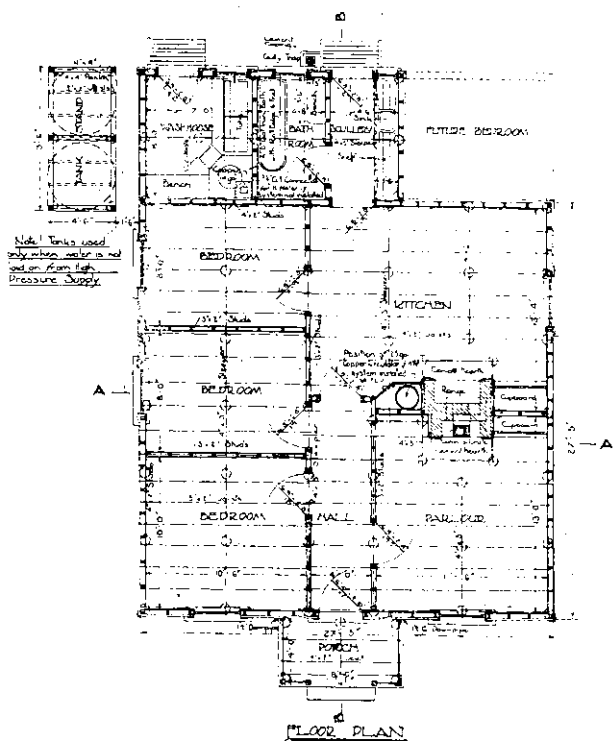


the railway will be divided up for settlement purposes on the plan illustrated. Ample garden space and recreation grounds and other reserves have been provided. The centre of the block will be taken up with an octagonal recreation reserve, large enough for football or cricket grounds. Crescent cart drives are introduced with small planted areas fronting the two main roads. These and other tree-planting areas should give the settlement quite a garden-like appearance. The roads will also have trees planted down both sides, and each section of land will occupy about a quarter of an acre. Altogether accommodation will be provided for about 180 dwellings. The Department has under consideration the erection of institutes and shops in



RAILWAY DWELLINGS.

Plan of five-roomed house, with provision for extension of one room. Where water and gas are available from town supplies, they are laid on, and hot water is made available at the bath and wash tubs. Electric points for ironing are provided where current is obtainable. The kitchen is large, as this is the main living room.

the settlement, which will be run by the men on co-operative lines.

While the Department is not claiming to build garden cities, it is pleasing to note that every effort has been made to make the conditions as pleasant as possible for the railway employees. This opens up a new field in housing possibilities, and is one of the first fruits of the new arrangement made by the Department in opening an independent architectural branch of the New Zealand Railways. Formerly this section was under the Engineer's Department. The General Manager of Railways, Mr. McVilly, is to be congratulated on this arrangement which should have far-reaching results.

## New School Buildings for Auckland.

The amount of building in progress at schools in the Auckland district at present is greater than it has ever been, says the "Herald." The number of new primary schools being constructed is exceptionally large, and many alterations are being made. A great deal of work is also being done at secondary schools, while in regard to the Auckland University College the erection of an arts building will be an important work, and the competition for designs will be finally decided in February.

A considerable number of the new primary schools are being erected in brick. One of the chief of these is the school at Curran Street, Ponsonby, where a main building and an infant school are being built. The contract price for the work is £21,345. A technical high school has nearly been completed at Pukekohe, the work costing about £10,000. A brick school at Green Lane, the contract price for which was £5467, is also nearing completion. The erection in brick of infants' schools, consisting of two rooms, is in progress at Remuera, Grey Lynn, and Mount Roskill. Plans are being prepared for a new brick school at Kowhai Road, Kingsland, the site for which was acquired some time ago. The grant for the building is £31,500. A brick school is to be built at Tuakau and wooden schools at Kohimarama and Wairanga Farm, Te Kauwhata.

Other new schools are in course of construction in other parts of the province, and additions are being made to numerous schools. In several other cases tenders have been called for school work, but no satisfactory ones received. The difficulty of obtaining material and labour is interfering with the carrying out of the building programme.

A tender of £44,300 was accepted recently for the erection in brick of a boys' grammar school at Mount Albert. It is hoped that portion of the building will be ready for occupation early in 1922. The Girls' Grammar School at Epsom is being enlarged in wood, the cost being about £4500. It is expected the work will be completed before the commencement of the first term next year.

A new building is being erected for King's College at Otahuhu. The cost is estimated at £40,000.

## Building in Dunedin.

Several causes are operating just now in the direction of limiting the building of ordinary-sized dwellings in and about Dunedin. Chief of these, probably, is a feeling that the proposals and the resolutions of the Government and corporations to erect cottages may lead to the possibility of getting residences at something below the current cost of buildings. Another retarding influence is the state of the money market. Lenders ask for bigger margins on securities than they were formerly satisfied with, and second mortgages are not easy to get. In these circumstances the building of dwellings "on spec" is not now brisk.