

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

HOUSING IN CANADA

A FACTUAL SUMMARY

FOURTH QUARTER, 1952

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 to the fourth quarter, 1952, providing monthly or quarterly data for 1951 and the more recent 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 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.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue, 1951, all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data 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 Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

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, December, 1952.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation in Canada during the first three quarters of 1952, at 67,000, continued close to the 1951 rate. Slightly more than one quarter of this was attributable to immigration, as indicated by net migration of married females into Canada.

Net family formation provides an indication of the growth in the housing requirements of the population as they are affected by the creation of new families, the dissolution of families, and migration into and out of the country.

The need for a family to obtain separate dwelling accommodation depends among other things on whether the family has children. For this reason a supplementary indication of the requirements of the population for new housing is provided by data on the birth of first children. These numbered 77,000 in the first nine months of 1952, as compared with 74,000 in the corresponding period of 1951.

Also affecting the housing requirements of the population, but not reflected in the net family formation series, or in the birth series, is the amount of internal migration within the country, particularly that associated with urbanization.

Immigration and Emigration

Despite a decrease in the number of new immigrants in the third quarter of 1952, the large number entering in the first half of the year was sufficient to bring the nine month total to 135,000, an increase of 4 per cent over 1951. Immigration from the United Kingdom accounted for the increase, the number of arrivals numbering 32,800, or 50 per cent more than the 1951 period. A somewhat larger proportion of the 1952 immigration was composed of females and children under 18. These immigrants accounted for 70 per cent of the total as compared with 62 per cent in the 1951 period. Total emigration from Canada in the first six months of 1952 increased 63 per cent to 20,700.

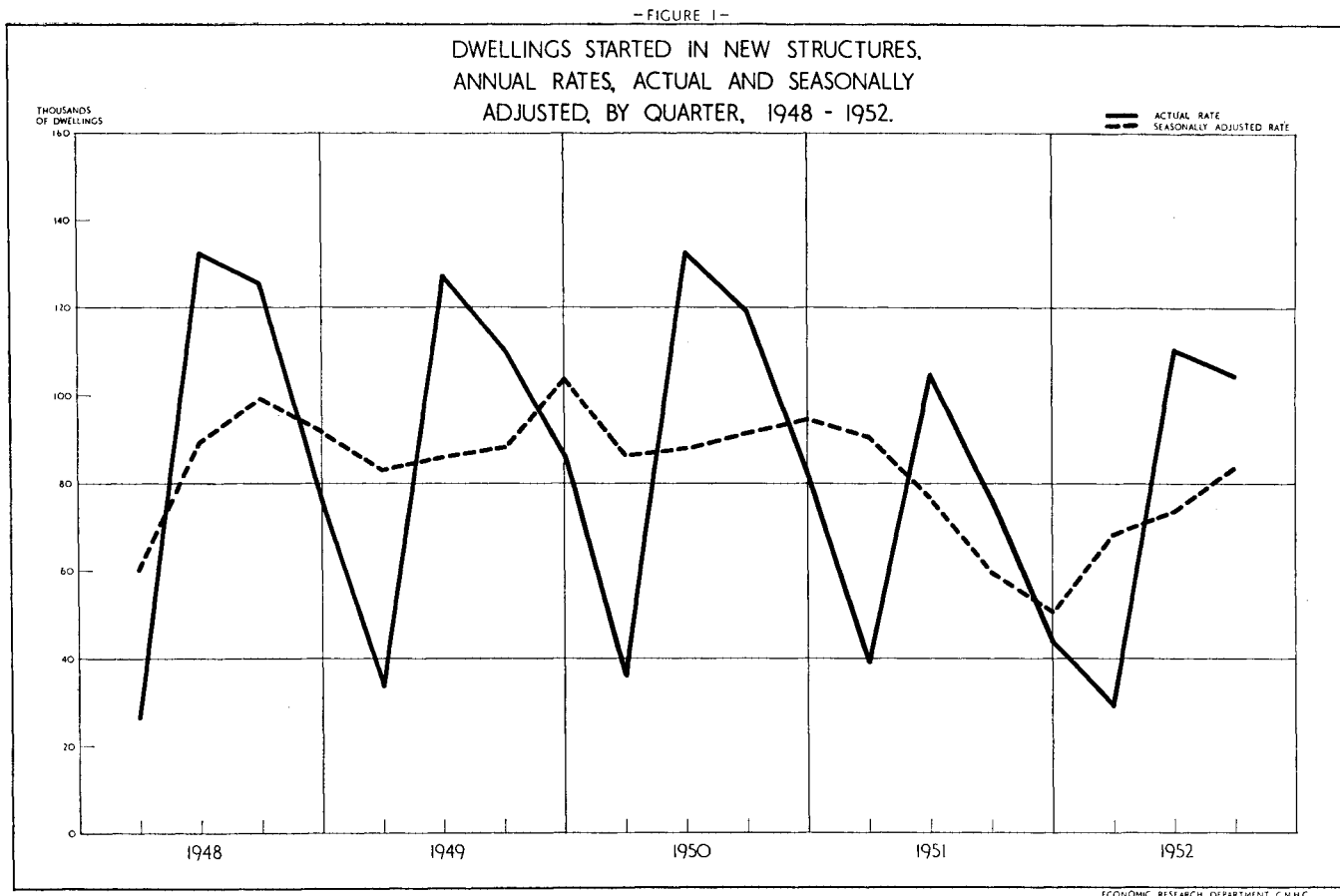
SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-16)

The third quarter of 1952 saw a continuation of the rising trend in starts that became apparent earlier in the year. Starts of new dwellings, excluding conversions, which were running at a seasonally adjusted annual rate of 68,000 in the first quarter of 1952, and 74,000 in the second quarter, rose to a rate of 83,000 in the third quarter (see Table 7). The annual rate of starts in the third quarter of 1952 was 40 per cent higher than in the corresponding period of 1951. A further increase in the rate of starts for the fourth quarter of the year is suggested by data covering the centres of 5,000 population and over. In these centres starts numbered 12,500 in October and November, over twice the number started in the same months of 1951.

Total starts for the first ten months of 1952 numbered 71,850, as against 62,560 in the first ten months of 1951. Completions were lower for the period, numbering 56,300 in 1952, compared with 66,000 for 1951; this decline reflects the smaller carryover of dwellings under construction at the beginning of 1952.

The rising volume of house building during 1952 reflects buoyant demand conditions supported by rising incomes, easier lending terms introduced under



The National Housing Act in October of 1951,⁽¹⁾ and a greater availability of institutional mortgage funds. The progress that was being made was slowed down somewhat by the mounting shortage of serviced land.

Residential Capital Formation

Reflecting the decline in completions during the first three quarters of 1952, and the smaller number of dwellings under construction, the value of new residential construction put in place declined by 6 per cent from \$571 million in the first nine months of 1951 to \$537 million in 1952. As costs were higher by about 4 per cent in the 1952 period, the decline reflects a drop of about 10 per cent in volume of construction.

The rising trend of construction during 1952 is indicated by the fact that in the third quarter the value of new residential construction, at \$229 million, was 14 per cent higher than in the third quarter of 1951.

Gross residential capital formation, which includes the value of major improvements and supplemental house building costs together with new residential construction, amounted to \$598 million in the first nine months of 1952. Capital consumption, including depreciation and accidental damage, is estimated at \$336 million for the corresponding period, yielding a value of \$262 million for net residential capital formation.

Residential and Other Types of New Construction

The demand for construction resources remained high in the first nine months of 1952 despite a lower volume of residential construction. The decline in the value of residential construction was more than offset by the increased level of non-residential construction investment. Total new construction put in place at \$2,160 million for the first three quarters of 1952 was 10 per cent higher than in 1951. Non-residential construction put in place, supported by increased outlays for defence, defence supporting and utility construction, rose 16 per cent from \$1,340 million in the 1951 period to \$1,650 million in the first nine months of 1952. The ratio of new residential construction to total new construction declined from 32 per cent for the first nine months of 1951 to 27 per cent in the corresponding months of 1952.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 17-38)

Housing starts under various publicly-assisted programs numbered 22,000 during the first three quarters of 1952, about the same level as in 1951. During the third quarter however, publicly-assisted starts increased sharply to 10,600, an increase of 39 per cent from the number started in the same quarter of 1951. The third quarter increase is related to greatly expanded lending under The National Housing Act (see below).

The National Housing Act, 1944

By the end of November, 1952, over 50 per cent more dwellings had been approved for loans under The National Housing Act than in the same period of 1951. In the eleven month period, loans were approved for 33,400 dwellings as compared with 22,000 in 1951. The amount of loans approved rose from \$145 million in the 1951 period to \$243 million in the 1952 period.

(1) See *Housing in Canada*, First Quarter, 1952, p. 15.

The higher level of operations under the Act was in part an outcome of the lower down payment requirements announced in October of 1951, and was supported by strong demand conditions together with a greater supply of funds from private lending institutions (see p. 17).

The average loan on one storey dwellings increased from \$6,770 in the first 9 months of 1951 to \$7,980 in the same period of 1952. The average down payment on one storey dwellings was reduced proportionately by 19 per cent, from \$3,940 in the 1951 period to \$3,175 in the first three quarters of 1952. Average construction costs per square foot for this type of dwelling rose by 3 per cent from \$9.10 in the first nine months of 1951 to \$9.35 in the same months of 1952.

Of particular interest was the relatively greater increase in lending under the rental provisions of the Act. In the first nine months, 8,000 rental dwellings were financed under the Act, nearly double the number approved in the same months of 1951. The increase stemmed from expanding operations under the Rental Insurance Plan, and Section 8 of the Act.

The agreement with lending institutions, whereby direct Corporation loans may be made through the agency of a lending institution,⁽¹⁾ provides for the payment of processing fees to the institutions for their services. The rates of payment for the fee arrangement have been announced and are as follows: \$50.00 for each loan in a project development up to and including five; \$40.00 for each of the next five loans and \$30.00 for each loan thereafter in the said project. For individual loans the rate is set at \$50.00.

New Terms of Financing for Rental Housing

Changes in regulations designed to encourage increased activity in the construction of various types of rental housing accommodation were announced in October.⁽²⁾ The new regulations increase the maximum joint loans which may be made under Section 8 of The National Housing Act. For semi-detached or row housing, the maximum loan per unit is \$8,500; the maximum being scaled down according to the number of rooms and floor area per unit. The previous maximum loan per unit was \$6,700 for semi-detached dwellings and \$8,500 for one family dwellings in rental projects. The changes bring loans for semi-detached and row housing types into line with individual houses.

Increases were also announced for loans on multiple family dwellings under Section 8, the maximum per unit being raised from \$6,700 to \$7,200 for a fully serviced unit of fireproof construction. Where the rental project includes elevators, the loan may be increased by as much as 80 per cent of the estimated costs of such elevators. Previously this type of increase had been allowed only for garages and other commercial buildings, or where the municipal services for the project were fully paid for at the date of completion.

Federal-Provincial Housing and Land Assembly Projects

House-building activity under the Federal-provincial arrangements of Section 35 was at an increased level during 1952. During the first nine months 990 units were started and 230 were completed compared with 88 starts and 140 completions

(1) See *Housing in Canada*, Third Quarter, 1952, p. 14.

(2) Order-in-Council P.C. 4272, dated October 30, 1952.

in the same months of 1951. Units under construction at the end of September numbered 951. Expenditures during the period for housing and improvements together with land acquisition totalled \$3.7 million.

Under the land assembly provisions of the scheme, 870 lots were started, 1,070 completed and 350 sold or placed under option during the nine month period. At the end of September, 1,455 lots were under construction. Expenditures on land assembly projects during the period totalled \$772,000.

From the beginning of the program in 1950 until the end of September, 1952, Federal-provincial agreements have been signed covering 11,274 lots, 1,586 economic rental units and 816 subsidized rental units. Total expenditures including both federal and provincial shares amount to \$7.4 million.

Land Assembly Projects Under Section 11B of the National Housing Act, 1944

Section 11B of The National Housing Act guarantees the recovery of investment by lending institutions when such investment is for the acquisition and development of land for housing purposes. Under this section, 105 lots were sold in the first nine months of 1952, and 114 lots were unsold at the end of September. Expenditures by developers during the first nine months totalled \$52,000 compared with \$333,000 in the corresponding months of 1951.

Veterans' Rental Housing Projects Under Central Mortgage and Housing Corporation

During the first nine months of 1952, 505 housing units for veterans were started by Central Mortgage and Housing Corporation under Federal-municipal agreement. In the same period, 227 units were completed, leaving 492 under construction at the end of September. In the corresponding 1951 period, 580 units were completed and 330 remained under construction at the end of September. Expenditures totalled \$2.5 million compared with \$3.0 million in the first nine months of 1951.

Veterans' Land Act

Housing operations under the Veterans' Land Act continued to decline in the third quarter, reducing total housing starts in the first nine months to 924 units compared with 1,300 units in the same period of 1951. This drop resulted from a decline in starts under the full time farming and small holding provisions of the Act. Expenditures on new construction declined 26 per cent to \$5.6 million from the same period of 1951.

Armed Service Permanent Married Quarters

House building for the armed services by the construction division of Central Mortgage and Housing Corporation continued at a high level in 1952. Housing starts under the program in the first nine months numbered 2,250, nearly double the number started in the same months of 1951. Completions during the period were slightly lower at 1,983 units.

Expenditures under the program totalled \$19.5 million, 20 per cent higher than in the first three quarters of 1951.

Defence Construction Limited

In the first ten months of 1952, housing operations by Defence Construction Limited involved 334 starts and 439 completions. In the corresponding months of 1951 there were 640 units started and 36 completed.

The value of contract awards for all types of construction by the crown company totalled \$151 million in the first ten months of 1952, about the same amount as in the same months of 1951.

Department of National Defence Schools

By the end of September, 1952, 17 schools had been completed by Central Mortgage and Housing Corporation on behalf of the Department of National Defence. Contracts were awarded for two additional schools in 1952 and six schools remained under construction at the end of September. During the nine month period expenditures totalled \$890,000.

The Canadian Farm Loan Act, 1927

Under this Act, the Canadian Farm Loan Board provides assistance in the form of mortgage loans to farmers for the construction and repair of farm homes and for other agricultural purposes. Loans approved for new residential construction in the first nine months of 1952 totalled 116 for \$138,000, including 28 for the construction of new farm dwellings. In the same period of 1951, 122 loans valued at \$150,000 were approved for new residential construction.

Farm Improvement Loans Act

Lending for residential construction under the Farm Improvement Loans Act continued at about the same level as in 1951. While loans for the construction of new farm dwellings were slightly lower at 446 loans for \$756,000, loans for alterations of existing residential property were higher, numbering 1,000 for \$976,000.

The average amount of loan for farm houses was \$1,700 in the 1952 period compared with \$1,600 in the first nine months of 1951.

Property Management Operations, Central Mortgage and Housing Corporation

As the sales program of war workers' and veterans' units continued, the number of rental dwellings under the management of the Corporation was reduced to 19,900 at the end of October, 6,000 fewer than one year earlier. Leases covering 217 units under the home conversion plan were returned to their owners during the period leaving only 8 units under Corporation management at the end of October.

The vacancy rate on dwellings under management was negligible at .2 per cent compared with .5 per cent during October, 1951.

Rental Insurance Plan

Net approvals under the plan increased markedly during 1952, owing to a resumption of direct mortgage lending by the Corporation on Rental Insurance projects in October, 1951.⁽¹⁾ During the first nine months, 41 projects comprising 2,930 units were approved compared with 13 projects covering 600 units in the corresponding period of 1951.

The floor area of Rental Insurance units in 1952 averaged 931 square feet for 4 rooms, compared with 868 square feet and 3.6 rooms in 1951. Despite the larger size of units in 1952, the average estimated cost per unit dropped from \$8,863 in 1951 to \$7,900 in the first nine months of 1952.

⁽¹⁾See *Housing in Canada*, First Quarter, 1952.

The Province of Quebec Farm Credit Bureau

Bill No. 4,⁽¹⁾ an Act to amend the "Act to improve housing conditions",⁽²⁾ was assented to the 10th of December, 1952. The bill empowers the government to pay a subsidy on interest charges in excess of 3 per cent on new dwellings built between January 15, 1948 and June 1, 1955. Formerly the Act applied to dwellings completed before January 15, 1953. The amendment also authorizes the government to appropriate for the purposes of this Act a total sum of \$40 million.

From January 15, 1948 to September 30, 1952, 15,000 applications covering 17,800 dwelling units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$29.5 million or an average contribution of \$1,900 per loan.

SECTION 4.—REAL ESTATE LENDING

(See Tables 39-41)

Real Estate Lending

Institutional mortgage lending on all types of property was 59 per cent higher in amount in the third quarter of 1952 than in the same quarter of 1951. The higher volume of lending in the third quarter brought the total value of mortgage loan approvals for the nine month period to \$371.2 million, 5 per cent greater than in the same months of 1951.

The volume of mortgage lending on new non-farm residential property was 15 per cent greater at \$226 million, comprising 61 per cent of the value of all approvals compared with 55 per cent in the 1951 period. The number of dwellings for which loans were approved showed a smaller increase of 5 per cent totalling 33,660 in the first nine months of 1952.

A similar trend was shown in mortgage lending on new non-residential property during 1952. In this category, the third quarter total was 85 per cent above the third quarter figure for 1951, although the nine month total of \$24.5 million was 17 per cent below the total for the same months of 1951.

Mortgage lending on all types of existing property was higher in the third quarter although loans approved in the first nine months of 1952 declined in number and value from the same period of 1951. The number of loans on existing property dropped 7 per cent to 19,100 and the value of loan approvals declined 5 per cent to \$116.4 million. Mortgage loans on existing residential property covered 24,800 dwellings in the 1952 period and were valued at \$86.9 million.

Mortgages Registered and Discharged and Real Estate

Transfers Registered

Mortgage registrations on new and existing real estate in the Greater Toronto area numbered 32,000 in the first nine months of 1952, about the same level as in the same months of 1951. In the same period housing starts in the area dropped 13 per cent, an indication that a larger proportion of mortgage lending in Greater Toronto was being placed on existing property. Mortgage discharges were 5 per cent lower, numbering 21,100 during the period.

Real estate transfers in the Greater Toronto area numbered 31,160 in the first three quarters of 1952, a decline of 8 per cent from the same period of 1951. This marks the first time that mortgage registrations have exceeded the number of real estate transfers, which suggests a smaller proportion of mortgage loans associated with the sale of property, and possibly more second mortgages.

(1) 1-2 Elizabeth II, Bill 4. Statutes of Quebec.

(2) See *Housing in Canada*, January 1950, pp. 16-17.

SECTION 5.—BUILDING MATERIALS

(See Tables 42-54)

Production of Building Materials

Output of most building materials declined during the first three quarters of 1952, partly as a result of reduced foreign demand and partly because of the high level of inventories early in the year. The composite index of production of building materials other than lumber, which in the first nine months of 1951 averaged 295, was at a monthly average of 201 in the same period of 1952. Much of the decline occurred in the earlier months of the year when inventories of building materials were at a high level following heavy production in 1951. The reduction in output was also associated with a lower level of housing starts in the first half of the year. With rapidly increasing residential construction in the third quarter, inventories of building materials were reduced and production levels rose.

The decline in overall production was by no means general in the industry. Output of materials such as cement and structural steel increased to meet the heavy requirements of defence construction, transportation and resource development. Output of sawn lumber, which was sharply reduced in June by a strike of West Coast loggers and sawmill workers, was slightly higher in the third quarter of 1952 than in the same period of 1951. Gypsum plaster production was 30 per cent higher at 173,000 tons than in the first three quarters of 1951. Output of structural tile was also higher at 152,000 tons.

The extension of municipal services in new suburban developments created a sustained demand for sewer and water pipe in 1952. Production of vitrified sewer pipe rose to 3.3 million feet, 8 per cent higher than in the first nine months of 1951. In the same period production of cement pipe and tile was slightly higher at 178,000 tons.

Output of materials which are directly related to house building declined in 1952 although in most cases production had risen by the third quarter to meet the needs of an expanding residential construction volume. In this category, production of electrical materials dropped off 30 to 40 per cent and plumbing and heating products such as radiators, water heaters and furnaces, registered decreases up to 48 per cent. In the lumber products group, production of hardwood flooring and wood fibre insulating board declined 35 and 21 per cent respectively. Production of mineral wool insulation declined by 10 per cent. The output of asphalt shingles and concrete blocks continued at 1951 levels.

Supply and Demand for Building Materials

Renewed demand for building materials, arising from increased activity in the building industry, resulted in higher sales in the third quarter of 1952 than in the same period of 1951. However, reduced factory sales during the first five months of the year held total sales for the nine month period below the level in the same months of 1951.

Sales of cement, which are less dependent on residential construction, were higher during the period but sales of 14 other items were lower. Decreases in sales were most pronounced in the case of electrical supplies which decreased 20 to 46 per cent in the period, and in sales of domestic heating boilers which dropped 45 per cent. Other materials in the plumbing and heating and sanitary ware groups registered lesser decreases. Shipments of gypsum and clay products were only slightly below 1951 levels.

Non-Seasonal Lay-offs in the Building Material Industries

As building material production fell off in 1952, non-seasonal lay-offs in the building material industry increased. The number of employees laid off for non-seasonal reasons totalled 2,530 in the first ten months compared with 2,216 in the corresponding period of 1951.

"Lack of orders" as a determining factor in lay-offs was of increasing importance in 1952. Non-seasonal lay-offs resulting from lack of orders accounted for 68 per cent of employees released for non-seasonal reasons compared with 29 per cent in 1951. Slackening demand for lumber and lumber products was responsible for most of the lay-offs in this category. Lack of materials, a problem accounting for 33 per cent of non-seasonal lay-offs in the 1951 period, was of no significant importance in 1952.

Reflecting decreased output in the first part of the year and increased sales in the third quarter, stocks of building materials were substantially lower at the end of September than one year earlier. Single pole switches and outlet boxes were the only major exceptions with stocks over 3 times higher at the end of the period. Stocks of gypsum and clay products were at about the same level as in September, 1951.

Exports

Sales abroad of eight of the ten building materials for which export data are available registered decreases in the first nine months of 1952 from exports in the similar 1951 period. Exports of sawn lumber, Canada's principal building material export, were 3 per cent lower, owing to a decline in third quarter shipments to the United Kingdom. Sawn lumber exports however, amounted to one-half current production, the same proportion as in 1951. With the exception of wood laths, which remained at the same level, exports of lumber products, including hardwood flooring, wood shingles, and wood fibre insulating board, all declined in the nine month period.

Exports of cement were 77 per cent higher at 2.3 million barrels while sales abroad of building brick and paints were down 14 per cent and 47 per cent respectively from the 1951 period.

Imports

Imports of building materials were at a reduced level during the first nine months of 1952. Of the fifteen materials reviewed only plumbing and heating products, comprising warm air furnaces, cast iron radiators and hot water tank heaters, were significantly higher than in the 1951 period.

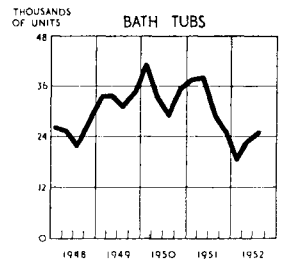
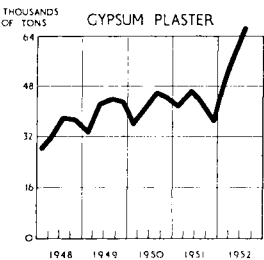
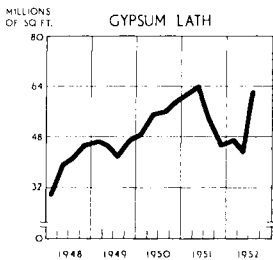
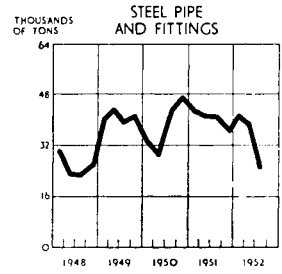
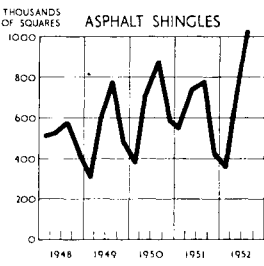
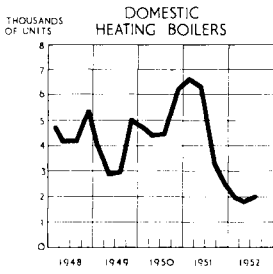
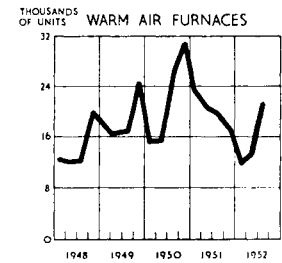
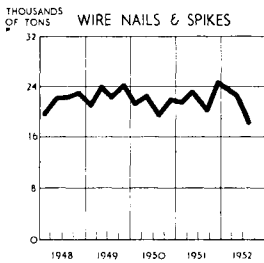
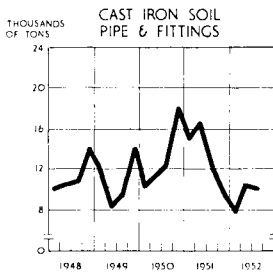
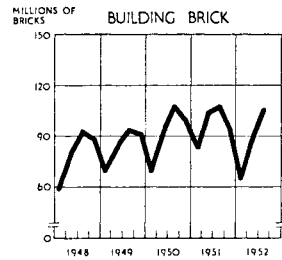
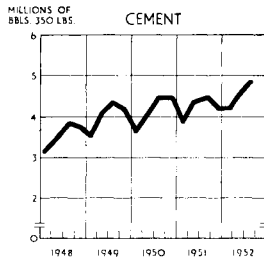
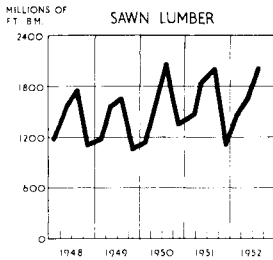
Imports of common colourless window glass, Canada's principal building material import, dropped 52 per cent in 1952. Similar decreases occurred in imports of building brick and sanitary ware. Cement imports were at slightly higher levels despite increased domestic production. Hardwood flooring and building board were up slightly over 1951 levels. Imports of paints and varnishes, gypsum plaster, and builders' hardware, were all substantially lower than in the first nine months of 1951.

Supply of Primary Iron and Steel Products

Steel order SD-3 of the Department of Defence Production, dated December 15, 1952, removed the limitation on steel inventories enforced by steel order SD-1 of January 9, 1952. The new order, which is effective January 1, 1953,

- FIGURE - 2 -

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS,
CANADA,
QUARTERLY, 1948 - 1952



ECONOMIC RESEARCH DEPARTMENT, C. M. H. C.

also revoked steel order SD-2⁽¹⁾ of the same date which restricted the purchase of steel materials for non-essential purposes, such as amusement or commercial buildings, without approval of the department. Under the new order, end use certification on purchase orders for steel materials is still required and the power to direct steel to defence contractors is retained.

The relaxation of control stems from a steadily improving supply position and reflects a considerable expansion in the Canadian steel industry.

Shipments of Primary Iron and Steel Shapes

Net total domestic shipments of primary iron and steel shapes from Canadian mills to consuming industries totalled 2.3 million tons during the first nine months of 1952, remaining unchanged from the volume in the same period of 1951. The building construction industry, absorbing 280,000 tons, continued to receive 12 per cent of total shipments.

The pattern of distribution to end users remained much the same as in 1951. The only major change occurred in shipments to the automotive industry which dropped to 144,000 tons, 26 per cent less than in the first three quarters of 1951. In addition there were slight decreases in shipments to the containers industry and to wholesalers and warehouses.

The miscellaneous group, which includes implement and machinery industries, utilities, and steel for national defence purposes, received 624,000 tons, 12 per cent more than in the 1951 period. Shipments to the railway industry and to merchant trade groups were slightly heavier at 471,000 tons and 320,000 tons respectively.

Production, Imports and Exports of Rolling Mill Products

Production of rolling mill products from Canadian ingot, together with imports of iron and steel forms, was at the same level as in 1951, totalling 3 million tons in the nine month period. This production was maintained despite a third quarter drop in imports resulting from work stoppages in American steel mills during June and July. Although third quarter imports were sharply reduced, total imports during the first nine months at 1.1 million tons were equal to the volume imported in the 1951 period. Exports of finished rolling mill products, mainly for the purpose of conversion and reimport, were slightly higher at 52,000 tons.

Production, Sales, and Stocks of Iron and Steel Building Materials

None of the six materials covered in this review were at higher production levels during 1952. Output of galvanized sheets and wire nails continued at the same level totalling 85,000 tons and 65,000 tons respectively during the first nine months. Production fell off most sharply in the case of cast iron soil pipe and pressure pipe, each of which dropped 35 per cent to 28,000 tons and 64,000 tons respectively. Output of steel pipe dropped 17 per cent and structural steel production was 14 per cent lower than in the first nine months of 1951.

Producers' sales of iron and steel building materials were at lower levels throughout the first nine months of 1952. Only in the case of wire nails and spikes were sales equal to 1951 levels with sales totalling 64,000 tons in the first three quarters. Sales of steel pipe and cast iron soil pipe were down 15 per cent and 26 per cent to 107,000 tons and 28,000 tons respectively. Despite lower sales, stocks of these items at the end of September were nearly 50 per cent lower than

(1) See *Housing in Canada*, First Quarter, 1952, p. 25.

one year earlier, owing to decreased production. Stocks of wire nails and spikes, however, were nearly double at 22,000 tons.

Imports and Exports of Iron and Steel Building Materials

The effect of the American steel strike was noticeable in third quarter imports of iron and steel building materials. The third quarter reduction brought total imports during the nine month period to substantially lower levels. Skelp imports at 107,000 tons were equal to imports in the same period of 1951, but imports of wire nails and spikes were 38 per cent lower. Imports of structural steel and galvanized sheets were both 24 per cent below imports in the 1951 period.

Exports of iron and steel building materials continued at nominal levels during 1952.

SECTION 6.—BUILDING LABOUR

(See Tables 55-64)

Employment and Earnings

Employment in the construction industry during the week ending August 16, 1952, was at the highest level ever recorded. According to the Dominion Bureau of Statistics Labour Force survey, employment in the industry reached 400,000, an increase of 4,000 over the previous high at August, 1951. This level was attained as a result of expanding house-building activity, increased construction associated with resources and utility development, and the defence construction program.

Sample data indicate that the average work week in the construction industry in September was 42 hours, unchanged from September, 1951. There is considerable evidence however that the 40 hour week is increasingly common in the industry. Of 107 recent collective agreements covering the building trades in the larger cities, nearly 80 per cent provided for the five day, 40 hour week.

By September, 1952, the average weekly wage in the building industry had risen to \$61.11, an increase of 12 per cent from September, 1951. The increased weekly wage resulted partly from a slightly longer work week but mainly from increased hourly earnings (see p. 96).

Increased employment together with higher weekly wages, combined to bring construction labour income to a new high of \$261 million in the third quarter of 1952, 23 per cent higher than in the same period of 1951. Total labour income, affected somewhat by labour stoppages, advanced more slowly, rising 12 per cent to \$2,800 million in the same period.

Employment in construction firms with 15 or more employees increased more rapidly than total construction employment. Employment in these firms numbered 159,000 in September, 1952, 4 per cent above the September, 1951 level. The rising employment in the larger firms is an indication of the higher proportion of the construction industry being devoted to large scale defence and development projects.

The Labour Market

Despite the record level of employment in the construction industry referred to earlier, unemployment in the construction industry showed little change during August. The number of persons without work and seeking employment in the

construction industry as reported by the August Labour Force survey was 13,000, about the same number reported in August, 1951.

The low level of residential construction activity in the early part of the year was reflected in registrations of unplaced tradesmen at National Employment Service offices during the first ten months of the year. The monthly average of registrations during this period was 37,500 compared with an average of 26,600 in the 1951 period. Unfilled vacancies in the construction trades, mainly for carpenters and unskilled tradesmen, averaged 3,400 per month in 1952, compared with a monthly average of 3,800 in the same period of 1951.

Supply of Construction Workers

As total immigration declined in the third quarter, immigration of skilled construction workers fell off accordingly. Over 1,000 tradesmen came to Canada during the third quarter of 1952, less than half the number entering in the third quarter of 1951. In the first nine months of the year, 5,400 tradesmen entered the country, 7 per cent fewer than in the corresponding period of 1951. Carpenters, bricklayers and electricians comprised the largest trade groups.

The Federal-Provincial Apprenticeship Training Program, a second source of skilled construction workers, turned out fewer graduates in 1952. In the first three quarters of the year, 815 journeymen were graduated compared with 929 in the 1951 period. At the end of September there were 5,000 apprentices in training, 450 fewer than at September, 1951.

Strikes in the Building and Building Materials Industries

More time was lost through strikes in the building industry during the first nine months of 1952 than in any twelve month period in the post-war years. The number of working days lost totalled 326,000, compared with 63,600 in the full year 1951. Relatively little time was lost in the building materials industries where 22,200 working days were lost, compared with 30,200 in the first nine months of 1951.

Time lost through strikes in all industries also rose sharply in 1952. In the first nine months, 2.6 million working days were lost, nearly four times the total in the same period of 1951. This time amounted to .31 per cent of the estimated working time of wage and salary workers compared with .08 per cent in the first nine months of 1951.

Employment and Earnings in the Building Material Industries

In line with a reduced output of building materials in 1952, employment in the industry fell off accordingly. Monthly employment in the building material industries averaged 112,300 in the first nine months of 1952, 8 per cent less than the average employment in the first three quarters of 1951. Average weekly earnings in the industry at \$54.90 were 9 per cent higher than in the first nine months of 1951.

SECTION 7.—BUILDING COSTS

(See Tables 65-68)

Wage rates of building tradesmen continued to rise moderately in the first three quarters of 1952 as construction employment reached record levels (see Section 6). Prices of residential building materials on the other hand showed very little change, with output for most items declining (see Section 5). As a

net result the combined index of wage rates and material prices at 261.8 in October, 1952, was only 3 points, or less than 2 per cent higher than a year earlier.

Residential Building Material Prices

The increased demand for building materials in recent months has not been reflected in the composite index of building material prices. The October index was unchanged from July, and 2 per cent less than at October, 1951.

In line with the decreased demand for lumber products on the world markets, the price of this component dropped sharply from the October, 1951 level. The lumber products group index at 395 was 16 points lower than at October, 1951. This decrease, together with price reductions in paints and glass, roofing materials, plumbing and electrical equipment, was sufficient to offset moderate price increases in other building materials. These increases occurred in the cement and brick components.

This levelling off process became even more apparent in the three months ending October. In this period only two items, namely cement and roofing materials, registered price increases, while the prices of all other building materials either remained stable or declined.

Wage Rates in the Construction Trades

The high level of construction activity together with strong seasonal demands for construction workers resulted in agreements for increased wage rates in the summer and fall months of 1952. At the end of October, 1952, the wage rate index for all construction workers, at 239, was nearly 8 per cent higher than at October, 1951, and 4.1 points higher than at July, 1952.

Rent, the Cost-of-Living and Wholesale Price Index

During 1952, the rental component of the cost-of-living index showed a slow upward trend. According to the November survey of rents, the index stood at 121.1 (1949=100), an increase of 3 per cent from November, 1951. This index makes no allowance for the higher rent levels payable on new rental accommodation, as this difference is mainly attributable to the better quality of new dwellings. A portion of this difference, however, may properly be considered a price increase⁽¹⁾ and an allowance for this factor is made in the rental component of the new consumers price index. The latter rent index increased at the same rate in the twelve month period, rising to 122.3 at November, 1952.

The cost of living index continued to decline slowly in 1952 and at the end of November stood at 182.1 (1939=100), 3.4 per cent below the index one year earlier. The consumer price index, which measures changes in a larger and more representative group of consumers goods and services, declined more slowly. By the end of November the consumers price index, at 116.0 (1949=100), had fallen 1.6 per cent from one year earlier.

The index of wholesale prices of all commodities, comprising 296 items, stood at 222.8 at October, 1952, the lowest point recorded since October, 1950.

SECTION 8.—BUILDING INDUSTRY

(See Tables 69-70)

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

As activity in the construction sector of the economy increased in the second and third quarters of the year, bankruptcies in the construction industry

⁽¹⁾For explanatory note see p. 122.

fell off. Only 17 bankruptcies occurred in the industry during the third quarter of 1952 compared with 24 in the third quarter of 1951. Liabilities involved in these failures increased from an average of \$21,900 to \$28,200 in the corresponding periods.

In the building materials industries the picture was less favourable with 32 failures reported compared with 16 in the first three quarters of 1951. Defaulted liabilities dropped from an average of \$75,000 in the 1951 period to \$36,000 in 1952, indicating a greater incidence of smaller firms involved.

Bankruptcies in all industries increased 9 per cent to 1,089 in the nine month period. The average liabilities of firms involved dropped from \$22,300 in the 1951 period to \$15,100 in 1952.

Common Stock Prices

Continued confidence in the earning power of building materials producers was apparent from the index of stock prices of sixteen building material companies in 1952. This index averaged 288 in the first ten months of the year, 5 per cent higher than the comparable average in 1951. An increase of 4 per cent was established in the average stock price of 82 industrial companies. In both cases however a downward trend in market values developed in 1952, reversing the rising trend of the previous year. This gradual decline was most evident in industrial stock prices.

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.—NET FAMILY FORMATION, CANADA, 1945 — SEPTEMBER, 1952.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	14.2	—	+ 1.8	1.2
2nd Quarter	33.6	13.7	—	+ 2.6	21.2
3rd Quarter	44.8	12.6	—	+ 8	31.7
4th Quarter	31.4	13.4	—	+ 1.6	15.1
Total, 1950	124.7	53.9	5.2	+ 6.8	69.2
1951					
1st Quarter	17.0	14.7	—	+ 3.5	4.5
2nd Quarter	32.0	13.5	—	+ 8.1	25.3
3rd Quarter	45.0	12.3	—	+ 6.5	37.9
4th Quarter	34.1	14.3	—	+ 9.6	28.1
Total, 1951	128.1	54.8	5.2	+27.7	95.8
1952					
1st Quarter	16.8	13.2 ⁽³⁾	—	+ 5.8 ⁽⁴⁾	8.1 ⁽⁴⁾
2nd Quarter	30.7	13.4 ⁽³⁾	—	+ 7.7 ⁽⁴⁾	23.7 ⁽⁴⁾
3rd Quarter	45.9	13.1 ⁽³⁾	—	+ 3.8 ⁽³⁾	35.3

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Estimated.

(4) Revised.

TABLE 2.— NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — SEPTEMBER, 1952.

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951 ⁽²⁾									
1st Quarter	23,062	26.9	22,462	26.2	14,919	17.4	25,291	29.5	85,734
2nd Quarter	26,266	26.9	25,582	26.2	16,990	17.4	28,805	29.5	97,643
3rd Quarter	25,015	26.9	24,364	26.2	16,181	17.4	27,433	29.5	92,993
4th Quarter	24,787	26.9	24,142	26.2	16,033	17.4	27,183	29.5	92,145
Total, 1951	99,130	26.9	96,550	26.2	64,123	17.4	108,712	29.5	368,515
1952 ⁽²⁾									
1st Quarter	23,593	26.9	22,979	26.2	15,262	17.4	25,874	29.5	87,708
2nd Quarter	26,529	26.9	25,839	26.2	17,160	17.4	29,093	29.5	98,621
3rd Quarter	27,096	26.9	26,391	26.2	17,527	17.4	29,715	29.5	100,729

(1) For difference between data shown on Table 2 and those shown in Table 3 see p. 111.

(2) Preliminary.

TABLE 3.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1952.

Period	Births	Deaths	Marriages	Population ⁽²⁾ (000)
1945.....	288,730	113,414	108,031	12,055
1946.....	330,732	114,931	134,088	12,268
1947.....	359,094	117,725	127,311	12,527
1948.....	347,307	119,384	123,314	12,799
1949.....	366,139	124,047	123,877	13,423
1950				
1st Quarter.....	88,682	32,941	14,933	13,688
2nd Quarter.....	96,734	31,685	33,549	
3rd Quarter.....	96,922	28,632	44,843	
4th Quarter.....	88,240	30,391	31,408	
Total, 1950.....	370,578	123,649	124,733	—
1951 ⁽³⁾				
1st Quarter.....	88,267	34,358	17,038	13,984
2nd Quarter.....	100,535	31,297	32,016	
3rd Quarter.....	95,755	27,945	45,002	
4th Quarter.....	94,855	32,401	34,067	
Total, 1951.....	379,412	126,001	128,123	—
1952 ⁽³⁾				
January.....	29,612	11,088	5,054	—
February.....	28,887	9,746	6,481	
March.....	31,922	10,092	5,217	
1st Quarter.....	90,421	30,926	16,752	
April.....	34,418	11,074	7,118	14,405
May.....	32,210	10,797	8,883	
June.....	34,909	9,302	14,707	
2nd Quarter.....	101,537	31,173	30,708	
July.....	34,905	10,796	16,612	—
August.....	33,280	9,459	14,200	
September.....	35,522	10,332	15,047	
3rd Quarter.....	103,707	30,587	45,859	

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 4.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — SEPTEMBER, 1952.

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	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	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
2nd Quarter	13,087	19,833	32,920	10,342	10,600	20,942	25,565	14,584	40,149	7,355	6,358	13,713	53,862
3rd Quarter	12,970	18,775	31,745	9,217	9,127	18,344	25,747	13,121	38,868	5,998	5,223	11,221	50,089
4th Quarter	15,789	24,288	40,077	12,309	12,112	24,421	32,585	17,931	50,516	7,492	6,490	13,982	64,498
Total, 1951	48,045	72,097	120,142	37,024	37,196	74,220	95,796	53,234	149,030	24,346	20,986	45,332	194,362
1952													
January	3,217	4,680	7,897	2,510	2,722	5,232	6,452	3,957	10,409	1,445	1,275	2,720	13,129
February	2,665	3,567	6,232	2,302	2,434	4,736	4,665	3,306	7,971	1,567	1,430	2,997	10,968
March	4,622	6,569	11,191	3,803	3,646	7,449	8,750	5,306	14,056	2,441	2,143	4,584	18,640
1st Quarter	10,504	14,816	25,320	8,615	8,802	17,417	19,867	12,569	32,436	5,453	4,848	10,301	42,737
April	4,924	6,726	11,650	3,878	3,963	7,841	9,091	5,554	14,645	2,559	2,287	4,846	19,491
May	4,736	6,938	11,674	3,942	4,229	8,171	8,816	5,639	14,455	2,848	2,537	5,385	19,840
June	3,409	5,369	8,778	3,470	3,717	7,187	6,394	5,028	11,422	2,384	2,159	4,543	15,965
2nd Quarter	13,069	19,033	32,102	11,290	11,909	23,199	24,301	16,221	40,522	7,791	6,983	14,774	55,296
July	3,254	5,513	8,767	3,704	4,201	7,905	6,109	5,522	11,631	2,658	2,383	5,041	16,672
August	2,108	3,844	5,952	2,360	2,967	5,327	4,307	3,935	8,242	1,645	1,392	3,037	11,279
September	1,815	2,786	4,601	2,180	2,479	4,659	3,183	3,373	6,556	1,418	1,286	2,704	9,260
3rd Quarter	7,177	12,143	19,320	8,244	9,647	17,891	13,599	12,830	26,429	5,721	5,061	10,782	37,211

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — SEPTEMBER, 1952.

Period	United Kingdom		United States		Other Countries		Total	
	Immigration	Emigration	Immigration	Emigration	Immigration	Emigration	Immigration	Emigration
1945	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950	13,400	7,000	7,600	21,500	52,800	2,800	73,800	31,300
1951								
1st Quarter	4,300	} 1,700	1,600	} 9,900	20,000	} 1,100	25,900	} 12,700
2nd Quarter	9,800		2,100		42,000		53,900	
3rd Quarter	7,800	} 3,000	2,300	} 12,700	40,000	} 1,200	50,100	} 16,900
4th Quarter	9,200		1,700		53,600		64,500	
Total, 1951	31,100	4,700	7,700	22,600	155,600	2,300	194,400	29,600
1952								
1st Quarter	8,900	} 3,500	1,600	} 15,400	32,200	} 1,800 ⁽¹⁾	42,700	} 20,700 ⁽¹⁾
2nd Quarter	14,100		2,300		38,900		55,300	
3rd Quarter	9,800	— ⁽²⁾	3,000	— ⁽²⁾	24,400	— ⁽²⁾	37,200	— ⁽²⁾

(1) Estimated.

(2) Not yet available.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — OCTOBER, 1952.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951			
1st Quarter	9,801	19,521	49,294
2nd Quarter	28,664	19,173	58,615
3rd Quarter	19,122	19,111	58,382
4th Quarter	10,992	23,505	47,488
Total, 1951	68,579	81,310	—
1952			
January	1,705	5,017	44,161
February	2,008	4,442	37,312
March	3,555	3,607	37,259
1st Quarter	7,268	13,066	—
April	7,127	5,325	38,814
May	9,801	5,868	43,306
June	11,095	4,081	50,285
2nd Quarter	28,023	15,274	—
July	8,759	4,715	54,275
August	9,461	7,911	56,289
September	8,529	5,819	59,113
3rd Quarter	26,749	18,445	—
October	9,810	9,510	59,334

(1) Excluding Yukon and Northwest Territories for the period 1945-1951 and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 112).

(3) Estimated.

(4) Not available.

TABLE 7.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, EXCLUDING NEWFOUNDLAND, 1948 — SEPTEMBER, 1952.

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter.....	6,678	11,569	60,521	56,916
2nd Quarter.....	33,090	18,959	89,231	82,099
3rd Quarter.....	31,348	19,710	99,086	76,652
4th Quarter.....	19,078	25,859	91,722	83,015
Total, 1948.....	90,194	76,097	—	—
1949				
1st Quarter.....	8,396	17,840	83,040	88,015
2nd Quarter.....	31,803	21,990	85,742	94,747
3rd Quarter.....	27,663	23,330	88,037	91,680
4th Quarter.....	21,647	24,535	103,476	79,156
Total, 1949.....	89,509	87,495	—	—
1950				
1st Quarter.....	8,854	17,791	86,415	88,066
2nd Quarter.....	32,906	17,805	88,007	77,328
3rd Quarter.....	28,649	22,912	91,548	89,755
4th Quarter.....	20,032	28,791	94,688	92,952
Total, 1950.....	90,441	87,299	—	—
1951				
1st Quarter.....	9,647	19,301	90,658	93,859
2nd Quarter.....	28,426	18,924	76,898	81,139
3rd Quarter.....	18,614	18,871	59,692	74,266
4th Quarter.....	10,791	23,273	50,812	75,609
Total, 1951.....	67,478	80,369	—	—
1952				
1st Quarter.....	7,219	12,869	68,289	62,957
2nd Quarter.....	27,508	15,059	73,805	64,987
3rd Quarter.....	26,089	23,174	83,376	91,487

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — NOVEMBER, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
4th Quarter	7,757	810	8,567	1,746	679	2,425	10,313
Total, 1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
January	1,310	201	1,511	122	72	194	1,633
February	1,668	64	1,732	203	73	276	1,935
March	3,043	202	3,245	289	21	310	3,534
1st Quarter	6,021	467	6,488	614	166	780	7,102
April	5,862	301	6,163	892	72	964	7,055
May	7,590	428	8,018	1,350	433	1,783	9,368
June	7,389	1,278	8,667	851	1,577	2,428	9,518
2nd Quarter	20,841	2,007	22,848	3,093	2,082	5,175	25,941
July	6,037 ⁽¹⁾	574	6,611	1,728	420	2,148	8,339
August	7,430 ⁽¹⁾	708	8,138	417	906	1,323	8,555
September	6,018	739	6,757	1,501	271	1,772	8,258
3rd Quarter	19,485	2,021	21,506	3,646	1,597	5,243	25,152
October	6,556	1,129	7,685	1,557	568	2,125	9,242
November	5,972 ⁽²⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾	— ⁽³⁾

- (1) Revised.
(2) Preliminary.
(3) Not yet available.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — SEPTEMBER, 1952.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034
December	4,354	910	5,264	936	299	1,235	6,200
4th Quarter	16,373	2,098	18,471	3,519	1,515	5,034	21,990
Total, 1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
January	3,804	456	4,260	619	138	757	4,879
February	3,796	146	3,942	452	48	500	4,394
March	3,058	230	3,288	292	27	319	3,580
1st Quarter	10,658	832	11,490	1,363	213	1,576	12,853
April	4,265	450	4,715	546	64	610	5,261
May	3,722	655	4,377	1,329	162	1,491	5,706
June	3,380	167	3,547	534	0	534	4,081
2nd Quarter	11,367	1,272	12,639	2,409	226	2,635	15,048
July	3,134	309	3,443	296	976	1,272	3,739
August	5,073	693	5,766	868	1,277	2,145	6,634
September	3,813	792	4,605	624	590	1,214	5,229
3rd Quarter	12,020	1,794	13,814	1,788	2,843	4,631	15,602

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — SEPTEMBER, 1952.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,986	476	7	1,370	3	8,842
December	4,566	530	59	1,344	0	6,499
4th Quarter	17,713	1,580	90	4,114	8	23,505
Total, 1951	60,366	7,568	585	12,540	251	81,310
1952						
January	4,239	300	0	478	0	5,017
February	3,273	316	0	853	0	4,442
March	2,522	338	0	747	0	3,607
1st Quarter	10,034	954	0	2,078	0	13,066
April	3,733	488	6	1,098	0	5,325
May	4,490	454	0	924	0	5,868
June	3,172	352	0	557	0	4,081
2nd Quarter	11,395	1,294	6	2,579	0	15,274
July	3,731	372	20	592	0	4,715
August	5,953	628	0	1,330	0	7,911
September	4,531	382	3	903	0	5,819
3rd Quarter	14,215	1,382	23	2,825	0	18,445

TABLE 11.— DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES,⁽¹⁾ CANADA, 1950 — SEPTEMBER, 1952.

Period	Number of Months Unsold								Total Number of New Completed Dwellings Unsold	Average Number of Months Unsold
	1-3		4-6		7-9		10-13			
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent		
1950										
March	434	70	97	16	54	9	29	5	614	3.5
June	330	63	119	23	36	7	35	7	520	3.7
September	121	41	120	40	28	10	26	9	295	4.6
December	239	78	32	10	13	5	20	6	304	3.1
Annual Average	286	64	97	22	36	8	28	6	447	3.7
1951										
January	187	71	46	18	13	5	16	6	262	3.4
February	120	62	43	22	15	8	16	8	194	3.6
March	104	60	37	21	14	8	18	10	173	4.0
April	83	59	29	21	13	9	15	11	140	4.2
May	129	75	23	13	8	5	13	7	173	3.3
June	169	83	17	8	6	3	11	6	203	3.0
July	214	86	15	6	7	3	13	5	249	2.8
August	234	82	32	12	10	3	11	3	287	2.8
September	344	87	36	9	8	2	9	2	397	2.6
October	531	87	64	10	6	1	10	2	611	2.5
November	867	91	78	7	8	1	9	1	958	2.4
December	1,045	90	108	9	13	1	—	—	1,166	2.3
Annual Average	336	84	44	11	10	2	12	3	401	2.8
1952										
January	983	80	214	17	24	2	3	1	1,224	2.7
February	936	63	492	34	32	2	4	1	1,464	3.2
March	879	66	391	29	57	4	6	1	1,333	3.3
April	759	61	261	20	104	8	15	1	1,139	3.4
May	630	54	365	31	148	13	15	2	1,158	3.6
June	592	53	387	34	130	11	28	2	1,137	3.9
July	515	49	336	32	161	15	44	4	1,056	4.2
August	526	50	254	24	207	20	70	6	1,057	4.2
September	523	53	190	19	204	21	65	7	982	4.3

(1) For coverage see p. 112.

TABLE 12.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951 ⁽¹⁾								
1st Quarter.....	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3
2nd Quarter.....	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9
3rd Quarter.....	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8
4th Quarter.....	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2
Total, 1951.....	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2
1952								
1st Quarter ⁽¹⁾	116.5	10.6	2.6	129.7	110.4	3.0	113.4	16.3
2nd Quarter ⁽¹⁾	191.9	17.5	4.4	213.8	108.3	3.0	111.3	102.5
3rd Quarter.....	226.2	20.7	5.2	252.1	107.9	3.0	110.9	141.2

(1) Revised.

TABLE 13.— VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total	
1945.....	179.1	11.3	3.8	194.2	127.3	3.9	131.2	63.0
1946.....	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3
1947.....	281.2	17.7	5.7	304.6	129.3	2.9	132.2	172.4
1948.....	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1
1949.....	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1
1950.....	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7
1951 ⁽¹⁾								
1st Quarter.....	63.9	5.8	1.4	71.1	38.7	1.0	39.7	31.4
2nd Quarter.....	81.9	7.4	1.9	91.2	38.8	1.0	39.8	51.4
3rd Quarter.....	75.2	6.9	1.8	83.9	39.2	1.1	40.3	43.6
4th Quarter.....	68.3	6.1	1.5	75.9	39.3	1.1	40.4	35.5
Total, 1951.....	289.3	26.2	6.6	322.1	156.0	4.2	160.2	161.9
1952								
1st Quarter ⁽¹⁾	43.7	4.0	1.0	48.7	39.5	1.0	40.5	8.2
2nd Quarter ⁽¹⁾	72.5	6.5	1.7	80.7	39.5	1.0	40.5	40.2
3rd Quarter.....	83.7	7.7	2.0	93.4	39.5	1.1	40.6	52.8

(1) Revised.

TABLE 14.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA,
1945 — SEPTEMBER, 1952.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total			Gross National Expenditure
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total	
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6	11,850
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,066.7	12,026
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7	13,768
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1	15,613
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7	16,462
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7	18,122
1951										
1st Quarter.....	173.3 ⁽²⁾	302.5	475.8 ⁽²⁾	40.9	94.6	135.5	214.2 ⁽²⁾	397.1	611.3 ⁽²⁾	—
2nd Quarter.....	231.7 ⁽²⁾	465.0	696.7 ⁽²⁾	48.9	172.4	221.3	280.6 ⁽²⁾	637.4	918.0 ⁽²⁾	—
3rd Quarter.....	218.6 ⁽²⁾	572.2	790.8 ⁽²⁾	67.2	213.9	281.1	285.8 ⁽²⁾	786.1	1,071.9 ⁽²⁾	—
4th Quarter.....	198.0 ⁽²⁾	508.5	706.5 ⁽²⁾	64.0	189.1	253.1	262.0 ⁽²⁾	697.6	959.6 ⁽²⁾	—
Total, 1951.....	821.6 ⁽²⁾	1,848.2	2,669.8 ⁽²⁾	221.0	670.0	891.0	1,042.6 ⁽²⁾	2,518.2	3,560.8 ⁽²⁾	21,241
1952 ⁽¹⁾										
1st Quarter.....	127.1 ⁽²⁾	374.4	501.5 ⁽²⁾	45.0	109.9	154.9	172.1 ⁽²⁾	484.3	656.4 ⁽²⁾	—
2nd Quarter.....	209.4 ⁽²⁾	551.9	761.3 ⁽²⁾	51.8	197.5	249.3	261.2 ⁽²⁾	749.4	1,010.6 ⁽²⁾	—
3rd Quarter.....	246.9	638.0	884.9	51.1	230.6	281.7	298.0	868.6	1,166.6	—

(1) Preliminary.

(2) Revised.

TABLE 15.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1952.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	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	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
1st Quarter	61.6	4.6	66.2	1,618	7,107	8,725
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
3rd Quarter	73.5	10.1	83.6	1,874	8,913	10,787
4th Quarter	49.3	6.4	55.7	1,368	6,282	7,650
Total, 1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
January	8.2	1.0	9.2	297	975	1,272
February	14.2	1.4	15.6	493	1,625	2,118
March	23.3	1.8	25.1	709	2,533	3,242
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
April	46.9	3.6	50.5	1,238	5,249	6,487
May	53.7	4.5	58.2	1,755	5,962	7,717
June	47.4	3.7	51.1	1,896	4,720	6,616
2nd Quarter	148.0	11.8	159.8	4,889	15,931	20,820
July	38.1	3.8	41.9	1,026	4,767	5,793
August	37.4	3.5	40.9	1,411	3,944	5,355
September	39.8	4.0	43.8	1,136	4,435	5,571
3rd Quarter	115.3	11.3	126.6	3,573	13,146	16,719

TABLE 16.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — NOVEMBER, 1952.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	Apartments ⁽¹⁾	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
2nd Quarter	22.6	129.4	152.0	2,211	17,596	19,807
3rd Quarter	9.1	99.8	108.9	864	15,391	16,255
4th Quarter	13.6	89.7	103.3	1,285	11,956	13,241
Total, 1951	55.8	381.4	437.2	5,425	53,554	58,979
1952						
January	5.2	14.8	20.0	489	1,861	2,350
February	4.3	13.4	17.7	409	1,622	2,031
March	6.9	23.3	30.2	650	3,158	3,808
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
April	8.4	34.5	42.9	792	3,199	3,991
May	7.4	35.2	42.6	694	4,073	4,767
June	7.4	53.5	60.9	682	6,570	7,252
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
July	14.1	50.6	64.7	1,297	5,532	6,829
August	5.6	35.7	41.3	521	4,805	5,326
September	11.0	31.3	42.3	1,016	3,962	4,978
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
October	12.0	39.6	51.6	1,123	5,487	6,610
November	9.1	51.0	60.1	851	6,035	6,886

(1) Estimated.

SECTION 3
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 17.— NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED,
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 1952.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950	4,599	37,935	1,818	39,872 ⁽³⁾	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891	316	5,207	4,243	9,450	5,558	9,801
2nd Quarter	773	9,063	239	9,312 ⁽³⁾	18,579	27,891 ⁽³⁾	10,085 ⁽³⁾	28,664
3rd Quarter	870	6,583	180	6,763	11,489	18,252	7,633	19,122
4th Quarter	638	2,355	96	2,451	7,903	10,354	3,089	10,992
Total, 1951	2,632	22,892	831	23,733 ⁽³⁾	42,214	65,947 ⁽³⁾	26,365 ⁽³⁾	68,579
1952								
1st Quarter	547	2,811	91	2,902	3,819	6,721	3,449	7,268
2nd Quarter	1,391	6,227	464 ⁽³⁾	6,691 ⁽³⁾	19,941 ⁽³⁾	26,632	8,082 ⁽³⁾	28,023
3rd Quarter	1,307	8,993	338	9,331	16,111	25,442	10,638	26,749

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) For the period 1947 — 1952 includes direct Government housing and privately-initiated housing with Government financial assistance.

(3) Revised.

TABLE 18.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾ NUMBER AND AMOUNT OF GROSS LOANS
APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — NOVEMBER, 1952.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans (\$000)		
			Joint Loans	Direct Loans	Total
1945 ⁽³⁾	5,142	5,695	23,832	0	23,832
1946.....	8,492	13,042	43,280	18,355	61,635
1947.....	10,549	12,734	60,576	1,133	61,709
1948.....	16,913	20,730	106,696	1,708	108,404
1949.....	19,627	29,036	122,737	38,792	161,529
1950.....	36,358	45,332	280,065	25,712	305,777
1951					
1st Quarter.....	5,954	7,952	47,677	5,551	53,228
2nd Quarter.....	6,420	7,791	49,802	1,515	51,317
3rd Quarter ⁽⁴⁾	3,240	4,287	25,856	1,772	27,628
4th Quarter.....	2,290	2,972	17,700	2,546	20,246
Total, 1951 ⁽⁴⁾	17,904	23,002	141,035	11,384	152,419
1952					
January.....	1,325	1,759	12,785	289	13,074
February.....	1,314	1,775	10,780	1,829	12,609
March.....	1,733	2,427	15,379	2,455	17,834
1st Quarter.....	4,372	5,961	38,944	4,573	43,517
April.....	2,085	3,506	18,219	5,747	23,966
May.....	2,946	4,271	25,536	5,357	30,893
June.....	2,598 ⁽⁴⁾	3,315 ⁽⁴⁾	23,507	1,232	24,739 ⁽⁴⁾
2nd Quarter.....	7,629 ⁽⁴⁾	11,092 ⁽⁴⁾	67,262	12,336 ⁽⁴⁾	79,598 ⁽⁴⁾
July ⁽⁴⁾	2,786	3,692	23,671	4,190	27,861
August ⁽⁴⁾	2,506	3,950	23,962	4,581	28,543
September.....	1,963	2,627	14,364	5,041	19,405
3rd Quarter.....	7,255	10,269	61,997	13,812	75,809
October ⁽⁵⁾	2,602	3,717	21,111	5,717	26,828
November ⁽⁵⁾	1,632	2,387	14,761	2,163	16,924
Total, February 1, 1945 — November, 1952..	138,475	182,997	982,296	135,685	1,117,981

- (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. Data for 3rd Quarter 1951, and subsequent periods include housing loans under the special provisions for defence worker and for non-defence worker houses built with agreed end sales price.
- (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 19.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — NOVEMBER, 1952.

Period	Number of Loans ⁽¹⁾	Number of Dwellings ⁽¹⁾	Amount of Loans ⁽¹⁾ (\$000)
1951			
October.....	—	—	—
November.....	46	56	402
December.....	498	505	4,029
Total 1951.....	544	561	4,431
1952			
January.....	1,021	1,052	8,717
February.....	864	888	7,113
March.....	1,263	1,276	10,573
1st Quarter.....	3,148	3,216	26,403
April.....	1,436	1,448	11,926
May.....	2,167	2,186	17,986
June.....	2,082	2,143	17,718
2nd Quarter.....	5,685	5,777	47,630
July ⁽²⁾	2,147	2,191	18,454
August ⁽²⁾	9,819	1,838	15,588
September.....	1,354	1,382	11,363
3rd Quarter.....	13,320	5,411	45,405
October ⁽³⁾	1,766	1,788	15,016
November ⁽³⁾	1,685	1,705	14,546
Total Gross Loans, October, 1951 — November, 1952.....	26,148	18,458	153,431

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

(2) Revised.

(3) Preliminary.

TABLE 20.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST NINE MONTHS, 1951 AND 1952.

Type of Loan	First Nine Months, 1951				First Nine Months, 1952			
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Average Loan per Dwelling \$
<i>Housing for Home Ownership:</i>								
Defence worker housing	—	—	—	—	33	33	260	7,865
Loans to home owners	—	—	—	—	956	956	8,694	9,094
Loans to builders for sale								
Non-defence worker housing								
Loans to home owners	4,058	4,167	28,038	6,729	4,519	4,603	34,331	7,442
Loans to builders for sale								
Integrated housing	53	53	367	6,921	—	—	—	—
Other	11,181	11,658	80,637	6,917	13,340	13,708	112,092	8,177
Defence and non-defence Worker housing								
Loans to home owners	4,058	4,167	28,038	6,729	4,552	4,636	34,591	7,445
Loans to builders for sale	11,234	11,711	81,004	6,917	14,296	14,664	120,786	8,237
Sub-total	15,292	15,878	109,042	6,887	18,848	19,300	155,377	8,046
<i>Housing for Rental Purposes:</i>								
Rental insurance								
Defence worker housing	—	—	—	—	5	780	4,967	6,368
Non-defence worker housing	28	1,213	7,640	6,298	35	2,273	13,266	5,836
Non-defence worker housing								
Loans to individuals	291	2,859	15,111	5,285	357	4,606	24,012	5,213
Primary industries								
Limited Dividend Corporation	3	80	380	4,750	5	363	2,256	6,214
Sub-total	322	4,152	23,131	5,571	402	8,022	44,501	5,547
Total Gross Loans	15,614	20,030	132,173	6,599	19,250	27,322	199,878	7,313

TABLE 21.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST,
LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST NINE MONTHS, 1951 AND 1952.

Type of Dwelling	Number of Loans	Number of Dwellings	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. \$
				\$	\$	\$	\$	\$	\$		
1951											
Single 1-Storey	8,414	8,414	56,950	1,020	9,371	318	10,709	8,466	6,769	1,030	9.10
Single 1½-Storey:											
Finished	2,779	2,779	20,290	1,094	9,631	336	11,061	9,004	7,301	1,236	7.79
Unfinished	1,262	1,262	8,186	860	8,584	256	9,700	7,982	6,486	850 ⁽²⁾	6.54
Single 2-Storey	1,680	1,680	13,131	1,197	11,032	423	12,652	9,987	7,816	1,364	8.08
Semi-Detached	596	612	4,469	996	9,625	384	11,005	9,120	7,302	1,231	7.82
Duplex	186	372	1,844	601	7,485	256	8,342	6,228	4,957	1,076	6.95
Triplex	32	96	436	681	7,458	333	8,472	5,834	4,552	1,018	7.32
Double Duplex	451	914	4,996	780	7,895	320	8,995	6,885	5,466	1,095	7.21
Row House	13	163	881	437	7,107	252	7,796	6,635	5,406	1,003	7.08
Apartment	198	3,658	20,610	539	6,923	574	8,036	6,974	5,634	881	7.86
Total	15,611	19,950	131,793	921	8,926	373	10,220	8,243	6,606	1,058	8.00
1952											
Single 1-Storey	12,105	12,105	96,626	1,176	9,613	368	11,157	10,496	7,982	1,027	9.35
Single 1½-Storey:											
Finished	3,203	3,203	27,183	1,179	9,804	439	11,422	10,394	8,487	1,210	8.10
Unfinished	1,218	1,218	9,393	1,068	8,944	293	10,305	9,896	7,712	842 ⁽²⁾	6.81
Single 2-Storey	1,397	1,397	12,567	1,194	11,179	464	12,837	12,037	8,996	1,333	8.42
Semi-Detached	506	526	4,643	1,177	10,306	499	11,982	11,251	8,827	1,189	8.66
Duplex	149	298	1,591	777	7,875	310	8,962	7,419	5,340	1,070	7.35
Triplex	41	123	600	837	7,720	308	8,864	6,179	4,873	1,032	7.48
Double Duplex	278	620	3,635	739	7,601	296	8,636	7,719	5,863	1,043	7.29
Row House	41	98	605	625	8,706	307	9,638	8,173	6,174	1,051	8.29
Apartment	307	7,371	40,779	548	6,772	537	7,857	6,269	5,532	899	7.53
Total	19,245	26,959	197,622	983	8,846	424	10,253	9,270	7,330	1,026	8.44

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

(2) Total floor area including unfinished portion averaged 1,313 sq. ft. in 1951 and 1,314 sq. ft. in 1952.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — SEPTEMBER, 1952.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948	3	4	7,000	1,750
1949	0	—	—	—
1950	1	2	5,000	2,500
1951	0	—	—	—
1952				
1st Quarter	1	1	3,000	3,000
2nd Quarter	1	1	3,000	3,000
3rd Quarter	0	—	—	—
Total, April, 1946 — September, 1952	42	72	125,090	1,737

TABLE 23.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — SEPTEMBER, 1952.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)	Number of Projects	Number of Units	Estimated Cost (\$000)
1948	1	50	303	35	1,938	14,182	36	1,988	14,485
1949	58	6,158	41,443	60	1,562	12,425	118	7,720	53,868
1950	33	3,337	24,037	21	974	7,787	54	4,311	31,824
1951									
1st Quarter	6	133	1,089	3	174	1,497	9	307	2,586
2nd Quarter	4	296	2,917	—	—	—	4	296	2,917
3rd Quarter	—	4	37	—	—	—	—	4	37
4th Quarter	—	—96	—666	1	238	1,838	1	142	1,171
Total, 1951	10	337	3,377	4	412	3,334	14	749	6,711
1952									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	348	2,790	—	—	—	3	348	2,790
1st Quarter	5	443	3,556	—	44	353	5	487	3,909
April	4	330	2,487	1	30	230	5	360	2,717
May	5	530	4,421 ⁽¹⁾	1	16	113	6	546	4,534 ⁽¹⁾
June	11 ⁽¹⁾	709 ⁽¹⁾	5,898 ⁽¹⁾	—1 ⁽¹⁾	—30 ⁽¹⁾	—223 ⁽¹⁾	10	679	5,675 ⁽¹⁾
2nd Quarter	20 ⁽¹⁾	1,569 ⁽¹⁾	12,806 ⁽¹⁾	1 ⁽¹⁾	16 ⁽¹⁾	120 ⁽¹⁾	21	1,585	12,926 ⁽¹⁾
July	7	380	4,080	1	32	221	8	412	4,301
August	4	287	2,104	1	24	166	5	311	2,270
September	—	54	446	2	82	666	2	136	1,112
3rd Quarter	11	721	6,630	4	138	1,053	15	859	7,683
Total, July, 1948 — September, 1952	138	12,615	92,152	125	5,084	39,254	263	17,699	131,406

(1) Revised.

TABLE 24.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — SEPTEMBER, 1952.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	878	7,266	80.93
1949	4.1	904	7,101	70.55
1950	4.1	902	7,018	67.81
1951				
January	3.6	872	7,992	77.67
February	3.5	895	8,297	80.92
March	3.6	913	8,192	79.00
1st Quarter	3.6	886	8,145	79.22
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,720	76.94
November	—	—	—	—
December	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
January	3.9	1,011	8,134	89.50
February	3.5	898	8,023	80.50
March	4.2	929	8,003	81.75
1st Quarter	4.1	929	8,012	82.00
April	4.1	941	7,548	69.50
May	4.8	1,052	8,487	89.08
June	3.9	882	8,309	86.34
2nd Quarter	4.2	946	8,142	82.77
July	3.8	946	7,731	77.54
August	3.7	899	7,270	75.20
September	5.0	865	8,022	75.87
3rd Quarter	4.0	919	7,557	76.40
Average, July, 1948— September, 1952	4.0	903	7,240	73.35

TABLE 25.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — SEPTEMBER, 1952.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951					
1st Quarter	—	—	—	8	132
2nd Quarter	1	88	4	76	60
3rd Quarter	—	—	84	56	88
4th Quarter	2	355	103	—	191
Total, 1951	3	443	191	140	—
1952					
January	—	—	52	—	243
February	—	—	45	12	276
March	—	—	26	28	274
1st Quarter	—	—	123	40	—
April	1	162	18	28	264
May	4	215	53	20	297
June	—	—	237	17	517
2nd Quarter	5	377	308	65	—
July	4	270	135	26	626
August	—	—	169	40	755
September	7	507	256	60	951
3rd Quarter	11	777	560	126	—
Total, 1950 — September, 1952	20	1,737	1,322	371	—

TABLE 26.—FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — SEPTEMBER, 1952.

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Period	Progress of Land Assembly Projects							
	Started ⁽¹⁾		Improvements Completed			Under Construction (At End of Period)		
	Number of Projects	Number of Lots	Number of Projects	Number of Lots			Number of Projects	Number of Lots
				Completed	Sold ⁽²⁾	Unsold (At End of Period)		
1950								
1st Quarter	0	—	—	—	—	—	—	—
2nd Quarter	0	—	—	—	—	—	—	—
3rd Quarter	1	819	—	—	—	—	1	819
4th Quarter	3	1,263	—	—	—	—	4	2,082
Total, 1950	4	2,082	—	—	—	—	—	—
1951								
1st Quarter	0	—	—	—	—	—	4	2,082
2nd Quarter	0	—	—	325	—	—	4	1,757
3rd Quarter	0	—	—	135	77	383	4	1,622
4th Quarter	0	—	—	—	98	285	4	1,622
Total, 1951	0	—	—	460	175	—	—	—
1952								
1st Quarter	2	809	—	60	52	293	6	2,431
2nd Quarter	0	—	—	84	113	180	6	2,318
3rd Quarter	1	62	—	925	182	789	7	1,455

(1) Includes Ottawa, Windsor, St. Thomas and London, Ontario, for 1950 and St. John's, Newfoundland and Trail, British Columbia, for 1952.

(2) Includes acceptances of offers to purchase.

TABLE 27.— EXPENDITURES UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — SEPTEMBER, 1952.

Period	Expenditures (\$000) ⁽¹⁾								
	Rental Housing Projects			Land Assembly Projects			Combined Housing and Land Assembly Projects		
	Housing and Improvements	Land Acquisition	Total	Improvements	Land Acquisition	Total	Housing and Improvements	Land Acquisition	Total
1950	517.3	—	517.3	85.2	193.9	279.1	—	—	—
1951									
1st Quarter	201.5	—	201.5	13.9	91.9	105.8	—	—	—
2nd Quarter	185.5	—	185.5	66.4	3.5	69.9	—	—	—
3rd Quarter	269.8	—	269.8	254.4	53.2	307.6	—	—	—
4th Quarter	494.3	40.1	534.4	300.9	1.5	302.4	27.7	110.4	138.1
Total, 1951	1,151.1	40.1	1,191.2	635.6	150.1	785.7	27.7	110.4	138.1
1952									
1st Quarter	633.5	51.5	685.0	47.1	43.6	90.7	1.1	23.4	24.5
2nd Quarter	714.3	—	714.3	90.2	211.9	302.1	3.9	—	3.9
3rd Quarter	2,249.1	4.7	2,253.8	218.0	160.7	378.7	30.9	26.5	57.4

(1) Includes both Federal and Provincial share of expenditures.

TABLE 28.— LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — SEPTEMBER, 1952.

Period	Progress of Land Assembly Projects									Total Expenditure (\$000)
	Started			Improvements Completed				Under Construction (At End of Period)		
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾
1950	1	417	90	3	1,080	638	452	4	452	392.1
1951										
1st Quarter	—	—	—	—	—	92	350	4 ⁽²⁾	350	60.3
2nd Quarter	—	—	—	—	—	66	284	4 ⁽²⁾	284	33.7
3rd Quarter	—	—	—	—	—	51	233	4 ⁽²⁾	233	239.3
4th Quarter	—	—	—	—	—	14	219	4 ⁽²⁾	219	196.9
Total, 1951	—	—	—	—	—	223	—	—	—	530.2
1952										
1st Quarter	—	—	—	—	—	3	216	4 ⁽²⁾	216	6.4
2nd Quarter	—	—	—	1	—	4	212	3 ⁽²⁾	212	40.8
3rd Quarter	—	—	—	1	—	98	114	2	114	5.1

(1) Includes expenditures made in 1947 and 1948.

(2) Revised.

TABLE 29.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — SEPTEMBER, 1952.

Period	Number of Dwellings			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	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	0	3,199 ⁽³⁾	16,144
1951							
1st Quarter	0	292	621	659	0	177	836
2nd Quarter	0	183	438	487	0	326	813
3rd Quarter	0	108	330	529	0	779	1,308
4th Quarter	8	124	214	720	0	700	1,420
Total, 1951	8	707	—	2,395	0	1,982 ⁽³⁾	4,377
1952							
January	42	84	172	61	0	29	90
February	68 ⁽⁴⁾	79	161	107	0	13	120
March	76	28	209	237	0	27	264
1st Quarter	186 ⁽⁴⁾	191	—	405	0	69	474
April	95	0	304	314	0	24	338
May	28	10	322	364	0	71	435
June	54	12	364	308	0	112	420
2nd Quarter	177	22	—	986	0	207	1,193
July	36	0	400	209	0	183	392
August	44	2	442	13	0	123	136
September	62	12	492	224	0	102	326
3rd Quarter	142	14	—	446	0	408	854
Total, April, 1941 — September, 1952	51,197	50,705	—	226,948	14,046	34,751	275,745

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

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 expended in 1949, \$1,148,000 expended in 1950 and \$740,367 expended in 1951 recoverable from municipalities.

(4) Revised.

TABLE 30.— 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 — OCTOBER, 1952.

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										
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950										
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
December	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951										
March	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5
September	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4
1952										
January	22,418	.5	1,760	.3	24,178	.5	165	.6	24,343	.5
February	22,101	.4	1,760	.3	23,861	.4	156	1.2	24,017	.4
March	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4
April	21,330	.3	1,760	.3	23,090	.4	75	1.3	23,165	.4
May	20,656	.4	1,760	.7	22,416	.5	46	—	22,462	.4
June	20,034	.3	1,763	.7	21,797	.3	34	—	21,831	.3
July	19,663	.3	1,763	.9	21,426	.4	23	—	21,449	.4
August	19,288	.4	1,763	.7	21,051	.4	15	—	21,066	.4
September	18,892	.3	1,763	.6	20,655	.3	8	—	20,663	.3
October	18,159	.2	1,763	.4	19,921	.2	8	—	19,929	.2

TABLE 31.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 1952.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽³⁾ (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951						
1st Quarter	13	804	2,833	4,820	817	5,637
2nd Quarter	655	523	2,965	3,565	425	3,990
3rd Quarter	550	684	2,831	5,379	1,170	6,549
4th Quarter	214	628	2,417	6,701	1,803	8,504
Total, 1951	1,432	2,639	—	20,465	4,215	24,680
1952						
January	110	420	2,107	274	160	434
February	115	391	1,831	1,291	256	1,547
March	134	231	1,734	3,073	360	3,433
1st Quarter	359	1,042	—	4,638	776	5,414
April	216	241	1,709	364	21	385
May	413	240	1,882	1,432	229	1,661
June	246	87	2,041	1,529	336	1,865
2nd Quarter	875	568	—	3,325	586	3,911
July	340	65	2,316	3,053	734	3,787
August	219	103	2,432	2,425	869	3,294
September	460	205	2,687	2,088	968	3,056
3rd Quarter	1,019	373	—	7,566	2,571	10,137

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction Limited.

(3) Revised.

TABLE 32.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — SEPTEMBER, 1952.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other	Total
1950	20	19	—	19	1,665	18	1,683
1951							
1st Quarter	1	2	—	21	1,706	16	1,722
2nd Quarter	—	—	—	21	1,193	12	1,205
3rd Quarter	—	—	4	17	1,545	54	1,599
4th Quarter	2	2	1	18	1,205	165	1,370
Total, 1951	3	4	5	—	5,649	247	5,896
1952							
1st Quarter	—	—	8	10	357	30	387
2nd Quarter	1	—	2	8	104	41	145
3rd Quarter	1	—	2	6	218	140	358

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950—OCTOBER, 1952.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expenditure (\$000)	Contracts Awarded		Expenditure (\$000)	Contracts Awarded ⁽¹⁾		Expenditure (\$000)
	For Which Contracts Awarded	Started	Completed		Number	Amount (\$000)		Number	Amount (\$000)	
Prior to Nov. 1950 ²	315	— ⁽³⁾	— ⁽³⁾	3,748	123	37,880	16,452	123	43,380	20,200
Nov.—Dec., 1950	160	— ⁽³⁾	0	327	26	11,403	944	26	11,454	1,271
Total, 1950	475	— ⁽³⁾	— ⁽³⁾	4,075	149	49,283	17,396	149	54,834	21,471
1951										
1st Quarter	550	168	—	1,907	46	11,094	6,585	46	20,526	8,492
2nd Quarter	105	208	—	5,033	85	61,610	8,415	85	62,617	13,448
3rd Quarter	4	194	36	3,461	115	46,213	22,537	115	46,458	25,998
4th Quarter	165	208	47	2,738	116	37,960	36,086	116	39,754	38,824
Total, 1951	824	778 ⁽⁴⁾	83 ⁽⁵⁾	13,139	362	156,877	73,623	362	169,355	86,762
1952										
January	—	—	38	805	25	6,941	10,899	25	6,941	11,704
February	—	—	49	277	22	11,287	11,571	22	11,287	11,848
March	—	29	24	598	43	21,519	12,425	43	21,519	13,023
1st Quarter	—	29	111	1,680	90	39,747	34,895	90	39,747	36,575
April	—	15	32	185	28	20,363	15,174	28	20,363	15,359
May	40	89	79	685	46	8,172	10,351	46	8,472	11,036
June	—	41	39	702	29	5,401	14,222	29	3,650	14,924
2nd Quarter	40	145	150	1,572	103	33,936	39,747	103	32,485	41,319
July	—	115	31	718	31	17,280	12,290	31	17,280	13,008
August	—	33	26	165	27	17,610	11,161	27	17,610	11,326
September	—	10	39	418	38	19,694	13,819	38	19,694	14,237
3rd Quarter	—	158	96	1,301	96	54,584	37,270	96	54,584	38,571
October	—	2	82	802	65	24,589	24,697	65	24,589	25,499
Total, November, 1950—Oct., 1952	1,024	1,112	522	18,821	742	321,136	211,176	742	332,214	229,997

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(3) Not yet available.

(4) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.

(5) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas as shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 34.— HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1951 — SEPTEMBER, 1952.

Period	Contracts Awarded		Number of Dwellings			Expenditures (\$000)		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and Other Outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	15	—	15	—	—	—
3rd Quarter.....	2	65	65	—	80	—	—	—
4th Quarter.....	—	—	11	32	59	535	49	584
Total, 1951.....	3	130	91	32	—	535	49	584
1952								
1st Quarter.....	—	—	22	16	65	571	2	573
2nd Quarter.....	—	—	17	6	76	193	2	195
3rd Quarter.....	—	—	—	12	64	153	15	168

TABLE 35.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — SEPTEMBER, 1952.

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
Total, 1943 — Sept., 1952	16,204	14,094	—	94,100

TABLE 36.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — SEPTEMBER, 1952.

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 ⁽²⁾	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	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
1st Quarter	8	16	16	5	218	581	220	602
2nd Quarter	13	33	17	10	276	832	281	875
3rd Quarter	32	66	36	20	526	1,450	536	1,535
4th Quarter	11	21	20	8	494	1,423	495	1,452
Total, 1951	64	136	89	43	1,514	4,286	1,532	4,464
1952								
January	1	3	1	2	81	239	83	245
February	0	0	1	2	41	123	41	125
March	1	4	0	0	34	97	35	101
1st Quarter	2	7	2	4	156	459	159	471
April	1	5	1	2	32	101	34	107
May	4	15	13	15	122	404	127	434
June	3	9	20	11	199	595	201	616
2nd Quarter	8	29	34	28	353	1,100	362	1,157
July	9	19	22	15	170	495	171	529
August	4	9	16	9	164	521	166	539
September	5	10	14	8	175	578	176	596
3rd Quarter	18	38	52	32	509	1,594	513	1,664
Total, 1929 — Sept., 1952	—	—	—	—	—	—	38,460	86,275

(1) Because the loan 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 37.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1952.

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	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	18,161 ⁽¹⁾
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656 ⁽¹⁾	919 ⁽¹⁾	796 ⁽¹⁾	43,422 ⁽¹⁾	44,427 ⁽¹⁾	44,775 ⁽¹⁾	45,879 ⁽¹⁾
1950	511	798	967	850	57,491 ⁽¹⁾	61,774 ⁽¹⁾	58,969 ⁽¹⁾	63,422 ⁽¹⁾
1951								
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
2nd Quarter	217	347	380	377	24,645 ⁽¹⁾	24,914 ⁽¹⁾	25,242 ⁽¹⁾	25,638 ⁽¹⁾
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
4th Quarter	88	141	265	228	14,539 ⁽¹⁾	17,301 ⁽¹⁾	14,892 ⁽¹⁾	17,670 ⁽¹⁾
Total, 1951	587	944	1,155	1,097	73,322 ⁽¹⁾	83,286 ⁽¹⁾	75,064 ⁽¹⁾	85,327 ⁽¹⁾
1952								
January	11	20	52	49	2,871	3,401	2,934	3,470
February	24	36	50	44	3,573	4,140	3,647	4,220
March	12	22	77	80	5,208	5,837	5,297	5,939
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
April	51	83	93	103	11,503	12,270	11,647	12,456
May	60	109	144	137	8,597	9,190	8,801	9,436
June	88	143	177	174	6,046	6,498	6,311	6,815
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
July	79	143	190	179	7,942	9,420	8,211	9,742
August	74	117	118	109	13,902	19,258	14,094	19,484
September	47	83	100	101	7,650	10,105	7,797	10,289
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
Total, 1945 — Sept., 1952	3,300	4,757	5,611	4,868	308,454	327,608	317,365	337,233

(1) Revised.

TABLE 38. — OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1952.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$'000)	Total (\$'000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
October	253	1,314	323	1,278	293
November	551	3,689	1,106	2,007	661
December	618	4,860	1,510	2,442	732
4th Quarter	1,422	9,863	2,939	2,067	1,686
Total, 1951	5,239	37,333	11,235	2,144	6,437
1952					
January	397	2,905	837	2,108	461
February	625	4,351	1,402	2,243	723
March	1,365	9,399	2,882	2,111	1,522
1st Quarter	2,387	16,655	5,121	2,145	2,706
April	231	1,595	437	1,894	271
May	255	1,695	442	1,733	304
June	197	1,253	330	1,676	230
2nd Quarter	683	4,543	1,209	1,768	805
July	114	775	238	2,088	133
August	122	580	138	1,131	145
September	145	727	188	1,297	162
3rd Quarter	381	2,082	564	1,480	440
Total, January, 1948 — September, 1952	15,049	97,653	29,466	1,978	17,827

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4
REAL ESTATE LENDING

TABLE 39.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 — SEPTEMBER, 1952.

Period	Non-Farm Residential Real Estate						Other Non-Farm 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 Dwellings	Amount of Loans (\$'000)	Number of Loans	Number of Dwellings	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)				
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,178	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,326
1951 ⁽¹⁾														
1st Quarter	9,131	11,408	68,908	6,361	9,798	30,966	288	13,203	422	13,937	383	2,119	16,585	129,133
2nd Quarter	10,063	12,352	77,510	7,217	10,333	35,570	229	11,159	417	11,442	437	2,321	18,363	138,002
3rd Quarter	6,596	8,319	49,188	5,743	7,695	24,554	161	5,410	343	6,555	231	958	13,074	86,665
4th Quarter	4,940	6,518	40,798	4,562	6,599	22,531	136	5,107	270	10,118	317	1,644	10,225	80,198
Total, 1951	30,730	38,597	236,404	23,883	34,425	113,621	814	34,879	1,452	42,052	1,368	7,042	58,247	433,998
1952 ⁽¹⁾														
January	1,738	2,329	15,591	1,315	1,766	6,490	33	1,216	109	2,718	71	284	3,266	26,299
February	1,626	2,695	15,850	1,568	1,971	7,233	49	1,888	139	4,919	83	501	3,465	30,391
March	2,574	3,493	23,134	1,834	2,754	9,292	38	2,094	123	2,897	115	792	4,684	38,209
1st Quarter	5,938	8,517	54,575	4,717	6,491	23,015	120	5,198	371	10,534	269	1,577	11,415	94,899
April	2,720	3,642	23,480	2,413	2,915	9,973	71	2,383	127	2,124	141	757	5,472	38,717
May	3,834	5,139	35,274	2,408	3,647	12,687	63	3,863	141	3,757	116	632	6,562	56,213
June	2,990	3,795	25,702	2,181	2,986	10,152	54	3,087	126	4,410	106	487	5,457	43,838
2nd Quarter	9,544	12,576	84,456	7,002	9,548	32,812	188	9,333	394	10,291	363	1,876	17,491	138,768
July	3,761	4,851	33,151	2,219	3,070	10,857	71	2,525	97	1,784	81	430	6,229	48,747
August	2,724	3,400	25,757	2,088	2,750	10,401	59	2,095	128	2,760	54	273	5,053	41,286
September	3,219	4,316	27,777	1,978	2,924	9,848	76	5,390	128	4,062	76	380	5,477	47,457
3rd Quarter	9,704	12,567	86,685	6,285	8,744	31,106	206	10,010	353	8,606	211	1,083	16,759	137,490

(1) Revised.

TABLE 40.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 1952.

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	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	15,322	450	1,432	3,484
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577
1950	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	22,819	643	1,895	5,534
1951															
1st Quarter	7,285	48,606	555	2,537	12,761	249	1,532	35	98	266	840	4,473	91	280	781
2nd Quarter	7,859	56,049	566	2,430	11,711	358	2,445	43	115	308	997	5,173	107	307	762
3rd Quarter	4,926	34,362	397	1,648	7,524	234	1,349	39	88	263	681	3,342	97	345	720
4th Quarter	3,790	28,283	360	1,754	8,505	188	924	22	39	144	468	2,102	57	175	311
Total, 1951	23,860	167,300	1,878	8,369	40,501	1,029	6,250	139	340	981	2,986	15,090	352	1,107	2,574
1952															
January	1,393	11,354	122	638	3,089	39	191	10	34	86	128	538	26	64	212
February	1,205	9,553	104	1,038	4,451	44	237	5	16	41	209	1,063	38	143	277
March	2,009	15,677	129	971	4,879	68	460	2	8	20	294	1,573	45	118	321
1st Quarter	4,607	36,584	355	2,647	12,419	151	888	17	58	147	631	3,174	109	325	810
April	2,127	16,853	117	699	3,010	93	650	10	22	75	313	1,738	50	325	1,074
May	3,047	24,748	198	1,348	6,820	70	443	16	37	126	411	2,250	49	157	422
June	2,314	18,606	153	776	4,007	67	423	8	20	96	359	1,893	52	205	460
2nd Quarter	7,488	60,207	468	2,823	13,837	230	1,516	34	79	297	1,083	5,881	151	687	1,956
July	2,983	24,295	181	1,070	5,276	114	651	14	32	114	396	2,065	54	221	575
August	2,005	16,867	123	616	5,419	96	634	11	35	98	397	2,011	65	216	573
September	2,394	19,012	172	1,019	4,699	103	673	9	18	74	424	2,239	79	300	834
3rd Quarter	7,382	60,174	476	2,705	15,394	313	1,958	34	85	286	1,217	6,315	198	737	1,982

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

TABLE 40.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 1952 — *Concluded*.

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	103	549	143	355	1,313	2	37	15	39	171	18,336 ⁽³⁾	83,060	1,928	8,075	26,107
1948	380	2,134	256	684	2,757	4	26	13	61	240	26,701	133,846	2,943	10,735	39,758
1949	658	3,768	284	881	2,255	38	183	21	91	250	31,347	168,905	2,860	11,678	43,273
1950	545	3,065	161	348	1,156	18	101	7	17	60	42,296	255,880	3,528	13,062	54,277
1951															
1st Quarter	40	248	36	79	241	0	—	0	—	—	8,414	54,859	717	2,994	14,049
2nd Quarter	52	299	78	231	749	3	14	0	—	—	9,269	63,981	794	3,083	13,530
3rd Quarter	157	983	64	239	637	1	8	0	—	—	5,999	40,044	597	2,320	9,144
4th Quarter	23	158	32	81	371	0	—	0	—	—	4,469	31,467	471	2,049	9,331
Total, 1951	272	1,688	210	630	1,998	4	22	0	—	—	28,151	190,350	2,579	10,446	46,054
1952															
January	15	81	5	18	40	0	—	0	—	—	1,575	12,164	163	754	3,427
February	11	66	10	29	162	0	—	0	—	—	1,469	10,919	157	1,226	4,931
March	19	135	8	6	69	0	—	0	—	—	2,390	17,845	184	1,103	5,289
1st Quarter	45	282	23	53	271	0	—	0	—	—	5,434	40,928	504	3,083	13,647
April	10	80	0	—	—	0	—	0	—	—	2,543	19,321	177	1,099	4,159
May	40	303	3	6	35	1	4	0	—	—	3,568	27,744	266	1,571	7,530
June	20	77	17	34	140	0	—	0	—	—	2,760	20,999	230	1,035	4,703
2nd Quarter	70	460	20	40	175	1	4	0	—	—	8,871	68,064	673	3,705	16,392
July	3	26	13	26	127	1	8	2	5	19	3,497	27,045	264	1,354	6,111
August	18	77	8	16	67	1	11	—	—	—	2,517	19,600	207	883	6,157
September	23	118	15	35	127	—	—	—	—	—	2,944	22,042	275	1,372	5,734
3rd Quarter	44	221	36	77	321	2	19	2	5	19	8,958	68,687	746	3,609	18,002

(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 column 2 to 4 of Table 39.

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

TABLE 41.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — SEPTEMBER, 1952.

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950						
1st Quarter	8,148	21,492	5,956	16,021	8,547	31,731
2nd Quarter	10,977	28,954	7,167	19,277	12,064	44,757
3rd Quarter	11,370	29,991	6,763	18,191	11,999	44,423
4th Quarter	11,275	29,740	7,403	19,911	12,470	46,094
Total, 1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,278	—(1)	6,418	—(1)	7,692	—(1)
2nd Quarter	11,956	—(1)	8,067	—(1)	11,957	—(1)
3rd Quarter	11,740	—(1)	7,652	—(1)	11,516	—(1)

(1) Not yet available.

SECTION 5
BUILDING MATERIALS

TABLE 42.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — SEPTEMBER, 1952.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949.....	133.4	262.5	168.0	269.5
1950.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9	261.9	326.3
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	300.0
October.....	145.0	259.1	173.2	259.3
November.....	102.9	217.6	131.0	228.9
December.....	96.1	157.2	111.2	141.6
Annual Average.....	161.4	273.8	189.1	286.1
1952 ⁽¹⁾				
January.....	126.7	172.7	137.9	175.7
February.....	147.9	185.4	157.0	188.1
March.....	163.8	188.1	169.5	197.8
April.....	118.9	194.7	137.5	224.7
May.....	181.5	202.6	186.4	275.4
June.....	196.3	202.2	197.6	236.0
July.....	170.9	218.4	182.4	246.3
August.....	220.2	213.0	218.0	244.3
September.....	220.2	234.0	223.2	271.0

(1) Preliminary.

TABLE 43.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
1st Quarter	1,510.0	21,650	72.4	59.5	62.8	42.9
2nd Quarter	1,870.0	19,868	73.4	58.3	64.0	47.2
3rd Quarter	1,997.9	23,472	75.9	57.2	51.3	42.8
4th Quarter	1,157.4	19,510	70.7	55.2	45.1	37.3
Total, 1951	6,535.3	84,500	292.4	230.2	223.2	170.2
1952						
January	418.8	4,900	21.3	17.2	12.3 ⁽³⁾	14.1
February	488.9	4,550	21.1	16.0	15.5	16.1
March	541.5	4,350	23.3	21.0	14.2	18.5
1st Quarter	1,449.2	13,800	65.7	54.2	44.2 ⁽³⁾	48.7
April	392.9	4,750	21.1	18.5	12.3	18.4
May	599.7	4,600	16.2	17.5	13.8	19.7
June	649.0	4,850	20.1	17.9	17.1	19.1
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
July	564.7	4,620	16.4	13.4	18.0	19.7
August	727.8	4,830	16.0	20.0	22.3	23.4
September	727.8	4,550	19.1	20.5	22.1	23.7
3rd Quarter	2,020.3	14,000	51.5	53.9	62.4	66.8

(1) Data for 1950 and 1951 are estimated (see p. 116).

(2) Data for 1945 are not available (see p. 116).

(3) Revised.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,585.7	190.0	146.7	9,766.8
1949	80.7	15.5	7,200.0	192.2	185.2	10,090.4
1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5
4th Quarter	16.8	2.6	1,556.5	39.6	65.3	2,552.9
Total, 1951	80.3	18.8	7,145.9	156.2	288.3	11,270.2
1952						
January	3.2	.8	463.2	22.4	15.3	867.8 ⁽²⁾
February	5.0	.6	362.4	21.8	12.0	933.3 ⁽²⁾
March	3.7	.6	500.6	18.7	15.0	920.0 ⁽²⁾
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2 ⁽²⁾
April	3.2	.5	549.7	9.4	18.7	917.2
May	5.1	.7	457.3	11.4	21.7	873.2
June	4.9	.6	534.1	5.5	20.3	716.4
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
July	5.9	.5	336.4	6.8	19.4	654.0
August	5.8	.7	453.7	11.0	15.3	771.0
September	9.5	.8	338.0	12.8	23.4	934.3
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3

(1) Data for 1950 and 1951 are estimated (see p. 116).

(2) Revised.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wool ⁽²⁾	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
1st Quarter	578.6	546.6	989.9	33.8	36.9	2.5
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.5
3rd Quarter	472.4	405.4	1,035.7	14.6	41.6	3.1
4th Quarter	438.1	368.6	1,192.2	15.3	35.1	3.5
Total, 1951	2,079.6	1,952.8	4,166.0	91.4	149.7	11.6
1952						
January	149.7	132.0	266.0	5.9	9.6	1.0
February	164.3	81.3	216.8	8.1	7.9	.7
March	135.2	169.3	196.1	7.3	8.1	.5
1st Quarter	449.2	382.6	678.9	21.3	25.6	2.2
April	85.0	130.5	216.7	3.9	7.7	.5
May	125.5	160.7	186.4	3.9	10.6	.5
June	129.5	76.5	151.9	5.1	12.6	.7
2nd Quarter	340.0	367.7	555.0	12.9	30.9	1.7
July	121.5	70.2	155.9	4.8	14.4	.8
August	58.8	92.4	219.0	8.5	16.6	1.0
September	114.0	161.8	364.4	8.0	16.2	1.2
3rd Quarter	294.3	324.4	739.3	21.3	47.2	3.0

(1) Data for 1945 are not available.

(2) Data for 1945 are factory sales.

TABLE 43. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
1st Quarter	4.0	17.0	36.8	37.3	35.9	54.4
2nd Quarter	4.4	24.2	69.3	38.0	37.9	59.2
3rd Quarter	4.5	22.1	71.1	27.8	24.6	47.8
4th Quarter	4.2	16.2	57.4	24.4	18.3	34.4
Total, 1951	17.1	79.5	234.6	127.5	116.7	195.8
1952						
January	1.3	3.3	14.4	5.4	11.0	7.7
February	1.4	4.0	16.2	6.6	3.0	8.3
March	1.5	5.3	18.8	6.7	7.6	9.1
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
April	1.5	6.0	19.4	6.2	10.1	10.4
May	1.5	7.8	22.1	8.7	6.9	9.5
June	1.5	8.9	22.6	8.0	9.5	8.2
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
July	1.6	9.3	19.2	6.0	5.5	6.2
August	1.6	8.7	22.3	8.0	9.2	10.0
September	1.6	9.0	23.3	10.9	8.6	10.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe and culvert tile.

TABLE 43.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952 — *Concluded.*
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt Shingles ⁽³⁾	Tar and Asphalt Felts
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
2nd Quarter	104.1	304.6	928.7	48.2	770.9	14.5
3rd Quarter	108.0	378.0	1,005.4	54.7	769.7	11.3
4th Quarter	91.6	390.1	919.3	48.5	418.7	10.1
Total, 1951	386.1	1,465.8	3,943.7	191.8	2,506.0	48.8
1952						
January	22.9	71.0	288.6	13.3	116.6	2.2
February	19.3	72.8	376.0	16.1	132.8	3.0
March	20.5	48.4	391.8	17.5	115.4	3.4
1st Quarter	62.7	192.2	1,056.4	46.9	364.8	8.6
April	23.9	77.2	334.2	16.8	155.8	3.7
May	30.7	95.0	386.6	17.2	244.6	3.5
June	33.3	86.2	427.3	17.8	273.8	3.7
2nd Quarter	87.9	258.4	1,148.1	51.8	674.2	10.9
July	35.1	110.7	337.1	19.8	378.9	4.4
August	34.1	136.8	273.3	16.9	315.3	3.8
September	37.0	126.7	437.3	16.5	326.4	4.2
3rd Quarter	106.2	374.2	1,047.7	53.2	1,020.6	12.4

(1) Data on production of Building Brick for the period 1949-1951 are estimated (see p. 116).

(2) Data for 1945 are not available.

(3) Includes siding.

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951										
1st Quarter	5.7	1.6	37.8	1.5	65.2	18.8	36.9	1.5	38.6	9.0
2nd Quarter	4.1	4.0	43.3	.5	65.4	25.6	34.4	4.9	32.8	12.2
3rd Quarter	4.1	3.6	36.9	1.5	46.5	38.7	22.1	10.2	18.0	20.3
4th Quarter	3.6	3.2	38.9	2.2	41.1	54.1	14.8	13.2	14.3	24.4
Total, 1951	17.5	—	156.9	—	218.2	—	108.2	—	103.7	—
1952										
January	.7	3.2	23.6	1.8	15.1	51.8	5.4	14.5	6.2	23.1
February	.7	3.2	21.3	2.3	11.3	51.0	5.9	15.1	5.2	21.0
March	.7	3.0	17.3	2.4	13.7	50.0	5.6	16.9	9.5	30.9
1st Quarter	2.1	—	62.2	—	40.1	—	16.9	—	20.9	—
April	.5	3.1	7.3	3.2	17.8	50.3	7.3	15.6	10.4	30.4
May	.7	3.6	8.1	6.4	19.3	47.0	9.5	14.5	10.2	27.0
June	.7	3.1	6.5	1.4	20.0	42.8	9.8	12.9	11.6	24.9
2nd Quarter	1.9	—	21.9	—	57.1	—	26.6	—	32.2	—
July	1.2	2.5	7.1	1.0	23.9	42.5	10.1	8.0	10.0	19.4
August	1.1	2.2	10.7	1.1	17.4	37.0	11.2	4.6	12.3	16.2
September	1.4	1.6	12.6	1.1	22.2	33.7	12.0	3.2	10.9	14.1
3rd Quarter	3.7	—	30.4	—	63.5	—	33.3	—	33.2	—

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951										
1st Quarter	60.1	2.0	62.4	2.3	49.6	1.1	79.7	23.2	375.1	34.5
2nd Quarter	57.8	2.4	64.5	1.7	54.8	1.1	98.1	25.4	294.4	44.7
3rd Quarter	56.8	2.8	50.9	2.0	50.2	.9	99.6	28.5	355.7	67.9
4th Quarter	55.5	2.6	44.5	2.5	43.3	1.0	78.1	38.1	300.7	157.3
Total, 1951	230.2	—	222.3	—	197.9	—	355.5	—	1,325.9	—
1952										
January	17.0	2.9	14.1	2.9	13.8	.9	20.2	42.9	75.3	152.9
February	16.3	2.6	15.3	3.2	13.8	.9	20.6	42.1	69.3	156.4
March	20.1	3.5	14.1	3.3	15.6	1.3	22.9	38.7	97.7	110.4
1st Quarter	53.4	—	43.5	—	43.2	—	63.7	—	242.3	—
April	17.7	4.3	11.6	4.0	16.2	1.0	19.7	42.0	96.3	91.4
May	18.4	3.4	14.2	3.5	16.2	1.7	32.3	39.4	104.7	81.6
June	17.8	3.6	18.5	2.2	17.2	.9	34.2	37.2	100.5	67.4
2nd Quarter	53.9	—	44.3	—	49.6	—	86.2	—	301.5	—
July	13.6	3.4	17.1	3.3	16.7	1.2	36.0	36.0	126.2	51.9
August	18.9	4.5	22.9	2.6	20.2	1.1	34.4	34.7	137.1	51.5
September	21.4	3.5	22.1	2.7	20.5	1.1	39.1	31.8	116.7	62.7
3rd Quarter	53.9	—	62.1	—	57.4	—	109.5	—	380.0	—

TABLE 44.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Electrical Wire and Wiring Devices						Cement		Mineral Wool Batts	
	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable					
	Thousands of Units		Thousands of Units		Millions of Feet		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	2,151.3	60.0	6,582.0	152.7	85.2	1.4	15.9	.8	130.6	2.0
1950	2,268.9	59.4	4,001.9	78.8	106.8	1.7	16.6	.7	148.3	1.6
1951										
1st Quarter	622.1	27.0	933.9	35.9	32.1	2.5	3.2	1.5	35.1	3.4
2nd Quarter	543.9	68.2	949.5	34.7	23.7	6.3	5.1	.7	36.0	3.5
3rd Quarter	422.5	118.8	957.0	113.2	15.1	5.9	4.9	.4	42.1	3.0
4th Quarter	303.1	255.6	1,173.3	252.3	16.3	4.8	3.7	.9	34.8	3.2
Total, 1951	1,991.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
January	103.0	296.7	61.9	480.9	6.1	4.8	.9	1.4	9.2	3.6
February	111.8	357.9	90.4	434.2	7.8	5.0	1.2	1.6	8.7	3.8
March	98.2	404.1	84.0	618.4	4.8	7.5	1.5	1.5	8.1	3.7
1st Quarter	313.0	—	236.3	—	18.7	—	3.6	—	26.0	—
April	89.6	399.4	115.9	396.7	3.6	7.8	1.6	1.5	7.9	3.5
May	98.3	426.5	189.5	393.1	5.3	6.4	2.0	1.0	11.7	3.4
June	86.9	535.7	246.5	311.0	5.9	5.3	1.7	.8	12.8	3.6
2nd Quarter	274.8	—	551.9	—	14.8	—	5.3	—	32.4	—
July	120.5	509.7	236.9	219.1	6.7	3.4	1.8	.5	14.4	3.7
August	153.1	445.6	252.0	186.1	9.2	2.7	1.6	.4	16.5	3.7
September	153.2	406.4	257.5	292.5	8.4	2.4	1.7	.3	16.6	3.3
3rd Quarter	426.8	—	746.4	—	24.3	—	5.1	—	47.5	—

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ "B	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951					
1st Quarter	1,982	4.6	239	241	185.3
2nd Quarter	2,852	6.6	283	373	703.9
3rd Quarter	2,940	5.7	166	166	1,101.4
4th Quarter	1,926	6.2	153	164	336.8
Total, 1951	9,700	23.1	841	944	2,327.4
1952					
January	558	2.4	9	27	15.3
February	958	1.9	46	45	12.9
March	621	1.7	20	38	34.4
1st Quarter	2,137	6.0	75	110	62.6
April	1,030	2.4	58	41	81.0
May	1,037	2.1	41	51	198.2
June	1,023	2.2	51	43	225.5
2nd Quarter	3,090	6.7	150	135	504.7
July	936	2.6	83	60	404.0
August	1,138	1.6	59	63	475.3
September	1,394	2.4	96	64	705.6
3rd Quarter	3,468	6.6	238	187	1,584.9

TABLE 45.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951					
1st Quarter	4.5	73	3.4	561	5,644
2nd Quarter	5.6	73	5.0	543	5,809
3rd Quarter	5.2	107	3.9	392	4,696
4th Quarter	3.8	99	3.4	399	4,676
Total, 1951	19.1	352	15.7	1,895	20,825
1952					
January	.9	37	.4	112	1,594
February	.5	50	.5	106	1,145
March	.7	39	.5	145	1,283
1st Quarter	2.1	126	1.4	363	4,022
April	1.0	49	.6	131	1,459
May	1.3	31	1.0	151	1,918
June	1.4	44	.8	118	1,334
2nd Quarter	3.7	124	2.4	400	4,711
July	1.6	26	1.3	119	1,019
August	1.7	43	1.5	120	1,140
September	1.8	22	2.0	169	1,364
3rd Quarter	5.1	91	4.8	408	3,523

TABLE 45.— IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951					
1st Quarter	602	29	13,020	679	11.2
2nd Quarter	585	54	8,765	3,198	21.1
3rd Quarter	500	36	6,251	1,943	21.8
4th Quarter	608	21	772	2,194	15.4
Total, 1951	2,295	140	28,808	8,014	69.5
1952					
January	35	6	76	372	3.6
February	35	9	0	225	3.1
March	108	11	11,607	487	1.7
1st Quarter	178	26	11,683	1,084	8.4
April	85	10	0	1,792	2.2
May	224	9	0	632	2.8
June	218	9	40,366	1,065	3.2
2nd Quarter	527	28	40,366	3,489	8.2
July	285	5	0	1,342	1.9
August	504	11	2,028	1,240	4.5
September	629	48	33,540	1,398	2.9
3rd Quarter	1,418	64	35,568	3,980	9.3

(1) Data for the period 1945-1947 are not available.

TABLE 46. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951					
1st Quarter	799.7	2,788	5.1	735	13,042
2nd Quarter	854.3	1,630	12.4	667	17,019
3rd Quarter	915.8	999	21.4	614	25,111
4th Quarter	863.3	723	16.2	573	18,769
Total, 1951	3,433.1	6,140	55.1	2,589	73,941
1952					
January	224.6	258	3.0	145	2,661
February	250.6	280	3.3	177	2,950
March	281.1	252	5.1	201	2,852
1st Quarter	756.3	790	11.4	523	8,463
April	292.9	186	5.4	210	2,892
May	351.3	285	3.6	193	4,737
June	304.7	304	3.3	227	7,246
2nd Quarter	948.9	775	12.3	630	14,875
July	221.0	243	2.5	19	11,100
August	236.1	251	2.8	96	8,783
September	334.1	272	4.1	234	11,940
3rd Quarter	791.2	766	9.4	349	31,823

TABLE 46.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952 — *Concluded*.
(In Units Specified)

Period	Cement	Building Brick	Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	(\$000)
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950	23.9	2.8	226,392	102	4,025
1951					
1st Quarter	.1	.4	364,516	26	1,163
2nd Quarter	.7	.9	109,376	77	1,995
3rd Quarter	.5	1.5	61,900	13	2,539
4th Quarter	1.3	1.0	32,230	54	2,301
Total, 1951	2.6	3.8	568,022	170	7,998
1952					
January	0	.4	0	1	448
February	0	0	5,000	6	310
March	0	.1	0	1	379
1st Quarter	0	.5	5,000	8	1,137
April	.1	0	0	225	374
May	.4	.3	0	26	443
June	.2	.6	200	2	247
2nd Quarter	.7	.9	200	253	1,064
July	.4	.5	0	2	230
August	.4	.2	0	2	287
September	.8	.3	0	27	309
3rd Quarter	1.6	1.0	0	31	826

TABLE 47.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — SEPTEMBER, 1952.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,988 ⁽³⁾	789	40	2,737 ⁽³⁾
1946	1,404	2,253	1,607 ⁽³⁾	721	36	2,292 ⁽³⁾
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949	2,163	3,090	2,191 ⁽³⁾	1,157	161	3,187 ⁽³⁾
1950						
1st Quarter	527	821	578 ⁽³⁾	188	25	741 ⁽³⁾
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	871 ⁽³⁾
Total, 1950	2,316	3,296	2,266 ⁽³⁾	1,077	68	3,274 ⁽³⁾
1951						
1st Quarter	615	875	626 ⁽³⁾	299	13	912 ⁽³⁾
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571 ⁽³⁾	434	11	994 ⁽³⁾
4th Quarter	669	880	628 ⁽³⁾	458	12	1,074 ⁽³⁾
Total, 1951	2,553	3,445	2,471 ⁽³⁾	1,623	53	4,039 ⁽³⁾
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	853	608	307	19	896

(1) Excludes castings and forgings (see p. 117).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 117).

(3) Revised.

TABLE 48.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — SEPTEMBER, 1952.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous ⁽¹⁾	Net Total Domestic Shipments	Producers ⁽¹⁾ Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	442.6	8.6	1,261.0
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.1	184.6	698.4	416.0	23.6	1,138.0
4th Quarter	96.9	100.3	71.9	107.2	81.8	56.2	260.6	774.9	406.5	25.3	1,206.7
Total, 1951	383.6	555.8	301.4	412.5	326.1	249.9	819.6	3,048.9	1,680.8	70.3	4,800.0
1952											
January	34.9	54.5	21.7	38.0	23.7	15.5	66.3	254.6	158.7	12.0	425.3
February	28.8	64.1	22.5	34.1	24.9	16.9	66.6	257.9	148.8	3.6	410.3
March	33.1	51.1	20.7	37.5	28.1	12.7	71.4	254.6	152.4	5.6	412.6
1st Quarter	96.8	169.7	64.9	109.6	76.7	45.1	204.3	767.1	459.9	21.2	1,248.2
April	30.1	53.1	18.6	38.8	30.7	14.1	79.0	264.4	156.7	4.4	425.5
May	33.2	55.5	21.8	37.7	27.1	14.2	78.3	267.8	156.1	6.5	430.4
June	25.9	59.8	21.9	32.3	28.2	17.6	70.0	255.7	141.6	8.1	405.4
2nd Quarter	89.2	168.4	62.3	108.8	86.0	45.9	227.3	787.9	454.4	19.0	1,261.3
July	36.8	42.8	39.2	36.5	22.6	15.7	71.7	265.3	132.8	4.9	403.0
August	30.0	48.1	22.8	33.7	20.2	15.8	55.3	225.9	126.3	6.8	359.0
September	27.2	42.3	21.9	31.5	28.7	21.1	65.8	238.5	134.8	8.1	381.4
3rd Quarter	94.0	133.2	83.9	101.7	71.5	52.6	192.8	729.7	393.9	19.8	1,143.4

(1) For details see p. 118.

TABLE 49.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5
4th Quarter	62.6	28.6	37.1	24.6	9.5	31.4
Total, 1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
January	11.1	10.3	9.7	8.1	2.2	9.4
February	18.6	9.5	13.2	8.2	2.4	8.6
March	16.4	11.0	17.9	7.5	3.2	7.7
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
April	21.5	9.4	12.6	7.5	3.3	7.5
May	9.7	9.0	13.7	7.8	3.4	5.6
June	9.3	8.8	12.3	7.1	3.8	6.6
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
July	18.6	9.2	9.9	7.1	2.9	6.1
August	13.8	8.5	6.0	4.8	3.7	4.5
September	12.5	8.9	9.1	6.4	3.5	8.0
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6

TABLE 50.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1952.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951						
1st Quarter	45.1	14.0	21.6	6.0	13.8	3.0
2nd Quarter	44.4	10.4	23.4	9.9	13.8	4.3
3rd Quarter	35.8	15.4	20.6	12.6	10.1	4.8
4th Quarter	42.0	11.5	22.7	14.9	6.8	4.8
Total, 1951	167.3	—	88.3	—	44.5	—
1952						
January	10.1	7.1	6.5	17.4	1.7	4.6
February	10.1	9.9	7.3	18.2	2.0	4.5
March	15.2	15.2	7.9	18.2	2.4	5.0
1st Quarter	35.4	—	21.7	—	6.1	—
April	16.0	11.9	7.5	18.5	2.6	5.2
May	14.0	11.5	8.3	14.2	3.5	4.4
June	12.0	11.1	7.6	14.0	4.2	4.0
2nd Quarter	42.0	—	23.4	—	10.3	—
July	10.9	10.4	7.7	14.2	4.1	2.8
August	6.2	10.2	5.2	16.4	3.7	2.8
September	11.1	8.1	5.9	22.4	3.6	2.4
3rd Quarter	28.2	—	18.8	—	11.4	—

TABLE 51.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1952.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
2nd Quarter	88.3	4,079	2,317	32,764	.7	.5	304	702
3rd Quarter	89.5	2,757	1,921	42,024	.9	22.4	157	373
4th Quarter	98.3	1,901	1,723	39,831	1.3	7.5	183	220
Total, 1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
January	43.9	952	596	14,235	.3	0	86	103
February	31.3	740	768	10,501	.4	34.0	191	0
March	5.5	453	496	14,356	.8	0	33	682
1st Quarter	80.7	2,145	1,860	39,092	1.5	34.0	310	785
April	28.8	267	518	14,543	.6	20.3	122	134
May	3.7	322	667	22,329	.7	52.1	123	26
June	17.7	293	338	13,878 ⁽¹⁾	.1	0	52	18
2nd Quarter	50.2	882	1,523	50,750 ⁽¹⁾	1.4	72.4	297	178
July	8.2	493	138	0	.8	0	114	0
August	14.3	1,457	550	5,882	.2	0	164	6
September	21.2	148	531	11,163	.2	5.6	131	11
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	17

(1) Revised.

TABLE 52.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — SEPTEMBER, 1952.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950	4,335	6,066	667	592	1,803	79	13,542
1951							
1st Quarter	1,046	745	167	158	375	15	2,506
2nd Quarter	1,185	1,898	225	195	579	28	4,110
3rd Quarter	1,158	2,504	181	199	550	35	4,627
4th Quarter	927	1,616	166	178	361	19	3,267
Total, 1951	4,316	6,763	739	730	1,865	97	14,510
1952							
January	214	217	47	50	94	2	624
February	241	215	49	44	128	3	680
March	316	270	56	43	173	4	862
1st Quarter	771	702	152	137	395	9	2,166
April	289	483	58	55	189	6	1,080
May	303	815	57	55	198	7	1,435
June	345	1,139	54	61	161	10	1,770
2nd Quarter	937	2,437	169	171	548	23	4,285
July	339	1,015	51	59	194	8	1,666
August	363	923	48	58	197	9	1,598
September	384	1,110	53	66	213	9	1,835
3rd Quarter	1,086	3,048	152	183	604	26	5,099

(1) For source and explanatory note see p. 118.

(2) Includes plywood.

TABLE 53.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — SEPTEMBER, 1952.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951			
January	115,433	5,229	45.30
February	116,722	5,718	48.99
March	117,212	5,798	49.47
April	119,707	5,963	49.81
May	120,268	6,278	52.20
June	125,185	6,295	50.29
July	127,611	6,600	51.72
August	128,068	6,616	51.66
September	127,210	6,661	52.36
October	124,267	6,708	53.98
November	120,581	6,524	54.10
December	116,922	6,390	54.65
Annual Average	121,599	6,232	51.25
1952			
January	112,145	5,410	48.24
February	108,989	5,771	52.95
March	110,503	6,177	55.90
April	111,973	6,328	56.51
May	112,375	6,339	56.41
June ⁽²⁾	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September ⁽³⁾	124,037	7,230	58.29

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

(2) Revised.

(3) Preliminary.

TABLE 54.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — OCTOBER, 1952.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951					
1st Quarter	9	572	25	332	215
2nd Quarter	12	663	355	185	123
3rd Quarter	17	783	210	204	369
4th Quarter	20	829	345	236	248
Total, 1951	58	2,847	935	957	955
1952					
January	10	807	753	—	54
February	3	114	50	64	—
March	9	301	121	60	120
1st Quarter	22	1,222	924	124	174
April	5	359	95	—	264
May	2	95	45	—	50
June	5	308	308	—	—
2nd Quarter	12	762	448	—	314
July	1	65	65	—	—
August	3	203	103	—	100
September	6	104	11	35	58
3rd Quarter	10	372	179	35	158
October	2	174	174	—	—

(1) See p. 119.

SECTION 6
BUILDING LABOUR

TABLE 55.— EMPLOYMENT, ⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.
(In Thousands)

Period	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry								
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483
1946	—	241	3,428	4,702	8	123	126	249	3,551	4,828
1947	—	254	3,658	4,821	8	89	91	262	3,747	4,912
1948	260	295	3,762	4,949	7	80	82	302	3,842	5,030
1949	350	350	3,895	5,018	16	101	103	366	3,996	5,121
1950	339	338	4,029	5,055	36	165	169	374	4,194	5,225
1951										
March 3	298	302	4,110	4,944	45	165	170	347	4,275	5,114
June 2	329	357	4,231	5,172	14	84	83	371	4,315	5,255
August 18	359	396	4,255	5,266	12	76	77	408	4,331	5,343
November 3	317	367	4,235	5,110	19	95	100	386	4,330	5,210
Annual Average	326	355	4,208	5,123	22	105	107	378	4,313	5,230
1952										
March 1	283	295	4,142	4,967	53	205	212	348	4,347	5,179
May 31	317	356	4,298	5,222	20	105	107	376	4,403	5,329
August 16	351	400	4,326	5,333	13	83	86	413	4,409	5,419

(1) Data for the period 1945-1949 relate to week ending nearest June 1 see p. 119.

(2) Not available prior to August, 1947.

TABLE 56.— EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — AUGUST, 1952.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651

(1) For qualitative note see p. 119.

TABLE 57.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1952.

Period ⁽²⁾	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$'000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	149.1	147.0
1946	65,386	2,230	33.97	213.3	146.0
1947	88,124	3,322	37.41	179.1	158.3
1948	100,726	4,192	41.41	311.8	165.0
1949	115,453	5,133	44.37	340.9	165.5
1950	121,661	5,653	46.33	356.8	168.0
1951					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23	398.2	180.3
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September	152,114	8,273	54.39	449.2	185.4
October	152,268	8,571	56.29	449.7	186.5
November	151,721	8,453	55.72	448.1	186.4
December	146,824	8,347	56.85	432.9	186.6
Annual Average	134,147	7,077	52.76	395.3	180.1
1952					
January	125,969	5,935	47.11	368.9	181.0
February	126,077	7,299	58.36	368.5	177.8
March	124,240	7,350	59.16	363.5	178.0
April	128,727	7,766	60.33	374.4	177.9
May	134,662	8,122	60.32	391.4	177.4
June ⁽³⁾	140,159	8,345	59.54	407.3	182.5
July	148,576	8,847	59.55	431.7	185.5
August	154,455	9,393	60.82	448.7	188.8
September ⁽⁴⁾	158,888	9,710	61.11	461.6	190.1

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

(2) Data for the period 1945-1950 represent annual averages.

(3) Revised.

(4) Preliminary.

TABLE 58.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — SEPTEMBER, 1952.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7	4,211	125.9	48.72
July	115,777	40.0	4,653	127.7	51.08
August	120,127	40.7	4,887	127.9	52.06
September	127,894	40.9	5,232	131.0	53.58
October	127,217	41.6	5,291	133.8	55.66
November	126,791	40.7	5,164	134.9	54.90
December	122,524	41.3	5,063	135.7	56.04
Annual Average	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June ⁽³⁾	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September ⁽⁴⁾	133,487	41.9	5,596	143.6	60.17

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

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 59.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — SEPTEMBER, 1952.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	1939 Dollars	Current Dollars	1939 Dollars
1945.....	232	197	4,953	4,208
1946.....	303	249	5,323	4,320
1947.....	411	308	6,221	4,660
1948.....	498	326	7,170	4,695
1949.....	571	360	7,752	4,890
1950.....	612	373	8,271	5,038
1951				
1st Quarter.....	139	81	2,208	1,275
2nd Quarter.....	176	98	2,376	1,321
3rd Quarter.....	213	115	2,508	1,348
4th Quarter.....	199	106	2,549	1,356
Total, 1951.....	727	400	9,641	5,300
1952				
January.....	59	31	833	441
February.....	59	31	846	450
March.....	61	33	852	457
1st Quarter.....	179	95	2,531	1,348
April.....	66	36	854	459
May.....	72	39	876	476
June ⁽¹⁾	79	43	892	483
2nd Quarter ⁽¹⁾	217	118	2,622	1,418
July.....	87	47	905	489
August.....	87	47	922	499
September.....	87	47	932	507
3rd Quarter.....	261	141	2,759	1,495

(1) Revised.

TABLE 60.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — OCTOBER, 1952.

As at Date of Reporting Closest to ⁽¹⁾ 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	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	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	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	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	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605
December	35	1,830	350	17,990	30	5,428	1	962	95	1,106	435	2,535	946	29,851	446	16,199	1,392	46,050
Annual Average	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952																		
January	27	2,932	155	28,498	25	6,987	9	1,328	175	1,666	261	2,408	670	45,279	476	25,096	1,146	70,375
February	26	3,197	346	29,706	61	6,678	8	1,217	115	1,872	160	3,986	716	46,656	498	27,447	1,214	74,103
March	79	3,071	559	28,676	99	5,872	45	1,067	143	2,066	217	2,806	1,142	43,558	1,154	28,736	2,296	73,285
April	164	1,988	670	20,737	264	3,232	15	616	146	1,769	462	2,603	1,721	30,945	1,961	19,057	3,682	50,002
May	193	996	939	11,969	247	1,339	51	359	161	1,290	671	1,304	2,262	17,251	2,315	11,983	4,577	29,240
June	221	653	857	8,136	231	1,111	41	290	290	1,102	343	1,164	1,983	12,456	1,626	8,797	3,609	21,253
July	361	455	1,031	6,031	197	1,270	85	247	274	924	449	993	2,397	9,920	1,525	7,096	3,922	17,016
August	418	387	1,109	5,115	207	1,061	101	179	233	751	448	794	2,516	8,287	2,445	5,806	4,961	14,093
September	288	342	1,483	4,072	164	1,197	91	95	258	501	347	644	2,631	6,851	3,014	4,950	5,645	11,801
October	471	341	851	4,933	71	1,926	83	104	199	419	287	799	1,962	8,522	1,015	5,683	2,977	14,205

(1) Data for period 1945-1949 are annual averages.

TABLE 61.— NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA,
1945 — SEPTEMBER, 1952.

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	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950	2,620	35,038	9,708	1,452	4,752	3,978	7,922	65,470
1951								
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
3rd Quarter	149	1,870	983	89	405	514	484	4,494
4th Quarter	1,300	12,146	5,237	982	1,037	659	2,986	24,347
Total, 1951	3,587	37,759	11,116	2,283	4,678	3,027	8,259	70,709
1952								
January	1,108	9,158	2,178	597	887	535	1,950	16,413
February	884	7,064	1,351	449	920	546	1,392	12,606
March	638	4,643	809	292	853	465	1,001	8,701
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
April	335	2,975	476	149	594	376	683	5,588
May	175	1,472	241	105	382	245	345	2,965
June	130	1,398	309	79	373	284	519	3,092
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
July	93	1,129	432	114	351	384	548	3,051
August	66	917	397	56	246	239	424	2,345
September	79	1,032	465	39	175	211	349	2,350
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746

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

TABLE 62.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING,⁽¹⁾ NEW ENTRIES AND GRADUATES, CANADA,⁽²⁾ 1945 — SEPTEMBER, 1952.

Trade	1945 ⁽³⁾	1946	1947	1948	1949	1950	1951	1952		
								1st Quarter	2nd Quarter	3rd Quarter
Bricklaying										
Number in training	46	80	357	675	573	369	346	346	341	335
New entries	28	304	370	164	156	137	131	30	19	16
Graduates	1	11	28	211	300	124	96	16	16	22
Carpentry										
Number in training	237	289	1,151	1,537	1,365	1,043	1,066	975	957	934
New entries	143	964	769	457	435	438	359	67	71	116
Graduates	14	50	172	437	557	260	233	42	59	67
Painting & Decorating										
Number in training	61	79	291	297	230	165	177	163	149	142
New entries	33	261	156	63	80	97	53	8	12	27
Graduates	4	18	42	87	108	45	28	9	13	4
Plastering										
Number in training	21	31	161	248	245	252	257	282	272	256
New entries	13	130	118	80	129	96	114	14	13	30
Graduates	2	2	14	54	98	70	59	16	16	17
Plumbing & Steamfitting										
Number in training	318	499	1,182	1,555	1,704	1,607	1,649	1,642	1,645	1,368
New entries	186	755	653	404	639	741	567	128	129	99
Graduates	13	51	116	161	573	523	324	56	85	60
Electrical										
Number in training	361	584	1,170	1,342	1,336	1,273	1,393	1,405	1,427	1,348
New entries	243	673	582	485	550	620	582	155	113	119
Graduates	19	65	200	346	495	357	349	83	85	66
Sheet Metal										
Number in training	167	248	559	629	571	512	615	632	619	611
New entries	89	376	211	181	226	328	228	41	31	47
Graduates	14	39	70	163	192	136	112	29	19	35
All Trades										
Number in training	1,211	1,810	4,871	6,283	6,024	5,221	5,503	5,445 ⁽⁴⁾	5,410	4,994
New entries	735	3,463	2,859	1,834	2,215	2,457	2,304	443	388	454
Graduates	67	236	642	1,459	2,323	1,515	1,201	251	293	271

(1) At beginning of period. The number in training at the beginning of each period does not equal the number in training at the beginning of the previous period plus new entries less graduates during the period since a number of apprentices withdrew before completion of the apprenticeship training course.

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

(3) Data for 1945 excludes New Brunswick for the year and Alberta, Saskatchewan and Manitoba for the first nine months of the year.

(4) Revised.

TABLE 63.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — SEPTEMBER, 1952.

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	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895
4th Quarter	788	1,207	322	48	290	1,023	100	3,778	174	3,952
Total, 1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
January	102	169	68	8	38	103	24	512	31	543
February	99	177	52	7	24	68	13	440	17	457
March	223	351	90	20	53	145	22	904	121	1,025
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
April	236	385	119	44	67	165	20	1,036	325	1,361
May	188	319	102	12	63	167	22	873	316	1,189
June	89	217	76	8	42	119	20	571	48	619
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
July	92	206	69	14	41	110	12	544	49	593
August	50	89	40	9	12	71	18	289	18	307
September	33	90	31	2	19	46	12	233	13	246
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146

TABLE 64.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.

Period	The Building Industry			Building Material Industries			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1945	5	325	2,848	17	2,687	10,703	197	96,068	1,457,420
1946	12	892	6,535	23	39,684	1,459,840	228	139,474	4,516,393
1947	32	6,057	44,262	25	3,037	58,049	236	104,120	2,397,340
1948	18	3,322	39,546	11	1,189	7,405	154	42,820	885,793
1949	13	3,602	41,120	10	890	11,420	137	51,437	1,063,667
1950	12	2,258	28,836	19	7,295	69,344	161	192,153	1,389,039
1951									
January	3	88	192	0	—	—	17	6,253	16,763
February	3	180	920	2	2,360	9,445	18	4,508	18,878
March	1	24	155	2	120	385	27	4,754	15,135
April	0	—	—	3	434	480	19	2,647	9,673
May	4	1,008	3,655	10	1,309	7,497	39	6,560	34,902
June	3	936	8,070	7	503	3,230	32	13,641	128,150
July	5	1,975	24,975	3	440	3,350	32	9,470	119,413
August	6	2,056	17,980	1	20	350	38	25,272	219,473
September	4	763	7,162	1	393	5,500	31	8,637	105,235
October	2	230	460	1	8	24	28	6,388	49,318
November	0	—	—	3	801	1,080	18	8,617	38,315
December	0	—	—	0	—	—	21	12,587	117,045
Total, 1951 ⁽¹⁾	31	7,260	63,569	33	6,388	31,341	320	109,334	872,300
1952									
January	1	7	65	0	—	—	15	5,749	75,760
February	1	7	10	0	—	—	22	13,048	47,603
March	2	70	565	0	—	—	26	5,204	65,502
April	2	230	3,570	6	560	4,283	35	12,055	178,605
May	7	7,045	41,080	2	176	3,532	42	22,982	247,733
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
July	8	3,847	67,510	2	215	3,220	47	55,737	881,318
August	8	3,797	57,320	4	779	7,970	43	15,018	205,515
September	6	1,494	9,580	1	360	240	41	15,045	203,245

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

SECTION 7
BUILDING COSTS

TABLE 65.— INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL
CONSTRUCTION MATERIALS, CANADA, 1945 — OCTOBER, 1952.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	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 Con- struction Materials
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950	332.1	139.6	168.4	179.8	117.4	226.1	177.8	180.2	173.2	237.1	245.1
1951											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	285.5
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	285.7
November	407.8	152.2	188.5	205.3	127.5	211.2	211.1	215.0	211.5	282.8	283.8
December	406.8	154.3	188.5	204.0	127.5	211.3	211.6	214.9	212.3	282.6	283.8
Annual Average	405.1	150.0	185.9	203.5	127.1	227.4	204.1	207.2	203.2	279.7	284.2
1952											
January	404.9	157.8	188.5	203.6	127.5	202.6	210.6	213.7	212.3	281.4	283.6
February	403.8	158.4	188.5	206.3	127.5	214.2	210.6	210.8	212.3	281.4	283.9
March	401.2	158.4	198.0	205.5	127.5	211.3	210.3	206.6	212.3	280.3	282.5
April	396.9	157.6	198.0	204.2	129.9	208.3	210.6	203.5	217.4	278.8	280.6
May	395.2	157.6	204.5	199.3	129.9	205.5	209.8	203.5	217.4	278.0	281.3
June	395.2	157.6	204.5	199.8	129.9	202.6	208.8	201.8	217.4	277.6	281.1
July	394.9	157.8	204.5	197.9	129.9	208.4	208.9	207.9	217.4	277.9	281.9
August	394.9	159.9	204.5	197.9	129.9	214.2	208.9	207.6	217.4	278.2	282.7
September	394.9	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	278.2	282.6
October	394.4	160.7	204.5	197.9	129.9	211.3	208.9	207.2	217.4	277.9	283.7

TABLE 66. — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, ⁽¹⁾
1945 — OCTOBER, 1952.
(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)	All Industries (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	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	195.0	217.1
1951											
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	199.8	228.3
March	183.4	196.3	196.6	194.6	187.9	193.2	191.2	221.3	195.3	199.8	230.7
April	184.9	197.9	196.6	194.6	194.1	194.6	191.2	221.3	196.8	201.3	233.5
May	194.1	204.5	205.3	195.9	195.8	196.2	197.5	222.0	201.3	205.9	236.3
June	194.1	213.1	210.2	199.5	200.9	203.4	202.5	230.3	208.0	212.7	239.1
July	201.5	218.7	212.5	201.3	206.0	204.7	206.4	239.6	213.5	218.3	241.9
August	201.5	220.0	218.5	207.3	206.6	212.9	208.9	247.4	217.0	221.8	244.7
September	201.5	220.2	219.0	208.0	206.6	212.9	213.4	247.4	217.2	222.2	246.3
October	201.5	220.2	219.0	208.0	210.0	214.9	213.4	247.4	217.5	222.5	247.7
November	202.3	220.2	221.8	208.1	210.0	214.9	213.5	247.4	217.6	222.6	249.8
December	202.3	220.2	222.1	208.1	210.0	214.9	214.3	247.4	217.6	222.6	251.4
Annual Average	194.4	210.2	209.6	201.2	200.5	203.4	202.9	233.6	207.7	212.4	239.8
1952											
January	202.3	220.2	222.1	208.4	210.0	215.6	214.3	247.4	219.0	225.1	252.9
February	202.5	220.6	223.2	208.7	210.5	215.7	217.6	247.6	219.4	225.5	254.3
March	202.7	220.8	224.2	208.9	211.1	215.7	217.6	247.7	219.4	225.5	256.4
April	207.0	225.8	235.3	217.0	213.7	222.7	225.7	259.8	224.6	230.9	259.2
May	211.6	229.9	236.3	217.7	214.9	222.7	228.1	261.8	227.4	233.8	260.2
June	211.6	229.9	236.3	217.7	214.9	225.1	228.1	261.8	227.7	234.1	262.1
July	212.8	231.1	237.0	219.2	216.4	226.2	228.8	263.6	228.9	235.3	264.0
August	213.2	233.6	237.3	220.1	221.1	226.7	235.3	264.1	231.2	237.7	265.9
September	214.0	233.6	240.7	220.1	222.1	229.3	235.3	265.0	231.5	237.9	267.9
October	214.3	234.1	246.1	220.1	227.6	229.3	237.0	265.0	232.9	239.4	269.8

(1) For source and details of compilation see p. 121.

TABLE 67.— 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, INDEXES OF COST
OF LIVING AND RENT, AND CONSUMERS PRICE INDEX, CANADA, 1945 — NOVEMBER, 1952.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Consumers Price Index ⁽²⁾	Rent ⁽²⁾	
						Consumers Price Index ⁽³⁾	Cost of Living Index
1945	139.2	137.8	133.2	117.7	75.0	— ⁽⁴⁾	91.1
1946	148.0	148.2	140.0	121.8	77.5	— ⁽⁴⁾	91.6
1947	168.3	174.3	164.6	133.5	84.8	— ⁽⁴⁾	94.9
1948	195.2	202.4	195.0	152.7	97.0	— ⁽⁴⁾	98.1
1949	207.3	208.4	199.9	158.4	100.0	100.0	100.0
1950	219.5	224.2	212.9	164.1	102.9	108.2	108.0
1951							
March	244.3	249.9	243.7	177.0	110.8	112.4	111.9
June	253.5	254.6	244.7	181.4	113.7	114.4	113.7
September	258.4	259.0	242.0	187.0	116.5	116.8	116.0
December	257.9	258.5	239.5	188.3	118.1	118.6	117.7
Annual Average	251.7	254.3	242.0	181.8	113.7	114.5	113.8
1952							
January	258.0	259.2	238.7	188.7	118.2	118.6	117.7
February	258.1	259.5	234.5	188.0	117.6	118.6	117.7
March	257.4	258.7	232.7	186.3	116.9	119.9	118.9
April	258.8	259.9	227.8	185.9	116.8	119.9	118.9
May	259.6	261.5	226.6	183.9	115.9	119.9	118.9
June	259.4	261.5	228.3	184.5	116.0	121.3	120.2
July	260.1	262.4	227.3	185.2	116.1	121.3	120.2
August	261.3	263.9	225.7	184.8	116.0	121.3	120.2
September	261.4	264.0	223.9	183.8	116.1	122.3	121.1
October	261.8	265.2	222.8	182.3	116.0	122.3	121.1
November	— ⁽⁴⁾	— ⁽⁴⁾	— ⁽⁴⁾	182.1	116.0	122.3	121.1

(1) For weighting and method of compilation see p. 122.

(2) 1949 = 100.

(3) For explanatory note see p. 122.

(4) Not yet available.

TABLE 68.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — SEPTEMBER, 1952.

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	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3
November	19	45	17	3	16	7.1
December	14	41	33	2	10	7.0
Annual Average	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	1	21	44	17	17	8.7
March	1	22	47	15	15	8.4
April	2	16	46	23	13	8.9
May	5	19	40	22	14	8.2
June	12	19	39	12	18	7.8
July	18	35	20	13	14	6.9
August	15	59	10	9	7	5.2
September	16	50	12	7	15	6.9

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 69.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1952.

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	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951									
1st Quarter	33	384	602	6	125	210	242	3,830	6,109
2nd Quarter	36	252	687	4	52	73	275	4,047	7,115
3rd Quarter	24	239	525	6	733	920	397	3,533	7,203
4th Quarter	45	477	871	12	1,168	1,564	435	7,884	12,312
Total, 1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451	3,792	6,285
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886

(1) See p. 123.

TABLE 70.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 1952.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951		
January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8
November.....	289.6	196.1
December.....	295.0	198.0
Annual Average.....	277.3	188.6
1952		
January.....	300.4	204.7
February.....	298.4	203.1
March.....	291.4	200.2
April.....	278.7	197.9
May.....	269.1	189.0
June.....	273.0	191.7
July.....	286.3	195.8
August.....	304.6	197.1
September.....	295.7	191.1
October.....	282.3	180.6

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

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

PART I CHARTS

FIGURE 1.—Chart based on data shown in Table 17.

FIGURE 2.—Chart based on data shown in Tables 44 and 50.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-1951, deaths to married persons for the period 1945-1949, and data on divorces for the period 1945-1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1951 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods of 1950. Quarterly data on divorces during 1949-1951 have been averaged from annual totals and will be revised when actual data become available.

TABLE 2.—Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 3 as in this table illegitimate and still births are excluded.

TABLE 3.—Population data for 1951 represent the census count for that year. Data for births, deaths and marriages for the period 1945-52, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1949, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1950 and 1951 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

TABLE 4.—Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 5.—Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Table 4.

TABLE 6.—Sources of data shown in Table 6 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.

1950-1952 Data obtained from monthly issues *New Residential Construction*, 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 1948-1952 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of October, 1952, does not equal the number shown as under construction at the end of 1951 plus starts less completions during the first 10 months of 1952. 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 7.—Actual data were obtained from the same sources as are shown for the material in Table 6. The seasonally adjusted series was prepared by the Economic Research Department in the following manner:

First a seasonally adjusted quarterly series was prepared for each region, Maritimes, Quebec, Ontario, Prairies, and British Columbia. These series were added together to obtain quarterly figures for Canada and multiplied by four to express the series in terms of an annual rate. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland were excluded throughout because of the lack of quarterly information prior to 1950.

TABLE 8.—The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-October, 1952 Data obtained from monthly issues *New Residential Construction*, D.B.S.
November, 1952 Statistical Department, C.M.H.C.

TABLE 9.—Sources are the same as for Table 6.

TABLE 10.—Sources of data shown in Table 10 are as follows:

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-1952 Sources are the same as for Table 6.

TABLE 11.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 12.—Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and had been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1952 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction, on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 13.—Source is the same as for Table 12. Values involved are based on 1939 prices throughout.

TABLE 14.—Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1952 housing data estimated by the Economic Research Department, C.M.H.C.

Data on gross national expenditure for the period 1945-1951 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. and *National Accounts, Income and Expenditure, 1951*, D.B.S.

TABLE 15.—Data for 1945-February, 1947, obtained from annual and monthly issues *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 1948-1952, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 16.—Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends 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. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 67.

TABLE 17.—Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the Rental Insurance Plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 and 1951 as shown in this table differ from those shown in the 1950 and 1951 issues of *Mortgage Lending in Canada*, C.M.H.C., Table 36, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for Government employees but excludes dwellings started on which double depreciation benefits have been extended. This table, on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 36 of the above mentioned issues of *Mortgage Lending in Canada*.

TABLES 18, 19, 20, 21.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 22.—Data compiled by the Mortgage and Real Estate Division, C.M.H.C.

TABLE 23.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the First Quarter, 1953 issue of *Housing in Canada*.

TABLE 24.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 25.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 26.—Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 27.—Data are from records of Accounting Division, C.M.H.C.

TABLE 28.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 29.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-December, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-1952 by the Statistical Department, C.M.H.C.

TABLE 30.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 31.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 32.—Data compiled by the Economic Research Department, C.M.H.C., from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 33.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 34.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 35.—Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1952 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-1952.

TABLE 36.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 37.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 38.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 39.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1951.

TABLE 40.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 39.

TABLE 41.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-September, 1952 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1952, were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1951, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada, 1951*, p. 100.

TABLE 42.—Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity, however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-September, 1952. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 43.—Sources of data for building materials listed in Table 43 are as follows:

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—September, 1952 Monthly issues *Production, Shipments and Stocks on Hand at Saw-mills*, D.B.S.

Hardwood Flooring:

1946-September, 1952 By courtesy The Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy of the Forest Products Statistics Section, D.B.S.

1949—September, 1952 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

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

1945—September, 1952 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-September, 1952, shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings; Vitrified Sewer Pipe; Single Pole Switches; Duplex Receptacles; Outlet Boxes; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—1952 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Mineral Wool*, D.B.S.

Cement:

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

1950—1952 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—1952 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

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

1947—1952 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Gypsum Wallboard; Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by the Economic Research 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 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers; Cast Iron Radiators:

1945—1949 Annual issues *The Heating and Cooking Apparatus Industry, Canada*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—1952 Estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1952 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 44.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 45.—Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 46.—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 47.—Data on production of domestic pig iron and steel ingots obtained from *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S. for 1945, and for subsequent periods from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1951 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 48. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 48.—Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions during 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 47.

TABLE 49.—Cast-Iron Soil Pipe and Fittings; Cast-Iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1946—1952 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1952 By courtesy the Steel Division, Department of Defence Production. 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.*

1946—1949 *The Hardware Tools and Cutlery Industry in Canada, 1949, D.B.S.*

1950—1952 Monthly issues *Nails, Tacks and Staples, D.B.S.*

Galvanized Sheets:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1945—1949 *Primary Iron and Steel Products, December issues, 1945-1949, D.B.S.*

1950—1952 Monthly issues, *Primary Iron and Steel, D.B.S.*

TABLE 50.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 51.—Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

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

TABLE 52.—Sources of data shown in Table 52 are as follows:

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports, D.B.S.*

1949—1952 Data obtained from issues of *Monthly Traffic Report of Railways of Canada, D.B.S.*

This series replaces the data on "Movement by Rail of Building Materials" appearing in *Housing in Canada*, prior to the October, 1950, issue which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 53.—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, tile, 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, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 54.—Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National

Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 55.—Data for 1945 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 23, 1951, Labour and Prices Division, D.B.S. Data on employment in the construction industry for 1945 prepared by the Economic Research Department, C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1946-1950 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 for this period 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.

The construction industry referred to in Table 64 includes engineering as well as building construction, whereas Table 59 covers the building industry only.

The industry classification used in Table 64 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series the Labor and Prices Division, D.B.S. made estimates of the probable Manitoba components for non-agricultural industries and the Canadian labour force and included them with data appearing in the *Canadian Labour Force Estimates 1931-1950*. Estimates of the Manitoba component of the construction industry at June, 1950, were prepared by the Economic Research Department, C.M.H.C. and were included with the data provided in the *Labour Force Survey*, June, 1950.

TABLE 56.—Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 57.—Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment in the building industry for the period 1945-1946 obtained by

courtesy the Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, Employment Section of the Labour and Prices Division, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S. Indexes of employment in the non-agricultural industries for the period 1945-1946 obtained from *Employment, Payrolls and Average Weekly Earnings, 1936-1946, with Index Numbers of Employment, 1921-1938*, 1951 Employment Section of the Labour and Prices Division, D.B.S.; for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings, 1947-1950*, 1951, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data for the period 1945-1949 obtained from annual issues of *Annual Review of Employment and Payrolls*, Employment Section of the Labour and Prices Division, D.B.S.; monthly data for 1950 from *The Employment Situation*, D.B.S. and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on average weekly earnings in the building industry for the period 1945-1946 obtained by courtesy of the Employment Section of the Labour and Prices Division, D.B.S., for the period 1947-1950 from *Employment, Payrolls and Average Weekly Earnings 1947-1950*, and for 1951-1952 from monthly issues of *Employment and Payrolls*, D.B.S.

Data on the aggregate weekly payroll in the building industry are the product of the number of persons employed and the average weekly earnings.

TABLE 58.—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 57.

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 59.—Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1952 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 14 is intended to cover all construction expenditures, the estimates in Table 59 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 60.—Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 61.—Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits is supplementary to data shown in Tables 55 and 60.

The chief limitations of the data in Table 61 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; from January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling of insurability for salaried employees is raised from \$3,120 to \$4,800 a year; there are therefore, a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contribution 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 62.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 63.—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 Citizenship and Immigration.

TABLE 64.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 65.—Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in the first quarter, 1951 and preceding issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this 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 Program 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 1926-1952. At October, 1952, the index for residential materials stood at 278 on the 1939 base, while the construction material index rose to 284.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 66.—Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the

months of March and September, 1951. Monthly interpolations on these indexes for the years 1951 and 1952 were made on the basis of wage rate schedules for 15 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 1951. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for 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 1945-1951 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1945 relate to October; 1946, December; 1947, July; 1948 and 1949, September; 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950 and by courtesy of the Industrial Relations Board for 1951 and 1952.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Economics and Research Branch for March and September, 1951 and March, 1952. Monthly index numbers for the last nine months, 1951, first ten months 1952, estimated by the Economic Research Department on the basis of trend during 1950 and 1951.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 67.—Composite index of residential building material wholesale prices and wage rates in the construction trades is based on the composite material index shown in Table 65 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. Composite index of all construction material wholesale prices and wage rates in the construction trades is based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program 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.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in *Housing in Canada*, First Quarter, 1951, and previous issues, see *Wholesale Price Indexes 1913-1950*, D.B.S., p. 4.

The cost of living index, the consumers price index and the rent indexes are obtained from *Prices and Price Indexes*, D.B.S. The cost of living index is converted to a 1939 base.

The rental indexes are constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample but the absolute differences in rents between old and new units are not taken into account. The higher level of rents on new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index does not allow for this price increase factor whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical but controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949. By November 1952 on a 1949 base, the inclusion of this factor had brought the rental component of the consumers price index 1.2 points or 1 per cent higher than the unadjusted rental component of the cost of living index. 1.2 points or 1 per cent higher than the unadjusted rental component of the cost of living index.

TABLE 68.—Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1952 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 69.—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 69 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 69.

The series on building materials industry 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, mineral 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 70.—Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1952 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 1949-1952.
- (3) Data converted from a 1935-1939 to a 1939 base.

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