In considering furnishings, let us begin with an empty room, for the room, when finished, is like a picture, to which the walls, ceiling and floor serve as a background. To obtain the best result for the background, utility, beauty and economy must be considered together.

In planning a new home, one usually has in one’s mind a perfectly furnished house, complete in all its details. Enthusiasm and desire to have it complete often act as a hindrance to the best results by causing one to buy hastily. With a limited sum of money to spend, the tendency is to buy cheap furnishings, with poor construction and limited wearing-power, for the one object is to furnish the house.

Instead, why not plan to buy absolute necessities first; made of the best material, constructed so that they are easily cleaned, built according to approved standards, and harmonizing with things that may be bought later? As one lives in a house and sees what is wanted, and what money is available for purchasing, the many things needed and desired may be added.

It may be a more reasonable standard to use less expensive equipment, which may be had in adequate quantity, which is not too expensive to replace, and is, therefore, not a source of anxiety to the housewife. It is a poor rule to have material things for daily use that are a source of anxiety and concern.

Walls.

Walls should be decorated in accordance with a few general rules: The smaller the room, the plainer should be the paper or covering material. For economy of light, the colour should not be too dark, because dark colours absorb light. Yellows, reds and pinks are best for brightening a dark or "cold" room, and greys, blues, greens or lavenders are suitable for use in warm, sunny rooms.

Light shades and dainty patterns are suitable for rooms which are for individual use, such as bedrooms. The apparent form and size of rooms may be somewhat controlled by choice of tints and colours of paper. It is often poor wall-treatment that makes rooms seem like boxes divided from each other.

Wallpaper.

Wallpaper should serve as a background rather than itself be the picture. Two-tone papers often reflect more light and life than a one-tone paper; the two-tone effect may be obtained by a fine line of lighter or contrasting colour. Figures and stripes have much to do with the appearance of a room. Vertical stripes heighten ceilings, while large patterns have the effect of making the walls appear close, and hence reduce the size of the room. Always avoid "busy" patterns, that keep the occupant busy working out squares or diamonds or counting certain units.

Distempered Walls.

This finish is often used in the modern home, for it is obtainable in many beautiful shades. Distemper is more sanitary and cheaper than wallpaper, and may easily be renewed by an amateur.

A home-made colour-wash may be prepared from clay which is found in many parts of the country. To prepare the clay, first dry it thoroughly, then powder and mix with bran water to the consistency of a thick cream.

This clay is to be found in many beautiful shades, and should be used extensively whenever it is obtainable.

Kitchen, Pantry and Bathroom Walls.

Kitchen, pantry and bathroom walls are often done with a hard finish, which can be produced by hard plaster or cement. The wall may be tinted, or it may be marked off to imitate tile or bricks and then finished in enamel paint. A practical and economical way of finishing the walls is to give an ordinary plastered wall a coat of glaze. The upper part of the wall is then finished with calomite, and the lower part with 2 or 3 coats of paint. The painted wall may be renewed by washing with soap and water. Naturally, the more coats applied to the wall the more imperative it is to moisture and the more easily cleaned. Another excellent finish for walls which require constant cleaning is "Tilesite" which is an imitation of tiles and is merely a metal sheet 24 inches by 18 inches enamelled to represent tiles. The cost of each sheet is 5s. 6d., and the paste with which it is affixed to the rough wall may be bought for 1s. 6d. a tin. This gives a most satisfactory wall finish, and is cheaper than procelain tile—also it may be attached to the wall by any careful amateur. Tile wainscoting for 3 feet from the floor, with hard plaster enamelled for walls above, while relatively expensive, makes an imperious wall finish for any room where moisture, odour or grease may be present. Ornamental tile in the wall finish rather fails in the purpose of the use of the tile, for it is difficult to clean and naturally less sanitary.

Floors.

For the recreation and rest part of the house, wood flooring is most commonly used, and this plain wooden floor may be stained or made into a pattern, or a so-called parquetry floor. Any of the woods may...
be oiled, waxed or varnished with or without a stain.

A wooden floor may be oiled with warmed paraffin or linseed oil. The warmed oil will penetrate the wood and oil it so thoroughly that future grease spots are less likely to be made.

Oil and colour together may be applied by a colour dye. Whether plain oil or oil stain is used, the object is to get the oil into the wood. The first coat will probably all go in, so that in a few hours there will be very little oil to wipe off. Several coats of oil on the stained floor will improve it, each coat making it darker. Oiled hardwood floors give good service, with the exception of the care needed to keep them clean. Use light oils, very thin, and rub off every bit that has not been absorbed before it has had time to gather dust.

A varnished or shellacked floor is very good, and unless the varnish is of excellent quality (free from resin) and put on in thin layers, the service life is very short.

Waxed floors are most satisfactory for living rooms, so far as appearance is concerned, but they must have care. Water leaves a dark spot on a waxed surface, and oil causes it to grow sticky. A waxed floor should be kept free from dust and water, and frequently rubbed with a heavy polish, for living rooms, so far as appearance

Floor Coverings.

Linooleum is a material of cork composition which may be purchased at a great range of prices, and in a correspondingly great variety of quality. A thin linoleum, called oilcloth, is the cheapest quality. The cheaper linoleums have the pattern or plumage stamped on the surface. Naturally, the wear soon causes the pattern to rub off, leaving only the cloth foundation. Varnish will help to keep it in good condition, but not to any great extent. Such linoleum would need at least 3 coats of varnish a year. The linoleum has the pattern and colour all through its depth is built up in blocks and pressed together. The colour lasts as long as the linoleum does. These may be obtained in medium, standard grades and also in heavier grades which are useful in institutions where the wear is heavy. The laying of the linoleum is almost more important than the difference in quality of the middle grades. Linoleum should be most carefully measured, and cut to fit the floor. Two weeks lying on the floor will give it time to stretch, and then it may be rifled and fastened down. The strips are sealed together with a sealing cement, and the housewife will be well advised if linoleum entirely sealed to the floor, the object of this being to prevent water from getting to the underside of the linoleum so causing it to swell and buckle. Linoleum, after it is laid, may be waxed like a wooden floor, and then pores will be closed, making it resist water. Medium-priced linoleum, waxed and sealed to the floor, will give excellent service, and has resiliency to give comfort to the workers. It makes the most satisfactory kitchen floor.

Rugs and carpets differ from each other only in size, because the material is the same. The study of sanitation and efficiency has made a carpet unusual in the average home, since rugs are much more easily cleaned and handled. The essential economic requirements of a floor covering are that it be durable, easily cleaned, and substantial enough to lie flat on the floor. The artistic requirements are good colour and pattern, and that the rug harmonizes with the room. The rug should be the foundation of the room, the colour and pattern may be said to contribute to a harmonious whole when neither is so pronounced as to be the all-controlling factor in the design of the room. As to the size of a single rug for a room, a good general rule to use for measuring is that the rug shall come well up to the fireplace, if there is one, and that the margin on opposite sides of the room shall be equal. A rug of 9 by 12 feet looks best with a floor margin of 12 to 15 inches, and a larger rug better with an 18 inch margin. If several small rugs are to be used in various sizes, the lines of the rugs will usually best follow the lines of the room.

Various kinds of hemp and grass rugs, woven or plaited, are much used for living and stoops. Because they are light, cool looking, and easily lifted and cleaned, they are popular where the income demands something inexpensive.

Two other types of rugs are made by plaiting strips of cloth, and sewing the plaited strips together, or by weaving strips of cloth as a woof in the warp thread. Cretonnes or any cotton materials are most effective for this work.

Other rug materials such as flax, jute and wicking, are also used to produce variety and various degrees of cheaper rugs.

Draperies and Curtains.

Draperies introduce warmth, cheer and a contrasting touch of colour into a room, and are generally used to shield or close a room, door or window. The heavy velours, plushes, velvets and brocades furnish soft folds which give artistic effects of light and shade; but they are expensive, difficult to keep free from dust, and expensive to clean.

The universal attention to economy and sanitation has resulted in a supply of suitable and artistic draperies which are washable, non-fading, and of such a class as to resist dust. Cretonnes, sun-fast materials, and various silk and wool fabrics meet this requirement. Often, a plain or solid colour, as in lining, introduces a richness of tone, provided it harmonizes with the drapery material. Usually plain hangings are best, but if rugs or paper are plain, a figured hanging introduces light and contrast.

Furniture.

Choice of furniture for the home should be chosen with certain fundamental principles in mind, such as its suitability as to size and shape, weight, appearance, comfort and use, and also the cost and possibility of renovation.

Size, in relation to the space in the room, must be considered. Very large pieces not only overcrowd a small room, but if they are also massive in appearance, they dwarf everything else. They are difficult to move, and so make cleaning difficult. Drawers in a piece of furniture should not be wider than 3 feet or deeper than 8 inches, as a drawer larger than this is difficult of manipulation and offers a temptation to over-filling, making it too heavy to pull out easily. Chairs should be comfortable, well constructed and able to stand hard wear. There should be no unnecessary pieces of furniture in any room. Each piece should have its definite use, and be placed so as to give the greatest convenience in use. Each piece of furniture should allow a clear space of at least 5 inches between its bottom line and the floor, for ease of cleaning.

The qualities that make linen desirable for many uses are its smooth texture, ability to absorb and give up moisture rapidly, freshness and brilliance of appearance, ease with which it may be washed, and its durability.
Farming in South Africa.

There are so many clever adulterations of linen that it takes an expert to prove that it is not linen. There are, however, some simple tests for linen which anyone can make.

Test for Purity of Linen.

<table>
<thead>
<tr>
<th>Test</th>
<th>Method</th>
<th>Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>Apply a drop to material.</td>
<td>Water spreads and evaporates quickly</td>
</tr>
<tr>
<td>Burning</td>
<td>Apply lighted match to ends of threads</td>
<td>Burned ends sharp, smooth, and even</td>
</tr>
<tr>
<td>Tearing</td>
<td>Tear across the material.</td>
<td>Difficult to tear; sharp, shrill sound, edge smooth</td>
</tr>
<tr>
<td>Glycerine</td>
<td>Apply a drop to material.</td>
<td>Forms transparent spot...</td>
</tr>
</tbody>
</table>

Regarding towels, their greatest essential is that they shall be soft and rapidly absorb moisture. An all-linen towel best meets these requirements. Huckaback towels are largely used because their roughness and looseness of weave make a good surface for absorption. Cotton or union towels are much cheaper, but they are less absorbent and, because of the cotton, they darken with wear, making them look constantly dirty. Wash-cloths and bath-towels often illustrate this.

Kitchen towels are of three types:

- Glass towelling for glass and china; crash towelling for heavy cooking utensils; and crash towelling for hand towels. The most satisfactory for glass towelling is linen fabric, because of its power of absorption and because it has no lint. Crash towelling is a cheaper, sturdier quality of linen, and is most suitable for rough work. Hand towels should be of a softer weave.
- Sheets vary widely in quality and elaborateness of finish, but the fundamental difference is that some are linen and others are cotton. Linen is best for summer because it radiates the heat from the body; cotton, on the contrary, is warmer.
- Huckaback towels are largely used which anyone can make.

Water Rights.

An owner who is in doubt as to whether his stream is a public one, or of the share of the normal flow to which he may be entitled (or where he may take it out), or who may have a dispute with his neighbours as to water and the many divergent water problems, can apply to the Water Court to adjudicate thereon. There are two such Courts, comprised of a Judge, assisted by two lay assessors appointed for the case, one being an Engineer of the Irrigation Department and the other a practical farmer chosen by the Minister from a list for the particular area involved. The places to send applications made under the Regulations are:—(1) The Registrar of Water Courts (South), P.O. Box 23, Cape Town; (Sub-Registrars, Local Magistrates); (2) The Registrar of Water Courts (North) P.O. Box 394, Pretoria.

The procedure being of a legal nature, applicants are advised to obtain the services of an attorney who shall take the necessary steps in accordance with the practice laid down. Prescribed forms can be procured from the Registrars at a charge of 1s. per set. The local Magistrate is a sub-registrar of the Court, and any application under the Act can be handed to him for transmission to the Registrar concerned. The Water Court, it may be added, was designed to give a practical solution of water questions in a simple manner, as expeditiously as possible, and at a cost to the applicant much less than that previously entailed by resort to the Supreme Court.

The general problems of water law are too complicated to be dealt with briefly here. Many farmers are not aware that they can go on to their neighbour's farm for headworks to their canals, etc., provided that the necessary servitudes are obtained. The following applies to such servitudes.

Expropriation of Land and Acquisition of Servitudes.

(a) Expropriation of Land.—Power is given to both a River and an Irrigation Board to purchase or take the use of any such lands within its district (covered or uncovered with water) also to dig and cart away materials, in connection with their statutory functions and duties. Compensation is to be paid to owners, lessees, and occupiers of such land and materials according to agreement, or, failing agreement, as may be determined by arbitration, viz.: the law relating to settlement of differences by arbitration in force in the Province concerned shall be applied.

(b) Servitudes.—Provision is made for three classes, viz.: (1) Aqueduct: i.e. the right to occupy so much of the land of another as may be necessary for or incidental to the passage of water; (2) Storage: i.e. the right to occupy the land of another by submerging it with water by means of a dam, or weir, or other irrigation work; and (3) Abutment: i.e. the right to occupy by means of a dam or weir, the bed or banks of a public stream.

In many cases, the acquisition of such servitude of the above may be necessary may be arranged for amicably by the parties concerned. Too great stress cannot be laid on the importance of having such servitudes registered against the Titles of the properties concerned. The expense so entailed is small compared with the position created by a change in ownership of these properties, viz.: the new owners of which for some reason or other may not desire to continue such unregistered arrangement.

The Act, however, makes provision for the procedure to be adopted by the servitudes, viz.: one month's notice to party claiming any or more of these the other party stating certain particulars given under Section 109 of the Act concerned. Thereafter, he can apply under Sub-section 2, to the Water Court whose jurisdiction in this respect is laid down under Section 110. Compensation may be awarded.

Section 110 (4) gives the maximum for a permanent servitude, viz.:—

"It shall not exceed an amount equal to the average market value (as nearly as can be ascertained) of the land to be actually occupied by the work, together with an annuity for actual inconvenience or loss that may be sustained by the exercise of the right of servitude, or, in lieu of such an annuity, a sum equal to twenty times the amount thereof."