

HINTS ON HOME BUILDING, REPAIRING, REMODELLING

Using Backlog Still Canada's Most Pressing Social Problem

FORBES RUDE
Canadian Press Staff Writer

It was noted that one out of every seven Canadians now lives in a home or apartment building, and that last year's activity resulted in an estimated 75,000 lower figure which had been expected earlier.

Nevertheless, said speakers, the housing section of the industry is able to build more than it now is doing, and Canadians need them.

The report of the association's housing committee, prepared by V. L. Leigh, chairman, of Victoria, said the housing backlog "is still Canada's most pressing social problem."

Both the committee and P. G. Wilmut of Montreal, in his presidential address, put 100,000 to 125,000 dwelling units a year as a minimum target, which compares with 91,000 in the peak year of 1950; 85,000 in 1951; and 1952's 75,000.

The committee recommended vigorous action by the industry, financial institutions and governments.

The committee and Mr. Wilmut tagged down payments and interest rates as decisive factors in the ability of people to contract for homes. Said the committee:

"There is no doubt that the lower down payment, coupled with lower interest rates, is a dominant factor in the large-scale housing program under way in the United States."

Said Mr. Wilmut:

"Losses under the operations of the National Housing Act have been negligible and it would appear its regulations could afford to be less restrictive and assist in the erection of additional houses at no great financial risk."

The committee said the association should enlarge its study and its efforts to bring in "practical recommendations."

In the meantime it suggested continued efforts to reduce costs through "on site" assembly and pre-cutting methods, and the development of new materials and techniques.

POUND BATHTUB NEWEST PRODUCT FOR 1953 HOME

The glass bathtub which the gleaming lustre of will not chip under hammer blows and weighs pounds is the newest product for Canadian homes in 1953.

Who have examined tub in the United States has a marked advantage over other tubs for many years because of its light weight up to 380 pounds, careful handling by two

or more men, the new one can be installed easily by one workman.

Laboratory tests proved the bathtub is not affected by normal heat and cold, that it is easily cleaned and is not harmed by acid or household abrasives, according to Carl A. Strand, founder and former president of Strand Steel Corporation, which developed the tub after two years of experimentation.

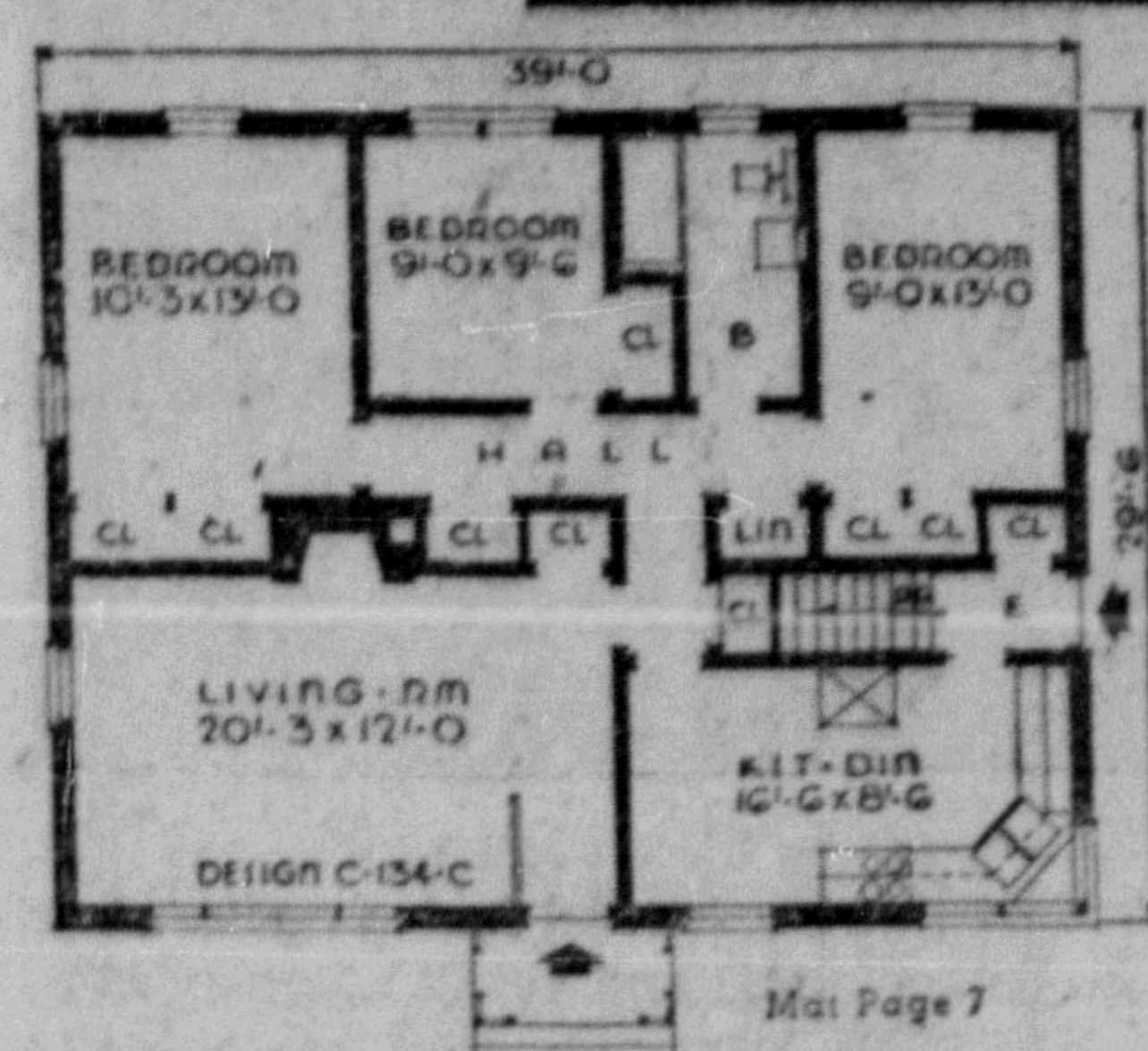
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DESIGN C-134-C. Exterior walls are concrete blocks with stucco finish, stripped on the inside for lath and plaster. There is a full basement and, on the first floor, three bedrooms at the rear, living room and combination kitchen-dining unit with large corner windows in the front. A small hall serves all rooms. Storage space consists of wardrobe closets in the hall, coat closets in the living room and side entry. Plans also show a covered entrance, double glazed picture window, corrugated glass entrance partition and a fireplace. The floor area is 1150 sq. ft. and cubage 23,000 cu. ft.

For further information about DESIGN C-134-C, write Small House Planning of Canada, Saint John, New Brunswick.

Varnish Properly Applied Stands Years of Hard Use

A varnish finish is the most suitable for furniture which is going to receive hard wear. If properly applied it will withstand many years of hard use and if heat resistance is used it will not mark. Three coats are necessary for a good finish.

Eileen Cross, director of the Home Economics Service, University of British Columbia Department of Extension, outlines the steps to be used in applying a varnish finish to your furniture.

First thoroughly clean and sand with fine sandpaper or fine steel wool. Clean with solvent after sanding. Apply a filler which has been thinned out to varnish consistency, allow it to dry until gummy, then wipe off the excess filler and allow the rest to dry. Sandpaper again, wash with solvent and apply stain.

USE STAINS
Oil stains should be used on soft woods and penetrating stains on hard woods. Penetrating stains will turn soft woods black.

Use several thin coats of stain to achieve the desired color rather than one thick coat. Allow to dry completely before applying varnish.

Apply the varnish with long, even strokes and brush in enough to get a smooth coat with no bubbles. Start in the centre and work to the edges. Let varnish dry—this may take at least two days.

BRUSH SURFACE
Brush the varnished surface with fine steel wool or sandpaper to remove the high gloss and roughness but use care to avoid scratching the surface. Wash well with solvent and dry.

Apply two more coats of varnish, sandpapering and washing between the second and third coats.

The final coat should be rubbed with powdered pumice and oil and then cleaned well.

Polish with wax or a good grade of furniture polish.

LIEUTENANT-GOVERNORS TO OPEN MOTOR SHOWS

TORONTO—The lieutenant governors of Ontario and Quebec will open the National Motor Shows in Toronto and Montreal respectively, next month.

Hon. Louis O. Breithaupt, lieutenant-governor of Ontario will officiate at the opening of the Toronto Show Feb. 13.

The Montreal Show will open two weeks later, Feb. 27, with Hon. Gaspard Fauteux, lieutenant-governor of Quebec, officiating.

The shows this year are a revival of motordom's annual classics that were a feature of pre-war Canadian life. Started as an annual affair in 1932, the National Motor Show did much to help stabilize and uplift the Canadian economy during the depression years. The last show was held in Toronto in 1939.

Bold, new methods of display will be used to exhibit the latest in passenger car achievement.

Features of the eight-day Toronto exhibition include the largest showing of antique automobiles ever seen in the city, a display of trucks, and a fashion show highlighting latest creations from Paris and New York.

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How To Buy A House—With No Regrets

Buying a house is still the most important financial deal of a lifetime.

Some buyers are careful about all the legal details of the purchase. Many others, unaware of the pitfalls and dangers by the dream house they are acquiring, sign papers they shouldn't sign, fail to check important essentials in advance, and live to regret it all later.

The important rules in buying a house: (1) Get an experienced real estate lawyer before you look at property; (2) Don't sign anything until your lawyer approves; (3) Don't let the agent hurry you.

COMMON MISTAKE
A common mistake of house buyers is to sign an "offer," usually to buy at a price under the quoted one. By doing so you may actually contract to buy the house, in which event you find you have signed away all your bargaining power and can withdraw only if the seller cannot produce a clear title. A lawyer, consulted in advance, would have saved you such embarrassment.

Be sure of your boundaries. That group of fruit trees you think you're buying may turn out to belong to the man next door.

Know your zoning laws. Don't discover too late that you can't build a garage because zoning regulations forbid it so close to the property line.

Don't assume that you are buying the screens, storm windows, a ton of coal in the cellar or even

the kitchen stove, along with the handle your side of the transaction. Make sure. Otherwise you may find that such properly moves out with the previous owner.

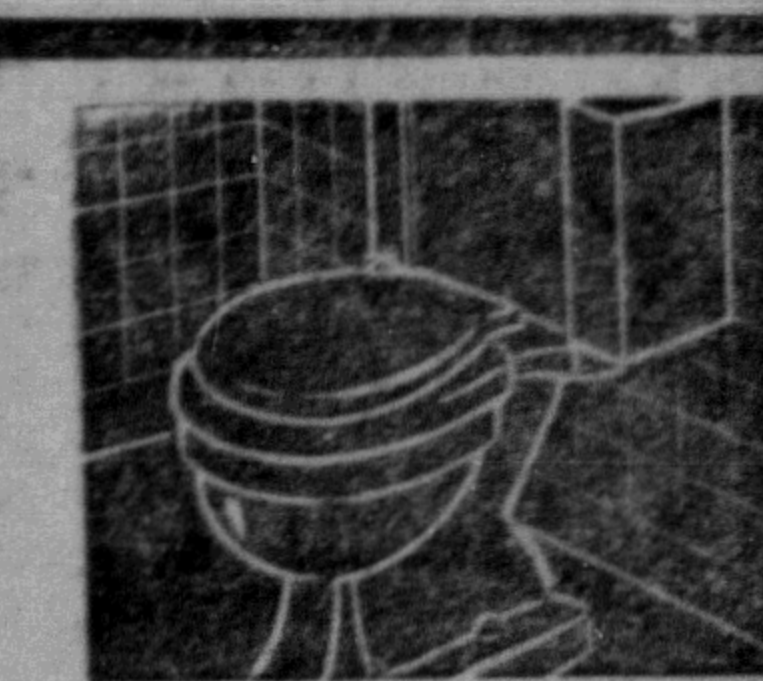
SET A DATE
Set a date for taking possession so that the seller cannot refuse to move out until he finds another place to live.

When buying a two-family house, don't count on the tenant's rent until you check on how much of it has been paid in advance to the current owner.

Verbal agreements are meaningless in court.

A good lawyer will look after such details. Many buyers who only hire a lawyer to close the deal could save much expense and trouble, for an extra \$25 or \$50 fee, by getting legal advice before the purchase. And never let the broker's or owner's lawyer

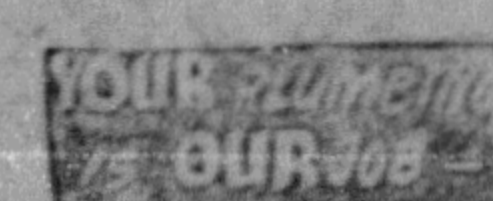
Certainly the vast majority of real estate agents are honest. But for your own protection remember that the agent represents the seller, not the buyer, and is in business to make a quick sale, collect his commission and move on.



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