

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

HOUSING IN CANADA

A FACTUAL SUMMARY

APRIL, 1949

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. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945-April, 1949, providing monthly or quarterly data for 1948 and the subsequent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and in the present review 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 Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Mines and Resources, Department of National Defence, Department of the Secretary of State, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics and by the Ontario Government through its Department of Planning and Development.

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

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, April, 1949.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1 and 2)

Net family formation during the first quarter of 1949 was at the level of the corresponding period of 1948. Marriages declined 5 per cent from 16,000 in the first quarter of 1948 to 15,000 in the same three months of 1949. Total deaths declined by 8 per cent from 31,000 to 29,000. The number of immigrant families increased slightly as reflected in the number of married female immigrants, of whom 5,000 arrived in the first quarter of 1949 as compared with 4,800 in the first quarter of 1948.

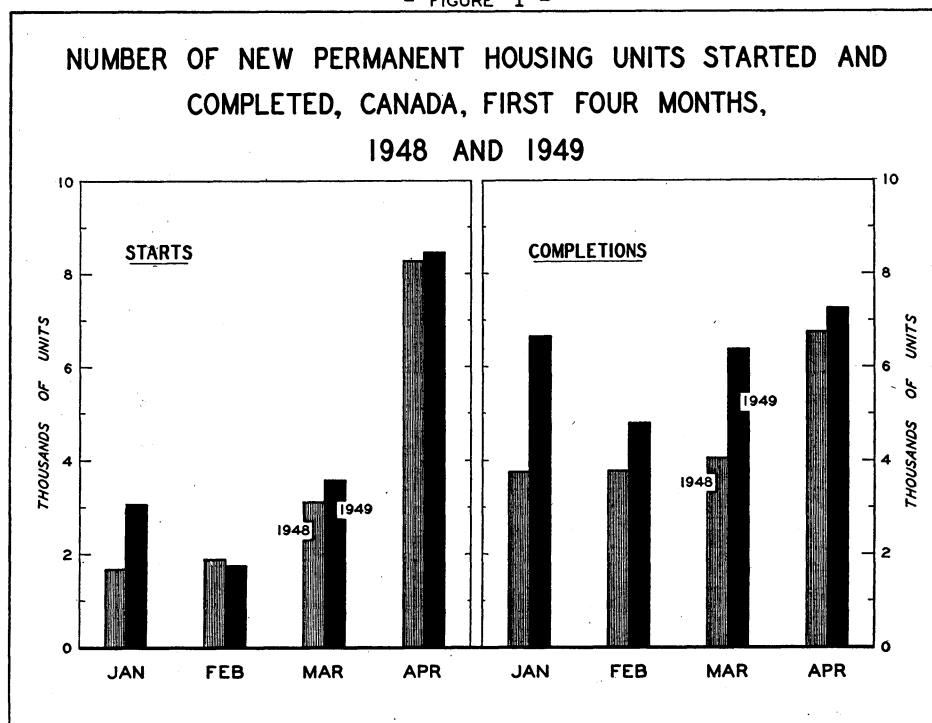
SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 3-6)

House-building in Canada during the first four months of 1949, indicated a continuing high demand as starts and completions reached new peaks (see Figure 1). Starts numbered 16,862 during the first four months of 1949, an increase of 13 per cent over the corresponding period of 1948, and completions were up 37 per cent to 25,077. For the month of April, starts in 1949 were up 2 per cent and completions 8 per cent over 1948.

The rapid increase in completions may be attributed in part to the large carryover of units under construction at the end of 1948, which numbered 56,456, as against 42,215 at the end of 1947. But a continued expansion in the

- FIGURE 1 -



volume of new housing construction undertaken is indicated by the rise in starts.

A total of 48,080 dwellings were under construction at the end of April, 1949, as against 39,180 one year earlier.

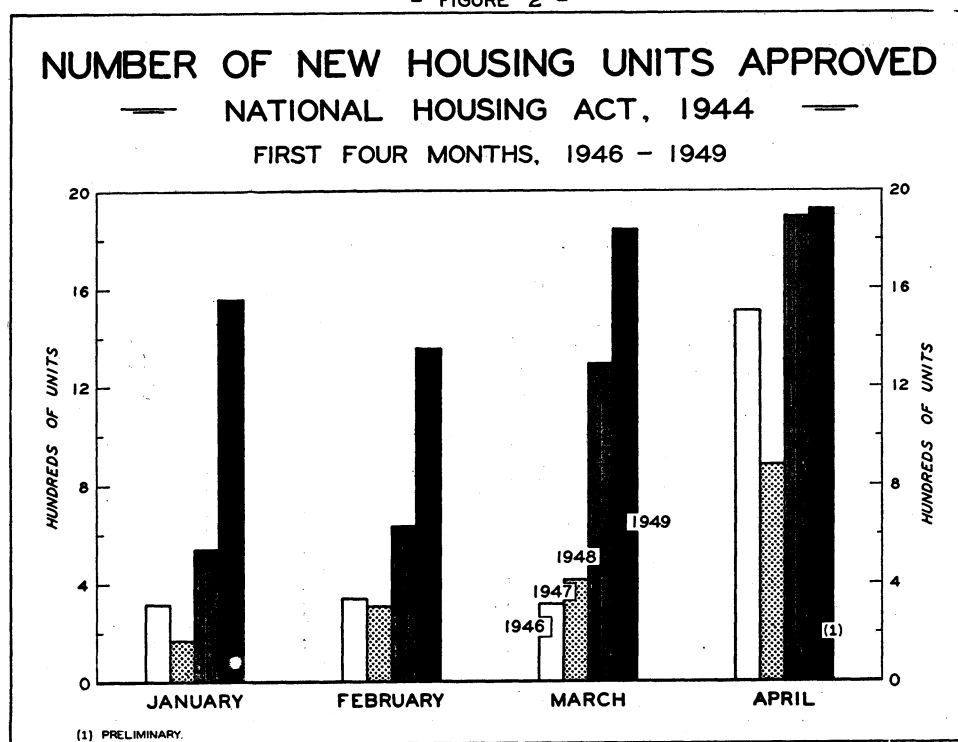
SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 7-23)

National Housing Act

The volume of house-building under the National Housing Act during the first four months of 1949 continued to expand more rapidly than the overall housing programme (see Figure 2). A total of 4,339 gross loans, representing 6,683 housing units, were approved during the first four months of 1949. In terms of housing units, this represents an increase of 53 per cent over the first four months of 1948. The open spring of 1949 has had the effect of accelerating applications for loans and the trend of approvals for the first four months does not necessarily indicate a comparable increase during the remainder of the year. The number of housing units for which gross loans were approved in the first quarter of the year, 5,760, represents well over half the total number of starts in Canada for the period.

A notable change in the composition of National Housing Act loans is evident from 1948 to 1949. In the first quarter of 1948, only 381 units or 15

- FIGURE 2 -



per cent of the total for which gross loans were approved were for rental, while in the corresponding quarter of 1949, rental units for which gross loans were approved numbered 1,910, or over 40 per cent of the total. This trend reflects the effects of the rental insurance programme.⁽¹⁾

Another trend in the composition of the National Housing Act programme is discernible in the declining proportion of housing units for which loans were approved under the Integrated Housing Plan due probably to the recent change in requirements under the Plan. Integrated loans in the first quarter of 1948 involved 1,150 or 43 per cent of all units for which loans were approved. In 1949 loans were approved during the first quarter for only 225 housing units under the Integrated Plan, or 5 per cent of the total.

For the first three month period since the beginning of National Housing Act operations, more loans were approved for apartment units in the first quarter of 1949 than for any other type of unit. An analysis of National Housing Act operations under Sections other than 9 and 9A shows that gross loans were approved for 1,691 apartment units in the first three months of 1949, or over one-third of the total. In the first quarter of 1948 apartment units approved represented only 8 per cent of the total. The increased emphasis on apartment construction under the Act reflects the stepped up rental programme under the rental insurance scheme.

Construction cost of houses financed under the National Housing Act, as estimated by builders, showed a substantial increase in the first quarter of 1949 as compared with the corresponding quarter of 1948. Estimated construction costs *per square foot* on all types of units rose from \$6.64 to \$7.43 during the period, an increase of 12 per cent. Construction costs *per unit* rose 15 per cent during the period as the average unit size increased 4 per cent from 917 square feet in the first quarter of 1948 to 952 square feet in the corresponding period of 1949. The average down payment required to finance a unit under the National Housing Act rose by 31 per cent from \$1,929 in the first quarter of 1948 to \$2,535 in the first quarter of 1949. This rise reflects the fact that lending values have not risen as rapidly as overall costs, partly because increases in lending values at the present time tend to have an inflationary effect on the price of new houses.⁽²⁾

Veterans' Rental Projects

The construction of rental housing units for veterans under the Central Mortgage and Housing Corporation, proceeded during the first quarter of 1949 at close to the 1948 rate. Starts were down from 334 to 208, but completions were up from 1,965 to 2,158. Units under construction at the end of March, 1949, numbered 4,761, and a further 1,179 were under contract but not yet started. Expenditures during the first three months of 1949 totalled \$12.3 million, a decline of 6 per cent from the previous year.

Veterans' Land Act, 1942

Although housing completions under the Veterans' Land Act, 1942, during the first quarter of 1949, were down notably from the corresponding period of 1948, starts were up and a larger carryover was on hand at the end of the

(1) See *Housing in Canada*, July, 1948, pp. 10-11.

(2) See also *Annual Report, 1948*, Central Mortgage and Housing Corporation, pp. 7-8, and *Housing in Canada*, January, 1949, p. 11.

quarter. Total completions numbered 697 in the 1948 quarter, and only 194 in the first three months of 1949. However, starts were up from 139 to 267 and units under construction at the end of March, 1949, numbered 2,275, as compared with 1,692 one year earlier. Expenditures on new housing construction and repairs decreased by 21 per cent from \$3.2 million in the first quarter of 1948 to \$2.6 million in the first quarter of 1949. Small holdings of the individual project type accounted for 58 per cent of the completions, 69 per cent of the starts, and 83 per cent of the construction expenditures in the 1949 period.

Armed Service Married Quarters

The construction end of the 1949 housing programme of the Department of National Defence is being carried out by the Central Mortgage and Housing Corporation and operations will be treated in following issues of *Housing in Canada*. Operations under the 1948 programme, conducted by the Department of National Defence, involved 170 starts of permanent units in the first quarter of 1949, and 545 completions. There were two temporary units started and 18 completed during the period. Construction expenditures totalled \$3.6 million. A total of 1,592 permanent and 18 temporary housing units were under construction at the end of March, 1949.

Canadian Farm Loan Act, 1927

Loans having a total value of \$9,000 for the construction of 7 new farm houses were approved during the first quarter of 1949, and 10 loans with a value of \$5,000, were approved for the alteration and improvement of existing farm homes. In the first quarter of 1948, loans were approved with a value of \$6,000 for 6 new farm houses and 18 loans with a value of \$7,000 were approved for residential improvements and alterations.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 32 loans for new farm houses and 102 loans for the improvement and alteration of existing farm residential property in the first quarter of 1949. The loans for the new units had a total value of \$49,000, and for the improvements and alterations, \$82,000. In the first quarter of 1948, loans for new farm houses were higher, 56 valued at \$77,000, and for improvements and alterations lower, 56 valued at \$44,000.

Property Management Operations, Central Mortgage and Housing Corporation

The number of rental housing units under the management of the Corporation increased from 37,115 at the end of December, 1948, to 38,939 at the end of April, 1949. Compared with the situation at the end of April, 1948, vacancies were somewhat higher .8 per cent as against .6 per cent, but still remained very low. Vacancies among the units managed by the Corporation run lower than the general average because of the particularly high demand for low and medium rental dwellings.

Rental Insurance Plan⁽¹⁾

Agreements under the Rental Insurance Plan during the first quarter of 1949 were made in respect of 49 projects involving 2,197 rental dwellings.

(1) For further details on the Rental Insurance Plan, see *Housing in Canada*, July, 1948, pp. 10-11.

Total costs per unit as estimated by applicants, averaged \$7,436. Floor areas per unit averaged 887 square feet, number of rooms 3.9, and maximum monthly rentals authorized \$81.66. Since the inception of the plan in July, 1948, a total of 87 projects involving 4,416 units have been approved. These units averaged 883 square feet with 3.9 rooms and maximum monthly rentals of \$81.62.

Under the plan the Central Mortgage and Housing Corporation guarantees to the builders or owners of approved projects, for a period not exceeding 30 years, an annual return of rentals calculated to equal 2 per cent of the owner's investment in the project.

Double Depreciation for Rental Housing Projects

Five times as many rental units were approved for double depreciation in the first quarter of 1949 as in the corresponding period of 1948. Projects numbering 25 and involving 459 dwellings received approval in the 1949 period as compared with 13 projects accounting for 91 units in the first quarter of 1948. Prospective rentals for the units approved in the first quarter of 1949 averaged \$83.27 as against \$68.07 in the first quarter of 1948.

Priorities Assistance for House-Building

Priority ratings for building materials in house-construction were approved for 2,559 housing units in the first quarter of 1949, representing a decline of 25 per cent from the first quarter of 1948. The decline is attributable mainly to the falling off of house-construction under the Integrated Housing Plan, and the small volume of construction for Armed Service Married Quarters in the first three months of the year.

Housing Corporation, Province of Ontario

Approvals of second mortgage loans by the Housing Corporation of the Province of Ontario, numbered 2,368 in the first four months of 1949, involving \$2.7 million. Since the beginning of operations in May, 1948, 6,036 loans have been approved for \$6.6 million. The loans over this period averaged \$1,090 per unit.

Loans under the Housing Corporation are authorized to the first occupants of newly-built single family units where a first mortgage has been arranged with an established lending institution. The amount of a loan may not exceed one-half the required down payment, 20 per cent of the cost of the property, or \$1,250. The loans are made at $3\frac{1}{2}$ per cent interest and amortized over 20 years. Monies are advanced on completion of the dwelling following the disbursement of the entire first mortgage. Should the property be sold subsequently, any net profit on the transaction is payable on the Provincial loan. No loans will be made where the cost of the property to the applicant exceeds \$15,000.

The Housing Corporation, Province of Ontario, was established under the terms of The Housing Development Act, 1948.⁽¹⁾

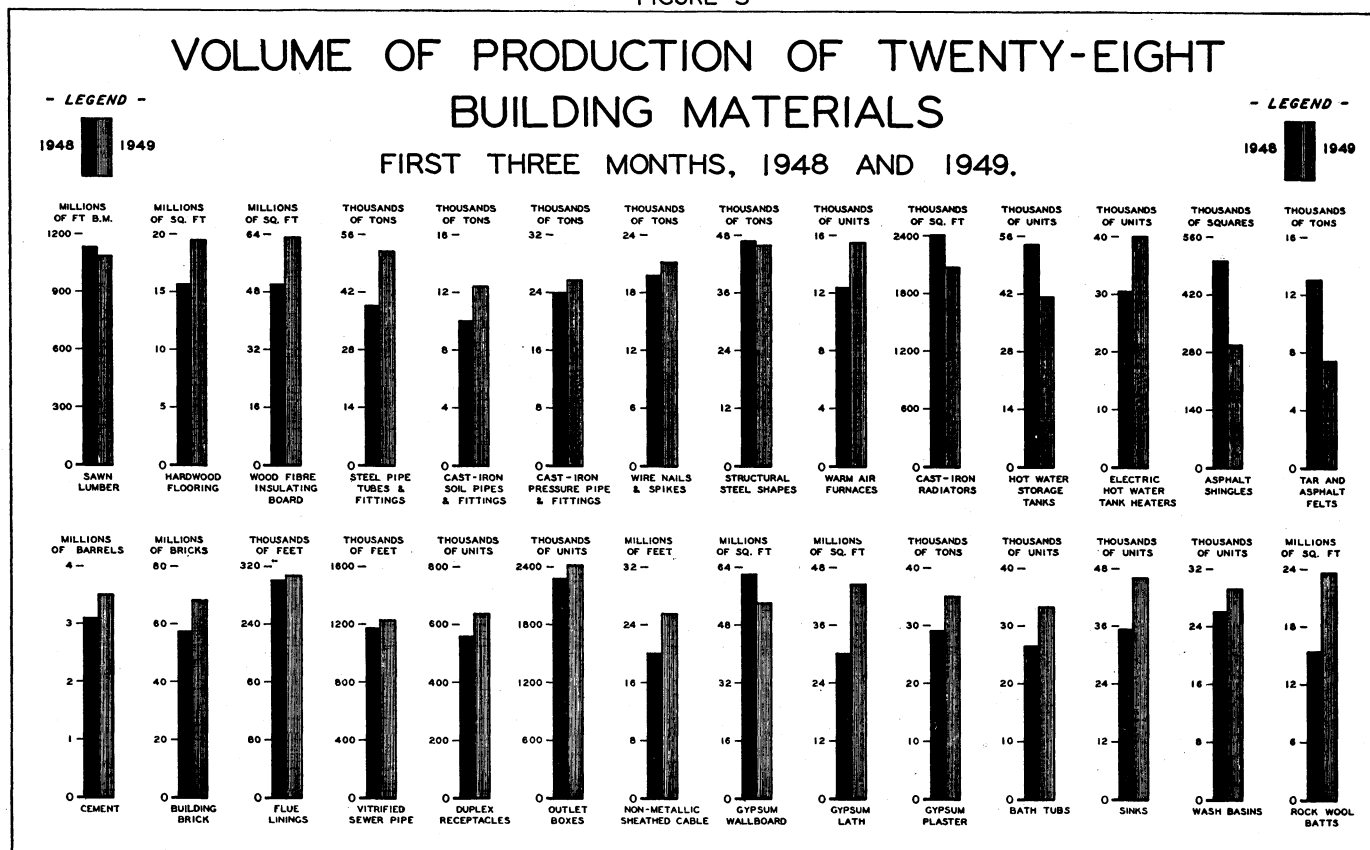
SECTION 4.—REAL ESTATE LENDING

(See Tables 24 and 25)

The substantial increase in institutional mortgage lending during the first quarter of 1949 reflects the upward trend in house-building and the growing importance of housing project development with comparatively heavy loan

⁽¹⁾ 12 George VI Chapter 44, Statutes of the Province of Ontario, assented to on April 16, 1948.

- FIGURE 3 -



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

requirements. Institutional mortgage loans during the first three months of 1949 were approved for 7,852 new non-farm housing units, an increase of 44 per cent over the corresponding period of 1948, when loans were approved in respect of 5,468 new dwellings.

Multiple units, indicating roughly the rental component, accounted for an increased proportion of the new units approved in the first quarter of 1949. Of the total of new dwellings for which loans were approved in the first quarter of 1949, 3,078 or 39 per cent were multiple, as against 1,893, or 35 per cent in the corresponding period of 1948.

SECTION 5.—BUILDING MATERIALS (See Tables 26-31)

Production of Building Materials

In the building materials field the first quarter of 1949 saw a continued trend of increase in output supported by the sustained level of construction activity (see Figure 3). Of 35 materials covered in this review, 16 showed increases in output of 20 per cent to 54 per cent in the first quarter of 1949 as compared with the first quarter of 1948. Rock wool batts led this group with an increase in output of 54 per cent, followed by concrete blocks 48 per cent, gypsum lath 47 per cent. Output of steel pipe increased 34 per cent but the gain was chiefly in larger sizes not used in house-construction. 8 materials showed increases of 3 per cent to 19 per cent. 11 declined in output. Of these, asphalt shingles and felts, which declined over 40 per cent, are in ample supply and the drop in output reflects this market condition. The same is true of loose rock wool and sawn lumber. The other materials which declined in output include cement pipe and tile, hot water storage tanks, domestic heating boilers, single pole switches, gypsum wallboard, cast-iron radiators, and structural steel.

Supply of Building Materials

With the accelerated housing programme in the first quarter of 1949, the building industry continued to press on available supplies of building materials and shortages were still present in some lines. Factory sales of 14 out of 18 materials covered in this review were higher in the first quarter of 1949 than in the corresponding period of 1948. For four other items, single pole switches, domestic heating boilers, hot water storage tanks, and gypsum wallboard, sales declined over the period.

Factory stocks of 11 out of 18 materials were higher at the end of March, 1949, than a year earlier. Three of these items, cast-iron soil pipe, rock wool batts, and non-metallic sheathed cable were in good supply at March 31. Two others, gypsum lath and wallboard, are in short supply. The remaining 6, although not short, were being absorbed at the rate of production. Stocks of 7 materials were lower at the end of March, 1949, than a year earlier. These include building brick, small sizes of steel pipe, wire nails, bath tubs and sinks, which were in short supply, cement and flue linings, which were meeting but not exceeding requirements.

Imports and Exports

Imports of glass during the first three months of 1949, at 14 million square feet, were 37 per cent lower than in the corresponding period of 1948 as a result

of adequate supplies. Imports of building board and lath rose from 2 million square feet in the first 3 months of 1948 to 35 million square feet in the first quarter of 1949. This increase was brought about by heavy domestic requirements for gypsum lath, imports of which were authorized upon certification that they would be used in house-construction. Cement imports were also increased during the period. Exports of nails, under special arrangements whereby the basic materials were imported and finished in Canada, increased from 177 tons in the first quarter of 1948 to 462 tons in the corresponding period of 1949. Brick exports rose slightly from .5 million to .7 million during the period. Exports of lumber fell off by 31 per cent from 610.9 million board feet in the first quarter of 1948 to 423.0 million board feet in the corresponding quarter of 1949. Shipments to the United States were down 135 million board feet (34 per cent), and to the United Kingdom, 96 million (56 per cent). Exports of wood shingles, pulp and fibre wallboard, and paints, pigments and varnishes, also declined.

The overall drop in exports brought about a decline in the tonnage of building materials loaded on Canadian railway cars. A group of materials, including lumber, timber, gravel, sand, crushed stone, brick, cement, sewer pipe, and drain tile, showed a total of 2.2 million tons loaded in the first quarter of 1949, as against 2.6 million in the first quarter of 1948.

Employment in Building Material Industries

Returns from a group of building material producers, employing 15 or more employees, indicate that the increase in building material production from 1948 to 1949, was accompanied by a notable rise in employment. An average of 106,000 employees were reported for the first quarter of 1949 as against 100,000 in the corresponding period of 1948.

SECTION 6.—BUILDING LABOUR

(See Tables 32-41)

Employment and Earnings

Housing and other building construction activity continued to provide more jobs in the first quarter of 1949 than a year earlier. Although construction employment showed a seasonal decline of 21 per cent from 317,000 in November, 1948, to 251,000 at the beginning of March, 1949, it still remained 15 per cent above the corresponding level for the first quarter of 1948. This increase compares with a rise of only 1 per cent in total non-agricultural employment during the period. The monthly index of employment in the building industry rose 11 per cent from 290.7 at the beginning of April, 1948, to 323.8 at the beginning of April, 1949. Earnings of hourly workers in the building industry increased 9 per cent from \$.99 an hour in March, 1948, to \$1.08 in March, 1949, (see also p. 18). As a result of a small reduction in the length of the average working week, weekly earnings rose somewhat less, 8 per cent, from \$40.87 to \$44.05 during the period.

The Labour Market

Despite the increase in building and construction employment, unemployment in the construction trades in the first quarter of 1949 was considerably above the levels of the previous post-war years. The series on unplaced applicants in the construction trades, the percentage of trade union membership

unemployed in the construction trades, and the number of construction workers establishing benefit years with the Unemployment Insurance Commission, all showed increases in the first quarter of 1949 over the previous post-war years.

To a large extent, this increase in unemployment reflects the impact of seasonal influences on a construction labour force and building programme that was larger in the early months of 1949 than in the three preceding years. But it suggests also that the surplus of construction workers, characteristic of the winter season, was being absorbed by other industry to a lesser extent in the first quarter of 1949 than in 1946, 1947 and 1948. Employment in all non-agricultural industry showed little increase in the first quarter of 1949 as compared with the corresponding period of 1948. And unemployment in all non-agricultural industry estimated at 192,000 for the first week of March, 1949, was 29 per cent higher than a year earlier.

Supply of Construction Workers

The sources of new construction workers in Canada showed a decline in the first quarter of 1949. Vocational and apprenticeship trainees for the construction trades under the Dominion-Provincial training scheme numbered 5,748 at the end of March, 1949, as against 6,899 one year earlier. In addition, immigration of construction workers into Canada was down 20 per cent from 978 during the first quarter of 1948 to 783 in the corresponding period of 1949, of whom 665 were skilled and 118 semi-skilled and unskilled. Emigration of skilled construction tradesmen during the first quarter of 1949 totalled 234, resulting in a net immigration of skilled construction workers during the period of 431. This represents a decline of 46 per cent from the first quarter of 1948.

Strikes in the Building Industry

There were only two strikes in the building industry in Canada during the first four months of 1949 involving a time loss of 942 man-working-days. Strikes in the building industry are characteristically low in the late winter and early spring because of the seasonal decline in activity during those months.

SECTION 7.—BUILDING COSTS (See Tables 42-45)

Material prices and wage rates were changed little during the first quarter of 1949. Despite the increase in house-building activity over the first quarter of 1948, the demand for building materials and labour was short of the peak season levels of 1948. The combined index of wholesale prices of residential building materials and wage rates of construction workers stood at 206.9 at the end of March, 1949, as compared with 206.3 at the end of December, 1948. The level of the index at March, 1949, represents an increase of 10 per cent over the level at March, 1948, and a rise of 5 per cent over the annual average for the full year, 1948.

Material Prices, 1st Quarter, 1949

Residential building material wholesale prices increased less than 1 per cent from December of 1948 to March of 1949. Small increases in the price of the paint and glass group of materials and the plumbing and heating equipment group were offset for the most part by a moderate decline in the price of lumber. The composite price index of residential building materials stood at

224.5 in March, 1949, representing an increase of 10 per cent over the corresponding month of 1948 and a rise of 6 per cent over the average level for the full year 1948.

Wage Rates, 1st Quarter, 1949

Wage rates in the construction trades, which are characteristically stable during the first quarter, showed little change between December, 1948, and March, 1949. The composite index of wage rates in construction trades (including holiday pay allowances) stood at 182.6 in March, 1949, as against 181.8 at the end of 1948. The March level represents an increase of 10 per cent over March, 1948, and of 3 per cent over the annual average for the full year, 1948.

SECTION 8.—BUILDING INDUSTRY (See Tables 46-48)

Financial Statistics, 16 Construction Companies

Financial statistics on 16 construction companies provide some indication of increased earnings in the industry over the period 1945-1947. Net operating profit before depreciation increased from \$1.3 million in 1945 to \$1.7 million in 1946 and \$2.3 million in 1947. Information on gross sales is not available for all the companies but data relating to about half of them indicate that these profits in 1947 represented about 12 per cent of operating revenues.

An additional trend indicating the activity of the construction industry over the period is found in the heavy volume of net real investment which totalled \$5.3 million for the three years, \$3.2 million of which was in plant, property and equipment and \$2.1 million in inventories. This heavy investment although financed largely out of earnings, occasioned a decline in net working capital from \$.9 million at the end of 1945 to \$.3 million at the end of 1947.

Bankruptcies in the Construction Industry, Building Material Industries, and All Industries

The incidence of commercial failure was on the increase in the first quarter of 1949. The number of bankruptcies in the construction industry increased from 15 in the first quarter of 1948 to 28 in the corresponding period of 1949, while in the building material industries commercial failures rose from 6 to 20 over the period. However in both cases the average amount of defaulted liabilities per firm declined, indicating the vulnerability of some marginal small enterprises.

Common Stock Prices

Common stock prices of 16 building material companies were 6 per cent higher in April of 1949 than a year earlier. Over the same period the index of stock prices for industrial producers in general declined by 4 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 — MARCH, 1949.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946	330,732	114,931	134,088
1947			
1st Quarter	89,112	30,851	17,279
2nd Quarter	96,556	30,157	37,864
3rd Quarter	91,771	27,119	41,472
4th Quarter	81,864	29,541	30,696
Total, 1947 ⁽²⁾	359,303	117,668	127,311
1948			
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
October	30,118	9,521	12,894
November	26,877	9,462	10,101
December	29,507	11,022	8,751
4th Quarter	86,502	30,005	31,746
Total, 1948 ⁽²⁾	345,689	119,470	123,637
1949			
January	23,637	8,870	4,905
February	24,446	8,787	5,229
March	29,401	11,123	5,341
1st Quarter	77,484	28,780	15,475

(1) Excluding Yukon and Northwest Territories.

(2) Preliminary.

TABLE 2.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1949.

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	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
October	2,399	3,925	6,324	2,708	4,051	6,759	4,920	5,405	10,325	1,404	1,354	2,758	13,083
November	2,037	3,726	5,763	2,175	3,191	5,366	4,473	4,238	8,711	1,290	1,128	2,418	11,129
December	1,928	3,186	5,114	2,289	2,592	4,881	3,888	3,681	7,569	1,226	1,200	2,426	9,995
4th Quarter	6,364	10,837	17,201	7,172	9,834	17,006	13,281	13,324	26,605	3,920	3,682	7,602	34,207
Total, 1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949													
January	1,513	2,214	3,727	1,607	2,115	3,722	2,884	2,845	5,729	843	877	1,720	7,449
February	1,224	2,325	3,549	1,451	1,648	3,099	2,797	2,342	5,139	752	757	1,509	6,648
March	1,939	2,945	4,884	1,991	2,303	4,294	3,690	3,104	6,794	1,194	1,180	2,374	9,168
1st Quarter	4,676	7,484	12,160	5,049	6,066	11,115	9,371	8,291	17,662	2,789	2,814	5,603	23,265

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 3.— NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945 — APRIL, 1949.

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⁾
1948 ⁽⁴⁾	95,340 ⁽³⁾	81,243	— ⁽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 ⁽⁴⁾			
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
November	7,795	9,701	61,093
December	3,846	7,994	56,456
4th Quarter	19,078	25,859	—
Total, 1948 ⁽⁴⁾	90,194	76,097	—
1949 ⁽⁴⁾			
January	3,066	6,643	52,852
February	1,745	4,807	49,667
March	3,585	6,376	46,886
1st Quarter	8,396	17,826	—
April	8,466	7,251	48,080

(1) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 79).

(2) Not available.

(3) Estimated.

(4) Data for 1948 and 1949 exclude Yukon and Northwest Territory.

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 — APRIL, 1949.

Period	Starts					Completions					Under Construction (At End of Period)				
	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Rental Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other ⁽¹⁾	Total ⁽¹⁾
1946 December	—	—	—	—	—	—	—	—	—	—	3,557	2,811	1,440	19,781	27,589
1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	4,231	303	4,028	20,948	29,510
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	—	—	—	—	—
3rd Quarter	3,649	—	1,649	14,397	19,695	1,033	—	1,750	8,167	10,950	5,165	—	3,866	32,266	41,297
4th Quarter	1,613	—	1,085	11,022	13,720	988	1	1,583	13,320	15,891	5,790	—	3,064 ⁽²⁾	30,363 ⁽²⁾	39,217
Total, 1948	7,227	1	5,417	45,026	57,671	5,556	305	5,998	36,148	48,007	—	—	—	—	—
1949															
January	54	—	133	1,806	1,993	486	—	381	3,685	4,552	5,335	—	2,816	28,487	36,638
February	27	—	329	988	1,344	597	—	562	2,658	3,817	4,765	—	2,583	26,748	34,096
March	121	—	120	2,727	2,968	847	—	295	3,627	4,769	4,035	—	2,408	25,862	32,305
1st Quarter	202	—	582	5,521	6,305	1,930	—	1,238	9,970	13,138	—	—	—	—	—
April ⁽³⁾	171	—	100	5,635	5,806	690	—	532	3,984	5,206	3,516	—	1,976	27,393	32,885

(1) Data for 1948 and 1949 adjusted (see p. 80).

(2) Revised in accordance with year-end review.

(3) Preliminary.

TABLE 5. — NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1949.

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	182.7	18.0	200.7	6,274	39,023	45,297
1947						
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
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	2.4	33.7	478	5,334	5,812
May	33.3	3.5	36.8	397	5,880	6,277
June	33.8	2.8	36.6	659	5,570 ⁽¹⁾	6,229 ⁽¹⁾
2nd Quarter	98.5	8.7	107.1	1,534	16,784 ⁽¹⁾	18,318 ⁽¹⁾
July	29.4	2.4	31.8	657	4,590	5,247
August	29.1	2.2	31.3	386	4,791	5,177
September	24.7	1.9	26.6	561	4,004	4,565
3rd Quarter	83.2	6.5	89.7	1,604	13,385	14,989
October	24.6	1.9	26.5	881	3,595	4,476
November	22.1	1.4	23.5	591	3,164	3,755
December	18.8	1.2	20.0	395	2,917	3,312
4th Quarter	65.5	4.5	70.0	1,867	9,676	11,543
Total, 1948	276.3	23.1	299.5	6,473	44,838 ⁽¹⁾	51,311 ⁽¹⁾
1949						
January	8.7	.9	9.5	351	1,296	1,647
February	10.4	1.1	11.5	439	1,370	1,809
March	27.0	1.7	28.7	1,001	3,668	4,669
1st Quarter	46.1	3.7	49.7	1,791	6,334	8,125

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — APRIL, 1949.

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	19.0	194.1	213.1	3,140	38,162	41,302
1947						
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
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
November	6.7	23.1	29.8	783	3,908	4,691
December	2.7	15.1	17.8	317	2,495	2,812
4th Quarter	11.9	67.9	79.7	1,389	11,414	12,803
Total, 1948	30.1	342.9	373.1	3,731	62,500	66,231
1949						
January	15.1	15.2	30.3	2,000	2,334	4,334
February	3.8	15.5	19.2	446	2,313	2,759
March	5.8	14.1	19.9	676	2,266	2,942
1st Quarter	24.7	44.8	69.5	3,122	6,913	10,035
April	5.2	31.1	36.4	610	4,880	5,490

(1) Estimated (see p. 80).

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 — APRIL, 1949.⁽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			
1st Quarter.....	718	888	4,114
2nd Quarter.....	4,119	4,642	22,473
3rd Quarter.....	2,886	3,598	17,348
4th Quarter.....	2,826	3,606	17,775
Sub-total	10,549	12,734	61,709
1948			
January.....	507	540	2,644
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,944	2,462	12,018
April.....	1,529	1,895	9,698
May.....	1,953	2,361	12,515
June.....	1,850	2,408	12,696
2nd Quarter.....	5,332	6,664	34,909
July.....	1,811	2,152	11,453
August.....	1,647	1,858	9,937
September.....	2,164	2,556	13,570
3rd Quarter.....	5,622	6,566	34,960
October.....	1,610	1,756	9,512
November.....	1,243	1,693	8,796
December.....	1,187	1,640	8,433
4th Quarter.....	4,040	5,089	26,741
Sub-total	16,938	20,781	108,629
1949			
January ⁽⁴⁾	816	1,559	8,314
February.....	783	1,356	7,403
March.....	1,137	1,845	9,879
1st Quarter.....	2,736	4,760	25,596
April ⁽⁵⁾	1,603	1,923	10,218
Total, Feb. 1, 1945 — April 30, 1949	45,397	58,935	291,619

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, 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,
FIRST QUARTERS, 1948 AND 1949.

Type of Loan	First Quarter, 1948 ⁽¹⁾				First Quarter, 1949			
	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	386	390	1,926	4,939	645	670	3,542	5,287
Loans to builders for sale:								
Integrated housing	969 ⁽²⁾	1,150	5,755	5,004	192 ⁽²⁾	225	1,262	5,608
Other	503	541	2,778	5,135	1,768	1,955	10,526	5,384
Sub-total	1,858 ⁽²⁾	2,081	10,459	5,026	2,605 ⁽²⁾	2,850	15,330	5,379
<i>Housing for Rental Purposes</i>								
Loans to individuals	85	381	1,475	3,871	129	1,895	10,244	5,406
Primary industries	—	—	—	—	—	—	—	—
Limited Dividend Corporations	—	—	—	—	2	15	22	1,467
Sub-total	85	381	1,475	3,871	131	1,910	10,266	5,375
Total Gross Loans	1,943	2,462	11,934	4,847	2,736	4,760	25,596	5,377

(1) Data have been revised in accordance with year-end review.

(2) Include 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,
FIRST QUARTERS, 1948 AND 1949.

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. \$
(2) 1948—First Quarter											
Single 1-Storey	982	982	4,541	472	5,889	94	6,455	5,416	4,624	832	7.08
Single 1½-Storey	447	447	2,623	561	7,033	156	7,750	6,928	5,869	992	—
Single 2-Storey	168	171	1,084	662	8,411	172	9,245	7,948	6,341	1,289	6.52
Semi-Detached	51	74	378	487	6,800	196	7,483	6,403	5,102	968	7.03
Duplex	14	28	119	380	6,225	139	6,744	5,398	4,248	893	6.97
Triplex	7	21	81	355	5,882	61	6,298	4,976	3,871	986	5.97
Double Duplex	69	148	656	379	5,892	248	6,519	5,563	4,430	906	6.50
Row House	185	386	1,620	263	5,233	110	5,606	5,222	4,197	902	5.80
Apartment	20	205	832	371	5,583	366	6,320	5,184	4,056	868	6.43
Total(2)	1,943	2,462	11,934	453	6,175	148	6,776	5,851	4,847	917	6.64
1949—First Quarter											
Single 1-Storey	1,163	1,163	5,896	651	7,207	133	7,991	6,111	5,070	893	8.07
Single 1½-Storey	770	770	4,470	689	7,982	173	8,844	7,117	5,806	1,023	—
Single 2-Storey	328	331	2,134	718	9,274	198	10,190	8,147	6,448	1,315	7.05
Semi-Detached	117	134	824	600	8,891	222	9,713	7,878	6,150	1,227	7.25
Duplex	70	140	633	321	6,808	177	7,306	5,771	4,518	1,115	6.50
Triplex	14	42	187	653	7,570	325	8,548	5,650	4,445	1,045	7.25
Double Duplex	72	154	757	437	7,297	267	8,001	6,289	4,916	1,032	7.07
Row House	141	288	1,237	303	5,557	167	6,027	5,491	4,295	937	5.93
Apartment	58	1,691	9,285	297	6,390	547	7,240	6,237	5,491	852	7.50
Total(3)	2,733	4,713	25,424	495	7,129	305	7,929	6,467	5,394	952	7.43

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

(2) Revised in accordance with year-end review.

(3) Excludes one loan for \$150,000 approved for a staff house to contain 32 units.

TABLE 10. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1949.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947				
1st Quarter	3	5	9,750	1,950
2nd Quarter	4	7	12,975	1,854
3rd Quarter	2	2	3,400	1,700
4th Quarter	2	2	4,650	2,325
Sub-total	11	16	30,775	1,923
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	—	—	—
August	1	2	3,000	1,500
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Sub-total	3	4	7,000	1,750
1949				
1st Quarter	0	—	—	—
Total, April, 1946 —March, 1949	39	68	114,090	1,678

TABLE 11.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — MARCH, 1949.

Period	Number of Housing Units			Actual Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941–1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,392
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947							
1st Quarter	180	2,055	2,191	5,472	6	325	5,803
2nd Quarter	1,367	1,654	1,904	3,419	7	410	3,836
3rd Quarter	2,780	890	3,794	7,545	3	526	8,074
4th Quarter	2,382	822	5,354	10,265	5	632	10,902
Sub-total	6,709	5,421	—	26,701	21	1,893	28,615
1948							
January	21	508	4,867	3,821	—	198	4,019
February	214	731	4,350	3,303	2	239	3,544
March	99	726	3,723	5,225	3	355	5,583
1st Quarter	334	1,965	—	12,349	5	792	13,146
April	530	1,040	3,213	409	—	68	477
May	371	813	2,771	1,937	—	267	2,204
June	1,042	671	3,142	2,022	—	356	2,378
2nd Quarter	1,943	2,524	—	4,368	—	691	5,059
July	987	563	3,566	2,916	—	352	3,268
August	1,389	358	4,597	2,976	1	338	3,315
September	1,455	436	5,616	5,077	3	482	5,562
3rd Quarter	3,831	1,357	—	10,969	4	1,172	12,145
October	1,364	264	6,716	7,182	10	177	7,369
November	588	363	6,941	5,464	8	329	5,801
December	241	461	6,721	8,848	12	535	9,395
4th Quarter	2,193	1,088	—	21,494	30	1,041	22,565
Sub-total	8,301	6,934	—	49,180	39	3,696	52,915
1949							
January	54	521	6,254	951	—	294	1,245
February	27	656	5,615	4,028	2	151	4,180
March	127	981	4,761	6,320	2	570	6,892
1st Quarter	208	2,158	—	11,299	4	1,015	12,318
Total, April, 1941 March, 1949	45,055	40,284	—	182,435	13,890	25,454	221,780

(1) Operations during 1941–1947 conducted by Wartime Housing Limited.

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

TABLE 12.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — APRIL, 1949.

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—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	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	8,569	1
November.....	110	8,216	1
December.....	104	7,745	1
1949—January.....	97	7,235	1
February.....	91	6,755	1
March.....	84	5,940	1
April.....	73 ⁽²⁾	5,049	1

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

(2) Number of municipalities in which projects were in progress at April 30 total 65.

TABLE 13. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1948, AND MARCH, 1949.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		March, 1948	Dec., 1948	March, 1949
1.	Excavation.....	975	1,024	1,179
2.	Foundation.....	1,253	1,296	1,450
3.	Water and sewer under building....	1,726	3,021	2,646
4.	Framing.....	1,416	2,551	1,645
5.	Doors, frames and window sash....	1,659	3,665	1,787
6.	Chimneys.....	1,764	4,357	2,518
7.	Roofs shingled.....	1,666	3,942	1,955
8.	Plumbing roughed in.....	1,780	4,554	2,320
9.	Wiring roughed in.....	2,017	5,138	2,704
10.	Insulation.....	2,318	5,705	3,042
11.	Wall and ceiling board and taping..	2,612	6,274	3,536
12.	Finished flooring laid.....	2,533	6,373	3,657
13.	Exterior finish, including siding and trim.....	2,306	5,205	2,860
14.	Porches.....	2,167	5,390	3,411
15.	Interior trim.....	2,997	7,118	4,208
16.	Interior painting.....	4,062	7,482	5,260
17.	Hardware.....	3,851	7,327	5,133
18.	Plumbing fixtures.....	3,815	7,278	5,025
19.	Electrical work complete.....	4,137	7,482	5,393
20.	Exterior painting.....	6,401	8,575	8,615
21.	Water and sewer to main.....	3,085	3,866	2,852
22.	Electrical services connected.....	4,374	7,529	5,497
23.	Final inspection.....	4,698	7,745	5,940

TABLE 14. — 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 — MARCH, 1949.

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—Mar., 1949	2,673	17,591 ⁽¹⁾	4,139	1,492	23,222 ⁽¹⁾
2. Small Holdings, Individual Projects, Sept. 23, 1943—Mar., 1949	12,699 ⁽¹⁾	35,723 ⁽¹⁾	4,382	18,504 ⁽¹⁾	58,609 ⁽¹⁾
3. Full-Time Farming, Sept. 23, 1943—Mar., 1949	7,614 ⁽¹⁾	1,819	4,204 ⁽¹⁾	15,104 ⁽¹⁾	21,127 ⁽¹⁾
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Mar., 1949	2,934	2,484	387 ⁽¹⁾	680 ⁽¹⁾	3,551 ⁽¹⁾
5. Total, All Projects, Sept. 23, 1943—Mar., 1949	25,920 ⁽¹⁾	57,617	13,112 ⁽¹⁾	35,780 ⁽¹⁾	106,509 ⁽¹⁾

(1) Revised (see p. 81)

TABLE 15.— OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE,
BY TYPE OF PROJECT, CANADA,
SEPTEMBER 23, 1943 — MARCH, 1949.

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, 1948	2,673	—	21,231 ⁽¹⁾	1,490	22,721 ⁽¹⁾
1948—1st Quarter	4	—	614	—	614
1949—1st Quarter	—	—	—	2	2
Sub-total, Sept. 23, 1943—Mar. 31, 1949	2,673	—	21,231	1,492	22,723
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1948	2,910	1,657	22,836	30,581	53,417
1948—1st Quarter	610	1,135	2,102	1,686	3,788
1949—1st Quarter	112	1,728	2,194	656	2,850
Sub-total, Sept. 23, 1943—Mar. 31, 1949	3,022	—	25,030	31,237	56,267 ⁽²⁾
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1948	430	252	4,043	65,985	70,028
1948—1st Quarter	28	320	277	3,256	3,533
1949—1st Quarter	41	230	241	2,081	2,322
Sub-total, Sept. 23, 1943—Mar. 31, 1949	471	—	4,284	68,066	72,350 ⁽²⁾
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1948	426 ⁽³⁾	293 ⁽³⁾	2,703	784	3,487
1948—1st Quarter	55 ⁽³⁾	237 ⁽³⁾	203	59	262
1949—1st Quarter	41 ⁽³⁾	317 ⁽³⁾	209	46	255
Sub-total, Sept. 23, 1943—Mar. 31, 1949	467	—	2,912	830	3,742
5. All Projects, Sept. 23, 1943—Dec. 31, 1948	6,439	2,202	50,813 ⁽¹⁾	98,840	149,653 ⁽¹⁾
1948—1st Quarter	697	1,692	3,196	5,001	8,196
1949—1st Quarter	194	2,275	2,644	2,785	5,429
Total, September 23, 1943—March 31, 1949	6,633	—	53,457	101,625	155,082

(1) Revised (see p. 82).

(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 \$388,414 at the end of December, 1948, and \$23,207 during the first quarter, 1949; for permanent improvements they amounted to \$178,641 at the end of December, 1948, and \$17,944 during the first quarter, 1949.

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

TABLE 16.— ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA.
1947 — MARCH, 1949.⁽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	2,132	3,960	167	4,127
4th Quarter	257	1	258	243	136	379	1,967	30	1,997	4,383	—	4,383
Sub-total	1,807	174	1,981	363	643	1,006	—	—	—	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
Total, Jan., 1947— March, 1949	2,458	1,000	3,458	926	1,095	2,021	—	—	—	14,923 ⁽³⁾	1,160	16,082 ⁽³⁾

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

TABLE 17. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1949.

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	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
October	5	8	9	5	197	519	198	531
November	8	19	19	10	213	555	216	583
December	2	3	16	7	211	590	213	600
4th Quarter	15	29	44	21	621	1,664	627	1,714
Sub-total	62	85	145	66	1,813	4,663	1,828	4,814
1949								
January	6	7	8	3	151	446	152	457
February	0	0	2	2	58	181	58	182
March	1	2	0	—	43	133	44	135
1st Quarter	7	9	10	5	252	760	254	774
Total, May, 1929— March, 1949	—	—	—	—	—	—	32,254	68,966

(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 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1949.

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	387	488	448	333	21,211	17,340	22,046	18,160
1948								
January	12	21	22	17	1,152	1,083	1,186	1,122
February	17	26	13	13	1,101	1,027	1,131	1,065
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	77	56	44	4,147	3,788	4,259	3,908
April	27	40	45	43	2,903	2,447	2,975	2,530
May	33	44	40	34	3,468	2,950	3,541	3,029
June	46	50	72	72	2,825	2,647	2,943	2,770
2nd Quarter	106	134	157	150	9,196	8,044	9,459	8,329
July	41	55	48	43	3,225	3,252	3,314	3,350
August	29	40	51	40	4,033	4,483	4,113	4,564
September	10	12	40	34	2,323	2,556	2,373	2,602
3rd Quarter	80	108	139	116	9,581	10,292	9,800	10,516
October	30	48	69	48	2,836	2,722	2,935	2,818
November	39	53	56	38	2,356	2,165	2,451	2,255
December	17	29	47	38	1,463	1,438	1,527	1,504
4th Quarter	86	129	172	124	6,655	6,325	6,913	6,578
Sub-total	328	448	524	434	29,579	28,449	30,431	29,331
1949								
January	9	10	26	21	1,493	1,507	1,528	1,537
February	10	16	22	16	1,445	1,421	1,477	1,453
March	13	23	54	46	3,254	3,143	3,321	3,212
1st Quarter	32	49	102	82	6,071	6,192	6,326	6,203
Total, March, 1945 — March, 1949	1354	1,652	1,671	1,231	73,119	64,073	76,144	66,956

(1) Covers period March 1 — December 31.

TABLE 19.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947 — APRIL, 1949.

As at End of Month	Units in New Structures						Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total					
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947										
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
January	30,551	.4	1,032	.3	31,583	.4	2,079	—	33,662	.4
February	31,056	.5	1,117	—	32,173	.5	2,065	—	34,238	.4
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4
April	31,945	.7	1,140	—	33,085	.7	2,065	—	35,150	.6
May	32,713	.8	1,142	—	33,855	.7	2,039	—	35,894	.7
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
July	33,774	.4	1,142	—	34,916	.4	2,005	—	36,921	.4
August	34,041	.5	1,142	—	35,183	.4	1,991	—	37,174	.4
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4
October	33,676	.4	1,310	—	34,986	.4	1,924	.3	36,910	.4
November	34,045	.3	1,336	—	35,381	.3	1,867	.2	37,248	.3
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
January	34,182	.4	1,416	.1	35,598	.3	1,791	.3	37,389	.3
February	34,613	.6	1,466	—	36,079	.6	1,770	.5	37,849	.6
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7
April ⁽¹⁾	35,817	.8	1,533	.3	37,350	.8	1,589	1.1	38,939	.8

(1) Preliminary.

TABLE 20.— OPERATIONS UNDER THE RENTAL INSURANCE PLAN, NUMBER OF PROJECTS AND UNITS APPROVED, AND AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, CANADA, JULY, 1948 — MARCH, 1949.

Period	Total Approvals			Average Per Unit			
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948							
July	1	28	225	4.0	865	8,036	83.83
August	1	15	109	4.0	912	7,320	69.00
September	8	420	3,078	4.0	904	7,328	80.00
3rd Quarter	10	463	3,413	4.0	902	7,371	79.83
October	6	131	905	4.1	881	6,907	78.67
November	9	689	4,968	3.8	854	7,210	82.17
December	13	936	6,962	3.9	885	7,438	82.42
4th Quarter	28	1,756	12,835	3.9	872	7,309	82.00
Sub-total	38	2,219	16,247	3.9	879	7,322	81.58
1949							
January	9	382	2,806	3.8	912	7,345	83.65
February	12	672	4,971	3.8	907	7,398	83.88
March	28	1,143	8,559	3.9	854	7,488	79.68
1st Quarter	49	2,197	16,336	3.9	887	7,436	81.66
Total, July, 1948 — March, 1949	87	4,416	32,583	3.9	883	7,378	81.62

TABLE 21. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,
JUNE, 1947 — APRIL, 1949.

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											
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
2nd Quarter	13	144	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
4th Quarter	9	128	892	237	6,317	416	6,970	956	6.61	4.6	71.78
Total, 1948	40	405	2,910	270	6,404	373	7,047	981	6.44	4.6	61.96
1949											
January	5	128	874	298	5,915	614	6,827	861	6.87	3.6	85.35
February	8	101	669	343	5,960	320	6,623	974	6.12	4.6	76.01
March	12	230	1,685	451	6,403	473	7,327	976	6.56	3.9	85.30
1st Quarter	25	459	3,228	385	6,169	479	7,033	944	6.54	4.0	83.27
April	5	81	550	371	5,746	669	6,786	889	6.23	3.8	75.95
Total, June, 1947 — April, 1949	98	1,315	9,232	299	6,144	535	6,977	959	6.37	4.4	69.16

(1) Covers period June to December.

TABLE 22. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — APRIL, 1949.

Period	Veterans' Land Act, 1942	Veterans' Rental 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	1,213	7,282	17	5,748	9,132	542	812	1,496	1,220	2,447	29,909
1948											
1st Quarter	118	520	—	1,180	503	64	369	363	278	—	3,395
2nd Quarter	282	3,565	—	2,654	850	222	447	50	124	139	8,333
3rd Quarter	480	3,720	—	1,614	971	509	755	153	270	—	8,472
4th Quarter	346	516	—	872	896	884	429	18	56	220	4,237
Sub-total	1,226	8,321	—	6,320	3,220	1,679	2,000	584	728	359	24,437
1949											
January	38	220	—	447	126	676	—	6	—	—	1,513
February	41	—	—	16	115	40	—	—	—	—	212
March	30	320	—	96	104	189	—	95	—	—	834
1st Quarter	109	540	—	559	345	905	—	101	—	—	2,559
April	42	159	—	194	74	204	—	—	5	—	618
Total, Aug. 23, 1945 — April, 1949	6,950	28,435	3,332	16,059	19,987	3,330	2,812	4,216	3,436	5,632	94,189

(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 23.— OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO,
NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS, AND
AVERAGE LOAN PER UNIT,
MAY, 1948 — APRIL, 1949.

Period	Number of Loans and Housing Units Approved	Amount of Loans Approved (\$000)	Average Loan Per Unit \$
1948			
May-June.....	597	623	1,044
July.....	330	343	1,041
August.....	404	421	1,042
September.....	495	527	1,065
3rd Quarter.....	1,229	1,292	1,051
October.....	564	608	1,079
November.....	534	587	1,099
December.....	744	819	1,101
4th Quarter.....	1,842	2,015	1,094
Sub-total	3,668	3,929	1,071
1949			
January.....	536	603	1,124
February.....	588	705	1,199
March.....	681	705	1,035
1st Quarter.....	1,805	2,013	1,115
April.....	563	638	1,133
Total, May, 1948— April, 1949	6,036	6,580	1,090

SECTION 4
REAL ESTATE LENDING

TABLE 24. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1949.

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	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														
1st Quarter	4,098	5,468	23,710	4,521	7,302	18,204	262	9,900	457	11,436	289	1,264	9,627	64,515
2nd Quarter	8,008	10,342	48,776	6,728	10,748	27,765	312	9,863	575	15,194	567	2,232	16,190	103,830
3rd Quarter	8,973	10,684	50,954	6,083	9,180	23,800	293	7,620	366	7,860	295	1,216	16,010	91,449
4th Quarter	7,517	9,643	45,094	5,160	8,085	22,233	255	6,168	399	8,052	442	1,964	13,773	83,510
Total, 1948	28,596	36,137	168,534	22,492	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304
1949														
January	1,782	2,665	11,843	1,204	1,821	4,860	63	1,892	95	2,240	78	388	3,222	21,223
February	1,545	2,078	9,848	1,386	2,294	5,857	96	3,448	102	1,943	79	417	3,208	21,514
March	2,144	3,109	15,215	1,830	2,853	7,682	79	1,992	160	4,497	98	486	4,311	29,872
1st Quarter	5,471	7,852	36,907	4,420	6,968	18,399	238	7,333	357	8,680	255	1,291	10,741	72,609

(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 25 because in two instances one loan covered several single dwellings (see footnotes 1, page 45, and 3, page 46, of Table 25).

TABLE 25.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1949.

Period	Life Insurance Companies					Trust Companies					Loan Companies				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)
1947	14,336 ⁽¹⁾	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736
1948															
1st Quarter	2,971	14,145	405	1,498	5,695	222	920	23	111	272	358	1,448	53	162	394
2nd Quarter	5,835	30,613	657	2,492	9,962	464	2,316	33	121	220	735	3,256	116	384	1,025
3rd Quarter	6,765	35,415	500	1,875	7,464	486	2,330	24	66	181	932	3,672	111	309	733
4th Quarter	5,194	27,629	524	2,226	9,008	392	1,847	26	87	203	1,059	4,188	92	324	704
Total, 1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564	372	1,179	2,857
1949															
January	1,232	6,531	226	1,030	3,741	85	441	4	27	68	198	797	18	58	121
February	996	5,542	143	613	2,423	132	469	1	2	13	222	992	24	73	210
March	1,383	7,447	195	1,036	4,635	200	1,189	6	19	69	221	954	34	95	177
1st Quarter	3,611	19,520	564	2,679	10,800	417	2,099	11	48	150	641	2,743	76	226	509

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 25. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1949. — *Continued.*

Period	Fraternal Societies ⁽¹⁾					Fire Insurance Companies					All Lending Institutions ⁽²⁾				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)
1947	102	519	134	320	1,242	2	30	13	33	137	17,753 ⁽³⁾	80,776	1,850	7,808	25,366
1948															
1st Quarter	24	136	39	106	602	—	—	3	16	98	3,575	16,649	523	1,893	7,061
2nd Quarter	85	480	78	211	831	—	—	5	15	73	7,119	36,665	889	3,223	12,111
3rd Quarter	105	583	49	144	572	—	—	1	2	4	8,288	41,999	685	2,396	8,955
4th Quarter	148	835	76	190	623	3	23	3	20	34	6,796	34,522	721	2,847	10,572
Total, 1948	362	2,034	242	651	2,628	3	23	12	53	209	25,778	129,835	2,818	10,359	38,699
1949															
January	7	39	9	24	97	2	5	1	2	5	1,524	7,812	258	1,141	4,031
February	15	88	9	20	85	1	4	2	4	21	1,366	7,095	179	712	2,753
March	79	509	25	75	224	1	12	—	—	—	1,884	10,110	260	1,225	5,105
1st Quarter	101	636	43	119	406	4	21	3	6	26	4,774	25,018	697	3,078	11,889

(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 24.

(3) Includes one loan approved for 2 single units and one for 21 single units.

SECTION 5
BUILDING MATERIALS

TABLE 26.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.
(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. $\frac{1}{4}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	—(4)	164.7	190.9	—(4)	—(4)	90.2
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	134.4
1947							
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
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	5,046	16.8	18.2	73.9	306.7	12.3
February	380.3	5,043	15.3	19.1	95.5	369.8	8.4
March	409.7	5,494	17.8	19.9	130.8	495.2	9.7
1st Quarter	1,131.2	15,583	49.9	57.2	300.2	1,171.7	30.4
April	353.3	5,608	18.0	22.7	98.2	312.1	11.1
May	504.7	5,123	18.4	25.1	78.1	452.1	13.2
June	603.2	5,226	18.0	30.7	98.3	407.7	16.3
2nd Quarter	1,461.2	15,957	54.4	78.5	274.6	1,171.9	40.6
July	619.2	5,160	19.1	31.9	106.9	464.5	14.9
August	586.5	5,682	19.4	30.2	117.1	391.4	14.6
September	525.4	5,715	18.7	30.8	101.9	439.5	14.9
3rd Quarter	1,731.1	16,557	57.2	92.9	325.9	1,295.4	44.4
October	413.1	5,877	19.1	31.0	87.0	475.8	13.9
November	292.2	6,060	19.1	30.9	116.1	483.7	14.8
December	297.1	5,973	21.1	26.2	93.8	468.2	13.2
4th Quarter	1,002.4	17,910	59.3	88.1	296.9	1,427.7	41.9
Total, 1948	5,325.9	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
January	336.3	5,759	20.2	23.9	105.6	407.7	13.8
February	361.1	6,394	20.1	20.9	85.7	431.5	12.0
March	396.0 ⁽⁵⁾	7,228	23.0	23.2	116.9	386.2	14.1
1st Quarter	1,093.4 ⁽⁵⁾	19,381	63.3	68.0	308.2	1,225.4	39.9

(1) Data for 1948 and 1949 are estimated.

(2) See p. 83.

(3) Estimated (see p. 83).

(4) Not available.

(5) Preliminary.

TABLE 26.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.— *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, Tubes 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	20.8	45.9	141.4	150.2	70.0	33.8	5.3
1946	25.3	65.2	123.1	115.5	58.8	54.8	10.1
1947							
1st Quarter	8.1	19.4	30.7	42.9	18.8	21.1	2.3
2nd Quarter	8.2	19.4	32.9	41.5	19.5	21.1	2.0
3rd Quarter	7.2	17.0	27.9	31.9	18.3	18.2	2.4
4th Quarter	9.1	21.9	28.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	120.2	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	13.8	16.9	6.9	5.9	.9
February	3.3	7.8	12.0	14.9	5.7	4.9	.8
March	3.5	8.2	12.9	14.8	7.2	4.4	.8
1st Quarter	10.1	23.7	38.7	46.7	19.7	15.3	2.5
April	3.7	8.0	12.3	15.7	7.2	6.0	.7
May	3.4	7.0	8.9	10.3	6.6	6.0	1.0
June	3.5	7.1	10.3	17.4	8.0	6.0	1.0
2nd Quarter	10.6	22.1	31.5	43.4	21.7	18.0	2.7
July	2.8	5.3	6.7	10.7	6.5	5.9	.8
August	3.7	7.8	9.9	11.7	7.7	8.4	.9
September	4.3	8.9	13.6	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	30.2	42.7	21.9	23.8	2.8
October	4.2	8.6	9.9	15.4	8.0	12.8	1.3
November	4.9	8.1	12.6	12.8	7.3	11.0	1.4
December	4.8	8.5	10.6	11.9	7.1	12.6	1.3
4th Quarter	13.9	25.2	33.1	40.1	22.4	36.4	4.0
Total, 1948	45.5	93.1	133.5	172.9	85.7	93.5	12.0
1949							
January	4.6	8.1	16.7	17.2	7.2	10.9	.9
February	3.8	8.4	15.1	10.4	6.5	7.0	.7
March	4.0	9.3	20.1	18.2	7.5	5.6	.8
1st Quarter	12.4	25.8	51.9	45.8	21.2	23.5	2.4

(1) See p. 83).

TABLE 26.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.— *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	27.1 ⁽³⁾	87.0	1,808.7	1,392.8	1,272.3	45.4
1947							
1st Quarter	2.5	4.4 ⁽³⁾	22.5	495.1	375.6	1,159.9	17.3
2nd Quarter	2.9	6.9 ⁽³⁾	29.8	680.5	595.8	1,348.1	17.4
3rd Quarter	3.4	11.0 ⁽³⁾	38.4	489.0	549.7	1,461.6	16.4
4th Quarter	3.4	10.5 ⁽³⁾	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	32.8 ⁽³⁾	124.0	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	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8	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	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4	249.7	202.3	714.0	8.8
2nd Quarter	3.4	11.2	41.9	716.0	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	620.4	3.7
August	1.3	4.2	17.3	180.0	117.8	742.9	5.6
September	1.2	3.9	17.9	227.1	234.0	987.4	6.1
3rd Quarter	3.8	12.3	51.4	534.5	439.3	2,350.7	15.4
October	1.4	4.0	13.5	179.4	201.7	857.5	6.0
November	1.3	4.2	11.3	220.6	183.9	621.5	7.7
December	1.1	3.3	8.4	183.9	215.9	776.0	8.8
4th Quarter	3.7	11.4	33.2	584.0	601.5	2,255.1	22.6
Total, 1948	14.0	41.4	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
January	1.1	3.1	6.9	208.2	143.0	762.4	10.3
February	1.1	3.0	8.0	180.0	262.3	773.1	8.2
March	1.3	3.5	8.3	281.8	231.1	884.0	6.9
1st Quarter	3.5	9.6	23.2	669.9	636.4	2,419.5	25.4

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

(2) Not available.

(3) Revised.

TABLE 26.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.— *Continued.*
(In Units Specified)

Period	Gypsum Products			Builders'(2) Hardware (\$000)	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster(1)		Bath Tubs(3)	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	—(4)	—(4)
1946	203.4	74.9	97.3	5,596.8	57.9	103.7	78.6
1947							
1st Quarter	50.5	24.2	26.0	1,406.5(5)	18.5	32.1	22.9
2nd Quarter	52.4	30.5	29.9	1,733.9(5)	21.8	32.8	23.1
3rd Quarter	51.3	25.4	31.2	1,324.4(5)	19.7	21.9	19.5
4th Quarter	59.5	31.0	32.6	1,439.1(5)	21.1	33.8	26.3
Total, 1947	213.7	111.1	119.7	5,903.9(5)	81.1	120.7	91.7
1948							
January	18.8	10.7	9.1	569.9	7.7	10.7	8.8
February	21.4	9.0	9.1	637.5	9.1	11.8	7.9
March	21.5	10.6	10.9	734.4	9.6	13.0	9.4
1st Quarter	61.7	30.3	29.1	1,941.8	26.4	35.5	26.1
April	21.9	12.0	11.2	730.5	10.3	13.6	9.2
May	19.2	15.6	12.5	675.9	7.9	11.1	7.7
June	15.2	11.2	11.0	761.9	7.8	12.2	10.0
2nd Quarter	56.3	38.8	34.7	2,168.3	26.0	36.9	26.9
July	19.7	11.1	12.7	654.2	7.3	8.6	8.3
August	18.2	16.1	13.1	536.9	6.1	7.7	6.2
September	20.2	13.7	14.1	684.2	8.5	13.1	9.6
3rd Quarter	58.1	40.9	39.9	1,875.3	21.9	29.4	24.1
October	21.5	14.5	15.6	756.5	8.7	12.5	9.0
November	19.4	16.0	13.2	772.3	10.5	13.6	11.0
December	21.4	13.4	10.2	678.3	8.5	11.8	12.4
4th Quarter	62.4	43.9	39.0	2,207.1	27.7	37.8	32.5
Total, 1948	238.5	153.9	142.7	8,192.5	102.1	139.6	109.6
1949							
January	18.1	16.2	10.1	749.1	11.1	12.8	10.0
February	15.9	13.9	11.9	711.5	10.5	13.8	9.1
March	19.9	14.4	12.9	867.4	11.6	19.4	10.1
1st Quarter	53.9	44.5	34.9	2,328.0	33.2	46.0	29.2

(1) Data for 1948 and 1949 estimated (see p. 84).

(2) Factory sales. Data for 1948 and 1949 are estimated (see p. 84).

(3) Estimated (see p. 85).

(4) Not available.

(5) Revised.

TABLE 26.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.— *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(1)	Asphalt(2) Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	14.3	7,179.1	128.8	57.2	1,432.2	29.5
1946	46.6	14.4(3)	8,006.9	138.4	76.6	1,982.6	38.8
1947							
1st Quarter	13.0	4.7(3)	2,277.9(3)	38.6(3)	25.4	505.8	9.5
2nd Quarter	13.6	4.4(3)	2,207.5(3)	40.7(3)	30.8	557.7	11.1
3rd Quarter	11.6	4.0(3)	1,881.3(3)	33.8(3)	29.8	516.0	12.2
4th Quarter	16.1(3)	5.3(3)	2,360.0(3)	44.6(3)	31.5	506.0	14.0
Total, 1947	54.3(3)	18.4(3)	8,726.7(3)	157.7(3)	117.5	2,085.6	46.7
1948							
January	4.5	1.7	787.1	20.7	9.5	164.6	4.0
February	4.0	1.5	774.8	15.0	10.1	165.5	4.5
March	3.8	1.5	841.3	18.1	10.8	171.6	4.5
1st Quarter	12.3	4.7	2,403.2	53.7	30.5	501.7	13.0
April	4.2	1.4	857.0	17.1	9.2	164.1	4.0
May	3.9	1.1	616.9	13.3	9.9	178.6	3.2
June	3.9	1.6	685.2	18.0	13.1	175.4	3.0
2nd Quarter	12.0	4.1	2,159.1	48.3	32.2	518.1	10.2
July	2.7	.9	457.3	8.8	9.1	173.7	3.2
August	4.5	1.5	571.9	13.9	11.0	199.5	3.5
September	4.8	1.7	736.4	13.7	8.4	199.4	4.3
3rd Quarter	12.0	4.1	1,765.6	36.4	28.5	572.6	11.0
October	7.1	1.6	751.5	15.3	10.1	197.6	4.3
November	6.5	8.0	793.6	15.7	15.1	154.7	4.1
December	6.2	1.7	712.7	11.2	8.9	99.1	2.9
4th Quarter	19.9	5.4	2,257.8	42.2	34.1	451.4	11.2
Total, 1948	56.3	18.2	8,585.7	180.6	125.3	2,043.8	45.4
1949							
January	5.0	1.4	667.7	16.5	13.3	108.1	2.5
February	5.1	1.3	666.3	12.2	12.9	84.8	2.4
March	5.4	1.2	747.9	12.7	13.8	103.3	2.5
1st Quarter	15.5	3.9	2,081.9	41.4	40.0	296.2	7.4

(1) Data for 1948 and 1949 are estimated (see p.p. 84-85).

(2) Includes siding.

(3) Revised.

TABLE 27.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — MARCH, 1949.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, Tubes and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	12.9	7.5	6.6	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	10.5	7.5	7.7	2.2
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	9.8	7.4	6.0	2.9
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	8.6	3.8	4.4	4.4
1948												
January	.5	1.2	16.6	21.4	75.9	24.2	1.5	1.5	9.3	8.7	7.3	4.0
February	.6	1.6	17.2	22.6	90.0	29.7	3.2	1.2	10.8	10.1	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	11.7	10.4	8.0	2.2
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	13.1	9.5	5.2	4.2
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	10.2	7.9	8.2	2.6
June	1.5	1.1	28.3	19.8	97.2	23.8	3.4	1.9	9.4	9.2	8.8	1.8
July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	8.0	7.3	7.1	1.2
August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	8.6	8.8	6.8	2.1
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	11.3	10.2	8.1	1.8
October	1.4	.4	39.3	20.7	89.4	10.5	4.0	2.0	12.3	7.8	8.1	1.7
November	1.3	.3	30.0	19.4	115.8	10.7	4.6	2.3	11.6	8.8	7.5	1.5
December	.7	.6	25.5	20.2	96.3	19.0	4.3	2.9	11.9	7.5	5.2	3.4
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0

TABLE 27.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — MARCH, 1949.— *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												
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
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	11.5	4.9	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1	1.0	11.0	5.6	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4	1.3	12.8	6.0	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0	1.2	13.3	7.0	21.5	2.1	12.1	.5	12.5	.7	5.9	.7
May	7.9	1.3	11.9	6.2	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5	1.5	12.2	6.7	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	.7	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
October	8.5	1.7	12.8	6.7	21.9	1.7	14.0	1.3	17.4	1.2	12.5	.9
November	10.3	1.7	13.6	6.9	19.9	1.2	15.4	1.9	15.2	1.0	11.2	.8
December	9.5	.6	11.6	4.3	21.0	1.6	14.8	.5	11.5	.9	12.7	.6
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5

TABLE 27.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1947 — MARCH, 1949.— *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												
March	157.4	20.9	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
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
October	186.6	29.6	813.0	259.5	6.2	.9	1.6	0(1)	11.7	.3	6.6	9.9
November	188.8	44.9	748.9	204.7	8.3	.4	2.0	0(1)	15.3	.8	6.4	12.8
December	174.0	54.7	896.4	134.8	8.4	.8	1.7	0(1)	11.8	.2	6.7	12.1
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8

(1) Indicates less than 50 units.

TABLE 28. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Building Board and Lath	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	12.1	8,662
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	.3	1,195
February	6.3	2.7	.3	.2	1,192
March	7.8	3.7	.2	1.5	1,365
1st Quarter	21.7	8.6	1.0	2.0	3,752
April	9.7	60.7	.5	.3	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,168
2nd Quarter	32.6	283.9	1.7	1.9	3,828
July	8.8	192.2	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	126.1	1.3	.6	982
3rd Quarter	21.7	475.0	3.9	1.9	3,108
October	6.4	172.2	1.2	2.0	1,245
November	8.4	143.0	1.3	5.2	1,227
December	5.3	37.9	.8	5.5	1,116
4th Quarter	20.2	353.3	3.3	12.6	3,588
Total, 1948	96.3	1,120.7	10.0	18.3	14,276
1949					
January	5.0	8.1	.4	4.4	1,121
February	4.1	4.2	.4	8.4	1,005
March	4.7	48.9	.3	22.7	1,082
1st Quarter	13.8	61.2	1.1	35.5	3,208

TABLE 29.— VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.
(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	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	460
August	213.5	240	.7	357.3	5.9	287
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,386
October	213.9	240	.6	60.1	2.8	562
November	191.1	200	.6	86.5	2.8	529
December	166.3	115	.2	119.7	4.3	627
4th Quarter	571.3	556	1.4	266.3	9.9	1,719
Total, 1948	2,467.7	2,353	4.9	1,854.1	40.2	6,235
1949						
January	141.5	93	.2	421.3	.3	424
February	133.3	100	.2	.5	.3	260
March	148.2	176	.3	40.2	.3	350
1st Quarter	423.0	369	.7	462.0	.9	1,034

TABLE 30.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,
1945 — MARCH, 1949.
(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	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
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
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7
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	648.2	800.5	57.5	39.1	140.5	7.2	1,693.0
3rd Quarter	1,904.3	2,430.0	165.0	122.5	425.1	24.5	5,071.3
October	615.4	760.0	57.3	40.7	135.6	8.0	1,617.1
November	569.9	561.7	55.5	38.0	140.3	8.5	1,373.9
December	456.8	305.5	47.4	30.6	83.8	5.1	929.2 ⁽¹⁾
4th Quarter	1,642.1	1,627.2	160.2	109.3	359.7	21.6	3,920.1 ⁽¹⁾
Total, 1948	6,608.9	6,238.1	621.2	425.2	1,515.4	79.8	15,488.6 ⁽¹⁾
1949							
January	368.7	162.5	46.8	27.9	72.8	3.8	682.5
February	379.6	146.0	43.1	26.2	120.1	3.4	718.4
March	—	—	—	—	—	—	821.3 ⁽²⁾
1st Quarter	—	—	—	—	—	—	2,221.9 ⁽²⁾

(1) Revised.

(2) Preliminary estimate (see p. 85). Detailed data not yet available.

TABLE 31.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946 — MARCH, 1949.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947—March	90,805	3,238	35.66
June	97,905	3,525	36.00
September	106,048	3,894	36.72
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.09
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	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September	110,432	4,451	40.30
October	108,631	4,540	41.79
November	106,400	4,548	42.74
December ⁽²⁾	105,477	4,296	40.73
Annual Average ⁽²⁾	105,160	4,175	36.34
1949—January	104,945	4,266	40.65
February	106,738	4,126	38.66
March ⁽³⁾	106,415	4,127	38.78

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

(2) Revised.

(3) Preliminary.

SECTION 6
BUILDING LABOUR

TABLE 32.— EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON
AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,
NOVEMBER, 1945 — MARCH, 1949.
(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
Annual Average	227	3,465	4,652	13	139	143
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
Annual Average	252	3,695	4,810	12	94	98
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
November 20	317	3,872	4,858	17	101	106
Annual Average	289	3,783	4,879	16	99	103
1949—March 5	251	3,744	4,700	47	192	199

(1) Estimated (see p. 85).

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾
1945 — APRIL, 1949.

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—					
March	73,800	2,730	36.99	259.3	158.4
June	85,588	3,174	37.08	299.8	162.0
September	101,173	3,907	38.61	349.3	169.6
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	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	42.72	383.9	177.2
October	114,757	5,053	44.03	387.1	178.5
November	118,425	5,260	44.42	395.3	178.8
December	116,738	5,135	43.99	387.4	179.4
Annual Average	100,642	4,192	41.41	342.3	171.9
1949—					
January ⁽²⁾	103,523	4,095	39.56	341.4	172.1
February	100,261	4,426	44.15	329.3	167.3
March	97,306	4,389	45.11	318.5	165.8
April ⁽³⁾	98,913	4,447	44.96	323.8	164.7

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

(2) Revised.

(3) Preliminary.

TABLE 34.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — APRIL, 1949.

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—March	60,545	40.1	2,427	88.2	35.37
June	70,463	39.1	2,755	90.9	35.54
September	84,176	40.0	3,364	92.9	37.16
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.3	2,867	91.0	35.79
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	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	93,349	41.8	3,906	104.1	43.51
November	96,726	41.7	4,037	104.7	43.66
December	94,329	41.1	3,881	105.0	43.16
Annual Average	82,341	39.9	3,296	100.9	40.45
1949—January ⁽³⁾	82,074	35.6	2,925	105.7	37.63
February	79,568	39.6	3,148	108.9	43.12
March	77,140	40.8	3,145	108.0	44.06
April ⁽⁴⁾	78,982	40.4	3,192	109.0	44.04

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

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

(3) Revised.

(4) Preliminary.

TABLE 35.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — APRIL, 1949.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944 December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945 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 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 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
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
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
December	231	535	452	10,038	30	3,863	223	134	148	688	74	1,540	1,158	16,798	197	11,008	1,355	27,806
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949 January	106	1,029	144	17,337	53	4,811	142	239	95	1,079	34	2,275	574	26,770	181	15,797	755	42,567
February	70	1,167	237	19,669	75	4,422	148	260	149	1,302	46	2,486	725	29,306	193	16,766	918	46,072
March	117	1,045	310	17,455	182	3,312	141	172	99	1,394	85	1,394	934	25,568	546	16,177	1,480	41,745
April	153	798	736	12,768	459	1,863	148	87	99	1,362	183	1,462	1,778	18,340	1,485	11,779	3,263	30,119

**TABLE 36. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,⁽¹⁾
1945 — MARCH, 1949.**

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	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
December	6.3	10.5	7.7	2.6	2.2	5.4	7.9
Annual Average	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4

(1) For coverage, see p. 86.

TABLE 37. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA,
1945 — MARCH, 1949.

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	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	657	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	608	18	263	303	311	2,432
October	23	531	508	6	96	165	205	1,534
November	43	1,637	1,051	18	184	259	548	3,740
December	286	4,101	1,528	78	410	303	1,167	7,873
4th Quarter	352	6,269	3,087	102	690	727	1,920	13,147
Total, 1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949								
January	564	7,109	1,852	162	576	488	1,431	12,182
February	576	6,856	1,260	175	680	589	1,158	11,294
March ⁽³⁾	—	—	—	—	—	—	—	—
1st Quarter ⁽³⁾	—	—	—	—	—	—	—	—

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

(2) Estimated (see p. 87).

(3) Not available.

TABLE 38.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — 1949.⁽¹⁾

Trade and Type of Training	1947		1948				1949
	Mar. 31	Dec. 31	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31
Bricklaying							
Vocational	460	133	151	27	4	2	3
Apprenticeship	463	677	682	653	642	573	477
Total	923	810	833	680	646	575	480
Carpentry							
Vocational	919	177	194	21	19	23	16
Apprenticeship	1,302	1,566	1,550	1,470	1,428	1,365	1,226
Total	2,221	1,743	1,744	1,491	1,447	1,388	2,242
Painting and Decorating							
Vocational	157	16	13	2	0	0	0
Apprenticeship	323	323	261	249	246	230	197
Total	480	339	274	251	246	230	197
Plastering							
Vocational	57	7	10	0	0	1	1
Apprenticeship	182	237	263	256	260	245	233
Total	239	244	273	256	260	246	234
Plumbing and Steam Fitting							
Vocational	351	71	63	7	1	3	4
Apprenticeship	1,297	1,601	1,580	1,615	1,643	1,704	1,710
Total	1,648	1,672	1,643	1,622	1,644	1,707	1,714
Electrical							
Vocational	740	215	168	48	16	34	36
Apprenticeship	1,212	1,373	1,328	1,363	1,324	1,336	1,269
Total	1,952	1,588	1,496	1,411	1,340	1,370	1,305
Sheet Metal							
Vocational	122	20	20	7	0	0	0
Apprenticeship	558	636	616	609	593	571	576
Total	680	656	636	616	593	571	576
All Trades							
Vocational	2,806	639	619	112	40	63	60
Apprenticeship	5,337	6,413	6,280	6,215	6,136	6,024	5,688
Total	8,143	7,052	6,899	6,327	6,176	6,087	5,748

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

TABLE 39.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — MARCH, 1949.

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	164	778	241	55	164	653	141	2,196	671	2,867
1948										
1st Quarter	89	231	76	21	42	186	31	676	302	978
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731
4th Quarter	100	379	115	25	62	198	40	919	137	1,056
Total, 1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949										
January	40	82	20	10	19	58	5	234	15	249
February	31	65	15	6	13	43	6	179	24	203
March	59	93	31	6	9	46	8	252	79	331
1st Quarter	130	240	66	22	41	147	19	665	118	783

TABLE 40.— EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — APRIL, 1949.(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	1(2)	5(2)	51
February	4	22	3	1	3	10	3(2)	4(2)	50
March	11	33	10	2	3	12	3(2)	6(2)	80
1st Quarter	19	74	22	4	8	32	7(2)	15(2)	181
April	18	42	5	2	9	14	3(2)	4(2)	97
May	11	39	9	1	16	10	4(2)	2(2)	92
June	5	21	6	5	6	9	3(2)	5(2)	60
2nd Quarter	34	102	20	8	31	33	10(2)	11(2)	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
November	8	30	15	6	11	14	9	6	99
December	9	27	12	2	4	9	2	1	66
4th Quarter	33	102	41	12	25	35	14	16	278
Total, 1948	118	366	112	30	85	141	54(2)	48(2)	954
1949									
January	7(2)	36(2)	9(2)	2(2)	11(2)	10(2)	5(2)	3(2)	83(2)
February	7	28	11	1	8	8	2	2	67
March	5	31	13	1	8	14	6	6	84
1st Quarter	19	95	33	4	27	32	13	11	234
April	6	25	13	4	11	13	3	5	80

(1) Data are preliminary (see p. 87).

(2) Revised.

TABLE 41. — STRIKES IN THE BUILDING INDUSTRY, CANADA,
1945 — APRIL, 1949.

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	11,400
May	5	55	933	10,150
June	3	19	201	1,240
July	2	10	124	2,291
August	1	30	328	1,050
September	2	10	520	1,935
October	2	15	93	330
November	2	23	135	1,450
December	2	53	640	9,000
Total, 1948 ⁽¹⁾	18	257	3,322	39,546
1949—January	1	14	90	900
February	1	1	14	42
March	0	—	—	—
April	0	—	—	—

(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 42. — INDEXES OF WHOLESALE PRICES, RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL
CONSTRUCTION MATERIALS, CANADA, 1945 — MARCH, 1949.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Sand	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947—March	198.0	114.5	132.5	173.6	104.8	150.0	135.4	134.2	132.5	159.2	170.0
June	233.5	114.5	138.4	169.7	107.7	172.5	141.6	146.7	135.5	177.7	183.5
September	238.2	119.4	138.4	177.9	107.7	167.3	144.4	153.1	138.0	181.1	190.7
December	276.5	123.9	142.9	179.1	112.5	182.8	148.5	156.5	148.1	200.9	210.9
Annual Average	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948—January	277.8	124.2	142.9	180.0	112.5	188.0	153.5	153.5	149.0	202.4	209.4
February	278.6	124.2	142.9	190.8	112.5	188.0	153.5	153.5	149.5	203.1	209.5
March	278.6	124.2	142.9	190.0	113.4	195.0	154.9	153.5	149.7	203.7	207.6
April	280.1	128.1	142.9	189.8	117.2	196.3	161.1	153.5	149.7	206.3	208.9
May	286.1	131.2	142.9	188.5	117.2	196.3	162.6	164.2	149.7	209.8	214.6
June	289.6	131.8	144.3	188.0	119.4	196.3	162.7	164.2	149.7	211.6	217.1
July	289.6	131.8	147.1	188.5	119.4	196.3	162.7	164.2	149.7	211.7	217.8
August	293.9	131.8	147.1	188.3	119.4	196.3	163.7	176.7	159.1	214.8	222.2
September	293.9	133.4	152.9	187.8	119.4	196.3	170.6	176.7	163.1	216.6	223.2
October	309.9	133.4	153.5	190.0	119.4	196.3	170.6	176.7	163.9	223.8	229.5
November	309.9	133.4	153.5	190.0	119.4	192.4	172.7	176.6	164.3	224.0	229.3
December	309.9	133.9	153.5	188.3	119.4	186.0	172.7	176.6	164.3	223.8	227.2
Annual Average	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949—January	310.0	134.1	153.5	190.0	119.4	186.0	176.8	176.7	167.4	224.8	227.8
February	310.0	134.1	153.5	190.8	119.4	186.0	176.8	176.7	167.4	225.2	227.8
March	309.1	134.1	153.5	189.5	119.4	186.0	176.8	176.7	169.3	224.5	229.0

TABLE 43.— INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,⁽¹⁾
1945 — MARCH, 1949.
(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	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1
1947										
March	137.2	147.7	145.2	144.3	137.0	145.2	144.0	164.9	145.8	147.7
June	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.1
September	163.9	160.1	152.5	155.7	152.3	152.0	158.6	185.6	160.6	163.8
December	163.9	161.3	154.1	155.7	157.3	153.2	158.6	185.6	162.0	165.2
Year	154.8	156.4	150.7	151.4	148.8	149.8	153.9	177.5	155.9	158.7
1948 ⁽²⁾										
March	163.9	161.3	154.1	155.7	162.4	157.8	158.6	185.6	162.9	166.7
June	171.3	172.4	169.1	172.4	169.1	167.4	170.0	197.4	173.4	177.4
September	172.7	176.1	172.4	178.1	171.3	171.7	172.1	197.4	176.3	180.4
December	177.3	177.3	174.0	183.8	172.5	171.7	172.1	199.8	177.7	181.8
Year	171.3	171.8	167.4	172.4	168.4	167.7	168.2	195.1	172.6	176.6
1949 ⁽²⁾										
March	177.3	178.5	174.0	185.2	178.8	175.2	173.2	202.2	178.5	182.6

(1) For source and details of compilation see p. 88.

(2) Data for 1948 and 1949 are preliminary.

TABLE 44.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — APRIL, 1949.⁽¹⁾
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947—January	152.8	157.2	151.5	125.1	109.2
February	154.0	160.3	156.9	125.9	109.2
March	154.4	160.7	160.2	127.0	109.2
April	155.9	162.1	163.5	128.7	109.2
May	164.1	169.2	166.7	131.1	111.2
June	169.5	172.9	169.8	132.9	113.5
July	170.8	174.3	171.2	133.9	113.5
August	172.7	176.4	173.5	134.6	113.5
September	173.9	179.5	177.7	137.3	113.5
October	181.5	188.9	184.7	140.1	115.5
November	184.1	190.2	189.0	141.5	115.5
December	186.0	191.8	190.3	143.8	115.5
Annual Average	168.3	173.6	171.3	133.5	112.4
1948—January	187.1	191.2	194.8	146.1	115.5
February	187.7	191.4	195.4	147.9	115.5
March	188.3	190.5	194.8	148.6	115.5
April	189.9	192.0	196.9	149.4	116.5
May	193.7	196.5	198.9	151.0	116.5
June	197.3	200.5	201.5	152.0	116.5
July	197.8	201.4	201.6	154.6	116.5
August	200.0	204.4	209.3	155.2	116.5
September	201.5	205.4	209.8	156.6	116.6
October	205.3	209.2	211.1	157.2	116.6
November	206.2	209.3	211.8	157.2	116.6
December	206.3	208.3	211.5	156.6	117.2
Annual Average	196.8	200.0	203.1	152.7	116.3
1949—January	207.1 ⁽²⁾	208.7 ⁽²⁾	211.3	157.2	117.2
February	207.4	208.9	209.7	157.1	117.2
March	207.0	209.7	209.0	156.8	117.2
April	206.9 ⁽³⁾	209.0 ⁽³⁾	208.9	156.9	117.9

(1) For weighting and method of compilation see p. 88.

(2) Revised.

(3) Preliminary.

TABLE 45.— 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 — APRIL, 1949.

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	35	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
November	21	50	15	4	10	6.0
December	19	45	25	3	8	6.4
Year	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 46.— FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES,
CANADA, 1945 — 1947.
(\$000)

ITEM	1945	1946	1947
I. PROFIT STATISTICS, SUMMARY STATEMENT.			
(1) Net operating profit before depreciation....	1,348.5	1,697.0	2,292.6
(2) Investment and other non-operating income	121.9	119.6	69.3
(3) Less depreciation.....	391.5	516.4	705.1
(4) Less bond interest.....	63.6	47.6	58.2
(5) Less income and excess profits tax.....	377.2	601.7	809.6
(6) Net income to stockholders.....	638.1	650.9	789.0
(7) Less cash dividends.....	192.0	271.0	579.9
(8) Undistributed income.....	446.1	379.9	209.1
II. SOURCE AND USE OF FUNDS.			
(1) Net source of funds:			
(a) Undistributed income.....	446.1	379.9	209.1
(b) Depreciation.....	391.5	516.4	705.1
(c) Issue of common stock.....	125.0	—	—
(d) Increase in funded debt.....	—	525	—
Total.....	962.6	1,421.3	914.2
(2) Net use of funds:			
(a) Investment in plant, property, and equipment	689.5	1,486.3	1,001.9
(b) Investment in inventories ⁽¹⁾	777.5	499.3	850.5
(c) Other investment.....	880.5	—244.8	—483.6
(d) Redemption of funded debt.....	303.0	—	225.0
(e) Redemption of preferred stock.....	100.0	—	—
(f) Increase in miscellaneous assets, net.....	—	—588.5	—
(g) Increase in working capital ⁽²⁾	—1,787.9	269.1	—679.6
Total.....	962.6	1,421.3	914.2
III. YEAR END BALANCE SHEET.			
(1) Assets:			
(a) Net working capital ⁽²⁾	920.4	1,172.0	304.3
(b) Inventories ⁽¹⁾	1,437.1	1,936.4	2,786.9
(c) Plant, property, and equipment, net.....	2,579.9	3,567.3	4,044.2
(d) Investments.....	5,472.3	5,237.8	4,773.6
(e) Miscellaneous assets, net.....	290.4	359.4	297.0
Total.....	10,700.1	12,272.8	12,206.0
(2) Capital and surplus:			
(a) Funded debt.....	1,500.0	2,025.0	1,800.0
(b) Preferred stock outstanding.....	36.0	36.0	36.0
(c) Common stock outstanding.....	2,839.0	2,839.0	2,839.0
(d) Surplus.....	6,325.1	7,372.8	7,530.9
Total.....	10,700.1	12,272.8	12,206.0

(1) Including work in progress.

(2) Excluding inventories.

TABLE 47.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1949.

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	35	358	580	3	41	56	169	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948									
1st Quarter	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter	17	272	443	9	353	407	169	2,746	4,805
4th Quarter	27	178	402	3	165	103	219	4,383	5,096
Total, 1948 ⁽²⁾	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949									
1st Quarter ⁽²⁾	28	216	375	20	809	887	262	4,068	6,744

- (1) See p. 89.
(2) Preliminary.

TABLE 48.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1949.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945	118.0	102.7
1946	152.2	119.1
1947—January.....	145.5	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.....	139.9	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	122.4
November.....	143.0	124.5
December.....	142.0	121.8
Annual Average.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I

CHARTS

FIGURE 1.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED AND COMPLETED, FIRST FOUR MONTHS, 1948 AND 1949.

Chart based on data shown in Table 3.

FIGURE 2.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, FIRST FOUR MONTHS 1946-1949.

Chart based on data shown in Table 7.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST THREE MONTHS, 1948 AND 1949.

Chart based on data shown in Table 26.

PART II

TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—MARCH, 1949.

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 and 1949 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—MARCH, 1949.

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—APRIL, 1949.

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.

1948-1949 Data 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 April, 1949 does not equal the number shown as under construction at the end of 1948 plus starts less completions during the first four months of 1949. 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—MARCH, 1949.

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. Data for 1949 compiled by the Economic Research Department, 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 March, 1949, need not equal the sum of all units started less total completions. For explanation see notes to Table 3.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1949.

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 1948—March, 1949 provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions.

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

Data for May, 1948, based on returns from 203 municipalities, June 203, July 203, August 203, September, 203, October 203, November 203, December 202. Data for January, 1949 based on returns from 203 municipalities February 202, March 202.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—APRIL, 1949.

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—APRIL, 1949.

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, FIRST QUARTERS, 1948 AND 1949.

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, FIRST QUARTERS, 1948 AND 1949.

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—MARCH, 1949.

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

TABLE 11.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941—MARCH, 1949.

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

Financial data for 1947—March 1949, compiled by the Accounting Division, C.M.H.C. For the periods 1947—1948 data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 12.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—APRIL, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 13.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1948, AND MARCH, 1949.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 by the Economic Research Department, C.M.H.C.

TABLE 14.—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—MARCH, 1949.

Data compiled 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 to the end of March, 1949. Operations prior to September,

1943, consisted mainly of land and building material acquisitions for future operations. In this issue revised data are shown for cumulative appropriations and applications for assistance approved to the end of March, 1949. These revised data are not available by month or by quarter for the period covered. The previous figures contained data for approvals where no new construction was undertaken or contemplated. The present figures cover only those approvals where construction activity has been or will be undertaken.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1949.

Data compiled by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—ARMED SERVICES MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—MARCH, 1949.

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

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

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

TABLE 17.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929—MARCH, 1949.

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

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—MARCH, 1949.

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

TABLE 19.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947—MARCH, 1949.

Data compiled by Economic Research Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 20.—OPERATIONS UNDER THE RENTAL INSURANCE PLAN, NUMBER OF PROJECTS AND UNITS APPROVED AND ESTIMATED COST, AND AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, CANADA, JULY, 1948—MARCH, 1949.

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

TABLE 21.—APPROVED APPLICATIONS FOR DOUBLE DERECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—MARCH, 1949.

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.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—APRIL, 1949.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—April, 1949, compiled by the Priorities Branch, Department of Trade and Commerce.

TABLE 23.—OPERATIONS UNDER THE HOUSING CORPORATION, PROVINCE OF ONTARIO, NUMBER OF LOANS AND HOUSING UNITS APPROVED, AMOUNT OF LOANS, AND AVERAGE LOAN PER UNIT, MAY, 1948—APRIL, 1949.

Data obtained by courtesy, The Housing Corporation, Province of Ontario.

TABLE 24.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—MARCH, 1949.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation, from monthly reports submitted by 117 lending institutions comprising 38 life insurance companies, 36 trust companies, 25 loan companies, 8 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 1948.

TABLE 25.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1949.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 24.

TABLE 26.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Sources of data for building materials listed in Table 26 are as follows:

Sawn Lumber:

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.
- 1946 *Production, Shipments and Stocks on Hand of Sawmills, January 1947*, D.B.S., p. 4.
- 1947 *Production, Shipments and Stocks on Hand of Sawmills, January 1948*, D.B.S.
- 1948—1949 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

- 1946—1949 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square foot, represents a surface measure, plus an allowance for waste and tongue 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.

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

- 1945—1949 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1949 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

Structural Tile:

- 1945—1949 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe, Tubes and Fittings:

- 1945—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

- 1945—1949 By courtesy the Steel Controller, Department of Trade and Commerce. 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 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S., p. 163.
1946—1947 *The Hardware, Tools and Cutlery Industry in Canada, 1947*, D.B.S.
1948—1949 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Rock Wool Batts:

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.
1947—1949 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—1949 Monthly issues *Rock Wool*, D.B.S.

Cement:

- 1945—1948 Annual Issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1949 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1946—1947 *The Cement Products Industry in Canada, 1947*, D.B.S.
1948—1949 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—1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard:

- 1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

- 1945—1947 By courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.
1948—1949 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

- 1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948—1949 Estimates prepared by the Economic Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products*, include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1945—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1948—1949 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 67 per cent of total sales made in 1946.

Warm Air Furnaces:

- 1945—1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.
1947 *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.
1948—1949 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—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada, 1947*, D.B.S.
1948—1949 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—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.
1948—1949 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1945—1947 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, 1947, D.B.S.
1948—1949 Estimates prepared by the Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 63 per cent of production in 1947.

Asphalt Shingles:

- 1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

- 1945—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.
1948—1949 Monthly issues *Asphalt Roofing Industry*, D.B.S.
Data for flue linings, vitrified sewer pipe electrical wire and wiring devices, and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production for 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 27.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947-1949.

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

TABLE 28.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

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

TABLE 29.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

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 30.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—MARCH, 1949.

Data to February, 1949, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for March, 1949, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.

TABLE 31.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—MARCH, 1949.

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 32.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON-AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—MARCH, 1949.

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 Labour Force Bulletin*, D.B.S.

The estimates in Table 32 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 32 includes engineering as well as building construction, whereas the following tables, numbers 33 and 34 cover the building industry only.

TABLE 33.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945—APRIL, 1949.

Data 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 34.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—APRIL, 1949.

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 33.

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 35.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—APRIL, 1949.

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

TABLE 36.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—MARCH, 1949.

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 32, 35 and 37.

TABLE 37.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—MARCH, 1949.

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 32, 35 and 36.

The chief limitations of the data in Table 37 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; 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 38.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947-1949.

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

TABLE 39.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—MARCH, 1949.

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

TABLE 40.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948—APRIL, 1949.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention 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 currently 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 41.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—APRIL, 1949.

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

TABLE 42.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—MARCH, 1949.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, March, 1949, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction, as estimated in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-1949. At April, 1949, the index for residential materials stood at 224.5 on the 1939 base, or 4.5 points lower than the index for construction materials which was at 229.0 in April, 1949.

TABLE 43.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—MARCH, 1949.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Research and Statistics Branch for the years 1945-1946 and for the months of June, 1947, and September, 1948. Quarterly interpolations on these indexes for the years 1947 and 1948 were made on the basis of wage rate schedules for 16 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1946 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. Roughly speaking the indexes for 1945 relate to June and for 1946 to December. The impact of these variations is lessened by the fact that wage increases in the construction trades tend to concentrate in the second quarter of the year.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 16 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1946, and by courtesy of the Industrial Relations Branch for 1947, 1948 and 1949.

Yearly indexes for 1947 and 1948 were calculated by the Economic Research Department, C.M.H.C., as the average of the four quarters shown in each year. These yearly indexes do not correspond exactly with the yearly indexes calculated by the Research and Statistics Branch because the latter indexes refer for the most part to a June pay period in 1947 and a September pay period in 1948, whereas the yearly indexes in Table 41 represent annual averages.

The index for all construction workers, including holiday pay allowances represents the index for all construction workers plus a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 44.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945—APRIL, 1949.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 42 and the index of wage rates of all construction workers, including holiday pay allow-

ances, shown in Table 43. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from issues of *Prices and Price Indexes*, D.B.S., converted to a 1939 base, and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 43. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Programme in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 45.—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—APRIL, 1949.

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 46.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES, CANADA, 1945-1947.

Data compiled by Economic Research Department from income statements and balance sheets obtained by courtesy of the Companies Division, Department of the Secretary of State. As these companies represent only a small segment of the construction industry in Canada, only tentative conclusions can be drawn from the data.

TABLE 47.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES. AND IN ALL INDUSTRIES, CANADA, 1945—MARCH, 1949.

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 47 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 47.

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 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 48.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945—APRIL, 1949.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-1949 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949.
- (3) Data converted from a 1935-1939 to a 1939 base.

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