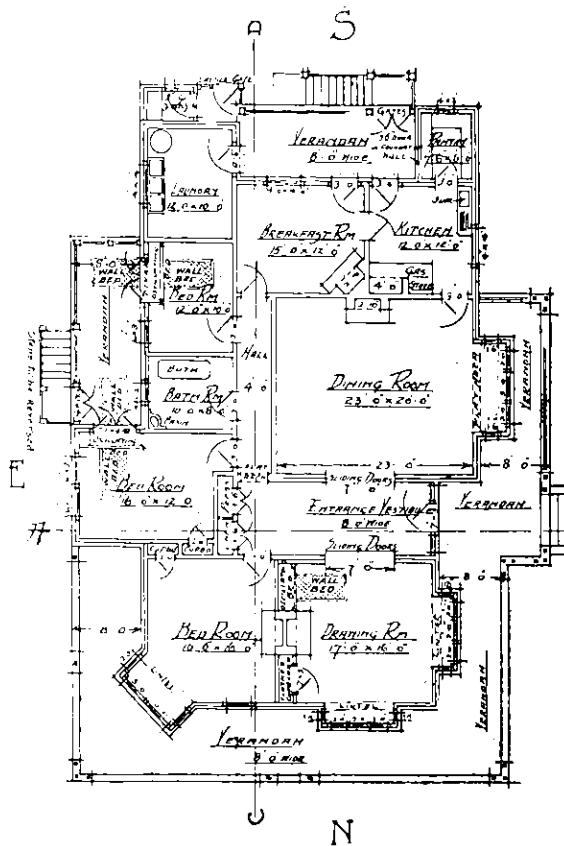
£750 to £1100, the terms seem wonderfully reasonable.

Anyone contemplating buying a house should, before paying a deposit, have the place thoroughly inspected by an architect, and make sure it is worth the price asked for it. Also, his architect will let him know how long it will be till he has to put his hand in his pocket for the price of renovations. In most of the places mentioned above, the cost of complete renovation and also structural repairs will hit the unfortunate purchasers like an avalanche in three or even two years.

Therefore, our advice to home-makers is, build for yourself. There is land a-plenty around the suburbs, and once the land has been paid for there is no difficulty in obtaining the capital wherewith to build. The New South Wales Savings Bank advances sums up to £500 for home building; there are Starr-Bowket Societies, and almost any bank will advance money on a straight out. mortgage. The Savings Bank proposition is very alluring. Repayment is made by weekly rent, which includes interest and principal, and as the repayment is go-

ing on all the time, the interest charged is exceedingly low. There are also other advantages about the Savings Bank scheme which are well worth investigation.

The trouble with most home-makers is that they do not know what they really want. The study of many plans becomes bewildering. We are overwhelmed by the variety offering. So the best thing is to set down in black and white the full total of our requirements and pass the lot to the architect, after which it is his duty to see we get the things we crave for in the best way.



Floor Plan of Residence, at Epping, Australia.

The size of the home, of course, primarily depends upon the size of the family, the amount of entertaining the family propose to engage in, and whether they intend to indulge in spare rooms. If there are a number of fairly grown children they have to be provided for right away. If the family is small but liable to increase, there is no need to build a large home on the mere assumption that more children may arrive. Remember the larger the house the greater the cost and the more work and responsibility for the wife. Houses can always be added to, and the homes we have in contemplation for the purposes of this article are such as