

Results that Talk.

Continuing, Mr. Barwell said:—"A case in point was that quoted recently by me, where plans of a proposed subdivision in the district of West Torrens were revised by the department under his charge. The result that in an area of less than 120 acres the selling frontage was increased by over 1,500 ft., while simultaneously five acres were dedicated for parks and open spaces, and, in addition, a site for a new railway station and its approaches. A later instance is that of a garden suburb plan which has been completed recently for one of the suburban districts, and affects another area of 120 acres. The land, as proposed to be subdivided originally, gave a total of 20,597 ft. in selling frontage, without any provision for open spaces or sites for public purpose. In the garden suburb plans the Town Planner has increased the selling frontage to 21,403 ft., notwithstanding that, in addition, 10½ acres (9.5 per cent.) have been dedicated from the total area for school site, public buildings, parks, &c. These plans are private at the present time, but an announcement in connection with the proposed garden suburb will be forthcoming later. They do not refer to those proposed for the Mitcham Garden Suburb, the details of which are, as yet, incomplete.

Adoption of Town-planning Methods by Real Estate Men.

"If the application of townplanning methods to real estate means important financial savings and economies in local government administration, plus a gain to the owner and the community, then clearly every real estate agent should be alive to their importance. This has already occurred in New South Wales, where Mr. Henry Halloran, one of the leading real estate agents in that State, has, during the past two years, wholly abandoned old-fashioned checkerboard methods of 'subdividing' in favour of modern 'planning.' The sale plans of estates issued by his firm show curved as well as straight streets, recreation reserves, sites for public purposes, and a business-like appreciation of the commercial as well as the social importance of townplanning." In conclusion, he said: "Why we should continue to go on manufacturing obsolete types of subdivisions when up-to-date enterprise can show us something better, is inexplicable unless it be that the force of tradition and faith in the world's oldest type of townplan still holds sway in South Australia. It cannot surely be that we adhere to checkerboard plans because they are believed to have been originated by the Chinese many thousands of years ago, when towns and streets had to be laid out in accordance with astronomical laws concerning the movements of the stars, and in conformity with commands direct from the celestial heaven itself? It is more likely that modern owners and agents, whether they revere ancient traditions or otherwise, have not yet fully grasped the true meaning and value of townplanning to those whose business it is to lay out and develop suburban lands to their best economic and social advantage."

British Engineering.

In British Engineering circles there is a marked tendency towards the amalgamation of interests, and the results in many cases are far from favourable to the overseas buyer of engineering products. The latest re-construction scheme however which comes to light, that of the Beardmore-Born concern, is quite free from objectionable features. In recent years Messrs W. Beardmore and Co. have acquired a world wide reputation as manufacturers of armaments and other requirements of the fighting services, and they are now rapidly converting their Clyde workshops from war to peace productions. In order to deal speedily and successfully with the surplus output available for export, they have come to a working arrangement with Messrs John Birch and Co., the well known Export Engineers of London, whereby the latter's organisation for distribution, which extends practically to every part of the world, is placed at their disposal. The organisation thus provided obviates the necessity which would otherwise face Messrs Beardmore and Co. of establishing a similar organisation on their own account in all markets, and brings them into immediate touch with these markets. Incidentally this case proves that the export merchant or middle man is regarded in quarters which ought to know, not as the unworthy encumbrance, he is sometimes represented to be, but as a valuable asset to trade. It is understood that the capital of Messrs John Birch and Co. has been largely increased in order to cover the expansion of business.

Here and There.

In connection with the housing scheme in England, tenders disclosed the fact that a four-roomed cottage could not be built under £850, not counting in the land, which was estimated at £200.

* * * *

The Wellington City Council has decided, in view of the proposals for the erection of dwellings, to immediately consider the erection of municipal brickworks. In the debate it was stated that the council's officers reported it to be cheaper to build in brick than in concrete. Bricks had risen enormously in price and were now quoted at £4 per 1000 and with cartage added the price was brought to £4 15s. or £5. The council would serve a double purpose by making its own bricks. It would secure bricks at a cheaper price and would cause the excavation of a portion of the Town Belt for recreation purposes.

NOT HIS FUNCTION.—"I want to know," said the grim-faced woman, "how much money my husband drew out of the bank last week."

"I can not give you that information, madam," answered the man in the cage.

"You're the paying teller, are'nt you?"

"Yes, but I'm not the telling payer."—*Boston Transcript.*