

Chapter 1 : House Sar - the luxurious, comfortable and functional private house at the suburb of Johannes

Private room in house. Private room B for 4 to 6 adults in City suburb. Singapore. Seng. Private room B for 4 to 6 adults in City suburb. Singapore.

Terraces in The Rocks, Sydney. Terraced housing in Australia ranged from expensive middle-class houses of three, four and five-storeys down to single-storey cottages in working-class suburbs. The most common building material used was brick, often covered with stucco. Many terraces were built in the "Filigree" style, distinguished through heavy use of cast iron ornament, on balconies and verandahs, sometimes depicting native Australian flora. As many terraces were built speculatively, there are examples of "freestanding" and "semi-detached" terraces which were either intended to have adjoining terraces added. In the first half of the twentieth-century, terraced houses in Australia fell into disfavour and many became considered slums. In the s, urban renewal programs were often aimed at eradicating them entirely, not infrequently in favour of high-rise development. In recent decades, there has been a very strong revival of interest in terraced houses in inner-city areas, with many examples having been gentrified. Melbourne[edit] Terraces in Carlton, Victoria featuring the elaborate ornamentation which exemplifies the "Boom Style" of the late Victorian era. The wealth of the gold rush fuelled speculative housing development and also ensured that many terraces were built with ornate and elaborate details in a generally Italianate style, reaching its zenith in the s with what is often referred to as "boom" style. The generic Melbourne style of terrace is distinguishable from other regional variations. The majority of designers of Victorian terraces in Melbourne made a deliberate effort to hide roof elements with the use of a decorative parapet, often combined with the use balustrades above a subtle but clearly defined eave cornice and a frieze, which was either plain or decorated with a row of brackets and sometimes additional patterned bas-relief. Chimneys were often tall, visible above the parapet and elaborately Italianate in style. Individual terraces were designed to be appreciated on their own as much as part of a row. Symmetry was achieved through a central classical inspired pediment or similar architectural feature, balanced by a pair of architectural finial or urns on either side though these details were subsequently removed on many terraces. The party walls were almost always decorated with corbels which sometimes depicted heads, and the large wooden entry doors were decorated with stained or etched glass surrounds. Many Melbourne terraces also featured a unique style of polychrome brickwork, [4] influenced heavily by the early work of local architect Joseph Reed and often highly detailed though in many terraces this distinctive feature has been later painted or rendered over, although some have since been sandblasted or stripped back. The Melbourne style incorporated decorative cast iron balconies of the filigree style. The demand for imported cast iron eventually led to the establishment of local foundries. As a result, Melbourne has more decorative cast iron than any other city in the world. Decorative cast-iron fencing, regularly dispersed with rendered brick piers, was typically used, and the party wall of the end terraces would sometimes, but not always, extend to the property line to join the fence. Cliveden Mansions in East Melbourne was modelled on the terraces of London and was the largest terraced house ever built in Melbourne. It was demolished in the late s to make way for the high-rise Hilton Hotel. History of terraced housing in Melbourne[edit] The earliest surviving terraced house in Melbourne is Glass Terrace, 72â€”74 Gertrude Street, Fitzroy â€” Royal Terrace at 50â€”68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row. Free-standing terraces and single-storey terraces can be found elsewhere within 10 kilometres of the Melbourne city centre. Terraced housing fell out of favour with Melbourne councils and after the First World War some actually sought to ban them completely. The Housing and Slum Reclamation Act of shifted the responsibility for slum reclamation to local councils. During the s, many terraced houses in Victoria were converted into flats. Later private development of walk-up flats and in-fill development has further reduced the number of complete rows. Suburbs such as Albert Park, Fitzroy, Carlton, Parkville and East Melbourne are now subject to strict heritage overlays to preserve what is left of these streetscapes. A late 19th century terrace of six houses in South Geelong, similar in style to those found in inner Melbourne. Regional Victoria[edit] Outside of Melbourne in Victoria, the larger cities of Ballarat, Bendigo and Geelong have some scattered

historic terraced houses in inner areas, ranging from modest examples to impressive, though generally short, rows. The smaller seaside resort town of Queenscliff has a number of examples from the late 19th century. Other early country towns occasionally have a single example of the same type. Large rows with taller dormer windows often appear to march up and down hills. Terraced houses were a feature of the city from around the s. Susannah Place is one of the earliest still surviving. Others include; Corana and Hygeia, a pair of two-storey Victorian terraced houses built in ; Avonmore Terrace , now a boutique hotel. Hortonbridge Terrace, grand triple-storey row of five houses built in The terraces of some Sydney suburbs exhibit a distinctly regional variation, with some having Italianate features. Sydney terraces were more likely to make a feature of the roof than their Melbourne counterparts, often featuring high-pitched dormer windows , but contrasted with much shorter and plainer chimneys. Building rules introduced in required party walls to be raised above the roofline, which helped define the Sydney style and skyline of terraced suburbs. The terraces often lack a parapet and feature high-pitched roof with dormer windows and attics to make use of the roof space. As housing developed in Australia, verandas became important as a way of shading the house. From the midth century in particular, as more people became affluent, they built more elaborate homes, and one of the favoured elaborations was the filigree, or screen, of cast iron or wrought iron. This developed to the point where it has become one of the major features of Australian architecture. In contrast to the British practice of the day, under which dozens or even hundreds of houses were constructed by a developer as a single housing estate, Sydney practice was normally to build a short run of houses, an interesting example being the "Castle Terrace" in Paddington. They feature pitched corrugated iron roofs with round dormer windows, exposed party walls and chimneys with four terracotta pots. The double storey verandahs are rich in iron lacework. Most Sydney terraces are firmly anchored into solid sandstone , which provided an opportunity to follow the British practice of constructing a basement storey below street level, reached by a flight of stairs down from the street. Many examples of this are to be found in Paddington. In the suburb of Balmain, there are examples of houses actually constructed from local sandstone, rather than bricks covered with stucco. Another Sydney innovation was the cantilevered verandah which allowed inner city terraces and corner shops to utilise the space above the public footpath and giving the houses a distinctive appearance. Surprisingly, the Western New South Wales city of Dubbo has examples of Victorian terraces and semi-detached houses close to the city centre, mostly in the Darling Street area. In Brisbane , Queensland , apart from government buildings, stone and attached buildings were deprecated, and in fact legislated against by the Undue Subdivision of Land Prevention Act Enacted as a public health and anti-slum measure, it set a minimum frontage of about 10 metres for each residential block, thus effectively ending the building of terraces, although a few terraces were built as a single rental project, were not subdivided, and managed to bypass the legislation. Most of these examples notably differ in style to terraces in other Australian cities in that as a regional variation, most of them incorporated elements of the Queenslander. In particular high-pitched or hip roof , covered in corrugated galvanised iron is notable as a dominant and practical design element. Nostalgic replicas became popular in Brisbane in the s and s in mock-Victorian style, in an attempt by developers to appeal to wealthy migrants from interstate. As a result, there are some quite convincing replica Melbourne-style terraces along Gregory Terrace in Brisbane. The planned city of Adelaide , South Australia , has perhaps the most terraced houses of any Australian capital city. Marine Apartments, in the suburb of Grange , is particularly notable, as it is a large three-storey filigree terrace. It is designed square shape. Tasmania[edit] Despite the relatively small size of its major cities in comparison with those on mainland Australia, Tasmania , being one of the oldest European settlements, has a number of fine examples of terraced housing, particularly in inner Hobart.

Chapter 2 : Western Cape Property. Property To Let in the Western Cape, South Africa

A suburb is a mixed-use or residential area, existing either as part of a city or urban area or as a separate residential community within commuting distance of a city.

The streetcar lines in Boston and the rail lines in Manhattan made daily commutes possible. Returning veterans wishing to start a settled life moved in masses to the suburbs. Levittown developed as a major prototype of mass-produced housing. Housing[edit] Very little housing had been built during the Great Depression and World War, except for emergency quarters near war industries. Overcrowded and inadequate apartments was the common condition. Some suburbs had developed around large cities where there was rail transportation to the jobs downtown. However, the real growth in suburbia depended on the availability of automobiles, highways, and inexpensive housing. The population had grown, and the stock of family savings had accumulated the money for down payments, automobiles and appliances. The product was a great housing boom. Whereas, an average of , new housing non-farm units should have been constructed s through , there were 1., annually from through Bill guaranteed low cost loans for veterans, with very low down payments, and low interest rates. With 16 million eligible veterans, the opportunity to buy a house was suddenly at hand. The construction industry kept prices low by standardization " for example standardizing sizes for kitchen cabinets, refrigerators and stoves, allowed for mass production of kitchen furnishings. Developers purchased empty land just outside the city, installed tract houses based on a handful of designs, and provided streets and utilities, or local public officials race to build schools. Veterans could get one with a much lower down payment. Their arrival in Northern cities en masse, in addition to being followed by race riots in several large cities such as Detroit , Chicago , Washington, D. The growth of the suburbs was facilitated by the development of zoning laws, redlining and numerous innovations in transport. In the older cities of the northeast U. This practice gave rise to the term " bedroom community ", meaning that most daytime business activity took place in the city, with the working population leaving the city at night for the purpose of going home to sleep. Economic growth in the United States encouraged the suburbanization of American cities that required massive investments for the new infrastructure and homes. Consumer patterns were also shifting at this time, as purchasing power was becoming stronger and more accessible to a wider range of families. Suburban houses also brought about needs for products that were not needed in urban neighborhoods, such as lawnmowers and automobiles. These suburban residences are built on larger lots of land than in the central city. Alongside suburbanization , many companies began locating their offices and other facilities in the outer areas of the cities, which resulted in the increased density of older suburbs and the growth of lower density suburbs even further from city centers. An alternative strategy is the deliberate design of "new towns" and the protection of green belts around cities. Some social reformers attempted to combine the best of both concepts in the garden city movement. S, the development of the skyscraper and the sharp inflation of downtown real estate prices also led to downtowns being more fully dedicated to businesses, thus pushing residents outside the city center. United States[edit] In the 20th century, many suburban areas, especially those not within the political boundaries of the city containing the central business area, began to see independence from the central city as an asset. In some cases, suburbanites saw self-government as a means to keep out people who could not afford the added suburban property maintenance costs not needed in city living. Federal subsidies for suburban development accelerated this process as did the practice of redlining by banks and other lending institutions. Louis , Pittsburgh , Cincinnati , and others. Virginia Beach is now the largest city in its metropolitan area of Hampton Roads , having long since exceeded the population of its neighboring primary city, Norfolk. While Virginia Beach has slowly been taking on the characteristics of an urban city, it will not likely achieve the population density and urban characteristics of Norfolk. It is generally assumed that the population of Chesapeake , another Hampton Roads city, will also exceed that of Norfolk in if its current growth rate continues at its same pace. Cleveland, Ohio is typical of many American central cities; its municipal borders have changed little since , even though the Cleveland urbanized area has grown many times over. Suburbs in the United States have a prevalence of usually detached [32] single-family homes. Lower

densities than central cities, dominated by single-family homes on small plots of land anywhere from 0. Zoning patterns that separate residential and commercial development, as well as different intensities and densities of development. Daily needs are not within walking distance of most homes. A greater percentage of whites both non-Hispanic and, in some areas, Hispanic and lesser percentage of citizens of other ethnic groups than in urban areas. However, black suburbanization grew between and by 2. These subdivisions are often segregated by minute differences in home value, creating entire communities where family incomes and demographics are almost completely homogeneous. Shopping malls and strip malls behind large parking lots instead of a classic downtown shopping district. A road network designed to conform to a hierarchy , including cul-de-sac , leading to larger residential streets, in turn leading to large collector roads, in place of the grid pattern common to most central cities and pre-World War II suburbs. A greater percentage of one-story administrative buildings than in urban areas. Compared to rural areas, suburbs usually have greater population density, higher standards of living, more complex road systems, more franchised stores and restaurants, and less farmland and wildlife. By , suburbs increasingly gained people in racial minority groups, as many members of minority groups became better educated, more affluent, and sought more favorable living conditions compared to inner city areas. Conversely, many white Americans also moved back to city centers. Nearly all major city downtowns such as Downtown Miami , Downtown Detroit , Downtown Philadelphia , Downtown Roanoke , or Downtown Los Angeles are experiencing a renewal, with large population growth, residential apartment construction, and increased social, cultural, and infrastructural investments, as have suburban neighborhoods close to city centers. Better public transit , proximity to work and cultural attractions, and frustration with suburban life and gridlock have attracted young Americans to the city centers. Land use patterns in Canadian suburbs are often more mixed-use. There are often high- or mid-rise developments interspersed with low-rise housing tracts and in many suburban areas, there are numerous slab-style residential highrises that were constructed in the s and onward. In Canada , densities are generally slightly higher than in Australia , but below typical European values. Often, Canadian suburbs are less automobile-centred and public transit use is encouraged but can be notably unused. However, of this metropolitan population, in nearly half lived in low-density neighborhoods, with only one in five living in a typical "urban" neighborhood. Population and income growth in Canadian suburbs had tended to outpace growth in core urban or rural areas, but in many areas this trend has now reversed. In certain cities, particularly Edmonton and Calgary , suburban growth takes place within the city boundaries as opposed to in bedroom communities. This is due to annexation and large geographic footprint within the city borders. In many parts of the developed world, suburbs can be economically distressed areas, inhabited by higher proportions of recent immigrants, with higher delinquency rates and social problems. Sometimes the notion of suburb may even refer to people in real misery, who are kept at the limit of the city borders for economic, social, and sometimes ethnic reasons. An example in the developed world would be the banlieues of France, or the concrete suburbs of Sweden, even if the suburbs of these countries also include middle-class and upper-class neighborhoods that often consist of single-family houses. Thus some of the suburbs of most of the developed world are comparable to several inner cities of the U. The growth in the use of trains, and later automobiles and highways, increased the ease with which workers could have a job in the city while commuting in from the suburbs. In the United Kingdom, as mentioned above, railways stimulated the first mass exodus to the suburbs. The Metropolitan Railway , for example, was active in building and promoting its own housing estates in the north-west of London, consisting mostly of detached houses on large plots, which it then marketed as " Metro-land ". The locality of Olympic Park was designated an official suburb in In the UK, the government is seeking to impose minimum densities on newly approved housing schemes in parts of South East England. The goal is to "build sustainable communities" rather than housing estates. However, commercial concerns tend to delay the opening of services until a large number of residents have occupied the new neighbourhood. In Mexico, suburbs are generally similar to their United States counterparts. Houses are made in many different architectural styles which may be of European, American and International architecture and which vary in size. Suburbs can be found in Guadalajara , Mexico City, Monterrey , and most major cities. Lomas de Chapultepec is an example of an affluent suburb, although it is located inside the city and by no means is

today a suburb in the strict sense of the word. In the rest of Latin America, the situation is similar to that of Mexico, with many suburbs being built, most notably in Argentina and Chile, which have experienced a boom in the construction of suburbs since the late 70s and early 80s. As the growth of middle-class and upper-class suburbs increased, low-class squatter areas have increased, most notably "lost cities" in Mexico, campamentos in Chile, barriadas in Peru, villa miserias in Argentina, asentamientos in Guatemala and favelas of Brazil. Brazilian affluent suburbs are generally denser, more vertical and mixed in use inner suburbs. They concentrate infrastructure, investment and attention from the municipal seat and the best offer of mass transit. These, in comparison with the inner suburbs, often prove to be remote, violent food deserts with inadequate sewer structure coverage, saturated mass transit, more precarious running water, electricity and communication services, and lack of urban planning and landscaping, while also not necessarily qualifying as actual favelas or slums. They often are former agricultural land or wild areas settled through squatting, and grew in amount particularly due to mass rural exodus during the years of the military dictatorship. Slums in Soweto, suburb of Johannesburg, South Africa. In Africa, since the beginning of the 1970s, the development of middle-class suburbs boomed. Due to the industrialization of many African countries, particularly in cities such as Cairo, Johannesburg and Lagos, the middle class has grown. In much of Soweto, many houses are American in appearance, but are smaller, and often consist of a kitchen and living room, two or three bedrooms, and a bathroom. However, there are more affluent neighborhoods, more comparable to American suburbs, particularly east of the FNB Stadium. In Cape Town there is a distinct European style which is due to the European influence during the 17th century when the Dutch conquered the area. Houses like these are called Cape Dutch Houses and can be found in the affluent suburbs of Constantia and Bishopscourt. In the illustrative case of Rome, Italy, in the 1950s and 60s, suburbs were intentionally created ex novo in order to give lower classes a destination, in consideration of the actual and foreseen massive arrival of poor people from other areas of the country. Many critics have seen in this development pattern which was circularly distributed in every direction also a quick solution to a problem of public order keeping the unwelcome poorest classes together with the criminals, in this way better controlled, comfortably remote from the elegant "official" town. On the other hand, the expected huge expansion of the town soon effectively covered the distance from the central town, and now those suburbs are completely engulfed by the main territory of the town. Other newer suburbs called exurbs were created at a further distance from them. In Russia, the term suburb refers to high-rise residential apartments which usually consist of two bedrooms, one bathroom, a kitchen and a living room. These suburbs, however are usually not in poor neighborhoods, unlike the banlieues. Apartments in suburban Beijing, China. In China, the term suburb is new, although suburbs are already being constructed rapidly. Chinese suburbs mostly consist of rows upon rows of apartment blocks and condos that end abruptly into the countryside. Single family suburban homes tend to be similar to their Western equivalents; although primarily outside Beijing and Shanghai, also mimic Spanish and Italian architecture. New Towns such as Tin Shui Wai may gain notoriety as a slum. However, other new towns also contain private housing estates and low density developments for the upper classes. In Japan, the construction of suburbs has boomed since the end of World War II and many cities are experiencing the urban sprawl effect.

Chapter 3 : Cape Town Southern Suburbs | Private Property

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real estate Cedar Grove WOW House: Private Yard In Quiet Suburb (PHOTOS) Take a peek inside this "charming 4-bedroom, 2-bathroom Cape Cod, set on quiet block in Cedar Grove.

Chapter 5 : Darwin City Property Market, House Prices & Suburb Profile

Buying, renting or investing in property is a big decision. Knowing that City is right for you is just as important as the property itself. We've done some number crunching on City's property supply and demand, median property prices, and demographic information to help you make a more informed decision and better understand the City lifestyle.

Chapter 6 : Terraced houses in Australia - Wikipedia

Explore the best suburbs to buy a house based on home values, property taxes, home ownership rates, housing costs, and real estate trends. Ranking based on data from the U.S. Census, FBI, and other data sources.

Chapter 7 : House and Lot for Sale - Philippines - Residential Houses, Subdivision Homes

Discover Darwin City (NT). View the Darwin City suburb profile with Darwin City's median unit & house prices, real estate market data & lifestyle information. skip to MainNavigation.

Chapter 8 : Property - Eastern Suburbs. Houses & Property For Sale in Eastern Suburbs

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Chapter 9 : Suburb - Wikipedia

Best Suburbs to Buy a House in America About this List Explore the best suburbs to buy a house based on home values, property taxes, home ownership rates, housing costs, and real estate trends. Ranking based on data from the U.S. Census, FBI, and other data sources.