

**CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DIVISION**

**HOUSING IN CANADA
A FACTUAL SUMMARY**

OCTOBER, 1947

OTTAWA, CANADA

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Foreword

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

Information on an annual basis for the period 1919-1938 has been given in the first issue of *Housing in Canada* published in October, 1946. The second issue, published in January, 1947, provided data on an annual basis for the period 1939-1945 and on a monthly basis for the years 1945-1946. The April and July issues and the present issue provide current information on a monthly basis. A brief factual summary, highlighting the results of the statistical material, forms the first part of this issue. The second part consists of tabular material, arranged in seven sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs. The third and last part provides information on the sources of the factual material assembled in this report. There are also explanatory notes, where necessary, for the interpretation of the series. The sources given will enable the reader interested in greater detail to turn to the original material.

Part of the material incorporated in this report is obtained from original sources, with another part submitted by various Government departments, including the Dominion Bureau of Statistics, Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, the Superintendent of Insurance, and also the Bank of Canada.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available they will be incorporated in future issues.

*Economic Research Division
Central Mortgage and Housing Corporation*

Ottawa, October, 1947.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Table 1)

The number of families in Canada continued to increase during the third quarter of 1947 at approximately the 1946 rate. Marriages in Canadian centres of 10,000 population or more numbered 21,300 during July, August, and September of 1947 and 51,700 during the first nine months of the year, as compared with 22,300 and 53,800 during the corresponding periods of 1946. Deaths in these centres, at 14,400 during the third quarter of 1947, and 46,700 during the first nine months, were slightly higher than in 1946 when there were 14,100 deaths during the third quarter and 45,300 during the first nine months. These figures indicate that the wartime rate of net family formation, estimated at an average of 65,000 per year, ⁽¹⁾ is proceeding at substantially the same level in 1947.

Births increased sharply during 1947, adding to the pressure of population on the nation's supply of housing. In centres of 10,000 population and over, births numbered 137,100 during the first nine months of 1947, a gain of more than 16 per cent over the corresponding period of 1946.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 2-5)

Completions, January-October, 1947

Housing unit completions during the first nine months of 1947 proceeded above the rate for 1946, when 67,000 units were completed during the whole year. In 271 municipalities which have made full returns to the Dominion Bureau of Statistics for the first nine months of both 1946 and 1947, 23,019 housing units were reported complete during the 1947 period, as compared with 18,474 during the corresponding period of 1946.

The rate of completions in Canadian metropolitan areas and municipalities of 5,000 population and over, as recorded in monthly surveys conducted by the Central Mortgage and Housing Corporation, accelerated during the third quarter of 1947 and reached a monthly peak of 4,322 in September. A total of 33,858 units were completed in these areas during the first ten months of the present year. In the same areas, the number of housing units under construction, which stood at 27,587 at the beginning of 1947, declined during the first quarter to 24,695 at the end of March, and then rose steadily during the more clement weather of successive months, reaching a peak of 32,620 at the end of October.

Starts, January-October, 1947

Monthly housing starts from July to October of 1947 were more numerous than those of the first six months of the year. The monthly average for July to October numbered 4,700 units in urban centres with population of 5,000 and over, as compared with an average of 3,400 from January to June. In general, 1947 starts were impeded by the late spring, but continued strong during the fine weather prevailing in the autumn.

There is no comparable information available on the actual number of starts in 1946. But indirect evidence suggests that starts from July to October in 1947 were more numerous than in the same period of 1946, while the reverse appears to have been true for the first half of the year. ⁽²⁾ Residential contracts were awarded

(1) See *Housing in Canada*, January, 1947, p. 9.

(2) See *Housing in Canada*, July, 1947, pp. 9-10.

for some 17,000 units from July to October, 1947, as compared with some 15,000 units for the same months in 1946. Building permits in some 204 municipalities were issued for a slightly larger number of units in the third quarter of 1947 than in the same period of 1946.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 6-19)

The Canadian Government is currently providing financial assistance to house-building under six programs.⁽¹⁾ Of these, the National Housing Act, 1944, Wartime Housing Limited, and the Emergency Shelter Regulations, are administered by the Central Mortgage and Housing Corporation; the Veterans' Land Act, 1942, is administered by the Department of Veterans' Affairs; the Farm Improvement Loans Act, 1944, is administered by the Department of Finance; and the Canadian Farm Loan Act, 1927, is administered by the Canadian Farm Loan Board.

In addition the federal government provides assistance to house-building through a system of priorities in the allocation of building materials, and double depreciation allowances under the Income War Tax Act for approved rental projects.⁽²⁾

Amendment to Regulations for Loans, National Housing Act, 1944, October, 1947

By Order-in-Council P.C. 4089, dated October 10, 1947, the maximum amount of joint loan authorized on a single family dwelling unit was increased from \$7,000 to \$8,500, with the proviso that in the case of units designed to have not more than four standard rooms, the maximum loan would remain at \$5,000. Following amendments made to the National Housing Act last May,⁽³⁾ by which the ratios of authorized loans to lending values were substantially increased, it was found that loans on some of the larger housing units could not be made on the full basis of the new ratios because of the maximum loan unit of \$7,000. Accordingly, this limit was raised to \$8,500 on units with more than four standard rooms.

Rental Housing Program, 1948

A new program under Wartime Housing, designed to produce 12,000 low-rental housing units for veterans in 1947 was announced by the Minister of Reconstruction and Supply speaking in Vancouver on October 10. The provisions of the new arrangement are briefly as follows.

As in the past Wartime Housing will operate on the basis of agreements with municipalities in which housing projects are to be undertaken. The municipalities will be required to provide land and services, and Wartime Housing will build the houses. If, however, the cost of land and services exceeds \$600 per unit, the Dominion, under the new standard agreement, will pay the difference.

Wartime Housing will continue the practice of making annual payments to the municipalities in lieu of taxes and these payments, \$24 or \$30 under the old agreements, will now be \$70, \$75, and \$80 on four, five, and six-room units respectively. If a municipality accepts a lower scale of annual payments, the benefit will be passed on to tenants in the form of reduced rents.

(1) For a more detailed review of the provisions under the various programs, see *Housing in Canada*, January, 1947, pp. 11-18.

(2) For details of the double depreciation provisions, see *Housing in Canada*, April, 1947, pp. 15-16.

(3) See *Housing in Canada*, July, 1947, p. 10.

In the event of a sale of a project by Wartime Housing, the municipality is to receive an equal share of proceeds in excess of a certain stipulated amount. In the determination of this amount the initial capital outlay of the Dominion will be written down by the cost or value of the municipality's contribution in land and services, and the residual Dominion investment amortized at a flat rate of 2½ per cent per annum.

There will be a preference for veterans in the selection of tenants for the houses. Units of four, five, and six rooms will rent for about \$27 to \$37. Rents will vary between projects depending on the level of construction costs and whether houses have basements.

Under the new agreements it will be possible to provide variations in exterior design and finish, and to arrange for basements. In order to keep costs down however, floor plans which have proved satisfactory in the past will be used where possible.

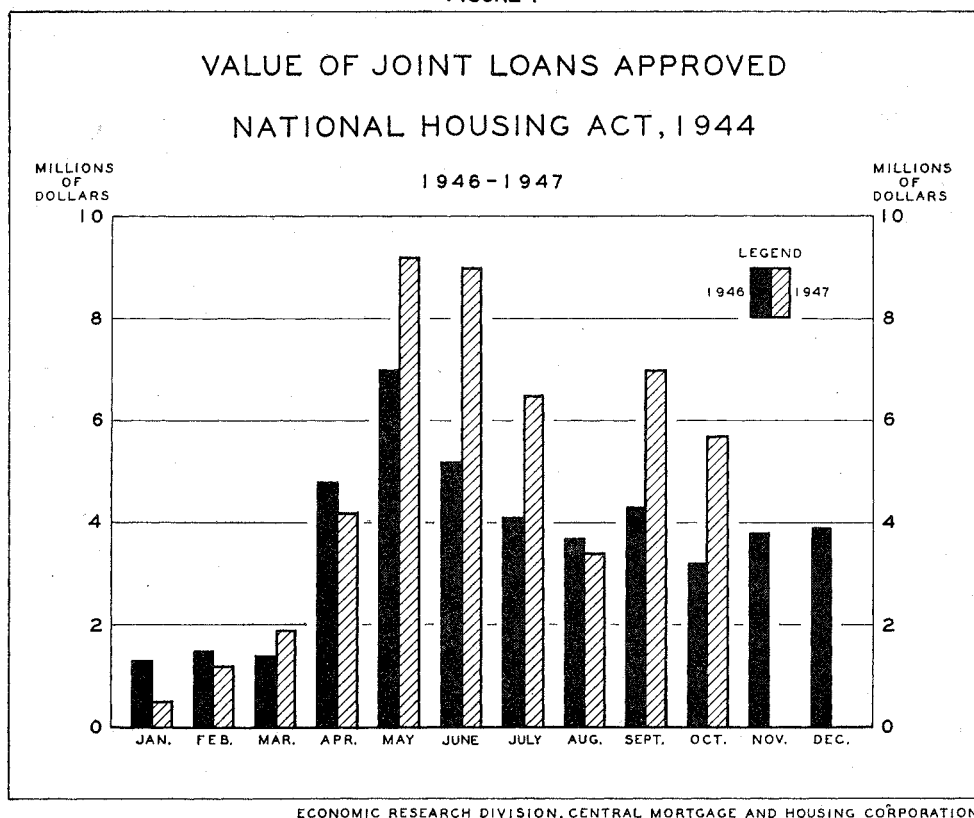
Local housing developments under the new 1948 program will not be called "Wartime Housing" projects, but will be named by the municipalities with which agreements are made.

National Housing Act, 1944

Over-all lending operations under the National Housing Act were lower during the first ten months of 1947 than during the corresponding period of 1946. Although the total number of loans, at 8,575 during the 1947 period, showed a gain of 20 per cent, the number of housing units for which these loans were approved declined 9 per cent from 11,319 during the first ten months of 1946 to 10,276 in the corresponding period of the present year. Loans approved during the 1947 period had a total value of \$49.6 million, representing a decline of 7 per cent from the corresponding ten months of 1946. The decline in over-all lending operations was mainly attributable to the decision of Housing Enterprises of Canada, Limited, to cancel its 1947 building program and the consequent falling-off of loans to limited dividend corporations. Only 1 of these loans was made during the first ten months of 1947, valued at \$265,000 and accounting for 50 housing units, as against 32 loans, valued at \$16.9 million, representing 3,215 housing units during the first ten months of 1946. Joint lending operations however, made substantial gains during the first ten months of 1947, with a total of 8,516 loans approved, valued at \$48.7 million, and accounting for 10,061 housing units, as against 7,089 loans during the same period of 1946, valued at \$36.5 million, and accounting for 8,104 housing units (see Figure 1).

Single family housing units comprised 71 per cent of the 3,540 units for which joint and direct loans were approved during the third quarter of 1947. Despite substantial increases in material costs, and smaller gains in hourly wage rates paid to building labour during the period (see p. 22), builders' estimated construction costs per square foot increased only slightly, from \$6.83 on single family one-storey units during the second quarter of the year to \$6.88 during the third quarter. Finished floor areas on this type of unit averaged 825 square feet during the second quarter and 844 during the third, and average construction costs per unit rose accordingly from \$5,631 to \$5,839. As a result of increased appraised values, lending values rose somewhat from an average of \$5,422 to \$5,532 and the average loan approved increased from \$4,518 to \$4,646. Data for all types of units show a similar stability between the second and third quarters of the year with no definite trends in evidence.

FIGURE 1



Housing for Home-Owners

Loan approvals for home-ownership numbered 7,245 during the first nine months of 1947, and accounted for 7,397 housing units, or 81 per cent of all units approved during the period. These loans were valued at \$36.9 million, representing 84 per cent of the total value of loans approved. The average loan per unit rose from \$4,834 during the first quarter of the year to \$5,006 and \$5,017 in the second and third quarters respectively.

(1) *Loans to Home-Owners.* These loans numbered 1,557 during the first nine months of 1947, involving 1,560 housing units, and amounting to \$7.5 million. The average loan per unit, at \$4,704 during the first quarter, rose to \$4,823 during the second quarter, and \$4,893 in the third.

(2) *Loans to Builders for Sale, Integrated.* Loans during the first nine months of 1947 amounted to \$19.9 million, and accounted for 3,990 housing units, over half the units approved for home-ownership during the period. The average loan per unit rose more than \$500 from \$4,497 during the first quarter to \$5,036 in the second, and declined only slightly to \$4,962 in the third quarter. The rise in loan values was mainly owing to increased loan ratios authorized last May and made retroactive to cases where mortgage money had not yet been advanced.

(3) *Loans to Builders for Sale, Other.* Loans representing 1,847 housing units and valued at \$9.5 million were approved during the first nine months of 1947 for

builders intending to sell. The average loan per unit rose from \$5,100 during the first six months of the year to \$5,200 on units approved in the third quarter.

Housing for Rental Purposes.

Rental housing units for which loans were approved during the first nine months of 1947 numbered 1,726, accounting for 19 per cent of all units approved during the period. Loans for rental purposes were valued at \$6.9 million, representing 16 per cent of the value of all loans approved. The average loan per unit rose from \$3,622 during the first three months of 1947 to \$4,043 during the second quarter and \$4,104 in the third.

(1) *Loans to Owners of Rental Property.* These numbered 201 during the first nine months of the present year, and amounted to \$4.2 million. The loans accounted for 1,014 housing units, 59 per cent of the rental units approved during the period. The average loan per unit increased from \$3,769 in the first quarter to \$4,223 and \$4,107 in the second and third quarters respectively.

(2) *Loans to Builders for Sale, Integrated.* During the second and third quarters of 1947, 258 loans for rental purposes under this plan were approved, amounting to \$2 million and involving 516 housing units. The average loan per unit amounted to about \$3,800 in both periods. No loans were approved in the first quarter.

(3) *Loans to Builders for Sale, Other.* A total of 13 loans, amounting to \$138,000, and accounting for 35 housing units were approved during the second and third quarters of 1947. No loans were made in the first quarter. The average loan per unit declined from \$4,153 during the second quarter to \$3,585 in the third and amounted to \$3,943 over the whole period.

(4) *Loans to Limited Dividend Corporations.* During the first nine months of 1947 only 1 loan of this type was approved, occurring in the third quarter and accounting for 50 housing units. The loan amounted to \$265,000, giving an average loan per unit of \$5,300.

(5) *Loans to Primary Industries.* Loans to primary industry numbered 4 during the first nine months of 1947, valued at \$383,300, for a total of 111 units.

Home Extension Loan Guarantees

Home extension loans, under Part IV of the National Housing Act, amounted to \$25,625 during the first nine months of 1947, and accounted for only 14 new housing units. Since May, 1946, a total of 34 loans involving 62 new units have been guaranteed.

Wartime Housing Projects

During the third quarter of 1947 the completion of 853 low-rental housing units under the Wartime Housing Division of the Central Mortgage and Housing Corporation was 52 per cent below the rate for the preceding three months when 1,788 units were finished. The number of units brought under construction, however, at 3,734 during the third quarter, represented a gain of 58 per cent over starts during the second quarter of the year. During the first nine months of 1947, a total of 4,692 rental units were completed, representing a decline of 9 per cent from the corresponding period of 1946, but starts showed a gain of 24 per cent, with 6,364 units brought under construction during the first nine months of the present year as against 5,139 in the corresponding 1946 period. Total expenditures, which amounted to \$26 million during the first three

quarters of 1946, and declined by 32 per cent to \$17.7 million during the first three quarters of 1947, show that over-all building activity was less intense during the latter period.

At the end of September, 1947, 6,332 units were under construction, and on more than 4,000 of these the framing had not yet been erected, indicating that the completion of a large part of the 1947 building program would take place in 1948.

Veterans' Land Act, 1942

Construction activity under the Veterans' Land Act increased during the third quarter of 1946 with 561 completions and 812 starts, representing gains of 28 per cent and 10 per cent respectively over the second quarter of the year when completions numbered 439 and starts 737. New appropriations, grants, and loans were also higher, amounting to \$15 million in the third quarter as compared with \$12.8 million in the second. The stepped-up rate of building activity is reflected in higher expenditures on new construction, which at \$4.8 million during the third quarter of 1947 were more than double the amount in the preceding three month period. As of September 30, 1947, 2,580 housing units were under construction, with six types of projects currently in operation.

(1) *Sub-Division Projects.* Housing unit completions during the third quarter of 1947 numbered 75 under this scheme. New appropriations were approved amounting to \$.7 million, of which over 86 per cent was for new housing construction and repairs and the remainder for land and existing buildings. New construction absorbed \$1.1 million out of total expenditures of \$1.2 million during the period. Sub-division projects have accounted for 2,645 of the total of 3,993 housing unit completions in the four years of operations under the Veterans' Land Act.

(2) *Small Holdings.* This program accounted for 384 housing unit completions during the third quarter of 1947. Construction was begun on 567 units and at September 30, 1947, there were 1,989 units under construction. Loans were approved during the same three months with a total value of \$8.1 million, the greater part of which, \$5.0 million, was for the purchase of land and existing buildings, the remaining \$3.1 million being allocated to housing construction and repairs. Expenditures amounted to \$4.9 million on land and existing buildings, \$2.4 million on new construction.

(3) *Full-Time Farming.* Operations under the full-time farming scheme are confined mainly to the acquisition of land and existing buildings. During the third quarter of 1947, 45 housing units were completed, 95 were started. At September 30, there were 334 under construction. New loans approved during the period amounted to \$4.8 million for the purchase of land and existing buildings and only \$.5 million for new construction. Expenditures followed a similar pattern, with land and existing buildings absorbing \$4.7 million, and new construction \$.7 million.

(4), (5), and (6) *Commercial Fishing, Provincial Lands, Grants to Indian Veterans.* Construction was completed on 57 housing units and begun on 150 under these plans during the third quarter of 1947. New grants and loans approved during the period numbered 426, involving \$.9 million, of which \$.8 million were for new construction and \$.1 million for land and existing buildings. Expenditures of \$.5 million were made for new housing construction and repairs. and \$.1 million for land and existing buildings.

The Farm Improvement Loans Act, 1944

During the first three quarters of 1947, 338 loans for new farm houses were made under the Farm Improvement Loans Act, approximating the rate for 1946 when 375 of these loans were made during the full year. The loans during the 1947 period had a value of \$428,000, as against \$408,000 in 1946. Loans for the alteration and improvement of existing farm houses during the first nine months of 1947 numbered 358, valued at \$263,000, as compared with 351 loans valued at \$237,000 in the full year 1946.

The Canadian Farm Loan Act, 1927

Lending operations under the Canadian Farm Loan Act during the first nine months of 1947 proceeded at approximately the 1946 rate. Loans in 1947 to the end of September numbered 774, valued at \$2.1 million, as compared with 876 loans valued at \$2.2 million during the corresponding period of 1946. Loans for new farm houses accounted for \$45,000, involving 43 units during the first nine months of 1947, as against \$39,000, involving 44 units during the same 1946 period.

Emergency Shelter

During the first nine months of 1947, universities and municipalities, assisted by grants under The Emergency Shelter Regulations, completed 2,649 temporary housing units by conversion, as against 4,642 during the full year 1946. Grants amounting to \$1.7 million were made by the Central Mortgage and Housing Corporation in the first three quarters of 1947, as compared with \$2.2 million during the whole of 1946. Municipalities received \$1.4 million of the new grants and universities \$.3 million. At September 30, 1947, 992 housing units were under construction.

Priorities Assistance for House-Building

Priority ratings for building materials were approved in heavier volume during the first ten months of 1947, when a total of 26,977 housing units were granted assistance, than during the same period of 1946, when priority ratings for 20,712 units were given. The rate of approvals reached its seasonal peak in the third quarter of 1947, when priorities were authorized for 10,542 units. The greater part of the assistance in 1947 went to veterans building their own homes (P.B.-1046), 8,528 units; Wartime Housing Limited, 7,187 units; and Integrated Housing projects, 4,943 units.

Double Depreciation for Rental Housing Projects

Under the plan formulated last March to stimulate the construction of rental housing by authorizing accelerated depreciation charges on approved projects, 14 applications, representing 285 rental units, were approved between June 1 and October 31. The units vary widely in costs, specifications, and monthly rentals. The average estimated cost per unit, at \$7,562, comprises land costs, \$228, construction costs, \$6,356, equipment and other costs, \$978. The average unit floor area, 999 square feet over the whole period, is lowest at 800 square feet for apartments approved in August, and highest, at 1,077 square feet for those approved in September. The units have an over-all average of 5 rooms each. Monthly rentals, limited under the plan to a maximum of \$70 for a standard four room apartment, range from as low as \$27 on subsidized units provided by industry for its employees, to over \$100 on units in the commercial rental field, and average \$58 for all units approved.

SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

(See Tables 20 and 21)

Real Estate Lending, 1946

During the year 1946 the value of mortgage loans outstanding held by Canadian lending institutions increased with the volume of building activity. Loans on real estate held by life insurance, trust, and loan companies, with Dominion registration, rose from \$371 million at the end of 1945 to \$407 million at the end of 1946. Of this \$407 million, life insurance companies held \$309 million, loan companies \$73 million, and trust companies \$25 million.

Bank Loans for Building Purposes

The rising level of building activity in 1946 brought about a 50 per cent increase over 1945 in the value of chartered bank loans to contractors and others for building purposes. Building loans, which at \$47.6 million in 1945 represented 4.2 per cent of total bank loans, rose to \$71.8 million in 1946, representing 5 per cent of the value of bank loans during the year.

SECTION 5.—BUILDING MATERIALS

(See Tables 22-25)

The production of building materials used in house-construction showed impressive gains during the first nine months of 1947 as compared with the corresponding period of 1946. Data on twenty-eight selected items indicate that production during the 1947 period exceeded the corresponding 1946 levels of output in every case (see Figure 2). The greatest increases were recorded in the manufacture of non-metallic sheathed cable, 66 per cent; rock wool batts, 55 per cent; bath tubs, 53 per cent; domestic heating boilers, 47 per cent. Smaller increases were recorded for other building material items.

Factory sales kept pace with output for the most part, as the building industry continued to absorb available material supplies. Out of eighteen selected products, manufacturers' inventories of ten were higher at September 30, 1947, than at the same date in 1946. In none of these cases did stocks on hand equal monthly sales, and in some of them, notably rock wool, sheathed cable, and gypsum plaster, stocks held at September 30 represented less than 10 per cent of September shipments. Stocks of cement, sinks, domestic heating boilers, hot water storage tanks, and single-pole switches, were lower at September 30, 1947, than at the same date in 1946. Stocks of gypsum wallboard and lath were unchanged.

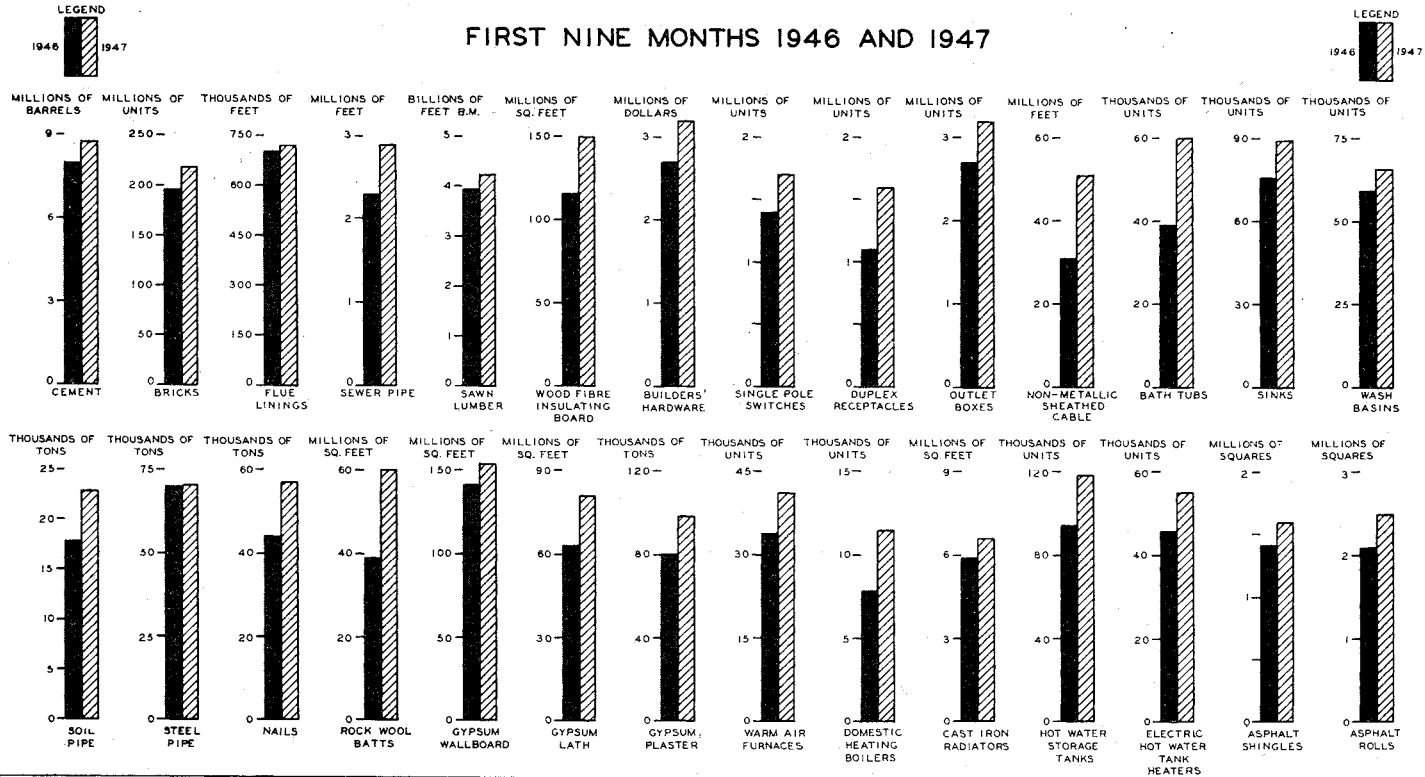
Imports of glass, at 51.2 million square feet for the first nine months of 1947, were 79 per cent higher than during the corresponding period of 1946. Gypsum plaster imports, at 8,700 tons, were up 181 per cent, and wallboard building board imports were more than doubled at 30.9 million square feet. The import value of paints, pigments, and varnishes, rose from \$7.1 million during the first three quarters of 1946 to \$9.6 million during the corresponding period of the present year. Rock wool imports declined from 4,600 tons during the 1946 period to 3,000 tons in the first nine months of 1947.

Exports of lumber rose from 1,379 million board feet during the first nine months of 1946 to 1,895 million board feet during the corresponding 1947 period.

FIGURE 2

VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS

FIRST NINE MONTHS 1946 AND 1947



Pulp and fibre wallboard exports rose 60 per cent to 38.8 million square feet. The export of paints, pigments, and varnishes, valued at \$3 million during the first nine months of 1946, rose to a value of \$5.4 million during the corresponding period of 1947, but the increase in physical volume was considerably less since the price of paint materials averaged about 44 per cent higher during the 1947 period. Building brick exports declined from 4.9 million bricks to 2.7 million, and exports of wire nails and spikes continued at the restricted rate brought on by export controls commencing in September, 1946.

Production of 28 Materials, First Nine Months, 1946 and 1947

Cement. Output increased 10 per cent to 8.8 million barrels of 350 lbs. in the 1947 period. Stocks of .3 million barrels at September 30, 1947, represented about one week's production at the September rate.

Building Brick. The production of 215.5 million bricks during the first nine months of 1947 was 19.5 million in excess of output during the corresponding period of 1946. Stocks of 23.4 million bricks at September 30 represented nearly a month's production.

Flue Linings. The manufacture of flue linings rose slightly during the 1947 period when 722,000 feet were produced, as against 705,000 in the same nine months of 1946. Sales kept pace with output and stocks of 17,400 feet were on hand at September 30, 1947.

Vitrified Sewer Pipe. Output in the 1947 period was up 25 per cent to 2.9 million feet, as compared with 2.3 million feet during the first nine months of 1946.

Sawn Lumber. Production rose from 3.9 billion board feet in the 1946 period to 4.2 billion in 1947.

Wood Fibre Insulating Board. The volume of production expanded to 150 million square feet in 1947 up to the end of September, as against 116 million in the corresponding period of 1947.

Builders' Hardware. The dollar value of builders' hardware manufactures, \$2.7 million in the 1946 period, rose to \$3.2 million in 1947.

Single-Pole Switches. Production was up 17 per cent in 1947 when 1.7 million switches were produced during the first nine months. Shipments were equally high and stocks of 13,300 units at September 30, 1947, represented less than 10 per cent of monthly output.

Duplex Receptacles. Output was up 42 per cent in 1947, when 1.5 million units were produced during the first nine months, as against 1.1 million during the same 1946 period.

Outlet Boxes. Production was up 16 per cent in the 1947 period when 3.2 million boxes were manufactured. Stocks of 44,300 outlet boxes at the end of September in 1947 represented 10 per cent of monthly production.

Non-Metallic Sheathed Cable. Output jumped 66 per cent during the first nine months of 1947, when 51.1 million feet were produced, as compared with 30.8 million feet during the corresponding period of 1946. Stocks amounting to 300,000 feet at September 30, 1947, remained low as the volume factory sales kept pace with increased production.

Bath Tubs. The volume of production increased 53 per cent from 39,100 tubs in the 1946 period to 60,000 in the 1947 period. Stocks at September 30, 1947, represented about one week's output.

Sinks. The volume of output, at 76,200 units for the first nine months of 1946 rose to 88,900 during the corresponding 1947 period. Stocks of 5,000 units were on hand at September 30, 1947.

Wash Basins. Production was 12 per cent higher in the 1947 period, amounting to 65,500 basins from January to September in 1947.

Cast-Iron Soil Pipe and Fittings. Soil pipe output advanced to 23,300 tons during the first nine months of 1947, a gain of 4,800 tons over the corresponding period of 1946. Manufacturers held inventories of 1,500 tons at September 30, 1947.

Steel Pipe, Tubes, and Fittings. The production of 71,000 tons of steel pipe in the first nine months of 1947 was substantially the same as 1946 production during the corresponding period. Stocks of 6,900 tons at the end of September, 1947, represented almost one month's production.

Wire Nails and Spikes. The production of 56,600 tons during the 1947 period was 28 per cent above the 1946 rate of output. 2,900 tons were in stock at September 30, 1947.

Rock Wool Batts. Production in 1947 was 55 per cent in advance of the 1946 rate. Output from January to September, 1947, amounted to 60.2 million square feet. Stocks of .6 million square feet at September 30 were less than 10 per cent of monthly production.

Gypsum Wallboard. The production of 154.4 million square feet in the 1947 period was 12.8 million square feet above 1946 output for the same nine months. Factory shipments kept pace with output and inventories at the end of September, 1947, were slightly more than 10 per cent of current monthly production.

Gypsum Lath. The manufacture of gypsum lath increased 28 per cent in the 1947 period with 80.9 million square feet produced up to the end of September. Stocks of 1.1 million square feet were on hand at September 30.

Gypsum Plaster. Production increased by 18,500 tons during the 1947 period with an output of 98,100 tons in the first nine months. At the end of the period manufacturers held stocks of 600 tons representing 5 per cent of September production.

Warm Air Furnaces. Output increased by 6,200 units in the first nine months of 1947, with the manufacture of 40,500 furnaces, as compared to 34,300 during the corresponding period of 1946.

Domestic Heating Boilers. Production jumped 47 per cent. In the first nine months of 1947, 11,500 boilers were manufactured. 7,800 were turned out in the corresponding period of 1946. Sales matched production throughout the 1947 period and stocks of less than 50 units were held at the end of September.

Cast-Iron Radiators. Production increased 10 per cent to 6.6 million square feet during the 1947 period.

Hot Water Storage Tanks. The output of 117,500 tanks during the 1947 period was 25 per cent in advance of the production rate during the first three quarter of 1946. Stocks at the end of September, 1947, were low at 200 units.

Electric Hot Water Tank Heaters. The production of 54,500 heaters in the first nine months of 1947 represents a gain of 18 per cent over output during the corresponding period of 1946. Stocks of 1,600 heaters were held at September 30, 1947.

Asphalt Shingles. Production rose from 1.4 million squares in the 1946 period to 1.6 million in the 1947 period.

Asphalt Rolls. Production rose 20 per cent in the 1947 period, with an output of 2.5 million squares during the first nine months of the year.

SECTION 6.—BUILDING LABOUR

(See Tables 26-34)

Employment and Earnings

Activity in the building industry pushed employment to record levels during the first three quarters of 1947 (see Figure 3). The monthly index of employment in the building industry, based on reports from employers with fifteen or more employees, averaged 308.6 during the first nine months of the year, 31 per cent above the level for the corresponding period of 1946, and 13 per cent above the record annual average attained in 1943. The number of employees reported by the same group of builders averaged about 83,000 during the first nine months of the present year and was over 100,000 at the beginning of September, as against an average of some 62,000 during the first nine months of 1946, and 74,000 at the beginning of September.

Average weekly earnings of these employees rose by about 9 per cent from \$33.43 during the first nine months of 1946 to \$36.48 during the corresponding period of 1947, chiefly as a result of increased hourly earnings. The working time of the hourly wage earners, who constitute about 85 per cent of the employees covered, rose only 1 per cent from an average of 38.4 hours per week during the 1946 period to 38.8 hours in the 1947 period, whereas their average hourly earnings increased over 8 per cent, rising from 82.7 cents per hour during the first nine months of 1946 to 89.5 cents per hour during the corresponding period of 1947 (see p. 22).

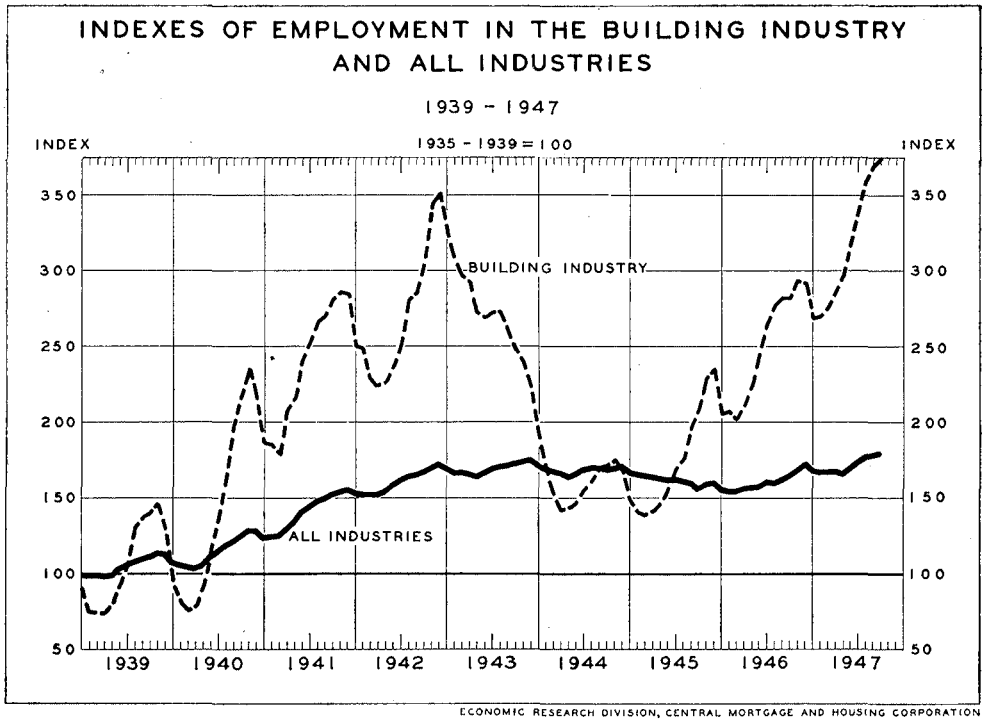
Employment in the construction industry as a whole continued to rise during the late summer of 1947, reaching an estimated 283,000 in the week ending August 16, as reported by the Dominion Bureau of Statistics' Labor Force Survey. Employment in all industry at the same date was estimated at 5 million. In the week ending August 31, 1946, construction employment was estimated at 267,000, and employment in all industries at 4.9 million.

The Labour Market, September, 1947

At the end of September, the demand for construction workers, as measured by unfilled vacancies reported by employers to local offices of the Unemployment Insurance Commission, was more than triple the supply of applicants seeking employment in construction occupations. In respect to skilled and semi-skilled workers there were 2,415 unplaced applicants and 5,383 vacancies. Unskilled applicants numbered only 2,289 as against 9,853 vacancies. The excess of demand over supply was greater than in 1946 when at the end of September 5,754 unplaced applicants and 9,559 unfilled vacancies in the field were reported.

Unemployment in construction occupations, as indicated by the number of male workers establishing benefit years under the Unemployment Insurance Act, was lower during the third quarter of 1947 than in the corresponding period of 1946. During July, August, and September of the present year 1,438 benefit years were established, as compared with 2,151 during the same months of 1946.

FIGURE 3



In construction workers' unions reporting to the Department of Labour, unemployment dropped from 5 per cent of total membership at the end of March to .4 per cent at the end of June, and rose slightly to .8 per cent at the end of September. The seasonal pattern was more marked than in 1946 when unemployed workers represented 3.1 per cent of total membership of reporting unions at the end of March, .8 per cent at end of June, and .8 per cent at the end of September.

Supply of Construction Workers, Vocational and Apprenticeship Training and Immigration

The flow of workers completing vocational and apprenticeship training, and the immigration of tradesmen, are the two sources which contribute to the supply of skilled construction workers in Canada.

The training of skilled building mechanics is proceeding at approximately the 1946 rate although there has been a marked change in the composition of the trainees. Apprentices, who constituted 52 per cent of the total of 7,143 men in vocational and apprenticeship training at September 30, 1946, made up over 89 per cent of the 6,815 trainees at September 30, 1947. The numerical increase in apprentices over the period was more than offset by the reduction in the number of vocational trainees. Vocational training has been on the decline since the first quarter of 1946 because the number of veteran candidates interested in the training has declined considerably, while the flow of men completing their training has been accelerated by shortened training requirements.

The immigration into Canada of skilled building workers, comprising bricklayers, carpenters, painters, plasterers, plumbers, and electricians, numbered 400 in 1945, rose to 609 in 1946, and increased further to 1,155 during the first nine months of 1947. The inflow of these tradesmen will assist in overcoming Canada's present shortage of skilled building workers.

Strikes in the Building Industry

With the building industry reaching its seasonal peak of operations, only 1,294 man working days were lost through strikes during the third quarter of 1947. During the first nine months of the year a total of 25,432 man working days were lost, as against 6,535 in the full year 1946, and 2,848 in 1945.

SECTION 7.—BUILDING COSTS

(See Tables 35-38)

The combined costs of labour and materials used in house-construction rose an estimated 6.9 per cent from July to mid-October, 1947 (see Figure 4). This estimate is based on an increase of 12 per cent in the composite index of building material wholesale prices between mid-July and mid-October, and an estimated rise of 1.8 per cent in hourly wage rates paid to building labour during the months of July, August, and September. Since the beginning of 1947 the combined cost of labour and materials has gone up 19.7 per cent, with wholesale prices of building materials rising 30.8 per cent from mid-December, 1946 to mid-October, 1947, and hourly wage rates paid to building labour increasing an estimated 8.6 per cent during the first nine months of the year.

These cost increases will be reflected in the price of new houses to the extent that labour efficiency and contractors' profits remain unchanged. By October, 1947, building costs were estimated to be between 76 and 91 per cent higher than in 1939.

Building Material Prices, January-October, 1947

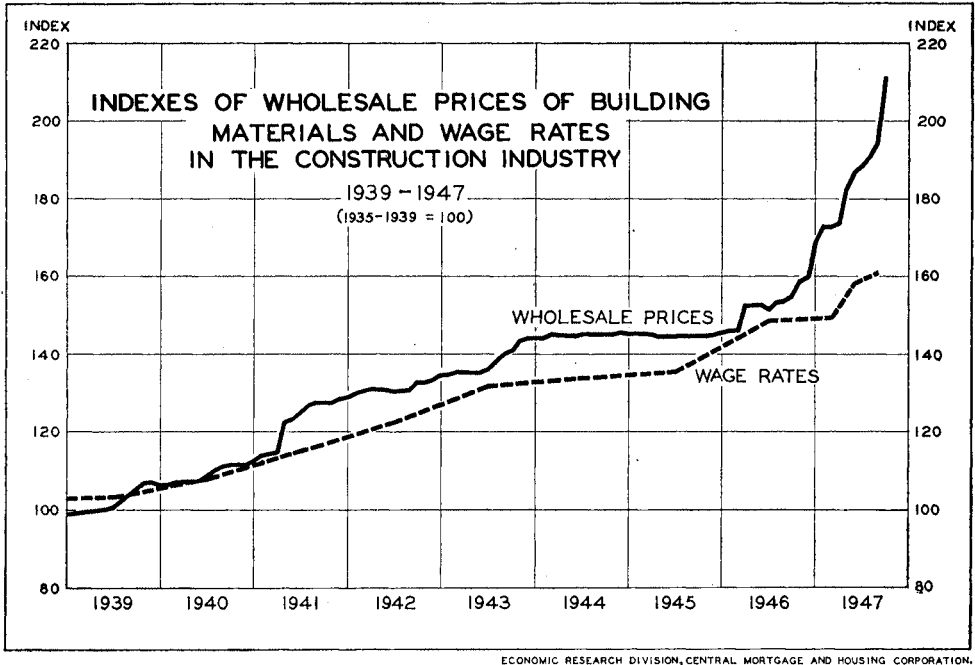
Wholesale prices of building materials for the first ten months of 1947 averaged 20 per cent higher than in the twelve month period of 1946, representing the most rapid price increases since 1917 when the annual index of building material prices was 26 per cent above the 12 month average for the previous year. A jump in prices of over 8 per cent was registered in the single month between September 15 and October 15, occasioned by the removal of price controls from building materials, effected by Wartime Prices and Trade Board Order No. 757, dated September 14.

In October, 1947, the wholesale price index of building materials, at 210.9, was 30.8 per cent above the 1946 year-end level of 161.2. During the same period the index of lumber prices rose 42 per cent, paint materials 40 per cent, nails 21 per cent, steel pipe 20 per cent, brick 13 per cent, plaster 8 per cent, cement 7 per cent, glass and range boilers 6 per cent. Prices of building materials rose at a faster rate than other items. The composite index of wholesale prices of all commodities showed a gain of 24 per cent over the period.

Wage Rates of Construction Labour, January-September, 1947

Average hourly wage rates paid to eight main construction trades in 15 Canadian cities and their environs rose 8.6 per cent from \$1.05 at the end of

FIGURE 4



1946 to \$1.14 at September 30, 1947. The greatest gains took place early in the summer as builders entered the season of heaviest activity. Wage gains over the period were distributed by trade as follows: plasterers 10.6 per cent, bricklayers 10 per cent, sheet metal workers 9 per cent, carpenters 8.8 per cent, unskilled construction workers 8.8 per cent, plumbers 6.6 per cent, painters 6 per cent, electricians 5.9 per cent.

Cost of Living and Rent, January-October, 1947

The index of rent rose 5.7 per cent during the first nine months of 1947. A two per cent increase was recorded in September as the approach to winter accentuated the pressure of population on urban rental accommodation. The cost of living index rose from 127.0 at the beginning of the year to 142.2 at October 1, a gain of 12 per cent.

Common Stock Prices, Building Material and All Industrial, January-October, 1947

The index of common stock prices of building materials declined for the most part during the first ten months of 1947 and averaged 137.5 over the period, as against an annual average of 149.6 in 1946. All industrial common stock prices showed a similar decline during the ten month 1947 period when the index averaged 99 as compared with 108.6 during the year 1946.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES
IN CITIES, TOWNS AND VILLAGES
WITH POPULATION OF 10,000 AND OVER, CANADA,
1945 — SEPTEMBER, 1947.
(In Thousands)

Period	Births	Deaths	Marriages
1945—January.....	11.2	5.4	3.2
February.....	10.2	4.7	3.1
March.....	11.8	5.4	2.7
April.....	11.8	4.8	3.8
May.....	11.6	4.8	4.3
June.....	11.9	4.7	7.3
July.....	12.6	4.8	6.6
August.....	11.3	4.6	5.5
September.....	11.3	4.6	6.1
October.....	12.0	5.0	5.8
November.....	10.8	5.0	4.6
December.....	11.1	5.4	4.9
Total, 1945.....	137.6	59.2	57.9
1946—January.....	11.7	5.9	3.8
February.....	10.7	5.2	4.1
March.....	11.5	5.3	4.1
April.....	13.3	5.1	4.7
May.....	13.8	5.1	6.0
June.....	13.5	4.6	8.8
July.....	14.2	5.0	7.6
August.....	14.8	4.6	6.8
September.....	14.2	4.5	7.9
October.....	14.8	5.0	6.9
November.....	14.2	5.2	5.3
December.....	14.4	5.2	5.2
Total, 1946.....	161.1	60.7	71.2
1947—January.....	14.8	5.7	3.7
February.....	14.1	4.9	4.0
March.....	16.0	5.6	3.2
April.....	15.4	5.5	4.8
May.....	16.3	5.6	5.6
June.....	15.3	5.0	9.1
July.....	15.8	4.8	7.6
August.....	15.0	4.7	6.5
September.....	14.4	4.9	7.2

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 2.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1947.

Period	Value of New Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945						
1st Quarter	11.1	2.1	13.2	767	2,880	3,647
2nd Quarter	33.9	4.1	38.0	1,439	7,503	8,942
3rd Quarter	33.9	3.7	37.6	1,370	7,479	8,849
4th Quarter	26.6	2.5	29.1	1,342	5,783	7,125
Total, 1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
January	7.4	.8	8.2	284	1,739	2,023
February	7.3	.7	8.0	182	1,782	1,964
March	18.9	1.8	20.7	648	4,067	4,715
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
April	28.8	2.5	31.3	989	6,701	7,690
May	23.2	2.3	25.5	625	5,348	5,973
June	17.8	2.0	19.8	445	3,913	4,358
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
July	14.5	1.8	16.3	533	3,148	3,681
August	16.2	1.5	17.7	505	3,426	3,931
September	14.1	1.3	15.4	518	2,801	3,319
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
October	14.8	1.7	16.5	574	3,097	3,671
November	11.9	.9	12.8	803	1,975	2,778
December	7.8	.6	8.4	168	1,026	1,194
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March (1)	10.8	1.0	11.8	279	2,168	2,447
1st Quarter(1)	21.2	2.5	23.7	589	4,225	4,814
April(1)	18.8	1.6	20.4(2)	390	3,931(2)	4,321(2)
May(1)	19.6	2.4	22.0(2)	432	4,124(2)	4,556(2)
June(1)	17.6(2)	2.0	19.6	337	3,624(2)	3,961(2)
2nd Quarter(1)	55.9	6.0	61.9(2)	1,159	11,679(2)	12,838(2)
July(1)	16.1	1.8	17.9	397	3,374	3,771
August(1)	16.0	1.5	17.5	258	3,448	3,706
September(1)	16.5	1.4	17.9	379	3,342	3,721
3rd Quarter(1)	48.6	4.6	53.2	1,034	10,164	11,198

(1) Preliminary

(2) Revised.

TABLE 3.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — OCTOBER, 1947.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	Apartments ⁽¹⁾	All Other Residential Dwellings	Total
1945						
1st Quarter	.7	19.2	19.9	132	5,008	5,140
2nd Quarter	2.6	70.5	73.1	457	18,209	18,666
3rd Quarter	1.7	61.2	62.9	288	15,298	15,586
4th Quarter	1.3	38.8	40.1	214	9,829	10,043
Total, 1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
January	.8	4.0 ⁽²⁾	4.8 ⁽²⁾	137	909	1,046
February	.4	8.9	9.3	60	1,786	1,846
March	.6	15.1	15.7	97	2,523	2,620
1st Quarter	1.8	28.0 ⁽²⁾	29.8 ⁽²⁾	294	5,218	5,512
April	2.7	24.2	26.9	444	4,674	5,118
May	2.4	29.8	32.2	397	5,981	6,378
June	.6	22.0	22.6	101	4,662	4,763
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
July	1.8	19.2 ⁽²⁾	21.1	305	4,183	4,488
August	3.1	16.1	19.2	508	2,895	3,403
September	2.4	11.1	13.5	401	2,095	2,496
3rd Quarter	7.3	46.4 ⁽²⁾	53.8	1,214	9,173	10,387
October	2.0	19.5 ⁽²⁾	21.5 ⁽²⁾	323	4,040	4,363
November	1.0	15.0	16.0	173	2,716	2,889
December	1.2	9.0	10.2	194	1,698	1,892
4th Quarter	4.2	43.5 ⁽²⁾	47.7 ⁽²⁾	690	8,454	9,144
Total, 1946	19.0	194.1 ⁽²⁾	213.1 ⁽²⁾	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5 ⁽²⁾	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0 ⁽²⁾	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2 ⁽²⁾	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706

(1) Estimated (see p. 72)

(2) Revised

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
JANUARY — OCTOBER, 1947.

PERIOD	STARTS					COMPLETIONS					UNDER CONSTRUCTION (At End of Month)				
	Wartime Housing Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Wartime Housing Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Wartime Housing Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total
1946															
December	—	—	—	—	—	—	—	—	—	—	3,553	2,811	1,440	19,783 ⁽¹⁾	27,587 ⁽¹⁾
1947															
January	88	114	101	0	303	598	53	117	0	768	3,043	2,872	1,424	19,783 ⁽¹⁾	27,122 ⁽¹⁾
February	18	28	52	565	663	656	123	113	1,388	2,280	2,405	2,777	1,363	18,960 ⁽¹⁾	25,505 ⁽¹⁾
March	33	99	40	2,479	2,651	511	203	167	2,580	3,461	1,927	2,673	1,236	18,859 ⁽¹⁾	24,695 ⁽¹⁾
1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	—	—	—	—	—
April	264	55	218	3,354	3,891	304	264	69	2,607	3,244	1,887	2,464	1,385	19,606 ⁽¹⁾	25,342 ⁽¹⁾
May	633	85	773	5,902	7,393	621	281	41	3,266	4,209	1,899	2,268	2,117	22,242 ⁽¹⁾	28,526 ⁽¹⁾
June	343	45	704	4,280	5,372	352	341	215	2,908	3,816	1,890	1,972	2,606	23,614 ⁽¹⁾	30,082 ⁽¹⁾
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	—	—	—	—	—
July	615	53	775	3,159	4,602	284	309	215	2,778	3,586	2,221	1,716	3,166	23,995 ⁽¹⁾	31,098 ⁽¹⁾
August	699	20	397	3,476	4,592	207	154	216	3,485	4,062	2,713	1,582	3,347	23,986	31,628
September	734	3	671	3,603	5,011	218	397	201	3,506	4,322	3,229	1,188	3,817	24,083	32,317
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	—	—	—	—	—
October	907	0	547	2,959	4,413	179	251	242	3,438	4,110	3,957	937	4,122	23,604	32,620
Total, January — October, 1947	4,334	⁽²⁾ 502	4,278	29,777	38,891	3,930	2,376	1,596	25,956	33,858	—	—	—	—	—

(1) Revised.

(2) See p. 72

TABLE 5. — HOUSING UNITS COMPLETED IN CANADA, 1945 AND 1946,
AND IN 271 MUNICIPALITIES, 1945 AND FIRST NINE MONTHS,
1946 AND 1947.

Period	Number of Housing Units Completed in 271 Municipalities ⁽¹⁾		Number of Housing Units Completed in Canada
	First Nine Months	Full Year	Full Year
1945	— ⁽²⁾	23,557	48,599
1946	18,474	31,322	67,315 ⁽³⁾
1947	23,019	— ⁽²⁾	— ⁽²⁾

(1) For coverage see p. 72.

(2) Not available.

(3) Revised.

SECTION 3
PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 6.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER
OF HOUSING UNITS FINANCED, CANADA,
FEBRUARY, 1945 — OCTOBER, 1947.(1)

Period	Number of Loans(2)	Number of Housing Units(2)	Amount of Loans(2) (\$000)
1945			
1st Quarter(3).....	907	907	3,747
2nd Quarter.....	1,552	1,809	7,618
3rd Quarter.....	1,358	1,511	6,387
4th Quarter.....	1,346	1,489	6,156
Sub-total, Feb. 1 — Dec. 31, 1945	5,142	5,695	23,832
Sub-total, Jan. 1 — Dec. 31, 1945(3)	5,163	5,716	23,907
1946			
January.....	269	313	1,340
February.....	317	468	2,089
March.....	297	321	1,402
1st Quarter.....	883	1,102	4,831
April.....	949	1,375	6,148
May.....	1,168	1,958	9,475
June.....	1,094	1,857	8,915
2nd Quarter.....	3,211	5,190	24,538
July.....	869	1,842	9,266
August.....	738	1,086	5,249
September.....	802	1,273	5,729
3rd Quarter.....	2,409	4,201	20,244
October.....	618	826	3,852
November.....	719	1,033	4,851
December.....	587	647	2,911
4th Quarter.....	1,924	2,506	11,614
Sub-total, 1946	8,427	12,999	61,227
1947			
January.....	95	167	695
February.....	232	257	1,240
March(4).....	391	464	2,133
1st Quarter(4).....	718	888	4,068
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,625	1,844	8,997
2nd Quarter.....	4,118	4,641	22,469
July.....	1,110	1,440	6,825
August.....	618	732	3,426
September.....	1,158	1,422	7,100
3rd Quarter.....	2,886	3,594	17,351
October(5).....	853	1,153	5,744
Total, Feb. 1, 1945 — Oct. 31, 1947	22,144	28,970	134,691

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Totals include approvals during January, 1945, under the National Housing Act, 1938.

(4) Revised.

(5) Preliminary.

TABLE 7. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
GROSS LOANS APPROVED BY TYPE OF PROJECT, CANADA,
FIRST, SECOND AND THIRD QUARTERS, 1947.

TYPE OF PROJECT	First Quarter, 1947				Second Quarter, 1947				Third Quarter, 1947			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan Per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan Per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan Per Housing Unit \$
<i>Part I, Housing for Home-Owners</i>												
Owner occupancy	221	221	1,040	4,704	736	736	3,550	4,823	600	603	2,951	4,893
For sale	317 ⁽¹⁾	317 ⁽¹⁾	1,617 ⁽¹⁾	5,100 ⁽¹⁾	720	720	3,669	5,093	795	810	4,217	5,209
Integrated housing	164	164	738	4,497	2,390	2,390	12,036	5,036	1,302	1,436	7,126	4,962
Sub-total	702 ⁽¹⁾	702 ⁽¹⁾	3,394 ⁽¹⁾	4,834 ⁽¹⁾	3,846	3,846	19,254	5,006	2,697	2,849	14,294	5,017
<i>Part II, Housing for Rental Purposes</i>												
For rent	13	79	298	3,769	97	441	1,862	4,223	91	494	2,029	4,107
For sale	—	—	—	—	9	22	91	4,153	4	13	47	3,585
Integrated housing	—	—	—	—	166	332	1,260	3,796	92	184	710	3,858
Limited dividend corporations	—	—	—	—	—	—	—	—	1	50	265	5,300
Primary industries	3	107	376	3,514	—	—	—	—	1	4	7	1,680
Sub-total	16	186	674	3,622	272	795	3,214	4,043	189	745	3,057	4,104
Total Gross Loans	718 ⁽¹⁾	888 ⁽¹⁾	4,068 ⁽¹⁾	4,581 ⁽¹⁾	4,118	4,641	22,469	4,841	2,886	3,594	17,351	4,828

(1) Revised.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,
SECOND AND THIRD QUARTERS, 1947.

TYPE OF HOUSING UNIT	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	AVERAGE ESTIMATED COSTS				AVERAGE			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. ft.	Con- struction Cost per Sq. Ft. \$
1947—Second Quarter											
Single 1-storey.....	1,737	1,737	7,848	481	5,631	102	6,214	5,422	4,518	825	6.83
Single 1½-storey.....	1,778	1,779	9,386	471	6,558	117	7,146	6,467	5,276	924	6.27
Single 2-storey.....	363	363	2,136	556	7,731	130	8,417	7,412	5,886	1,280	6.04
Semi-Detached.....	24	30	135	621	5,980	74	6,675	5,458	4,487	851	7.03
Duplex.....	123	246	968	242	4,852	175	5,269	4,922	3,933	857	5.66
Double Duplex.....	2	4	22	630	8,115	238	8,983	6,875	5,500	1,127	7.20
Row House.....	67	191	753	333	4,784	149	5,266	5,010	3,943	870	5.50
Apartment.....	24	291	1,220	297	5,417	397	6,111	5,262	4,193	917	5.91
TOTAL	4,118	4,641	22,468	454	6,065	134	6,653	5,926	4,841	908	6.38 ⁽²⁾
1947—Third Quarter											
Single 1-storey.....	1,172	1,172	5,445	504	5,839	108	6,451	5,532	4,646	844	6.88
Single 1½-storey.....	885	885	4,714	528	6,719	119	7,366	6,492	5,326	952	6.30
Single 2-storey.....	463	463	2,698	719	7,549	124	8,392	7,297	5,826	1,231	6.13
Semi-Detached.....	63	72	384	662	7,084	230	7,976	6,669	5,337	1,081	6.55
Duplex.....	121	242	943	203	4,834	110	5,147	4,847	3,896	832	5.81
Double Duplex.....	77	156	662	328	6,094	125	6,547	5,269	4,249	927	6.57
Triplex.....	5	15	54	378	5,430	231	6,039	4,520	3,584	960	5.66
Row House.....	62	148	594	224	4,996	127	5,347	4,980	4,018	883	5.66
Apartment.....	36	387	1,585	261	5,538	338	6,137	5,245	4,096	950	5.83
TOTAL	2,884	3,540	17,079	474	6,180	143	6,797	5,909	4,825	943	6.37

(1) Excluding loan approvals under Sections 9 and 9A.

(2) Revised.

TABLE 9. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — SEPTEMBER, 1947.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946				
April	—	—	—	—
May	3	5	6,900	1,380
June	1	2	4,000	2,000
2nd Quarter	4	7	10,900	1,557
July	6	14	22,485	1,606
August	7	11	16,930	1,539
September	2	4	8,000	2,000
3rd Quarter	15	29	47,415	1,635
October	5	10	14,000	1,400
November	1	2	4,000	2,000
December	—	—	—	—
4th Quarter	6	12	18,000	1,500
Sub-total, April— December, 1947	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	—	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	—	—	—	—
August	2	2	2,900	1,450
September	—	—	—	—
3rd Quarter	2	2	2,900	1,450
Total, April, 1946 — September, 1947	34	62	101,940	1,644

TABLE 10.— OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,
DECEMBER 19, 1944 — SEPTEMBER 30, 1947.

PERIOD	CONSTRUCTION OF SHELTER UNITS									FINANCIAL ASSISTANCE GRANTS (\$000)		
	Municipal Projects			University Projects			Total Projects			Municipal Projects	University Projects	Total
	Number of Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾	Number of Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾	Number of Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾			
Dec. 19, 1944— Dec. 31, 1945	39	1,051	360	1	—	88	40	1,051	448	—	—	—
1946	98	3,797	1,244	22	845	217	120	4,642	1,461	1,466	725	2,191
1947												
1st Quarter	24	940	782	3	186	143	27	1,126	925	432	104	536
2nd Quarter	15	815	644	3	165	101	18	980	745	328	106	434
3rd Quarter	12	429	854	6	114	138	18	543	992	609	124	733
Total, Dec. 19, 1944— Sept. 30, 1947	188	7,032	—	35	1,310	—	223	8,342	—	2,835	1,059	3,894

(1) At end of period.

TABLE 11.—OPERATIONS UNDER WARTIME HOUSING LIMITED,
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,
APRIL, 1941 — SEPTEMBER, 1947.

Period	Projects	Completed Construction		Actual Expenditure (\$000)			
		Number		Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
		Housing Units	Supple- mentary Buildings				
Apr. 1, 1941— Dec. 31, 1944	65	17,218	296	51,380	13,554	15,702	80,636
1945							
1st Quarter	—	699	1	1,966	117	371	2,454
2nd Quarter	—	471	0	364	22	101	487
3rd Quarter	—	43	3	1,510	38	202	1,750
4th Quarter	—	343	1	5,721	48	295	6,064
Sub-total	—	1,556	5	9,561	225	969	10,756
1946							
January	11	193	1	2,631	14	124	2,769
February	18	288	0	2,545	7	168	2,720
March	23	852	1	4,648	7	120	4,775
1st Quarter	—	1,333	2	9,824	28	412	10,264
April	29	742	0	548	1	17	566
May	33	758	0	2,083	1	57	2,141
June	31	767	0	2,604	0	142	2,746
2nd Quarter	—	2,267	0	5,235	2	216	5,453
July	28	486	0	2,802	9	266	3,077
August	31	570	0	3,683	5	262	3,950
September	9	494	2	2,962	1	292	3,255
3rd Quarter	—	1,550	2	9,447	15	820	10,282
October	4	510	0	2,798	0	189	2,987
November	10	501	2	2,781	1	252	3,034
December	4	836	3	4,229	1	290	4,520
4th Quarter	—	1,847	5	9,808	2	731	10,541
Sub-total	—	6,997	9	34,314	47	2,179	36,540
1947							
January	4	483 ⁽¹⁾	0	380	0	60	440
February	2	949 ⁽¹⁾	0	1,522	5	74	1,601
March	2	619	4	3,699	1	111	3,811
1st Quarter	—	2,051 ⁽¹⁾	4	5,601	6	245	5,852
April	7	526 ⁽¹⁾	0	551	0	95	446
May	11	610 ⁽¹⁾	2 ⁽¹⁾	1,064	0	90	1,154
June	9	652 ⁽¹⁾	0	2,002	5	160	2,167
2nd Quarter	—	1,788 ⁽¹⁾	2 ⁽¹⁾	3,417	5	345	3,767
July	16	345	2	2,258	0	172	2,430
August	15	247	0	2,572	0	149	2,721
September	15 ⁽²⁾	261	0	2,753	1	205	2,959
3rd Quarter	—	853	2	7,583	1	526	8,110
Total, April, 1941— September, 1947	—	30,463	318	111,856	13,838	19,966	145,660

(1) Revised (see p. 73).

(2) Number of municipalities in which projects have been completed as at September 30, 1947, total 119.

TABLE 12.— OPERATIONS UNDER WARTIME HOUSING LIMITED,
CONSTRUCTION IN PROGRESS, BY UNITS, CANADA,
1945 — OCTOBER, 1947.

As at Date of Reporting Closest to End of Month	Construction in Progress		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—January.....	14	1,022	4
February.....	15	817	4
March.....	11	558	4
April.....	9	444	3
May.....	8	537	3
June.....	7	602	4
July.....	13	1,515	4
August.....	24	2,596	4
September.....	37	4,276	1
October.....	50	4,984	2
November.....	64	5,714	1
December.....	60	5,524	1
1946—January.....	61	5,922	0
February.....	59	5,768	1
March.....	59	5,288	1
April.....	65	5,281	1
May.....	80	5,710 ⁽¹⁾	0
June.....	83	5,675 ⁽¹⁾	0
July.....	90	6,063	2
August.....	88	5,568 ⁽¹⁾	3
September.....	78	5,513 ⁽¹⁾	5
October.....	86	5,403 ⁽¹⁾	12
November.....	83	5,137	10
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5 ⁽¹⁾
June.....	61	3,451	6 ⁽¹⁾
July.....	67	4,191	5 ⁽¹⁾
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100 ⁽²⁾	6,795	8

(1) Revised.

(2) Number of municipalities in which projects were in progress at November 1, 1947, total 88.

TABLE 13.—OPERATIONS UNDER WARTIME HOUSING LIMITED,
HOUSING UNITS UNDER CONSTRUCTION BY TWENTY-THREE STAGES OF CONSTRUCTION,
CANADA, SEPTEMBER, 1946, JUNE AND SEPTEMBER, 1947.

Item	Stage of Construction yet to be completed	Number of Housing Units		
		Sept., 1946	June, 1947	Sept., 1947
1.	Excavation.....	918	1,547	2,538
2.	Foundation.....	1,321	1,874	3,365
3.	Water and sewer under building.....	2,170	2,017	3,921
4.	Framing.....	2,576	2,369	4,329
5.	Doors, Frames and Window sash.....	3,381	2,594	5,015
6.	Chimneys.....	3,349	2,609	5,109
7.	Roofs shingled.....	3,362	2,629	5,053
8.	Plumbing roughed in.....	3,477	2,495	4,986
9.	Wiring roughed in.....	3,986	2,686	5,298
10.	Insulation.....	4,217	2,792	5,553
11.	Wall and ceiling board and taping.....	4,533	2,843	5,785
12.	Finished flooring laid.....	4,679	2,880	5,738
13.	Exterior finish, including siding and trim	4,208	2,809	5,632
14.	Porches.....	3,713	2,700	4,958
15.	Interior trim.....	4,979	2,981	5,995
16.	Interior painting.....	5,508	3,215	6,163
17.	Hardware.....	5,372	3,194	6,129
18.	Plumbing fixtures.....	5,459	3,263	6,205
19.	Electrical work complete.....	5,489	3,266	6,263
20.	Exterior painting.....	5,704	5,284	7,882
21.	Water and sewer to main.....	4,302	3,189	5,571
22.	Electrical services connected.....	5,552	3,393	6,244
23.	Final inspection.....	5,513	3,451	6,332

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER AND AMOUNT OF GRANTS, LOANS AND APPROPRIATIONS APPROVED,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — SEPTEMBER 30, 1947.

Type of Project	Projects, Grants and Loan Applications Approved				
	Number of Grants and Loans	Amount of Appropriations, Grants and Loans Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and Other Services		
1. Sub-Division Projects, Sept. 23, 1943—March 31, 1947	—	17,127	3,252	1,397	21,776
1947—2nd Quarter	—	105	12	20	137
July	—	104	10	30	144
August	—	279	28	7	314
September	—	257	20	5	282
3rd Quarter	—	640	58	42	740
Sub-total	—(1)	17,872	3,322	1,459	22,653
2. Small Holdings, Sept. 23, 1943—March 31, 1947	11,285	19,053	2,294	31,036	52,383
1947—2nd Quarter	1,314	2,220	248	4,205	6,673
July	505	1,336	191	1,237	2,764
August	605	625	115	2,771	3,511
September	368	689	124	964	1,777
3rd Quarter	1,478	2,650	430	4,972	8,052
Sub-total	14,077	23,923	2,972	40,213	67,108
3. Full-Time Farming, Sept. 23, 1943—March 31, 1947	12,884	1,167	2,748	47,128	51,043
1947—2nd Quarter	1,209	122	460	4,796	5,378
July	526	49	127	1,835	2,011
August	462	57	133	1,603	1,793
September	392	41	105	1,365	1,511
3rd Quarter	1,380	147	365	4,803	5,315
Sub-total	15,473	1,436	3,573	56,727	61,736
4. Commercial Fishing, Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—March 31, 1947	1,469	735	914	583	2,232
1947—2nd Quarter	395	146	381	128	655
July	152	194	128	38	360
August	149	43	174	45	262
September	125	62	137	44	243
3rd Quarter	426	299	439	127	865
Sub-total	2,290	1,180	1,734	838	3,752
5. Total, All Projects, Sept. 23, 1943—March 31, 1947	25,638	38,082	9,208	80,144	127,434
1947—2nd Quarter	2,918	2,593	1,101	9,149	12,843
July	1,183	1,683	456	3,140	5,279
August	1,216	1,004	450	4,426	5,880
September	885	1,049	386	2,378	3,813
3rd Quarter	3,284	3,736	1,292	9,944	14,972
Total, Sept. 23, 1943— Sept. 30, 1947	31,840	44,411	11,601	99,237	155,249

(1) Appropriations have been made for 224 projects representing 2,665 housing units during the period.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — SEPTEMBER 30, 1947.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construc- tion	New Construction	Land and Existing Buildings	Total
			Housing Units Completed, Current Construc- tion, Repairs and Other Services		
1. Sub-Division Projects, Sept. 23, 1943—Mar. 31, 1947	2,531	134 ⁽¹⁾	19,035	1,397	20,432
1947—2nd Quarter	39	95 ⁽¹⁾	148	20	168
July	8	87	136	30	166
August	53	34	760	7	767
September	14	20	249	5	254
3rd Quarter	75	—	1,145	42	1,187
Sub-total	2,645	—	20,328	1,459	21,787
2. Small Holdings, Sept. 23, 1943—Mar. 31, 1947	335	1,615	6,575	29,297	35,872
1947—2nd Quarter	312	1,806	1,685	3,419	5,104
July	88	1,937	765	1,347	2,112
August	77	2,016	773	2,652	3,425
September	219	1,989	900	900	1,800
3rd Quarter	384	—	2,438	4,899	7,337
Sub-total	1,031	—	10,698 ⁽²⁾	37,615 ⁽²⁾	48,313 ⁽²⁾
3. Full-Time Farming, Sept. 23, 1943—Mar. 31, 1947	73	183	966	43,078	44,044
1947—2nd Quarter	51	284	365	4,060	4,425
July	9	303	210	1,574	1,784
August	12	326	250	1,522	1,772
September	24	334	228	1,599	1,827
3rd Quarter	45	—	688	4,695	5,383
Sub-total	169	—	2,019 ⁽²⁾	51,833 ⁽²⁾	53,852 ⁽²⁾
4. Commercial Fishing, Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Mar. 31, 1947	54	99	343	384	727
1947—2nd Quarter	37	144	144	65	209
July	19	183	134	26	160
August	14	213	189	17	206
September	24	237	212	29	241
3rd Quarter	57	—	535	72	607
Sub-total	148	—	1,022	521	1,543
5. Total—All Projects, Sept. 23, 1943—Mar. 31, 1947	2,993	2,031 ⁽¹⁾	26,919	74,156	101,075
1947—2nd Quarter	439	2,329 ⁽¹⁾	2,342	7,546	9,906
July	124	2,510	1,245	2,977	4,222
August	156	2,589	1,972	4,198	6,170
September	281	2,580	1,589	2,533	4,122
3rd Quarter	561	—	4,806	9,708	14,514
Total, Sept. 23, 1943— Sept. 30, 1947	3,993	—	34,067	91,428	125,495

(1) Revised.

(2) In addition to the amounts shown in the last three columns for Small Holdings, and Full-Time Farming there were expenditures under Section 13 of the Veterans' Land Act. For Mortgage Loans these amounted to \$196,065 at the end of June, \$6,156 during July, \$6,075 during August, and \$13,975 during September; and for Permanent Improvements they amounted to \$53,839 at the end of June, \$4,430 during July, \$5,673 during August, and \$4,938 during September.

TABLE 16.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
MAY, 1929 — SEPTEMBER, 1947.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement Of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans(1)	Amount of Loans (\$000)
May 1, 1929– March 31,1945	—	—	—	—	—	—	36,807	57,018
1945 April 1— December 31	53	48	25	10	794	1,973	804	2,031
1946 1st Quarter	5	6	5	2	113	282	113	289
2nd Quarter	19	18	11	9	310	786	317	813
3rd Quarter	20	15	16	5	445	1,080	446	1,101
4th Quarter	13	11	17	9	431	1,164	433	1,183
Sub-total, 1946	57	49	49	25	1,299	3,311	1,309	3,386
1947 January	2	3	0	0	59	173	59	176
February	1	0	1	0	48	133	48	133
March	1	1	0	0	23	57	23	58
1st Quarter	4	4	1	0	130	363	130	367
April	0	0	0	0	27	73	27	73
May	1	2	2	2	38	105	38	109
June	12	15	1	0	126	335	126	350
2nd Quarter	13	17	3	2	191	513	191	532
July	12	8	8	2	190	485	192	495
August	3	2	14	5	111	260	111	268
September	11	14	5	2	149	381	150	397
3rd Quarter	26	24	27	10	450	1,127	453	1,160
Total, May 1, 1929 Sept.30,1947	—	—	—	—	—	—	39,694	64,494

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

TABLE 17.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA,
MARCH, 1945 — SEPTEMBER, 1947.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,990
1947								
January	13	12	13	9	768	591	794	612
February	26	36	10	7	776	581	812	624
March	50	60	33	24	1,456	1,068	1,539	1,152
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
April	49	66	36	32	2,345	1,634	2,430	1,732
May	47	66	48	34	2,224	1,552	2,319	1,652
June	69	84	77	53	2,091 ⁽²⁾	1,556 ⁽²⁾	2,237 ⁽²⁾	1,693 ⁽²⁾
2nd Quarter	165	216	161	119	6,660 ⁽²⁾	4,742 ⁽²⁾	6,986 ⁽²⁾	5,077 ⁽²⁾
July	46	46	73	49	2,217	1,756	2,336	1,851
August	24	34	43	37	3,067	2,924	3,134	2,994
September	14	24	25	18	1,832	1,796	1,871	1,838
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
Total, March, 1945– September, 1947	945	1,095	955	645	32,913	25,671	34,813	27,411

(1) Covers the months March to December.

(2) Revised.

TABLE 18.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS (A.P.H.'s) HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — OCTOBER 31, 1947.

Period	Veterans' Land Act, 1942	Wartime Housing Projects	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1046	Rental Housing Projects	Inter-Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 Aug. 23-Dec. 31	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946											
1st Quarter	14	131	—	256	—	—	—	—	29	—	430
2nd Quarter	469	2,583	1,235	1,470	683	—	—	704	297	176	7,617
3rd Quarter	732	1,247	1,615	870	2,995	—	—	35	410	1,477	9,381
4th Quarter	488	1,249	465	642	3,538	—	—	296	509	1,173	8,360
Sub-total, 1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947											
January	70	42	—	67	632	—	—	450	169	130	1,560
February	96	250	—	111	663	—	—	400	60	83	1,663
March	73	50	—	139	866	—	—	—	211	20	1,359
1st Quarter	239	342	—	317	2,161	—	—	850	440	233	4,582
April	116	600	—	568	875	—	—	—	142	74	2,375
May	170	513	—	1,166	669	76	—	—	153	438	3,185
June	105	940	—	1,289	999	108	—	—	167	441	4,049
2nd Quarter	391	2,053	—	3,023	2,543	184	—	—	462	953	9,609
July	8	1,300	17	435	1,607	21	539	—	83	168	4,178
August	77	1,256	—	371	887	91	29	—	28	151	2,890
September	183	1,725	—	348	772	16	—	—	—	430	3,474
3rd Quarter	268	4,281	17	1,154	3,266	128	568	—	111	749	10,542
October	153	511	—	449	558	217	44	—	25	287	2,244
Total, Aug. 23, 1945 —Oct. 31, 1947	5,411	19,320	3,332	8,181	15,744	529	612	2,885	2,521	5,048	63,583

TABLE 19.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE — OCTOBER, 1947.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Con- struction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Con- struction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
June	3	40	247,520	463	5,475	250	6,188	868	6.30	4.2	63.50
July	4	136	1,166,222	100 ⁽¹⁾	6,522	1,953	8,575	1,050	6.21	5.2	41.84
August	1	10	45,220	250	3,962	310	4,522	800	4.95	3.8	61.00
September	3	22	143,300	384	6,130	—	6,514	1,077	5.69	5.1	66.02
October	3	77	553,000	286	6,896	—	7,182	979	7.05	5.1	81.56
Total, June— October, 1947	14	285	2,155,262	228	6,356	978	7,562	999	6.37	5.0	58.15

(1) See page 74.

SECTION 4

REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

TABLE 20.—LOANS ON REAL ESTATE OUTSTANDING AT END OF YEAR,
LIFE INSURANCE COMPANIES, LOAN COMPANIES AND TRUST COMPANIES
WITH DOMINION REGISTRATION, CANADA, 1945-1946.
(Millions of Dollars)

Year	Life Insurance Companies	Loan Companies	Trust Companies	Total Loans on Real Estate
1945	279.9	69.4	22.1	371.4
1946 ⁽¹⁾	309.1	73.0	25.3	407.4

(1) Preliminary.

TABLE 21.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS
MADE BY CHARTERED BANKS, CANADA,
1945-1946.
(Millions of Dollars)

Year	CLASS OF LOANS					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and other	Total	
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0

SECTION 5

BUILDING MATERIALS

TABLE 22.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1947.
(In Units Specified)

Period	Cement	Clay Products			Lumber and Lumber Products		
		Building Brick ⁽¹⁾	Flue Linings	Vitrified Sewer Pipe	Sawn ⁽¹⁾ Lumber	WoodFibre Insulating Board	Builders' Hardware
	Millions Barrels of 350 lbs.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Millions of Ft. B.M.	Millions of Sq.Ft. $\frac{1}{2}$ " B.	(\$000)
1945	7.8	190.7	—(2)	—(2)	4,900.0	98.0 ⁽³⁾	4,243.8
1946							
January	.8	14.5	103.6	179.5	347.0 ⁽⁴⁾	12.0	305.7
February	.6	13.6	84.0	175.0	353.0 ⁽⁴⁾	11.7	301.7
March	.7	14.6	57.8	269.5	377.0 ⁽⁴⁾	11.6	347.7
1st Quarter	2.1	42.7	245.4	624.0	1,077.0 ⁽⁴⁾	35.3	955.1
April	.9	16.7	103.2	261.2	340.0 ⁽⁴⁾	11.6	315.3
May	.9	24.5	73.6	231.6	396.0 ⁽⁴⁾	14.3	228.5
June	1.0	25.5	87.4	265.1	427.0 ⁽⁴⁾	12.1	316.6
2nd Quarter	2.8	66.7	264.2	757.9	1,163.0 ⁽⁴⁾	38.0	860.4
July	1.1	28.8	48.4	324.5	598.0 ⁽⁴⁾	13.0	315.1
August	1.0	29.8	61.2	275.8	598.0 ⁽⁴⁾	15.1	268.6
September	1.0	28.0	86.1	303.8	480.0 ⁽⁴⁾	14.6	298.9
3rd Quarter	3.1	86.6	195.7	904.1	1,676.0 ⁽⁴⁾	42.7	882.6
October	1.0	29.1	60.3	254.1	414.0 ⁽⁴⁾	15.6	338.8
November	1.0	25.4	97.0	247.4	330.0 ⁽⁴⁾	16.3	329.1
December	.7	22.8	76.5	289.0	277.0 ⁽⁴⁾	13.8	258.7
4th Quarter	2.7	77.3	233.8	790.5	1,021.0 ⁽⁴⁾	45.8	926.6
Total, 1946	10.7	273.3	939.1	3,076.5	4,937.0 ⁽⁴⁾	161.8	3,624.7
1947							
January	.9	19.5 ⁽⁴⁾	93.9	241.5	351.0 ⁽⁴⁾	15.8	354.0
February	.7	17.2 ⁽⁴⁾	77.6	261.7	391.0 ⁽⁴⁾	14.5	338.9
March	.9	18.7 ⁽⁴⁾	98.7	287.7	412.0 ⁽⁴⁾	15.1	377.6
1st Quarter	2.5	55.4 ⁽⁴⁾	270.2	790.9	1,154.0 ⁽⁴⁾	45.4	1,070.5
April	.9	19.6 ⁽⁴⁾	74.5	259.6	348.0 ⁽⁴⁾	16.2	379.2
May	.9	25.1 ⁽⁴⁾	87.8	351.1	463.0 ⁽⁴⁾	17.0	399.7
June	1.1	28.4 ⁽⁴⁾	74.2	334.2	550.0 ⁽⁴⁾	17.2	389.9
2nd Quarter	2.9	73.0 ⁽⁴⁾	236.5	944.9	1,361.0 ⁽⁴⁾	50.4	1,168.8
July	1.1	30.4	54.9	379.2	612.9	18.0	400.4
August	1.1	27.0	75.3	366.5	585.4	18.0	266.0
September	1.2	29.7	85.1	385.3	518.6	18.2	340.9
3rd Quarter	3.4	87.1	215.3	1,131.0	1,716.9	54.2	1,007.3

(1) Estimates (see p. 75).

(2) Not available.

(3) Sales.

(4) Revised.

TABLE 22.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1947.—Continued.
(In Units Specified)

Period	Electrical Fixtures				Sanitary Ware		
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Bath Tubs	Sinks	Wash Basins
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Thousands of Units	Thousands of Units	Thousands of Units
1945	—(1)	—(1)	—(1)	—(1)	—(1)	—(1)	—(1)
1946							
January	230.5	143.2	379.2	4.5	4.7	9.6	7.3
February	184.1	137.4	510.2	3.8	4.3	8.8	6.3
March	197.3	122.0	369.2	3.1	4.8	8.9	7.5
1st Quarter	611.9	402.6	1,258.6	11.4	13.8	27.3	21.1
April	188.5	150.0	360.6	3.4	4.2	10.2	5.5
May	188.6	176.4	365.2	3.3	4.3	8.7	7.4
June	198.4	158.5	398.4	3.3	4.2	8.9	7.2
2nd Quarter	575.5	484.9	1,124.2	10.0	12.7	27.8	20.1
July	70.8	64.7	195.8	2.9	3.8	7.0	5.3
August	74.1	70.9	129.6	3.2	3.8	6.8	5.7
September	87.6	49.8	37.4	3.3	5.0	7.3	6.5
3rd Quarter	232.5	185.4	362.8	9.4	12.6	21.1	17.5
October	121.8	83.7	74.4	4.9	6.4	10.0	7.1
November	141.2	120.4	287.5	5.0	5.8	10.3	6.8
December	125.8	115.8	164.8	4.7	5.0	7.8	6.6
4th Quarter	388.8	319.9	526.7	14.6	17.2	28.2	20.4
Total, 1946	1,808.7	1,392.8	3,272.3	45.4	56.3	104.4	79.1
1947							
January	166.4	70.9	334.8	6.3	6.0	11.8	7.6
February	163.6	229.3	248.6	5.1	6.0	8.9	7.4
March	165.1	75.4	343.7	5.9	6.5	11.8	7.9
1st Quarter	495.1	375.6	927.1	17.3	18.5	32.5	22.9
April	194.0	234.7	360.7	5.4	7.6	11.6	7.1
May	246.1	135.9	403.9	6.8	7.4	11.6	8.2
June	240.4	225.2	312.9	5.2	6.8	10.5	7.8
2nd Quarter	680.5	595.8	1,077.5	17.4	21.8	33.7	23.1
July	138.4	121.4	388.0	5.0	5.4	7.0	5.8
August	158.7	247.9	356.8	5.6	7.0	6.5	5.9
September	191.9	180.4	423.4	5.8	7.3	9.2	7.8
3rd Quarter	489.0	549.7	1,168.2	16.4	19.7	22.7	19.5

(1) Not available.

TABLE 22.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1947.—Continued.
(In Units Specified)

Period	Iron and Steel Products			Rock Wool Batts	Gypsum Products		
	Cast-Iron Soil Pipe and Fittings	Steel Pipe Tubes and Fittings	Wire Nails and Spikes		Gypsum Wallboard	Gypsum Lath	Gypsum Plaster
	Thousands of Tons	Thousands of Tons	Thousands of Tons		Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	20.8	139.0	70.0	33.6 ⁽¹⁾	140.0	59.9	67.1
1946							
January	2.3	14.7	6.4	3.3	13.1	6.9	6.7
February	2.1	9.7	5.5	3.5	13.4	6.8	6.3
March	2.2	4.8	5.6	3.9	16.1	6.4	9.4
1st Quarter	6.6	29.2	17.5	10.7	42.6	20.1	22.4
April	2.3	9.0	6.3	3.8	15.7	7.2	8.7
May	2.3	7.8	6.7	3.9	18.2	6.5	10.5
June	1.8	6.2	5.8	4.1	16.2	6.6	10.1
2nd Quarter	6.4	23.0	18.8	11.8	50.1	20.3	29.3
July	1.6	7.0	4.1	5.0	15.7	7.1	9.9
August	1.9	6.9	2.1	5.9	17.7	7.0	8.5
September	2.0	4.4	1.6	5.5	15.5	8.6	9.5
3rd Quarter	5.5	18.3	7.8	16.4	48.9	22.7	27.9
October	2.3	9.9	3.0	6.1	18.9	9.2	10.2
November	2.3	8.2	6.0	5.7	19.0	7.1	10.0
December	2.2	9.8	5.8	6.2	17.2	7.4	10.2
4th Quarter	6.8	27.9	14.8	17.9	55.1	23.7	30.4
Total, 1946	25.3	98.4	58.9	56.8	196.7	86.8	110.0
1947							
January	2.5	8.1	6.3	7.2	16.8	7.5	9.0
February	2.6	9.2	6.0	6.8	15.1	8.1	9.7
March	2.9	7.1	6.5	7.0	18.6	8.8	10.6
1st Quarter	8.0	24.4	18.8	21.0	50.5	24.4	29.3
April	2.9	10.8	6.6	7.4	18.2	8.9	9.7
May	2.9	8.6	6.7	7.1	18.2	11.6	12.8
June	2.4	6.1	6.2	6.5	16.1	10.3	11.2
2nd Quarter	8.2	25.5	19.5	21.0	52.5	30.8	33.7
July	2.4	7.4	5.6	5.5	16.2	6.8	10.4
August	2.2	4.9	5.8	5.7	18.2	8.2	12.4
September	2.5	8.8	6.9	7.0	17.0	10.7	12.3
3rd Quarter	7.1	21.1	18.3	18.2	51.4	25.7	35.1

TABLE 22.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1947.—Continued.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽¹⁾ Shingles	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	13.6	6,847.6	128.8	56.1	1,432.2 ⁽²⁾	2,386.7
1946							
January	4.0	.8	600.4	9.7	2.8	128.2 ⁽²⁾	201.4
February	3.3	.9	685.1	9.3	3.1	128.4 ⁽²⁾	195.4
March	4.0	1.0	753.7	10.3	7.0	161.0 ⁽²⁾	218.0
1st Quarter	11.3	2.7	2,039.2	29.3	12.9	417.6 ⁽²⁾	614.8
April	4.0	1.1	751.1	11.4	9.7	137.0 ⁽²⁾	250.3
May	3.9	1.1	764.5	13.3	9.4	186.3 ⁽²⁾	242.4
June	3.8	.9	596.2	12.0	5.8	148.7 ⁽²⁾	254.2
2nd Quarter	11.7	3.1	2,111.8	36.7	24.9	472.0 ⁽²⁾	746.9
July	3.4	.7	571.7	10.3	2.1	172.5 ⁽²⁾	234.8
August	4.0	.7	637.5	10.6	3.9	177.2 ⁽²⁾	270.9
September	3.9	.6	572.6	7.3	2.4	205.9 ⁽²⁾	256.1
3rd Quarter	11.3	2.0	1,781.8	28.2	8.4	555.6 ⁽²⁾	761.8
October	4.7	1.0	640.1	10.6	3.9	219.5 ⁽²⁾	285.3
November	5.0	1.1	731.1	16.3	2.7	219.4 ⁽²⁾	283.4
December	4.7	1.2	618.9	10.8	2.9	172.3 ⁽²⁾	275.2
4th Quarter	14.4	3.3	1,990.1	37.6	9.5	611.2 ⁽²⁾	843.9
Total, 1946	48.7	11.1	7,922.9	131.8	55.7	2,056.4 ⁽²⁾	2,967.4
1947							
January	4.9 ⁽³⁾	1.2	802.8	12.6	5.2	178.1 ⁽²⁾	255.6
February	4.9 ⁽³⁾	1.6	751.0	15.1	5.3	168.5	287.0
March	5.0 ⁽³⁾	1.1	792.5	12.4	5.6	178.3	371.0
1st Quarter	14.8 ⁽³⁾	3.9	2,346.3	40.1	16.1	524.9 ⁽²⁾	913.6
April	5.3 ⁽³⁾	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8 ⁽³⁾	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1 ⁽³⁾	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	14.1 ⁽³⁾	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8 ⁽⁴⁾	.9	607.5	11.8	8.3	164.4	251.1
August	3.9 ⁽⁴⁾	1.3	571.4	9.8	5.3	158.0	242.0
September	4.0 ⁽⁴⁾	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.6 ⁽⁴⁾	3.6	1,939.2	35.1	18.9	516.0	743.3

- (1) Includes siding.
(2) Revised.
(3) Revised estimates.
(4) Estimates.

TABLE 23.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — SEPTEMBER, 1947.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes, and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	.3	1.8	15.4 ⁽¹⁾	16.7 ⁽¹⁾	95.5	19.0	2.0 ⁽¹⁾	1.0	12.5 ⁽¹⁾	13.9 ⁽¹⁾	5.6	—(2)
February	.3	2.2	13.1 ⁽¹⁾	16.8 ⁽¹⁾	81.5	21.4	2.1	1.0	8.9 ⁽¹⁾	14.2 ⁽¹⁾	5.0	—(2)
March	.6	2.3	17.0 ⁽¹⁾	14.0 ⁽¹⁾	54.2	24.3	2.3	.7 ⁽¹⁾	5.7 ⁽¹⁾	12.5	5.4	—(2)
April	1.0	2.1	17.8 ⁽¹⁾	12.5 ⁽¹⁾	94.4	33.1	2.2 ⁽¹⁾	.7 ⁽¹⁾	8.2 ⁽¹⁾	13.3 ⁽¹⁾	8.4	—(2)
May	1.5	1.4	21.3 ⁽¹⁾	14.9 ⁽¹⁾	90.5	15.3	2.2	.8	10.8	10.4	5.9	—(2)
June	1.5	1.0	23.3 ⁽¹⁾	16.9 ⁽¹⁾	79.8	22.8	1.9	.7	4.8 ⁽¹⁾	7.1 ⁽¹⁾	5.9	—(2)
July	1.4	.7	27.7 ⁽¹⁾	16.6 ⁽¹⁾	64.2	7.0	1.5	.9	5.9 ⁽¹⁾	6.6 ⁽¹⁾	3.4	—(2)
August	1.2	.5	28.2 ⁽¹⁾	17.6 ⁽¹⁾	58.1	8.1	1.6 ⁽¹⁾	1.1	7.0	9.1 ⁽¹⁾	2.6	—(2)
September	1.1	.4	26.1 ⁽¹⁾	18.6 ⁽¹⁾	77.1	18.6	1.9	1.2 ⁽¹⁾	6.9	6.5 ⁽¹⁾	2.4	2.0
October	1.2	.2	28.6 ⁽¹⁾	17.2 ⁽¹⁾	67.0	11.6	2.2 ⁽¹⁾	1.3	8.1 ⁽¹⁾	8.2 ⁽¹⁾	3.1	2.2
November	.9	.3	26.4 ⁽¹⁾	16.1 ⁽¹⁾	91.4	17.5	2.1 ⁽¹⁾	1.3 ⁽¹⁾	8.1 ⁽¹⁾	8.3 ⁽¹⁾	5.3	3.0
December	.5	.5	20.5 ⁽¹⁾	17.1 ⁽¹⁾	70.2	20.2	2.1	1.3	4.5	13.5 ⁽¹⁾	5.6	3.0
1947												
January	.4	.9	18.7	17.0 ⁽¹⁾	97.1	19.7	1.7 ⁽¹⁾	.7 ⁽¹⁾	9.3	12.5 ⁽¹⁾	6.1	3.3
February	.4	1.2	16.9	16.7 ⁽¹⁾	70.1	27.5	2.3	1.6 ⁽¹⁾	10.3	10.9 ⁽¹⁾	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6 ⁽¹⁾	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6 ⁽¹⁾	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3 ⁽¹⁾	88.4	26.0	2.9 ⁽¹⁾	1.5 ⁽¹⁾	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9

(1) Revised.

(2) Not available.

TABLE 23. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — SEPTEMBER, 1947.—Continued.
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	4.4	2.3	9.3	3.0	13.1	1.5	6.7	.5	6.5	.8	3.2	.2
February	4.4	2.3	9.7	3.7	13.6	1.3	5.7	1.6	6.3	.9	3.4	.3
March	4.9	2.0 ⁽¹⁾	8.6	3.7	16.0 ⁽¹⁾	1.5	7.2	.8	9.6	.6	4.0	.2
April	4.7 ⁽¹⁾	1.8 ⁽¹⁾	10.7	3.8	15.9	1.2	7.0	1.0	8.7	.6	3.7	.2
May	4.6 ⁽¹⁾	1.3 ⁽¹⁾	10.0	2.5	17.7	1.7	7.0	.5	10.6	.5	2.9	.2
June	4.6 ⁽¹⁾	1.5 ⁽¹⁾	8.9	2.7	16.3	1.5	6.3	.8	10.0	.5	4.2	.1
July	4.0 ⁽¹⁾	1.2 ⁽¹⁾	7.3	2.4	15.8	1.4	6.8	1.1	9.8	.5	4.7	.4
August	3.8	1.4 ⁽¹⁾	6.5	8.4	17.4	1.7 ⁽¹⁾	7.3	.8	8.6	.4	6.0	.2
September	4.8 ⁽¹⁾	1.4 ⁽¹⁾	6.4	9.2	15.4	1.9	8.3	1.1	9.4	.1	5.4	.3
October	5.7 ⁽¹⁾	2.3 ⁽¹⁾	9.1	10.2	19.1	1.7	8.7	1.6	10.2	.5	6.1	.3
November	6.4 ⁽¹⁾	1.6 ⁽¹⁾	9.5	11.3	19.7	1.0	7.6	1.0	9.9	.6	5.8	.2
December	5.7	1.1 ⁽¹⁾	9.5	4.8	16.4	1.8	7.7	.7	10.3	.6	6.0	.4
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8 ⁽¹⁾	1.3 ⁽¹⁾	8.8	5.3	14.8	1.9 ⁽¹⁾	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
April	7.4	1.8 ⁽¹⁾	11.1	4.3	18.0	2.1 ⁽¹⁾	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3 ⁽¹⁾	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.0	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6

(1) Revised.

TABLE 23.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — SEPTEMBER, 1947.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheated Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	218.6	29.7	232.0	0 ⁽¹⁾	3.7	.1	.8	.2	10.0	0 ⁽¹⁾	2.8	0 ⁽¹⁾
February	194.6	23.7	490.5	4.7	3.7	.2	.9	.2	5.3	0 ⁽¹⁾	3.4	0 ⁽¹⁾
March	206.0	9.1	329.0	44.8	3.1	.1	1.0	.2	10.0	.3	6.8	.2
April	176.4	30.9	327.9	77.5	3.3	.2	1.1	.3	11.4	.2	9.8	.6
May	221.6	19.3	380.2	150.5	3.8	.2	.9	.3	13.3	.2	9.1	.2
June	221.6	7.1	380.2	150.8	3.2	.3	.9	.3	11.7	.7	5.8	.8
July	64.0	7.1	211.6	99.0	2.8	.2	.7	.3	10.7	.3	2.7	.2
August	64.6	9.8	172.0	56.6	3.1	.3	.7	.3	10.5	.5	3.3	.1
September	79.7	17.7	51.3	42.9	3.3	.1	.7	.2	4.2	.6	2.3	.2
October	108.1	31.8	96.0	21.2	4.8	.3	1.0	.2	10.1	.3	4.0	.4
November	141.8	31.2	266.4	42.8	4.9	.3	1.1	0 ⁽¹⁾	16.1	.5	2.9	.2
December	138.2	14.9	181.1	26.5	4.1	1.0	1.2	0 ⁽¹⁾	11.2	.1	2.9	.8
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0 ⁽¹⁾	12.6	.1	5.3	.5
February	157.4	20.9	363.6	27.8	5.4	.7	1.5	0 ⁽¹⁾	15.0	0 ⁽¹⁾	4.7	1.0
March	157.4	21.1	363.6	27.8	6.1	.5	1.5	0 ⁽¹⁾	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0 ⁽¹⁾	14.9	0 ⁽¹⁾	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0 ⁽¹⁾	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0 ⁽¹⁾	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0 ⁽¹⁾	11.0	0 ⁽¹⁾	8.4	2.3
August	143.2	29.2	343.8	34.6	4.6	.3	1.3	0 ⁽¹⁾	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0 ⁽¹⁾	14.5	.2	5.7	1.6

(1) Indicates less than 50 units.

TABLE 24.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1947.
(In Units Specified)

Period	Glass	Rock Wool	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945					
1st Quarter	11.9	.8	.5	2.3	1,988
2nd Quarter	13.0	1.1	.8	2.6	2,340
3rd Quarter	8.3	.9	.8	2.8	2,101
4th Quarter	6.6	1.7	.8	4.4	2,231
Total, 1945	39.8	4.5	2.9	12.1	8,660
1946					
January	2.7	.9	.2	.8	855
February	2.2	.4	.2	1.1	787
March	2.8	.6	.3	1.5	846
1st Quarter	7.7	1.9	.7	3.4	2,488
April	3.4	.6	.4	1.6	914
May	2.5	.7	.2	1.4	952
June	3.2	.3	.3	1.6	838
2nd Quarter	9.1	1.6	.9	4.6	2,704
July	2.8	.4	.5	1.3	700
August	3.6	.3	.5	1.9	601
September	5.4	.4	.5	1.8	567
3rd Quarter	11.8	1.1	1.5	5.0	1,868
October	4.3	.4	.6	1.8	679
November	7.6	.5	1.2	1.5	828
December	3.2	.4	2.7	2.4	869
4th Quarter	15.1	1.3	4.5	5.7	2,376
Total, 1946	43.7	5.9	7.6	18.7	9,436
1947					
January	5.2	.5	1.2	3.4	926
February	3.7	.3	1.2	3.9	922
March	5.8	.6	1.1	4.8	1,042
1st Quarter	14.7	1.4	3.5	12.1	2,890
April	5.6	.3	.6	3.8	1,204
May	7.4	.3	1.0	3.6	1,182
June	4.9	.1	1.1	2.9	1,011
2nd Quarter	17.9	.7	2.7	10.3	3,398
July	7.1	.2	1.1	3.1	1,301
August	5.6	.3	.9	2.8	1,028
September	5.9	.4	.5	2.6	1,030
3rd Quarter	18.6	.9	2.5	8.5	3,358

TABLE 25.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1947.
(In Units Specified)

Period	Lumber	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945					
1st Quarter	423.0	.1	211.1	8.8	905
2nd Quarter	438.3	.7	156.4	12.7	1,038
3rd Quarter	540.6	1.3	207.9	11.2	1,040
4th Quarter	599.0	1.6	238.2	12.6	990
Total, 1945	2,000.9	3.7	813.6	45.3	3,973
1946					
January	145.5	.1	105.2	3.2	310
February	128.0	.2	117.4	2.1	198
March	152.8	.2	161.0	1.7	322
1st Quarter	426.3	.5	383.6	7.0	830
April	143.1	.4	73.8	1.4	240
May	144.8	.6	230.4	2.4	458
June	101.1	1.3	65.1	.7	259
2nd Quarter	389.0	2.3	369.3	4.5	958
July	172.3	.7	145.0	2.4	294
August	170.2	.9	364.7	5.0	524
September	221.7	.5	5.7	5.4	365
3rd Quarter	564.2	2.1	515.4	12.8	1,183
October	253.1	.5	.9	3.9	430
November	238.4	.5	.4	4.0	548
December	212.3	.2	.9	3.9	458
4th Quarter	703.8	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	6.1	1,270.5	36.1	4,407
1947					
January	180.4	.4	0	3.8	529
February	205.3	.1	2.7	3.2	366
March	234.7	.1	3.9	1.6	573
1st Quarter	620.4	.6	6.6	8.6	1,468
April	207.1	.1	1.4	3.0	471
May	168.7	.4	4.5	8.2	774
June	194.0	.3	.3	5.3	1,008
2nd Quarter	569.8	.8	6.2	16.5	2,253
July	210.5	.4	2.7	5.3	519
August	235.3	.5	2.2	4.3	592
September	259.3	.4	4.3	4.1	561
3rd Quarter	705.1	1.3	9.2	13.7	1,672

SECTION 6.
BUILDING LABOUR

TABLE 26.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,(1)
1945 — OCTOBER, 1947.

As at Beginning of Month	BUILDING INDUSTRY			Indexes of Employment 1935-1939=100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1945—January	38,320	1,172	30.59	148.8	166.1
February	36,650	1,242	33.88	142.1	164.8
March	35,895	1,253	34.91	139.0	164.1
April	36,601	1,230	33.62	141.4	162.9
May	37,747	1,301	34.46	145.9	161.6
June	40,084	1,368	34.12	154.7	161.5
July	43,554	1,472	33.80	168.0	161.6
August	45,518	1,562	34.32	175.7	161.2
September	50,904	1,753	34.45	196.5	159.2
October	54,419	1,885	34.64	208.3	155.4
November	59,584	2,083	34.96	229.3	157.7
December	60,990	2,110	34.60	234.2	159.5
Annual Average	44,933	1,533	34.03	173.7	161.3
1946—January	53,774	1,571	29.21	206.2	154.9
February	54,050	1,828	33.83	207.1	154.0
March	52,812	1,826	34.57	201.8	153.8
April	55,083	1,905	34.58	210.0	155.6
May	58,566	1,956	33.40	223.3	155.9
June	64,018	2,093	32.70	243.8	156.5
July	69,201	2,311	33.40	263.6	159.9
August	72,849	2,522	34.62	276.9	159.1
September	74,336	2,572	34.60	282.5	161.6
October	74,569	2,659	35.66	282.5	164.0
November	77,710	2,768	35.61	293.1	168.3
December	77,661	2,752	35.44	292.4	171.0
Annual Average	65,386	2,230	33.97	248.6	159.5
1947—January	71,688	2,222	30.99	268.1	166.7
February	72,362	2,583	35.69	269.7	166.4
March	73,800	2,730	36.99	274.6	166.1
April	76,642	2,765	36.07	285.1	166.4
May	79,900	2,995	37.48	297.0	165.4
June	85,588	3,174	37.08	317.6 ⁽²⁾	169.9
July ⁽²⁾	91,040	3,367	36.98	338.3	174.5
August	97,692	3,755	38.44	358.2	177.4
September	101,173	3,907	38.61	370.0	177.9
October ⁽³⁾	102,618	4,054	39.50	375.3	179.2

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 27.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1947.

As at Beginning of Month	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945—January	23,344	35.1	819	79.6	27.94
February	24,297	40.6	986	81.1	32.93
March	24,301	41.4	1,006	82.1	33.99
April	26,009	39.6	1,030	81.2	32.16
May	27,532	40.7	1,121	81.8	33.29
June	29,913	40.5	1,211	81.1	32.85
July	33,083	40.9	1,353	79.9	32.68
August	35,298	41.6	1,468	79.4	33.03
September	38,562	41.3	1,593	79.6	32.89
October	42,895	41.3	1,772	81.4	33.62
November	46,678	41.2	1,923	81.7	33.66
December	47,791	41.0	1,959	81.7	33.50
Annual Average	33,770	40.4	1,364	80.9	32.68
1946—January	42,642	32.5	1,386	82.3	26.75
February	43,339	38.8	1,682	82.8	32.13
March	41,896	39.8	1,667	83.1	33.07
April	44,395	40.2	1,785	82.3	33.08
May	47,200	38.7	1,827	82.0	31.73
June	51,705	37.4	1,934	82.2	30.74
July	56,025	38.4	2,151	82.8	31.80
August	58,757	40.4	2,374	82.7	33.41
September	59,934	39.5	2,367	83.7	33.06
October	59,809	40.1	2,398	85.3	34.21
November	62,206	39.7	2,470	85.8	34.06
December	63,090	39.5	2,492	86.0	33.97
Annual Average	52,583	38.7	2,035	83.4	32.28
1947—January	58,032	32.8	1,903	86.3	28.31
February	58,787	38.9	2,287	87.6	34.08
March	59,795	40.1	2,398	88.2	35.37
April	62,304	38.9	2,424	88.1	34.27
May	65,549	39.7	2,602	89.3	35.45
June	71,053	39.1	2,778	90.9	35.54
July	75,029	38.8	2,911	90.7	35.19
August	79,219	40.5	3,208	91.4	37.02
September ⁽³⁾	83,595	40.0	3,344	92.9	37.16

- (1) As reported by employers with 15 or more employees.
(2) Refers to employees paid by the hour (see p. 76).
(3) Preliminary.

TABLE 28.— EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — AUGUST, 1947.⁽¹⁾

Week Ending	Persons Employed (Thousands)		Persons Unemployed (Thousands)	
	Construction Industry	All Industries	Construction Industry	All Industries
1945—November 17	184	4,326	13	172
1946—February 23	154	4,312	21	213
June 1	241	4,702	8	126
August 31	267	4,860	9	117
November 9	244	4,733	13	115
1947—March 1	187	4,565	21	141
May 31	254	4,821	8	91
August 16	283	5,008	8	73

(1) Estimates (see p. 76).

TABLE 29.— UNFILLED VACANCIES AND UNPLACED APPLICANTS
IN CONSTRUCTION OCCUPATIONS, CANADA,
1946 — OCTOBER, 1947.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1946																		
January	630	285	931	7,904	152	3,758	105	124	258	1,448	181	1,061	2,257	14,580	615	2,303	2,872	16,883
February	537	309	1,007	9,805	297	3,945	99	129	235	1,690	187	1,232	2,362	17,110	771	2,593	3,133	19,703
March	689	254	1,682	9,497	641	3,357	162	92	237	1,806	370	1,137	3,781	16,143	1,696	2,786	5,477	18,929
April	782	176	3,138	6,721	1,130	1,866	243	59	230	1,634	614	839	6,137	11,295	3,615	3,456	9,752	14,751
May	862	112	3,333	3,995	1,074	1,205	211	46	254	1,279	646	671 ⁽¹⁾	6,380	7,308	3,116	2,494	9,496	9,802
June	949	120	3,334	3,073	839	809	218	56	270	1,027	592	512	6,202	5,597	3,074	2,125	9,276	7,722
July	806	129	3,585	2,464	645	933	191	38	279	1,012	550	443	6,056	5,019	2,760	1,926	8,816	6,945
August	750	115	3,297	2,064	414	869	212	20	277	846	594	371	5,544	4,285	3,097	1,667	8,641	5,952
September	850	114	3,168	1,963	373	885	189	37	365	739	489	288	5,434	4,026	4,125	1,728	9,559	5,754
October	954	63	2,935	1,902	198	1,468	185	29	326	671	373	279	4,971	4,412	4,753	1,623	9,724	6,035
November	922	111	1,879	2,765	98	2,334	169	38	323	662	363	409	3,754	6,319	2,749	1,827	6,503	8,146
December	783	222	847	4,970	59	3,369	159	81	295	926	172	712	2,315	10,280	1,288	1,865	3,603	12,145
1947																		
January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
February	631	352	758	8,952	127	3,489	161	80	220	700	102	1,251	1,999	14,824	1,016	9,285	3,015	24,109
March	804	299	1,142	7,971	230	2,760	212	72	243	686	176	1,064	2,807	12,852	1,642 ⁽¹⁾	8,666 ⁽¹⁾	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,740	7,597	6,809	17,645
May	659	121	2,322	3,317	663	851	190	24	309	555	459	466	4,602	5,334	6,619	4,540	11,221	9,874
June	674	90	2,864	1,912	578	547	139	32	383	397	511	299	5,149	3,277	6,342	3,964	11,491	7,241
July	650	56	3,152	1,362	507	537	148	12	349	344	503 ⁽¹⁾	257	5,309	2,568	5,660	2,769	10,969	5,337
August	687	49	3,068	1,147	404	556	170	19	463	280	514	244	5,306	2,295	7,892	2,578	13,198	4,873
September	567	54	3,236	1,195	253	675	246	5	582	245	499	241	5,383	2,415	9,853	2,289	15,236	4,704
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,966	2,642	11,822	5,585

(1) Revised.

TABLE 30. — NUMBER OF MALE WORKERS IN CONSTRUCTION OCCUPATIONS APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1946 — SEPTEMBER, 1947.

Date	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1946—January.....	111	3,009	1,062	57	294	380	258	5,171
February.....	69	2,380	733	26	315	393	244	4,160
March.....	40	1,533	386	17	316	426	159	2,877
April.....	9	508	159	5	168	226	54	1,129
May.....	7	359	104	3	111	184	39	807
June.....	6	392	78	2	111	147	36	772
July.....	9	222	119	2	79	148	48	627
August.....	7	244	169	2	76	130	41	669
September.....	6	287	288	3	62	162	47	855
October.....	2	307	444	8	83	203	44	1,091
November.....	19	695	922	10	72	128	92	1,938
December.....	31	1,878	1,154	15	117	155	187	3,537
Total, 1946.....	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947—January.....	83	3,376	1,192	37	231	233	351	5,503
February.....	73	2,474	667	23	230	222	208	3,897
March.....	50	1,726	373	14	237	203	102	2,705
April.....	13	856	242	8	170	198	51	1,538
May.....	11	463	153	5	127	125	56	940
June.....	3	278	75	6	89	99	48	598
July.....	7	198	85	1	69	116	20	496
August.....	5	146	81	5	57	82	26	402
September.....	10	202	147	4	56	100	21	540

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 31.— UNEMPLOYMENT IN CONSTRUCTION OCCUPATIONS, PERCENTAGE OF TRADE
 UNION MEMBERSHIP UNEMPLOYED, BY OCCUPATION, CANADA, QUARTERLY,
 1945 — SEPTEMBER, 1947.⁽¹⁾

As at End of Month	Bricklayers Masons, and Plasterers	Carpenters and Joiners	Painters Decorators, and Paperhangers	Plumbers and Steamfitters	Electrical Workers	Other Construction Workers	All Construction Workers
1945							
March	8.4	1.7	.2	1.1	0	1.5	1.9
June	.9	.2	0	.1	0	.6	.3
September	.4	.6	.1	5.0	4.0	1.2	1.5
December	2.7	3.6	5.0	4.7	2.5	2.9	3.5
Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946							
March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8

(1) For coverage, see p. 77.

TABLE 32.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, QUARTERLY, 1946 — SEPTEMBER, 1947.⁽¹⁾

Trade and Type of Training	March 31, 1946	June 30, 1946	Sept. 30, 1946	Dec. 31, 1946	March 31, 1947	June 30, 1947	Sept. 30, 1947
Bricklaying							
Vocational	366	472	435	386	460	255	129
Apprenticeship	124	169	160	263	463	547	612
Total	490	641	595	649	923	802	741
Carpentry							
Vocational	1,376	1,156	1,062	1,103	919	371	226
Apprenticeship	524	799	885	1,021	1,302	1,421	1,499
Total	1,900	1,955	1,947	2,124	2,221	1,792	1,725
Painting & Decorating							
Vocational	262	222	220	206	157	78	22
Apprenticeship	101	169	412	443	323	315	318
Total	363	391	632	649	480	393	340
Plastering							
Vocational	101	75	50	34	57	29	4
Apprenticeship	46	75	111	129	182	185	213
Total	147	150	161	163	239	214	217
Plumbing & Steam Fitting							
Vocational	682	593	537	410	351	185	87
Apprenticeship	605	779	912	1,097	1,297	1,396	1,519
Total	1,287	1,372	1,449	1,507	1,648	1,581	1,606
Electrical							
Vocational	1,182	988	953	834	740	323	239
Apprenticeship	725	902	876	1,017	1,212	1,275	1,334
Total	1,907	1,890	1,829	1,851	1,952	1,598	1,573
Sheet Metal							
Vocational	385	299	188	131	122	50	14
Apprenticeship	306	385	342	409	558	571	599
Total	691	684	530	540	680	621	613
All Trades							
Vocational	4,354	3,805	3,445	3,104	2,806	1,291	721
Apprenticeship	2,431	3,278	3,698	4,379	5,337	5,710	6,094
Total	6,785	7,083	7,143	7,483	8,143	7,001	6,815

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 33.—IMMIGRATION OF CONSTRUCTION WORKERS,
BY TRADE, CANADA, 1945 — SEPTEMBER, 1947.

	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Total Skilled Construction Workers	Semi-skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	400	—	400
1946									
1st Quarter	2	43	14	1	15	34	109	—	109
2nd Quarter	5	63	12	1	11	40	132	11	143
3rd Quarter	4	67	22	3	18	35	149	21	170
4th Quarter	10	94	32	3	20	60	219	19	238
Total, 1946	21	267	80	8	64	169	609	51	660
1947									
January	2	25	12	—	5	11	55	10	65
February	5	16	10	1	4	25	61	7	68
March	4	37	7	2	9	18	77	11	88
1st Quarter	11	78	29	3	18	54	193	28	221
April	5	60	15	3	7	13	103	3	106
May	7	59	16	4	10	40	136	12	148
June	6	62	10	—	11	35	124	17	141
2nd Quarter	18	181	41	7	28	88	363	32	395
July	12	54	16	—	8	25	115	19	134
August	26	97	18	5	28	62	236	45	281
September	16	77	29	14	20	92	248	61	309
3rd Quarter	54	228	63	19	56	179	599	125	724

TABLE 34.—STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945 — SEPTEMBER, 1947.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945—January.....	—	—	—	—
February.....	—	—	—	—
March.....	1	8	40	100
April.....	—	—	—	—
May.....	1	1	127	35
June.....	—	—	—	—
July.....	1	16	75	1,050
August.....	1	16	75	825
September.....	1	1	41	775
October.....	1	1	42	63
November.....	—	—	—	—
December.....	—	—	—	—
Total, 1945 ⁽¹⁾	5	12	325	2,848
1946—January.....	1	1	40	200
February.....	—	—	—	—
March.....	1	12	100	960
April.....	3	41	278	2,520
May.....	2	26	310	2,230
June.....	—	—	—	—
July.....	—	—	—	—
August.....	—	—	—	—
September.....	2	4	61	213
October.....	1	1	50	35
November.....	2	2	77	77
December.....	1	1	76	300
Total, 1946 ⁽¹⁾	12	76	892	6,535
1947—January.....	—	—	—	—
February.....	1	7	132	396
March.....	1	1	50	40
April.....	3	8	269	800
May.....	11	272	2,998	18,902
June.....	8	86	1,090	4,000
July.....	2	2	57	240
August.....	3	5	224	354
September.....	1	15	350	700

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7
BUILDING COSTS

TABLE 35.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,
1945 — OCTOBER, 1947.
(1935-1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials	Composite Index of All Commodities
1945, Annual Average...	179.9	102.1	110.5	172.8	104.4	104.8	147.4	107.0	120.9	144.8	134.4
1946—January.....	181.5	101.8	110.5	172.8	104.4	104.8	147.4	107.0	118.6	145.6	135.7
February.....	182.2	101.8	110.5	172.8	104.4	116.8	147.4	107.0	118.6	146.0	136.5
March.....	182.2	101.8	110.5	172.8	104.4	116.8	147.4	107.0	118.6	146.0	137.0
April.....	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	140.4
May.....	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	140.9
June.....	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	141.6
July.....	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	118.6	151.8	142.1
August.....	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.3	153.3	141.7
September.....	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.0	153.6	141.6
October.....	191.5	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.6	154.7	143.8
November.....	200.9	101.7	110.5	172.8	104.4	123.7	156.8	114.4	141.5	160.3	144.8
December.....	200.9	101.7	110.5	172.8	104.4	123.7	156.8	114.4	144.1	161.2	145.3
Annual Average..	190.0	101.8	110.5	172.8	104.4	121.0	154.5	112.5	126.0	152.5	140.9
1947—January.....	212.4	101.7	114.0	172.8	104.4	123.7	173.8	114.4	157.0	168.7	148.2
February.....	216.4	104.2	114.0	172.8	104.4	123.7	173.8	114.4	173.4	172.4	153.3
March.....	216.4	104.2	114.0	172.8	104.4	123.7	173.8	121.2	173.4	172.4	156.2
April.....	216.4	106.1	114.0	172.8	104.4	123.7	173.8	121.2	170.7	173.4	159.5
May.....	236.8	106.1	125.2	172.8	104.4	123.7	173.8	121.2	170.4	182.3	162.6
June.....	242.0	106.1	125.2	172.8	104.4	140.9	173.8	121.2	173.3	186.6	165.8
July.....	243.8	106.1	125.2	182.4	104.4	140.9	173.8	121.2	173.3	188.3	167.5
August.....	248.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	173.0	190.8	168.7
September.....	250.7	108.9	125.2	182.4	104.4	140.9	187.8	121.2	202.0	194.3	173.6
October.....	283.9	108.9	125.2	182.4	112.3	149.5	187.8	121.2	202.1	210.9	180.8

TABLE 36.— AVERAGE HOURLY WAGE RATES IN CONSTRUCTION OCCUPATIONS, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1947.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	All Skilled Construction Workers ⁽²⁾	Unskilled Construction Workers	All Construction Workers ⁽²⁾
1945	\$ 1.19	\$ 1.03	\$.90	\$ 1.13	\$ 1.10	\$ 1.08	\$ 1.02	\$ 1.06	\$.64	\$.96
1946	1.31	1.13	.98	1.22	1.21	1.19	1.12	1.16	.68	1.05
1947 ⁽³⁾										
March	1.35	1.13	.98	1.31	1.21	1.19	1.12	1.17	.69	1.06
June	1.41	1.20	1.03	1.35	1.29	1.23	1.19	1.24	.72	1.12
September	1.44	1.23	1.04	1.35	1.29	1.26	1.22	1.26	.74	1.14

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 78).

(2) Weighted averages (see p. 78).

(3) Preliminary.

TABLE 37.—INDEXES OF COST OF LIVING AND RENT, CANADA,
1945 — OCTOBER, 1947.
(1935-1939 = 100)

As at Beginning of Month	Cost of Living	Rent
1945—January.....	118.6	112.0
February.....	118.6	112.0
March.....	118.7	112.0
April.....	118.7	112.0
May.....	119.0	112.1
June.....	119.6	112.1
July.....	120.3	112.1
August.....	120.5	112.1
September.....	119.9	112.1
October.....	119.7	112.3
November.....	119.9	112.3
December.....	120.1	112.3
Annual Average.....	119.5	112.1
1946—January.....	119.9	112.3
February.....	119.9	112.3
March.....	120.1	112.3
April.....	120.8	112.3
May.....	122.0	112.6
June.....	123.6	112.6
July.....	125.1	112.6
August.....	125.6	112.6
September.....	125.5	112.6
October.....	126.8	113.4
November.....	127.1	113.4
December.....	127.1	113.4
Annual Average.....	123.6	112.7
1947—January.....	127.0	113.4
February.....	127.8	113.4
March.....	128.9	113.4
April.....	130.6	113.4
May.....	133.1	115.4
June.....	134.9	117.8
July.....	135.9	117.8
August.....	136.6	117.8
September.....	139.4	117.8
October.....	142.2	119.9

TABLE 38.—INVESTORS' INDEXES OF BUILDING MATERIALS AND ALL INDUSTRIAL COMMON
STOCK PRICES, CANADA,
1945 — OCTOBER, 1947.
(1935-1939 = 100)

As at End of Month	Building Materials	All Industrial
1945—January.....	102.4	83.6
February.....	103.0	87.5
March.....	102.6	88.2
April.....	104.7	89.0
May.....	107.8	92.4
June.....	116.9	95.7
July.....	117.1	93.3
August.....	118.2	93.0
September.....	122.2	95.6
October.....	127.4	98.4
November.....	131.3	102.0
December.....	138.5	105.8
Annual Average.....	116.0	93.7
1946—January.....	149.0	116.0
February.....	150.5	113.8
March.....	148.6	110.9
April.....	160.6	117.6
May.....	164.0	117.7
June.....	167.0	116.7
July.....	157.3	112.6
August.....	154.1	110.4
September.....	137.1	97.4
October.....	133.9	95.0
November.....	134.9	95.3
December.....	138.4	99.3
Annual Average.....	149.6	108.6
1947—January.....	142.0	99.2
February.....	145.3	102.4
March.....	140.2	99.2
April.....	136.8	97.7
May.....	136.4	97.6
June.....	135.8	98.6
July.....	136.6	100.6
August.....	135.0	98.8
September.....	132.9	97.2
October.....	133.9	99.0

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and its publications. For the sake of brevity, the Dominion Bureau of Statistics is referred to as "D.B.S."

PART I

CHARTS

FIGURE 1.—VALUE OF JOINT LOANS APPROVED, NATIONAL HOUSING ACT, 1944, 1946-1947.

Chart based on data compiled by Economic Research Division, Central Mortgage and Housing Corporation.

FIGURE 2.—VOLUME OF PRODUCTION OF TWENTY-EGHT BUILDING MATERIALS, FIRST NINE MONTHS, 1946 AND 1947.

Chart based on data shown in Table 22.

FIGURE 3.—INDEXES OF EMPLOYMENT IN THE BUILDING INDUSTRY AND ALL INDUSTRIES, 1939-1947.

Data obtained from monthly issues of *The Employment Situation*, D.B.S. Data converted from a 1926 to a 1935-1939 base.

FIGURE 4.—INDEXES OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES IN THE CONSTRUCTION INDUSTRY, 1939-1947.

Data on building material prices obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Data to 1945 on wage rates obtained from *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 on wage rates obtained by courtesy of the Research and Statistics Branch, Department of Labour. Data for 1947 obtained by courtesy of the Industrial Relations Branch, Department of Labour.

PART II

TABULAR MATERIAL

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES IN CITIES, TOWNS AND VILLAGES WITH POPULATION OF 10,000 AND OVER, CANADA, 1945—SEPTEMBER, 1947.

Data obtained from monthly issues of *Registrations of Births, Deaths and Marriages*, D.B.S.

These data are compiled by D.B.S. from information submitted by the Provincial Divisions of Vital Statistics and the local registrars and provide a current index of the incidence of births, deaths and marriages throughout Canada.

- (1) The total population of cities, towns and villages of 10,000 and over at the 1941 census was 4,433,446 or 38.5 per cent of the total population of Canada at that time.
- (2) Data for 1945 do not include July registrations of births, deaths and marriages for Glace Bay.
- (3) Data for 1946 do not include marriage registrations for October for Peterborough.
- (4) Data for 1947 do not include marriage registrations for Cornwall in January and Pembroke in September.

TABLE 2.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—SEPTEMBER, 1947.

Data for 1945-February, 1947, obtained from annual and monthly issues of the *Report of Building Permits Issued in Canada*, published by the Construction Branch, D.B.S.

Data for March-September, 1947, compiled by Economic Research Division, Central Mortgage and Housing Corporation from returns made by municipalities to D.B.S.

- (1) The 204 municipalities reporting to D.B.S. represent approximately 5,257,000 persons, or 46 per cent of the total population of Canada (as at date of the 1941 Census).
- (2) The number of new dwelling units shown in Table 2 includes conversions.
- (3) Monthly data for 1946 based upon complete returns from 204 municipalities.
- (4) Monthly data for 1947 based on returns from the following number of municipalities: January and February 204; March 203; April 204; May 204; June 203; July 203; August 199; September 195.

TABLE 3.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-OCTOBER, 1947.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. MacLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends, especially in conjunction with the series on building permits issued; but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the unit are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in the months of March, June and September in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 4.—NUMBER OF NEW DWELLING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, JANUARY—OCTOBER, 1947.

Data compiled by Construction Division, Program Section, Central Mortgage and Housing Corporation, based on monthly surveys conducted by the field staffs of Central Mortgage and Housing Corporation.

Housing Enterprises starts during 1947 are for construction commitments undertaken in 1946.

TABLE 5.—HOUSING UNITS COMPLETED IN CANADA, 1945 AND 1946, AND IN 271 MUNICIPALITIES, 1945 AND FIRST NINE MONTHS, 1946 AND 1947.

Data obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, and *Housing Statistics, 1946*, Public Finance Statistics Branch, D.B.S. Figure for completions in 271 municipalities during the full year, 1946, obtained by courtesy Public Finance Statistics Branch, D.B.S.

Data are provided in Table 5 for 271 municipalities which have made complete reports to D.B.S. for the first 9 months of both 1946 and 1947. On a population basis these 271 municipalities represent 46.3 per cent of the total population of incorporated municipalities in Canada.

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-OCTOBER, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF PROJECT, CANADA, FIRST, SECOND AND THIRD QUARTERS, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, SECOND AND THIRD QUARTERS, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSIONS LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-SEPTEMBER, 1947.

Data compiled by Mortgage Division, Central Mortgage and Housing Corporation.

TABLE 10.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—SEPTEMBER 30, 1947.

Data compiled by Emergency Shelter Division, Central Mortgage and Housing Corporation.

TABLE 11.—OPERATIONS UNDER WARTIME HOUSING LIMITED, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—SEPTEMBER, 1947.

Data to June 30, 1947, compiled by Wartime Housing Division, Central Mortgage and Housing Corporation. Data for third quarter, 1947, compiled by Economic Research Division, from data provided by Wartime Housing Division, Central Mortgage and Housing Corporation.

For the period 1941-1944, the number of projects refers to completed projects. Data for 1945, 1946 and 1947, however, merely refer to the number of projects in which units have been completed during the period. For this reason, no totals are shown of projects for this period.

The numbers of housing units completed during the months of January, February, April, May, June, 1947, are revised figures as provided by the Wartime Housing Division, Central Mortgage and Housing Corporation.

TABLE 12.—OPERATIONS UNDER WARTIME HOUSING LIMITED, CONSTRUCTION IN PROGRESS, BY UNITS, CANADA, 1945—OCTOBER, 1947.

Data to April, 1947, compiled by Wartime Housing Division, Central Mortgage and Housing Corporation. Data for May to October, 1947, compiled by Economic Research Division from data provided by Construction Division, Program Section, Central Mortgage and Housing Corporation.

TABLE 13.—OPERATIONS UNDER WARTIME HOUSING LIMITED, HOUSING UNITS UNDER CONSTRUCTION, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER, 1946, JUNE AND SEPTEMBER, 1947.

Data for September, 1946, compiled by Economic Research Division from data supplied by Wartime Housing Division, and data for June and September, 1947, compiled by Economic Research Division, from data supplied by Construction Division, Program Section, Central Mortgage and Housing Corporation.

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF GRANTS, LOANS AND APPROPRIATIONS APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER 30, 1947.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from date of the first loan approved, September 23, 1943, to September, 1947. Operations prior to September 23, 1943, consisted largely of land and building material acquisitions for future operations.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER 30, 1947.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—SEPTEMBER, 1947,

Special compilation by the Canadian Farm Loan Board, Department of Finance.

TABLE 17.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—SEPTEMBER, 1947.

Special compilation by The Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 18.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS (A.P.H.'s), HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—OCTOBER 31, 1947.

Data for August 23, 1945—July, 1947 compiled by Economic Research Branch, from data supplied by Priorities Branch, Department of Reconstruction and Supply. Data for August, September, and October, 1947, compiled by Priorities Branch, Department of Reconstruction and Supply.

TABLE 19.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE—OCTOBER, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation.

July approvals include 88 units built by industry on its own land. Since there are no land costs on these units, the average land cost per unit is low at \$100 in July.

TABLE 20.—LOANS ON REAL ESTATE OUTSTANDING AT END OF YEAR, LIFE INSURANCE COMPANIES, LOAN COMPANIES AND TRUST COMPANIES WITH DOMINION REGISTRATION, CANADA, 1945-1946.

Data on life insurance companies for 1945 obtained from *Report of the Superintendent of Insurance of the Dominion of Canada, Life Companies*, 1945, and for 1946 from the *Abstract of Statements of Insurance Companies of Canada, 1946*, King's Printer, 1947. Data on trust and loan companies for 1945 obtained from *Report of the Superintendent of Insurance of the Dominion of Canada, Loan and Trust Companies*, and for 1946 from the published financial statements of the companies. Data for all lending institutions in 1946 are preliminary and subject to revision. Mortgage loans and sale agreements held abroad by Canadian companies have been excluded.

- (1) Data refer to all real estate transactions, residential, industrial, commercial and other types, both urban and rural, conducted in Canada.
- (2) Data on life insurance companies include Canadian, British, and foreign life insurance companies with Dominion registration.
- (3) Data on loan companies include loan companies with Dominion registration and companies incorporated by the Provincial Government of Nova Scotia but inspected by the Dominion Department of Insurance.
- (4) Data on trust companies include trust companies with Dominion registration and companies incorporated by the Provincial Governments of Nova Scotia, New Brunswick and Manitoba but inspected by the Dominion Department of Insurance.
- (5) Data on trust companies refer to real estate investments made out of company and guaranteed funds only, and do not include real estate investments made out of estates, trusts, and agency funds.
- (6) Data for 1945 refer to 63 institutions comprising 36 life insurance companies, 7 loan companies and 20 trust companies reporting loans on real estate outstanding at the end of the

year. In addition there were 21 life insurance companies and 2 trust companies with no such loans.

- (7) Data for 1946 refer to 65 institutions comprising 36 life insurance companies, 7 loan companies and 22 trust companies reporting loans on real estate outstanding at the end of the year. In addition there were 21 life insurance companies and 2 trust companies with no such loans.

TABLE 21.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1945-1946.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada. Data for year 1945 obtained from January, 1946 issue and for 1946 from December, 1946—January, 1947 issues.

- (1) This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31st of each year.
- (2) 'Building Loans' refers to loans to building contractors and other persons or firms for building purposes.

TABLE 22.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1947.

Data for cement, flue linings, vitrified sewer pipe, builders' hardware, cast-iron soil pipe and fittings, steel pipe tubes and fittings, wire nails and spikes, rock wool, gypsum lath, gypsum wallboard, gypsum plaster, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot tank heaters, single-pole switches, duplex receptables, outlet boxes, non-metallic sheathed cable, bath tubs, sinks and wash basins, obtained by courtesy of Mining, Metallurgical and Chemical Section, D.B.S.

Data for building brick relate to face and common clay brick. Estimates prepared by the Economic Research Division, Central Mortgage and Housing Corporation, based on actual production reported to D.B.S. by producers accounting for approximately 97 per cent of total brick shipments during 1945.

Data for sawn lumber for 1945 obtained by courtesy of the Timber Controller, Department of Reconstruction and Supply. Preliminary monthly estimates for 1946 and the first six months of 1947 prepared by the Economic Research Branch, Department of Reconstruction and Supply, based on monthly production reports supplied by courtesy of the Forestry Statistics Section, D.B.S., and the Timber Controller, Department of Reconstruction and Supply. Estimates for July, August, and September, 1947, prepared by Forestry Statistics Section, D.B.S. Original monthly data from which 1946 estimates have been prepared represent 100 per cent coverage for British Columbia and partial coverage for the rest of Canada accounting for the following percentages of total production in that area during 1944: January, February, and March, 69 per cent; April, 68 per cent; May, 65 per cent; June and July, 64 per cent; August and September, 58 per cent; October, 55 per cent; November, 56 per cent; December, 54 per cent. Estimates for 1947 are based on 100 per cent coverage for British Columbia and partial coverage for the rest of Canada accounting for the following percentages of total production in that area during 1945: January, 64 per cent; February, 63 per cent; March, 62 per cent; April, 60 per cent; May, 59 per cent; June, 54 per cent; July, 54 per cent; August, 53 per cent; September, 53 per cent.

Data for wood fibre insulating board and 1947 data for asphalt products obtained by courtesy of the Forest Products Statistics Section, D.B.S. 1945 and 1946 data for asphalt products obtained from *Asphalt Roofing Industry*, March, 1946, and December, 1946, D.B.S.

Data for 1945 for warm air furnaces obtained from *Special Statement on Warm Air Furnaces*, D.B.S. Data for 1946 obtained by courtesy of the Mining, Metallurgical, and Chemical Section, D.B.S. Revised monthly estimates for 1947 prepared by Economic Research Division, Central Mortgage and Housing Corporation, based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

TABLE 23.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1946—SEPTEMBER, 1947.

Data based on monthly reports supplied by courtesy of Mining, Metallurgical and Chemical Branch, D.B.S.

TABLE 24.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1947.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 25.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1947.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 26.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1945—OCTOBER, 1947.

Compiled by the Employment and Payroll Statistics Branch, D.B.S., based on reports from employers with 15 or more employees. Data on Indexes of Employment converted from 1926 to 1935-1939 base.

TABLE 27.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—SEPTEMBER, 1947.

Data compiled by the Employment and Payroll Statistics Branch, D.B.S., based on reports from employers having 15 or more employees. The figures are published monthly in the bulletin, *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

Number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is less than the number of persons employed as shown in the preceding Table, No. 26.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 28.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—AUGUST, 1947.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in Table 28 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 28, includes engineering as well as building construction, whereas the preceding tables, numbers 26 and 27, cover the building industry only.

TABLE 29.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION OCCUPATIONS, CANADA, 1946—OCTOBER, 1947.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 30.—NUMBER OF MALE WORKERS IN CONSTRUCTION OCCUPATIONS APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1946—SEPTEMBER, 1947.

Data compiled by Unemployment Insurance Statistics Section, D.B.S.

The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index

of unemployment supplementary to data shown in Tables 28, 29 and 31. A person who has made at least 180 days contributions into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year.

The chief limitations of the data in Table 30 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 31.—UNEMPLOYMENT IN CONSTRUCTION OCCUPATIONS, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY OCCUPATION, CANADA, QUARTERLY, 1945—SEPTEMBER, 1947.

Data obtained by courtesy Research and Statistics Branch, Department of Labour.

The figures in Table 31 are based on quarterly returns from trade unions reporting to the Department of Labour. Returns from unions reporting vary from quarter to quarter with consequent variations in the membership upon which the percentage of unemployment is based. The reporting unions had a total membership of 31,193 in March, 30,071 in June, 26,356 in September, and 32,587 in December, 1945; 37,887 in March, 40,201 in June, 37,805 in September, and 42,351 in December, 1946; 41,391 in March, 42,679 in June, and 42,717 in September, 1947. Total trade union membership in construction occupations in Canada is estimated as 57,501 at the end of 1944, 65,569 at the end of 1945, and 63,266 at the end of 1946 in the 1945 and 1946 issues of *Labour Organization in Canada*, Department of Labour.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 28, 29, and 30.

TABLE 32.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES BY NUMBER IN TRAINING, CANADA, QUARTERLY, 1946—SEPTEMBER, 1947.

Compiled by the Vocational Training Branch, Department of Labour.

TABLE 33.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—SEPTEMBER, 1947.

Compiled by Economic Research Division, Central Mortgage and Housing Corporation, from data supplied by courtesy Dominion Bureau of Statistics, and the Immigration Branch, Department of Mines and Resources.

TABLE 34.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—SEPTEMBER, 1947.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 35.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1945—OCTOBER, 1947.

Composite indexes of wholesale prices of building materials and all commodities for the year 1945 obtained from *Prices and Price Indexes*, April, 1946, D.B.S., p. 3. Data for 1946-1947 obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Branch, D.B.S. All data converted from a 1926 to a 1935-1939 base.

- (1) Brick index refers to 'dry-pressed face No. 1, F.O.B. Works, Montreal.'
- (2) Glass index refers to '188, single diamond, 40 U.I.'

- (3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.
- (4) Steel pipe index refers to 'steel pipe, butweld, 1" diam., basing point wholesale to distributors'.
- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.
- (7) Composite Index of All Commodities is based on 510 commodities.

TABLE 36.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION OCCUPATIONS, CANADA, 1945—SEPTEMBER, 1947.

The rates on which Table 36 is based obtained for 1945 from *Wage Rates and Hours of Labour in Canada, 1945*, Research and Statistics Branch, Department of Labour, and for 1946 by courtesy Research and Statistics Branch, Department of Labour. Preliminary rates for 1947 obtained by courtesy Industrial Relations Branch, Department of Labour.

Rates shown in Table 36 represent averages of rates in 15 Canadian cities and their environs, weighted according to the number of housing unit completions in each city during 1946. The cities covered, and their weights expressed in percentage terms are as follows: Calgary, 5 per cent; Edmonton, 4 per cent; Halifax, 3 per cent; Hamilton, 3 per cent; London, 4 per cent; Montreal, 17 per cent; Ottawa, 7 per cent; Quebec, 5 per cent; Regina, 2 per cent; St. John, 1 per cent; Toronto, 19 per cent; Vancouver, 13 per cent; Victoria, 4 per cent; Windsor, 3 per cent; Winnipeg, 10 per cent.

The rates for 'all construction workers' and 'skilled construction workers' represent averages of the trade rates, weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, O. J. Firestone, King's Printer, 1943, p. 29. The percentage weights are as follows: bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

As this method of weighting differs from that used in calculating the Department of Labour's annual index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 36 are apt to differ somewhat, but not materially, from variations in the annual index as prepared by the Department of Labour. The quarterly data for 1947 are preliminary, and subject to revision with the issuance of the Department of Labour's annual rates for 1947.

TABLE 37.—INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—OCTOBER, 1947.

Data for the period 1945 to December 1946, obtained from *Prices and Price Indexes*, December, 1946, D.B.S. p. 13. Data for 1947 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 38.—INVESTORS' INDEXES OF BUILDING MATERIALS AND ALL INDUSTRIAL COMMON STOCK PRICES, CANADA, 1945—OCTOBER, 1947.

Data for the period January, 1945 to December, 1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S., p. 13. Data for 1947 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index is based on 16 stocks during 1945-1947.
- (2) All industrial index is based on 74 stocks during 1945-1947.

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