

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DIVISION

HOUSING IN CANADA

A FACTUAL SUMMARY

JANUARY, 1948

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.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issue for January, 1947, which followed, provided statistics on an annual basis for the years 1939-1944 and monthly data for 1945 and 1946. Subsequent issues provided monthly information covering the first three quarters of 1947. The present review, following the pattern of the January, 1947, issue provides annual data for the period 1939-1945 and monthly data for 1946 and 1947. The issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections with the last section representing a new addition: (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; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, the Secretary of State Department, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics 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, January, 1948.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-3)

The total population of Canada increased at the average rate of 164,000 per year from 1939 to 1947. The period was characterized by an almost uninterrupted rise in the birth rate and an upsurge of immigration during the later years (see p. 27). Births numbered 229,000 in 1939 and 326,000 in 1946, averaging 273,000 per year over the period. Deaths averaged 114,000 per year from 1939 to 1946. Data for 1947 on births and deaths in Canadian centres of 10,000 population and over indicate a continuance of the trend established during the war and immediate post-war years. Births in these centres during 1947 numbered 179,000, a gain of 11 per cent over 1946, and deaths, at 63,000, were only slightly higher than the 61,000 registered in 1946.

The number of families in Canada, as distinct from the total population, increased at the rate of about 68,000 per year from 1939 to 1946, this estimate being based on the number of marriages less divorces and deaths of married persons and adjusted further in accordance with estimates of migration.⁽¹⁾ Marriage registrations in centres of 10,000 population and over indicate that new families formed in 1947 continued near the high level of the 1939 to 1946 period.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 4-9)

A preliminary estimate prepared by the Dominion Bureau of Statistics places the number of housing-unit completions in Canada during 1947 at 77,000. On this basis, completions in 1947 represented a gain of about 10,000 housing units, or 15 per cent more than the 67,000 completions recorded in 1946. Completions in urban areas during 1947 numbered some 57,000, accounting for 74 per cent of the total. In 1946 urban areas accounted for 73 per cent of total completions. Since the beginning of 1945 an estimated 192,000 housing units have been completed throughout Canada, 140,000 in urban and 52,000 in rural areas.

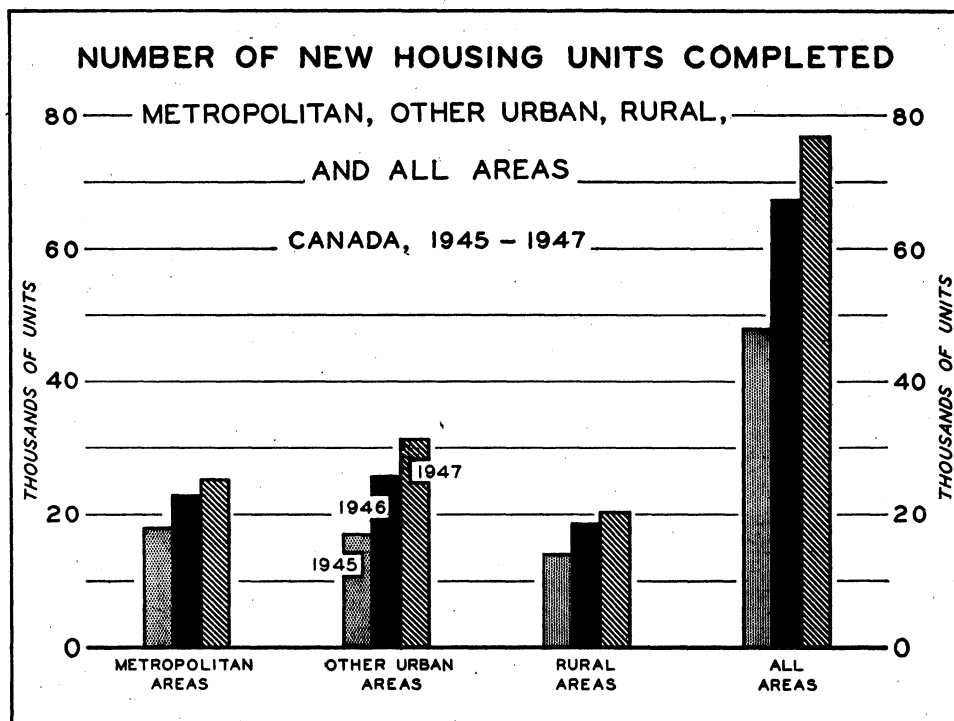
At the end of 1947 an estimated 42,215 housing units were under construction as compared with 40,170 at the end of 1946. Of the 1947 carry-over almost one-third, 13,526, were started later than the end of September, 1947, with another third, 13,722, started between the end of June and the end of September. Of the remainder, 7,825 had been under construction from 7 to 9 months, 2,735 from 10 to 12 months, and 537 represent starts that occurred during 1946.⁽²⁾

As in 1946 the single-family detached housing unit accounted for over 80 per cent of the units under construction at the end of 1947. The two-family detached type accounted for 1,500 housing units, or 4 per cent of the carry-over in 1947, as compared with 1,810 units representing 5 per cent of the carry-over in 1946. Row or terrace houses represented only 1 per cent of the carry-over in both 1946 and 1947. Apartments and flats under construction at the end of 1947 numbered 5,713 comprising 13 per cent of the total carry-over, as compared with 4,414 representing 11 per cent of the units under construction at the end of 1946. Other types of housing units accounted for 2 per cent of the carry-over in 1946

(1) Average net family formation for the period 1939 to 1945 was put at 65,000 per year in *Housing in Canada*, January, 1947, p. 10. The rise in this average to 68,000 for the period 1939 to 1946 is attributable to the arrival of a large number of war brides and an increased number of marriages in 1946.

(2) The number of months under construction is unknown with respect to 3,870 of the 42,215 units under construction at the end of 1947.

FIGURE 1



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION

but only a negligible proportion of the units under construction at December 31, 1947.

With completions at the record level of 77,000 housing units in 1947, and the number of units under construction at the end of the year some 2,000 in excess of the 1946 carry-over, a preliminary estimate of starts in Canada as a whole during the year yields roughly 79,000.

Metropolitan areas and municipalities of 5,000 population and over accounted for 45,827 starts or 58 per cent of the total and 44,453 completions also representing 58 per cent of the total. At the end of the year, housing units under construction in these areas numbered 28,963 as compared with 27,589 at the end of 1946.

Since the end of the war, when it became possible to redirect the major part of the nation's resources towards civilian purposes the economic demand for residential, commercial, and industrial building has pressed on available supplies of building materials and held unemployment in the building industry at minimum levels (see pp. 16 and 20). Increased production of building materials and the growth of the skilled building labour force have enabled the building industry to expand production continuously during the period. Further increases in material output⁽¹⁾ and in the supply of skilled building workers are anticipated for 1948 (see p. 20). Given sustained effective demand during the year, the amount of residential and other types of building may be expected to show continued improvement in 1948.⁽²⁾

(1) *Production of Basic and Building Materials in Canada, Outlook, 1948, Department of Reconstruction and Supply, Ottawa, March, 1948.*

(2) *Private and Public Investment in Canada, Outlook, 1948, Department of Reconstruction and Supply, Ottawa, 1948.*

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 10-24)

The housing program of the Canadian Government comprises several different mandates.⁽¹⁾ Of these, the National Housing Act, 1944, Wartime Housing operations 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, by the Department of Finance, and the Farm Loan Act, 1927, by the Canadian Farm Loan Board. The Department of National Defence also is active in the housing field in providing living quarters mainly for married members of the permanent forces.

In addition priority assistance to house building is provided by the federal government in the allocation of building materials, and accelerated depreciation under the Income War Tax Act is authorized for approved rental projects.⁽²⁾

The National Housing Act, 1944⁽³⁾

Gross lending operations under the National Housing Act during 1947 proceeded at approximately the 1946 rate (see Figure 2). Although the gross number of loans approved during the year at 10,549, was 25 per cent higher than in 1946, the number of housing units represented by these loans declined 2 per cent from 13,027 in 1946 to 12,734 in 1947. Total loans approved in 1947 were valued at \$61.7 million as compared with \$61.6 million in 1946. During 1947, cancellations, reinstatements, and adjustments reduced the gross figure for loans by 1,663, for housing units by 1,801, and for total loan value by \$8.5 million. Accordingly, net lending operations⁽⁴⁾ under the Act in 1947 involved 8,886 loans, representing 10,933 housing units, and having a total value of \$53.2 million. Compared with data on net lending operations for 1946 the 1947 figures represent a gain of 21 per cent in the net number of loans approved and declines of 8 per cent and 5 per cent respectively in the net number of housing units financed and the total value of net loans for the year.

As in 1946, the single-family 1-storey housing unit represented the dominant house type in 1947. Excluding lending operations under the limited dividend corporation and primary industry plans, single-family 1-storey units accounted for 4,541, or 36 per cent of the gross number of housing units approved under the National Housing Act in 1947. Housing units of the 1½-storey type numbered 3,653, representing 29 per cent of the total number approved. Costs per square foot were estimated to average \$6.38 for all types of units in 1947, and were highest, at \$6.91 for 1-storey units. Floor areas ranged from 839 square feet for 1-storey units to 1,249 for 2-storey units and averaged 931 square feet for all types. As a result of increased appraised values, and the authorization of higher ratios of loans to lending values,⁽⁵⁾ the average loan rose 8 per cent from \$4,489 in 1946 to \$4,862 in 1947. The average borrower's equity, representing the difference between the average total estimated cost per unit, and the average loan per unit, rose from \$1,712 in 1946 to \$1,906 in 1947.

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

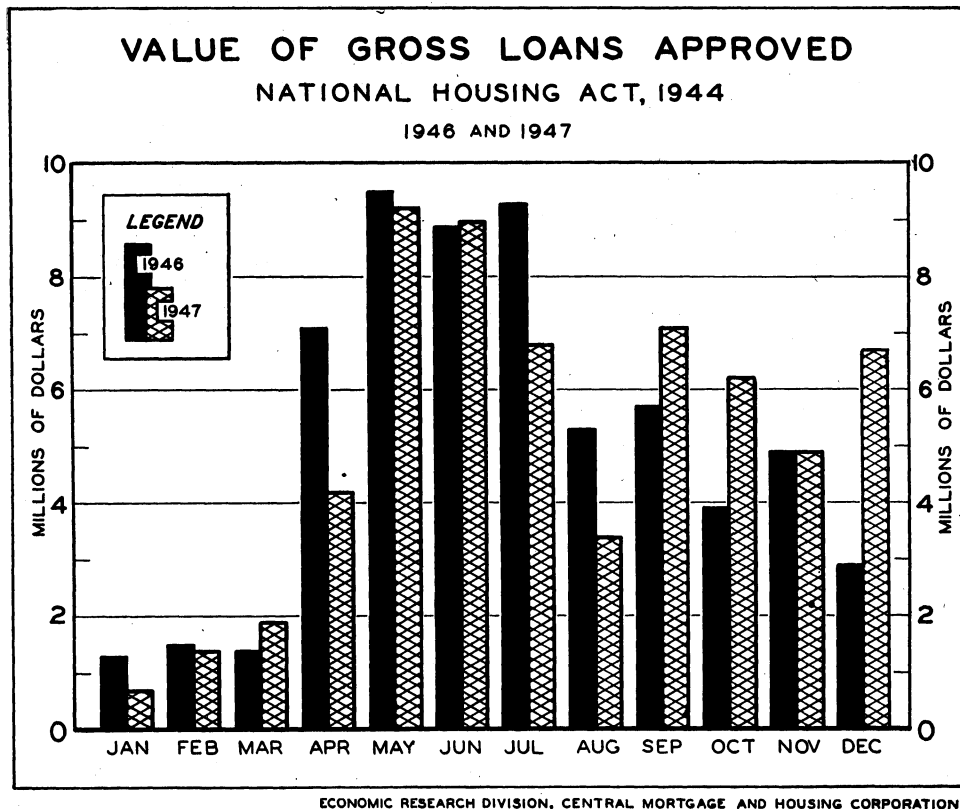
(2) For details of the double depreciation provisions, see *Housing in Canada*, April, 1947, pp. 15-16.

(3) For a more detailed account of 1947 operations under the National Housing Act, 1944, see *Annual Report, 1947*, Central Mortgage and Housing Corporation, Ottawa, 1948, pp. 4-10.

(4) *Op. cit.*, p. 27.

(5) *Op. cit.*, pp. 18-19.

FIGURE 2



Veterans' Housing Projects by Central Mortgage and Housing Corporation

As of January 1, 1947 the Central Mortgage and Housing Corporation assumed responsibility for the supervision of the operations of Wartime Housing Limited, with the latter continuing to act as the construction arm of the Corporation. Wartime Housing Limited had previously been engaged in the construction and administration of low rental housing units for veterans and their families and this program was continued by Central Mortgage and Housing Corporation during 1947. Owing to a smaller carry-over, completions in 1947 were somewhat below those in 1946, but an increase in the number of starts in 1947 over the previous year indicates the new impetus given to this program.

A total of 5,421 units were completed in 1947, representing a decline of 23 per cent from the 6,997 completions in 1946. On the other hand, the number of units brought under construction increased 18 per cent from 6,133 in 1946 to 7,247 in 1947. Construction expenditures during 1947 declined from \$36.5 million in 1946 to \$28.6 million in 1947, indicating that overall building activity was somewhat below the level of the preceding year. Expenditures in 1947 were divided among housing, \$26.7 million, supplementary buildings \$21,000, and land, land

improvements and other outlay, \$1.9 million. Rental units under contract at the end of 1947 numbered 6,486, as compared with 4,660 at the end of 1946. The majority of the 1947 carry-over represented starts during the second half of 1947.

Veterans' Land Act, 1942

A total of 1,978 housing units were completed in 1947 under the provisions of the Veterans' Land Act. Housing units brought under construction during the period numbered 1,963 and 2,250 units were under construction at the end of the year. Approved applications for financial assistance under the Veterans' Land Act numbered 11,253 in 1947, amounting to \$51.7 million, of which \$36.1 million were for land and existing buildings, \$11.3 million for new housing, and \$4.2 million for repair and other services. Expenditures during the year amounted to \$57.4 million, of which \$41.9 million were for the purchase of land and existing buildings and \$15.5 million for new construction, including repairs.

Six types of project are in current operation.

(1) *Sub-Division Projects*. Construction of housing units for sale to veterans under this scheme accounted for 379 completions in 1947 as compared with 2,290 during the period September 23, 1943 to December 31, 1946. At the end of 1947 only 4 units were under construction. Appropriations were made during 1947 amounting to \$1.6 million, of which new housing accounted for \$1.1 million, repairs for \$.4 million, and the purchase of land for \$.1 million. Expenditures in 1947 totalled \$3.2, the greater part of which, \$3.1 million was for new construction, including repairs.

(2) *Small Holdings*. A total of 1,276 housing units were completed on individual small holdings in 1947, and 1,359 housing units were brought under construction. Units under construction at the end of the year numbered 1,686. Applications were approved during the year in the amount of \$27.7 million, of which, \$17.5 million were for the acquisition of land, \$9.1 million for new house construction, and \$1.1 million for building repairs and other services. Expenditures in 1947 totalled \$28.1 million, the greater part of which, \$18.7 million, was for land, with the remaining \$9.3 million spent on new construction, including repairs.

(3) *Full-Time Farming*. Completions of farm houses under this section of the Act numbered 159 in 1947. At the end of the year, 320 units were under construction, indicating that operations are expanding. Applications were approved during the year amounting to \$20.0 million, of which \$18.1 million was for the acquisition of land and existing buildings. New house construction and repairs accounted for \$1.9 million representing 10 per cent of total loans. The acquisition of land and existing buildings absorbed \$22.7 million out of total expenditures of \$24.6 million during the year, with new construction accounting for \$1.8 million.

(4), (5), and (6) *Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans*. Construction was completed on 164 housing units under these plans in 1947, and started on 317. Approved applications for financial assistance numbered 1,403 during the year amounting to \$2.4 million, \$.7 of which was for new house construction, \$1.3 million for repairs and other services, and \$.4 million for land and existing buildings. Expenditures on new construction, including repairs, accounted for \$1.2 million in 1947 and outlay on land and existing buildings amounted to \$.3 million.

Armed Service Married Quarters⁽¹⁾

Housing construction by the Department of National Defence accounted for the completion of 456 housing units in 1947, 18 of which were permanent and 438 temporary. The units were mainly for married members of the permanent armed forces. At the end of December, 1947, permanent housing units under construction numbered 523, and temporary units 576, making a total of 1,099. Construction expenditures to the end of 1947 totalled \$1 million, about evenly divided between temporary and permanent housing.

The Farm Improvement Loans Act, 1944

The value of loans for new farm houses under the Farm Improvement Loans Act increased 20 per cent from \$408,000 in 1946 to \$488,000 in 1947. These loans represented 375 new farm houses in 1946 and 387 in 1947. Loans for the alteration and improvement of existing farm dwellings increased more rapidly from 351 in 1946, valued at \$237,000 to 448 valued at \$333,000 during 1947.

The Canadian Farm Loan Act, 1927

Lending operations under this Act in 1947 proceeded at the 1946 rate. Loans for new farm houses numbered 57 during 1947, valued at \$58,000, as compared with 57 loans in 1946 valued at \$49,000. Loans for the alteration and improvement of farm houses numbered 49 in 1947, valued at \$18,000, as compared with 49 loans in 1946 having a value of \$25,000. A total of 1,227 loans were made for all purposes in 1947, amounting to \$3.3 million, as against 1,309 loans in 1946 involving \$3.4 million.

Emergency Shelter

Universities and municipalities, assisted by federal grants, completed a total of 3,751 emergency shelter units in 1947, representing a decline of 19 per cent from 1946, when 4,642 units were completed under the Emergency Shelter Regulations. Municipalities accounted for 3,100 of the 1947 completions and universities for 651. At the end of 1947, 548 units were under construction, as compared with 1,461 at the end of 1946. Financial assistance grants to municipalities in 1947 amounted to \$1.7 million and grants to universities \$3 million, as compared with grants of \$1.3 million to municipalities and \$7 million to universities in 1946.

Priorities Assistance for House-Building

The demand for government assistance in obtaining building materials for house-construction accelerated during 1947. Priority ratings for building materials were approved for 29,896 housing units in 1947, as against 25,788 in 1946. For the most part the assistance in 1947 went to veterans building their own homes, 9,132 units; Wartime Housing projects, 7,915 units; the Integrated Housing projects, 5,748 units. Since August of 1945, when this type of assistance to house-building first came into effect, priority ratings for building materials have been approved with respect to 66,502 housing units. The continued and growing demand for material priority ratings since 1945, is attributable to the fact that the building industry still presses on available supplies of materials (see also p. 16).

Double Depreciation for Rental Housing Projects

From June of 1947 to the end of the year accelerated depreciation charges under the Income War Tax Act were approved for 28 projects involving 370

(1) Includes housing units built for employees of the Defence Research Board.

rental housing units with a total estimated cost of \$2.5 million. Estimated costs per unit averaged \$5,914 for construction, \$207 for land, and \$753 for equipment and other costs, making a total average cost of \$6,874 per unit. The units have an average floor area of 969 square feet, and 4.7 rooms. Monthly rentals averaged \$58.

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

(See Tables 25-27)

Real Estate Lending, 1947

Gross mortgage loans on real estate, as reported to the Economic Research Division of the Central Mortgage and Housing Corporation by 122 lending institutions, numbered 44,385 during 1947, having a total loan value of \$258.1 million. These loans cover an estimated 95 per cent of the mortgage lending operations of all life and fire insurance companies, trust and loan companies, and fraternal societies in Canada during the year. Loans for new non-farm housing approved by the reporting companies numbered 19,603 in 1947, representing 25,582 new housing units, and having a total value of \$106.1 million. Included in these figures are joint loans approved under the National Housing Act, 1944. Of the total number of new housing units for which loans were approved, life insurance companies accounted for 20,409, or 80 per cent. Single-unit houses accounted for 17,774 or 69 per cent of the total number of new housing units for which loans were approved by the reporting institutions.⁽¹⁾

Bank Loans for Building Purposes, 1947

Reflecting the overall expansion of construction activity in 1947, the value of loans made for building purposes by chartered banks in Canada rose 31 per cent from \$71.8 million in 1946 to \$93.9 million in 1947. The total value of chartered bank loans of all kinds rose 35 per cent, from \$1,439.9 million to \$1,938.2 million during the period.

SECTION 5.—BUILDING MATERIALS

(See Tables 28-31)

One of the factors that made it possible in 1947 to build the largest number of houses ever erected in this country in one year was the substantial expansion of Canadian building material productive capacity. Output of building materials in 1947 reached record levels (see Figure 3). Production for eight items including cement, wood fibre insulating board, warm air furnaces, electric hot water tank heaters, asphalt shingles, asphalt rolls, rock wool batts and gypsum wallboard, was more than twice that of 1939. Increases were as much as nine times the pre-war volume for rock wool batts and four times for asphalt shingles. Six other items showed increases of almost double the pre-war output. These included brick, cast iron radiators, hot water storage tanks, cast iron soil pipe, builders' hardware and gypsum plaster. Another three items reached peak output, including sawn lumber, bath tubs and domestic heating boilers. Of the other eleven items for which production data are available, all showed increases over 1946 except two, namely steel pipe and electric hot water tank heaters. Shortage of steel was mainly responsible for this.

(1) For a detailed discussion of real estate lending operations see *Mortgage Lending in Canada, 1947*, soon to be published by the Central Mortgage and Housing Corporation.

Of more direct importance in reflecting the pace of building activity, factory sales of 18 selected building materials in 1947 all showed gains over shipments during 1946. Outlet boxes and non-metallic sheathed cable led the group with increases of 51 per cent and 50 per cent respectively. Sales of other materials recorded smaller advances.

Another factor that contributed to easing the supply situation was increased imports. For example, imports of glass amounting to 70.2 million square feet in 1947, an all time high, were 61 per cent above the 1946 level. Imports of gypsum plaster rose from 7,600 tons in 1946 to 10,100 tons in 1947. Wall board building board imports were more than doubled at 39.9 million square feet in 1947. The dollar value of imports of paints, pigments and varnishes increased from \$9.4 million in 1946 to \$13.4 million in 1947. Only the imports of rock wool declined from 5,900 to 4,300 tons.

Canada exported 2.7 billion board feet of lumber in 1947 as compared with 2.1 billion the previous year. Exports of pulp and fibre wall board increased from 36.1 million square feet in 1946 to 51.1 million the following year. Brick exports declined 31 per cent from 6.1 million bricks in 1946 to 4.2 million last year. Exports of wire nails and spikes, which have been held to token shipments since September 1946, amounted to only 32 tons. The increase in value of paint, pigment and varnish exports from \$4.4 million in 1946 to \$7.3 million in 1947 was partly attributable to price increases during the latter year.

Production of 28 Building Materials, 1946 and 1947

Cement. Output was up 13 per cent, amounting to 12.1 million barrels in 1947 and 10.7 million in 1946. Shipments amounted to 11.9 million barrels in 1947 and at the end of the year inventories of .7 million barrels representing something less than three weeks production were on hand.

Building Brick. The production of 292.2 million bricks in 1947 was 7 per cent above 1946 output. Factory sales, at 285.5 million were slightly less than output and stocks of 23 million representing about 1 month's output were on hand at the end of the year.

Flue Linings. The production of flue linings rose from .9 million feet in 1946 to 1 million in 1947. Sales kept pace with output leaving stocks of some 27,700 feet on hand at December 31, 1947.

Vitrified Sewer Pipe. The production of 4.0 million feet of sewer pipe in 1947 was 29 per cent in advance of 1946 production.

Sawn Lumber. The output of sawn lumber in 1947 reached the record annual level of 5.2 billion board feet as compared with 4.8 billion feet in 1946.

Wood Fibre Insulating Board. Production rose 26 per cent to 203.1 million square feet in 1947 as against 161.8 million square feet in 1946.

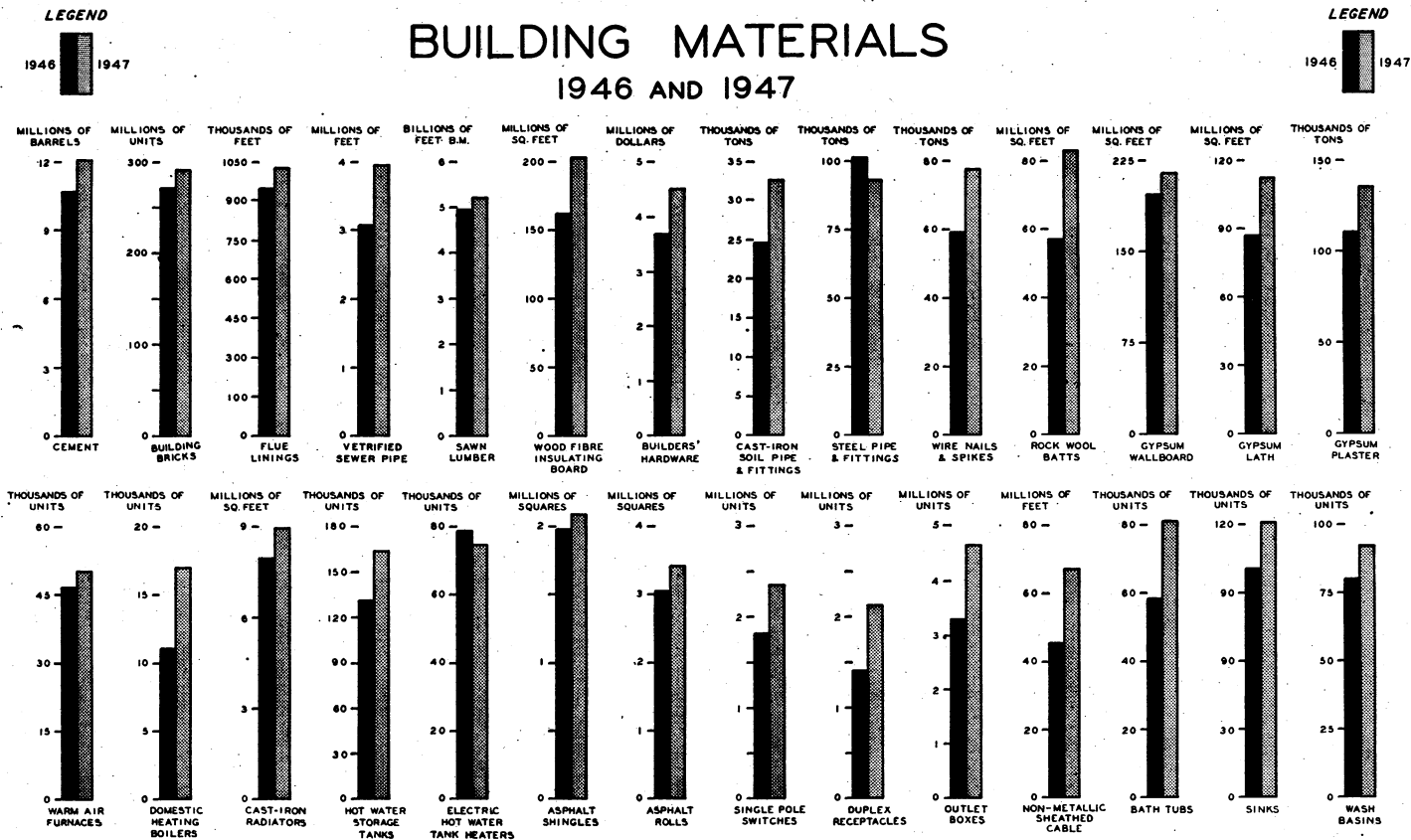
Builders' Hardware. The value of builders' hardware produced in 1947, at \$4.5 million, was 22 per cent higher than in 1946.

Cast-Iron Soil Pipe and Fittings. Output in 1947 was at the record annual level of 32,600 tons, representing a gain of 33 per cent over 1946 production.

Steel Pipe and Fittings. Steel pipe production declined 9 per cent from 101,200 tons in 1946 to 92,600 tons in 1947. Stocks of 4,200 tons were on hand at the end of the year.

FIGURE 3

VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS 1946 AND 1947



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION.

Wire Nails and Spikes. Production increased 31 per cent to 77,400 tons in 1947. Shipments totalled 76,500 tons during the year and stocks of 4,400 tons were on hand at December 31, 1947.

Rock Wool Batts. Output jumped 46 per cent with 82.8 million square feet produced in 1947 as against 56.7 million square feet in 1946. Manufacturers' inventories amounted to .6 million square feet representing less than 10 per cent of monthly production at the end of 1947.

Gypsum Wallboard. Production increased from 196.8 million square feet in 1946 to 214.1 million square feet in 1947. Sales during 1947, at 214.8 million square feet, exceeded output and stocks at the end of the year amounted to only 1.2 million square feet.

Gypsum Lath. Output reached 112.2 million square feet in 1947, 29 per cent above the 1946 total of 86.8 million. Sales for 1947 approximated output.

Gypsum Plaster. Output increased by 24,800 tons to a total of 134,800 in 1947. Shipments equalled production in 1947 and stocks at the year-end amounted to 500 tons or about 5 per cent of monthly output at the current rate.

Warm Air Furnaces. Production reached the annual level of 56,500 during 1947, as against 45,500 in 1946.

Domestic Heating Boilers. Output jumped 50 per cent to 16,700 units in 1947. Stocks were negligible at the year end.

Cast-Iron Radiators. Production in 1947 amounted to 9.0 million square feet as compared with 7.9 million square feet in 1946.

Hot Water Storage Tanks. Manufactures of storage tanks rose from 131,800 units in 1946 to 163,700 in 1947. Shipments continued to press on production and year end inventories accounted for less than 3 per cent of monthly output.

Electric Hot Water Tank Heaters. Output was down 5 per cent to 74,400 units in 1947. Stocks of 3,900 units were on hand at the end of the year.

Asphalt Shingles. The production of 2.1 million squares in 1947 was substantially the same as in 1946.

Asphalt Rolls. Production was up 13 per cent to 3.4 million squares in 1947.

Single Pole Switches. 1947 output, at 2.3 million units, was 30 per cent higher than output in 1946. Stocks amounted to 26,200 units at the end of December in 1947.

Duplex Receptacles. Output increased by more than 50 per cent to 2.1 million units in 1947.

Outlet Boxes. Manufactures of outlet boxes rose from 3.3 million in 1946 to 4.6 million in 1947. Stocks of 76,000 were on hand at the end of the year.

Non-Metallic Sheathed Cable. Output increased by 48 per cent in 1947 when 67 million feet were produced. Manufacturers held inventories of .8 million feet at the end of the year.

Bath Tubs. 1947 production, at 81,100 units, was 40 per cent above production in 1946. Stocks at the end of 1947 amounted to 1,500 units representing about 1 week's output at the current rate.

Sinks. Production rose to 120,700 units in 1947, as compared with 103,700 in 1946. Shipments kept pace with production.

Wash Basins. Manufactures increased from 78,600 basins in 1946 to 91,700 in 1947.

SECTION 6.—BUILDING LABOUR

(See Tables 32-41)

Employment and Earnings, 1946-1947

Employment in the construction industry as a whole, including engineering and highway construction as well as building construction, continued to expand during 1947. Quarterly estimates based on sample surveys undertaken by the Dominion Bureau of Statistics indicate that an average of some 252,000 persons were employed in the construction industry during 1947, 12 per cent more than the average of 226,000 working in 1946. Because of the large increase in construction activity, employment in this field increased much more rapidly than in the economy as a whole where the rise was only of the order of 3 per cent. Characteristically expansive in a period of high employment and incomes, the construction industry is absorbing a substantial proportion of additions to the Canadian labour force.

Of more direct significance in the residential field, employment in the building industry, (i.e. excluding highway and engineering construction) also made substantial gains during 1947. The index of employment in the building industry, rose 31 per cent from an average of 248.6 in 1946 to 325.1 in 1947. During the same period the employment index for non-agricultural industries, rose 8 per cent from an average of 159.5 in 1946 to 173.0 in 1947.

In 1947, wage and salary recipients in the building industry earned an average weekly income of \$37.41 which was 10 per cent higher than in 1946. Data on hourly wage earners, who constitute about 83 per cent of the group, indicate that the increase in weekly earnings was chiefly attributable to a rise of wage rates which averaged 83.4 cents per hour in 1946 and increased 9 per cent to 91 cents per hour in 1947 (see also p. 22). The number of hours worked per week rose only slightly from an average of 38.7 in 1946 to 39.2 in 1947.

The Labour Market, 1946-1947

Data on unfilled vacancies and unplaced applicants, based on reports from local offices of the Unemployment Insurance Commission, suggest a smoother transfer of skilled construction workers from job to job in 1947. The number of unfilled vacancies for skilled construction tradesmen declined 19 per cent from a monthly average of some 4,600 in 1946 to 3,710 in 1947. The same trend was in evidence with regard to skilled construction tradesmen listed at the end of each month as unplaced applicants. These averaged about 7,360 in 1947, representing a decline of 17 per cent from the monthly average of 8,870 in 1946. This decline of unplaced applicants and unfilled vacancies, occurring when employment and output were expanding in the construction industry, indicates that skilled construction workers and their employers are establishing more direct and routinized contacts with one another in the matter of employment. The same cannot be said for unskilled construction workers who are more changing in composition and less settled in status than skilled workers. Vacancies for unskilled construction workers increased from a monthly average of approximately 2,640 in 1946 to 4,420 in 1947. Unplaced applicants also increased, from an average of 2,190 per month in 1946 to 4,860 in 1947.

Unemployment in the construction trades remained low in 1947. Trade unions making returns to the Department of Labour reported an average of 3.2

per cent of membership in the building trades unemployment during 1947. Unemployment showed a marked seasonal pattern, falling from 5.0 per cent of membership at the end of March to .4 per cent at the end of June, and rising again to .8 per cent at the end of September and 6.5 per cent at the end of December. The percentage unemployed in 1946 was lower on the average and showed a less distinct seasonal variation. The percentage of unemployment was highest among carpenters in 1947, but still remained low at an average of 4.9 for the four quarters.

During the period 1939-1946 the percentage of unemployment among trade union members in the construction industry declined steadily from an average of 29.1 in 1939 to 1.8 in 1946. The increase to 3.2 per cent in 1947, although proportionately substantial in relation to 1946, is of little significance in absolute terms and does not appear to be indicative of a definite trend.

Male workers in construction trades who established benefit years with the Unemployment Insurance Commission during 1947 numbered 23,625, almost exactly the same number as in 1946 when 23,633 construction workers established benefit years. The series on benefit years established suggests that the level of unemployment in the construction industry in 1947 was roughly the same as in 1946, despite the increased percentage of unemployment reported for trade unions members.

Supply of Skilled Construction Tradesmen—Vocational and Apprenticeship Training and Immigration

Increases in the supply of Canada's skilled building tradesmen depend on vocational and apprenticeship training and immigration.

Under the Dominion-Provincial training scheme inaugurated in 1944, the number of persons in training in the building trades increased from 199 at the end of 1944 to 3,815 at the end of 1945, and reached 7,483 at the end of 1946. At December 31, 1947, there were 7,052 in training of whom 6,413, or 91 per cent were in apprenticeship training on the site with the remaining 9 per cent in veterans' vocational training schools.

During 1947 a total of 4,065 veterans completed their courses in vocational schools, and were thereby fitted to attain journeyman's status in the building trades more rapidly than if they had undergone regular apprenticeship training. A further 553 trainees completed short courses in apprenticeship schools prior to entering training on the site. With the steady decline in the number of new veteran candidates interested in vocational training, however, the number of veterans in vocational training schools has dropped steadily from 3,104 at the end of 1946, to 639 at December 31, 1947.

The immigration of building tradesmen has increased rapidly since the end of the war. Averaging some 200 per year during the 1939-1945 period, immigration of these tradesmen rose to 684 in 1946 and 2,867 in 1947. The number of immigrants in construction occupations in 1947 increased with each successive quarter. The 1947 total was made up of 2,196 skilled building mechanics and 671 semi-skilled and unskilled construction workers.

Strikes in the Building Industry

During 1947 there were 32 strikes in the building industry affecting 391 establishments and 6,057 workers as compared with 12 strikes in 1946 affecting

76 establishments and 892 workers. The strikes accounted for a time loss of 44,262 man-working days in 1947 as against 6,535 in 1946. Although proportionately much higher than in 1946, the time lost through strikes in 1947 did not prevent Canada from reaching a peak volume of construction. Occasioned partly by rising living costs, and strengthened by the high level of employment, strikes occurred mainly in the second quarter of the year and contributed to the increases in construction labour wage rates which were most significant during that period.

Few strikes affected the building industry during the war years and the time loss in man working days averaged less than 3,000 per year.

SECTION 7.—BUILDING COSTS

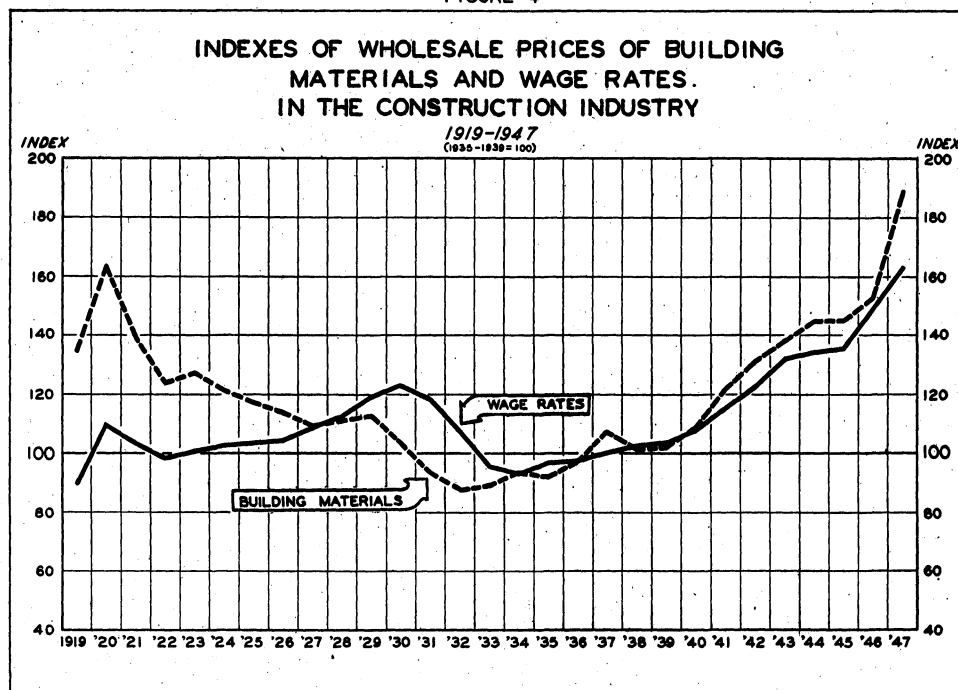
(See Tables 42-44)

The prices of materials and labour entering into house construction in 1947 averaged 18 per cent higher than in 1946.⁽¹⁾ This increase represents a weighted average of two factors: (1) a rise of 23.9 per cent in the annual average composite index of building material prices; (2) a rise of 9.4 per cent in average hourly wage rates paid to building workers (preliminary estimate, see Table 43).

As between 1939 and 1947 building costs are estimated to have increased between 84 and 94 per cent. This increase consists of two elements: (1) a rise of prices of building materials and wage rates of construction labour. The weighted index of these stood at 178 as the average for 1947, as compared with

(1) This figure differs from the one shown in the October issue of *Housing in Canada*, p. 22, in that the latter figure relates to an increase from December 1946 to October 1947, while the above figure reflects the change between the average for the calendar year 1946 and the preliminary average for the calendar year 1947.

FIGURE 4



102.5, the average for 1939, indicating an increase of about 74 per cent. (2) A decline in output per man hour, partly due to a dilution of the skilled labour force, partly due to delays in the delivery of materials and the need for substitution resulting from shortages of building materials. A survey in 1946 showed that cost increase due to these factors ranged from 10 to 25 per cent.⁽¹⁾ However, during 1947 some moderate improvement in the supply situation of building materials was noticeable, and more building workers became available in some areas, as many veterans returned to their construction occupations or completed their training in this field. As a result some speed-up of construction became possible. A sample survey conducted by the Central Mortgage and Housing Corporation showed a reduction of the completion time of individual houses from eleven months in 1946 to eight months in 1947.⁽²⁾ This speed-up of construction while only a moderate beginning—in 1939 the completion time for a small single house was about five months—offset in part the substantial increases in the prices of building materials and wage costs that occurred during 1947, particularly in the latter part of the year. Taking account of this factor, informed opinion in the building field holds that the range of the decline in the “efficiency factor” which was of the order of 10 to 25 per cent in 1946 as compared with 1939, has been reduced to 10 to 20 per cent in 1947. Adding this range to the increase in prices of building materials and wage rates yields the total rise in building costs of 84 to 94 per cent mentioned above.

Building Material Prices, 1946-1947

The composite index of building material wholesale prices, representing 111 commodities, averaged 189.0 during 1947, a gain of 23.9 per cent over the annual average in 1946. This increase represents the most rapid climb of building material prices since 1917, when the annual index was 26 per cent higher than the 12 month average for the previous year. Some material prices rose sharply while others remained more or less stable. Prices of paint materials averaged 43.2 per cent higher in 1947 than in 1946, and lumber prices were up 29.3 per cent. The prices of other materials shown in this report recorded smaller gains down to 5 per cent for cement and only 2 per cent for plaster.

While the output of most building materials during 1947 was substantially improved, the upward pressure on prices was sustained by continued capacity demand for residential and other types of building. Gradual relaxation of price ceilings during the earlier part of the year and general decontrol in September occasioned the main increases. In general, building material prices rose more rapidly than those of most other commodities. The composite index of all commodity prices, which averaged 167.3 during 1947, was 18.7 per cent higher than in 1946.

Wage Rates in the Building Trades, 1946-1947

Average hourly wage rates paid to building tradesmen in Canada rose 9.4 per cent from \$1.06 in 1946 to \$1.16 in September, 1947. The rising cost of living increased the pressure for higher pay and the unprecedented level of employment in the building industry, contributed to the general wage gains. Increases in hourly wages were greater for some tradesmen than for others. Plasterers for example recorded the highest increase with 10 per cent, while others made smaller gains down to 6.6 per cent for electricians.

(1) *Manpower and Material Requirements for a Housing Program in Canada*, Ottawa, 1946, p. 34.
 (2) *Annual Report, 1947 Central Mortgage and Housing Corporation*, Ottawa, 1948, p. 18.

Rent and the Cost of Living, 1946-1947

Despite removals of rental ceilings for new houses during 1947, and minor relaxations in the case of rental accommodation for which a two-year lease is offered, the retention of rent controls over the bulk of existing housing held the average increase in rents down to 3.5 per cent. The rent index, which averaged 112.7 in 1946, rose to 116.7 for 1947. Cost of living as a whole went up nearly 10 per cent, from an average of 123.6 in 1946 to 135.5 in 1947. The major increases took place following the general decontrol of prices effected by Wartime Prices and Trade Board Order No. 757, dated September 14.

SECTION 8.—BUILDING INDUSTRY

(See Tables 45-47)

This section is designed to indicate conditions in the building industry which is presently engaged in the largest construction program ever undertaken in Canada. Three different sets of data are used as indicators: (1) financial statistics of building and construction companies reflecting earnings and investment policy; (2) bankruptcy data reflecting the incidence of business failure in the building industry; (3) indexes of common stock prices of building material companies, illustrating the confidence of investors in these producers.

Financial Statistics, Construction Companies

Net operating profits for 19 selected construction companies during 1946 amounted to \$1.8 million, representing a gain of some 14 per cent over 1945 when the same companies reported operating profits of \$1.6 million. Net operating profits of 709 companies covering a variety of industrial groups other than construction rose about 9 per cent from \$687 million in 1945 to \$752 million in 1946.⁽¹⁾ Net investment in plant, property and equipment for the 19 construction companies increased 80 per cent from \$.83 million in 1945 to \$1.49 million in 1946. This increase in fixed plant investment reflects in part the growing demands made on the construction industry and the consequent need for capital expansion.

Bankruptcies in the Building Industry and in All Industries

Assignments and receiving orders filed with the Superintendent of Bankruptcy in respect to building contractors, sub-contractors, and small builders, numbered 53 in 1947 with total liabilities amounting to \$1.1 million, as compared with 35 in 1946 having total liabilities of \$.6 million. Bankruptcies in all industries showed a similar trend, numbering 269 in 1946 and 509 in 1947. Total liabilities increased 85 per cent from \$6.0 million in 1946 to \$11.1 million in 1947. Over the period 1939 to 1945 the number of bankruptcies in the building and construction industry reached a peak of 91 in 1941, when total liabilities amounted to \$1.2 million, and was lowest in 1944 when only 32 assignments and receiving orders, representing liabilities of \$.4 million, were filed. During the same period bankruptcies in all industries were highest in 1939, numbering 1,109 with liabilities totalling \$15.9 million.

The average amount of defaulted liabilities for each builder increased from about \$12,000 during the 1939 to 1945 period to \$17,000 in 1946 and \$21,000 in 1947.

(1) See *Statistical Summary*, Bank of Canada, January, 1948, p. 9.

Common Stock Prices, Building Materials and Other Industries

The index of common stock prices of 16 building material companies averaged 137.4 in 1947, representing a decline of 8 per cent from 1946. The index of other industrial common stock prices declined 8 per cent from an average of 108.6 in 1946 to 99.3 in 1947. Apparently the confidence of investors in building material producing firms declined, in spite of the fact that the building materials industry continued to expand and reached peak output in a number of lines.

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. — TOTAL POPULATION, BIRTHS, DEATHS, MARRIAGES, DIVORCES AND IMMIGRATION, CANADA, 1939-1947.
(In Thousands)

Year	Population at June 30 ⁽¹⁾	Births	Deaths		Marriages	Divorces	Immigration	
			Married Persons	Other			War Brides	Other
1939	11,267	229	45	64	104	2.1	0	17
1940	11,381	244	47	64	123	2.4	0	11
1941	11,507	255	48	67	122	2.5	0	9
1942	11,654	272	48	65	127	3.1	0	8
1943	11,812	284	49	70	111	3.3	1	8
1944	11,975	284	49	67	101	3.8	3	10
1945	12,119	289	49	66	108	5.1	7	16
1946	12,307	326	49	64	134	7.6	32	40
1947	12,582	—(2)	—(2)	—(2)	—(2)	7.9	2	62

(1) Estimated.

(2) Not available.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,
1939–1946.
(Per Thousand of Population)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.3	9.7	9.2	.019
1940	21.4	9.8	10.8	.021
1941	22.2	10.0	10.6	.022
1942	23.3	9.7	10.9	.027
1943	24.0	10.1	9.4	.028
1944	23.7	9.7	8.4	.032
1945	23.8	9.3	8.9	.042
1946	26.5	9.2	10.9	.062

TABLE 3.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES
IN CITIES, TOWNS AND VILLAGES
WITH POPULATIONS OF 10,000 AND OVER, CANADA,
1939-1947.
(In Thousands)

Period	Births	Deaths	Marriages
1939.....	86.1	52.6	51.5
1940.....	97.5	55.1	63.6
1941.....	106.7	54.8	63.8
1942.....	123.6	55.6	70.7
1943.....	134.8	59.6	60.6
1944.....	134.2	58.8	53.6
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
1st Quarter.....	33.9	16.4	12.0
April.....	13.3	5.1	4.7
May.....	13.8	5.1	6.0
June.....	13.5	4.6	8.8
2nd Quarter.....	40.6	14.8	19.5
July.....	14.2	5.0	7.6
August.....	14.8	4.6	6.8
September.....	14.2	4.5	7.9
3rd Quarter.....	43.2	14.1	22.3
October.....	14.8	5.0	6.9
November.....	14.2	5.2	5.3
December.....	14.4	5.2	5.2
4th Quarter.....	43.4	15.4	17.4
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
1st Quarter.....	44.9	16.2	10.9
April.....	15.4	5.5	4.8
May.....	16.3	5.6	5.6
June.....	15.3	5.0	9.1
2nd Quarter.....	47.0	16.1	19.5
July.....	15.8	4.8	7.6
August.....	15.0	4.7	6.5
September.....	14.4	4.9	7.2
3rd Quarter.....	45.2	14.4	21.3
October.....	14.7	5.3	6.4
November.....	14.1	5.2	5.1
December.....	13.3	5.7	4.6
4th Quarter.....	42.1	16.2	16.1
Total, 1947.....	179.2	62.9	67.8

SECTION 2
HOUSE-BUILDING ACTIVITY
TABLE 4.—NUMBER OF NEW HOUSING UNITS COMPLETED, URBAN AND RURAL,
CANADA, 1945-1947.⁽¹⁾

Year	Urban ⁽²⁾	Rural	Total
1945	34,554 ⁽³⁾	14,045 ⁽³⁾	48,599
1946	48,811 ⁽³⁾	18,504 ⁽³⁾	67,315
1947 ⁽⁴⁾	56,474	20,264	76,738

- (1) Includes conversions and temporary housing units.
(2) Includes some rural areas forming parts of metropolitan areas.
(3) Revised.
(4) Preliminary.

TABLE 5.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY NUMBER OF
MONTHS UNDER CONSTRUCTION, CANADA, 1946 AND 1947.

At End of Year	Number of Months Under Construction					Total Number of Housing Units Under Construction
	1-3	4-6	7-9	10-12	More than 12	
1946	—(1)	—(1)	—(1)	—(1)	—(1)	40,170 ⁽²⁾
1947	13,526	13,722	7,825	2,735	537	42,215 ⁽³⁾

- (1) Not available.
(2) Revised.
(3) Preliminary. Number of months under construction is unknown for 3,870 units.

TABLE 6.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR,
BY TYPE OF HOUSING UNIT, CANADA, 1946 AND 1947.

Year	1-Family Detached	2-Family Detached	Row or Terrace	Apartment or Flat	Other	Total
1946	32,612	1,810	538	4,414	796	40,170 ⁽¹⁾
1947 ⁽²⁾	34,152	1,500	791	5,713	59	42,215

- (1) Revised.
(2) Preliminary.

TABLE 7. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946 AND 1947.

Period	Starts					Completions					Under Construction (At End of Period)				
	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	-	-	-	-	-	-	-	-	-	-	3,557 ⁽¹⁾	2,811	1,440	19,781 ⁽¹⁾	27,589 ⁽¹⁾
1947 1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931 ⁽¹⁾	2,673	1,236	18,857 ⁽¹⁾	24,697 ⁽¹⁾
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894 ⁽¹⁾	1,972	2,606	23,612 ⁽¹⁾	30,084 ⁽¹⁾
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233 ⁽¹⁾	1,188	3,817	24,081 ⁽¹⁾	32,319 ⁽¹⁾
4th Quarter	1,720	-	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,231	303	4,028	20,401	28,963
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	-	-	-	-	-

(1) Revised.

TABLE 8. — NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1947.

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
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
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	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125(2)	4,557(2)
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680(2)	12,839(2)
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463(2)	3,721(2)
September	16.5	1.4	17.9	389(2)	3,354(2)	3,743(2)
3rd Quarter	48.6	4.6	53.2	1,044(2)	10,191(2)	11,235(2)
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947(3)	161.9	16.0	177.9	3,967	33,250	37,217

(1) Not available.

(2) Revised.

(3) Figures for the months March to December are preliminary.

TABLE 9.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939 — JANUARY, 1948.

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
1939	9.8	57.7	67.5	2,342	21,559	23,901
1940	8.5	59.2	67.7	1,924	20,554	22,478
1941	6.2	86.2	92.4	1,267	29,140	30,407
1942	.9	78.4	79.3	167	29,823	29,990
1943	.9	78.2	79.1	165	29,720	29,885
1944	8.8	122.4	131.2	1,545	36,725	38,270
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
January	.8	4.0	4.8	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	29.8	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	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	53.8	1,214	9,173	10,387
October	2.0	19.5	21.5	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	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	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	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	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
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373

(1) Estimated (see p. 82).

SECTION 3

PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JANUARY, 1948.⁽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			
1st Quarter ⁽⁴⁾	882	974	4,234
2nd Quarter ⁽⁴⁾	3,212	5,324	25,467
3rd Quarter ⁽⁴⁾	2,410	4,223	20,315
4th Quarter.....	1,924	2,506	11,614
Sub-total ⁽⁴⁾	8,428	13,027	61,631
1947			
January.....	95	167	741 ⁽⁴⁾
February ⁽⁴⁾	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114 ⁽⁴⁾
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June ⁽⁴⁾	1,626	1,845	9,001
2nd Quarter ⁽⁴⁾	4,119	4,642	22,473
July.....	1,110	1,440	6,822 ⁽⁴⁾
August.....	618	732	3,426
September.....	1,158	1,426 ⁽⁴⁾	7,100
3rd Quarter.....	2,886	3,598 ⁽⁴⁾	17,348 ⁽⁴⁾
October ⁽⁴⁾	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	507	540	2,644
Total, Feb. 1, 1945 — Jan. 31, 1948	24,626	31,996	149,816

(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.

TABLE 11. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
AND TOTAL NET LOANS, CANADA, 1946 AND 1947.

Type of Loan	1946				1947			
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	2,959 ⁽¹⁾	2,959 ⁽¹⁾	13,051 ⁽¹⁾	4,411 ⁽¹⁾	1,964	1,969	9,591	4,971
Loans to builders for sale:								
Integrated housing	2,335 ⁽¹⁾	2,335 ⁽¹⁾	10,728 ⁽¹⁾	4,594 ⁽¹⁾	5,186	5,521	27,552	4,990
Other	2,744 ⁽¹⁾	2,744 ⁽¹⁾	13,113 ⁽¹⁾	4,779 ⁽¹⁾	2,770	2,811	14,681	5,223
Sub-total	8,038 ⁽¹⁾	8,038 ⁽¹⁾	36,892 ⁽¹⁾	4,590 ⁽¹⁾	9,920	10,301	51,824	5,031
<i>Housing for Rental Purposes</i>								
Loans to owners of rental property:								
Housing Enterprises of Canada, Ltd.	32	3,299	17,397	5,274	—	—	—	—
Other limited dividend corporations	2	142 ⁽¹⁾	958 ⁽¹⁾	6,746 ⁽¹⁾	1	50	262	5,240
Primary industries	—	—	—	—	8	159	550	3,461
Other	105	1,013 ⁽¹⁾	4,374 ⁽¹⁾	4,318	285	1,501	6,176	4,114
Loans to builders for sale:								
Integrated housing	195 ⁽¹⁾	390 ⁽¹⁾	1,448 ⁽¹⁾	3,713 ⁽¹⁾	261	522	2,001	3,833
Other	56	145	561	3,844	74	201	896	4,459
Sub-total	390 ⁽¹⁾	4,989 ⁽¹⁾	24,738 ⁽¹⁾	4,959 ⁽¹⁾	629	2,433	9,885	4,063
Total Gross Loans	8,428 ⁽¹⁾	13,027 ⁽¹⁾	61,631 ⁽¹⁾	4,731 ⁽¹⁾	10,549	12,734	61,709	4,846
Cancellations, adjustments, and reinstatements	-1,088 ⁽¹⁾	-1,201 ⁽¹⁾	-5,684 ⁽¹⁾	—	-1,663	-1,801	-8,478	—
Total Net Loans	7,340 ⁽¹⁾	11,826 ⁽¹⁾	55,947 ⁽¹⁾	4,731 ⁽¹⁾	8,886 ⁽²⁾	10,933 ⁽²⁾	53,231 ⁽²⁾	4,869

(1) Revised.

(2) These figures are the same as shown in the *Annual Report, 1947*, Central Mortgage and Housing Corporation, Ottawa, 1948, p. 29.

TABLE 12.— 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,
1946 AND 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. \$
1946											
Single 1-Storey(2)	4,634	4,645	19,893	414	5,448	70	5,932	5,112	4,283	—(3)	—(3)
Single 1½-Storeys(2)	2,406	2,408	11,694	486	6,026	92	6,604	5,939	4,856	—(3)	—(3)
Single 2-Storeys(2)	905	1,097	5,876	483	7,142	107	7,732	6,707	5,357	—(3)	—(3)
Semi-Detached	120	172	833	525	6,373	203	7,101	5,946	4,843	—(3)	—(3)
Duplex	77	154	592	293	4,879	167	5,339	4,820	3,845	—(3)	—(3)
Triplex	4	13	48	273	6,483	122	6,878	4,654	3,708	—(3)	—(3)
Double Duplex	123	250	951	309	4,873	155	5,337	4,759	3,803	—(3)	—(3)
Row House	64	132(2)	495(2)	184(2)	4,642(2)	73(2)	4,899(2)	4,686(2)	3,748(2)	—(3)	—(3)
Apartment(2)	60	715	2,653	224	4,111	408	4,743	4,647	3,711	—(3)	—(3)
Total(2)	8,393	9,586	43,035	420	5,670	111	6,201	5,462	4,489	—(3)	—(3)
1947											
Single 1-Storey	4,521	4,541	21,019	523	5,796	103	6,422	5,515	4,629	839	6.91
Single 1½-Storeys	3,652	3,653	19,511	502	6,629	120	7,251	6,481	5,341	950	6.20
Single 2-Storeys	1,283	1,283	7,629	633	7,783	138	8,554	7,359	5,946	1,249	6.23
Semi-Detached	192	216	1,239	586	7,550	194	8,330	7,093	5,737	1,115	6.77
Duplex	279	559	2,202	236	4,925	141	5,302	4,925	3,939	852	5.78
Triplex	6	18	70	416	5,818	366	6,600	4,878	3,876	996	5.84
Double Duplex	191	392	1,648	282	5,577	152	6,011	5,232	4,204	933	5.98
Row House	307	724	2,942	251	5,160	135	5,546	5,101	4,063	874	5.90
Apartment	109	1,139	4,637	275	5,438	340	6,053	5,175	4,071	910	5.98
Total	10,540	12,525	60,897	470	6,158	140	6,768	5,922	4,862	931	6.38

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

(2) Revised.

(3) Not available.

TABLE 13. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — 1947.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946				
April	0	—	—	—
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	0	—	—	—
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
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	0	—	—	—
August	2	2	2,900	1,450
September	0	—	—	—
3rd Quarter	2	2	2,900	1,450
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,275	1,957
Total, April, 1946— December, 1947	37	65	109,590	1,686

TABLE 14. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,
DECEMBER 19, 1944 — 1947.

Period	Construction of Shelter Units									Financial Assistance Grants (\$000)		
	Municipal Projects			University Projects			Total Projects			Municipal Projects	University Projects	Total
	Number of Active Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾	Number of Active Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾	Number of Active Projects	Housing Units Completed	Housing Units under Construction ⁽¹⁾			
1945 ⁽²⁾	39	1,051	360	1	0	88	40	1,051	448	—	—	—
1946	98	3,797	1,244	22	845	217	120	4,642	1,461	1,327 ⁽³⁾	725	2,052 ⁽³⁾
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	176 ⁽³⁾	18	543	1,030 ⁽³⁾	609	124	733
4th Quarter	21	916	540	3	186	8	24	1,102	548	324	16	340
Sub-total	—	3,100	—	—	651	—	—	3,751	—	1,694	350	2,044
Total, Dec. 19, 1944— Dec. 31, 1947	—	7,948	—	—	1,496	—	—	9,444	—	3,021	1,075	4,096

(1) At end of period.

(2) Covers period December 19, 1944 — December 31, 1945.

(3) Revised.

TABLE 15.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION ⁽⁴⁾
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941 — 1947.

Period	Completed Construction			Actual Expenditure (\$'000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941 ⁽¹⁾	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,756
1946							
January	2(2)	193	1	2,631	14	124	2,769
February	2(2)	288	0	2,545	7	168	2,720
March	2(2)	852	1	4,648	7	120	4,775
1st Quarter	6(2)	1,333	2	9,824	28	412	10,264
April	2(2)	742	0	548	1	17	566
May	7(2)	758	0	2,083	1	57	2,141
June	10(2)	767	0	2,604	0	142	2,746
2nd Quarter	19(2)	2,267	0	5,235	2	216	5,453
July	3(2)	486	0	2,802	9	266	3,077
August	7(2)	570	0	3,683	5	262	3,950
September	11(2)	494	2	2,962	1	292	3,255
3rd Quarter	21(2)	1,550	2	9,447	15	820	10,282
October	1(2)	510	0	2,798	0	189	2,987
November	8(2)	501	2	2,781	1	252	3,034
December	8(2)	836	3	4,229	1	290	4,520
4th Quarter	17(2)	1,847	5	9,808	2	731	10,541
Sub-total	63(2)	6,997	9	34,314	47	2,179	36,540
1947							
January	5(2)	682(2)	0	369(2)	0	60	429(2)
February	9(2)	758(2)	0	1,496(2)	5	74	1,575(2)
March	7(2)	615(2)	4	3,607(2)	1	191(2)	3,799(2)
1st Quarter	21(2)	2,055(2)	4	5,472(2)	6	325(2)	5,803(2)
April	13(2)	525(2)	0	444(2)	0	95	539(2)
May	14(2)	656(2)	2	986(2)	1(2)	155(2)	1,142(2)
June	7(2)	473(2)	0	1,989(2)	6(2)	160	2,155(2)
2nd Quarter	34(2)	1,654(2)	2	3,419(2)	7(2)	410(2)	3,836(2)
July	7(2)	341(2)	2	2,245(2)	1(2)	172	2,418(2)
August	8(2)	273(2)	0	2,559(2)	1(2)	149	2,709(2)
September	3(2)	276(2)	0	2,741(2)	1	205	2,947(2)
3rd Quarter	18(2)	890(2)	2	7,545(2)	3(2)	526	8,074(2)
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	386	0	3,553	0	193	3,746
4th Quarter	15	822	1	10,265	5	632	10,902
Sub-total	88	5,421	9	26,701	21	1,893	28,615
Total, April, 1941— December, 1947 ⁽³⁾	239	31,192	265	121,956	13,847	20,743	156,547

(1) Covers period April 1 to December 31.

(2) Revised (see p. 83).

(3) Number of municipalities in which projects have been completed as at December 31, 1947, total 123.

(4) Operations during 1941-46 conducted by Wartime Housing Limited.

TABLE 16.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,
1945 — JANUARY, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	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	0
June	83	5,675	0
July	90	6,063	2
August	88	5,568	3
September	78	5,513	5
October	86	5,403	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
June	61	3,451	6
July	67	4,191	5
August	83	5,602	5
September	87	6,332	7
October	100	6,795	8
November	97	6,744	7
December	98	6,486	7
1948—January	98 ⁽²⁾	6,145	7

(1) Operations during 1945-46 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at January 31 total 83.

TABLE 17. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,
CANADA, YEAR ENDS, 1946 AND 1947.

Item	Stage of Construction Yet to be Completed	Number of Housing Units	
		Dec. 1946	Dec. 1947
1.	Excavation.....	594	1,132
2.	Foundation.....	746	1,442
3.	Water and sewer under building.....	1,166	1,964
4.	Framing.....	1,460	2,268
5.	Doors, frames and window sash.....	1,934	3,327
6.	Chimneys.....	1,836	3,262
7.	Roofs shingled.....	2,022	3,420
8.	Plumbing roughed in.....	2,432	3,824
9.	Wiring roughed in.....	2,652	4,130
10.	Insulation.....	2,696	4,528
11.	Wall and ceiling board and taping.....	3,285	4,955
12.	Finished flooring laid.....	3,368	4,854
13.	Exterior finish, including siding and trim.	2,569	4,268
14.	Porches.....	2,155	3,510
15.	Interior trim.....	3,792	5,583
16.	Interior painting.....	4,333	6,188
17.	Hardware.....	4,254	6,138
18.	Plumbing fixtures.....	4,393	6,220
19.	Electrical work complete.....	4,393	6,351
20.	Exterior painting.....	4,580	8,005
21.	Water and sewer to main.....	2,787	3,925
22.	Electrical services connected.....	4,529	5,973
23.	Final inspection.....	4,660	6,486 ⁽¹⁾

(1) The number of housing units under construction as shown in the *Annual Report, 1947*, Central Mortgage and Housing Corporation, 1948, p. 36, represents the total number of units under contract less those units on which the excavation has not been completed.

TABLE 18. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — 1947.

Type of Project	Number of Approved Applications for Assistance	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Sub-Division Projects, Sept. 23, 1943—Dec. 31, 1946	—	16,992	3,005	1,334 ⁽²⁾	21,331 ⁽²⁾
1947—1st Quarter	—	135	247	53	435
2nd Quarter	—	105	12	20	137
3rd Quarter	—	640	58	42	740
4th Quarter	—	210	92	—	302
Total, 1947	—	1,090	409	115	1,614
Sub-total	—(1)	18,082	3,414	1,449	22,945
2. Small Holdings, Sept. 23, 1943—Dec. 31, 1946	9,919	16,442	2,109	25,825	44,376
1947—1st Quarter	1,366	2,611	185	5,211	8,007
2nd Quarter	1,314	2,220	248	4,205	6,673
3rd Quarter	1,478	2,650	430	4,972	8,052
4th Quarter	950	1,576	240	3,147	4,963
Total, 1947	5,108	9,057	1,103	17,535	27,695
Sub-total	15,027	25,499	3,212	43,360	72,071
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1946	11,847	1,009	2,451	42,836	46,296
1947—1st Quarter	1,037	158	297	4,292	4,747
2nd Quarter	1,209	122	460	4,796	5,378
3rd Quarter	1,380	147	365	4,803	5,315
4th Quarter	1,116	62	282	4,175	4,519
Total, 1947	4,742	489	1,404	18,066	19,959
Sub-total	16,589	1,498	3,855	60,902	66,255
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1946	1,141	604	675	521	1,800
1947—1st Quarter	328	131	239	62	432
2nd Quarter	395	146	381	128	655
3rd Quarter	426	299	439	127	865
4th Quarter	254	103	245	104	452
Total, 1947	1,403	679	1,304	421	2,404
Sub-total	2,544	1,283	1,979	942	4,204
5. All Projects, Sept. 23, 1943—Dec. 31, 1946	22,907	35,047	8,240	70,516 ⁽²⁾	113,803 ⁽²⁾
1947—1st Quarter	2,731	3,035	968	9,618	13,621
2nd Quarter	2,918	2,593	1,101	9,149	12,843
3rd Quarter	3,284	3,736	1,292	9,944	14,972
4th Quarter	2,320	1,951	859	7,426	10,236
Total, 1947	11,253	11,315	4,220	36,137	51,672
Total, Sept. 23, 1943— Dec. 31, 1947	34,160	46,362	12,460	106,653	165,475

(1) Appropriations have been made for 219 projects representing 2,673 housing units during the period.

(2) Revised.

TABLE 19. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE
By Type of Project, Canada,
SEPTEMBER 23, 1943 — 1947.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction Housing Units Completed, Current Construction, Repairs and Other Services	Land and Existing Buildings	Total
1. Sub-Division Projects, Sept. 23, 1943—Dec. 1946	2,290	383 ⁽¹⁾	17,675	1,334 ⁽¹⁾	19,009 ⁽¹⁾
1947—1st Quarter	241	134	1,360	53	1,413
2nd Quarter	39	95	148	20	168
3rd Quarter	75	20	1,145	42	1,187
4th Quarter	24	4	415	—	415
Total, 1947	379	—	3,068	115	3,183
Sub-total	2,669	—	20,743	1,449	22,192
2. Small Holdings, Sept. 23, 1943—Dec. 31, 1946	149	1,603	4,399	22,124	26,523
1947—1st Quarter	186	1,615	2,176	7,173	9,349
2nd Quarter	312	1,806	1,685	3,419	5,104
3rd Quarter	384	1,989	2,438	4,899	7,337
4th Quarter	394	1,686	3,039	3,250	6,289
Total, 1947	1,276	—	9,338	18,741	28,079
Sub-total	1,425	—	13,737 ⁽²⁾	40,865 ⁽²⁾	54,602 ⁽²⁾
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1946	59	192	712	33,714	34,426
1947—1st Quarter	14	183	254	9,364	9,618
2nd Quarter	51	284	365	4,060	4,425
3rd Quarter	45	334	688	4,695	5,383
4th Quarter	49	320	540	4,630	5,170
Total, 1947	159	—	1,847	22,749	24,596
Sub-total	218	—	2,559 ⁽²⁾	56,463 ⁽²⁾	59,022 ⁽²⁾
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1946	31	87	207	303	510
1947—1st Quarter	23	99	136	81	217
2nd Quarter	37	144	144	65	209
3rd Quarter	57	237	535	72	607
4th Quarter	47	240	426	71	497
Total, 1947	164	—	1,241	289	1,530
Sub-total	195	—	1,448	592	2,040
5. All Projects, Sept. 23, 1943—Dec. 31, 1946	2,529	2,265 ⁽¹⁾	22,993	57,475 ⁽¹⁾	80,468 ⁽¹⁾
1947—1st Quarter	464	2,031	3,926	16,671	20,597
2nd Quarter	439	2,329	2,342	7,564	9,906
3rd Quarter	561	2,580	4,806	9,708	14,514
4th Quarter	514	2,250	4,420	7,951	12,371
Total, 1947	1,978	—	15,494	41,894	57,388
Total, Sept. 23, 1943— Dec. 31, 1947	4,507	—	38,487	99,369	137,856

(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 \$222,271 at the end of September, \$22,416 during October, \$9,620 during November, and \$16,164 during December; and for Permanent Improvements they amounted to \$68,880 at the end of September, \$7,299 during October, \$6,956 during November, and \$10,289 during December.

TABLE 20. — ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947.⁽¹⁾

Type of Unit	Starts	Completions	Under Construction at End of Period	Construction Expenditures (\$000)
Permanent	481	18	523	522
Temporary	824	438	576	522
Total	1,305	456	1,099 ⁽²⁾	1,043

(1) Includes housing units built for employees of the Defence Research Board.

(2) Starts were made on 71 permanent and 190 temporary units in 1946.

TABLE 21. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
MAY, 1929 — 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 (1) Loans	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832 ⁽³⁾	54,694 ⁽³⁾
1945 April 1— Dec. 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	9	445	1,080	446	1,101
4th Quarter	13	11	17	9	431	1,164	433	1,183
Sub-total	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	1,227	453	1,160
October	7	6	4	1	138	334	138	341
November	4	3	8	3	206	556	207	563
December	3	4	6	2	107	298	108	304
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
Total, May 1, 1929 Dec. 31, 1947	—	—	—	—	—	—	30,172	63,377

(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.

(2) Not available.

(3) Revised.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — 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	9,880
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	1,556	2,237	1,693
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
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
October	17	22	36	27	1,782	1,533	1,835	1,583
November	16	20	37	29	1,570	1,396	1,623	1,445
December	16	19	17	14	1,098	960	1,131	992
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
Total, March, 1945 —December, 1947	994	1,155	1,045	715	37,363	29,560	39,402	31,430

(1) Covers the months March to December.

TABLE 23. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — 1947.

Period	Veterans' Land Act, 1942	Wartime Housing Projects	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1046	Rental Housing Projects	Armed ⁽¹⁾ Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 ⁽²⁾	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	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947											
1st Quarter	239	342	—	317	2,161	—	—	850	440	233	4,582
2nd Quarter	391	2,053	—	3,023	2,543	184	—	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	—	111	749	10,542
4th Quarter	315	1,239	—	1,254	1,162	230	244	—	207	512	5,163
Sub-total	1,213	7,915	17	5,748	9,132	542	812	850	1,220	2,447	29,896
Total, Aug. 23, 1945 — Dec. 31, 1947	5,573	20,048	3,332	8,986	16,348	542	812	2,885	2,703	5,273	66,502

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period August 23 — December 31.

TABLE 24. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE — DECEMBER, 1947.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost \$	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Construction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Construction 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	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
November	14	85	388,100	135	4,431	—	4,566	871	5.08	4.0	57.76
December ⁽¹⁾	—	—	—	—	—	—	—	—	—	—	—
Total	28	370	2,543,362	207	5,914	753	6,874	969	6.10	4.7	58.06

(1) No projects were approved during December.

SECTION 4
REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES
TABLE 25. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947.

Period	Non-Farm — Residential Real Estate						Non-Farm — Other Real Estate				Farms		Total		
	New Construction			Existing Property			New Construction		Existing Property						
	Number of Loans	Number of Housing Units	Amount of Loans (\$'000)	Number of Loans	Number of Housing Units	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)	Number of Loans	Amount of Loans (\$'000)	
49	January	775	1,229	4,684	1,115	1,918	4,680	85	2,673	88	2,545	66	275	2,129	14,857
	February	788	1,108	4,218	1,200	1,906	4,631	68	2,161	95	2,291	65	322	2,216	13,622
	March	1,194	1,720	6,518	1,561	2,404	6,358	72	1,624	142	3,216	107	516	3,076	18,232
	1st Quarter	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711
	April	1,543	2,292	9,136	1,971	2,904	7,560	78	1,629	129	4,840	145	625	3,866	23,789
	May	2,026	2,497	10,748	2,010	3,412	8,416	106	3,167	143	3,082	141	641	4,426	26,054
	June	2,188	2,604	11,344	1,848	2,889	7,659	100	2,874	123	4,505	131	520	4,390	26,903
	2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746
	July	2,042	2,605	10,818	1,904	2,803	7,194	100	3,345	121	2,623	103	387	4,270	24,366
	August	1,661	2,091	8,560	1,763	2,789	7,051	85	1,734	107	2,023	117	493	3,733	19,860
	September	1,923	2,481	10,752	2,006	2,879	7,517	78	1,865	108	2,079	123	499	4,238	22,711
	3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937
October	2,162	2,830	11,906	2,134	2,919	8,004	117	2,199	148	2,688	198	894	4,759	25,691	
November	1,643	2,058	8,584	1,714	2,647	7,179	105	1,975	127	3,144	224	888	3,813	21,769	
December	1,658	2,067	8,876	1,462	2,396	5,926	60	2,007	149	2,848	140	622	3,469	20,279	
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739	
Total	19,603	25,582 ⁽¹⁾	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 26 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 50, and footnotes 3 and 4, page 51, of Table 26).

TABLE 26. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947.

Period	Life Insurance Companies					Trust Companies					Loan Companies				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
January	519	2,361	50	334	926	53	145	2	9	12	112	399	21	165	685
February	519	2,363	33	257	802	66	232	11	28	38	117	346	21	75	207
March	835	4,008	50	495	1,179	59	220	28	68	199	190	697	19	45	92
1st Quarter	1,873	8,732	133	1,086	2,907	178	597	41	105	249	419	1,442	61	285	984
April	1,064	4,965	117	714	2,629	83	289	9	44	44	217	809	34	140	239
May	1,575	7,260	90	477	1,931	62	210	5	28	28	254	1,024	23	68	161
June	1,779	8,442	102	448	1,565	49	167	2	4	5	221	864	19	62	172
2nd Quarter	4,418	20,667	309	1,639	6,125	194	666	16	76	77	692	2,697	76	270	572
July	1,616 ⁽¹⁾	7,580	98	553	1,841	56	182	3	8	12	228	762	24	112	286
August	1,194	5,612	116	456	1,449	77	231	16	40	127	201	746	25	74	199
September	1,387	6,774	176	666	2,477	97	306	6	21	54	206	826	21	54	140
3rd Quarter	4,197	19,966	390	1,675	5,767	230	719	25	69	193	635	2,334	70	240	625
October	1,525	7,318	183	763	2,568	107	436	11	28	51	273	1,122	38	94	234
November	1,104	5,286	191	509	1,733	70	223	17	47	127	221	888	24	84	243
December	1,219 ⁽²⁾	5,687	92	380	1,342	67	265	13	62	111	227	1,180	13	43	78
4th Quarter	3,848	18,291	466	1,652	5,643	244	924	41	137	289	721	3,190	75	221	555
Total	14,336	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736

- (1) In this month one loan was approved for 2 single units.
(2) In this month one loan was approved for 21 single units.

TABLE 26. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947. — *Continued.*

Period	Fraternal Societies ⁽¹⁾					Fire Insurance Companies					All Lending Institutions ⁽²⁾				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
January	9	58	8	22	90	—	—	1	6	8	693	2,963	82	536	1,721
February	8	62	13	38	167	—	—	—	—	—	710	3,003	78	398	1,214
March	4	15	9	24	108	—	—	—	—	—	1,088	4,940	106	632	1,578
1st Quarter	21	135	30	84	365	—	—	1	6	8	2,491	10,906	266	1,566	4,513
April	7	34	10	21	97	—	—	2	2	30	1,371	6,097	172	921	3,039
May	3	26	13	28	102	—	—	1	2	5	1,894	8,520	132	603	2,227
June	3	17	11	33	103	—	—	2	5	8	2,052	9,490	136	552	1,853
2nd Quarter	13	77	34	82	302	—	—	5	9	43	5,317	24,107	440	2,076	7,119
July	6	43	9	21	87	—	—	2	4	25	1,906 ⁽³⁾	8,567	136	698	2,251
August	18	95	11	26	80	1	10	2	4	11	1,491	6,694	170	600	1,866
September	15	43	13	30	105	1	20	1	4	8	1,706	7,969	217	775	2,784
3rd Quarter	39	181	33	77	272	2	30	5	12	44	5,103	23,230	523	2,073	6,901
October	11	53	14	29	125	—	—	—	—	—	1,916	8,929	246	914	2,978
November	10	35	6	13	50	—	—	—	—	—	1,405	6,432	238	653	2,153
December	8	40	17	35	130	—	—	2	6	42	1,521 ⁽⁴⁾	7,172	137	526	1,703
4th Quarter	29	128	37	77	305	—	—	2	6	42	4,842	22,533	621	2,093	6,834
Total	102	519	134	320	1,242	2	30	13	33	137	17,753	80,776	1,850	7,808	25,366

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 25.

(3) In this month one loan was approved for 2 single units.

(4) In this month one loan was approved for 21 single units.

TABLE 27. — LOANS FOR BUILDING PURPOSES AND OTHER LOANS
MADE BY CHARTERED BANKS, CANADA,
1939-1947.
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
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
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8

SECTION 5
BUILDING MATERIALS

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1947.
(In Units Specified)

Period	Cement	Clay Products			Lumber and Lumber Products		Builders' ⁽²⁾ Hardware
		Building Brick	Flue Linings ⁽¹⁾	Vitrified Sewer Pipe ⁽¹⁾	Sawn Lumber	Wood Fibre Insulating Board	
	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)
1939	5.7	165.0 ⁽²⁾	—	—	3,976.9	98.1	2,541.9
1940	6.9	191.2 ⁽²⁾	—	—	4,629.1	130.8	2,691.8
1941	8.5	208.9 ⁽²⁾	—	—	4,941.1	169.4	4,281.6
1942	8.6	169.3 ⁽²⁾	—	—	4,935.1	154.7	3,778.7
1943	8.0	138.7 ⁽²⁾	—	—	4,363.6	159.4	3,809.6
1944	7.6	154.8 ⁽³⁾	—	—	4,512.2	153.8	3,996.4 ⁽³⁾
1945	7.8	200.2 ⁽³⁾	—	—	4,514.2 ⁽³⁾	164.7	4,328.5 ⁽³⁾
1946							
1st Quarter	2.1	42.7	245.7 ⁽³⁾	579.2 ⁽³⁾	1,062.1 ⁽⁴⁾	35.3	966.2 ⁽³⁾
2nd Quarter	2.8	66.7	264.5 ⁽³⁾	782.1 ⁽³⁾	1,128.5 ⁽⁴⁾	38.0	870.4 ⁽³⁾
3rd Quarter	3.1	86.8 ⁽³⁾	195.9 ⁽³⁾	904.1	1,600.1 ⁽⁴⁾	42.7	892.9 ⁽³⁾
4th Quarter	2.7	75.7 ⁽³⁾	234.0 ⁽³⁾	790.5	985.5 ⁽⁴⁾	45.8	937.4 ⁽³⁾
Total, 1946	10.7	271.9 ⁽³⁾	940.1 ⁽³⁾	3,055.9 ⁽³⁾	4,776.2 ⁽⁴⁾	161.8	3,666.9 ⁽³⁾
1947							
January	.9	18.1 ⁽³⁾	93.9	241.5	329.8 ⁽³⁾	15.8	353.2 ⁽³⁾
February	.7	17.2 ⁽⁴⁾	77.6	261.7	369.0 ⁽³⁾	14.5	338.9
March	.9	18.7 ⁽⁴⁾	98.7	287.7	404.8 ⁽³⁾	15.1	377.6
1st Quarter	2.5	54.0 ⁽³⁾	270.2	790.9	1,103.6 ⁽³⁾	45.4	1,069.7 ⁽³⁾
April	.9	19.6 ⁽⁴⁾	74.5	259.6	351.9 ⁽³⁾	16.2	487.2 ⁽³⁾
May	.9	25.0 ⁽³⁾	105.1 ⁽³⁾	351.1	415.3 ⁽³⁾	17.0	441.7 ⁽³⁾
June	1.1	28.8 ⁽³⁾	74.2	334.2	550.1 ⁽³⁾	17.2	389.9
2nd Quarter	2.9	73.4 ⁽³⁾	253.8 ⁽³⁾	944.9	1,317.3 ⁽³⁾	50.4	1,318.8 ⁽³⁾
July	1.1	30.4 ⁽⁴⁾	54.2 ⁽³⁾	379.2	612.9 ⁽⁴⁾	18.0	400.4
August	1.1	27.0 ⁽⁴⁾	75.3	366.5	585.4 ⁽⁴⁾	18.0	266.0
September	1.2	28.0 ⁽³⁾	85.1	385.3	518.6 ⁽⁴⁾	18.2	340.9
3rd Quarter	3.4	85.4 ⁽³⁾	214.6 ⁽³⁾	1,131.0	1,716.9 ⁽⁴⁾	54.2	1,007.3
October	1.2	30.3 ⁽⁴⁾	99.6	351.5	438.2 ⁽⁴⁾	19.2	389.4
November	1.1	25.0 ⁽⁴⁾	82.6	387.5	310.3 ⁽⁴⁾	16.2	324.7
December	1.1	24.1 ⁽⁴⁾	104.2	353.4	276.3 ⁽⁴⁾	17.8	380.4
4th Quarter	3.4	79.4 ⁽⁴⁾	286.4	1,092.4	1,024.8 ⁽⁴⁾	53.2	1,094.5
Total, 1947	12.1	292.2 ⁽⁴⁾	1,025.0	3,959.1	5,162.6 ⁽⁴⁾	203.1	4,490.4

(1) Production data for the period 1939-45 are not available.

(2) Factory Sales.

(3) Revised.

(4) Estimated (see p. 85).

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 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	(1) Asphalt 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
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	1,329.5
1940	30.9	10.9	5,758.3	98.6	24.8	613.2	1,790.3
1941	31.4	13.0	6,417.1	87.2	36.5	794.7	1,991.1
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	1,956.2
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	2,098.0
1944	25.8	11.7	6,983.9	85.2	16.1	1,106.6	2,227.5
1945	35.2	13.6	7,179.1(2)	128.8	57.2(2)	1,432.2	2,386.7
1946							
1st Quarter	10.6(2)	2.7	2,039.2	29.3	18.1(2)	402.6(2)	628.0(2)
2nd Quarter	10.9(2)	3.1	2,111.8	36.7	35.0(2)	455.1(2)	762.9(2)
3rd Quarter	10.6(2)	2.0	1,781.8	28.2	11.8(2)	535.7(2)	778.2(2)
4th Quarter	13.4(2)	3.3	1,990.1	37.6	13.4(2)	589.2(2)	862.0(2)
Total, 1946	45.5(2)	11.1	7,922.9	131.8	78.3(2)	1,982.6(2)	3,031.1(2)
1947							
January	4.3(3)	1.2	803.9(2)	12.6	5.2	158.9(2)	274.8(2)
February	4.3(3)	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4(3)	1.5(2)	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0(3)	4.3(2)	2,347.4(2)	40.1	16.1	505.8(2)	932.8(2)
April	7.0(3)	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8(4)	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1(4)	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	15.9(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	3.9(3)	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5(3)	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5(4)	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5(4)	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1(4)	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1(4)	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	56.5(4)	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4

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

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1947. — *Continued.*
(In Units Specified)

Period	Iron and Steel Products			Rock Wool Batts	Gypsum Products		
	Cast-Iron Soil Pipe and Fittings	Steel Pipe and Fittings	Wire Nails and Spikes		Gypsum Wallboard	Gypsum Lath ⁽¹⁾	Gypsum Plaster
	Thousands of Tons	Thousands of Tons	Thousands of Tons		Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1939	16.5	90.5	66.5	9.1 ⁽²⁾	78.1	—	69.9
1940	23.7	128.0	73.3	20.3 ⁽²⁾	114.5	—	69.9
1941	26.4	158.4	82.6	32.8 ⁽²⁾	154.8	—	80.2
1942	20.9 ⁽³⁾	132.5 ⁽²⁾	74.4	44.7 ⁽²⁾	164.4	—	51.5
1943	14.2	112.2 ⁽²⁾	73.6	41.1	192.2	—	39.9
1944	15.3	128.6 ⁽³⁾	64.9	35.1	179.2	—	65.6
1945	18.5 ⁽³⁾	139.3 ⁽³⁾	70.0	34.4 ⁽³⁾	134.0 ⁽³⁾	59.9	67.1
1946							
1st Quarter	6.4 ⁽³⁾	30.0 ⁽³⁾	17.5	10.7	42.6	20.1	22.4
2nd Quarter	6.2 ⁽³⁾	23.7 ⁽³⁾	18.8	11.8	50.1	20.3	29.3
3rd Quarter	5.3 ⁽³⁾	18.8 ⁽³⁾	7.8	16.4	48.9	22.7	27.9
4th Quarter	6.6 ⁽³⁾	28.7 ⁽³⁾	14.8	17.8 ⁽³⁾	55.2 ⁽³⁾	23.7	30.4
Total, 1946	24.5 ⁽³⁾	101.2 ⁽³⁾	58.9	56.7 ⁽³⁾	196.8 ⁽³⁾	86.8	110.0
1947							
January	2.5	8.1	6.3	7.2	16.8	7.5	9.0
February	2.7 ⁽³⁾	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	8.1 ⁽³⁾	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	2.6 ⁽³⁾	8.8	6.9	7.0	17.0	10.7	12.3
3rd Quarter	7.2 ⁽³⁾	21.1	18.3	18.2	51.4	25.7	35.1
October	3.0	9.4	7.4	6.9	19.6	10.7	12.3
November	2.9	8.2	6.7	7.3	20.7	10.9	14.0
December	3.2	4.1	6.6	8.2	19.3	9.7	10.5
4th Quarter	9.1	21.7	20.7	22.4	59.6	31.3	36.8
Total, 1947	32.6	92.6	77.4	82.8	214.1	112.2	134.8

- (1) Production data for the period 1939-1944 are not available.
(2) Factory sales.
(3) Revised.

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1939-1947. — *Continued.*
(In Units Specified)

Period	Electrical Fixtures ⁽¹⁾				Sanitary Ware		
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Thousands of Units	Thousands of Units	Thousands of Units
1939	—	—	—	—	42.4 ⁽²⁾	—	—
1940	—	—	—	—	48.7 ⁽²⁾	—	—
1941	—	—	—	—	65.3 ⁽²⁾	—	—
1942	—	—	—	—	67.0 ⁽²⁾	—	—
1943	—	—	—	—	31.6 ⁽²⁾	—	—
1944	—	—	—	—	48.9 ⁽²⁾	—	—
1945	—	—	—	—	56.3 ⁽²⁾	—	—
1946							
1st Quarter	611.9	402.6	1,258.6	11.4	14.2 ⁽³⁾	27.1 ⁽³⁾	21.0 ⁽³⁾
2nd Quarter	575.5	484.9	1,124.2	10.0	13.1 ⁽³⁾	27.6 ⁽³⁾	20.0 ⁽³⁾
3rd Quarter	232.5	185.4	362.8	9.4	13.0 ⁽³⁾	21.0 ⁽³⁾	17.4 ⁽³⁾
4th Quarter	388.8	319.9	526.7	14.6	17.6 ⁽³⁾	28.0 ⁽³⁾	20.2 ⁽³⁾
Total, 1946	1,808.7	1,392.8	3,272.3	45.4	57.9 ⁽³⁾	103.7 ⁽³⁾	78.6 ⁽³⁾
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	8.7 ⁽³⁾	7.4
March	165.1	75.4	343.7	5.9	6.5	11.6 ⁽³⁾	7.9
1st Quarter	495.1	375.6	927.1	17.3	18.5	32.1 ⁽³⁾	22.9
April	194.0	234.7	360.7	5.4	7.6	11.2 ⁽³⁾	7.1
May	246.1	135.9	403.9	6.8	7.4	11.3 ⁽³⁾	8.2
June	240.4	225.2	312.9	5.2	6.8	10.3 ⁽³⁾	7.8
2nd Quarter	680.5	595.8	1,077.5	17.4	21.8	32.8 ⁽³⁾	23.1
July	138.4	121.4	388.0	5.0	5.4	6.7 ⁽⁵⁾	5.8
August	158.7	247.9	356.8	5.6	7.0	6.3 ⁽³⁾	5.9
September	191.9	180.4	423.4	5.8	7.3	8.9 ⁽³⁾	7.8
3rd Quarter	489.0	549.7	1,168.2	16.4	19.7	21.9 ⁽³⁾	19.5
October	262.0	155.9	511.1	5.4	7.8	9.3	9.7
November	223.6	229.2	455.4	5.1	6.3	12.8	8.7
December	194.3	214.9	492.0	5.5	7.0	11.7	7.9
4th Quarter	679.9	600.0	1,458.5	16.0	21.1	33.8	26.3
Total, 1947	2,344.6	2,121.2	4,631.5	67.0	81.1	120.7	91.7

(1) Production data for the period 1939-1945 are not available.

(2) Estimated (see p. 86).

(3) Revised.

TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — 1947.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe 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	16.7	95.5	19.0	2.0	1.0	12.5	13.9	5.6	—(1)
February	.3	2.2	13.1	16.8	81.5	21.4	2.1	1.0	8.9	14.2	5.0	—(1)
March	.6	2.3	17.0	14.0	54.2	24.3	2.3	.7	5.7	12.5	5.4	—(1)
April	1.0	2.1	17.8	12.5	94.4	33.1	2.2	.7	8.2	13.3	8.4	—(1)
May	1.5	1.4	21.3	14.9	90.5	15.3	2.2	.8	10.8	10.4	5.9	—(1)
June	1.5	1.0	23.3	16.9	79.8	22.8	1.9	.7	4.8	7.1	5.9	—(1)
July	1.4	.7	27.7	16.6	64.2	7.0	1.5	.9	5.9	6.6	3.4	—(1)
August	1.2	.5	28.2	17.6	58.1	8.1	1.6	1.1	7.0	9.1	2.6	—(1)
September	1.1	.4	26.1	18.6	77.1	18.6	1.9	1.2	6.9	6.5	2.4	2.0
October	1.2	.2	28.6	17.2	67.0	11.6	2.2	1.3	8.1	8.2	3.1	2.2
November	.9	.3	26.4	16.1	91.4	17.5	2.1	1.3	8.1	8.3	5.3	3.0
December	.5	.5	20.5	17.1	70.2	20.2	2.1	1.3	4.5	13.5	5.6	3.0
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	.7	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	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	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	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
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	11.7	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4

(1) Not available.

TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — 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	8.6	3.7	16.0	1.5	7.2	.8	9.6	.6	4.0	.2
April	4.7	1.8	10.7	3.8	15.9	1.2	7.0	1.0	8.7	.6	3.7	.2
May	4.6	1.3	10.0	2.5	17.7	1.7	7.0	.5	10.6	.5	2.9	.2
June	4.6	1.5	8.9	2.7	16.3	1.5	6.3	.8	10.0	.5	4.2	.1
July	4.0	1.2	7.3	2.4	15.8	1.4	6.8	1.1	9.8	.5	4.7	.4
August	3.8	1.4	6.5	8.4	17.4	1.7	7.3	.8	8.6	.4	6.0	.2
September	4.8	1.4	6.4	9.2	15.4	1.9	8.3	1.1	9.4	.1	5.4	.3
October	5.7	2.3	9.1	10.2	19.1	1.7	8.7	1.6	10.2	.5	6.1	.3
November	6.4	1.6	9.5	11.3	19.7	1.0	7.6	1.0	9.9	.6	5.8	.2
December	5.7	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	1.3	8.8	5.3	14.8	1.9	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	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	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	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6

TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1946 — 1947.—Continued.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed 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
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9

(1) Indicates less than 50 units.

TABLE 30. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1939-1947.
(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. 1/2" Basis	(\$000)
1939	48.8	.9	1.5	13.1	14,723 4,562 5,501
1940	22.7	1.0	1.3	14.1	16,586
1941	33.8	1.3	1.5	9.5	7,695
1942	44.1	.8	1.4	5.1	6,420
1943	36.1	.9	1.2	3.3	6,281
1944	45.3	1.3	1.6	9.9	7,465
1945	39.8	4.5	2.9	12.1	8,662 ⁽¹⁾
1946					
1st Quarter	7.7	1.9	.7	3.4	2,488
2nd Quarter	9.1	1.6	.9	4.6	2,704
3rd Quarter	11.8	1.1	1.5	5.0	1,868
4th Quarter	15.1	1.3	4.5	5.7	2,376
Total, 1946	43.7	5.9	7.6	18.7	9,437 ⁽¹⁾
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	7.0 ⁽¹⁾	.2	1.1	3.1	1,306 ⁽¹⁾
August	5.6	.3	.9	2.8	1,031 ⁽¹⁾
September	5.9	.4	.5	2.6	1,504 ⁽¹⁾
3rd Quarter	18.5 ⁽¹⁾	.9	2.5	8.5	3,841 ⁽¹⁾
October	6.6	.5	.6	3.7	1,098
November	7.0	.5	.6	3.6	1,201
December	5.5	.3	.2	1.7	1,013
4th Quarter	19.1	1.3	1.4	9.0	3,312
Total, 1947	70.2	4.3	10.1	39.9	13,442

(1) Revised.

TABLE 31. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1939-1947.
(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. ½" Basis	(\$000)
1939	2,202.0	1.3	8,053.7	44.6	1,560
1940	2,545.8	1.8	8,271.6	72.9	2,325
1941	2,297.3	1.9	10,656.2	85.3	2,260
1942	2,179.0	1.4	1,457.2	52.3	1,903
1943	1,740.6	1.7	869.0	33.4	1,867
1944	1,881.9	2.0	1,335.4	34.5	2,534
1945	2,000.5 ⁽¹⁾	3.7	813.6	45.3	3,973
1946					
1st Quarter	426.3	.5	383.6	7.0	830
2nd Quarter	389.0	2.3	369.3	4.5	958
3rd Quarter	564.2	2.1	515.4	12.8	1,183
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	1.7 ⁽¹⁾	573
1st Quarter	620.4	.6	6.6	8.7 ⁽¹⁾	1,468
April	207.1	.1	1.4	3.0	471
May	168.7	.4	4.5	8.3 ⁽¹⁾	774
June	194.0	.3	.3	5.3	1,008
2nd Quarter	569.8	.8	6.2	16.6 ⁽¹⁾	2,253
July	210.5	.4	2.7	5.3	519
August	227.7 ⁽¹⁾	.5	2.2	4.3	592
September	259.3	.4	4.3	4.2 ⁽¹⁾	561
3rd Quarter	697.5 ⁽¹⁾	1.3	9.2	13.8 ⁽¹⁾	1,672
October	317.0	.5	2.6	3.8	767
November	236.2	.6	7.3	4.5	614
December	294.1	.4	0	3.7	572
4th Quarter	847.3	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	4.2	31.9	51.1	7,346

(1) Revised.

SECTION 6
BUILDING LABOUR

TABLE 32. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,⁽¹⁾
1939 — JANUARY, 1948.

Period	Building Industry			Indexes of Employment 1935-1939 = 100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1939	26,338	— ⁽²⁾	— ⁽²⁾	105.9	104.9
1940	35,869	— ⁽²⁾	— ⁽²⁾	142.4	114.4
1941	60,531	— ⁽²⁾	— ⁽²⁾	238.0	140.3
1942	68,675	2,142	31.20	269.4	160.0
1943	69,866	2,424	34.85	273.3	169.6
1944	41,721	1,422	34.12	162.6	168.5
1945	44,932	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	169.9
July	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⁾	103,050	4,095	39.73	376.3	179.4
November	104,529	4,205	40.23	381.8	182.2
December	100,021	4,063	40.62	364.9	183.8
Annual Average ⁽⁴⁾	88,124	3,322	37.41	325.1	173.0
1948—January ⁽⁴⁾	90,247	3,204	35.50	329.2	178.4

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

(2) Not available.

(3) Revised.

(4) Preliminary

TABLE 33. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — JANUARY, 1948.

Period	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	33,770	40.4	1,364	80.9	32.68
1946—January	42,877 ⁽³⁾	32.5	1,393 ⁽³⁾	82.3	26.75
February	43,416 ⁽³⁾	38.8	1,686 ⁽³⁾	82.8	32.13
March	42,277 ⁽³⁾	39.8	1,685 ⁽³⁾	83.1	33.07
April	44,451 ⁽³⁾	40.2	1,785 ⁽³⁾	82.3	33.08
May	47,239 ⁽³⁾	38.7	1,828 ⁽³⁾	82.0	31.73
June	51,840 ⁽³⁾	37.4	1,938 ⁽³⁾	82.2	30.74
July	56,142 ⁽³⁾	38.4	2,158 ⁽³⁾	82.8	31.80
August	58,935 ⁽³⁾	40.4	2,381 ⁽³⁾	82.7	33.41
September	60,391 ⁽³⁾	39.5	2,386 ⁽³⁾	83.7	33.06
October	60,463 ⁽³⁾	40.1	2,424 ⁽³⁾	85.3	34.21
November	63,261 ⁽³⁾	39.7	2,511 ⁽³⁾	85.8	34.06
December	63,492 ⁽³⁾	39.5	2,505 ⁽³⁾	86.0	33.97
Annual Average	52,899 ⁽³⁾	38.7	2,057 ⁽³⁾	83.4	32.28
1947—January	57,613 ⁽³⁾	32.8	1,888 ⁽³⁾	86.3	28.31
February	58,394 ⁽³⁾	38.9	2,270 ⁽³⁾	87.6	34.08
March	60,545 ⁽³⁾	40.1	2,427 ⁽³⁾	88.2	35.37
April	62,639 ⁽³⁾	38.9	2,436 ⁽³⁾	88.1	34.27
May	65,896 ⁽³⁾	39.7	2,618 ⁽³⁾	89.3	35.45
June	70,463 ⁽³⁾	39.1	2,755 ⁽³⁾	90.9	35.54
July	75,277 ⁽³⁾	38.8	2,917 ⁽³⁾	90.7	35.19
August	81,058 ⁽³⁾	40.5	3,285 ⁽³⁾	91.4	37.02
September	84,176 ⁽³⁾	40.0	3,364 ⁽³⁾	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average ⁽⁴⁾	72,738	39.2	2,867	91.0	35.77
1948—January ⁽⁴⁾	73,967	34.3	2,537	96.8	33.20

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

(2) Refers to employees paid by the hour (see p. 86).

(3) Revised.

(4) Preliminary.

TABLE 34. — EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — NOVEMBER, 1947.⁽¹⁾
(In Thousands)

Week Ending	Persons Employed		Persons Unemployed	
	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
November 8	284	4,847	12	87

(1) Estimates (see p. 87).

TABLE 35. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JANUARY, 1948.

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
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
March	338	283	2,546	3,430	1,121	872	158	59	638	480	476	361	5,277	5,485	3,364	1,025	8,641	6,510
June	796	95	5,307	1,551	2,337	574	169	30	595	330	1,005	198	10,209	2,778	6,367	1,471	16,576	4,249
September	1,098	97	5,558	2,447	1,005	988	261	69	598	598	1,116	336	9,636	4,535	6,067	2,131	15,703	6,666
December	743	167	1,379	5,302	206	2,939	96	73	263	1,216	221	632	2,908	10,329	998	2,004	3,906	12,333
1946																		
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
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
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
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	8,666	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,370	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	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
November	482	110	1,101	2,810	112	1,873	201	21	379	319	226	458	2,501	5,591	2,460	4,096	4,961	9,687
December	336	293	431	6,654	45	2,946	127	53	324	521	132	947	1,395	11,414	614	7,263	2,009	18,677
1948																		
January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162

TABLE 36. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, ⁽¹⁾
1939 — 1947.

Period	Bricklayers Masons, and Plasterers	Carpenters and Joiners	Painters Decorators, and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	4.0	.4	16.7	11.4
1942	16.8	8.1	3.7	3.4	.4	9.7	7.6
1943	8.8	4.8	.7	1.1	0	4.9	4.0
1944	8.1	3.0	.8	1.4	.5	1.9	2.7
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
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2

(1) For coverage, see p. 87.

TABLE 37. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942 — 1947.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1942	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	2,313
1943	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
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
October	9	325	381	4	51	131	33	934
November	22	907	798	14	98	171	126	2,136
December	81	2,116	1,013	31	233	204	258	3,936
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625

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

(2) Not available.

TABLE 38. — VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1944 — 1947.⁽¹⁾

Trade and Type of Training	Dec. 31, 1944	Dec. 31, 1945	Dec. 31, 1946	March 31, 1947	June 30, 1947	Sept. 30, 1947	Dec. 31, 1947
Bricklaying							
Vocational	2	129	386	460	255	129	133
Apprenticeship	3	77	263	463	547	612	677
Total	5	206	649	923	802	741	810
Carpentry							
Vocational	63	729	1,103	919	371	226	177
Apprenticeship	5	291	1,021	1,302	1,421	1,499	1,566
Total	68	1,020	2,124	2,221	1,792	1,725	1,743
Painting and Decorating							
Vocational	4	133	206	157	78	22	16
Apprenticeship	2	67	443	323	315	318	323
Total	6	200	649	480	393	340	339
Plastering							
Vocational	0	48	34	57	29	4	7
Apprenticeship	0	36	129	182	185	213	237
Total	0	84	163	239	214	217	244
Plumbing and Steam Fitting							
Vocational	9	303	410	351	185	87	71
Apprenticeship	7	395	1,097	1,297	1,396	1,519	1,601
Total	16	698	1,507	1,648	1,581	1,606	1,672
Electrical							
Vocational	64	706	834	740	323	239	215
Apprenticeship	24	470	1,017	1,212	1,275	1,334	1,373
Total	88	1,176	1,851	1,952	1,598	1,573	1,588
Sheet Metal							
Vocational	12	238	131	122	50	14	20
Apprenticeship	4	193	409	558	571	599	636
Total	16	431	540	680	621	613	656
All Trades							
Vocational	154	2,286	3,104	2,806	1,291	721	639
Apprenticeship	45	1,529	4,379	5,337	5,710	6,094	6,413
Total	199	3,815	7,483	8,143	7,001	6,815	7,052

(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 39. — VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER COMPLETING TRAINING SCHOOL COURSES, CANADA, QUARTERLY, 1947.⁽¹⁾

Trade and Type of Training	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total 1947
Bricklaying					
Vocational Schools	194	250	170	67	681
Apprenticeship Schools	11	5	6	3	25
Total	205	255	176	70	706
Carpentry					
Vocational Schools	434	532	260	89	1,315
Apprenticeship Schools	53	34	38	11	136
Total	487	566	298	100	1,451
Painting and Decorating					
Vocational Schools	122	85	69	18	294
Apprenticeship Schools	7	10	15	3	35
Total	129	95	84	21	329
Plastering					
Vocational Schools	22	25	27	3	77
Apprenticeship Schools	5	6	1	0	12
Total	27	31	28	3	89
Plumbing and Steam Fitting					
Vocational Schools	243	182	115	40	580
Apprenticeship Schools	27	31	20	19	97
Total	270	213	135	59	677
Electrical					
Vocational Schools	289	396	174	81	940
Apprenticeship Schools	58	61	29	37	185
Total	347	457	203	118	1,125
Sheet Metal					
Vocational Schools	63	81	31	3	178
Apprenticeship Schools	15	20	17	11	63
Total	78	101	48	14	241
All Trades					
Vocational Schools	1,367	1,551	846	301	4,065
Apprenticeship Schools	176	167	126	84	553
Total	1,543	1,718	972	385	4,618

(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 40. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1939 — 1947.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939 ⁽¹⁾	8	35	20	6	13	20	17	119	6	125
1940 ⁽¹⁾	6	58	16	3	11	21	6	121	15	136
1941 ⁽¹⁾	5	59	12	4	11	16	4	111	10	121
1942 ⁽¹⁾	6	74	9	1	14	22	1	127	11	138
1943 ⁽¹⁾	5	106	13	0	25	18	6	300	6	306
1944 ⁽¹⁾	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
January	2	25	12	0	5	11	1	56	10	66
February	5	16	10	1	4	25	4	65	7	72
March	4	37	7	2	9	18	4	81	11	92
1st Quarter	11	78	29	3	18	54	9	202	28	230
April	5	60	15	3	7	13	2	105	3	108
May	7	59	16	4	10	40	9	145	12	157
June	6	62	10	0	11	35	2	126	17	143
2nd Quarter	18	181	41	7	28	88	13	376	32	408
July	12	54	16	0	8	25	3	118	19	137
August	26	97	18	5	28	62	22	258	45	303
September	16	77	29	14	20	92	33	281	61	342
3rd Quarter	54	228	63	19	56	179	58	657	125	782
October	30	107	49	4	17	112	31	350	85	435
November	26	117	29	12	24	136	17	361	72	433
December	25	67	30	10	21	84	13	250	329	579
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867

(1) Estimated from fiscal year figures.

TABLE 41. — STRIKES IN THE BUILDING INDUSTRY, CANADA,
1939 — 1947.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1939	3	42	149	295
1940	6	21	508	1,398
1941	13	212	3,384	9,365
1942	22	27	2,872	3,420
1943	4	4	397	1,186
1944	6	50	427	1,212
1945	5	12	325	2,848
1946—January	1	1	40	200
February	0	—	—	—
March	1	12	100	960
April	3	41	278	2,520
May	2	26	310	2,230
June	0	—	—	—
July	0	—	—	—
August	0	—	—	—
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 ⁽²⁾	1	1	13	20
February	1	1 ⁽²⁾	132	396
March	1	1	50	40
April	3	10 ⁽²⁾	269	800
May	11	272	2,998	18,902
June ⁽²⁾	7	85	1,056	3,900
July	2	4 ⁽²⁾	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 ⁽¹⁾	32	391	6,057	44,262

(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.

(2) Revised.

SECTION 7
BUILDING COSTS

TABLE 42. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,
1939 — JANUARY, 1948.
(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
1939	105.4	93.6	95.3	95.4	96.4	96.6	100.0	98.9	96.7	102.0	97.8
1940	116.1	95.3	95.3	143.0	96.4	96.6	112.2	107.0	105.4	108.8	107.6
1941	135.2	100.8	100.4	169.5	101.7	104.8	146.1	107.0	117.1	122.1	116.8
1942	149.1	103.1	102.9	172.8	104.4	104.8	147.4	107.0	125.0	131.1	124.1
1943	164.1	103.1	105.1	172.8	104.4	104.8	147.4	107.0	124.8	137.9	129.8
1944	178.6	102.7	108.6	172.8	104.4	104.8	147.4	107.0	124.9	144.8	133.0
1945	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
November	288.5	109.2	125.2	182.4	112.3	149.5	187.8	134.8	197.2	212.6	184.9
December	291.6	114.0	125.2	182.4	112.3	149.5	187.8	134.8	198.6	215.2	186.2
Annual Average	245.6	107.0	121.5	177.6	106.4	135.9	178.5	122.3	180.4	189.0	167.3
1948—January	290.1	114.5	125.2	182.4	112.3	149.5	187.8	134.8	200.1	213.7	190.6

TABLE 43. — AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
1939 — 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⁾
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1939	.99	.80	.69	.91	.90	.85	.80	.84	.43	.75
1940	1.03	.83	.71	.96	.93	.90	.83	.87	.45	.78
1941	1.09	.89	.76	1.01	1.01	.95	.91	.94	.46	.83
1942	1.12	.94	.80	1.03	1.05	1.00	.93	.98	.53	.88
1943	1.17	1.00	.88	1.09	1.09	1.06	.99	1.03	.61	.93
1944	1.17	1.01	.89	1.10	1.09	1.06	1.00	1.04	.63	.95
1945	1.19	1.03	.90	1.13	1.10	1.08	1.02	1.06	.64	.96
1946 ⁽³⁾	1.33	1.14	.99	1.25	1.23	1.21	1.14	1.18	.68	1.06
1947 ⁽⁴⁾										
March ⁽³⁾	1.37	1.15	1.00	1.33	1.23	1.21	1.14	1.20	.70	1.08
June ⁽³⁾	1.43	1.23	1.05	1.37	1.32	1.26	1.21	1.27	.73	1.14
September ⁽³⁾	1.46	1.25	1.07	1.38	1.32	1.29	1.24	1.29	.75	1.16
December	1.46	1.26	1.08	1.38	1.40	1.29	1.24	1.30	.76	1.18

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 88).

(2) Weighted averages (see p. 88).

(3) Revised. Data include provision for holiday pay allowances.

(4) Preliminary.

TABLE 44. — INDEXES OF COST OF LIVING AND RENT, CANADA,
1939 — JANUARY, 1948.
(1935-1939=100)

Period	Cost of Living	Rent
1939.....	101.5	103.8
1940.....	105.6	106.3
1941.....	111.7	109.4
1942.....	117.0	111.3
1943.....	118.4	111.5
1944.....	118.9	111.9
1945.....	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
November.....	143.6	119.9
December.....	146.0	119.9
Annual Average.....	135.5	116.7
1948—January.....	148.3	119.9

SECTION 8
BUILDING INDUSTRY

TABLE 45.—FINANCIAL STATISTICS, NINETEEN CONSTRUCTION COMPANIES, CANADA, 1945 AND 1946.
(\$000)

I. PROFIT STATISTICS, SUMMARY STATEMENT

	1945	1946
(1) Net operating profit before depreciation ⁽¹⁾	1,559	1,784
(2) Investment and other non operating income.....	133	153
(3) Less depreciation.....	427	552
(4) Less bond interest.....	64	52
(5) Less income and excess profits tax ⁽²⁾	487	627
(6) Net income to stockholders.....	714	706
(7) Less refundable portion excess profits tax.....	21	—
(8) Less cash dividends.....	207	281
(9) Undistributed income ⁽²⁾	486	425

II. SOURCE AND USE OF FUNDS

	1945	1946
NET SOURCE OF FUNDS		
(1) Undistributed income.....	507	425
(2) Depreciation.....	427	552
(3) Issue of common stock.....	25	—
(4) Increase in funded debt.....	—	520
Total Net Sources of Funds.....	959	1,497
NET USE OF FUNDS		
(1) Investment in plant, property and equipment.....	828	1,488
(2) Investment in inventories.....	729	—139
(3) Investment in other companies.....	—472	252
(4) Investment in refundable excess profits tax.....	21	—
(5) Redemption of funded debt.....	320	—
(6) Increase in miscellaneous assets ⁽³⁾	359	—26
(7) Increase in working capital ⁽⁴⁾	—826	—78
Total Net Uses of Funds.....	955	1,497

III. YEAR END BALANCE SHEET

	1945	1946
NET WORKING CAPITAL AND OTHER ASSETS		
(1) Net working capital ⁽⁴⁾	3,726	3,650
(2) Inventories.....	1,427	1,288
(3) Refundable excess profit tax.....	246	246
(4) Plant, property and equipment, net.....	2,985	3,935
(5) Investment in other companies, net.....	1,175	1,437
(6) Goodwill.....	103	103
(7) Miscellaneous assets ⁽³⁾	—75	—103
Total.....	9,587	10,556
CAPITAL AND SURPLUS		
(1) Funded debt.....	1,628	2,150
(2) Preferred stock outstanding.....	159	159
(3) Common stock outstanding.....	3,070	3,070
(4) Earned surplus and surplus reserves ⁽⁵⁾	4,730	5,177
Total.....	9,587	10,556

- (1) Excluding capital gains or losses charged to income.
(2) Excluding refundable portion of excess profits tax.
(3) Less miscellaneous liabilities.
(4) Except inventories.
(5) Including refundable portion of excess profits tax.

TABLE 46. — BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY
AND IN ALL INDUSTRIES, CANADA, 1939 — 1947.

Period	Construction Industry			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1939	58	401	688	1,109	12,212	15,946
1940	72	672	942	1,003	10,433	13,184
1941	91	538	1,202	918	6,600	9,471
1942	73	526	770	725	7,715	10,709
1943	53	393	576	416	2,275	4,676
1944	32	211	425	273	2,112	4,203
1945	56	248	645	264	1,650	3,792
1946						
1st Quarter	4	11	25	—(2)	—(2)	—(2)
2nd Quarter	6	9	21	—(2)	—(2)	—(2)
3rd Quarter	12	65	133	—(2)	—(2)	—(2)
4th Quarter	13	273	401	—(2)	—(2)	—(2)
Total, 1946	35	358	580	269	3,411	5,984
1947						
1st Quarter	12	101	152	—(2)	—(2)	—(2)
2nd Quarter	18	241	577	—(2)	—(2)	—(2)
3rd Quarter	13	25	69	—(2)	—(2)	—(2)
4th Quarter	10	215	305	—(2)	—(2)	—(2)
Total, 1947	53	581	1,102	509	7,003 ⁽³⁾	11,120 ⁽³⁾

(1) Refers to total number of assignments and receiving orders during period (see p. 89).

(2) Not available.

(3) Preliminary.

TABLE 47. — INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1939 — JANUARY, 1948.
(1935-1939=100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1939.....	98.3	91.2
1940.....	90.6	74.2
1941.....	78.3	63.9
1942.....	74.5	60.4
1943.....	89.1	78.6
1944.....	92.7	78.8
1945.....	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
November.....	138.2	101.0
December.....	136.1	100.3
Annual Average.....	137.4	99.3
1948—January.....	132.6	102.0

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 the 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 to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—NUMBER OF NEW HOUSING UNITS COMPLETED, METROPOLITAN, OTHER URBAN, AND RURAL AREAS, CANADA, 1945-1947.

Data for 1945 obtained from *Housing Statistics, 1946*, and for 1946 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*, Public Finance Statistics Division, D.B.S. Data for 1947 obtained by courtesy the Public Finance Statistics Division, D.B.S.

FIGURE 2.—VALUE OF GROSS LOANS APPROVED, NATIONAL HOUSING ACT, 1944, 1946 and 1947.

Chart based on data shown in Table 10.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDINGS MATERIALS, 1946 and 1947.

Chart based on data shown in Table 28.

FIGURE 4.—INDEXES OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES IN THE CONSTRUCTION INDUSTRY, 1919-1947.

Data on building material prices obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Data converted from a 1926 to a 1935-1939 base. Index of wage rates, 1919-1946, obtained from *Wages and Hours of Labour in Canada*, Department of Labour, 1943, 1945 and 1946. Index for 1947 estimated from the 1946 and 1947 hourly rates for 'all construction workers', as shown in Table 43.

PART II TABULAR MATERIAL

TABLE 1.—TOTAL POPULATION, BIRTHS, DEATHS, MARRIAGES, DIVORCES AND IMMIGRATION, CANADA, 1939-1947.

Data for marriages, births, deaths and divorces obtained by courtesy the Social Welfare Statistics Division, D.B.S. Data for total population and immigration obtained by courtesy the Census Division, D.B.S.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1946.

Rates calculated on the basis of total population as at June 1 for each year, as provided by courtesy the Census Division, D.B.S. Marriage and divorce rates based on data in Table 1. Birth and death rates based on data provided by courtesy the Social Welfare Statistics Division, D.B.S.

TABLE 3.—REGISTRATIONS OF BIRTHS, DEATHS, AND MARRIAGES, IN CITIES, TOWNS AND VILLAGES WITH POPULATIONS OF 10,000 AND OVER, CANADA, 1939-1947.

Data obtained from monthly issues of *Registration of Births, Deaths, and Marriages*, Social Welfare Statistics Division, D.B.S.

At the time of the 1941 Census the centres covered by this series had a population of 4,433,446 representing 38.5 per cent of the total population of Canada.

TABLE 4.—NUMBER OF NEW HOUSING UNITS COMPLETED, URBAN AND RURAL, CANADA, 1945-1947.

Data obtained from same sources as shown for figure 1.

TABLE 5.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY NUMBER OF MONTHS UNDER CONSTRUCTION, CANADA, 1946 AND 1947.

Data provided by courtesy the Housing Statistics Section, Central Research and Development Division, D.B.S.

TABLE 6.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY TYPE OF HOUSING UNIT, CANADA, 1946 AND 1947.

Data for 1946 obtained from *Statistical Report on Unfinished Dwellings in Canada, December 31, 1946*. D.B.S.

Data for 1947 provided by courtesy the Housing Statistics Section, Research and Development Division, D.B.S.

TABLE 7.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946 AND 1947.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1947.

Data for 1940—February, 1947 obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandizing Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S.

The classification according to type of construction was begun in 1940. The series on the number of dwelling units was not commenced until 1942. The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

Data for December, 1947, based on returns from 202 municipalities.

TABLE 9.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939—JANUARY, 1948.

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

Contracts awarded may be used as an indicator of trends 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 units 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, September and December, in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—JANUARY, 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, AND TOTAL NET LOANS, CANADA, 1946 AND 1947.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 12.—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, 1946 AND 1947.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1947.

Data compiled by the Mortgage Division, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—1947.

Data compiled by the Emergency Shelter Division, C.M.H.C. The number of housing units completed to the end of 1946 as shown in Table 14, differs from the figure shown by footnote on p. 57 of the *Annual Report, 1947*, C.M.H.C., because certain units which have been closed down subsequent to their completion were not included in the latter figure.

TABLE 15.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL 1941—1947.

Data to the end of 1946 compiled by Wartime Housing Limited.

Data for 1947 compiled by the Wartime Housing Division, C.M.H.C.

Data in Table 15 do not cover the construction of Emergency Shelter units by the Wartime Housing Division.

Revised data on construction expenditures for the first three quarters of 1947 were provided by Wartime Housing Division, C.M.H.C. These include expenditure recoverable from other government departments and municipalities in the amount of \$808,000 for 1947.

In previous issues of *Housing in Canada* the number of projects for the period 1945-1947 referred to the number of projects in which units had been completed. These have been revised in the present issue and refer now to the number of projects completed.

The monthly distribution of housing units completed during the first three quarters of 1947 have been revised in the light of data provided by the Construction Division, Program Section, C.M.H.C.

TABLE 16.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JANUARY, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

Data for the number of units under contract differs from the data on dwelling units under construction as shown in the *Annual Report, 1947*, C.M.H.C. In the latter report the number of units under construction excludes those units for which contracts have been let but whose excavations are not yet completed.

TABLE 17.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1946 AND 1947.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 18.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942 NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1947.

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 the date of the first loan approved, September 23, 1943, to the end of 1947. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 19.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1947.

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

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 21.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929-1947.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1947.

Data compiled by the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 23.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945-1947.

Data to July, 1947, compiled by the Economic Research Branch, Department of Reconstruction and Supply. Data for August—December, 1947 compiled by Priorities Branch, Department of Reconstruction and Supply.

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE—DECEMBER, 1947.

Data compiled by Economic Research Division, C.M.H.C.

TABLE 25.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947.

Data compiled by the Economic Research Division, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 26.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation. Source is the same as for Table 25.

TABLE 27.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939—1947.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

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 31 of each year during the period 1939-1946 and as at September 30 in 1947. 'Building Loans' refers to loans to building contractors and other persons or firms for building purposes.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1947.

Sources of data for building materials listed in Table 28 are as follows:

Cement:

- 1939—1941 *Manufacturers of the Non-Metallic Minerals in Canada, 1940-41*, D.B.S., p. 30.
- 1942 *The Cement Manufacturing Industry in Canada, 1942*, D.B.S., p. 5.
- 1943—1944 *The Cement Manufacturing Industry in Canada, 1944*, D.B.S., p. 5.
- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Building Brick: Data relate to face and common clay brick.

- 1939—1943 *The Clay and Clay Products Industry in Canada, 1943*, D.B.S., p. 7
- 1944 *Monthly Report on Clay Products, December, 1945*, D.B.S., p. 2.
- 1945 *The Clay and Clay Products Industry in Canada, 1946*, D.B.S., p. 4.
- 1946—1947 Estimates prepared by Economic Research Division C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1947 shown in *Canadian Statistical Review, January, 1948*, D.B.S., p. 76, represent production of these firms only.

Sawn Lumber:

- 1939 *The Lumber Industry in Canada, 1938-1939*, D.B.S., p. 21.
- 1940—1941 *Preliminary Report, The Lumber Industry in Canada, 1941*, D.B.S., p. 5.
- 1942 *Preliminary Report, The Lumber Industry in Canada, 1943*, D.B.S., p. 5.
- 1943—1944 *Preliminary Report, The Lumber Industry in Canada, 1944*, D.B.S., p. 5.
- 1945 By courtesy of the Timber Controller, Department of Reconstruction and Supply.
- 1946 *Production, Shipments and Stocks on Hand of Sawmills, January 1947*, D.B.S., p. 4.
- 1947 Estimates prepared by Forest Products Statistics Section, D.B.S.

Wood Fibre Insulating Board:

- 1939—1945 By courtesy the Forest Products Statistics Section, D.B.S.
- 1946—1947 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Builders' Hardware:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 110.
- 1943—1945 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Soil Pipe and Fittings:

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 118.
- 1940—1943 *Special Statement on Iron and Steel Pipes and Tubing, 1943*, D.B.S., p. 1.
- 1944—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 117.
- 1940—1943 *Special Statement on Iron and Steel Pipe and Tubing, 1943*, D.B.S., p. 1.
- 1944—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wire Nails and Spikes:

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 100.
- 1940—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 97.
- 1943—1944 *Special Statement, Wire Nails and Cut Nails of Iron and Steel, 1944*, D.B.S., p. 1.
- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Rock Wool Batts:

- 1939—1945 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

- 1939—1945 Annual issues *The Gypsum Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Plaster:

- 1939—1945 Annual issues *The Gypsum Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1939—1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.

1947 Monthly estimates prepared by Economic Research Division, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

Domestic Heating Boilers:

1939—1945 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1939—1945 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1939—1945 *The Sheet Metal Products Industry in Canada, 1945*, D.B.S., p. 7.

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1939—1945 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.

1943—1945 *Asphalt Roofing Industry, December, 1947*, D.B.S.

1946—1947 By courtesy the Forest Products Statistics Section, D.B.S.

Asphalt Rolls:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.

1943—1945 *Asphalt Roofing Industry, December, 1947*, D.B.S.

1946—1947 By courtesy the Forest Products Statistics Section, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical fixtures, sanitary ware, and gypsum lath obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production 1939-1945 estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 29.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1946—1947.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 30.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939—1947.

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

TABLE 31.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939—1947.

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

Data on lumber exports include planks, boards and squared timber. Data shown in *Canadian Statistical Review, January, 1948*, D.B.S., p. 77 include planks and boards only.

TABLE 32.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1939—JANUARY, 1948.

Compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Index of employment converted from a 1926 to 1935-1939 base.

TABLE 33.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA. 1945—JANUARY, 1948.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers, with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S. Data on the number of hourly wage-earners from January, 1945, to September, 1947, are revised in this issue, in accordance with figures provided by courtesy the Employment Statistics Section,

D.B.S. Corresponding data for the total number of hours worked per week, obtained by multiplying the number of hourly wage-earners by the average number of hours worked per week, have also been revised.

The 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, number 32.

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 34.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—NOVEMBER, 1947.

The data in this table are based on the results of sample survey 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 34 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 34, includes engineering as well as building construction, whereas the preceding tables, numbers 32 and 33, cover the building industry only.

TABLE 35.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—JANUARY, 1948.

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

TABLE 36.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939—1947.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

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 34, 35, and 37.

TABLE 37. NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942—1947.

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

A person who has made at least 180 days contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. 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 34, 35, and 36.

The chief limitations of the data in Table 37 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 38.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1944—1947.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 39.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER COMPLETING TRAINING SCHOOL COURSES, CANADA, QUARTERLY, 1947.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 40.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1947.

Compiled by the Economic Research Division, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

Data for calendar years 1939-1944 estimated from actual figures for fiscal years.

TABLE 41.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1939-1947.

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

TABLE 42.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1939—JANUARY, 1948.

Composite indexes of wholesale prices of building materials and all commodities obtained from monthly issues of *Prices and Prices Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1935-1939 base.

- (1) Brick index refers to 'dry-pressed face to 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 43.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1939-1947.

Data for the period 1939-1945 based on wage rates published in *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 based on rates provided by courtesy the Research and Statistics Branch, Department of Labour. Quarterly data for 1947 based on rates provided by courtesy the Industrial Relations Branch, Department of Labour.

The rates shown for 1946 and 1947 have been revised to cover holiday pay allowances provided for construction workers in accordance with provincial legislation and union agreements across Canada.

Rates shown in Table 43 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 index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 43 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 44.—INDEXES OF COST OF LIVING AND RENT, CANADA, 1939—JANUARY, 1948.

Data for the period 1939-1943 obtained from *Prices and Price Indexes, 1913—1943*, D.B.S.

Data for 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 45.—FINANCIAL STATISTICS, NINETEEN CONSTRUCTION COMPANIES, CANADA, 1945 AND 1946.

Data compiled by the Economic Research Division, C.M.H.C. from financial statements filed with the Secretary of State Department by 19 construction companies. Since 1936, organizations incorporated as public companies under the Dominion Companies Act have been required to file annual financial statements with the Secretary of State.

The presentation of this table is experimental in view of the fact that the 19 companies for which financial statements were available represent but a small segment of the construction industry in Canada. For the time being only tentative conclusions concerning the financial status of the construction industry can be drawn from the data. The data are similar in form to those shown in the *Statistical Summary*, Bank of Canada, January, 1948, pp. 9-14, giving financial information with respect to several groups of industry other than construction.

TABLE 46.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1939-1947.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data in Table 46 do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 46 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 46.

The classification of bankruptcies in the construction industry, as shown in Table 46 covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 47.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1939—JANUARY, 1948.

Data for the period 1939-1943 obtained from *Prices and Price Indexes, 1913-1943*, D.B.S.

Data for the period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 15 stocks during 1939-1943 and 16 during 1944-1948.

(2) All industrial index based on 87 stocks during 1939-1943, 74 during 1944-1947 and 76 for January, 1948.

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