

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

HOUSING IN CANADA

A FACTUAL SUMMARY

OCTOBER, 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 issues for January, 1947 and 1948, dealt with more recent developments, providing both annual and monthly data. The remaining issues, including the present one, concentrate mainly on quarterly developments. This review 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: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (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, Department of Trade and Commerce, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics.

Housing in Canada treats 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 Department
Central Mortgage and Housing Corporation*

Ottawa, October, 1948.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-2)

Net family formation in Canada during the first three quarters of 1948 continued at approximately the 1947 rate. The effects of a decline in the marriage rate and a small increase in the number of deaths were more than offset by heavier immigration in the current year.

Marriages during the first nine months of 1948 numbered 91,891, a decline of 5,000 from the corresponding period in 1947. Deaths in the 1948 period numbered 89,465, representing an increase of 1,000 over the corresponding period of last year. The immigration of married females however, which provides a good indication of the effects of immigration on family formation, numbered 17,500 during the first nine months of 1948, an increase of 9,000 over the corresponding 1947 period.

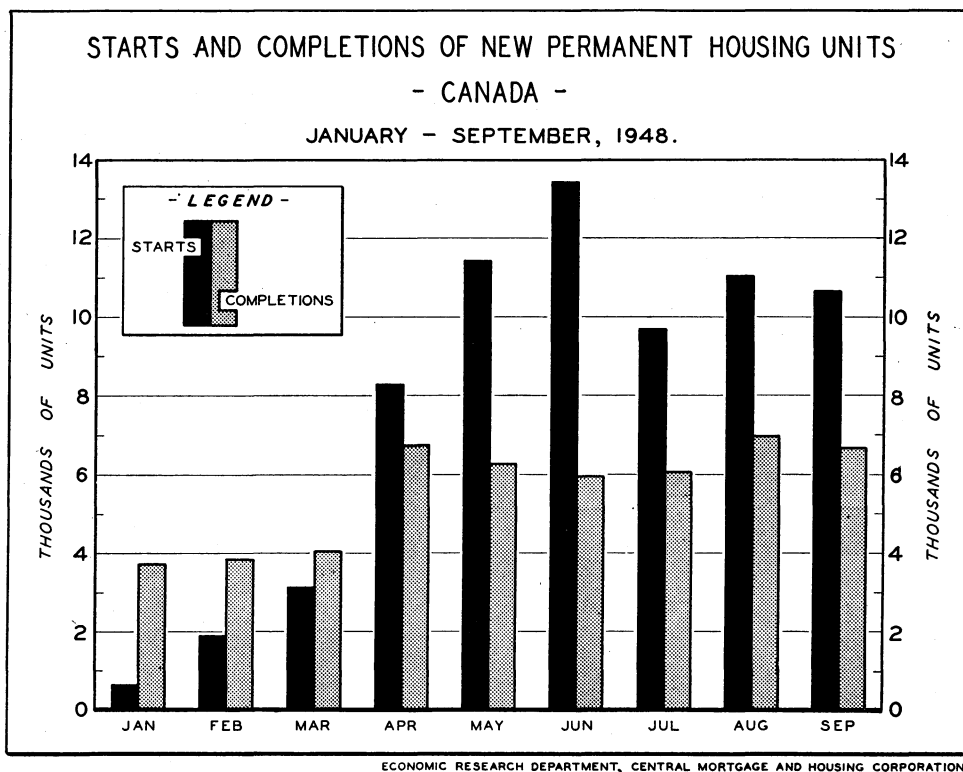
SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 3-6)

House-building activity in Canada continued to reach new high levels, surpassing in the area for which continuous data are available the accomplishments of 1947 which in turn had been greater than any previous housing achievements.

Completions of new permanent housing units during the first three quarters of 1948 numbered 50,238. Starts numbered 71,116 (see Figure 1). The number of units under construction reached the record level of 63,656 at the end of September, 1948.

FIGURE 1



Comparable data for 1947 are not available for the whole of Canada, but information for metropolitan areas and municipalities with a population of 5,000 or over provides a basis of comparison between the two years. Starts in these areas numbered 43,931 in the first nine months of 1948, representing a gain of 27 per cent over the 34,478 starts in the corresponding nine months of 1947. Completions were 8 per cent higher, with 32,115 recorded in the 1948 period as against 29,748 in the corresponding three quarters of 1947.

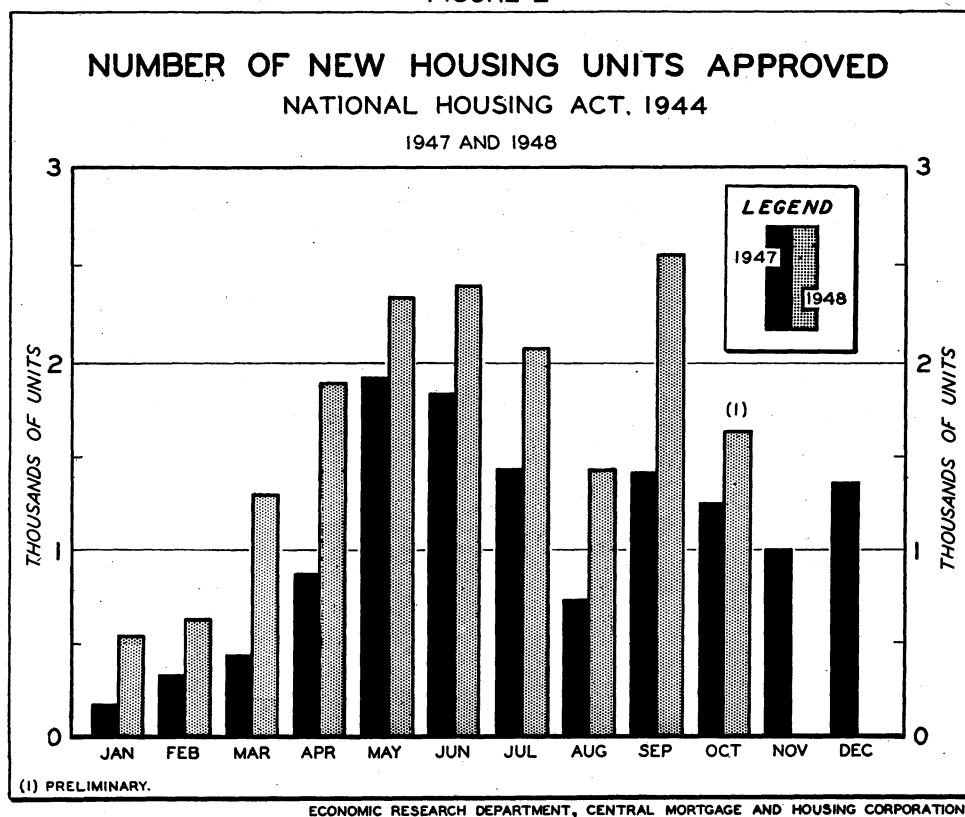
SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 7-21)

National Housing Act

The increase in lending activity under the National Housing Act during the first ten months of 1948 was more marked than the rise in general house-building activity (see Figure 2). Loans were approved for 17,296 new units during the first ten months of the year, 67 per cent more than in the corresponding period of 1947. The amount of loans rose 81 per cent from \$50.1 million to \$90.6 million during the period.

FIGURE 2



Of the units approved during the first three quarters of 1948, one-storey and one and a half-storey single family units made up 38 per cent and 25 per cent respectively. Construction costs per square foot on two storey units which

were most comparable in terms of size between 1947 and 1948 were estimated by builders at \$6.05 in the 1947 period as against \$6.76 in the current year.

Home Extension Loan Guarantees. Loan guarantees under Part IV of the National Housing Act were made in respect of only three loans during the first three quarters of 1948 accounting for four new housing units. The loans had a total value of \$7,000.

Emergency Shelter Regulations

Lack of buildings suitable for conversion brought about a heavy decline in the volume of construction under the Emergency Shelter Regulations. Completions of rental units in the first nine months of 1948 numbered 781, less than one-third of the completions during the corresponding period of 1947. Units under construction were down to 75 at the end of September 1948, as against 1,030 at the same time a year earlier. Federal financial assistance grants amounting to \$.9 million were made in the first three quarters of 1948 as against \$1.7 million in the corresponding period of 1947.

Veterans' Housing Projects by Central Mortgage and Housing Corporation

The rental programme of the Central Mortgage and Housing Corporation during the first nine months of 1948 showed a substantial increase over the corresponding period of 1947. The number of units brought under contract increased 24 per cent from 6,271 to 7,802 during the period. Completions were up 27 per cent numbering 5,846 from January to September, 1948, as against 4,599 in the same period of 1947. 8,569 rental units were under contract at the end of October, 1947. Expenditures in the 1948 period at \$31.7 million were roughly double the amount spent in the first three quarters of 1947.

The Veterans' Land Act, 1942

In the first three quarters of 1948, 1,489 housing units were completed under the various provisions of the Veterans' Land Act, and 1,371 were started. For house construction, repair, and other services, expenditures during the period amounted to \$8.7 million, and new appropriations and allocations approved amounted to \$9.8 million. The high level of approvals points to the continued pressure of the veterans for housing benefits under this Act.

Units under construction numbered 2,132 at the end of September, 1948. Of these, 1,540, or 72 per cent were on small holdings of the individual project type. This type of project accounts for the greater part of housing activity under the Veterans' Land Act, with 1,235 completions and 1,089 starts during the January-September period, 1948.

Armed Service Married Quarters⁽¹⁾

Under the housing program of the Department of National Defence, 1,550 permanent units were begun in the first three quarters of 1948, and 120 were completed. Starts of temporary units numbered 173 and completions 507. During the period the National Defence housing program showed a declining emphasis on temporary housing while the construction of permanent units assumed significant proportions. Total construction expenditures during the period amounted to \$7.1 million, of which \$6.5 million was for permanent housing. In the year 1947 construction expenditures totalled \$1 million, evenly divided between permanent and temporary housing.

Canadian Farm Loan Act, 1927

Loans for new farm houses under the Canadian Farm Loan Act numbered 47 during the first nine months of 1948, with a total loan value of \$56,000, repre-

(1) Including housing for employees of the Defence Research Board.

senting a slight increase over the corresponding period of 1947 when 43 such loans were approved with a value of \$45,000. Loans for the alteration and improvement of farm houses numbered 101 in the 1948 period and 31 in the 1947 period, valued respectively at \$45,000 and \$12,000.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act were made in respect of 240 new farm houses during the first three quarters of 1948. The loans had a total value of \$.3 million. In the corresponding period of 1947, 338 loans valued at \$.4 million were guaranteed for new farm houses.

Priority Assistance for Building Materials

The number of housing units for which priority ratings were approved during the first three quarters of 1948, at 20,074 was 19 per cent lower than in the corresponding 1947 period. The decline points to some general improvement in the building materials supply situation, despite the unprecedented level of building activity this year and continued shortages in particular lines.

Double Depreciation for Rental Housing Projects

Approvals of rental housing projects under the double depreciation taxation incentive numbered 31 during the first three quarters of 1948, and involved 285 housing units. Prospective monthly rentals varied from an average of \$38.50 for those units approved in May to \$70.00 for those approved in July. In 1947, from the time of the first approval in June until the end of the year, 28 projects were approved, representing 370 rental units. Prospective monthly rentals for the units approved in 1947 averaged \$58.06.

SECTION 4.—REAL ESTATE LENDING

(See Tables 22-23)

The continued increase in house-building activity during the first three quarters of 1948 is reflected in a more than proportionate rise in the volume of mortgage lending on non-farm housing. A new peak was reached in the volume of institutional mortgage lending in Canada when 122 lending institutions, covering about 95 per cent of the field, approved mortgage loans for 26,396 new non-farm housing units during the first nine months of 1948. This represents an increase of 41 per cent over the corresponding period of 1947. The value of these loans rose 58 per cent, from \$76.8 million to \$121 million during the period.

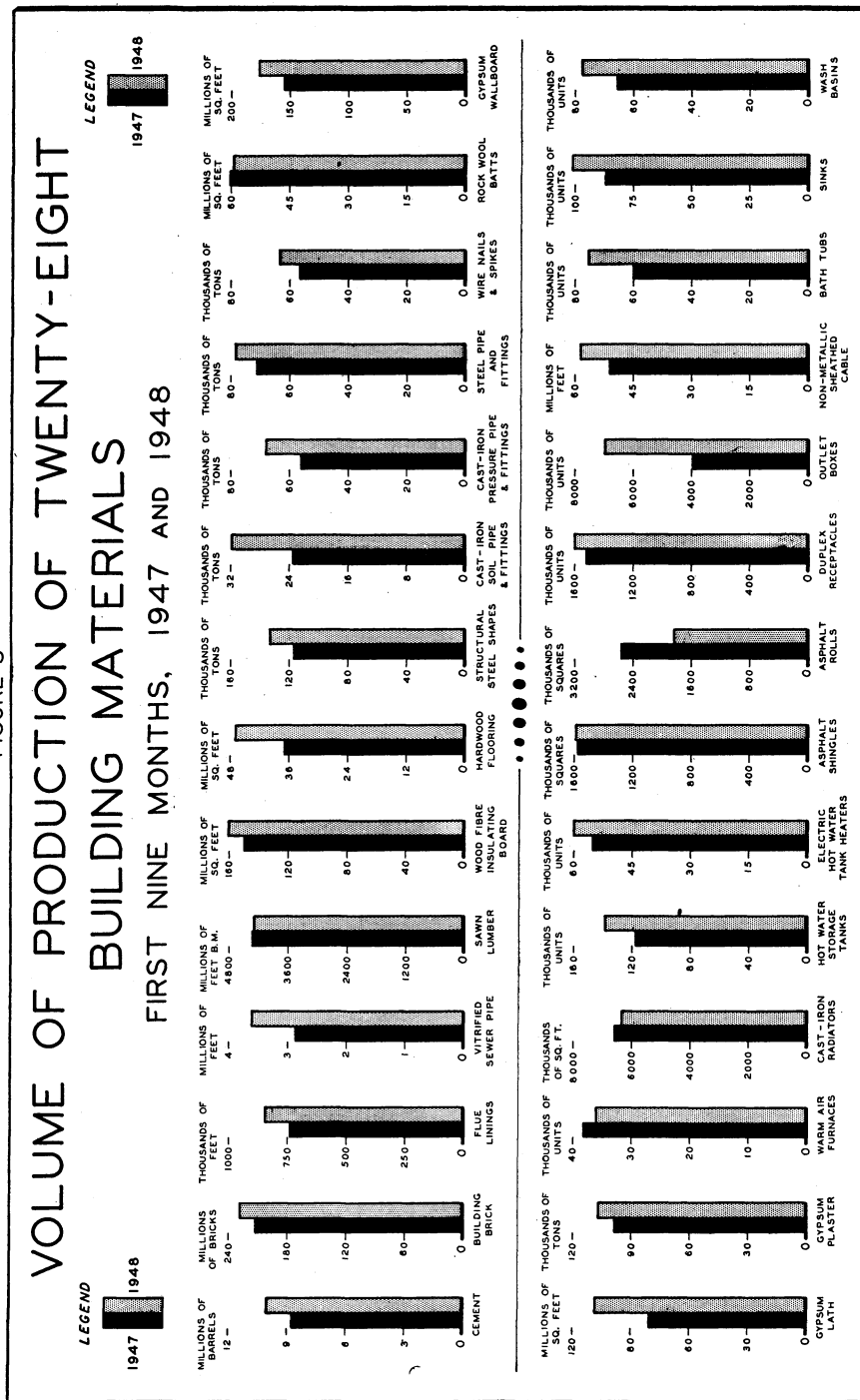
Rental units, as represented roughly by multiple housing units, numbered 7,472 during the first 9 months of 1948, accounting for 28 per cent of the total number of new units approved.

SECTION 5.—BUILDING MATERIALS

(See Tables 24-30)

The pace of building, particularly house-building, during the first nine months of 1948 continues to press on the material producing industries. Despite a general increase in the output of building materials in 1948, stocks remained low and shortages of individual items developed from time to time throughout the period. Of the materials covered in this review those in shortest supply at the end of October included cement, sanitary ware, steel pipe, gypsum products, range boilers, warm air furnaces and other heating equipment, cast-iron soil

FIGURE 3



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

pipe, and plaster base wallboard other than gypsum. The marked increase in the number of housing unit starts during 1948 contributed to the shortage of cement. A small decline in output and increased demand are responsible for the existing shortage of warm air furnaces and other heating equipment.

Production

The production of 30 out of 35 materials covered in this review showed substantial increases during the first nine months of 1948 as against the corresponding period of 1947 (see Figure 3). The increases of 10 of these items were in excess of 20 per cent. Outlet boxes and concrete blocks led the group with gains of 75 and 62 per cent respectively. The production of cast-iron soil pipe and fittings, gypsum lath and cement pipe and tile showed increases ranging from 34 to 39 per cent. Nineteen materials recorded production gains ranging from 5 per cent to 20 per cent.

The output of sawn lumber, at 4.3 billion board feet, and of asphalt shingles at 1.6 million squares for the first three quarters of 1948 were at the same level as in 1947.

Decreased output was registered for smooth and mineral surfaced asphalt rolls 29 per cent, rock wool batts 5 per cent, warm air furnaces 5 per cent, and cast-iron radiators 4 per cent. Present supplies of asphalt rolls and rock wool batts are adequate despite the decline in production. The demand for warm air furnaces and heating equipment is high, however, and the production decline, attributable indirectly to the steel situation, is contributing to the current shortage.

Sales and Stocks

Sales of 16 out of 18 materials covered were higher during the first nine months of 1948 than in the corresponding period of 1947. Only in the cases of rock wool batts and steel pipe and fittings, were sales during the first three quarters of 1948 lower than in the same period of 1947. Despite the sustained pressure of the building industry during 1948 the output increases have resulted in a definite improvement of the supply situation. Producers' stocks of 11 out of 18 materials covered in this review were higher at the end of September, 1948, than a year earlier. However, in only 5 cases did stocks at the end of September exceed one quarter of September sales. And 2 of these materials, cast-iron soil pipe and steel pipe, were among the items in shortest supply at the end of October.

The stepped up volume of factory shipments has brought about an increase in the movement by rail of building materials. Rail loadings of lumber, gravel, sand, stone, brick, lime, plaster, cement, sewer pipe, and drain tile, rose 7 per cent from 10.8 million tons in the first nine months of 1947 to 11.5 million tons in the corresponding period of 1948.

Imports and Exports

Imports of cement, one of the materials in short supply in October, declined during the first three quarters of 1948 as against the corresponding period of 1947. Glass imports rose substantially, from 51 million to 76 million square feet during the period.

Exports of lumber, at 1.9 billion board feet for the first nine months of 1948 were at the 1947 rate. Brick exports increased 30 per cent from 2.7 million to 3.5 million bricks during the period. Wallboard exports, at 30 million square feet for the first 3 quarters of 1948 were 22 per cent down from the corresponding

period of 1947. A substantial increase in nail exports over the period resulted from special arrangements for the manufacture of United States nailrod into nails on condition of re-export. No nails manufactured from Canadian material are exported.

Employment

An increase in employment in building material industries contributed to the expansion of output during 1948. Employment in these industries, as indicated by returns from firms with 15 or more employees, increased 4 per cent from 106,048 in September, 1947, to 110,280 one year later. Weekly earnings of these employees also rose, from an average of \$36.72 in September, 1947, to \$40.28 in September, 1948.

Capital Expenditures

The post-war market for building materials induced producers to invest increasing amounts in new buildings, machinery, and equipment each year since 1945. In turn the increasing capital of the building material producing industries has played an important part in the general expansion of output since 1945.

Capital expenditures in building material industries totalled \$10.8 million in 1945, \$16 million in 1946, \$27.8 million in 1947 and an estimated \$31.7 million in 1948. Altogether capital expenditures amounted to \$86.3 million during the 4 year period, \$32.7 million for new construction and \$53.6 million for machinery and equipment.

SECTION 6.—BUILDING LABOUR

(See Tables 31-40)

Employment and Earnings

Employment in the construction industry reached an unprecedented peak in the fall of 1948. There were 323,000 men working in the construction industry in September, 1948, or 14 per cent more than in the corresponding period of 1947. Average employment over the first three quarters of 1948 was 16 per cent higher than in the corresponding three quarters of 1947.

The increase in construction employment over the past year was more substantial than the corresponding gain between 1946 and 1947 but somewhat less than the increase the year previous.

Earnings as well as employment moved up. Weekly earnings of hourly wage earners in the building industry averaged \$42.13 in September, 1948, or 13 per cent higher than in September, 1947. Of this gain 11 per cent was due to increases in wage rates and the remainder to a small increase in the average number of hours worked per week. The working week in September, 1948 was about one hour longer than in September, 1947.

The Labour Market

Unemployment in the construction industry, chiefly of a frictional nature, increased along with employment. Unplaced applicants in construction trades numbered 7,085 at the end of October, 1948, as against 5,585 a year earlier. Trade union membership in the construction industry was 1.5 per cent unemployed in September, 1948, as against less than 1 per cent in September, 1947. And the number of unemployed male workers in the construction industry establishing benefit years with the Unemployment Insurance Commission increased 87 per cent from 16,619 in the first nine months of 1947 to 31,147 in the corresponding period of 1948.

Supply of Construction Workers

Veterans training for the building trades in vocational training schools under the Dominion Provincial training scheme numbered only 40 at the end of September, 1948. A year earlier there were 721 vocational trainees. No new entrants are being taken because the number of veterans interested in the training is not large enough now to warrant keeping the schools open. Apprenticeship trainees in the building trades numbered 6,136 at the end of September, 1948, a slight increase over the 6,094 in training at the end of September, 1947. However, the veterans' vocational training schools have provided the majority of the apprenticeship trainees over the past two years, and as the flow of these new entrants is virtually at an end the total training program is on the decline. The total number of trainees, vocational and apprenticeship, decreased from 6,815 at September 30, 1947, to 6,176 at September 30, 1948.

Immigration assumed increasing importance as a source of new building tradesmen during the first three quarters of 1948. A total of 5,446 construction workers entered Canada during the January to September period of 1948. Of these, 2,508 were skilled. During the corresponding period of 1947, a total of only 1,420 construction workers entered the country.

Emigration of skilled construction workers during the first three quarters of 1948 has been small. It is estimated that 676 men left Canada, mainly for the United States. This outflow represents about 27 per cent of the number of skilled immigrants and a much smaller proportion of total construction workers coming to Canada.

Strikes in the Building Industry

Time lost through strikes in the building industry in 1948 totalled 30,396 man-working days during the first 10 months, a decline of 8 per cent from the corresponding period of 1947. Over two-thirds of the time loss took place in April and May the period during which the principal wage increases of the year occurred.

SECTION 7.—BUILDING COSTS

(See Tables 41-44)

The most encouraging sign in the construction cost field in 1948 is the levelling off of the marked price increases of 1946 and 1947. The combined index of building material wholesale prices and wage rates in construction trades increased 7 per cent from January to September of 1948. The increase is made up of a 6 per cent rise in the composite index of building material wholesale prices and a 9 per cent gain in the index of average hourly wage rates (including holiday pay allowances) paid to building workers.

The rate of increase in the combined index was much slower than during 1947 when a gain of 17 per cent occurred in the first nine months of the year. The difference in the rate of increase between 1947 and 1948 is attributable to the more moderate rise of material prices in 1948 as compared with the very rapid increase during the previous year.

Three principal limitations impair the accuracy of the combined index of wage rates and material prices as a measure of on-site costs of house construction: (1) the material price index covers construction materials in general including materials used for highway and engineering construction, and commercial and industrial building as well as house-building; (2) the combined index does not allow for variations in output per man-hour in house-building; (3) nor does it allow for variations in the level of contractors overhead and profits.

The trend of output per man-hour in house-building is indicated indirectly by data on the average number of months required to complete a dwelling unit. The average unit construction period declined from 11 months in 1946 to less than 7 months during the first 10 months of 1948. This trend resulted from a number of factors, among which some increase in output per man-hour played a part. Increasing man-hour productivity offsets in some measure the effect of rising wage rates and material costs on costs of construction at the site.⁽¹⁾

Building Material Prices

The composite index of building material wholesale prices (1939=100) rose 6 per cent from 210.9 in December, 1947, to 223.2 in September, 1948. During the corresponding period of 1947 the prices of building materials rose 21 per cent.

Material prices in September of 1948 were 17 per cent higher than one year earlier.

Wage Rates in the Construction Trades

Average hourly rates paid to construction tradesmen increased 9 per cent during the first three quarters of 1948. The composite index of hourly wage rates of construction tradesmen (including holiday pay allowances) based on information covering eight trades in 15 Canadian centres and their environs, rose from 162.8 in December, 1947, to 177.7 in September, 1948. The corresponding increase during 1947 amounted to 11 per cent.

Rent and the Cost of Living

The index of rentals, which stood at 115.5 in December of 1947 rose less than 1 per cent to 116.6 in October, 1948. The cost of living as a whole rose 9 per cent from 143.8 to 157.2 during the period.

Wartime Prices and Trade Board Order No. 791, coming into force on October 22, 1948, authorized landlords to raise rentals by a maximum of 5 per cent on accommodation for which heat is provided by the landlord. In addition the Order authorized a 10 per cent increase in rentals, restricted, however, to accommodation on which rents had not been raised in accordance with the authorization of March, 1947. Wartime Prices and Trade Board Order No. 792, coming into force on November 1, 1948, removed the rental ceilings on vacant accommodation and on accommodation becoming vacant or being occupied by new tenants on or after November 1, 1948. This same Order provides also that the landlord of any accommodation owned by him prior to November 1, 1947, may give the tenant notice to vacate if he needs the accommodation as a residence for himself and undertakes not to rent or sell the accommodation prior to April 1, 1950. As a result of these relaxations of rental control regulations a more rapid movement in the rental index must be anticipated. For the past seven years, this index proved one of the most stable components of the cost of living index.

SECTION 8.—BUILDING INDUSTRY (See Tables 45-46)

Bankruptcies

The incidence of commercial failure was on the increase during the first nine months of 1948. This trend was evidenced by a rise in the number of bankruptcies and also in the average amount of liabilities of the defaulting firms. The increases were less marked however in the construction industry and in the building material industries than in all industries taken together.

(1) See *Annual Report, 1947*, Central Mortgage and Housing Corporation, p. 18.

Bankruptcies in the construction industry increased 7 per cent from 43 during the first three quarters of 1947 to 46 during the corresponding period of 1948. These failures represented liabilities of \$1 million in the 1948 period, an increase of 22 per cent over the first nine months of 1947. In the building material industries bankruptcies during the first nine months of 1948 numbered 22 with liabilities of \$1.2 million, representing increases of 10 per cent and 50 per cent respectively over the corresponding period of 1947. Bankruptcies in all industries rose 58 per cent in terms of number and 71 per cent in terms of liabilities.

Common Stock Prices

The first ten months of 1948 saw an increase of only 2 per cent in common stock prices of 16 building material companies, as compared with a rise of 17 per cent in stock prices of industrial companies in general. Since 1939 the index of building material common stock prices has risen 42 per cent and the index of general industrial common stocks 28 per cent.

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.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1948.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946			
1st Quarter	73,079	31,483	19,609
2nd Quarter	86,354	28,835	39,000
3rd Quarter	88,288	25,941	42,575
4th Quarter	83,011	28,672	32,904
Total, 1946	330,732	114,931	134,088
1947 ⁽²⁾			
January	29,630	10,713	5,745
February	27,630	9,503	6,489
March	31,852	10,635	5,045
1st Quarter	89,112	30,851	17,279
April	31,174	10,355	8,627
May	32,826	10,035	10,910
June	32,556	9,767	18,327
2nd Quarter	96,556	30,157	37,864
July	31,880	9,195	13,999
August	30,424	9,130	13,959
September	29,467	8,794	13,514
3rd Quarter	91,771	27,119	41,472
October	28,303	9,748	12,724
November	26,736	9,461	10,239
December	26,825	10,332	7,733
4th Quarter	81,864	29,541	30,696
Total, 1947	359,303	117,668	127,311
1948 ⁽³⁾			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411
July	29,317	9,091	15,179
August	31,002	9,635	12,443
September	29,881	8,830	14,591
3rd Quarter	90,200	27,556	42,213

(1) Excluding Yukon and North West Territories.

(2) Revised.

(3) Provisional.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — SEPTEMBER, 1948.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947													
1st Quarter	1,722	1,631	3,353	2,131	2,525	4,656	2,587	3,912	6,499	766	744	1,510	8,009
2nd Quarter	2,924	3,245	6,169	3,135	4,100	7,235	4,727	5,824	10,551	1,442	1,411	2,853	13,404
3rd Quarter	4,047	6,711	10,758	3,313	4,553	7,866	9,044	6,247	15,291	1,714	1,619	3,333	18,624
4th Quarter	5,106	8,049	13,155	4,583	6,352	10,935	10,923	8,804	19,727	2,232	2,131	4,363	24,090
Total, 1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948													
January	1,417	2,322	3,739	1,465	2,044	3,509	2,986	2,794	5,780	753	715	1,468	7,248
February	1,154	1,651	2,805	1,117	1,287	2,404	2,234	1,904	4,138	571	500	1,071	5,209
March	2,247	3,251	5,498	2,214	2,907	5,121	4,184	3,963	8,147	1,314	1,158	2,472	10,619
1st Quarter	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076
April	2,119	3,449	5,568	1,672	2,166	3,848	4,630	3,008	7,638	938	840	1,778	9,416
May	1,915	3,392	5,307	1,838	2,315	4,153	4,141	3,076	7,217	1,166	1,077	2,243	9,460
June	3,431	5,597	9,028	2,659	3,636	6,295	7,382	4,747	12,129	1,646	1,548	3,194	15,323
2nd Quarter	7,465	12,438	19,903	6,169	8,117	14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,199
July	2,293	3,661	5,954	2,086	3,063	5,149	4,770	4,004	8,774	1,184	1,145	2,329	11,103
August	2,464	3,711	6,175	2,005	2,778	4,783	4,995	3,616	8,611	1,180	1,167	2,347	10,958
September	2,439	3,376	5,815	2,448	3,608	6,056	4,383	4,755	9,138	1,432	1,301	2,733	11,871
3rd Quarter	7,196	10,748	17,944	6,539	9,449	15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 3.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945 — OCTOBER, 1948.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period)(1)
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404(3)	79,359	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890

- (1) See p. 77.
(2) Not available.
(3) Estimated.

TABLE 4. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,
1946 — SEPTEMBER, 1948.

Period	Starts					Completions					Under Construction (At End of Period)				
	Veterans' C.M.H.C. Projects by	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' C.M.H.C. Projects by	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' C.M.H.C. Projects by	Housing Enterprises Limited	Integrated Housing Projects	Other	(1) Total
1946															
December	-	-	-	-	-	-	-	-	-	-	3,557	2,811	1,440	19,781	27,589
1947															
1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931	2,673	1,236	18,857	24,697
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894	1,972	2,606	23,612	30,084
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233	1,188	3,817	24,081	32,319
4th Quarter	1,720	-	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,119	303	3,949	21,139	29,510
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	-	-	-	-	-
1948															
January	136	-	185	978	1,299	450	189	414	2,132	3,185	3,805	114	3,720	19,985	27,624
February	50	-	132	1,282	1,464	600	70	404	1,834	2,908	3,255	44	3,448	19,433	26,180
March	189	1	450	1,760	2,400	567	45	417	2,167	3,196	2,877	-	3,481	19,023	25,381
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	-	-	-	-	-
April	350	-	482	4,577	5,409	791	-	487	2,684	3,962	2,436	-	3,476	20,920	26,832
May	335	-	521	4,851	5,707	653	-	563	2,942	4,158	2,118	-	3,434	22,831	28,383
June	905	-	913	6,159	7,977	474	-	380	2,902	3,756	2,549	-	3,967	26,137	32,653
2nd Quarter	1,590	-	1,916	15,587	19,093	1,918	-	1,430	8,528	11,876	-	-	-	-	-
July	925	-	583	4,733	6,241	364	-	429	2,705	3,498	3,110	-	4,121	28,097	35,328
August	1,254	-	523	4,769	6,546	293	-	628	2,919	3,840	4,071	-	4,016	29,929	38,016
September	1,470	-	543	4,875	6,888	76	-	693	2,843	3,612	5,465	-	3,866	31,966	41,297
3rd Quarter	3,649	-	1,649	14,377	19,675	733	-	1,750	8,467	10,950	-	-	-	-	-

(1) Data for 1948 adjusted (see p. 78).

TABLE 5. — NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1948.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
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	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
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	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4 ⁽¹⁾	2.4 ⁽¹⁾	33.7 ⁽¹⁾	478 ⁽¹⁾	5,334 ⁽¹⁾	5,812 ⁽¹⁾
May	33.3 ⁽¹⁾	3.5	36.8 ⁽¹⁾	397 ⁽¹⁾	5,880 ⁽¹⁾	6,277 ⁽¹⁾
June	33.8 ⁽¹⁾	2.8	36.6 ⁽¹⁾	659	5,566 ⁽¹⁾	6,225 ⁽¹⁾
2nd Quarter	98.5 ⁽¹⁾	8.7 ⁽¹⁾	107.1 ⁽¹⁾	1,534 ⁽¹⁾	16,780 ⁽¹⁾	18,314 ⁽¹⁾
July	29.4	2.4	31.8	657	4,589	5,246
August	29.1	2.2	31.3	386	4,785	5,171
September	24.7	1.9	26.6	561	4,001	4,562
3rd Quarter	83.2	6.5	89.7	1,604	13,375	14,979

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — OCTOBER, 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
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
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
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300

(1) Estimated (see p. 78).

SECTION 3

PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — OCTOBER, 1948.⁽¹⁾

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans ⁽²⁾ (\$'000)
1945 ⁽³⁾	5,142	5,695	23,832
1946.....	8,429	13,042	61,635
1947			
January.....	95	167	741
February.....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,626	1,845	9,001
2nd Quarter.....	4,119	4,642	22,473
July.....	1,110	1,440	6,822
August.....	618	732	3,426
September.....	1,158	1,426	7,100
3rd Quarter.....	2,886	3,598	17,348
October.....	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.....	506	540	2,601 ⁽⁴⁾
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,943	2,462	11,976
April.....	1,529	1,895	9,698
May.....	1,950	2,357	12,550
June ⁽⁴⁾	1,850	2,408	12,696
2nd Quarter ⁽⁴⁾	5,329	6,660	34,944 ⁽⁴⁾
July ⁽⁴⁾	1,810	2,151	11,450
August.....	1,646	1,857	9,935
September.....	2,161	2,553	13,552
3rd Quarter.....	5,617	6,561	34,937
October ⁽⁵⁾	1,468	1,613	8,724
Total, Feb. 1, 1945 — Oct. 31, 1948.....	38,477	48,767	237,756

(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) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 8.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, JANUARY — SEPTEMBER, 1947 AND 1948.

Type of Loan	1947				1948			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i> Loans to home-owners Loans to builders for sale: Integrated housing Other	1,559	1,562	7,551	4,834	3,165	3,190	16,797	5,265
	3,856	3,990	19,899	4,987	4,908(1)	5,337	29,653	5,556
	1,831	1,846	9,496	5,144	4,323	4,606	24,224	5,259
	7,246	7,398	36,946	4,995	12,396(1)	13,133	70,673	5,381
<i>Housing for Rental Purposes</i> Loans to individuals Primary industries Limited Dividend Corporations	472	1,569	6,297	4,014	488	2,453	10,705	4,364
	1	4	7	1,680	2	23	62	2,678
	4	157	684	4,355	3	74	417	5,639
	477	1,730	6,988	4,039	493	2,550	11,184	4,403
Total Gross Loans	7,723	9,128	43,934	4,813	12,889	15,683	81,857	5,222

(1) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 9.— 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,
JANUARY — SEPTEMBER, 1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land \$	Con-struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con-struction Cost per Sq. Ft. \$
1947											
Single 1-Storey	3,324	3,324	15,155	494	5,721	102	6,317	5,455	4,559	838	6.83
Single 1½-Storey	2,832	2,833	14,939	489	6,604	119	7,212	6,452	5,273	—	—
Single 2-Storey	943	943	5,515	643	7,667	132	8,442	7,340	5,848	1,267	6.05
Semi-Detached	91	106	543	642	6,836	177	7,655	6,361	5,118	1,022	6.69
Duplex	246	492	1,928	225	4,855	142	5,222	4,892	3,920	848	5.72
Triplex	5	15	54	378	5,430	231	6,039	4,520	3,584	960	5.66
Double Duplex	82	168	715	331	6,127	142	6,600	5,286	4,255	932	6.58
Row House	130	344	1,362	282	4,880	138	5,300	4,976	3,959	875	5.58
Apartment	65	742	3,033	289	5,444	362	6,095	5,189	4,088	907	6.00
Total	7,718	8,967	43,243	467	6,122	137	6,726	5,903	4,822	927	6.45
1948											
Single 1-Storey	5,993	6,001	29,911	561	6,563	123	7,247	5,929	4,984	869	7.55
Single 1½-Storey	3,855	3,858	22,590	576	7,311	153	8,040	6,972	5,855	—	—
Single 2-Storey	1,527	1,553	9,954	679	8,697	176	9,552	7,980	6,410	1,287	6.76
Semi-Detached	350	407	2,325	519	7,530	179	8,228	7,102	5,712	1,008	7.47
Duplex	157	314	1,435	395	6,803	140	7,338	5,921	4,571	1,007	6.76
Triplex	40	122	499	438	6,426	206	7,070	5,287	4,137	990	6.49
Double Duplex	348	729	3,427	408	6,458	202	7,068	5,954	4,701	960	6.73
Row House	469	974	4,204	275	5,477	144	5,896	5,408	4,316	914	5.99
Apartment	145	1,628	6,990	280	5,652	370	6,302	5,426	4,294	892	6.33
Total	12,884	15,586	81,336	517	6,821	169	7,507	6,332	5,219	954	7.06

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

TABLE 10. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — SEPTEMBER, 1948.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946				
2nd Quarter	4	7	10,900	1,557
3rd Quarter	15	29	47,415	1,635
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	3,400	1,700
September	0	—	—	—
3rd Quarter	2	2	3,400	1,700
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	33,775	1,986
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
July	0	—	—	1,500
August	1	2	3,000	3,000
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
Total, April, 1946 — September, 1948	40	69	117,090	1,697

TABLE 11. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,
DECEMBER 19, 1944 — SEPTEMBER, 1948.

Period	Construction of Shelter Units						Financial Assistance Grants (\$000)		
	Municipal Projects			University 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)			
1945(2)	39	1,051	360	1	0	88	—	—	—
1946	98	3,797	1,244	22	845	217	1,327	725	2,052
1947									
1st Quarter	24	940	782	3	186	143	432	104	536
2nd Quarter	15	815	644	3	165	101	328	106	434
3rd Quarter	12	429	854	6	114	176	609	124	733
4th Quarter	21	916	540	3	186	8	324	16	340
Sub-total	—	3,100	—	—	651	—	1,694	350	2,044
1948									
1st Quarter	16	447	301	1	8	0	368	0	368
2nd Quarter	12	221	161	2	0	105	425	68	493
3rd Quarter	4	0	75(3)	2	105	0	17	0	17
Total, Dec. 19, 1944–September, 1948	—	8,616	—	—	1,609	—	3,831	1,143	4,974

(1) At end of period.

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

(3) One project reduced by 124 units.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,
APRIL, 1941 — SEPTEMBER, 1948.

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 — 1945 ⁽²⁾	88	18,774	247	60,941	13,779	16,671	91,392
1946							
1st Quarter	6	1,298 ⁽³⁾	2	9,824	28	412	10,264
2nd Quarter	19	2,207 ⁽³⁾	0	5,235	2	216	5,453
3rd Quarter	21	1,509 ⁽³⁾	2	9,447	15	820	10,282
4th Quarter	17	1,798 ⁽³⁾	5	9,808	2	731	10,541
Sub-total	63	6,812 ⁽³⁾	9	34,314	47	2,179	36,540
1947							
January	5	682	0	369	0	60	429
February	9	758	0	1,496	5	74	1,575
March	7	615	4	3,607	1	191	3,799
1st Quarter	21	2,055	4	5,472	6	325	5,803
April	13	525	0	444	0	95	539
May	14	656	2	986	1	155	1,142
June	7	473	0	1,989	6	160	2,155
2nd Quarter	34	1,654	2	3,419	7	410	3,836
July	7	341	2	2,245	1	172	2,418
August	8	273	0	2,559	1	149	2,709
September	3	276	0	2,741	1	205	2,947
3rd Quarter	18	890	2	7,545	3	526	8,074
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	390 ⁽³⁾	0	3,553	0	193	3,746
4th Quarter	15	826 ⁽³⁾	1	10,265	5	632	10,902
Sub-total	88	5,425 ⁽³⁾	9	26,701	21	1,893	28,615
1948							
January	—	508	—	3,823	—	198	4,021
February	7	731	—	3,333	2	239	3,573
March	7	726	—	5,535	3	355	5,893
1st Quarter	14	1,965	—	12,691	5	792	13,487
April	9	1,040 ⁽³⁾	1	500	—	12	512
May	10	813 ⁽³⁾	2	1,979	—	267	2,246
June	12	671 ⁽³⁾	1	2,226	—	156	2,382
2nd Quarter	31	2,524 ⁽³⁾	4	4,705	—	435	5,140
July	22	563	3	3,242	—	252	3,493
August	8	358	—	3,478	—	338	3,816
September	3	436	—	5,526	—	282	5,808
3rd Quarter	33	1,357	3	12,246	—	872	13,117
Total, April, 1941— Sept., 1948 ⁽⁴⁾	317	36,857	272	151,598	13,852	22,842	188,291

(1) Operations during 1941-47 conducted by Wartime Housing Limited.

(2) Covers period April 1, 1941 to December 31, 1945.

(3) Revised.

(4) Number of municipalities in which projects have been completed as at September 30, 1948 total 144.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,
1945 — OCTOBER, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
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	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	1
August.....	93	7,775	1
September.....	107	8,442	1
October.....	111 ⁽²⁾	8,569	1

(1) Operations during 1945-47 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at October 31, total 90.

TABLE 14. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,
CANADA, SEPTEMBER AND DECEMBER, 1947, SEPTEMBER, 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Sept., 1947	Dec., 1947	Sept., 1948
1.	Excavation.....	2,538	1,132	2,591
2.	Foundation.....	3,365	1,442	3,774
3.	Water and sewer under building....	3,921	1,964	5,570
4.	Framing.....	4,329	2,268	5,349
5.	Doors, frames and window sash....	5,015	3,327	6,601
6.	Chimneys.....	5,109	3,262	6,751
7.	Roofs shingled.....	5,053	3,420	6,378
8.	Plumbing roughed in.....	4,986	3,824	6,595
9.	Wiring roughed in.....	5,298	4,130	6,920
10.	Insulation.....	5,553	4,528	6,452
11.	Wall and ceiling board and taping..	5,785	4,955	7,584
12.	Finished flooring laid.....	5,738	4,854	7,817
13.	Exterior finish, including siding and trim.....	5,632	4,268	7,176
14.	Porches.....	4,958	3,510	7,727
15.	Interior trim.....	5,995	5,583	7,975
16.	Interior painting.....	6,163	6,188	8,216
17.	Hardware.....	6,129	6,138	8,160
18.	Plumbing fixtures.....	6,205	6,220	8,101
19.	Electrical work complete.....	6,263	6,351	8,304
20.	Exterior painting.....	7,882	8,005	9,607
21.	Water and sewer to main.....	5,571	3,925	6,368
22.	Electrical services connected.....	6,244	5,973	8,225
23.	Final inspection.....	6,332	6,486	8,442

TABLE 15. — 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 — SEPTEMBER, 1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	2,673	18,027 ⁽¹⁾	3,414	1,440 ⁽¹⁾	22,881 ⁽¹⁾
1948—1st Quarter	—	— ⁽¹⁾	500	— ⁽¹⁾	500 ⁽¹⁾
2nd Quarter	—	— ⁽¹⁾	107	115	222 ⁽¹⁾
3rd Quarter	—	—	283	11	294
Sub-total	2,673	18,027	4,304	1,566	23,897
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	12,462 ⁽¹⁾	25,499	3,212	27,163 ⁽¹⁾	55,874 ⁽¹⁾
1948—1st Quarter	462 ⁽¹⁾	1,104	201	1,576 ⁽¹⁾	2,881 ⁽¹⁾
2nd Quarter	950 ⁽¹⁾	2,622	224	1,958 ⁽¹⁾	4,804 ⁽¹⁾
3rd Quarter	1,120	2,996	260	1,307	4,563
Sub-total	14,994	32,221	3,897	32,004	68,122
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1947	16,589	1,498	3,855	60,902	66,255
1948—1st Quarter	425	6	142	1,526	1,674
2nd Quarter	555	56	167	1,987	2,210
3rd Quarter	691	96	187	2,401	2,684
Sub-total	18,260	1,656	4,351	66,816	72,823
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	2,544	1,283	1,979	942	4,204
1948—1st Quarter	147	78	151	70	299
2nd Quarter	154	104	284	74	462
3rd Quarter	188	95	112	112	329
Sub-total	3,033	1,560	2,536	1,198	5,294
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	34,268 ⁽¹⁾	46,307 ⁽¹⁾	12,460	90,447 ⁽¹⁾	149,214 ⁽¹⁾
1948—1st Quarter	1,034 ⁽¹⁾	1,188 ⁽¹⁾	994	3,172 ⁽¹⁾	5,354 ⁽¹⁾
2nd Quarter	1,659 ⁽¹⁾	2,782 ⁽¹⁾	782	4,134 ⁽¹⁾	7,698 ⁽¹⁾
3rd Quarter	1,999	3,187	852	3,831	7,870
Total, September 23, 1943—September 30, 1948	38,960	53,464	15,088	101,584	170,136

(1) Revised.

TABLE 16.— OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — SEPTEMBER, 1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction	Land and Existing Buildings	Total
			Housing Units Completed, Current Construction, Repairs and Other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	2,669	4	20,743	1,440 ⁽¹⁾	22,183 ⁽¹⁾
1948—1st Quarter	4	—	614	—	614 ⁽¹⁾
2nd Quarter	—	—	164	115	279
3rd Quarter	—	—	44	11	55
Sub-total	2,673	—	21,565	1,566	23,131
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	1,425	1,686	13,737	24,668 ⁽¹⁾	38,405 ⁽¹⁾
1948—1st Quarter	610	1,135	2,102	1,686 ⁽¹⁾	3,788 ⁽¹⁾
2nd Quarter	283	1,350	1,412	1,193 ⁽¹⁾	2,605 ⁽¹⁾
3rd Quarter	342	1,540	2,423	983	3,406
Sub-total	2,660	—	19,674	28,530	48,204 ⁽²⁾
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1947	218	320	2,559	56,463	59,022
1948—1st Quarter	28	320	277	3,256	3,533
2nd Quarter	42	311	250	1,756	2,006
3rd Quarter	47	305	528	2,136	2,664
Sub-total	335	—	3,614	63,611	67,225 ⁽²⁾
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	195 ⁽³⁾	240 ⁽³⁾	1,448	592	2,040
1948—1st Quarter	55 ⁽³⁾	237 ⁽³⁾	203	59	262
2nd Quarter	36 ⁽³⁾	271 ⁽³⁾	152	29	181
3rd Quarter	42 ⁽³⁾	287 ⁽³⁾	529	64	593
Sub-total	328 ⁽³⁾	—	2,332	744	3,076
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	4,507	2,250	38,487	83,163 ⁽¹⁾	121,650 ⁽¹⁾
1948—1st Quarter	697	1,692	3,196	5,001 ⁽¹⁾	8,197 ⁽¹⁾
2nd Quarter	361	1,932	1,978	3,093 ⁽¹⁾	5,071 ⁽¹⁾
3rd Quarter	431	2,132	3,524	3,194	6,718
Total, September 23, 1943—September 30, 1948	5,996	—	47,185	94,451	141,636

(1) Revised (see p. 80).

(2) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$270,471 at the end of December, 1947, \$29,906 during the first quarter, 1948, \$30,586 during the second quarter, 1948, and \$24,295 during the third quarter, 1948, and for permanent improvements they amounted to \$93,424 at the end of December, 1947, \$19,816 during the first quarter, 1948, \$13,265 during the second quarter, 1948, and \$27,412 during the third quarter, 1948.

(3) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,
1947 — SEPTEMBER, 1948. (1)

Type of Unit	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099(2)	522	522	1,043
1948												
1st Quarter	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
3rd Quarter	587	7	594	67	324	391	1,953	179(3)	2,132	3,960	167	4,127
Total, Jan., 1947— September, 1948	2,031	997	3,028	138	945	1,083	—	—	—	6,984(4)	1,158	8,141(4)

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

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) See p. 80.

(4) In addition to the amounts shown, expenditures of \$39,000 were made in 1946 (see p. 80).

TABLE 18. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
MAY, 1929 — SEPTEMBER, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947								
1st Quarter	4	4	1	—	130	363	130	367
2nd Quarter	13	17	3	2	191	513	191	532
3rd Quarter	26	24	27	10	450	1,227	453	1,160
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
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
April	0	—	1	—	22	56	22	56
May	3	3	5	2	76	198	76	204
June	7	10	17	7	197	505	200	521
2nd Quarter	10	12	23	10	295	759	298	781
July	12	16	18	7	242	584	244	607
August	10	10	26	15	216	514	219	538
September	9	12	16	6	206	523	206	541
3rd Quarter	31	38	60	28	664	1,620	669	1,686
Total, May, 1929– Sept., 1948	—	—	—	—	—	—	31,373	66,478

(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) Covers period April 1 to December 31.

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1948.

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								
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
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
1948								
January	12	21	22	17	1,151	1,083	1,185	1,121
February	17	27	14	14	1,121	1,050	1,152	1,091
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	78	57	45	4,166	3,811	4,279	3,934
April	27	40	95	94	2,852	2,396	2,974	2,530
May	33	44	78	78	3,431	2,908	3,542	3,030
June	44	47	143	136	2,757	2,589	2,944	2,772
2nd Quarter	104	131	316	308	9,040	7,893	9,460	8,332
July	41	55	48	43	3,225	3,252	3,314	3,350
August	29	40	51	40	4,033	4,484	4,113	4,564
September	10	12	40	34	2,323	2,556	2,373	2,602
3rd Quarter	80	108	139	117	9,581	10,291	9,800	10,516
Total, March, 1945— September, 1948	1,234	1,472	1,557	1,185	60,150	51,555	62,941	54,212

(1) Covers period March 1 — December 31.

TABLE 20. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — OCTOBER, 1948.

Period	Veterans' Land Act, 1942	Veterans' Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	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	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	—	—	1,050	440	233	4,782
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	606	—	1,254	1,162	230	244	446	207	512	4,976
Sub-total	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948											
January	39	120	—	211	169	19	105	160	140	—	963
February	31	195	—	280	189	27	245	100	—	—	1,067
March	48	205	—	689	145	18	19	203	108	—	1,435
1st Quarter	118	520	—	1,180	503	64	369	463	248	—	3,465
April	71	956	—	814	226	117	235	50	124	—	2,593
May	85	1,176	—	1,029	274	73	212	—	—	139	2,988
June	126	1,433	—	811	350	32	—	—	—	—	2,752
2nd Quarter	282	3,565	—	2,654	850	222	447	50	124	139	8,333
July	156	1,195	—	541	246	138	61	150	—	—	2,487
August	187	1,592	—	414	358	78	344	—	—	—	2,973
September	137	933	—	659	367	301	350	3	66	—	2,816
3rd Quarter	480	3,720	—	1,614	971	517	755	153	66	—	8,276
October	169	309	—	471	373	364	275	1	40	220	2,222
Total, Aug. 23, 1945 — October, 1948	6,622	27,529	3,332	14,905	19,045	1,709	2,658	4,198	3,181	5,632	88,811

(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 21. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE, 1947 — OCTOBER, 1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	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 \$
1947 ⁽¹⁾	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
January	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April	8	103	765	182	6,918	322	7,422	997	6.94	4.8	47.05
May	3	23	196	287	7,888	326	8,501	993	7.94	4.9	38.50
June	2	26	258	275	8,918	731	9,924	1,179	7.84	4.9	63.17
2nd Quarter	13	152	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
July	1	8	59	162	6,660	559	7,381	885	7.53	4.0	70.00
August	1	5	21	100	4,000	—	4,100	856	4.67	4.2	54.00
September	3	29	162	176	5,136	290	5,602	1,136	4.52	4.4	69.40
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
October	1	22	160	418	6,500	355	7,273	1,024	6.35	4.0	70.00
Total, June, 1947—Oct., 1948	60	677	4,721	—	—	—	—	—	—	—	—

(1) Covers period June to December.

SECTION 4
REAL ESTATE LENDING

TABLE 22. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1948.

Period	Non-Farm — Residential Real Estate						Non-Farm — Other Real Estate				Farms		Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)
	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)				
1947														
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
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
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
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, 1947	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
1948														
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95	365	2,847	17,253
February	1,249	1,771	7,294	1,529	2,392	6,031	92	4,345	155	4,470	90	437	3,115	22,577
March	1,540	2,111	9,568	1,729	2,579	6,611	93	3,321	173	4,619	104	463	3,639	24,583
1st Quarter	4,084	5,454	23,654	4,509	7,290	18,159	262	9,900	457	11,436	289	1,264	9,601	64,412
April	2,471	3,351	15,796	2,173	3,522	8,940	100	2,332	218	4,910	199	831	5,161	32,809
May	2,377	2,882	13,705	2,301	3,710	9,853	101	3,596	188	5,401	191	714	5,158	33,270
June	3,154 ⁽²⁾	4,103 ⁽²⁾	19,256 ⁽²⁾	2,219 ⁽²⁾	3,474 ⁽²⁾	8,857 ⁽²⁾	110	3,085	165	2,917	177	686	5,825 ⁽²⁾	34,801 ⁽²⁾
2nd Quarter	8,002 ⁽²⁾	10,336 ⁽²⁾	48,756 ⁽²⁾	6,693 ⁽²⁾	10,706 ⁽²⁾	27,650 ⁽²⁾	311	9,013	571	13,229	567	2,232	16,144 ⁽²⁾	100,879 ⁽²⁾
July	2,979	3,475	16,712	2,021	2,859	7,612	103	3,642	126	2,684	90	316	5,319	30,966
August	2,839	3,417	15,655	1,954	2,946	7,526	86	1,945	111	2,663	99	396	5,089	28,185
September ⁽³⁾	3,114	3,714	16,211	2,054	3,263	8,416	100	1,915	121	2,323	106	504	5,495	29,369
3rd Quarter ⁽³⁾	8,932	10,606	48,578	6,029	9,068	23,554	289	7,502	358	7,670	295	1,216	15,903	88,520

(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 23 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 43, and footnotes 3 and 4, page 44, of Table 23).
(2) Revised.
(3) Preliminary.

TABLE 23. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1948.

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	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	
1947	1,873	8,732	133	1,086	2,907	178	41	597	105	249	419	1,442	61	285	984			
1st Quarter	4,418	20,667	309	1,639	6,125	194	16	666	76	77	692	2,697	76	270	572			
2nd Quarter	4,197 ⁽¹⁾	19,966	390	1,675	5,767	230	25	719	69	193	635	2,334	70	240	625			
3rd Quarter	3,848 ⁽²⁾	18,291	466	1,652	5,543	244	41	924	137	289	721	3,190	75	221	555			
4th Quarter																		
Total, 1947	14,336	67,657	1,298	6,052	20,443	846	123	2,907	387	808	2,467	9,664	282	1,016	2,736			
1948																		
January	960	4,482	91	314	1,067	85	6	393	14	21	120	488	20	58	153			
February	829	3,721	169	560	2,278	87	9	368	72	193	107	344	16	49	147			
March	1,182	5,942	145	624	2,350	36	8	102	25	58	131	617	17	55	95			
1st Quarter	2,971	14,145	405	1,498	5,695	208	23	863	111	272	358	1,448	53	162	394			
April	1,736	9,200	251	979	3,858	163	16	932	49	115	232	1,075	40	120	305			
May	1,779	9,199	142	467	1,825	123	8	626	51	58	246	1,249	36	121	351			
June	2,320	12,214	264	1,046	4,278	172	9	738	21	47	257 ⁽³⁾	932 ⁽³⁾	40	143	369			
2nd Quarter	5,835	30,613	657	2,492	9,962	458	33	2,296	121	220	735 ⁽³⁾	3,256 ⁽³⁾	116	384	1,025			
July	2,200	11,517	180	550	2,278	158	4	738	11	25	323	1,378	50	127	348			
August	2,189	11,333	139	594	2,117	161	14	659	39	112	270	991	34	112	222			
September ⁽⁴⁾	2,348	12,360	179	691	2,894	156	6	900	16	44	339	1,303	27	70	163			
3rd Quarter ⁽⁴⁾	6,737	35,210	498	1,835	7,289	475	24	2,297	66	181	932	3,672	111	309	733			

(1) In this quarter one loan was approved for 2 units.
(2) In this quarter one loan was approved for 21 units.
(3) Revised.
(4) Preliminary.

TABLE 23. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1948. — *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 of Units	Number of Units	Amount (\$'000)	Number of Loans	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	
1947	21	135	30	84	365	—	1	—	6	8	2,491	266	10,906	266	1,566	4,513		
1st Quarter	13	77	34	82	302	—	5	—	9	43	5,317	440	24,107	440	2,076	7,119		
2nd Quarter	39	181	33	77	272	2	5	30	12	44	5,103(3)	523	23,230	523	2,073	6,901		
3rd Quarter	29	128	37	77	305	—	2	—	6	42	4,842(4)	621	22,533	621	2,093	6,834		
4th Quarter																		
Total, 1947	102	519	134	320	1,242	2	13	30	33	137	17,753	1,850	80,776	1,850	7,808	25,366		
1948	4	15	9	17	173	—	—	—	—	—	1,169	126	5,377	126	403	1,413		
January	13	71	17	46	130	—	2	—	8	43	1,036	213	4,503	213	735	2,792		
February	7	51	13	43	299	—	1	—	8	55	1,356	184	6,712	184	755	2,856		
March	24	136	39	106	602	—	3	—	16	98	3,561	523	16,593	523	1,893	7,061		
1st Quarter																		
April	10	48	20	56	229	—	3	—	6	33	2,141	330	11,255	330	1,210	4,541		
May	20	105	22	72	275	—	1	—	3	16	2,168	209	11,179	209	714	2,526		
June	55	327	36	83	327	—	1	—	6	24	2,804(5)	350	14,212(5)	350	1,299	5,045		
2nd Quarter	85	480	78	211	831	—	5	—	15	73	7,113(5)	889	36,645(5)	889	3,223	12,111		
July	50	264	13	53	167	—	1	—	2	4	2,731	248	13,897	248	744	2,822		
August	15	77	17	37	144	—	—	—	—	—	2,635	204	13,059	204	782	2,596		
September(6)	40	242	19	54	261	—	—	—	—	—	2,883	231	14,805	231	831	3,362		
3rd Quarter(6)	105	583	49	144	572	—	1	—	2	4	8,249	683	41,762	683	2,356	8,779		

- (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 22.
(3) In this quarter one loan was approved for 2 single units.
(4) In this quarter one loan was approved for 21 single units.
(5) Revised.
(6) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Insulating Board	Building Brick ⁽³⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	—(4)	164.7	190.9	—(4)	—(4)	91.4
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	133.8
1947							
January	352.8	3,917	15.8	18.1	93.9	241.5	8.6
February	380.4	3,654	14.5	17.2	77.6	261.7	9.5
March	395.3	3,878	15.1	18.7	98.7	287.7	10.6
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
April	367.3	3,824	16.2	19.6	74.5	259.6	13.5
May	448.6	4,034	17.0	25.0	105.1	351.1	13.0
June	577.2	4,365	17.2	28.8	74.2	334.2	13.3
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
July	647.2	4,289	18.0	30.4	54.2	379.2	12.9
August	610.5	4,179	18.0	27.0	75.3	366.5	12.8
September	553.7	4,720	18.2	28.0	85.1	385.3	14.4
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
October	463.4	4,607	19.2	30.3	99.6	351.5	16.0
November	291.3	4,627	16.2	25.0	82.6	387.5	14.2
December	258.2	5,032	17.8	24.1	104.2	353.4	11.4
4th Quarter	1,012.9	14,266	53.2	79.4	286.4	1,092.4	41.6
Total, 1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	4,918	16.8	18.2	73.9	306.7	12.3
February	380.3	4,915	15.3	19.1	95.5	369.8	8.4
March	409.7	5,355	17.8	19.9	130.8 ⁽⁵⁾	495.2 ⁽⁵⁾	9.7
1st Quarter	1,131.2	15,188	49.9	57.2	300.2 ⁽⁵⁾	1,171.7 ⁽⁵⁾	30.4
April	353.3	5,466	18.0	22.7	98.2	312.1	11.1
May	504.7	4,993	18.4	25.1	69.6 ⁽⁵⁾	452.1	13.2
June	603.2	5,094	18.0	30.7	55.8 ⁽⁵⁾	407.7	16.3
2nd Quarter	1,461.2	15,553	54.4	78.5	223.6 ⁽⁵⁾	1,171.9	40.6
July	619.2	5,029	19.1	31.9	106.9	464.5	14.9
August	586.5	5,538	19.4	30.2	117.1	391.4	14.6
September	525.4	5,570	18.7	30.8	97.1	439.5	14.9
3rd Quarter	1,731.1	16,137	57.2	92.9	321.1	1,295.4	44.4

(1) Data for 1947 and 1948 are estimated.

(2) See p. 81.

(3) Estimated (see p. 81).

(4) Not available.

(5) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.— *Continued.*
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel ⁽¹⁾	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	18.5	40.6	139.3	152.0	70.0	34.4	5.4
1946	25.2	60.9	103.7	115.5	58.9	54.8	10.1
1947							
January	2.5	6.7	8.1	17.2	6.3	7.2	.8
February	2.7	6.3	9.2	12.0	6.0	6.8	.8
March	2.9	6.4	7.1	13.6	6.5	7.0	.7
1st Quarter	8.1	19.4	24.4	42.9	18.8	21.0	2.3
April	2.9	6.8	10.8	12.4	6.6	7.4	.6
May	2.9	6.8	8.6	15.8	6.7	7.1	.7
June	2.4	5.8	6.1	13.2	6.2	6.5	.7
2nd Quarter	8.2	19.4	25.5	41.5	19.5	21.0	2.0
July	2.4	4.4	7.4	8.8	5.6	5.5	.7
August	2.2	5.7	4.9	10.8	5.8	5.7	.8
September	2.6	6.9	8.8	12.3	6.9	7.0	.9
3rd Quarter	7.2	17.0	21.1	31.9	18.3	18.2	2.4
October	3.0	7.3	9.4	17.9	7.4	6.9	1.1
November	2.9	7.0	8.2	16.1	6.7	7.3	1.1
December	3.2	7.6	4.1	10.8	6.6	8.2	1.0
4th Quarter	9.1	21.9	21.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	92.6	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	11.5	16.9	6.9	5.9	.9
February	3.3	7.8	9.2	14.9	5.7	4.9 ⁽²⁾	.8
March	3.5 ⁽²⁾	8.2	10.1	14.8	7.2	4.4 ⁽²⁾	.8
1st Quarter	10.0 ⁽²⁾	23.7	30.8	46.7	19.8	15.2	2.5
April	3.7	8.0	8.9	15.7	7.2	6.0	.7
May	3.4 ⁽²⁾	7.0	6.4	10.3	6.6	6.0	1.0
June	3.5	7.1	8.1	17.4	8.0	6.0	1.0
2nd Quarter	10.6 ⁽²⁾	22.1	23.4	43.4	21.8	18.0	2.7
July	2.8	5.3	5.1	10.7	6.5	5.9	.8
August	3.7	7.8	7.6	11.7	7.7	8.4	.9
September	4.3	8.9	11.1	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	23.8	42.7	22.0	23.8	2.8

(1) See p. 81.

(2) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945— SEPTEMBER, 1948.— *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1946	10.7	31.7	87.0	1,808.7	1,392.8	3,272.3	45.4
1947							
January	.9	1.2	6.9	166.4	70.9	418.9	6.3
February	.7	1.1	7.3	163.6	229.3	311.0	5.1
March	.9	1.3	8.3	165.1	75.4	430.0	5.9
1st Quarter	2.5	3.7	22.5	495.1	375.6	1,159.9	17.3
April	.9	1.3	8.0	194.0	234.7	451.3	5.4
May	.9	1.9	10.4	246.1	135.9	505.3	6.8
June	1.1	2.6	11.4	240.4	225.2	391.5	5.2
2nd Quarter	2.9	5.8	29.8	680.5	595.8	1,348.1	17.4
July	1.1	3.1	13.4 ⁽³⁾	138.4	121.4	485.5	5.0
August	1.1	3.0	13.7	158.7	247.9	446.4	5.6
September	1.2	3.1	11.3	191.9	180.4	529.7	5.8
3rd Quarter	3.4	9.2	38.4 ⁽³⁾	489.0	549.7	1,461.6	16.4
October	1.2	3.3	12.1	262.0	155.9	639.5	5.4
November	1.1	2.9	9.5	223.6	229.2	569.8	5.1
December	1.1	2.6	11.6	194.3	214.9	615.6	5.5
4th Quarter	3.4	8.8	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	27.5	123.9 ⁽³⁾	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	12.9 ⁽³⁾	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8 ⁽³⁾	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	14.4 ⁽³⁾	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4 ⁽³⁾	250.0	202.3	714.0	8.8
2nd Quarter	3.4 ⁽³⁾	11.3	41.9 ⁽³⁾	716.3	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	624.0	3.7
August	1.3	4.2	17.3	180.0	117.8	743.5	5.6
September	1.2	3.9	17.9	228.2	234.0	992.0	6.1
3rd Quarter	3.7	12.4	51.4	535.5	439.3	2,359.5	15.4

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

(3) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.— *Continued.*
(In Units Specified)

Period	Gypsum Products			Builders' (1) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster		Bath Tubs	Sinks	Wash Basins
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3(2)	—(3)	—(3)
1946	203.4	74.9	97.3(4)	5,596.8(4)	57.9	103.7	78.6
1947							
January	16.8	7.5	9.0	526.5	6.0	11.8	7.6
February	15.1	8.1	9.7	505.2	6.0	8.7	7.4
March	18.6	8.8	10.6	563.0	6.5	11.6	7.9
1st Quarter	50.5	24.4	29.3	1,594.7	18.5	32.1	22.9
April	18.2	8.9	9.7	726.2	7.6	11.2	7.1
May	18.2	11.6	12.8	658.6	7.4	11.3	8.2
June	16.1	10.3	11.2	581.2	6.8	10.3	7.8
2nd Quarter	52.5	30.8	33.7	1,966.0	21.8	32.8	23.1
July	16.2	6.8	10.4	597.0	5.4	6.7	5.8
August	18.2	8.2	12.4	396.5	7.0	6.3	5.9
September	17.0	10.7	12.3	508.2	7.3	8.9	7.8
3rd Quarter	51.4	25.7	35.1	1,501.7	19.7	21.9	19.5
October	19.6	10.7	12.3	580.5	7.8	9.3	9.7
November	20.7	10.9	14.0	484.0	6.3	12.8	8.7
December	19.3	9.7	10.5	567.2	7.0	11.7	7.9
4th Quarter	59.6	31.3	36.8	1,631.7	21.1	33.8	26.3
Total, 1947	214.1	112.2	134.8	6,694.1	81.1	120.7	91.7
1948							
January	18.8	10.7(4)	10.2	569.9	7.7(4)	10.9(4)	8.8
February	21.4	9.0	10.3	637.5	9.1(4)	12.0(4)	7.9
March	21.5	10.6	12.3	734.4	9.6(4)	13.3(4)	9.4
1st Quarter	61.7	30.3(4)	32.8	1,941.8	26.4(4)	36.2(4)	26.1
April	21.9	12.0	12.6	730.5	10.3(4)	14.0(4)	9.2
May	19.2	15.6	14.1	675.9	7.9(4)	11.3(4)	7.7
June	15.2	11.2	12.4	761.9	7.8(4)	12.6(4)	10.0(4)
2nd Quarter	56.3	38.8	39.1	2,168.3	26.0(4)	37.9(4)	26.9(4)
July	19.7	11.1	14.3	654.2	7.3	8.8	8.3
August	18.2	16.1	14.7	536.9	6.1	7.9	6.2
September	20.2	13.7	15.9	684.2	8.5	13.3	9.6
3rd Quarter	58.1	40.9	44.9	1,875.3	21.9	30.0	24.1

(1) Factory sales. Data for 1947 and 1948 estimated (see p. 82).

(2) Estimated (see p. 82).

(3) Not available.

(4) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.— *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air ⁽¹⁾ Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽²⁾ Shingles	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	14.3 ⁽³⁾	7,179.1	128.8	57.2	1,432.2	2,386.7
1946	46.6 ⁽³⁾	15.5 ⁽³⁾	8,006.9	138.4	76.6	1,982.6	3,030.1
1947							
January	4.3	1.2	803.9	12.6	5.2	158.9	274.8
February	4.3	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4	1.5	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0	4.3	2,347.4	40.1	16.1	505.8	932.8
April	4.6	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	13.5	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8	.9	607.5	11.8	8.3	164.4	251.1
August	3.9	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	54.1	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4
1948							
January	4.5	1.7	787.1	20.7	6.0	164.6	224.5
February	3.9 ⁽³⁾	1.5	774.8	15.0	6.4	165.5	230.8
March	3.7 ⁽³⁾	1.5	841.3	18.1	6.9	171.6	275.6
1st Quarter	12.1 ⁽³⁾	4.7	2,403.2	53.8	19.3	501.7	730.9
April	4.2	1.4	857.0	17.1	5.8	164.1	197.7
May	3.9	1.1	616.9	13.3	6.3	178.6	156.2
June	3.9	1.6	685.2	18.0	8.3	175.4	168.9
2nd Quarter	12.0	4.1	2,159.1	48.4	20.4	518.1	522.8
July	2.7	.9	457.3	8.8	6.8	173.7	160.7
August	4.5	1.5	571.9	13.9	8.1	199.5	176.7
September	4.8	1.7	736.4	13.7	6.5	199.4	239.9
3rd Quarter	12.0	4.1	1,765.6	36.4	21.4	572.6	577.3

(1) Data for 1947 and 1948 estimated (see p. 81).

(2) Includes siding.

(3) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — SEPTEMBER, 1948.
(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
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	1.2(1)	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	22.0(1)	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
1948												
January	.5	1.2	16.6	21.4	75.9	24.2	3.3	1.5	6.8	8.9	7.3	4.0
February	.6	1.6	17.2(1)	22.6	90.0	29.7	3.2	1.2	8.9	9.2	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	8.9	10.4	8.0	2.2
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	9.8	9.4	5.2	4.2
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	7.5	8.1	8.2	2.6
June	1.5	1.1	28.3(1)	19.8(1)	97.2	23.8(1)	3.4	1.9	7.1	9.0	8.8	1.8
July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	6.2	7.6	7.1	1.2
August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	6.3	8.9	6.8	2.1
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	9.5	9.5	8.1	1.8

(1) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — SEPTEMBER, 1948. — *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
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
1948												
January	7.5(1)	1.1(1)	11.5(1)	4.9(1)	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1(1)	1.0(1)	11.0(1)	5.6(1)	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4(1)	1.3(1)	12.8(1)	6.0(1)	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0(1)	1.2(1)	13.3(1)	7.0(1)	21.5	2.1	12.1	.6	12.5	.7	5.9	.7
May	7.9(1)	1.3(1)	11.9(1)	6.2(1)	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5(1)	1.5(1)	12.2(1)	6.7(1)	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7	10.0	6.4	19.5	1.5	11.5	.4	14.5	.7	6.0	.5
August	6.4	1.2	8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7

(1) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — SEPTEMBER, 1948. — *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
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	167.6(2)	13.6(2)	234.1(2)	47.7(2)	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	20.9(2)	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	.2	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
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	3.7	.9	0(1)	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1

(1) Indicates less than 50 units.

(2) Revised.

TABLE 26. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands Barrels of 350 Lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	32.7	2.9	8,662	272
1946					
1st Quarter	7.7	5.8	.7	3.4	2,488
2nd Quarter	9.9	45.8	.9	4.6	2,704
3rd Quarter	11.8	85.2	1.5	5.0	1,868
4th Quarter	15.1	213.2	4.5	5.7	2,376
Total, 1946	43.7	350.1	7.6	18.7	9,437
1947					
1st Quarter	14.7	106.3	3.5	12.1	2,890
2nd Quarter	17.9	174.3	2.7	10.3	3,398
3rd Quarter	18.5	610.0	2.5	8.5	3,841
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.9	1,121
February	6.3	2.7	.3	.8	2,387
March	7.8	3.7	.2	1.6	1,365
1st Quarter	21.7	8.6	.9	3.3	4,873
April	9.7	60.7	.5	.7	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,146
2nd Quarter	32.6	283.9	1.7	2.3	3,806
July	8.8	192.5	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	131.8	1.3	.6	982
3rd Quarter	21.6	481.0	3.9	1.9	3,108

TABLE 27. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Millions of Sq. Ft. ½" Basis	(\$000)
1945	2,000.5	1,651	3.7	813.6	45.3	3,973
1946						
1st Quarter	426.3	392	.5	383.6	7.0	830
2nd Quarter	389.0	347	2.3	369.3	4.5	958
3rd Quarter	564.2	471	2.1	515.4	12.8	1,183
4th Quarter	703.8	566	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	1,775	6.1	1,270.5	36.1	4,407
1947						
1st Quarter	620.4	513	.6	6.6	8.7	1,468
2nd Quarter	569.8	512	.8	6.2	16.6	2,253
3rd Quarter	697.5	464	1.3	9.2	13.8	1,672
4th Quarter	847.3	562	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	2,051	4.2	31.9	51.1	7,346
1948						
January	216.5	165	.3	19.1	2.3	476
February	197.4	204	.1	114.8	2.5	408
March	197.0	159	.1	43.1	1.4	635
1st Quarter	610.9	528	.5	177.0	6.2	1,519
April	184.3	229	.2	88.4	1.6	405
May	210.5	232	.2	124.9	6.4	750
June	194.3	146	.4	384.6	3.5	455
2nd Quarter	589.1	607	.8	597.9	11.5	1,610
July	217.7	209	.6	389.7	3.0	427
August	213.5	240	.7	357.3	5.9	262
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,328

TABLE 28.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1948.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946							
1st Quarter	1,155.6	451.0	102.7	65.6	93.4	9.6	1,877.9
2nd Quarter	1,250.6	1,220.7	130.0	91.7	426.1	15.1	3,134.1
3rd Quarter	1,834.3	1,693.6	117.8	110.3	377.4	19.0	4,152.3
4th Quarter	1,629.0	1,351.5	122.2	100.6	263.1	14.6	3,481.0
Total, 1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
January	401.9	188.3	40.5	27.6	41.8	2.9	702.9
February	394.2	168.5	34.4	24.7	42.8	3.4	668.0
March	578.8	207.6	47.2	35.2	80.5	5.0	954.3
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
April	465.3	327.7	48.1	34.1	131.4	6.2	1,012.7
May	489.3	492.5	48.3	40.0	137.8	7.4	1,215.4
June	567.3	621.9	43.6	38.3	129.2	8.1	1,408.4
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
July	673.0	810.4	47.1	38.7	122.4	7.4	1,699.0
August	634.1	716.0	44.8	39.6	124.4	6.8	1,565.6
September	617.4	735.8	52.9	41.0	116.8	8.0	1,572.0
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
October	642.9	775.3	49.6	39.2	120.9	8.3	1,636.1
November	582.0	489.7	47.1	35.0	102.7	5.5	1,262.1
December	602.0	266.8	48.8	35.3	78.3	4.1	1,035.4
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	519.2	708.8	50.3	40.1	149.9	8.6	1,476.9 ⁽¹⁾
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7 ⁽¹⁾
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	—	—	—	—	—	—	1,664.3 ⁽²⁾
3rd Quarter	—	—	—	—	—	—	5,042.6 ⁽²⁾

(1) Revised.

(2) Preliminary estimate (see p. 82). Detailed data not yet available.

TABLE 29.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA,(1) 1946 — SEPTEMBER, 1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946—January	76,350	2,171	28.43
February	78,597	2,498	31.78
March	79,750	2,598	32.58
April	81,241	2,603	32.04
May	83,229	2,614	31.41
June	73,881	2,262	30.62
July	86,579	2,765	31.94
August	90,445	2,942	32.53
September	91,693	2,984	32.54
October	90,185	3,002	33.29
November	89,921	3,009	33.46
December	88,559	2,998	33.85
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.19
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June(2)	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September(3)	110,280	4,442	40.28

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

(2) Revised.

(3) Preliminary.

TABLE 30. — CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1948.
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948 ⁽¹⁾									
Construction	3,346	1,953	235	610	464	61	770	2,122	9,561
Machinery and Equipment	8,979	5,173	545	1,142	1,127	182	2,155	2,877	22,180
Total	12,325	7,126	780	1,752	1,591	243	2,925	4,999	31,741

(1) Forecast.

SECTION 6
BUILDING LABOUR

TABLE 31.— EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON
AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,
NOVEMBER, 1945 — SEPTEMBER, 1948.⁽¹⁾
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September 4	323	3,795	5,042	8	65	67

(1) Estimated (see p. 83).

TABLE 32. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — OCTOBER, 1948.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non Agri- cultural Industries
1945 Annual Average	44,932	1,533	34.03	163.9	153.7
1946 Annual Average	65,386	2,230	33.97	234.6	152.1
1947—January	71,688	2,222	30.99	253.1	158.9
February	72,362	2,582	35.69	254.6	158.6
March	73,800	2,730	36.99	259.3	158.4
April	76,642	2,765	36.07	269.1	158.6
May	79,900	2,995	37.48	280.4	157.7
June	85,588	3,174	37.08	299.8	162.0
July	91,040	3,367	36.98	319.3	166.4
August	97,692	3,755	38.44	338.2	169.1
September	101,173	3,907	38.61	349.3	169.6
October	103,050	4,095	39.73	355.2	171.0
November	104,529	4,205	40.23	360.4	173.7
December	100,021	4,063	40.62	344.4	175.2
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709 ⁽²⁾	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	4,272	383.9	177.2
October ⁽³⁾	111,696	4,722	4,406	3,802	177.9

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

(2) Revised.

(3) 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 — OCTOBER, 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 Annual Average	33,770	40.4	1,364	80.9	32.68
1946 Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.3	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	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	72,738	39.2	2,867	90.0	35.28
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July ⁽³⁾	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October ⁽⁴⁾	91,515	41.8	3,825	103.9	43.43

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

(2) Refers to employees paid by the hour (see p. 84).

(3) Revised.

(4) Preliminary.

TABLE 34. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, 1945 — OCTOBER, 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
1945 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
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
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
July	650	56	3,152	1,362	507	1,537	148	12	349	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,906	2,642	11,822	5,585
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
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
February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
April	399	311	1,074	8,585	430	1,482	208	83	262	744	252	1,020	2,625	12,225	2,293	8,343	4,918	20,568
May	437	186	1,464	4,417	620	699	213	50	264	586	328	568	3,326	6,506	3,223	5,102	6,549	11,608
June	570	106	7,893	2,354	500	585	230	29	243	486	343	375	3,779	3,935	2,391	3,602	6,170	7,537
July	420	101	1,842	1,739	297	556	215	34	261	388	254	318	3,289	3,136	2,242	2,841	5,531	5,977
August	471	79	2,275	1,536	235	551	236	17	281	342	247	295	3,745	2,820	3,330	2,498	7,075	5,318
September	481	71	1,958	1,653	271	789	231	22	386	280	203	247	3,530	3,062	4,106	2,366	7,636	5,428
October	560	90	1,671	2,008	150	1,255	237	29	266	265	143	346	3,027	3,993	2,454	3,092	5,481	7,085

TABLE 35. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)
1945 — SEPTEMBER, 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945 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
1948 March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5

(1) For coverage, see p. 84.

TABLE 36. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — SEPTEMBER, 1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947								
1st Quarter	206	7,576	2,232	74	698	658	661	12,105
2nd Quarter	27	1,597	470	19	386	422	155	3,076
3rd Quarter	22	546	313	10	182	298	67	1,438
4th Quarter	112	3,348	2,192	49	382	506	417	7,006
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343 ⁽²⁾	6,299 ⁽²⁾	1,852 ⁽²⁾	108 ⁽²⁾	362 ⁽²⁾	328 ⁽²⁾	1,016 ⁽²⁾	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April	70	1,392	238	32	302	216	243	2,493
May	33	621	118	14	220	195	152	1,353
June	18	343	129	12	135	142	104	883
2nd Quarter	121	2,356	485	58	637	553	499	4,729
July	15	278	229	8	89	101	87	807
August	20	267	149	6	101	81	99	723
September	13	326	230	4	73	121	125	902
3rd Quarter	48	871	618	18	263	303	311	2,432

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

(2) Estimated (see p. 84).

TABLE 37.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1946 — 1948.⁽¹⁾

Trade and Type of Training	1947				1948		
	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30	Sept. 30
Bricklaying							
Vocational	460	255	129	133	151	27	4
Apprenticeship	463	547	612	677	682	653	642
Total	923	802	741	810	833	680	646
Carpentry							
Vocational	919	371	226	177	194	21	19
Apprenticeship	1,302	1,421	1,499	1,566	1,550	1,470	1,428
Total	2,221	1,792	1,725	1,743	1,744	1,491	1,447
Painting and Decorating							
Vocational	157	78	22	16	13	2	0
Apprenticeship	323	315	318	323	261	249	246
Total	480	393	340	339	274	251	246
Plastering							
Vocational	57	29	4	7	10	0	0
Apprenticeship	182	185	213	237	263	256	260
Total	239	214	217	244	273	256	260
Plumbing and Steam Fitting							
Vocational	351	185	87	71	63	7	1
Apprenticeship	1,297	1,396	1,519	1,601	1,580	1,615	1,643
Total	1,648	1,581	1,606	1,672	1,643	1,622	1,644
Electrical							
Vocational	740	323	239	215	168	48	16
Apprenticeship	1,212	1,275	1,334	1,373	1,328	1,363	1,324
Total	1,952	1,598	1,573	1,588	1,496	1,411	1,340
Sheet Metal							
Vocational	122	50	14	20	20	7	0
Apprenticeship	558	571	599	636	616	609	593
Total	680	621	613	656	636	616	593
All Trades							
Vocational	2,806	1,291	721	639	619	112	40
Apprenticeship	5,337	5,710	6,094	6,413	6,280	6,215	6,136
Total	8,143	7,001	6,815	7,052	6,899	6,327	6,176

(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 38. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — SEPTEMBER, 1948.

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
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
1st Quarter	11	78	29	3	18	54	9	202	28	230
2nd Quarter	18	181	41	7	28	88	13	376	32	408
3rd Quarter	54	228	63	19	56	179	58	657	125	782
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
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978
April	18	87	24	16	19	69	14	247	841	1,088
May	20	115	23	7	12	70	8	255	265	520
June	56	158	38	36	41	98	20	447	682	1,129
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737
July	76	96	29	7	23	70	10	311	275	586
August	69	100	20	6	19	69	20	303	249	552
September	26	115	23	4	16	67	18	269	324	593
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731

TABLE 39. — EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
JANUARY — OCTOBER, 1948.⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948									
January	4	19	9	1	2	10	4	1	51
February	4	22	3	1	3	10	4	3	50
March	11	33	10	2	3	12	6	3	80
1st Quarter	19	74	22	4	8	32	15	7	181
April	18	42	5	2	9	14	4	3	97
May	11	39	9	1	16	10	2	4	92
June	5	21	6	5	6	9	5	3	60
2nd Quarter	34	102	20	8	31	33	11	10	249
July	11	28	14	3	6	14	10	4	90
August	9	34	7	0	10	11	9	2	82
September	12	26	8	3	5	16	4	0	74
3rd Quarter	32	88	29	6	21	41	23	6	246
October	16	45	14	4	10	12	3	9	113

(1) Data are preliminary (see p. 85).

TABLE 40. — STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945 — SEPTEMBER, 1948.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	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
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,700
May	5	55	933	10,350
June	3	19	201	1,165
July	2	10	124	1,916
August	1	30	328	2,300
September	2	10	520	1,935
October	2	15	93	330

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

SECTION 7
BUILDING COSTS

TABLE 41. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND COMPOSITE INDEX OF BUILDING MATERIALS, CANADA,
1945 — OCTOBER, 1948.
(1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials
1945 Annual Average	170.7	109.1	116.0	181.1	108.2	100.0	147.4	108.2	125.0	141.9
1946 Annual Average	180.3	108.7	116.0	181.1	108.2	115.5	154.5	113.8	130.2	149.5
1947—January	201.5	108.6	120.0	181.1	108.2	118.0	173.8	115.6	162.4	165.2
February	205.3	111.3	120.0	181.1	108.2	118.0	173.8	115.6	179.3	170.0
March	205.3	111.3	120.0	181.1	108.2	118.0	173.8	122.5	179.3	170.0
April	205.3	113.4	120.0	181.1	108.2	118.0	173.8	122.5	176.5	169.9
May	224.7	113.4	131.4	181.1	108.2	118.0	173.8	122.5	176.2	179.6
June	229.6	113.4	131.4	181.1	108.2	134.5	173.8	122.5	179.2	183.5
July	231.3	113.4	131.4	191.2	108.2	134.5	173.8	122.5	179.2	184.5
August	236.0	116.3	131.4	191.2	108.2	134.5	173.8	122.5	178.9	186.8
September	237.9	116.3	131.4	191.2	108.2	134.5	187.8	122.5	208.9	190.7
October	269.4	116.3	131.4	191.2	116.5	142.7	187.8	122.5	209.0	206.6
November	273.7	116.7	131.4	191.2	116.5	142.7	187.8	136.3	203.9	208.4
December	276.7	121.8	131.4	191.2	116.5	142.7	187.8	136.3	205.3	210.9
Annual Average	233.0	114.3	127.5	186.2	110.4	129.7	178.5	123.6	186.6	185.5
1948—January	275.2	122.3	131.4	191.2	116.5	142.7	187.8	136.3	206.9	209.4
February	271.1	122.3	131.4	218.0	116.5	142.7	187.8	136.3	209.0	209.5
March	271.1	122.3	131.4	218.0	116.5	142.7	187.8	136.3	207.9	207.6
April	272.6	125.5	131.4	218.0	120.7	142.7	187.8	136.3	211.8	208.9
May	281.2	128.1	131.4	218.0	120.7	142.7	200.2	136.3	211.8	214.6
June	282.8	129.2	131.4	218.0	120.7	142.7	200.2	136.3	211.4	217.1
July	283.8	129.2	131.4	218.0	120.7	142.7	200.2	136.3	211.4	217.8
August	290.1	129.2	131.4	218.0	120.7	160.7	200.2	136.3	216.6	222.2
September	291.1	130.4	131.4	218.0	120.7	160.7	217.2	153.9	211.0	223.2
October	305.3	130.4	131.4	218.0	120.7	160.7	217.2	153.9	209.0	229.5

TABLE 42.— INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1948.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	135.0	146.5	145.8	136.6	138.1	145.0	141.8	159.8	143.9	145.1
1947										
March	139.1	146.5	145.8	145.5	138.1	145.0	141.8	164.6	145.9	147.8
June	145.3	155.6	154.7	148.8	147.2	149.9	150.6	169.3	152.7	155.8
September	153.5	159.5	156.2	153.3	150.7	153.5	155.7	181.3	158.2	161.4
December	153.5	160.8	157.7	153.3	155.2	154.7	155.7	181.3	159.6	162.8
Year	152.5	159.5	154.7	153.3	150.7	153.5	154.4	176.5	155.0	158.1
1948 ⁽²⁾										
March	153.5	160.8	157.7	153.3	159.8	159.6	155.7	181.3	160.5	164.2
June	159.7	172.4	171.1	166.6	164.3	171.8	169.6	193.2	170.8	174.7
September	160.8	176.3	174.1	171.0	167.8	174.2	172.1	193.2	173.7	177.7

(1) For source and details of compilation see p. 85.

(2) Preliminary.

TABLE 43.— COMPOSITE INDEX OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES
IN CONSTRUCTION TRADES, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND
INDEXES OF COST OF LIVING AND RENT, CANADA, 1945 — OCTOBER, 1948.
(1939 = 100)

Period	Building Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945 Annual Average	137.8	137.4	117.7	108.0
1946 Annual Average	147.7	144.2	121.8	108.6
1947—January	—(2)	151.5	125.1	109.2
February	—(2)	156.9	125.9	109.2
March	160.7	160.2	127.0	109.2
April	—(2)	163.5	128.7	109.2
May	—(2)	166.7	131.1	111.2
June	171.9	169.8	132.9	113.5
July	—(2)	171.2	133.9	113.5
August	—(2)	173.5	134.6	113.5
September	178.5	177.7	137.3	113.5
October	—(2)	184.7	140.1	115.5
November	—(2)	189.0	141.5	115.5
December	190.8	190.3	143.8	115.5
Annual Average, 1947	174.1	171.2	133.5	112.4
1948—January	—(2)	194.8	146.1	115.5
February	—(2)	195.4	147.9	115.5
March	189.5	194.8	148.6	115.5
April	—(2)	196.9	149.4	116.5
May	—(2)	198.9	151.0	116.5
June	199.4	201.5	152.0	116.5
July	—(2)	201.6	154.6	116.5
August	—(2)	209.3	155.2	116.5
September	204.2	209.8	156.6	116.6
October	—(2)	211.1	157.2	116.6

(1) For weighting and method of compilation see p. 86.

(2) Not available.

TABLE 44.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY
NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF
MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,
1946 — OCTOBER, 1948.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	36	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 45.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1948.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946									
1st Quarter	4	11	25	0	—	—	55	899	1,546
2nd Quarter	6	9	21	1	30	40	53	604	1,072
3rd Quarter	12	65	133	0	—	—	64	1,131	1,649
4th Quarter	13	273	401	2	11	16	97	777	1,717
Total, 1946	35	358	580	3	41	56	169	3,411	5,984
1947									
1st Quarter	12	101	152	7	158	337	109	1,049	1,610
2nd Quarter	18	241	577	9	346	403	137	1,956	3,255
3rd Quarter	13	25	69	4	45	62	122	1,663	2,764
4th Quarter	10	215	305	9	329	305	141	2,326	3,478
Total, 1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948									
1st Quarter ⁽²⁾	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter ⁽²⁾	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter ⁽²⁾	17	272	443	9	353	407	169	2,746	4,805

(1) See p. 86.
(2) Preliminary.

TABLE 46.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 1948.
(1939=100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1945 Annual Average.....	118.0	102.7
1946 Annual Average.....	152.2	119.1
1947—January.....	144.5	108.8
February.....	147.8	112.3
March.....	142.6	108.8
April.....	139.2	107.1
May.....	138.8	107.0
June.....	138.1	108.1
July.....	139.0	110.3
August.....	137.3	108.3
September.....	135.2	106.6
October.....	136.2	108.6
November.....	140.6	110.7
December.....	138.5	110.0
Annual Average.....	139.8	108.9
1948—January.....	134.9	111.8
February.....	124.6	105.3
March.....	123.5	105.0
April.....	134.3	113.7
May.....	144.9	121.6
June.....	146.6	126.0
July.....	141.9	121.7
August.....	139.5	118.5
September.....	139.1	118.6
October.....	142.3	127.6

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.—STARTS AND COMPLETIONS OF NEW PERMANENT HOUSING UNITS, CANADA, JANUARY-SEPTEMBER, 1948.

Chart based on data shown in Table 3.

FIGURE 2.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, 1947 and 1948.

Chart based on data shown in Table 7.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST NINE MONTHS, 1947 AND 1948.

Chart based on data shown in Table 24.

PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—SEPTEMBER, 1948.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S. Data for 1947 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Tentative Figures, 1947*, D.B.S. Data for 1948 obtained from *Monthly Report of Births, Marriages and Deaths in Canada*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—SEPTEMBER, 1948.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA, 1945—OCTOBER, 1948.

Sources of data shown in Table 3 are as follows:

1945 *Housing Statistics, 1946*, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.

Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948 Data for January-October obtained from monthly issues *Housing Bulletin*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of October, 1948, does not equal the number shown as under construction at the end of 1947 plus starts during the first 10 months of 1948 less completions during the first 10 months of 1948. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—SEPTEMBER, 1948.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of September, 1948, need not equal the sum of all units started less total completions, owing partly to the fact that some single unit starts are reported as double and vice versa, but chiefly because there are some starts which are later cancelled and never become completions.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—SEPTEMBER, 1948.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for January—September, 1948, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

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.

The number of new dwelling units includes conversions.

Data for May, 1948, based on returns from 203 municipalities, June 202; July 202; August 203; September 202.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—OCTOBER, 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 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—OCTOBER, 1948.

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

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, JANUARY-SEPTEMBER, 1947 AND 1948.

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

TABLE 9.—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, JANUARY-SEPTEMBER, 1947 AND 1948.

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

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—SEPTEMBER, 1948.

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

TABLE 11.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—SEPTEMBER, 1948.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—SEPTEMBER, 1948.

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

Financial data for 1947—September, 1948, compiled by the Accounting Division, C.M.H.C. Other data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—OCTOBER, 1948.

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

TABLE 14.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1947, SEPTEMBER, 1948.

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

TABLE 15.—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—SEPTEMBER, 1948.

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 September, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations. In this issue revised data are shown for expenditures and applications for assistance approved with respect to individual and sub-division projects under the small holdings provisions. The data shown in previous issues of *Housing in Canada* contained an element of duplication between these two types of project.

TABLE 16.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs. In this issue revised data are shown for expenditures with respect to individual and sub-division projects under the small holdings provisions. The data shown in previous issues contained an element of duplication between these two types of project.

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947—SEPTEMBER, 1948.

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.

Construction expenditure for permanent housing in the second and third quarters, 1948, includes R.C.A.F. expenditure for temporary housing.

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. The number of temporary housing units shown as under construction at the end of September, 1948, has been reduced by 63, owing to the cancellation of 63 conversions during the third quarter.

TABLE 18.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—SEPTEMBER, 1948.

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

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—SEPTEMBER, 1948.

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

TABLE 20.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—OCTOBER, 1948.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—October, 1948, compiled by the Priorities Branch, Department of Reconstruction and Supply.

TABLE 21.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—OCTOBER, 1948.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 22.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—SEPTEMBER, 1948.

Data compiled by the Economic Research Department, 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 23.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—SEPTEMBER, 1948.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 22.

TABLE 24.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.

Sources of data for building materials listed in Table 24 are as follows:

Sawn Lumber:

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.
- 1946 By courtesy the Timber Controller, Department of Reconstruction and Supply.
- 1947 *Production, Shipments and Stocks on Hand of Sawmills, January, 1948*, D.B.S.
- 1948 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

- 1946—1948 By courtesy the Timber Controller, Department of Reconstruction and Supply. The unit measure, square foot, represents a surface measure, plus an allowance for waste, irrespective of thickness.

Wood Fibre Insulating Board:

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.
- 1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Structural Steel:

- 1946—1948 By courtesy the Steel Controller, Department of Reconstruction and Supply. Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

- 1945—1946 Annual issues *The Wire and Wire Goods Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Nails, Tacks and Staples*, D.B.S.

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

- 1945—1948 Estimates prepared by Economic Research Department, C.H.M.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, 1946-1948 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

Structural Tile:

- 1945—1948 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Rock Wool Batts:

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Rock Wool*, D.B.S.

Granulated and Loose Rock Wool:

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Rock Wool*, D.B.S.

Cement:

- 1945—1946 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Warm Air Furnaces:

- 1945—1946 *The Cooking and Heating Apparatus Industry in Canada, 1946*, D.B.S.
- 1947—1948 Monthly estimates prepared by Economic Research Department, 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:

1945—1946 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1946 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1946 *The Cooking and Heating Apparatus Industry in Canada*, 1946, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Asphalt Shingles:

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

1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

Asphalt Rolls:

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

1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1946 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Plaster:

1945—1946 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Builders' Hardware:

1945—1946 *The Hardware, Tools and Cutlery Industry in Canada*, 1946, D.B.S.

1947—1948 Estimates prepared by Economic Research Department, C.M.H.C., based on factory sales reported to D.B.S. by firms accounting for 67 per cent of total sales made in 1946.

Data for cast-iron soil pipe, cast-iron pressure pipe and fittings, steel pipe and fittings, flue linings, vitrified sewer pipe, electrical wire and wiring devices, gypsum lath and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, 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 25.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—SEPTEMBER, 1948.

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

TABLE 26.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.

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

TABLE 27.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.

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 for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 28.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.

Data to August, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for September, 1948, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.

TABLE 29.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—SEPTEMBER, 1948.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 30.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1948.

Data prepared by the Economic Research and Development Branch, Department of Trade and Commerce, from information collected by the Dominion Bureau of Statistics.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

The estimates of expenditures for 1948 are based on a survey of investment intentions conducted early in the year and a mid-year review.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated rock wool, bulk or loose rock wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ($\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, rock wool batts, paints, pigments, and varnishes.

TABLE 31.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—SEPTEMBER, 1948.

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

The estimates in Table 31 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 31, includes engineering as well as building construction, whereas the following tables, numbers 32 and 33 cover the building industry only.

TABLE 32.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA, 1945—OCTOBER, 1948.

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of the *Employment Situation*, D.B.S.

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—OCTOBER, 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.

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 smaller than the number of persons employed as shown in Table 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.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, 1945—OCTOBER, 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 35.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—SEPTEMBER, 1948.

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 31, 34 and 36.

TABLE 36.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—SEPTEMBER, 1948.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from 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 31, 34 and 35.

The chief limitations of the data in Table 36 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; to the end of 1947 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; since January 1, 1948, salaried personnel earning less than \$3,120 have come under 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 37.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1946-1948.

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

TABLE 38.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—SEPTEMBER, 1948.

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

TABLE 39.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, JANUARY—OCTOBER, 1948.

This series is new and shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intentions of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is concurrently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of the Dominion Bureau of Statistics and the Foreign Exchange Control Board, the compilations being prepared by the Dominion Bureau of Statistics on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 40.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—OCTOBER, 1948.

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

TABLE 41.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND COMPOSITE INDEX OF BUILDING MATERIALS, CANADA, 1945—OCTOBER, 1948.

Composite indexes of wholesale prices of building materials obtained from monthly issues of *Prices and Price 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 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, buttweld, 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.

TABLE 42.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—SEPTEMBER, 1948.

Annual indexes for "all construction workers", 1945-1947, obtained from *Labour Gazette*, September, 1948. Individual trade indexes for 1945 and 1946 obtained by courtesy

of the Research and Statistics Branch, Department of Labour. Quarterly estimates of indexes 1947 and 1948, and annual estimate for individual trades, 1947, prepared by the Economic Research Department, C.M.H.C., on the basis of wage rate data supplied by courtesy of the Industrial Relations Branch, Department of Labour. The index for "all construction workers (including holiday pay allowances)" is based on the index for "all construction workers" plus an allowance for holiday pay based on information supplied by courtesy of the Research and Statistics Branch, Department of Labour.

The quarterly indexes for "all construction workers" are based on the individual trade indexes 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*, Department of Reconstruction and Supply, 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.

TABLE 43.—COMPOSITE INDEX OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES IN CONSTRUCTION TRADES, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—OCTOBER, 1948.

Indexes of wholesale prices of all commodities, cost-of-living, and rent, obtained from issues of *Prices and Price Indexes*, D.B.S.

Composite index of all commodities is based on 510 commodities.

The index of construction materials and wage rates represents a weighted average of the composite index of wholesale prices of building materials shown in Table 41 and the index of average hourly wage rates of all construction workers (including holiday pay allowances) shown in Table 42. The materials index is weighted 58.3 and the wages index 41.7 in accordance with the ratios established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, 1946, p. 36.

TABLE 44.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946—OCTOBER, 1948.

Data for 1946 and 1947 obtained from *Annual Report*, 1947, C.M.H.C., p. 18. Data for 1948 obtained from monthly issues of *Housing Bulletin*, D.B.S.

TABLE 45.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945—SEPTEMBER, 1948.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries 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 45 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 45.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt sheathings, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood-fibre insulating board.

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

TABLE 46.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1945—OCTOBER, 1948.

Data for the period 1945-1946 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 16 stocks during 1945-1948.

(2) All industrial index based on 74 stocks during 1945-1947 and 76 for the period January—October, 1948.

(3) Data converted from a 1935-1939 to a 1939 base.

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