

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

HOUSING IN CANADA

A FACTUAL SUMMARY

SECOND QUARTER, 1953

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 1939 to the second quarter, 1953, providing monthly or quarterly data for 1952 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.

*Central Mortgage and Housing Corporation
Economic Research Department*

Ottawa, June, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION AND INCOME

(See Tables 1-5)

Net family formation in the first quarter of 1953 was much reduced from the rate in 1952, totalling 4,000 as against 7,200 in the same quarter of 1952. The decline in net family formation is attributed mainly to a reduction in immigration during the first quarter. Deaths to married persons were somewhat higher at 14,100 but this loss was offset by an increased number of marriages.

A second factor affecting housing requirements of the population is family size and therefore first births are of particular importance in estimating the need for separate dwelling accommodation. First births in the first quarter of 1953 numbered 24,000 compared with 23,200 in the same quarter of 1952. Total births were also higher at 89,900 compared with 87,000 in the 1952 period.

Immigration

Immigration which had declined somewhat in 1952 was notably reduced in the first quarter of 1953. Immigration in the first 3 months totalled 20,900 as against 42,800 in the same months of 1952. The major portion of the decline occurred in immigration from countries other than the United Kingdom and United States. Immigration from the United Kingdom at 6,000 was 40 per cent below immigration in the same quarter of 1952 while immigration from the United States was 40 per cent higher at 2,240. As in 1952 children under 18 accounted for about 26 per cent of total immigration.

National Income

The market value of the nation's total production as measured by gross national product was \$23.0 billion in 1952 compared with \$21.5 billion in 1951, an increase of 7 per cent in the value of total output. The advance was accounted for almost entirely by an expansion in the physical volume of production with only a minor portion reflecting the effect of changing prices.

National Income, the value of the nation's total earnings from current production is estimated at \$18.1 billion in 1952, an increase of 6 per cent over the previous year. Wages, salaries and supplementary labour income, the largest component of national income, rose 11 per cent to \$10.7 billion in 1952. As the employed labour force increased only slightly, the rise in labour income is attributed in the main to increased average hourly earnings per worker.

Personal income in Canada increased by 8 per cent from \$15.7 billion in 1951 to \$17.1 billion in 1952. Personal income in the non-farm sector increased more rapidly from \$13.6 billion in 1951 to \$15.1 billion in 1952, a rise of 11 per cent. The rise in personal income was reflected in increased personal expenditures on consumer goods and services, which totalled \$14.3 billion in 1952, an increase of just under 8 per cent from 1951. Personal savings rose more rapidly than consumer expenditures. Personal savings, excluding changes in farm inventories, totalled \$1.2 billion in 1952 and represented 7.8 per cent of personal non-farm income, as against \$1 billion in 1951, representing 7.6 per cent of personal non-farm income.

SECTION 2.—HOUSE-BUILDING ACTIVITY (See Tables 6-16)

The rising volume of house-building which characterized the last half of 1952, continued in the first half of 1953. The annual rate of starts while higher throughout the whole first half of 1953 than in the first half of 1952, declined from a level of 118,000 units in the first quarter to 91,000 in the second quarter.

Housing units started in the first six months of 1953 numbered 46,700 an increase of 32 per cent over starts in the corresponding months of 1952. In the same period dwelling completions were 39 per cent higher numbering 39,500. A continued high level of residential construction was indicated by the number of dwellings under construction at the end of June. At this date there were 62,800 units under construction as against 50,300 one year earlier.

The upswing in house building was related to strong demand conditions arising from increased personal incomes and was encouraged by continued stability in building costs. In addition a greater flow of institutional mortgage funds effected increased lending for new residential construction, particularly under the joint loan provisions of the National Housing Act. (see below)

The pattern of house building in 1953 remained much the same as in 1952 with urban areas absorbing 85 per cent of the new construction. Single family dwellings accounted for 78 per cent of dwellings completed in the first half of 1953. Apartment units increased as a percentage of total completions comprising 23 per cent in the first 6 months of 1953 as against 16 per cent in the same months of 1952.

Residential Capital Formation

Representing the value of current additions to the housing stock through new construction and major improvements, gross residential capital formation at \$205 million was 50 per cent higher in the first quarter of 1953 than in the corresponding months of 1952. In the same period, residential capital consumption arising through depreciation, current damage and accidental destruction was up only slightly at \$114 million.

Net residential capital formation which is gross capital formation less capital consumption was therefore placed at \$91.2 million over 3 times the value for the first quarter of 1952.

Residential and Other New Construction

Expenditures on new residential construction was higher both absolutely and as a proportion of total new construction in the first quarter of 1953. Investment in new housing totalled \$200.5 million and absorbed 32 per cent of the value of total new construction. In the same quarter of 1952 expenditures on new housing totalled \$135 million, constituting 25 per cent of total new construction.

The value of non-residential construction in the first quarter was 5 per cent higher, largely as a result of increased construction for commercial purposes.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING (See Tables 17-37)

Housing starts under publicly-assisted house building programs were 41 per cent higher in the first quarter numbering 5,127 compared with 3,632 in

the same quarter of 1952. The increase stemmed mainly from increased lending activity under the terms of the National Housing Act. (see below)

The National Housing Act, 1944

National Housing Act loan approvals in the first 5 months of 1953 numbered 9,933 for 14,683 dwellings compared with 8,777 loans for 12,775 dwellings in the same months of 1952. Joint loans accounted for 13,400 dwellings, 28 per cent above the number approved under joint loans in the 1952 period. Total loans approved in the 5 month period were valued at \$102 million, an increase of 10 per cent over the value of loans approved in the same period of 1952.

One storey dwellings accounted for 54 per cent of dwellings approved through National Housing Act loans in the first quarter compared with 46 per cent in the same quarter of 1952. The average loan on this type of dwelling rose 5 per cent from \$7,900 to \$8,300 in the periods under review, while construction costs at \$9.35 per sq. ft. were almost unchanged. Land costs for one storey dwellings were 7 per cent higher at \$1,223.

An Act to amend the National Housing Act, 1944 received Royal Assent on May 14, 1953.⁽¹⁾ The Act amends Section 12 of the National Housing Act and increases the statutory appropriation for loans under Part I and Part II of the Act. In addition the Act contains miscellaneous amendments relating to lending regulations.

Under Section 12 of the National Housing Act the federal government may make a grant to a municipality to assist in slum clearing. Prior to the amendment a grant could be made only if the cleared land were sold for a housing development either to a limited dividend company or to a life insurance company. The amount of grant is limited to one-half of the difference between the cost of acquiring and clearing the slum area and the price at which it is sold to a limited dividend company or to a life insurance company. The section as redrafted permits the sale of land not only to a limited dividend company or life insurance company but to the Corporation and province jointly for a development under Section 35 of the National Housing Act. In addition the amendment provides for the clearance of one area and the use of a different area for the housing developments provided that the area cleared is to be used for public purposes. The authorized amount of grant remains unchanged and the grant is extended to cover areas which are to be developed for a federal provincial project.

A second amendment increases the statutory appropriations for loans made under Parts I and II of the Act and for losses sustained in respect of such loans. The appropriation has been increased from \$300 million to \$500 million for loans under Part I of the Act and from \$150 million to \$250 million for loans under Part II, the rental section of the Act.

The amendment provides also that the Corporation may make supplementary loans to borrowers when such loans are necessary to protect the mortgage security. This power has been granted to lending institutions and Central Mortgage and Housing Corporation jointly in respect of joint loans and the amendment grants the Corporation similar power in respect of Corporation loans.

Federal-Provincial Housing and Land Assembly Projects

Section 35 of the National Housing Act provides that following an agreement between a provincial government and the Federal Government, projects

(1)Chapter 43, 1-2 Elizabeth II, 1952-53.

may be undertaken for the acquisition and development of land for residential purposes and the construction of dwellings for rent on an economic or sub-economic basis. Capital costs and losses for such developments are shared 75 per cent by the federal government and 25 per cent by the provincial government.

In the first quarter of this year 375 dwellings were completed in Federal-provincial projects bringing to 941 the total number of dwellings completed since 1950. By the end of March 1953, 1,885 dwellings had been started under the scheme and 944 remained under construction.

Under the land assembly provisions of Section 35, agreements have been approved for 20 projects comprising 11,530 lots, 729 of which had been sold by the end of March 1953.

Veterans' Rental Housing Projects

During the first quarter of 1952, 177 housing units for veterans were completed by Central Mortgage and Housing Corporation under Federal-municipal agreement. In the same period an additional 27 units were started, leaving 302 veterans rental units under construction at the end of March 1953. Expenditures in the first quarter totalled \$751,000 compared with \$474,000 in the same quarter of 1952.

Veterans' Land Act

Housing starts under the Veterans' Land Act in the first 3 months of 1952 numbered 115 compared with 90 in the same months of 1952. Completions were lower numbering 508 units and 1,706 units remained under construction at the end of March.

Armed Service Married Quarters

Construction operations by Central Mortgage and Housing Corporation for the Department of National Defence, resulted in the completion of 1,157 dwelling units in the first quarter of 1953. This brought to 3,693 the number of dwelling units under the program since 1949. Total expenditures under the scheme totalled \$33 million at the end of March.

Defence Construction (1951) Limited

Housing Operations by Defence Construction (1951) Limited were on a reduced scale in the first months of 1953. Of 403 dwellings under construction at the beginning of that year 16 were completed during the first quarter and no additional dwelling units were started. By the end of March, 725 dwelling units had been constructed by the company under the supervision of Central Mortgage and Housing Corporation. Expenditures by the company on new residential construction totalled \$21.3 million at the end of March 1953.

The Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board established in 1929 under the Canadian Farm Loan Act, is engaged in mortgage lending to Canadian farmers for all productive farm purposes including the construction and repair of farm homes.

In the first quarter of 1953, 6 loans were approved for new farm dwellings and 20 loans were approved for the alteration and improvement of existing farm homes. The loans were valued at \$30,000 compared with \$11,100 in the same quarter of 1952.

Farm Improvement Loans Act, 1944

The Farm Improvement Loans Act provides that under certain conditions guarantees may be granted in respect of medium term farm loans including loans for the construction and improvement of farm houses. The amount of loan guaranteed for such purposes was previously set at \$3,000 but an amendment to the Act passed March 30, 1953⁽¹⁾ raised the amount of loan to \$4,000.

Lending under the Farm Improvement Loans Act for residential construction was higher in the first quarter of 1952 than in the same quarter of 1953. Loans for the construction of new farm houses numbered 73 and 209 loans were approved for the alteration and improvement of existing structures.

By the end of March 1953 over \$366.5 million had been loaned under all parts of the Act, \$10.5 million of which was for residential construction. According to the Annual Report of the Board for 1952, 65.3 per cent of the total loaned under the Act had been repaid at the end of 1952. Of the \$98 million loaned in 1952 about three-quarters was taken up by prairie farmers.

Property Management Operations, Central Mortgage and Housing Corporation

The sales program of war workers and veterans' units continued to reduce the number of rental dwellings under the management of Central Mortgage and Housing Corporation. At the end of April 1953, 19,132 units remained under management as against 23,165 one year earlier. All remaining leases covering units acquired under the home conversion plan were returned to their owners in 1952.

The vacancy rate for units under management at .1 per cent was the lowest on record and compares with a vacancy rate of .4 per cent in April 1952.

Rental Insurance Plan

In the first quarter of 1953 approvals were given under the rental insurance plan for 4 projects comprising 75 units. The units had an average of 3.8 rooms and a floor area of 890 square feet. The estimated cost averaged \$7,842 per unit and the maximum monthly rent established for a three year period was \$88.25.

The rentals chargeable for units in a project with rental insurance guarantees are controlled by agreement between the Corporation and the owner of the project. Previously the rental controls were established for a period of three years from the completion of the entire project but a recent amendment to the Act⁽¹⁾ confines the control period to a period of three years from the completion of each unit or group of units.

The Province of Quebec Farm Credit Bureau

Under the "Act to improve housing conditions in the Province of Quebec" the Quebec Farm Credit Bureau is authorized to pay mortgage interest charges in excess of 3 per cent on approved loans for the construction of new dwellings containing one or two units. In the first quarter of 1953 applications were approved for 2,065 loans covering 2,282 units. The provincial interest subsidy commitment on the loans totalled \$4.7 million, an average of \$2,297 per loan.

(1)Chapter 43, 1-2 Elizabeth II, 1952-53.

(2)See page 13.

SECTION 4.—REAL ESTATE LENDING

(See Tables 38-40)

Total institutional mortgage lending on all types of property was 17 per cent higher in amount in the first quarter of 1953 than in the same quarter of 1952, totalling \$111 million. The degree of increase is accentuated by the unusually low level of mortgage lending in early 1952 and the volume of lending in the first quarter more closely approximates 1951 levels.

Contributing to the rise in housing starts in the first half of 1953, mortgage lending for new residential construction in non-farm areas was valued at \$75.4 million in the first quarter and covered 11,500 dwellings. This represents a 38 per cent increase in amount and 36 per cent in number of dwellings over the 1952 first quarter total. A larger proportion of institutional mortgage funds was directed to house building purposes in the first quarter with the new residential construction sector absorbing 68 per cent of total institutional mortgage loans as against 57 per cent in the corresponding months of 1952.

Mortgage loans on all types of existing property remained at 1952 levels in the first quarter but loans for new non-residential construction doubled to \$11 million from the same period of 1952. Mortgage loans on farm property totalled \$1.6 million, the same volume as in the same period of the previous year.

Life insurance companies, the predominant source of institutional mortgage funds put out 85 per cent of the total value of institutional mortgages invested in the first quarter as against 90 per cent in the corresponding period of 1952. The balance was invested mainly by Trust and Loan Companies.

Mortgage Registrations and Discharges and Real Estate Transfers

Real estate activity in greater Toronto was at a high level in the first quarter of 1953 when new mortgage registrations numbered 9,450 as against 8,120 in the same quarter of 1952. The increase in mortgage registrations arose in part from increased residential building with housing starts in the area during the first quarter doubling over starts in the first quarter of 1952. Mortgage discharges were also higher numbering 7,100 compared with 6,300 in the 1952 period.

Real estate transfers during the first quarter numbered 9,400 an increase of 22 per cent over transfers in the same quarter of the previous year.

SECTION 5.—BUILDING MATERIALS

(See Tables 41-53)

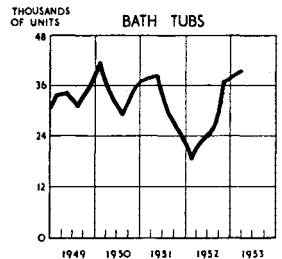
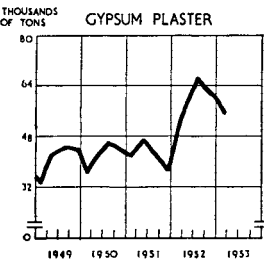
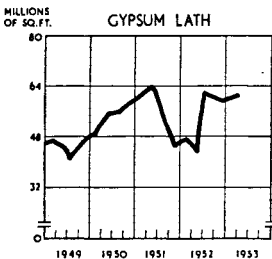
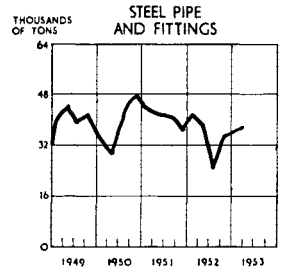
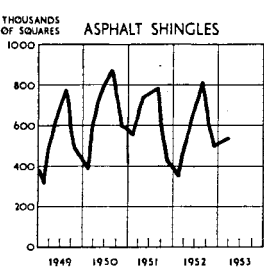
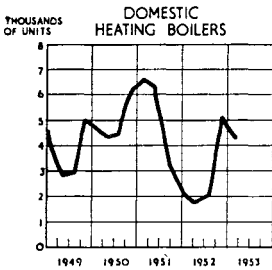
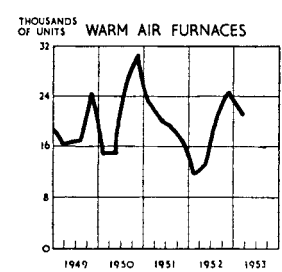
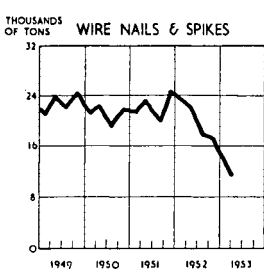
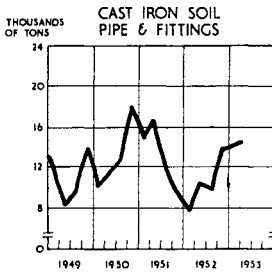
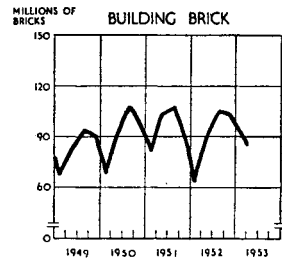
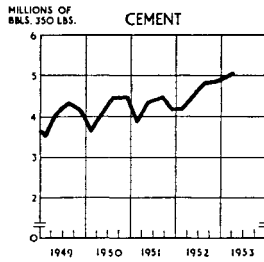
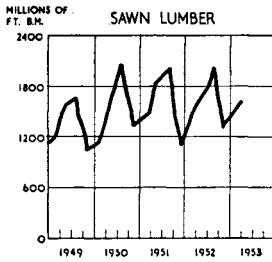
Production of Building Materials

Production levels in the building material industry rose in the first quarter to meet strong demand from the building industry. The index of production for building materials excluding lumber which in the first 3 months of 1952 averaged 182 (1939=100) was at a monthly average of 204 in the first quarter of 1952. Lumber production was also higher in the first quarter with the lumber production index averaging 160 as against 146 in the same quarter of 1952.

Of the 29 building materials under review, production of 27 was up over production in the first quarter of 1952. Only cast iron radiators and hot water storage tanks were lower in production while the remaining 3 items in the plumbing and heating category, warm air furnaces, heating boilers, and electric

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1949 - 1953



tank heaters, were all up over 1952 first quarter levels. Production of sanitary ware including bath tubs, sinks and basins was almost 50 per cent higher in the first quarter than in the same quarter of 1952. First quarter production of cement products and clay products with the exception of structural tile was up substantially over 1952 levels.

Supply and Demand for Building Materials

Building materials were in good supply in the first quarter despite rapid absorption from a fully employed construction industry. Cement supply was considerably improved and stocks of cement which had fallen to 300 thousand barrels in September 1952 were up to 1.7 million barrels at the end of March 1953. Stocks of gypsum and clay products remained at 1952 levels.

Demand for building materials was strong in the first quarter and sales were up accordingly. The index of domestic disappearance of building materials which measures the rate of imports and factory sales to domestic purchasers averaged 230 (1939=100) in the first 3 months of 1953 as against 187 in the same period of 1952. Cement sales were up 11 per cent over the first quarter of 1952 totalling 4 million barrels. Sales of sanitary ware increased nearly 50 per cent while shipments of plumbing and heating equipment fell off slightly.

Lay-Offs in the Building Material Industries

Only 6 firms in the building material industry laid off employees in the first four months of 1953 for other than seasonal reasons. The lay-offs involved only 369 employees and arose mainly through lack of orders. In the same four months of 1952, 27 firms in the industry laid off 1,600 employees most of whom were laid off because of "lack of orders".

Building Material Imports and Exports

Increased demand from the domestic building industry was also reflected in the high level of building material imports during the first quarter. Imports of all building materials for which data are available were higher with the exception of mineral wool and cast iron radiators. Cement imports increased markedly totalling 1.3 million barrels as against 63 thousand barrels in the first quarter of 1952. Imports of sanitary ware were valued at \$425 thousand compared with \$185 thousand in the same period of 1952. Plumbing and heating equipment with the exception of cast iron radiators was also brought into the country in larger quantities than in the corresponding months of 1952. Imports of colourless window glass which in past years has been Canada's principal building material import totalled 9 million square feet, about the same volume as in the previous year but much lower than shipments prior to 1952.

Sales abroad of lumber products, Canada's major building material export continued at 1952 levels with the exception of wood laths, foreign shipments of which were 54 per cent higher totalling 13 million laths in the first quarter. Exports of other building materials in the first quarter continued to represent only fractional proportions of domestic production.

Shipments of Primary Iron and Steel

Total shipments from Canadian mills to domestic consumers totalled 1.2 million tons in the first quarter, slightly below shipments in the same quarter

of 1952. The building industry receiving 100 thousand tons absorbed 9 per cent of total shipments as against 8 per cent in the first quarter of 1952. The automotive industry received 83,000 tons, nearly double its consumption a year earlier, while the container and railway industries and merchant trade groups received lower shipments in the first quarter than in the same months of 1952.

Iron and Steel Building Materials

Output of structural steel at 57,000 tons in the first quarter was 24 per cent higher than in the same period a year earlier. Production of cast iron soil pipe totalled 14,000 tons, nearly double 1952 first quarter production while 1952 production levels were maintained for galvanized sheets and steel pipe. Production of wire nails and cast iron pressure pipe was down 40 per cent from production in the same quarter of 1952.

Reflecting increased productive capacity of domestic steel plants, imports of iron and steel building materials in the first 3 months were down from the corresponding months of 1952. Imports of structural steel totalled 51 thousand tons compared with 81 thousand tons in the first quarter of 1952 while imports of wire nails and skelp were down almost two thirds at 723 tons and 14,200 tons respectively. Exports of iron and steel building materials were almost negligible in the first quarter.

SECTION 6.—BUILDING LABOUR

(See Tables 54-63)

According to the Labour Force Survey of the Dominion Bureau of Statistics, the number of workers employed in the construction industry during the week ending March 21, 1953, at 284 thousand, was near the level of the corresponding period of 1952.

The average weekly wage of construction workers continued to rise and in March reached a record high of \$65.22, an increase of slightly more than \$6.00 over earnings during March 1952. The rise in weekly earnings stemmed mainly from increased hourly wages although the average work week at 39 hours was one hour longer than in March one year earlier. In March of this year 101 thousand wage earners in building firms of more than 15 employees earned a weekly average of \$64.15, an increase of 10 per cent in 12 months.

Labour income in the construction industry which totalled \$179 million in the first quarter of 1952 rose to a total of \$197 million in the same quarter of 1953. The rise of \$18 million in construction labour income constituted an increase of 14 per cent in real terms over income in the same period of 1952.

Retroactive pay increases of some \$14 million to railway employees accentuated the increase in total labour income during the first quarter of the year. Total labour income at \$2.8 billion in the first quarter was 10 per cent higher in current dollar terms and 14 per cent higher in real terms than in the first quarter of 1952.

The Labour Market

Reflecting the record number of housing starts in the early months of the year, unemployment in the construction industry as shown in the March Labour Force Survey, at 39,000, was lower than in any comparable period since 1948.

Further evidence of the increased demand for construction workers is indicated by the smaller number of unplaced applicants registered at offices of the National Employment Service. In April 1953, the number of unplaced construction workers dropped sharply to 52,000 from a total of 82,400 in March.

Supply of Construction Workers

In line with the reduction in immigration during the first quarter, the number of construction workers admitted to Canada dropped from 2,000 in the first 3 months of 1952 to 900 in the same period this year. Carpenters, bricklayers and electricians made up the largest groups, constituting over 50 per cent of total construction workers entering the country.

Under the Federal-Provincial Apprenticeship Training Program, journeymen graduating in the construction trades numbered 250 in the first quarter of 1953 about the same number as in the corresponding quarter of 1952. There were 5,700 in training under the scheme at the end of April of whom 1,628 were in the electrical trades and 1,767 in the plumbing trade.

Employment and Earnings in the Building Material Industries

Reflecting strong demand for building materials arising from a high volume of construction activity, employment in the building material industries was at a high level in the first quarter of 1953. An average of 117 thousand workers were employed in the industry during the first 3 months, 11 per cent above the number employed in the same months of 1952. Average weekly earnings in building material firms rose 5 per cent from \$55.90 in March 1952 to \$58.95 in March 1953. In the same period aggregate weekly payrolls rose 12 per cent from \$6.2 million to \$6.9 million.

Strikes in the Building and Building Material Industries

There were 4 strikes in the building industry in the first quarter of 1953 involving a loss of 2,247 working days. In the same quarter of 1952 only one minor strike was reported in the industry. In the building material industry only two small firms were affected through strikes in the first quarter.

Time lost through strikes in all types of industry amounted to 33,000 working days in the first quarter, less than half the time lost in the same quarter of 1952.

SECTION 7.—BUILDING COSTS

(See Tables 64-67)

Despite a high level of activity in the building industry, costs of house building as measured by the combined index of residential building material prices and wage rates in the construction trades were little changed in the first four months of 1953.

At the end of April 1953, the combined index at 126.9 (1949=100) was 3 per cent higher than at April 1952 and virtually unchanged from the beginning of the year. The moderate rise in the combined index over April 1952 reflected an increase of 9 per cent in construction wage rates, material prices having dropped fractionally in the 12 month period.

Residential Building Material Prices

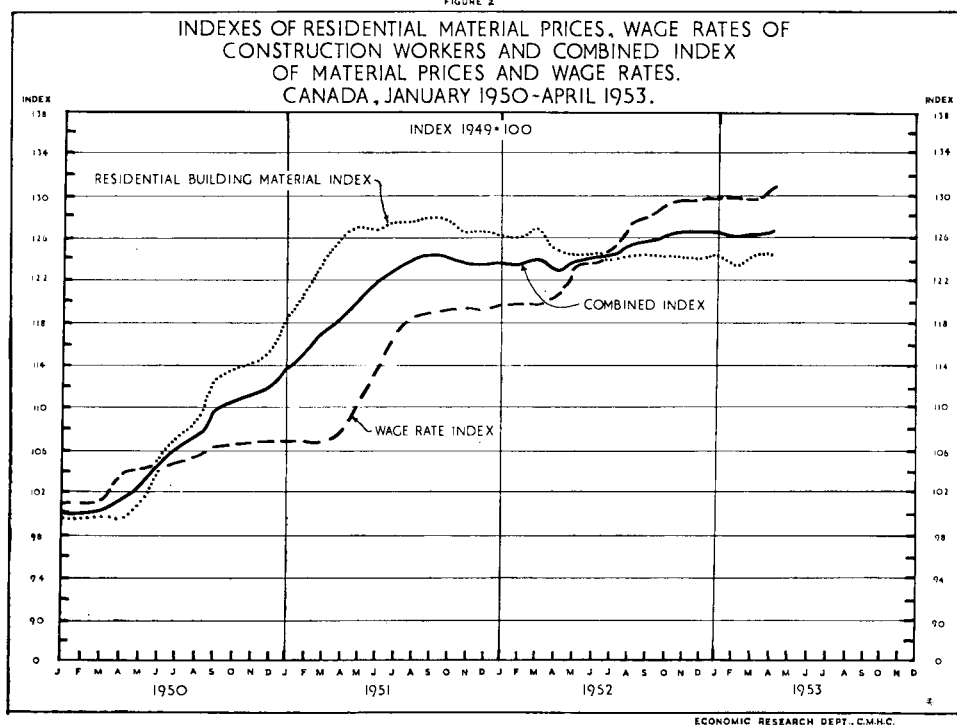
There was little change in building material prices in the first four months of 1953 notwithstanding strong demand from the building industry. At April 1953 the composite index of residential building material prices stood at 124.4 (1949=100) unchanged from January and fractionally lower than at April one year earlier.

Since December 1952, lumber products, representing the largest single material cost group was the only product to show a significant price reduction dropping from 134.1 in December to 127.3 in April 1953. The price reduction in lumber however was sufficient to offset higher prices for brick, plumbing and heating equipment and electrical supplies. The sharpest price increase occurred in the brick and electrical groups which rose 3 per cent to 136.3 and 125.7 respectively in April.

Wage Rates of Construction Workers

Wage negotiations in the construction industry resulted in wage increases for all trades during the first four months of 1952, particularly in the month of April. The increases in wage rates applied to all building trades with bricklayers, plumbers and plasterers making the largest gains. By April 1953, the index of wage rates for all construction trades stood at 130.8 (1949=100) a rise of 9 per cent from April 1952. In the 12 month period the largest wage gain was made by the plumbing trade, with the plumbing wage rate index rising 9 per cent to 128.3. The index of wage rates in all industries rose only 4 per cent in the 12 month period standing at 131.7 for April 1953.

FIGURE 2



Shelter Costs, The Consumers' Price Index and Wholesale Price Index

The overall shelter cost index which measures changes in rent and home ownership costs rose less than one point from December 1952 to 122.9 (1949=100) in May 1953. The slight increase resulted from a small advance in rentals, the rental index moving up one point from 123.3 in December 1952 to 124.3 in May. The index of home ownership costs measures changes in five principal expenditures, property taxes, mortgage interest, repairs, replacement costs and insurance. The home ownership cost index remained almost unchanged in the first 5 months of 1953 with the index for May standing at 121.0.

The consumers' price index which measures price changes in a wide range of consumers' goods and services continued to decline slowly in the first part of 1953. The index for May at 114.4 was one per cent below the December index.

The general wholesale price index, covering 296 items in eight major groups of commodities dropped to 110.8 in April 1953, one point below the December index and more than 3 points below the index for April one year earlier.

SECTION 8.—BUILDING INDUSTRY

(See Tables 68-69)

Bankruptcies in the Construction and Building Material Industries and in all Industries

There were fewer bankruptcies in the construction industry during the first quarter of 1953 than in the same quarter of 1952 although liabilities of defaulting firms were higher. The 39 construction firms failing in the first quarter had average liabilities of \$22,300. In the same quarter of 1952 there were 46 failures in the industry with average liabilities of \$18,450. Liabilities of firms defaulting in the building material industry were also higher, averaging \$59,200 compared with \$36,400 in the first quarter of 1952.

Bankruptcies in all industries were fewer in the first quarter of 1953 but as in the construction and building material industry, liabilities of defaulting firms were considerably higher. In the first quarter there were 373 bankruptcies with average liabilities of \$171,000. In the same quarter of 1952 average liabilities of 451 defaulting firms totalled \$139,000.

Common Stock Prices

Market values of common stocks of building material companies dropped sharply in the month of April. The index of stock prices of 16 companies in the industry fell 11 points from March to 287.1 (1939=100) in April 1953 after rising steadily from September 1952.

The composite index of stock prices of 82 industrial companies displayed a parallel drop of 11 points from March to 176.1 in April.

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 AND NUMBER OF FAMILIES,
CANADA, 1939 — MARCH, 1953.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females ⁽⁴⁾	Net Family Formation		Number of Families ⁽³⁾
					Unadjusted ⁽⁴⁾	Adjusted ⁽²⁾	
1939	103.7	45.3	2.1	— 1.2	55.1	—	2,424.9 ⁽⁴⁾
1940	123.3	46.6	2.4	— 2.7	71.6	—	2,496.8
1941	121.8	47.7	2.5	— 2.7	68.9	68.4	2,565.2
1942	127.4	47.8	3.1	— 4.3	72.2	71.7	2,636.9
1943	110.9	49.4	3.3	— 3.7	54.5	54.9	2,691.8
1944	101.5	49.2	3.8	— 2.7	45.8	47.5	2,739.3
1945	108.0	48.6	5.1	— 3.6	50.7	56.3	2,795.6
1946	134.1	48.6	7.7	27.1	104.9	102.0	2,897.6
1947	127.3	49.9	8.2	3.3	72.5	71.5	2,969.1
1948	123.3	51.5	6.9	15.1	80.0	78.7	3,047.8
1949	123.9	53.0	5.9	9.8	74.8	73.2	3,194.2
1950	124.8	53.9	5.2	5.7	71.4	68.7	3,262.9
1951							
1st Quarter	16.7	15.4 ⁽⁴⁾	—	3.0	3.0	4.3	3,267.2
2nd Quarter	36.0	13.0 ⁽⁴⁾	—	8.1	29.8	24.6	3,291.8
3rd Quarter	45.2	12.7 ⁽⁴⁾	—	6.5	37.7	—	3,329.5 ⁽⁴⁾
4th Quarter	30.3 ⁽⁴⁾	13.8 ⁽⁴⁾	—	9.5	24.7	—	3,354.2 ⁽⁴⁾
Total, 1951	128.2 ⁽⁴⁾	54.9 ⁽⁴⁾	5.2	27.1	95.2	—	—
1952							
1st Quarter	16.6	13.9 ⁽⁴⁾	—	5.0	6.3	—	3,360.5 ⁽⁴⁾
2nd Quarter	30.7	13.0 ⁽⁴⁾	—	7.7	24.0	—	3,384.1 ⁽⁴⁾
3rd Quarter	45.9	13.9 ⁽⁴⁾	—	4.0	34.6	—	3,419.1 ⁽⁴⁾
4th Quarter	34.0	13.5 ⁽⁴⁾	—	2.9	22.0	—	3,441.1 ⁽⁴⁾
Total, 1952	127.2	54.3 ⁽⁴⁾	5.6	19.6	86.9	—	—
1953							
1st Quarter	17.3	14.1	—	1.5	3.3	—	3,444.4

(1) Quarterly data not available.

(2) Adjusted to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 107).

(4) Revised.

TABLE 2.— GROSS NATIONAL PRODUCT, NET NATIONAL INCOME, PERSONAL INCOME AND PERSONAL DISPOSABLE INCOME,
CANADA, 1939 — 1952.
(Millions of Dollars)

Period	Gross National Product	Net National Income	Personal Income			Personal Disposable Income			
			Total	Non-Farm ⁽¹⁾	Wages & Salaries	Total	Personal Expenditures	Personal Savings ⁽²⁾	
								Amount	Percent of Personal Non- Farm Income
1939	5,707	4,373	4,320	3,935	2,575	4,208	3,904	244	6.2
1940	6,872	5,263	4,947	4,455	2,929	4,808	4,399	334	7.5
1941	8,517	6,563	5,896	5,406	3,575	5,600	5,053	595	11.0
1942	10,539	8,337	7,475	6,487	4,242	6,980	5,514	1,112	17.1
1943	11,183	9,043	8,176	7,371	4,783	7,478	5,727	1,876	25.5
1944	11,954	9,826	9,002	7,817	4,940	8,164	6,187	2,080	26.6
1945	11,850	9,840	9,239	8,229	4,953	8,430	6,811	1,850	22.5
1946	12,026	9,821	9,761	8,649	5,323	8,965	7,977	1,045	12.1
1947	13,768	10,985	10,390	9,167	6,221	9,599	9,173	505	5.5
1948	15,613	12,560	11,943	10,425	7,170	11,121	10,112	1,074	10.3
1949	16,462	13,194	12,757	11,253	7,761	11,968	10,963	1,077	9.6
1950	18,203	14,550	13,414	11,911	8,311	12,674	12,029	514	4.3
1951	21,450	17,128	15,711	13,605	9,676	14,683	13,297	1,032	7.6
1952	23,011	18,135	17,073	15,139	10,743	15,753	14,334	1,181	7.8

(1) Total personal income less accrued net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

TABLE 3.— NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION, EMIGRATION AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1939 — MARCH, 1953.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Emigration ⁽³⁾	Population ⁽²⁾ (000)
1939.....	229,468	108,951	103,658	2,068	16,994	21,818	11,250
1940.....	244,316	110,927	123,318	2,369	11,324	22,446	11,364
1941.....	255,317	114,639	121,842	2,461	9,329	21,700	11,490
1942.....	272,313	112,978	127,372	3,089	7,576	21,490	11,637
1943.....	283,580	118,635	110,937	3,263	8,504	21,165	11,778
1944.....	284,220	116,052	101,496	3,788	12,801	20,263	11,929
1945.....	288,730	113,414	108,031	5,076	22,722	31,373	12,055
1946.....	330,732	114,931	134,088	7,683	71,719	46,733	12,268
1947.....	359,094	117,725	127,311	8,199	64,127	48,263	12,527
1948.....	347,307	119,384	123,314	6,881	125,414	48,318	12,799
1949.....	366,139	124,047	123,877	5,934	95,217	49,198	13,423
1950.....	371,071	123,789	124,845	5,208	73,912	46,183	13,688
1951.....	380,101	125,454	128,230	5,163	194,391	52,153	13,984
1952 ⁽⁴⁾							
1st Quarter.....	90,421	30,926	16,641	—	42,743	—	14,219
2nd Quarter.....	101,537	31,173	30,708	—	55,314	—	14,405
3rd Quarter.....	103,707	30,587	45,859	—	37,239	—	14,509
4th Quarter.....	99,359	31,770	34,030	—	29,202	—	14,599
Total, 1952.....	395,024	124,456	127,238	5,562	164,498	73,310	—
1953 ⁽⁴⁾							
January.....	32,897	11,500	5,722		5,627		
February.....	27,878	10,388	6,325		5,242		
March.....	32,684	11,188	5,284		12,068		
1st Quarter.....	93,459	33,076	17,331	—	22,937	—	14,667

(1) Excluding Yukon and Northwest Territories throughout and Newfoundland for the period 1939–1948.

(2) Monthly data not available.

(3) Estimated see p. 108.

(4) Preliminary.

TABLE 4.— NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — MARCH, 1953.

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									
1st Quarter	23,509	26.7	22,705	25.8	15,490	17.6	26,275	29.9	87,979
2nd Quarter	26,005	26.7	25,116	25.8	17,137	17.6	29,066	29.9	97,324
3rd Quarter	25,395	26.7	24,526	25.8	16,734	17.6	28,383	29.9	95,038
4th Quarter	22,795	26.7	22,016	25.8	15,021	17.6	25,479	29.9	85,311
Total, 1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952 ⁽³⁾									
1st Quarter	23,243 ⁽²⁾	26.7	22,448 ⁽²⁾	25.8	15,315 ⁽²⁾	17.6	25,977 ⁽²⁾	29.9	86,983 ⁽²⁾
2nd Quarter	26,099	26.7	25,208	25.8	17,198	17.6	29,172	29.9	97,677
3rd Quarter	26,657	26.7	25,747	23.8	17,566	17.6	29,795	29.9	99,765
4th Quarter	25,646	26.7	24,771	25.8	16,900	17.6	28,665	29.9	95,982
Total, 1952	101,645 ⁽²⁾	26.7	98,174 ⁽²⁾	25.8	66,979 ⁽²⁾	17.6	113,609 ⁽²⁾	29.9	380,407 ⁽²⁾
1953									
1st Quarter	24,024	26.7	23,202	25.8	15,829	17.6	26,851	29.9	89,906

(1) For difference between data shown on Table 4 and those shown in Table 3 see p. 108.

(2) Revised.

(3) Preliminary.

TABLE 5.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1953.

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	10,549	10,418	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	25,837	41,253	67,090	24,595	33,730	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	20,600	30,562 ⁽¹⁾	51,162	20,411	23,644 ⁽¹⁾	44,055	39,944 ⁽¹⁾	32,762 ⁽¹⁾	72,706 ⁽¹⁾	11,218	11,293 ⁽¹⁾	22,511	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	30,700	24,172	54,872	10,287	8,753	19,040	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	95,818	53,239	149,057	24,348	20,986	45,334	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,871	12,571	32,442	5,453	4,848	10,301	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	24,323	16,221	40,544	7,792	6,978	14,770	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	13,617	12,830	26,447	5,731	5,061	10,792	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	8,272	11,823	20,095	4,790	4,317	9,107	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	66,083	53,445	119,528	23,766	21,204	44,970	164,498
1953													
January	1,040	1,550	2,590	1,351	686	2,037	1,817	2,287	4,104	773	750	1,523	5,627
February	962	1,607	2,569	1,176	1,495	2,671	1,834	1,999	3,835	735	672	1,407	5,242
March	2,584	4,011	6,595	2,450	3,023	5,473	4,959	3,996	8,955	1,636	1,477	3,113	12,068
1st Quarter	4,586	7,168	11,754	4,977	5,204	10,181	8,610	8,282	16,894	3,144	2,899	6,043	22,937

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA,⁽¹⁾ 1945 — JUNE, 1953.

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⁾
1952	86,461	76,302	— ⁽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	68,579	81,310	47,488
1952			
1st Quarter	7,268	13,066	37,259
2nd Quarter	28,023	15,274	50,285
3rd Quarter	26,749	18,445	59,113
4th Quarter	21,206	26,302	55,689
Total, 1952	83,246	73,087	—
1953			
January	3,573	6,101	53,016
February	2,789	6,161	49,737
March	5,568	6,130	49,232
1st Quarter	11,930	18,392	—
April	9,902	6,325	52,626
May	13,606	8,099	58,143
June	11,308	6,675	62,791
2nd Quarter	34,816	21,099	—

- (1) Excluding Yukon and Northwest Territories for the period 1945–1953 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. 108).
(3) Estimated.
(4) Not available.

TABLE 7.—DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, ⁽¹⁾ 1948 — JUNE, 1953.

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	21,790	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.....	9,015	17,873	88,881	88,525
2nd Quarter.....	33,134	18,095	88,826	78,667
3rd Quarter.....	29,796	23,463	94,270	92,023
4th Quarter.....	20,586	29,584	97,051	95,189
Total, 1950.....	92,531	89,015	—	—
1951				
1st Quarter.....	9,801	19,521	92,998	95,089
2nd Quarter.....	28,664	19,173	77,753	82,288
3rd Quarter.....	19,122	19,111	60,897	75,213
4th Quarter.....	10,992	23,505	51,669	76,262
Total, 1951.....	68,579	81,310	—	—
1952				
1st Quarter.....	7,268	13,066	69,033	64,059
2nd Quarter.....	28,023	15,274	75,654	65,979
3rd Quarter.....	26,749	23,376	84,932	92,320
4th Quarter.....	21,206	21,371	99,212	68,374
Total, 1952.....	83,246	73,087	—	—
1953				
1st Quarter.....	11,930	18,392	118,042	91,207
2nd Quarter.....	34,816	21,099	94,406	91,333

(1) Including Newfoundland from 1950.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JUNE, 1953.

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							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
January	2,689	28	2,717	674	182	856	3,391
February	2,688	20	2,708	81	0	81	2,789
March ⁽¹⁾	4,998	136	5,134	367	67	434	5,501
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
April	8,817	316	9,133	641	128	769	9,774
May	9,104	892	9,996	3,057	553	3,610	13,053
June	9,239	665	9,904	1,145	259	1,404	11,049
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876

(1) Revised.

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — JUNE, 1953.

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							
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
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							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
January	4,642	602	5,244	567	290	857	5,811
February	4,878	345	5,223	862	76	938	6,085
March ⁽¹⁾	4,896	267	5,163	787	180	967	5,950
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
April	5,014	153	5,167	1,023	135	1,158	6,190
May	5,718	345	6,063	1,697	339	2,036	7,760
June	5,636	297	5,933	520	223	742	6,453
2nd Quarter	16,368	795	17,163	3,240	696	3,938	20,403

(1) Revised.

TABLE 10.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — JUNE, 1953.

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						
1st Quarter	14,020	2,294	114	3,046	47	19,521
2nd Quarter	14,427	1,772	208	2,677	89	19,173
3rd Quarter	14,206	1,922	173	2,703	107	19,111
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						
1st Quarter	10,034	954	0	2,078	0	13,066
2nd Quarter	11,395	1,294	6	2,579	0	15,274
3rd Quarter	14,215	1,382	23	2,825	0	18,445
4th Quarter	20,323	1,684	70	4,225	0	26,302
Total, 1952	55,967	5,314	99	11,707	0	73,087
1953						
January	4,703	348	25	1,025	0	6,101
February	4,466	288	0	1,407	0	6,161
March	4,329	396	0	1,405	0	6,130
1st Quarter	13,498	1,032	25	3,837	0	18,392
April	4,482	320	78	1,445	0	6,325
May	4,937	1,152	21	1,989	0	8,099
June	4,273	726	0	1,676	0	6,675
2nd Quarter	13,692	2,198	99	5,110	0	21,099

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, CANADA, 1950 — MARCH, 1953.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed Unsold Dwellings of 3 months or less as a Percentage of Total Completions ⁽¹⁾	Average Number of Month Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	2.6	3.7
1951	336	84	44	11	22	5	402	3.1	2.8
1952									
January	983	80	214	17	27	3	1,224	9.8	2.7
February	936	63	492	34	36	3	1,464	11.3	3.2
March	879	66	391	29	63	5	1,333	11.7	3.3
April	759	67	261	23	119	10	1,239 ⁽²⁾	9.8	3.4
May	630	54	365	31	163	15	1,158	8.2	3.6
June	592	53	387	34	158	13	1,137	7.4	3.9
July	515	49	336	32	205	19	1,056	6.9	4.2
August	526	50	254	24	277	26	1,057	6.6	4.2
September	523	53	190	19	269	28	982	6.5	4.3
October	460	55	141	17	238	28	839	4.7	4.6
November	453	56	108	13	257	31	818	4.1	4.7
December	454	69	84	13	119	18	654 ⁽²⁾	3.8	3.5
Annual Average	642	60	269	25	161	15	1,072	7.3	3.8
1953									
January	367	82	54	12	27	6	448	3.4	2.4
February	399	71	71	13	89	16	559	4.4	3.3
March	268	59	117	25	72	16	457	3.2	4.0

(1) Refers to completions of single family dwellings in preceding 3 months in areas under review.

(2) Revised.

TABLE 12.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — MARCH, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Added Land To Residential Use	Net Additions To Residential Real Estate
	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	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5	35.0	338.5
1947	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9	51.8	563.7
1951										
1st Quarter	158.8	14.5	3.5	176.8	100.8	2.7	103.5	73.3	8.9	82.2
2nd Quarter	212.3	19.4	4.9	236.6	102.9	2.8	105.7	130.9	15.9	146.8
3rd Quarter	200.3	18.3	4.6	223.2	104.5	2.9	107.4	115.8	14.0	129.8
4th Quarter	181.4	16.6	4.1	202.1	105.0	2.9	107.9	94.2	11.4	105.6
Total, 1951	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2	50.2	464.4
1952										
1st Quarter	124.7	10.2	2.8	137.7	106.8	2.7	109.5	28.5	3.7	31.9
2nd Quarter	192.0	15.2	4.3	211.5	108.3	2.7	111.0	100.5	13.0	113.5
3rd Quarter	218.8	17.2	4.9	240.9	109.4	2.8	112.2	128.7	16.6	145.3
4th Quarter	229.5	18.0	5.3	252.8	110.0	2.9	112.9	139.9	18.1	158.0
Total, 1952	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.3	51.4	448.7
1953										
1st Quarter	185.3	15.2	4.4	204.9	111.0	2.7	113.7	91.2	12.0	103.2

TABLE 13.— VOLUME OF GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — MARCH, 1953.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	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	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3	16.5	144.8
1947	281.2	17.7	5.7	204.6	129.3	2.9	132.2	172.4	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7	22.8	240.5
1951										
1st Quarter	63.9	5.8	1.4	71.1	38.7	1.0	39.7	31.4	3.8	35.2
2nd Quarter	81.9	7.4	1.9	91.2	38.8	1.0	39.8	51.4	6.2	57.6
3rd Quarter	75.2	6.9	1.8	83.9	39.2	1.1	40.3	43.6	5.2	48.8
4th Quarter	68.3	6.1	1.5	75.9	39.3	1.1	40.4	35.5	4.2	39.7
Total, 1951	289.3	26.2	6.6	322.1	156.0	4.2	160.2	161.9	19.4	181.3
1952										
1st Quarter	46.4	3.8	.9	51.1	39.9	1.0	40.9	10.2	1.3	11.5
2nd Quarter	71.6	5.7	1.6	78.9	40.4	1.0	41.4	37.5	4.8	42.3
3rd Quarter	81.5	6.5	1.8	89.8	40.9	1.0	41.9	47.9	6.1	54.0
4th Quarter	85.3	6.7	2.1	94.1	41.0	1.1	42.1	52.0	6.6	58.6
Total, 1952	284.8	22.7	6.4	313.9	162.2	4.1	166.3	147.6	18.8	166.4
1953										
1st Quarter	67.7	5.5	1.6	75.8	40.7	1.0	41.7	33.1	4.2	37.3

TABLE 14.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, AND GROSS NATIONAL EXPENDITURE, CANADA, 1945 — MARCH, 1953.
(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	1,606.7	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	18,217
1951										
1st Quarter.....	173.3	317.5	490.8	40.9	101.2	142.1	214.2	418.7	632.9	—
2nd Quarter.....	231.7	467.6	699.3	48.9	178.5	227.4	280.6	646.1	926.7	—
3rd Quarter.....	218.6	582.5	801.1	67.2	222.7	289.9	285.8	805.2	1,091.0	—
4th Quarter.....	198.0	546.4	744.4	64.0	202.6	266.6	262.0	749.0	1,011.0	—
Total, 1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6	21,448
1952										
1st Quarter.....	134.9	406.0	540.9	49.9	106.6 ⁽¹⁾	156.5	184.8	512.6	697.4	—
2nd Quarter.....	207.2	571.9	779.1	50.4	178.7 ⁽¹⁾	229.1	257.6	750.6	1,008.2	—
3rd Quarter.....	236.0	690.0	926.0	51.1	218.4 ⁽¹⁾	269.5	287.1	908.4	1,195.5	—
4th Quarter.....	247.5	639.1	886.6	51.8	195.9	247.7	299.3	835.0	1,134.3	—
Total, 1952.....	825.6	2,307.0	3,132.6	203.2	699.6	902.8	1,028.8	3,006.6	4,035.4	22,984 ⁽²⁾
1953										
1st Quarter.....	200.5	426.0	626.5	52.7	108.6	161.3	253.2	534.6	787.8	—

(1) Revised.
(2) Preliminary.

TABLE 15.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1953.

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	276.2	23.1	299.3 ⁽¹⁾	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						
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
2nd Quarter	148.0	11.8	159.8	4,889	15,932	20,821
3rd Quarter	115.3	11.3	126.6	3,573	13,150	16,723
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.3	2.1	22.4	1,006	2,132	3,138
March	45.9	3.1	49.0	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438

(1) Revised.

TABLE 16.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — MAY, 1953.

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	184.8	197.2	1,743	36,458	38,201
1948	30.1	343.0	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	55.8	381.4	437.2	5,425	53,554	58,979
1952						
1st Quarter	16.4	51.5	67.9	1,548	6,641	8,189
2nd Quarter	23.2	123.2	146.4	2,168	13,842	16,010
3rd Quarter	30.7	117.6	148.3	2,834	14,299	17,133
4th Quarter	31.3	117.1	148.4	2,923	14,725	17,648
Total, 1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	743	1,592 ⁽²⁾	2,335 ⁽²⁾
February	5.0	30.2	35.2	457	2,767	3,224
March	11.0	35.6	46.6	986	3,656	4,642
1st Quarter	24.1	79.2	103.3	2,186	8,015	10,201
April	14.4	62.0	76.4	1,332	7,225	8,557
May	13.8	54.7	68.5	1,270	6,741	8,011

(1) Estimated.

(2) Revised.

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 — MARCH, 1953.

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	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	18,579	27,891	10,085	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	42,214	65,947	26,365	68,579
1952								
1st Quarter	547	2,994	91	3,085	3,636	7,123	3,632	7,268
2nd Quarter	1,391	6,331	215	6,546	20,086	26,592	7,937	28,023
3rd Quarter	1,737	9,602	256	9,858	15,154	25,012	11,595	26,749
4th Quarter	703	9,504	350	9,854	10,649	20,503	10,557	21,206
Total, 1952	4,378	28,431	912	29,343	49,525	79,230	33,721	83,246
1953								
1st Quarter	309	4,753	65	4,818	6,803	11,621	5,127	11,930

(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) Includes direct Government housing and privately-initiated housing with Government financial assistance.

TABLE 18.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF NET LOANS APPROVED
AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — MAY, 1953.

Period	Number of Loans			Number of Dwellings			Amount of Loans (\$000)		
	Joint	Direct	Total	Joint	Direct	Total	Joint	Direct	Total
1945	4,838	—	4,838	5,387	—	5,387	22,511	—	22,511
1946	7,307	34	7,341	8,378	3,449	11,827	37,638	18,323	55,951
1947	8,807	79	8,886	10,681	252	10,933	52,107	1,123	53,230
1948	15,191	122	15,313	18,426	350	18,776	96,330	7,961	104,291
1949	17,534	513	18,047	19,842	5,324	25,166	111,971	28,859	140,830
1950	33,302	632	33,934	37,485	4,795	42,280	259,431	25,056	284,487
1951	14,571	345	14,916	17,742	1,541	19,283	113,584	10,037	123,621
1952									
1st Quarter	3,722	249	3,971	4,806	626	5,432	36,480	4,376	40,856
2nd Quarter	6,935	362	7,297	8,585	2,055	10,640	63,333	13,259	76,592
3rd Quarter	6,169	736	6,905	7,721	2,073	9,794	57,548	13,877	71,425
4th Quarter	4,457	1,088	5,545	6,376	2,081	8,457	44,234	15,977	60,211
Total, 1952	21,283	2,435	23,718	27,488	6,835	34,323	201,595	47,489	249,084
1953									
January	807	35	842	1,124	93	1,217	7,987	510	8,497
February	1,569	38	1,607	1,999	100	2,099	15,409	663	16,072
March	1,868	45	1,913	3,382	63	3,445	17,548	413	17,961
1st Quarter	4,244	118	4,362	6,505	256	6,761	40,944	1,586	42,530
April	2,363	151	2,514	3,249	305	3,554	24,226	2,073	26,299
May	2,914	143	3,057	3,646	722	4,368	28,495	4,746	33,241

TABLE 19.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
NUMBER AND AMOUNT OF NET LOANS APPROVED FOR NON-DEFENCE WORKER
HOUSES BUILT WITH AGREED SALE OR CONTRACT PRICE, AND NUMBER OF
DWELLINGS FINANCED, CANADA, OCTOBER, 1951 — MAY, 1953.

Period	Number of Loans	Number of Dwellings	Amount of Loans (\$000)
1951.....	1,108	1,132	9,172
1952			
January.....	1,554	1,587	13,245
February.....	1,047	1,072	8,555
March.....	1,510	1,535	12,483
1st Quarter.....	4,111	4,194	34,283
April.....	1,441	1,449	11,863
May.....	2,085	2,106	17,200
June.....	1,997	2,059	16,964
2nd Quarter.....	5,523	5,614	46,027
July.....	2,017	2,055	17,242
August.....	1,662	1,681	14,125
September.....	1,234	1,261	10,242
3rd Quarter.....	4,913	4,997	41,609
October.....	1,542	1,553	12,850
November.....	937	950	7,953
December.....	821	840	6,846
4th Quarter.....	3,300	3,343	27,649
Total, 1952.....	17,847	18,148	149,568
1953			
January.....	614	613	5,071
February.....	1,209	1,240	10,614
March.....	1,470	1,476	12,643
1st Quarter.....	3,293	3,329	28,328
April.....	1,717	1,731	14,608
May ⁽¹⁾	2,424	2,430	21,460

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

TABLE 20.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST QUARTERS, 1952 AND 1953.

Type of Loan	1952				1953			
	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	—	—	—	—	7	7	57	8,166
Loans to home owners	—	—	—	—	—	—	—	—
Loans to builders for sale	240	240	2,168	9,034	20	20	156	7,795
Non-defence worker housing	739	756	5,583	7,384	1,025	1,042	8,100	7,774
Loans to home owners	3,311	3,420	27,518	8,046	3,519	3,609	30,510	8,454
Loans to builders for sale								
Sub-total	4,290	4,416	35,269	7,987	4,571	4,678	38,823	8,299
<i>Housing for Rental Purposes</i>								
Rental insurance	—	—	—	—	—	—	—	—
Defence worker housing	—	—	—	—	—	—	—	—
Non-defence worker housing	3	278	1,710	6,151	5	107	626	5,854
Primary industries	—	—	—	—	1	12	60	5,000
Limited Dividend Corporation	1	128	575	4,492	2	50	244	4,880
Other Rental	79	1,140	5,969	5,236	152	1,424	8,037	5,644
Sub-total	83	1,546	8,254	5,339	160	1,593	8,967	5,629
Total Gross Loans	4,373	5,962	43,523	7,300	4,731	6,271	47,790	7,621

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 QUARTERS, 1952 AND 1953.

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. \$
1952											
Single 1-Storey	2,671	2,671	21,094	1,152	9,387	353	10,892	10,204	7,898	1,018	9.22
Single 1½-Storey											
Finished	702	702	5,948	1,289	9,848	435	11,572	10,878	8,472	1,196	8.24
Unfinished	208	208	1,530	986	8,618	302	9,906	9,430	7,356	818 ⁽²⁾	6.82
Single 2-Storey	436	436	3,918	1,244	10,748	423	12,415	11,852	8,985	1,278	8.41
Semi-Detached	155	163	1,375	1,229	9,762	410	11,401	10,723	8,435	1,127	8.66
Duplex	22	44	226	665	7,785	271	8,721	6,921	5,130	1,050	7.42
Triplex	4	12	61	667	8,029	275	8,971	6,458	5,058	1,006	7.98
Double Duplex	105	214	1,268	765	8,017	325	9,107	7,787	5,926	1,050	7.64
Row House	1	6	34	900	8,750	205	9,855	7,117	5,693	1,015	8.62
Apartment	68	1,378	7,494	528	7,067	523	8,118	6,976	5,438	911	7.76
Total	4,372	5,834	42,948	1,005	8,913	406	10,324	9,509	7,362	1,031	8.52
1953											
Single 1-Storey	3,346	3,346	27,874	1,223	9,916	424	11,563	10,892	8,331	1,061	9.35
Single 1½-Storey											
Finished	604	604	5,197	1,224	9,983	516	11,723	11,133	8,604	1,217	8.21
Unfinished	229	229	1,850	1,286	9,309	351	10,946	10,353	8,077	880 ⁽²⁾	6.80
Single 2-Storey	214	214	1,964	1,305	11,212	508	13,025	12,221	9,180	1,321	8.49
Semi-Detached	75	76	729	1,312	10,607	594	12,513	12,060	9,596	1,162	9.12
Duplex	61	122	688	916	8,279	320	9,515	7,982	5,635	1,038	7.98
Triplex	32	96	471	933	8,129	249	9,311	6,786	4,906	1,074	7.57
Double Duplex	41	84	501	885	8,383	284	9,552	8,029	5,963	1,052	7.97
Row House	19	58	326	715	7,671	349	8,735	7,135	5,611	986	7.78
Apartment	107	1,380	7,886	571	7,131	571	8,273	7,217	5,715	890	8.01
Total	4,728	6,209	47,486	1,065	9,232	465	10,762	9,944	7,648	1,026	8.84

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

(2) Total floor area including unfinished portion averaged 1,263 sq. ft. in 1952 and 1,368 sq. ft. in 1953.

TABLE 22.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1953,

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	—	—	—
4th Quarter	1	2	5,000	2,500
Total, 1952	3	4	11,000	2,750
1953				
1st Quarter	0	—	—	—
Total, April, 1946 — March, 1953	43	74	130,090	1,758

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 — MARCH, 1953.

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	11	337	3,298	4	412	3,334	15	749	6,632
1952									
January	1	40	325	—	—	—	1	40	325
February	1	55	441	—	44	353	1	99	794
March	3	348	2,791 ⁽¹⁾	—	—	—	3	348	2,791 ⁽¹⁾
1st Quarter	5	443	3,557 ⁽¹⁾	—	44	353	5	487	3,910 ⁽¹⁾
April	4	330	2,487	1	30	230	5	360	2,717
May	5	530	4,421	1	16	113	6	546	4,534
June	11	709	5,898	—1	—30	—233	10	679	5,665
2nd Quarter	20	1,569	12,806	1	16	110	21	1,585	12,916
July	7	380	2,941	1	32	221	8	412	3,162
August	4	287	2,104	1	24	166	5	311	2,270
September	—	54	447 ⁽¹⁾	2	82	666 ⁽¹⁾	2	136	1,113
3rd Quarter	11	721	5,492	4	138	1,053 ⁽¹⁾	15	859	6,545
October	4	216	1,739 ⁽¹⁾	2	135	1,033 ⁽¹⁾	6	351	2,772
November	1	24	175	1	86	876	2	110	1,051
December	5	214	1,793 ⁽¹⁾	—1	—105	—814 ⁽¹⁾	4	109	979 ⁽¹⁾
4th Quarter	10	454	3,707 ⁽¹⁾	2	116	1,095 ⁽¹⁾	12	570	4,802 ⁽¹⁾
Total, 1952	46	3,187	25,562 ⁽¹⁾	7	314	2,611 ⁽¹⁾	53	3,501	28,173 ⁽¹⁾
1953									
January	1	36	283	—	—	—	1	36	283
February	2	28	240	—	—	—	2	28	240
March	1	11	18	—1	—8	—46	—	3	—28
1st Quarter	4	75	541	—1	—8	—46	3	67	495
Total, July, 1948 — March, 1953	153	13,144	95,261	126	5,192	40,293	279	18,336	135,477

(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 — MARCH, 1953.

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				
1st Quarter	3.6	886	8,145	79.22
2nd Quarter	3.7	879	9,571	85.03
3rd Quarter	—	—	—	—
4th Quarter	3.7	825	7,720	76.94
Annual Average	3.6	868	8,558	80.76
1952				
1st Quarter	4.1	929	8,012	82.00
2nd Quarter	4.2	946	8,142	82.77
3rd Quarter	4.0	919	7,557	76.40
4th Quarter	4.1	915	8,325	89.97
Annual Average	4.1	939	8,057	83.09
1953				
January	3.7	965	7,850	91.00
February	3.7	859	8,567	87.25
March	3.9	868	7,592	87.34
1st Quarter	3.8	890	7,842	88.25
Average, July, 1948— March, 1953	4.0	903	7,281	74.01

TABLE 25.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 35 OF THE
NATIONAL HOUSING ACT, 1944, CANADA,
1950 — MARCH, 1953.

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					
1st Quarter	—	—	123	40	274
2nd Quarter	7 ⁽¹⁾	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3 ⁽¹⁾	270	381	195	1,192
Total, 1952	21 ⁽¹⁾	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
Total, 1950 — March, 1953	25	2,007	1,885	941	—

(1) Revised.

TABLE 26. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — MARCH, 1953.

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
Total, 1950 — March, 1953 ⁽³⁾	20	2,809	11,530	729

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 20 of the *Annual Report C.M.H.C.*, 1952 because of subsequent adjustments in the number of lots available for housing.

TABLE 27.— EXPENDITURES⁽¹⁾, UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1950 — MARCH, 1953.
(\$000)

Period	Rental Housing Projects			Land Assembly Projects	Combined Housing and Land Assembly Projects			Total
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay	Housing	Land Improvement and Other Outlay	Total	
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	7.0	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6	30.2 ⁽²⁾	9.2	39.4	853.9
2nd Quarter	663.2	27.5	690.7	273.1	5.0	2.6 ⁽²⁾	7.6	971.4
3rd Quarter	2,288.3	86.8	2,375.1	425.8	71.9	23.7	95.6	2,896.5
4th Quarter	4,814.9	208.3	5,023.2	570.6	420.0	133.4	553.4	6,147.2
Total, 1952	8,401.9	349.0	8,750.9	1,422.1	527.1	168.9	696.0	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	307.0	552.3	3,847.4

(1) Includes both Federal and Provincial Shares.

(2) Revised.

TABLE 28.— LAND ASSEMBLY PROJECTS UNDER SECTION 11B OF THE NATIONAL HOUSING ACT, 1944,
CANADA, 1947 — MARCH, 1953.

Period	Progress of Land Assembly Projects									Total Expenditure (\$000)
	Started			Improvements Completed				Under Con struction (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	350	60.3
2nd Quarter	--	--	--	--	--	66	284	4	284	33.7
3rd Quarter	--	--	--	--	--	51	233	4	233	239.3
4th Quarter	--	--	--	--	--	14	219	4	219	196.9
Total, 1951	--	--	--	--	--	223	--	--	--	530.2
1952										
1st Quarter	--	--	--	--	--	3	216	4	216	6.4
2nd Quarter	--	--	--	1	--	4	212	3	212	40.8
3rd Quarter	--	--	--	1	--	16 ⁽²⁾	196 ⁽²⁾	2	196 ⁽²⁾	5.1
4th Quarter	--	--	--	--	--	50	146 ⁽²⁾	2	146 ⁽²⁾	2.8
Total, 1952	--	--	--	--	--	73 ⁽²⁾	--	--	--	55.1
1953										
1st Quarter	--	--	--	1	--	--	146	1	146	.8

(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 — MARCH, 1953.

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							
1st Quarter	186	191	209	405	0	69	474
2nd Quarter	177	22	364	986	0	207	1,193
3rd Quarter	142	14	492	446	0	408	854
4th Quarter	103	143	451	1,514	0	791	2,305
Total, 1952	608	370	—	3,351	0	1,475 ⁽³⁾	4,826
1953							
January	—	77	375	34	0	1	35
February	26	48	353	236	0	21	257
March	1	52	302	427	0	32	459
1st Quarter	27	177	—	697	0	54	751
Total, April, 1941 — March, 1953	51,327	51,025	—	229,159	14,046	35,596	278,801

(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, \$740,367 expended in 1951 and \$140,730 expended in 1952 recoverable from municipalities.

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 — APRIL, 1953.

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										
June	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5
December	22,689	.5	1,760	.3	24,449	.5	225	—	24,674	.4
1952										
March	21,792	.4	1,760	.3	23,552	.4	93	—	23,645	.4
June	20,034	.3	1,763	.7	21,797	.3	34	—	21,831	.3
September	18,892	.3	1,763	.6	20,655	.3	8	—	20,663	.3
December	17,838	.2	1,762	.3	19,600	.2	—	—	19,600	.2
1953										
January	17,720	.1	1,762	.3	19,482	.2	—	—	19,482	.2
February	17,621	.2	1,762	—	19,383	.1	—	—	19,383	.1
March	17,551	.2	1,762	.1	19,313	.2	—	—	19,313	.2
April	17,370	.1	1,762	.1	19,132	.1	—	—	19,132	.1

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 — MARCH, 1953.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$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						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446

(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 (1951) Limited.

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 — MARCH, 1953.

Period	Number of Schools				Total Expenditure (\$000)		
	For which Contracts Awarded	Started	Completed	Under Construction (at end of Period)	Schools	Land Acquisition and Other Outlay	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
4th Quarter	—	2	3	5	107	143	250
Total, 1952	2	2	15	—	786	354	1,140
1953							
1st Quarter	—	—	—	5	172	52	224

TABLE 33.—HOUSING OPERATIONS AND OTHER CONSTRUCTION OPERATIONS BY DEFENCE CONSTRUCTION (1951)
LIMITED, CANADA, NOVEMBER, 1950 — APRIL, 1953.

Period	Residential Construction				Other Construction			Total		
	Number of Dwellings			Expen- diture (\$000)	Contracts Awarded ⁽²⁾		Expen- diture (\$000) ⁽²⁾	Contracts Awarded ⁽¹⁾		Expen- diture ⁽²⁾ (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)		Number ⁽²⁾	Amount ⁽²⁾ (\$000)	
Prior to Nov. 1950 ³ Nov.—Dec., 1950	315 160	— ⁽⁴⁾ — ⁽⁴⁾	— ⁽⁴⁾ 0	3,748 327	125 23	35,791 10,864	16,098 ² 920	125 23	41,291 10,915	19,846 1,247 ²
Total, 1950	475	— ⁽⁴⁾	— ⁽⁴⁾	4,075	148	46,655	17,018	148	52,206	21,093
1951										
1st Quarter	550	168	—	1,907	48	11,734	6,653 ²	48	21,166	8,560
2nd Quarter	105	208	—	5,033	82	59,865	8,475	82	60,872	13,508
3rd Quarter	4	194	36	3,461	114	47,351	22,608	114	47,596	26,069
4th Quarter	165	208	47	2,738	131	38,163	31,145	131	39,957	33,883
Total, 1951	824	778 ⁽⁵⁾	83 ⁽⁶⁾	13,139	375	157,113	68,881	375	169,591	82,020
1952										
1st Quarter	—	29	111	1,680	104	35,628	37,551	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,289	38,897	135	32,289	40,469
3rd Quarter	—	154	96	1,301	104	52,923	41,699	104	52,923	43,000
4th Quarter	—	2	269	2,061	139	35,484	52,535	139	35,484	54,596
Total, 1952	40	330 ⁽²⁾	626	6,614	482	156,324	170,682	482	156,324	177,296
1953										
January	—	—	—	351	28 ⁽²⁾	6,671	11,253	28 ⁽²⁾	6,671	11,604
February	—	—	16	352	23	5,432	10,424	23	5,432	10,788
March	—	—	—	203	10	5,438	11,291	10	5,438	11,494
1st Quarter	—	—	16	906	61	17,541	32,968	61	17,541	33,886
April	—	—	20	291	29	9,439	7,199	29	9,439	7,490
Total, November, 1950, April, 1953	1,024	1,108	745	21,277	970	351,281	280,650	970	363,810	301,963

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

(2) Revised.

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

(4) Not yet available.

(5) 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.

(6) 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.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — MARCH, 1953.

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
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
Total, 1943 — March, 1953	16,673	14,967	—	99,446

TABLE 35.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1953.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	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	4,943
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								
1st Quarter	2	7	2	4	156	459	159	471
2nd Quarter	8	29	34	28	353	1,100	362	1,157
3rd Quarter	18	38	52	32	509	1,594	513	1,664
4th Quarter	10	21	22	16	508	1,733	510	1,777
Total, 1952	38	95	110	80	1,526	4,886	1,544	5,062
1953								
January	3	7	9	5	213	845	214	857
February	2	7	6	2	84	333	86	311
March	1	5	5	4	32	111	32	120
1st Quarter	6	19	20	11	329	1,289	332	1,319
Total, 1929 — March, 1953	—	—	—	—	—	—	39,302	89,364

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column 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 36.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1953.

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
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951								
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
2nd Quarter	217	347	380	377	24,645	24,914	25,242	25,638
3rd Quarter	179	280	351	338	25,493	31,638	26,023	32,256
4th Quarter	88	141	265	228	14,539	17,301	14,892	17,670
Total, 1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952								
1st Quarter	47	78	179	173	11,652	13,378	11,878	13,629
2nd Quarter	199	335	414	414	26,146	27,958	26,759	28,707
3rd Quarter	200	343	408	389	29,494	38,783	30,102	39,515
4th Quarter	117	200	325	302	14,155	15,940	14,597	16,442
Total, 1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,394
March	36	66	73	68	5,625	6,355	5,734	6,490
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
Total, 1945 — March, 1953	3,490	5,088	6,145	5,375	333,845	356,021	343,480	366,484

TABLE 37.— OPERATIONS UNDER THE QUEBEC HOUSING ACT, ⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1953.

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					
1st Quarter	1,732	12,107	3,744	2,162	2,110
2nd Quarter	1,247	9,141	2,677	2,146	1,611
3rd Quarter	838	6,222	1,875	2,237	1,030
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					
1st Quarter	2,387	16,655	5,121	2,145	2,706
2nd Quarter	683	4,543	1,209	1,768	805
3rd Quarter	381	2,082	564	1,480	440
4th Quarter	545	3,087	670	1,229	624
Total, 1952	3,996	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
Total, January, 1948 — March, 1953.	17,659	115,859	34,880	1,961	20,733

(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 38.— GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 — MARCH, 1953.

Period	Non-Farm Residential Real Estate						Other Non-Farm Real Estate				Farms		Total	
	New Construction			Existing Property			New Construction		Existing Property					
	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)	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	393,449
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	523,329
1951	30,711	38,580	236,315	23,886	34,428	113,632	814	34,881	1,452	42,054	1,368	7,043	58,231	433,925
1952														
1st Quarter	5,937	8,519	54,561	4,712	6,788	22,967	120	5,186	377	10,535	271	1,578	11,417	94,827
2nd Quarter	9,576	12,530	84,519	6,751	9,571	32,868	182	10,333	396	10,294	364	1,876	17,269	139,890
3rd Quarter	9,773	13,162	87,163	6,090	8,482	29,574	210	10,009	357	8,464	209	1,050	16,639	136,260
4th Quarter	8,317	11,564	75,453	5,540	7,991	29,124	222	9,352	414	10,556	326	1,902	14,819	126,387
Total, 1952	33,603	45,775	301,696	23,093	32,832	114,533	734	34,880	1,544	39,849	1,170	6,406	60,144	497,364
1953														
1st Quarter	7,541	11,532	75,441	4,928	7,369	25,031	208	11,049	342	8,873	253	1,600	13,273	121,994

TABLE 39.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1953.

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	23,860	167,300	1,878	8,369	40,501	1,024	6,211	125	328	933	2,986	15,090	352	1,107	2,573
1952															
1st Quarter	4,606 ⁽²⁾	36,584	355	2,647	12,419	151	882	15	55	139	632	3,174	110	330	810
2nd Quarter	7,509	60,380	469	2,823	13,837	235	1,529	34	79	297	1,085	5,881	154	688	1,956
3rd Quarter	7,434	60,611	478	3,217	15,394	316	1,967	34	85	286	1,213	6,297	213	767	2,029
4th Quarter	6,115	49,280	428	3,034	14,967	262	1,741	24	63	214	1,157	6,295	215	776	2,148
Total, 1952	25,664	206,855	1,730	11,721	56,616	964	6,119	107	282	935	4,087	21,647	692	2,561	6,943
1953															
1st Quarter	5,383	44,549	452	3,738	19,654	223	1,368	70	199	582	1,133	6,081	152	673	2,310

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

(2) Revised.

TABLE 39.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1953 — *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	272	1,687	210	630	1,998	4	22	0	—	—	28,146	190,310	2,565	10,434	46,005
1952															
1st Quarter	45	282	23	53	271	0	—	0	—	—	5,434	40,922	503	3,085	13,639
2nd Quarter	70	460	19	40	175	1	4	0	—	—	8,900	68,254	676	3,630	16,265
3rd Quarter	45	221	36	78	321	2	19	2	5	19	9,010	69,115	763	4,152	18,048
4th Quarter	78	469	37	78	330	0	—	1	1	8	7,612	57,785	705	3,952	17,667
Total, 1952	238	1,433	115	249	1,098	3	23	3	6	27	30,956	236,077	2,647	14,819	65,619
1953															
1st Quarter	92	493	31	86	381	5	23	0	—	—	6,836	52,514	705	4,696	22,927

(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 40.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — MARCH, 1953.

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	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	8,120	21,466	6,324	16,727	7,753	29,040 ⁽¹⁾
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,026 ⁽¹⁾
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,393 ⁽¹⁾
4th Quarter	11,791	31,172 ⁽¹⁾	8,709	23,030	12,195	45,678 ⁽¹⁾
Total, 1952	43,191	114,181 ⁽¹⁾	30,554	80,808	43,554	163,137
1953						
1st Quarter	9,451	24,985 ⁽²⁾	7,130	18,859 ⁽²⁾	9,433	35,418 ⁽²⁾

(1) Revised.

(2) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 41.—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 — MARCH, 1953.
(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⁾				
March.....	153.9	293.1	188.3	316.6
June.....	248.3	304.9	261.9	326.3
September.....	167.7	286.5	197.0	300.0
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
October.....	168.1	257.3	190.0	287.4
November.....	113.1	223.0	140.3	259.5
December.....	119.0	182.4	134.6	224.5
Annual Average.....	162.2	206.2	172.9	235.9
1953 ⁽¹⁾				
January.....	146.9	207.4	161.7	227.4
February.....	144.2	187.5	154.7	212.8
March.....	188.8	216.7	195.4	249.5

(1) Preliminary.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953.
(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 Ft. B.M.	Millions of Sq. Ft. $\frac{1}{4}$ " 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						
1st Quarter	1,449.5	13,800	65.7	54.2	44.2	48.7
2nd Quarter	1,641.6	14,200	57.4	53.9	43.2	57.2
3rd Quarter	1,936.0	14,000	51.5	53.9	62.4	66.8
4th Quarter	1,322.6	13,000	68.4	69.6	59.4	62.7
Total, 1952	6,349.7	55,000	243.0	231.6	209.2	235.4
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	53.2

(1) Data for 1951 and 1952 are estimated (see p. 112).

(2) Data for 1945 are not available.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA.
1945 — MARCH, 1953 — *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						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2
1953						
1st Quarter	18.9	4.4	1,036.7	48.2	75.0	2,969.6

(1) Data for 1951 and 1952 are estimated (see p. 112).

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Continued.*
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	150.8	14.1
1951						
1st Quarter	546.7	12.9	— ⁽⁴⁾	33.8	36.9	2.5
2nd Quarter	770.9	14.5	— ⁽⁴⁾	27.7	36.1	2.5
3rd Quarter	769.7	11.3	— ⁽⁴⁾	14.6	41.6	3.1
4th Quarter	418.7	10.1	— ⁽⁴⁾	15.3	35.1	3.5
Total, 1951	2,506.0	48.8	16,528	91.4	149.7	11.6
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

(4) Quarterly data not available.

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *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						
1st Quarter	4.2	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.4	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	16.4	61.3	37.7	35.9	43.5

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

TABLE 42.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953 — *Concluded*.
(In Units Specified)

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951					
1st Quarter	82.4	393.1	1,090.3	40.4	— ⁽³⁾
2nd Quarter	104.1	304.6	928.7	48.2	— ⁽³⁾
3rd Quarter	108.0	378.0	1,005.4	54.7	— ⁽³⁾
4th Quarter	91.6	390.1	919.3	48.5	— ⁽³⁾
Total, 1951	386.1	1,465.8	3,943.7	191.8	98,602
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	85.0	306.4	1,219.5	43.7	25,662

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 112).

(2) Data for 1945 are not available.

(3) Quarterly data not available.

TABLE 43.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953.
(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										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2

TABLE 43.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA
1949 — MARCH, 1953 — *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										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.0	34.9	357.8	169.2

TABLE 43.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953 — *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	1,891.6	—	4,013.7	—	87.2	—	16.9	—	148.0	—
1952										
1st Quarter	313.0	404.1	236.3	618.4	18.7	7.5	3.6	1.5	26.0	3.7
2nd Quarter	274.8	535.7	551.9	311.0	14.8	5.3	5.3	.8	32.4	3.6
3rd Quarter	426.8	406.4	746.4	292.5	24.3	2.4	5.1	.3	47.5	3.3
4th Quarter	521.7	243.3	838.5	318.4	29.7	2.4	4.4	.8	52.0	3.7
Total, 1952	1,536.3	—	2,373.1	—	87.5	—	18.4	—	157.9	—
1953										
1st Quarter	—(1)	—(1)	—(1)	—(1)	25.4	2.8	4.0	1.7	34.1	4.4

(1) Not available.

TABLE 44.— IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(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 Barrel 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					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	1,187.9

TABLE 44.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *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					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165

TABLE 44.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *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	Million 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					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0

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

TABLE 45.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(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					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072

TABLE 45.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953 — *Concluded.*
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951				
1st Quarter	.1	.4	26	1,163
2nd Quarter	.7	.9	77	1,995
3rd Quarter	.5	1.5	13	2,539
4th Quarter	1.3	1.0	54	2,301
Total, 1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728

TABLE 46.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — MARCH, 1953.
(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	789	40	2,737
1946	1,404	2,253	1,607	721	36	2,292
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	2,190	1,157	162	3,185
1950	2,316	3,296	2,266	1,077	69	3,274
1951						
1st Quarter	615	875	626	299	13	912
2nd Quarter	643	888	644	432	17	1,059
3rd Quarter	626	802	571	434	11	994
4th Quarter	669	880	628	458	12	1,074
Total, 1951	2,553	3,445	2,469	1,623	53	4,039
1952						
1st Quarter	649	928	664	473	16	1,121
2nd Quarter	681	918	662	430	19	1,073
3rd Quarter	674	843	600	307	19	888
4th Quarter	678	911	643	381	25	999
Total, 1952	2,682	3,600	2,569	1,591	79	4,081
1953						
1st Quarter	708	1,013	695	333	34	994

(1) Excludes castings and forgings (see p. 114).

(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.

TABLE 47.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — MARCH, 1953.
(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											
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
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
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
4th Quarter	94.5	147.1	69.2	82.6	98.7	84.9	195.2	772.2	385.5	22.1	1,179.8
Total, 1952	374.5	618.4	280.3	402.7	332.9	228.5	819.6	3,056.9	1,693.7	82.1	4,832.7
1953											
1st Quarter	99.7	124.8	76.3	82.6	97.3	83.3	190.7	754.7	361.9	57.7	1,174.3

(1) For details see p. 114.

**TABLE 48.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — MARCH, 1953.
(Thousands of Tons)**

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
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						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9

TABLE 49.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — MARCH, 1953.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	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						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1

TABLE 50.— IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1953.
(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 ⁽¹⁾ 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								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	14,191	2.0	0	131	30

(1) Data for 1945 are not available.

TABLE 51.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — MARCH, 1953.
(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							
1st Quarter	771	702	152	137	395	9	2,166
2nd Quarter	937	2,437	169	171	548	23	4,285
3rd Quarter	1,086	3,048	152	183	604	26	5,099
4th Quarter	1,027	2,146	161	187	494	15	4,030
Total, 1952	3,821	8,333	634	678	2,041	73	15,580
1953							
1st Quarter	924	933	149	132	469	9	2,616

(1) For source and explanatory note see p. 115.

(2) Includes plywood.

TABLE 52.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — MARCH, 1953.

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	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	118,558	6,708	56.57
July	100,647	5,500	54.65
August	111,799	6,096	54.52
September	124,378	7,262	58.39
October	124,644	7,327	58.78
November	120,525	7,257	60.21
December ⁽²⁾	120,017	7,133	59.43
Annual Average ⁽²⁾	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March ⁽³⁾	117,457	6,924	58.95

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

(2) Revised.

(3) Preliminary.

TABLE 53.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — APRIL, 1953.

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					
1st Quarter	22	1,222	924	124	174
2nd Quarter	12	762	448	—	314
3rd Quarter	10	372	179	35	158
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
January	0	—	—	—	—
February	4	299	239	60	—
March	1	35	—	35	—
1st Quarter	5	334	239	95	—
April	1	35	—	—	35

(1) See p. 115.

SECTION 6
BUILDING LABOUR

TABLE 54.—EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.
(In Thousands)

Period			Persons Employed				Persons Unemployed			Labour Force		
			Construction		Non-Agricultural Industries	All Industries	Con-struction ⁽³⁾ Industry	Non-Agricultural Industries	All Industries	Con- ⁽³⁾ struction Industry	Non-Agricultural Industries	All Industries
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
December	13		302	325	4,367	5,144	35	127	132	360	4,494	5,276
Annual Average			313	344	4,283	5,166	30	130	134	374	4,413	5,301
1953												
March	21		276	284	4,221	5,020	39	168	172	323	4,389	5,192

(1) Data for the period 1945–1950 relate to week ending nearest June 1 (see p. 115).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

TABLE 55.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — MARCH, 1953.

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 (000)
	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	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
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.6	8.2	40	13,859
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936

(1) For qualitative note see p. 116.

TABLE 56.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — MARCH, 1953.

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					
March	114,303	6,850	49.77	334.6	172.3
June	132,701	6,686	50.23	398.2	180.3
September	152,114	8,273	54.39	449.2	185.4
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	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	160,456	9,810	61.14	465.6	190.6
October	163,875	10,271	62.68	475.5	192.6
November	162,724	10,292	63.25	472.1	192.3
December ⁽³⁾	155,628	10,000	64.26	451.6	192.2
Annual Average ⁽³⁾	143,796	8,619	59.94	418.3	184.7
1953					
January	136,222	7,331	53.82	395.4	187.0
February	128,781	8,216	63.80	373.8	182.5
March ⁽⁴⁾	125,029	8,154	65.22	362.9	181.7

(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 57.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — MARCH, 1953.

Period	Number of Hourly Wage-Earners ²	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	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					
March	90,218	39.4	3,544	122.1	47.99
June	111,647	38.7	4,211	125.9	48.72
September	127,894	40.9	5,232	131.0	53.58
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	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	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December ⁽³⁾	128,204	41.7	5,349	150.6	62.80
Annual Average ⁽³⁾	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March ⁽⁴⁾	100,607	41.2	4,147	155.7	64.15

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

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 58.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,
1945 — MARCH, 1953.

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.....	79	43	892	483
2nd Quarter.....	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
October.....	86	47	952	522
November.....	83	46	960	527
December.....	77	42	958	528
4th Quarter.....	246	135	2,870	1,577
Total, 1952.....	903	489	10,782	5,838
1953				
January.....	66	36	931	512
February.....	65	36	926	508
March.....	66	36	928	511
1st Quarter.....	197	108	2,785	1,531

TABLE 59.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — APRIL, 1953.

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	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																		
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
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
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
December	31	1,936	124	22,085	42	5,894	11	695	283	1,024	49	4,181	540	35,815	140	23,844	680	59,659
Annual Average	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,622	23,473	1,377	14,923	2,998	38,479
1953																		
January	65	3,108	161	31,185 ²	29	7,058	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550 ⁽²⁾
February	55	3,109	132	33,526	60	6,483	22	855	249	1,767	52	5,324	570	51,064	278	35,806	848	86,870
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
April	178	1,758	624	20,278	265	2,485	43	488	185	1,634	394	3,242	1,689	29,885	1,576	22,173	3,265	52,058

(1) Data for period 1945-1951 are annual averages.

(2) Revised.

TABLE 60.— NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA, 1945 — MARCH, 1953.

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								
1st Quarter	2,630	20,865	4,338	1,338	2,660	1,546	4,343	37,720
2nd Quarter	640	5,845	1,026	333	1,349	905	1,547	11,645
3rd Quarter	238	3,078	1,294	209	772	834	1,321	7,746
4th Quarter	1,000	11,255	4,287	555	789	721	4,043	22,650
Total, 1952	4,508	41,043	10,945	2,435	5,570	4,006	11,254	79,761
1953								
January	1,228	8,520	1,824	420	660	374	2,374	15,400
February	1,138	7,964	1,430	412	938	486	1,868	14,236
March	618	5,812	838	352	920	490	1,604	10,634
1st Quarter	2,984	22,296	4,092	1,184	2,518	1,350	5,846	40,270

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

TABLE 61.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, ⁽²⁾
1945 — MARCH, 1953.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1945 ⁽³⁾	46	1	237	14	61	4	21	2	318	13	361	19	167	14	1,211	67
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951																
1st Quarter	346	17	1,066	50	177	4	257	11	1,649	66	1,393	67	615	33	5,503	248
2nd Quarter	370	17	1,044	66	183	6	255	15	1,682	99	1,435	102	617	18	5,586	323
3rd Quarter	374	42	996	79	175	9	253	17	1,632	83	1,411	93	613	35	5,454	358
4th Quarter	347	17	967	38	171	9	270	16	1,578	76	1,358	87	594	26	5,285	269
Total, 1951	—	93	—	233	—	28	—	59	—	324	—	349	—	112	—	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246

(1) At beginning of period.

(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.

TABLE 62.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — MARCH, 1953.

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										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881

TABLE 63.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.

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	31	7,260	63,569	23	1,705	19,081	373	128,620	901,739
1952 ⁽²⁾									
January	1	7	65	0	—	—	15	5,749	75,220
February	1	7	10	0	—	—	22	13,048	47,603
March	1	18	230	2	212	1,612	26	5,204	65,502
April	3	126	198	5	541	4,430	35	12,055	178,605
May	9	7,097	41,184	1	160	3,500	42	22,973	247,733
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
July	8	3,847	67,510	1	160	3,000	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
October	3	2,944	9,725	1	140	700	38	13,322	165,009
November	1	436	5,250	1	140	1,000	22	5,084	44,176
December	4	673	6,134	0	—	—	18	3,646	47,279
Total, 1952 ⁽¹⁾	51	29,687	343,866	17	2,652	25,452	389	226,245	2,869,587
1953 ⁽²⁾									
January	3	273	3,150	0	—	—	14	2,136	31,050
February	1	28	250	0	—	—	19	3,757	23,777
March	4	1,056	2,247	2	87	150	21	5,450	33,018

(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.

(2) Preliminary.

SECTION 7
BUILDING COSTS

TABLE 64.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS AND COMPOSITE INDEXES OF
CONSTRUCTION MATERIALS, CANADA, 1939 — APRIL, 1953.
(1949 = 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	Non- Residential Building Materials
1939	32.6	74.0	64.4	54.1	84.0	54.0	57.2	59.1	59.8	44.9	60.3
1940	36.9	74.5	64.9	64.1	84.3	57.3	59.1	61.8	62.4	48.4	62.2
1941	43.2	78.0	69.6	75.8	86.9	61.6	63.6	62.8	64.4	53.7	66.1
1942	47.5	79.3	72.2	81.8	88.6	64.0	66.6	63.6	67.2	57.4	69.2
1943	53.2	79.7	74.9	83.2	88.6	67.5	66.6	63.6	67.4	61.0	70.2
1944	58.5	80.2	76.1	81.6	88.6	70.6	66.6	63.6	67.4	64.3	70.9
1945	59.4	80.4	77.1	79.2	88.6	70.3	67.8	64.3	72.8	65.1	71.4
1946	62.7	80.3	80.2	80.3	88.1	75.9	70.6	67.5	72.2	67.7	75.0
1947	75.1	86.4	88.4	94.4	90.7	89.4	80.6	85.0	81.8	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.7	104.6	93.4	97.9	92.8	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.1	103.3	108.4	97.3	98.7	122.2	101.7	106.4	103.6	106.4	105.0
1951	131.9	111.0	119.7	110.1	106.8	122.9	116.7	122.4	121.5	125.5	118.6
1952											
January	131.8	116.8	121.4	110.0	107.1	109.5	120.4	126.2	127.0	126.3	123.0
February	131.4	117.2	121.4	111.6	107.1	115.7	120.4	124.5	127.0	126.2	123.0
March	130.6	117.2	127.5	111.2	107.1	114.2	120.2	122.0	127.0	127.0	123.1
April	129.0	116.7	127.5	110.5	109.2	112.5	120.4	120.2	130.0	124.9	122.5
May	128.3	116.7	131.7	107.8	109.2	111.0	120.0	120.2	130.0	124.5	122.7
June	128.3	116.7	131.7	108.1	109.2	109.4	119.4	119.2	130.0	124.3	122.6
July	128.2	116.8	131.7	107.1	109.2	112.6	119.4	122.8	130.0	124.5	122.9
August	128.2	118.2	131.7	107.1	109.2	115.7	119.4	122.6	130.0	124.6	123.0
September	128.2	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.5	123.0
October	128.0	118.9	131.7	107.1	109.2	114.2	119.4	122.4	130.0	124.5	123.9
November	128.0	118.9	132.0	105.9	109.2	114.2	118.2	122.4	130.8	124.3	124.2
December	127.8	119.6	132.0	108.5	109.2	112.6	118.3	122.3	130.8	124.2	124.2
Annual Average	129.5	117.8	129.4	108.5	108.7	113.0	120.0	122.3	129.4	125.0	123.2
1953											
January	128.1	119.8	132.0	109.0	109.2	112.6	118.3	121.7	130.8	124.4	124.4
February	127.0	119.8	132.0	108.8	109.2	112.6	118.3	121.7	130.8	123.8	124.5
March	127.7	119.8	136.3	108.8	109.2	112.6	117.5	125.7	130.8	124.3	124.8
April	127.3	119.4	136.3	108.5	109.2	112.6	120.0	125.7	130.8	124.4	124.6

TABLE 66 INDEXES OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,
1939 — APRIL, 1953.
(1949 = 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 ⁽¹⁾ Industries (Including Holiday Pay Allowances)
1939	56.8	55.6	56.1	55.3	55.7	56.5	57.4	50.0	54.7	53.5	47.8
1940	58.6	58.5	58.6	58.4	58.1	60.4	59.6	52.4	57.2	55.9	49.7
1941	62.2	62.8	62.3	61.2	62.9	63.4	65.3	54.2	61.1	59.7	54.1
1942	64.2	66.3	65.7	62.7	65.9	66.6	66.7	62.7	64.9	63.5	58.9
1943	67.6	71.0	71.8	67.1	68.4	70.9	71.9	71.3	69.9	68.3	63.9
1944	68.4	71.7	72.6	67.8	68.9	71.3	71.9	74.0	70.9	69.8	66.4
1945	69.6	73.0	73.7	69.5	69.5	72.8	71.9	75.2	71.8	70.6	72.5
1946	76.1	80.3	80.3	75.2	76.2	80.1	81.4	80.0	76.0	74.9	74.8
1947	93.1	89.0	85.6	86.1	84.8	85.8	91.0	92.8	83.1	82.8	85.0
1948	98.1	97.9	96.7	98.5	95.3	97.0	97.3	98.7	94.4	94.4	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.7	106.0	106.3	104.8	102.9	104.2	106.9	105.8	105.4	105.4	103.8
1951	110.5	116.9	117.6	111.2	111.6	114.9	116.4	116.7	115.3	115.3	114.7
1952											
January	116.4	124.1	125.8	116.0	117.8	123.7	124.8	124.3	119.1	119.7	126.9
February	116.9	124.4	126.5	116.3	118.0	123.7	124.8	124.3	119.2	119.7	
March	116.9	124.4	126.8	116.3	118.0	123.7	129.5	124.3	119.2	119.7	
April	119.6	127.8	129.7	119.2	118.1	127.7	130.9	131.4	119.9	120.4	
May	121.9	129.9	130.0	119.6	118.5	127.7	131.1	132.4	122.8	123.4	
June	122.1	130.0	130.1	119.7	118.6	129.1	131.3	132.6	123.1	123.8	
July	122.6	130.4	130.3	120.3	119.0	129.6	135.0	133.3	124.3	124.9	
August	122.8	131.6	130.4	120.7	120.8	129.9	135.0	133.6	126.5	127.2	129.5
September	123.3	131.6	131.8	120.7	121.0	131.2	136.0	134.1	127.2	127.8	
October	123.3	131.9	133.9	120.7	123.3	131.2	136.1	134.1	128.7	129.3	
November	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
December	123.3	132.4	134.2	120.7	123.3	131.8	136.1	134.2	128.9	129.5	
Annual Average	121.0	129.3	130.3	119.2	120.0	128.5	132.2	131.1	124.0	124.5	
1953											
January	123.4	132.4	134.2	120.9	123.3	128.7	136.1	134.2	129.0	129.7	131.7
February	123.4	132.4	134.2	120.9	123.3	128.7	136.2	134.2	129.0	129.7	
March	123.5	132.4	134.3	121.2	123.8	128.9	136.3	134.2	129.0	129.7	
April	125.7	132.5	135.5	124.0	128.3	132.3	136.3	134.2	130.1	130.8	

(1) Data for intervening months not available.

TABLE 66.— COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY, WITH WHOLESALE
PRICES OF ALL COMMODITIES AND CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT AND HOME OWNERSHIP,
CANADA, 1939 — MAY, 1953.
(1949=100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	Non-Residential Building Materials and Wage Rates ⁽¹⁾	Wholesale ⁽¹⁾ Prices of all Commodities	Rent ⁽²⁾	Home Ownership ⁽³⁾	Shelter Cost ⁽³⁾	Total Consumers Price Index
1939	48.1	57.9	50.0	84.4	—	—	63.2
1940	51.2	60.0	55.0	86.4	—	—	65.7
1941	56.0	63.9	59.7	88.9	—	—	69.6
1942	60.0	67.2	63.4	90.5	—	—	72.9
1943	63.7	69.5	66.3	90.6	—	—	74.2
1944	66.4	70.5	68.0	91.0	—	—	74.6
1945	67.2	71.1	66.6	91.1	—	—	75.0
1946	70.4	75.0	70.0	91.6	—	—	77.5
1947	80.5	83.9	82.3	94.9	—	—	84.8
1948	95.0	95.7	97.5	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.0	105.1	106.5	108.2	103.6	106.2	102.9
1951	121.7	117.4	121.1	114.5	114.4	114.4	113.7
1952							
January	123.8	121.8	119.4	118.6	117.8	118.3	118.2
February	123.8	121.8	117.3	118.6	118.0	118.3	117.6
March	124.3	121.9	116.4	119.9	118.0	119.1	116.9
April	123.2	121.8	114.0	119.9	118.8	119.4	116.8
May	124.1	122.9	113.4	119.9	119.2	119.6	115.9
June	124.1	123.0	114.2	121.3	119.2	120.4	116.0
July	124.7	123.6	113.7	121.3	119.6	120.6	116.1
August	125.6	124.5	112.9	121.3	119.7	120.6	116.0
September	125.7	124.7	112.0	123.3	119.8	121.2	116.1
October	126.3	125.8	111.5	123.3	120.4	121.5	116.0
November	126.3	126.1	111.9	123.3	120.3	121.4	116.1
December	126.2	126.1	111.6	123.3	120.7	122.2	115.8
Annual Average	124.8	123.7	114.0	120.9	119.3	120.2	116.5
1953							
January	126.4	126.3	111.7	123.5	120.7	122.3	115.7
February	126.0	126.3	111.4	123.8	120.7	122.5	115.5
March	126.3	126.5	111.9	123.9	120.6	122.5	114.8
April	126.8	126.8	110.8	124.2	120.6	122.7	114.6
May	— ⁽⁴⁾	— ⁽⁴⁾	— ⁽⁴⁾	124.3	121.0	122.9	114.4

(1) Revised.

(2) Prior to 1949 converted arithmetically from rental component of Cost of Living Index.

(3) Not available prior to 1949.

(4) Not yet available.

TABLE 67.— 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 — MARCH, 1953.

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	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 68.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1953.

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
4th Quarter	38	892	1,355	15	327	519	345	6,625 ⁽²⁾	12,411 ⁽²⁾
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910 ⁽²⁾	28,883 ⁽²⁾
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395

(1) See p. 119.

(2) Revised.

TABLE 69.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1953.
(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		
March.....	256.0	180.9
June.....	262.1	180.3
September.....	314.1	203.3
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
November.....	289.7	185.5
December.....	292.6	186.3
Annual Average.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1

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 Tables 42 and 48.

FIGURE 2.—Chart based on data shown in Tables 64-66.

PART II TABULAR MATERIAL

TABLE 1.—Net family formation is the total number of 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, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1952 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 719,100 while the 1951 census shows an increase of 682,300. The difference of 36,800 (5 per cent) was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 2.—Data for the years 1939-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1952 from *National Accounts, Income and Expenditure 1949-1952*, Research and Development Division, D.B.S.

Gross National Product measures the value of current production of goods and services at prevailing prices. Net National Income represents the nation's earnings from current production and differs from Gross National Product because of depreciation allowances and elements of market prices which do not represent incomes of factors of production.

Personal Income is the sum of all current receipts of income whether in cash or in kind. It differs from National Income in that it excludes earnings not paid out to persons such as undistributed profits. It includes receipts which have not been earned in the course of production, that is transfer payments such as family allowances and unemployment insurance benefits. Non-farm income is total personal income less accrued net income of farm operators from farm production. Wages and salary income includes supplementary labour income and coincides with the series shown as total labour income in Table 58.

Personal disposable income is total personal income less personal direct taxes and represents the total of personal expenditures on consumers goods and services and personal savings. Personal savings is that portion of personal disposable income which is not expended on consumers goods and services.

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

Until the end of 1950, 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 1952 and 1953 are provisional and represent registrations filed in Provincial Vital Statistics offices during the month under review regardless of month of occurrence.

Source for immigration data is the same as for Table 5.

The revised figures on total emigration are estimated by the Economic Research Department, C.M.H.C. The estimates are based on figures of recorded Canadian emigration to the United States obtained from the United States Department of Justice, and to the United Kingdom obtained from the British Board of Trade. An allowance is made in the estimate of total emigration for emigrants to the United States and United Kingdom not recorded in the foregoing data and for emigration to countries other than the United States and United Kingdom.

The total population estimates differ from population figures implied in the data for births, deaths, immigration and emigration because the emigration figures are estimated by the Economic Research Department, C.M.H.C. independently of D.B.S.

TABLE 4.—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 births are excluded.

TABLE 5.—Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

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.

1950-1953 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 1948-1953 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 May, 1953, does not equal the number shown as under construction at the end of 1952 plus starts less completions during the first 5 months of 1953. 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, C.M.H.C., 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 are included from 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—1953 Data obtained from monthly issues *New Residential Construction*, D.B.S.

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 Others Areas*, D.B.S.
 1948—1953 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 table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951, 1952 and 1953 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1953 include an allowance for Newfoundland.

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

Capital consumption represents an estimate of depreciation, demolitions, 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.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to Residential Real Estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

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 1945-1953 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, and Preliminary 1952*, D.B.S.

TABLE 15.—Data for 1940-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 1948-1953, 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 mis-interpretation 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 66.

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 1950-1952 as shown in this table differ from those shown in the 1950-1952 issues of *Mortgage Lending in Canada*, C.M.H.C., under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter issues include 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 sources is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in 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 Third 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.

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 1951-1953 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 and Accounting Division, C.M.H.C.

TABLE 34.—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 1950-1953 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 1950-53.

TABLE 35.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 36.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 37.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 38.—Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 112 lending institutions comprising 40 life insurance companies, 35 trust companies, 22 loan companies, 7 fire insurance companies, and 8 fraternal societies. These companies advanced 94 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 39.—Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 38.

TABLE 40.—Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1953 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, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices 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, 1952, 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*, 1952, p. 101.

Estimates for Ontario in 1953 based on data supplied for Greater Toronto.

TABLE 41.—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 the period 1939-1945, and on 41 materials for the period 1946-1953. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 42.—Sources of data for building materials are as follows:

Sawn Lumber:

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

1950—1953 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946—1953 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 By courtesy of the Forest Products Statistics Section, D.B.S.

1946—1953 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945—1950 *Clay and Clay Products*, 1950, D.B.S.

1951—1953 Monthly issues *Products Made From Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1945—1953 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Mineral Wool (Batts, Granulated and Loose):

1945—1950 Annual issues *The Stone Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1950 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks; Cement Pipe and Tile:

1945—March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949—1953 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945—1950 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S.

The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster and etc.

Builders' Hardware:

1945—1950 Annual Issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators; Warm Air Furnaces:

1945—1950 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1951—1953 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945—1950 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945—1950 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1951—1953 Estimates prepared by the Economic Research Department, C.M.H.C. from data supplied by D.B.S., which represents the production of firms which in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts; Asphalt Floor Tiles:

1945—1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951—1953 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

1948—1953 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945—1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952—1953 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 43.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 44.—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 45.—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 46.—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 47. 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 47.—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 46.

TABLE 48.—Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings: 1945—1951 Annual issues *Iron Castng Industry*, D.B.S.

1952—1953 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—1953 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945—1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951—1953 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945—1953 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 49.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 50.—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 51.—Sources of data shown in Table 51 are as follows:

- 1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.
1949—1953 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 52.—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 53.—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 54.—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 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 57 includes engineering as well as building construction, whereas Table 56 covers the building industry only.

The industry classification used in Table 57 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, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 55.—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 56.—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 57.—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 56.

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 58.—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 58 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 59.—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 60.—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 Table 54 and 59.

The chief limitations of the data in Table 60 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 61.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 62.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 63.—Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 64.—The composite index of wholesale prices of non-residential materials obtained from July, 1953 issue of *Prices and Price Indexes*, D.B.S. Indexes of wholesale prices of building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index residential building material prices 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 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 65.—Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1952 and 1953 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

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 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1951-1953.

The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1941 census.

The index for all industries for the years 1939-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

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

TABLE 66.—Combined index of residential building material wholesale prices and wage rates in the construction trades is based on the composite residential material index shown in Table 64 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 65. Combined index of non-residential construction material wholesale prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 64 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 65. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of Prices and Price Indexes, D.B.S. and converted to a 1949 base.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S. The rental index is 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. The higher level of rents between old and 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. Then rental component of the cost of living index did 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 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.

The Home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLE 67.—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 68.—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 68 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 68.

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 69.—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 and 81 during 1953.
- (3) Data converted from a 1935-1939 to a 1939 base.

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