

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

HOUSING IN CANADA

A FACTUAL SUMMARY

FOURTH QUARTER

1953

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the fourth quarter, 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) house-building activity; (2) publicly-assisted house building; (3) population and income; (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, December, 1953.

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PART I
FACTUAL SUMMARY

SECTION 1.—HOUSE BUILDING ACTIVITY

(See Tables 1-12)

More houses were built in Canada during 1953 than in any previous year and housing starts and completions passed the 100,000 level for the first time. A number of factors contributed to the record level of house building. The physical requirements for housing expanded rapidly as net family formation, reflecting increased marriages and immigration, exceeded the previous year's total. The expansion in physical requirements was backed up by higher levels of personal income and savings and by the increased flow of institutional mortgage funds into the new residential field. In addition, both construction labour and building materials were in good supply throughout the year and the building industry was able to increase its output with no significant increase in costs.

Total housing starts during 1953 numbered 106,200 including conversions, an increase of 23 per cent over starts in 1952 and an increase of 11 per cent over starts in 1950, the previous record house building year. Completions of new dwelling units numbered 100,700 compared with 76,300 in 1952 and constituted a ten per cent increase over the number completed in the previous peak year 1950. Pointing to a large number of completions in the early months of 1954, there were nearly 60,000 units under construction at the end of the year.

Single detached dwellings accounted for 71 per cent of dwellings completed in 1953 as compared with 77 per cent in 1952. Apartments and row housing units increased as a proportion of total completions, accounting for 21 per cent as against 16 per cent in 1952. Duplexes and semi-detached dwellings made up about eight per cent of completions in 1953 as in 1952.

There were nearly 20,000 apartment units constructed in 1953, compared with 11,700 in 1952. The higher volume of rental construction in 1953 reflects strong demand for rental accommodation at the required rentals. Also a factor tending to promote a larger proportion of rental building is the shortage of serviced land common to most urban centres which is less of a deterrent on the more concentrated apartment type construction than for projects of single detached dwellings.

The high level of housing starts was maintained throughout 1953 with starts running at an annual rate of over 95,000 in each quarter of the year. Urban areas absorbed a slightly larger proportion of house building in 1953 than in the previous year and 83 per cent of new housing units were constructed in centres of over 5,000 population. Construction of dwelling units in rural areas was up slightly although construction of farm dwellings declined.

Housing and Total Output

Total output in Canada expanded during 1953 with gross national expenditure reaching a peak of \$24.2 billion, an increase of five per cent over 1952.

Gross domestic investment totalled \$5,284 million in 1953, an increase of 26 per cent over investment in 1952. Of the items comprising total investment, expenditures on new residential construction showed by far the largest advance over 1952, accounting for 20 per cent of gross domestic investment. Investment in residential construction was valued at \$106.2 million in 1953, an advance of 32 per cent over the previous year. Investment on new non-residential construction showed a much smaller increase of 10 per cent, totalling \$1,719 million in the same period. Expenditures on new machinery and equipment totalled \$1,920 million

in the period, about the same volume as in 1952. In addition to increased expenditures for construction and machinery there was much heavier investment in business inventories during 1953.

Consumer's expenditures rose 5 per cent from a total of \$14.3 billion in 1952 to \$15.0 billion in 1953. Government expenditures on goods and services in the same period were 5.6 per cent higher, with Federal defence expenditures the principal item in the increase. In 1953 Canada's foreign trade showed a deficit on current account of \$450 million. The main factors underlying the change were a substantial increase in merchandise imports and a small decline in merchandise exports.

Residential Capital Formation

Reflecting a large increase in the number of housing starts and completions during 1953, the value of all new residential construction put in place rose 32 per cent from \$826 million in 1952 to \$1,009 million in 1953. As residential building costs were little changed in 1953, the gain in value represented an almost equivalent increase in volume terms.

Gross residential capital formation which includes the value of major improvements to the housing stock together with supplementary house building costs was placed at \$1,114 million in 1952. Capital consumption, including depreciation and accidental damages was estimated at \$468 million yielding a value of \$646 million for net residential capital formation.

Investment in all types of new construction during 1953 was valued at \$3,646 million, 17 per cent above the value invested in the previous year. New residential construction accounted for 29 per cent of the total value of new construction as against 26 per cent in 1952.

SECTION 2.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 13-32)

About one third of the units started in the first three quarters of 1953 were started with some form of public assistance, a slightly lower proportion than the corresponding months of 1952. Total publicly assisted starts numbered 26,600 or 33 per cent of total starts as against 23,200 or 37 per cent of the total in the corresponding period of 1952. Joint lending under the National Housing Act, which represents the main form of Government assistance in housing, did not increase as rapidly as the whole housing programme. Dwellings started under publicly-initiated programmes numbered 1,345, less than one-third the number started in the 1952 period.

The National Housing Act

The Government announced on October 1, that new legislation would be presented to Parliament with a view to increasing the supply of mortgage funds available for new residential construction. On December 17, 1953 Bill 102 was given first reading in the House of Commons. The proposed legislation would replace the present joint loan technique by a system of mortgage insurance, provide for the continued participation of present approved lenders, enable the chartered banks and the Quebec savings banks to make mortgage loans for new residential construction, establish a transferable and liquid mortgage instrument, and provide for the ownership of insured mortgages by individuals and agencies other than approved lenders, subject to servicing by an approved lender.

There were 26,300 net loans approved under the lending provisions of the National Housing Act in 1953. The loan approvals covered the construction of 38,700 dwellings and were valued at \$285 million. While the twelve month totals exceeded annual totals for any previous year with the exception of 1950, the increase from 1952 was not as great as the increase in housing starts in general. Compared with the total for 1952 there was an increase of 11 per cent in the number of loans and 13 per cent in the number of dwellings in the 1953 period.

Under the joint lending provisions of the Act, 23,060 loans for 31,800 dwellings were approved in 1953, an increase of 8 per cent in terms of loans and 16 per cent in dwelling units. The value of joint loans approved totalled \$236 million for an increase of 17 per cent.

More direct Corporation loans were approved in 1953 than in any previous year. During the period 3,219 loans were approved for the construction of 7,000 dwellings as compared with 6,800 dwellings in the 1952 period. Although direct loans for home ownership doubled over the 1952 period, direct lending under the rental insurance plan continued at 1952 levels.

Single one storey dwellings accounted for about one-half on the dwellings financed under the Act during the first three quarters of 1953 and apartment units accounted for about 27 per cent. Single 1½-storey dwellings made up the third largest group constituting 12 per cent of total dwellings.

Estimated costs for dwellings approved were about four per cent higher in the 1953 period averaging \$10,700 per dwelling. Construction costs per square foot rose from \$8.00 to \$8.95 owing mainly to a greater proportion of more expensive single one-storey units approved in the 1953 period. Single one-storey units had the highest per square foot construction costs at \$9.47. Duplexes had the lowest construction costs averaging \$7.61 per square foot.

As construction costs rose the average size of loan rose accordingly from \$6,600 in the 1952 period to \$7,690 in 1953. Loans for home ownership averaged \$8,376 in the 1953 period and loans for rental purposes averaged \$6,020. The finished floor area of bungalows approved for loans, at 1,060 square feet in the first nine months of 1953 was three per cent higher than in the corresponding period of 1952.

Federal-Provincial Housing and Land Assembly Projects

Eleven contracts were awarded in 1953 for Federal-provincial housing projects. The projects approved will involve the construction of 621 housing units. Altogether, 36 housing projects have been approved under the scheme for a total of 2,628 units.

During 1953, there were 906 units started and 1,532 units completed leaving 566 units under construction at the end of the year. This compares with 1,427 starts and 426 completions in 1952.

Under the land assembly provisions of the Federal-provincial scheme five projects were approved in 1953 to provide an estimated 2,039 residential building lots. Since 1950, projects have been approved providing for an estimated 12,805 building lots. By the end of 1953, 1,403 lots had been sold.

Total expenditures on all projects including both Federal and provincial shares, totalled \$13.4 million in 1953. Of this total \$9.7 million was for rental housing projects, \$1.8 million for land assembly projects and \$1.8 million for combined housing and land assembly projects.

Veterans' Rental Projects

An additional 464 veterans' rental units were completed in the first three quarters of 1953 by Central Mortgage and Housing Corporation under Federal-municipal agreement and 115 units were started. At the end of September 103 units remained under construction compared with 492 units one year earlier. Expenditures for the programme totalled \$2.0 million in the first nine months as against \$2.5 million in the same period of 1952.

Veterans' Land Act

There was increased building activity under the provisions of the Veterans' Land Act in 1953. In the first three quarters of the year 1,404 units were started compared with 924 in the corresponding months of 1952. At the end of September 1953, there were 2,367 units under construction as against 2,110 one year earlier. Since the Act was proclaimed in 1943 a total of 16,000 units have been completed under its provisions.

Armed Service Married Quarters

The construction of armed service married quarters by the construction division of Central Mortgage and Housing Corporation was on a lower scale during the first three quarters of 1953. In this period 554 units were started compared to 2,250 in the same months of 1952, and 2,188 units were completed. At the end of September 795 units remained under construction less than one third the number under construction one year earlier. Actual expenditures totalled \$14.3 million for the nine month period compared with \$19.5 million in the same period of 1952.

Defence Construction (1951) Limited also constructs a limited number of armed service married quarters as part of its total construction programme. No new units were started by the Crown company in 1953 although 412 units were completed in the first 10 months. Expenditures on residential construction in the ten month period totalled \$2.4 million, less than half the expenditures in the same months of 1952.

The Canadian Farm Loan Act, 1927

The Canadian Farm Loan Board is established to administer a system of long term credit for Canadian farmers under the provisions of the Canadian Farm Loan Act. As one of its functions, the Board provides mortgage loans for the construction of new farm homes and the repair of existing structures. In the first three quarters of 1953 the Board made 47 loans for the construction of new dwellings and 101 loans for the repair of existing farm dwellings. The loans were valued at \$172,000 of which \$68,000 was for construction of new dwellings.

Farm Improvement Loans Act

The Farm Improvement Loans Act provides for the granting of guarantees for medium term farm loans including loans for the construction and improvement of farm dwellings.

In the first nine months of 1953, guarantees were granted on 1,128 loans for the alteration and improvement of existing dwellings and 542 loans for the construction of new farm dwellings. Loans for these purposes were valued at \$2,196 million of which \$1,107 million went for the construction of new dwellings.

Property Management Operations Central Mortgage and Housing Corporation

The sales programme of munition workers' units and Veterans' rental units continued in 1953. By the end of October 1953 there were 18,471 units under the management of Central Mortgage and Housing Corporation, a reduction of 1,100 units from the end of 1952 and less than half the number under management in 1949.

The vacancy rate for these dwellings rose from an average of .2 per cent in the first nine months of 1953 to .4 per cent in October.

Rental Insurance Plan

Rental insurance guarantees were granted in the first ten months of 1953 for 39 projects involving a total of 2,900 dwelling units. All of the projects receiving guarantees were financed through direct Corporation loans.

The rental insurance units approved in the 1953 period had an average of 3.8 rooms and an average floor area of 875 square feet. The average estimated cost was \$8,767 per unit and the maximum monthly rent averaged \$86.18.

The Quebec Farm Credit Bureau

The Quebec Farm Credit Bureau is empowered to pay a subsidy on interest charges in excess of 3 per cent on approved loans for the construction of dwellings containing one or two units. The bureau approved 3,703 applications for subsidy in the first three quarters of 1953 covering 4,087 dwellings. The Provincial commitment on the application totalled \$7 million and averaged approximately \$2,300 per loan as against an average commitment of \$1,893 per loan in 1952.

SECTION 3.—POPULATION AND INCOME

(See Tables 33-38)

Population and Income

More families with more money meant higher demand for new housing in 1953. Net family formation, personal incomes, and personal savings all increased during the year.

In a purely physical sense the housing requirements of Canada continued to grow in 1953 as the number of families increased by 91,900, an increase of two per cent over 1952. The increase in net family formation was attributable to a greater number of marriages during the year. There was migration of 35,000 married females into Canada during 1953, about the same number as in 1952. Marriages increased however, from 127,400 in 1952 to 133,400 in 1953. Births of first children, which add to the incentive of families to establish separate households rose by four per cent from 101,000 in 1952 to 105,000 in 1953.

Net family formation provides a measurement of growth in the country's housing requirements as it is affected by the creation of new families, the dissolution of existing families and migration of families into and out of the country. Family formation takes no account however of the demand on the housing stock made by non-family households. There were 441,000 of these non-family units at June 1, 1951, 12 per cent of total households. Non-family households increased by about 7,500 per year, between 1941 and 1951 compared with a current net family formation of approximately 92,000 per year. Housing requirements, particularly in non-farm areas which account for over 95 per cent of current new house building, are affected also by internal migration, particularly that

associated with urbanization. Movement off farms is illustrated by the 1951 census which showed that farm households have declined 12.5 per cent from 1941 to 1951 while non-farm households increased 40 per cent (see table 37). There is reason to believe that movement from farm areas is continuing. Information on the agricultural labour force indicates a decline of 10 per cent from June 1951 to June 1953 (see p. 91).

Income and Saving

The effect of population factors on the demand for new housing in 1953 was sharpened by a rise in the purchasing power of the average Canadian during the year. Personal disposable income per capita increased from \$1,092 in 1952 to \$1,122 in 1953. Personal savings, excluding farm inventory changes, rose 25 per cent from a total of \$1,181 million in 1952 to \$1,482 million in 1953. With higher incomes and greater savings Canadian families were better able to provide the rents, carrying charges and down payments that are required for the construction of new houses.

SECTION 4.—REAL ESTATE LENDING (Tables 39-42)

Mortgage loan approvals by lending institutions during the first three quarters of 1953 were higher than ever before. The increased lending reflected in part a greater amount of funds available to the lending institutions through their overall increase in assets and through mortgage loan repayments. In addition rising yields on conventional mortgages enhanced their relative attractiveness to investors. The increase in mortgage lending was most pronounced in conventional loans for the new residential and non-residential construction. Joint lending under the provisions of the National Housing Act fell off as a proportion of the total.

Institutional mortgage lending on all types of property in the first three quarters of 1953 was 21 per cent above the volume of lending in the corresponding period of 1952. A high rate of lending in the third quarter brought the total value of mortgage loan approvals for the period to \$448 million as compared with \$371 million in the corresponding period in 1952.

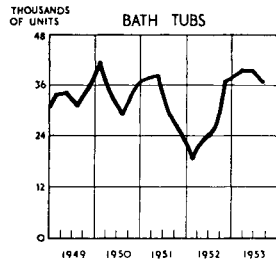
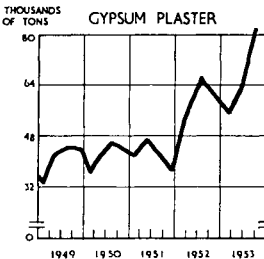
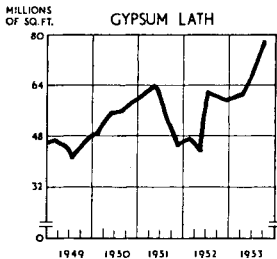
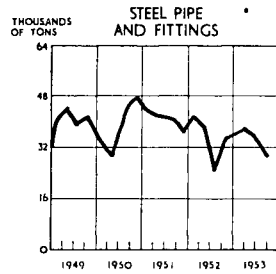
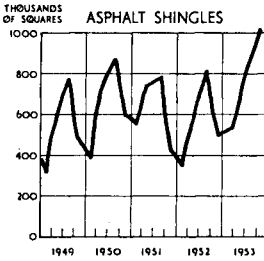
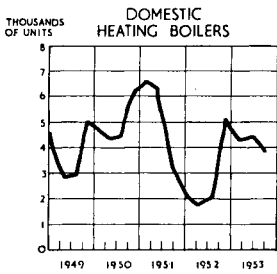
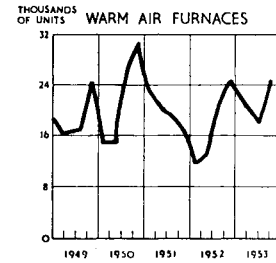
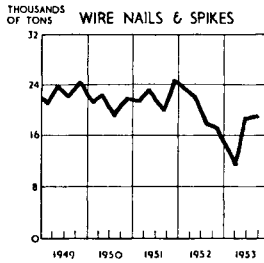
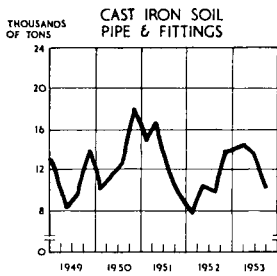
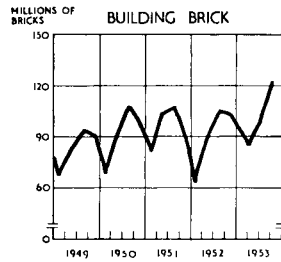
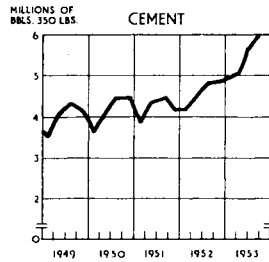
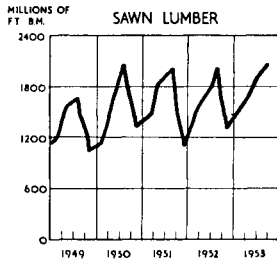
Loans for purposes of new construction were approved in the amount of \$332 million an increase of 30 per cent over the 1952 period. Loans for new residential construction in the period under review increased 25 per cent both in value and units, being valued at \$283 million and covering the construction of 42,600 dwelling units. Loans in the new residential category accounted for 63 per cent of total institutional mortgage loans compared with 61 per cent in the first three quarters of 1952. Lending for new non-residential construction valued at \$48 million was almost double the volume in the corresponding 1952 period.

A large proportion of institutional mortgage loans for residential construction is made under the joint loan provisions of the National Housing Act. In the first three quarters of 1953, joint loans valued at \$199 million accounted for 70 per cent of mortgage loans for residential construction as compared with 74 per cent in the corresponding 1952 period. The reduced proportion of joint loans reflects a much greater increase in conventional loans than in joint loans. Conventional loans in the first three quarters totalled \$84 million, an increase of 44 per cent over the 1952 period while joint loans increased only 13 per cent.

— FIGURE - 1 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1949 - 1953



Mortgage loans on existing residential property by lending institutions were valued at \$90 million in the first three quarters, about 5 per cent above the corresponding total for 1952. On the other hand, loans on existing non-residential property declined 14 per cent to a value of \$22.4 million.

Mortgage Registrations and Real Estate Transfers

In the first three quarters of 1953 there were 36,190 mortgages registered in the Greater Toronto area, a 15 per cent increase over the number of registrations in the same period of 1952. Discharges of mortgages in the area numbered 23,600 an increase of 8 per cent from the 1952 period and real estate transfers increased 17 per cent totalling 36,600.

The rising level of real estate activity in the area during 1953 is associated in part with higher levels of residential construction. Housing starts in the Toronto area during the period numbered 7,872 an increase of 10 per cent over the same three quarters of 1952.

SECTION 5.—BUILDING MATERIALS

(See Tables 43-55)

As the volume of new construction in 1953 was at a record level, so the production of building materials reached an all time high. The index of production for building materials other than lumber averaged 117.9 during the first ten months of 1953, higher by five per cent than in the previous peak year of 1951. The index of lumber production showed a corresponding rise averaging 121.9 in the first ten months as against 113.3 for the corresponding months of 1952. The output of building materials generally kept pace with the requirements of the building industry as producers' stocks at the end of September in 1953 were either as high or higher than at the same time in 1952.

The expansion in the general production level was common to almost all types of building materials. Of the 29 building materials for which data are recorded, only flue linings and structural tile were at lower production levels than in the 1952 period. Output of gypsum products showed the most pronounced rise over previous years, reflecting increased production facilities in the industry. Production of gypsum wallboard in the first nine months totalled 191 million square feet, 18 per cent above production in the same months of 1952. Output of gypsum lath rose 18 per cent to 205 million square feet and output of gypsum plaster rose 65 per cent to a total of 199,000 tons. Cement production was 23 per cent higher in the nine month period totalling 16.7 million barrels. Production of concrete blocks showed a corresponding increase totalling 80.5 million blocks from January to September. The nine month production of plumbing and heating equipment remained substantially above 1952 levels particularly in the case of domestic heating boilers which rose from 5,800 units to 12,600 units. Production of the main sanitary ware products was about 50 per cent higher with bath tub production almost doubling to 113 thousand units.

In the lumber products field, sawn lumber production totalled 5.5 billion square feet, an increase of 10 per cent over the production in the first nine months of 1952. Production of lumber in the third quarter however, was slightly below the volume in the corresponding period of 1952. Hardwood flooring and wood fibre building board were also at increased production levels in 1953.

Supply and Demands for Building Materials

Reflecting the increased absorptive capacity of the building industry, producers' sales of building products were at high levels in 1953. During the first ten months the index of domestic disappearance measuring the flow of materials from manufacturers, averaged 121.3 (1949=100) compared with 106.3 in 1952. Additional evidence of increased domestic consumption is provided by data on railway car unloadings of building materials which in the first three quarters of 1953 were up 10 per cent from the same period of 1952. Sales of all the materials under review are substantially higher than in the corresponding period of 1952, particularly in the case of cement and gypsum products which kept pace with increased production levels.

Despite increased sales volumes, building materials were generally in good supply in the third quarter of 1953 with inventories either at or above stocks on hand one year earlier.

Building Materials—Imports and Exports

Imports of building materials were also at high levels during 1953. Only in the case of cement and cast iron radiators were imports below the 1952 levels while imports of the remaining 13 products under review were considerably higher. Imports of window glass totalled 39.8 million square feet in the first nine months, an increase of 53 per cent over the same period of 1952. Sanitary ware imports during the period were valued at \$1.8 million, double the value imported in the 1952 period. Imports of plumbing and heating equipment were much heavier with imports of warm air furnaces, domestic heating boilers and electric hot water heaters almost doubled from the 1952 period.

Exports of sawn lumber in the first nine months of 1953 were at about the same level as in 1952 totalling 2.5 billion board feet. Foreign shipments of hardwood flooring increased 40 per cent totalling 3.3 million feet and shipments of wood lath showed a similar increase to 78 million laths.

Shipments of Primary Iron and Steel

Total shipments from Canadian mills to domestic consumers in the first three quarters of 1953 totalled 2.3 million tons unchanged from the volume shipped in the same period of 1952. The building construction industry receiving 316,000 tons absorbed 14 per cent of total shipments as against 12 per cent in the 1952 period. The automotive industries received 235,000 tons compared with 144,000 tons in the same period of 1952. The miscellaneous group which includes agricultural industries and machinery manufacturers absorbed 515,000 tons a drop of 18 per cent from the 1952 period. Shipments to the railway industry and merchant trade products also declined to 424,000 tons and 251,000 tons respectively.

Iron and Steel Building Materials

Output of structural steel in the first three quarters of 1953 totalled 157,000 tons, an increase of 19 per cent over production in the same period of 1952. In the same period production of cast iron soil pipe rose 37 per cent to 39,000 tons. Production of galvanized sheet, steel pipe, wire nails and cast iron pressure pipe was at lower levels than in the 1952 period.

Domestic supplies of structural steel was supplemented by a high volume of imports in 1953. During the first nine months, 189,000 tons of structural steel

was imported compared with 175,000 tons in the 1952 period. Imports of galvanized sheets were over 50 per cent higher totalling 7,300 tons while imports of wire nails at 2,600 tons were reduced by about one half from the first three quarters of 1952.

Employment and Earnings in the Building Material Industries

Strong demand for building materials resulted in expanded employment in the building material industries during 1953. In the first three quarters of the year an average of 122,700 workers were employed in the industry, nine per cent above the average employment in 1952. Average weekly earnings in the industry during September stood at \$59.87, seven per cent above the 1952 average.

SECTION 6.—BUILDING LABOUR

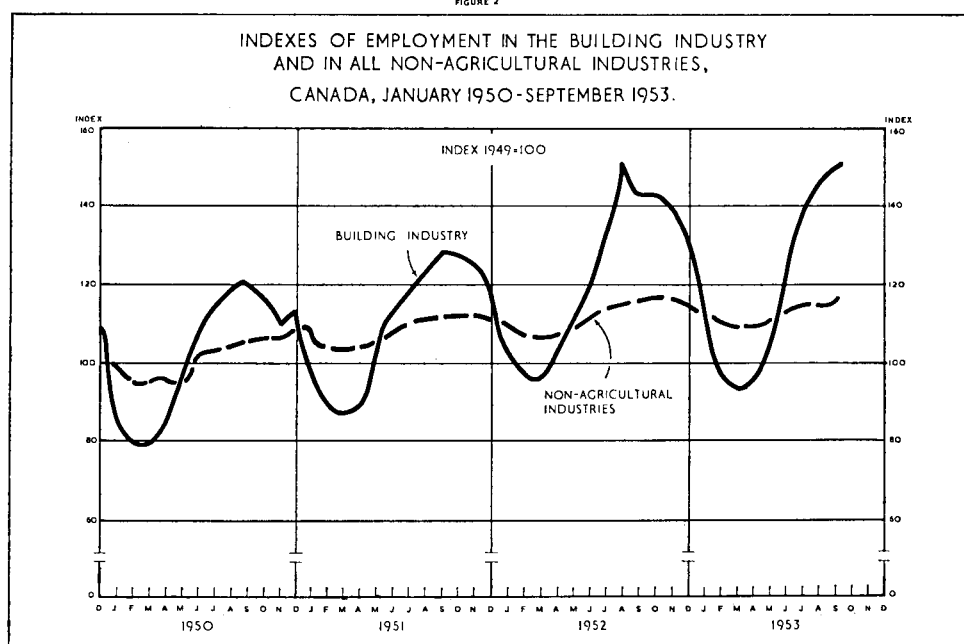
(See Tables 53-62)

Employment and Earnings

More workers were employed in the construction industry in 1953 than ever before. In August employment in the industry exceeded 400,000 for the first time. During the first 11 months of the year the average number of workers in construction at 350,000 was two per cent higher than in the full year of 1952. Total employment in all industries increased somewhat less rising by less than one per cent to an average of 5.2 million in the first eleven months over the same period of 1952.

Weekly earnings for construction workers in firms of 15 or more employees averaged \$63.65 in the first eleven months of 1953, an increase of 11 per cent over the same months of 1952. The increase in average weekly earnings took place despite a slight reduction in the average work week during the period. Labour

FIGURE 2



income in construction totalled \$617 million in the first nine months of 1953 as against \$537 million in the same period of 1952. Total labour income increased less rapidly, rising 10 per cent from \$7.9 billion to \$8.7 billion during the period.

The Labour Market

Up until the last part of 1953 there was little unemployment in the construction industry. Data from the labour force survey show the average number of construction workers unemployed in the first eleven months at 28,000. This level represented little change from the previous year. In the last quarter of the year however, unemployment in the industry increased more than seasonally. In November the number of unplaced applicants seeking work through local offices of the Unemployment Insurance Commission totalled almost 65,000 over twice the number of applicants in November 1952. Some of those workers while classified in construction trades come from employment in industries other than construction.

Supply of Construction Workers

Immigration of skilled construction workers was up in the third quarter in line with an increase in total immigration. Skilled tradesmen entering in the third quarter numbered 2,200, over double the number entering in the same quarter of 1952. For the nine month period 5,250 tradesmen entered the country, a slight increase over the same period of 1952. Carpenters made up the largest trade group numbering 1,900 in the first three quarters.

A second source of skilled construction workers is the Federal-provincial apprenticeship training program. In the first three quarters 914 journeymen were graduated under the program compared with 815 in the 1952 period. At the end of September 5,741 apprentices were in training compared with 5,000 one year earlier.

Strikes in the Building and Building Material Industries

Time lost through strikes in the building industry was greatly reduced in the first three quarters of 1953. Only 16,500 working days were lost in the industry compared with 156,500 days in the same period of 1952. A reverse pattern was shown in the building material industries. Time lost through strikes in the building material industries totalled 11,260 in the first nine months compared with 4,850 in the same period of 1952.

Strikes in all industries declined in the first nine months of 1953. A total of 503,000 working days were lost, almost half the number of days lost in the first three quarters of 1952. The percentage of working days lost to total working time stood at .07 per cent compared with .35 per cent in the first nine months of 1952.

SECTION 7.—BUILDING COSTS

(See Tables 67-70)

With the rise in construction employment and the higher demand for construction labour in 1953, workers in the construction trades were able to secure wage increases and the index of wage rates in the construction industry averaged 132.8 in 1953, seven per cent above the level of 1952. The capacity of building material plant which was not fully used in 1952 enabled producers to

expand their output without a general increase in the cost of materials going into housing. As a net result the combined index of residential building material prices and wage rates averaging 127.2 in 1953 was only two per cent above the 1952 average. The decline in the average construction period for houses completed in 1953 suggests that increased productivity in house building went some part of the way towards offsetting the moderate increase in the composite index of labour and material prices.

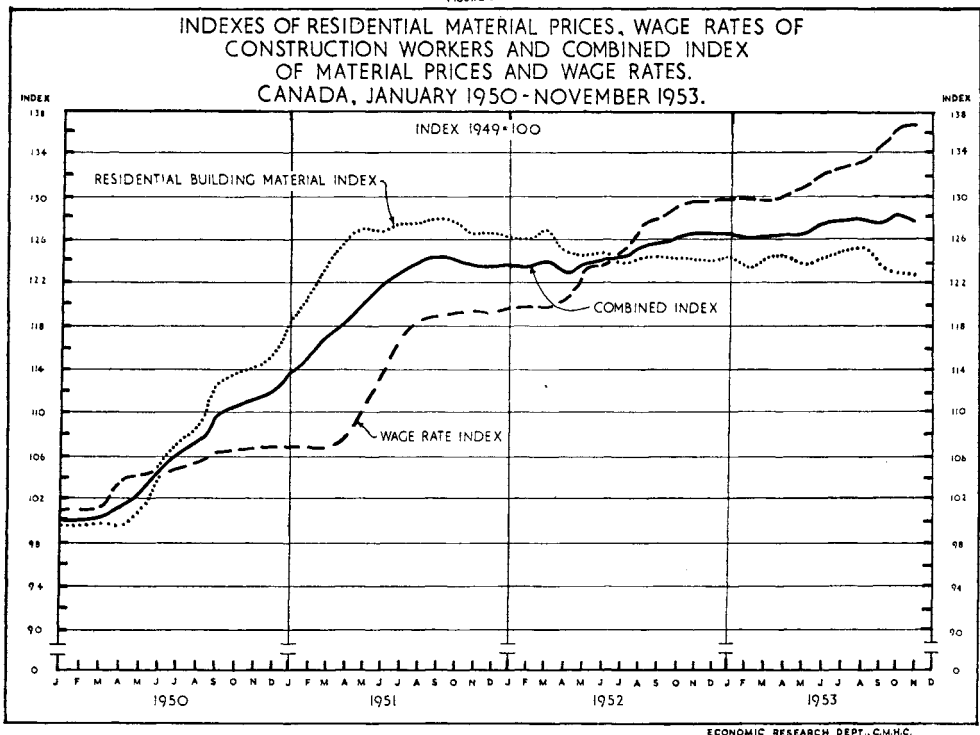
Residential Building Material Prices

Prices of residential building materials declined during 1953 with price decreases for lumber, plumbing and heating equipment and electrical equipment overbalancing price increases in other material groups. The composite index of residential building material prices which began to decline in March 1952, continued to fall slowly throughout the 1953 period. The December composite index stood at 122.0 (1949=100), the lowest point reached since March 1951 and over two points lower than at December one year earlier. Of the nine sub-groups making up the composite index, only two showed significant price increases in the 12 month period, the bricks and tile price index and paint and glass index. The lumber products price index dropped from 127.9 in December 1952 to 124.9 in November 1953 and the plumbing equipment dropped nearly six per cent to 113.0. Smaller price reductions were recorded for lath and plaster, electrical and roofing materials.

Wage Rates in the Construction Trades

Additional wage rate increases during the summer and fall of 1953 raised the composite index of wage rates of construction workers to 136.8 (1949=100)

FIGURE 3



in December. The December index represents a five per cent increase from January 1953. Wage rate increases were registered in all the building trades with the largest increase occurring in the plumbing trade. The plumbing wage rate index rose six per cent in one year to 132.4 at December 1953. An equivalent increase was made in wage rates for unskilled construction workers with the index for this group reaching 143.6 at December 1953.

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

The consumers' price index dropped .8 per cent from October to December 1953 more than offsetting the increase which occurred between September and October. The change was almost entirely due to a decline in the food index.

The overall shelter cost index continued its slow upward rise to reach 125.2 in December 1953. Higher levels in both the rent and home ownership components of the shelter cost index were responsible for the rise. The rental index showed the largest increase rising 3 per cent in 12 months to 127.7 at December 1953. The home ownership cost index was 122.0 in December compared with 120.7 one year earlier.

The wholesale price index which measures price changes in eight major groups of commodities averaged 111.8 in 1953 compared with an average of 114.0 in 1952.

SECTION 8.—BUILDING INDUSTRY (See Tables 67-68)

Bankruptcies

Notwithstanding a high level of activity in all branches of the construction industry, bankruptcies in the industry were more numerous in the first nine months of 1953. A total of 107 bankruptcies occurred in the nine month period with total liabilities of \$2.6 million. Average defaulted liabilities per firm worked out to \$24,600 slightly above the 1952 average.

In the building material industry there were only 25 failures in the first three quarters compared with 32 in the 1952 period. Defaulted liabilities were higher however, averaging \$47,900 per firm.

Bankruptcies in all industries increased in the 1953 period numbering 1,390 compared to 1,089 in the same period of 1952. Total liabilities of defaulting firms were 39 per cent higher at \$22.8 million.

Common Stock Prices

The index of stock prices for sixteen building material companies weakened slightly in September and October after remaining stable for the past year. The October index at 271.6 (1939 = 100) was 5 per cent below the October 1952 index and 9 per cent below the January 1953 index.

The index of common stock prices of 82 industrial companies showed a more pronounced downward trend in 1953. The October 1953 index at 165.5 was down 14 per cent from the index at January 1953.

PART II
TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be found in Part III.

SECTION 1
HOUSE-BUILDING ACTIVITY
TABLE 1.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, ⁽¹⁾ 1945 — 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⁾
1953	106,233	100,663	— ⁽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	43,219 ⁽⁵⁾
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	—
July	11,834	6,828	68,216
August	10,883	7,445	71,522
September	10,208	8,643	73,055
3rd Quarter	32,925	22,916	—
October	10,307	12,109	71,337
November	8,339	10,608	68,014
December	4,092	11,715	59,923
4th Quarter	22,738	34,432	—
Total, 1953	102,409	96,839	—

(1) Excluding Yukon and Northwest Territories for the whole period 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. 105).

(3) Estimated.

(4) Not available.

(5) Revised.

TABLE 2.— DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES, ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER, CANADA, ⁽¹⁾ 1948 — 1953.

Period	Actual		Annual Rates Seasonally Adjusted ⁽²⁾	
	Starts	Completions	Starts	Completions
1948				
1st Quarter	6,678	11,569	58,151	55,851
2nd Quarter	33,090	18,959	91,023	84,823
3rd Quarter	31,348	19,710	99,116	76,994
4th Quarter	19,078	25,859	90,265	81,806
Total, 1948	90,194	76,097	—	—
1949				
1st Quarter	8,490	17,983	79,345	86,296
2nd Quarter	32,158	21,964	87,486	97,917
3rd Quarter	27,972	23,517	88,019	92,017
4th Quarter	21,889	24,731	102,136	77,870
Total, 1949	90,509	88,195	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	23,376	84,713	72,756
4th Quarter	21,206	21,371	99,621	83,478
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—

(1) Including Newfoundland from 1949.

(2) Revised.

TABLE 3.— NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — 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	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	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
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,292 ⁽¹⁾	733	9,025	1,065	118	1,183	10,090
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
October	8,280	930	9,210	944	153	1,097	10,154
November	6,648	202	6,850	1,228	261	1,489	8,078
December	3,540	21	3,561	415	116	531	3,976
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661

(1) Revised.

TABLE 4.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — 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	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	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	222	742	6,453
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	662	7,234	1,063	346	1,409	8,297
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
October	9,238	1,029	10,267	1,501	341	1,842	11,768
November	8,373	1,006	9,379	823	406	1,229	10,202
December	7,535	1,525	9,060	2,045	610	2,655	11,105
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282

TABLE 5.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — 1953.

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952					
1st Quarter	10,034	954	0	2,078	13,066
2nd Quarter	11,395	1,294	6	2,579	15,274
3rd Quarter	14,215	1,382	23	2,825	18,445
4th Quarter	20,323	1,684	70	4,225	26,302
Total, 1952	55,967	5,314	99	11,707	73,087
1953					
January	4,703	348	25	1,025	6,101
February	4,466	288	0	1,407	6,161
March	4,329	396	0	1,405	6,130
1st Quarter	13,498	1,032	25	3,837	18,392
April	4,482	320	78	1,445	6,325
May	4,937	1,152	21	1,989	8,099
June	4,273	726	0	1,676	6,675
2nd Quarter	13,692	2,198	99	5,110	21,099
July	5,159	406	104	1,159	6,828
August	5,493	560	3	1,389	7,445
September	5,974	680	0	1,989	8,643
3rd Quarter	16,626	1,646	107	4,537	22,916
October	8,300	1,010	49	2,750	12,109
November	7,619	970	42	1,977	10,608
December	9,181	858	50	1,626	11,715
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839

TABLE 6.— 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 — SEPTEMBER, 1953

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions ⁽²⁾	Average Number of Months 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	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952									
January	983	80	214	17	27	3	1,224	8.6	2.7
February	936	63	492	34	36	3	1,464	9.3	3.2
March	879	66	391	29	63	5	1,333	10.6	3.3
April	759	67	261	23	119	10	1,239	10.1	3.4
May	630	54	365	31	163	15	1,158	8.1	3.6
June	592	53	387	34	158	13	1,137	7.8	3.9
July	515	49	336	32	205	19	1,056	6.5	4.2
August	526	50	254	24	277	26	1,057	7.2	4.2
September	523	53	190	19	269	28	982	6.6	4.3
October	460	55	141	17	238	28	839	5.7	4.6
November	453	56	108	13	257	31	818	4.7	4.7
December	454	69	84	13	119	18	654	4.2	3.5
Annual Average	642	60	269	25	161	15	1,072	7.4	3.8
1953									
January	367	82	54	12	27	6	448	3.1	2.4
February	399	71	71	13	89	16	559	3.7	3.3
March	268	59	117	25	72	16	457	3.0	4.0
April	260	55	140	30	72	15	472	3.1	3.9
May	321	67	111	23	46	10	478	3.9	3.3
June	295	70	67	16	58	14	420	3.6	3.2
July	271	70	51	13	66	17	388	3.0	3.2
August	285	68	81	19	52	13	418	3.1	3.1
September	305	68	89	20	56	12	450	3.3	3.1

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

(2) Revised.

TABLE 7.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — 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	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
1948	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	28.2 ⁽¹⁾	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 ⁽¹⁾	51.4	448.7
1953 ⁽²⁾										
1st Quarter	185.3	15.2	4.4	204.9	111.0	2.7	113.7	91.2	12.5 ⁽¹⁾	103.7 ⁽¹⁾
2nd Quarter	260.4 ⁽¹⁾	20.6 ⁽¹⁾	6.7 ⁽¹⁾	287.7 ⁽¹⁾	113.0	2.7	115.7	172.0 ⁽¹⁾	17.1 ⁽¹⁾	189.1 ⁽¹⁾
3rd Quarter	274.8	21.7	6.7	303.1	115.1	2.8	117.9	185.2	18.0	203.2
4th Quarter	288.4	22.6	7.0	318.0	116.0	2.9	118.9	199.1	19.8	218.9
Total, 1953	1,008.9	80.1	24.7	1,113.7	456.5	11.1	467.6	646.1	67.4	714.9

(1) Revised.
(2) Preliminary.

TABLE 8.— GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS, CANADA, 1945 — 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	304.6	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 ⁽¹⁾										
1st Quarter	67.7	5.5	1.6	74.8	40.7	1.0	41.7	33.1	4.2	37.3
2nd Quarter	94.1	7.5	2.4	104.0	41.4	1.0	42.4	61.6	6.3 ⁽²⁾	67.9 ⁽²⁾
3rd Quarter	100.8	8.0	2.3	111.1	41.9	1.1	43.0	68.1	6.6	74.7
4th Quarter	105.8	8.3	2.6	116.7	42.1	1.1	43.2	73.5	7.2	80.7
Total, 1953	368.4	29.3	9.1	406.8	166.1	4.1	170.2	236.3	24.3	260.6

(1) Preliminary.

(2) Revised.

TABLE 9.— EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — 1953.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		
	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
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
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
1952 ⁽¹⁾									
1st Quarter.....	134.9	424.4	559.3	49.9	108.1	158.0	184.8	532.5	717.3
2nd Quarter.....	207.2	605.3	812.5	50.4	181.1	231.5	257.6	786.4	1,044.0
3rd Quarter.....	236.0	731.3	967.3	51.1	221.3	272.4	287.1	952.6	1,239.7
4th Quarter.....	247.5	676.0	923.5	51.8	198.5	250.3	299.3	874.5	1,173.8
Total, 1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0	4,174.8
1953 ⁽²⁾									
1st Quarter.....	200.5	444.2	644.7	52.7	113.1	165.8	253.2	557.3	810.5
2nd Quarter.....	279.0	625.1	906.1	51.6	185.5	237.1	332.6	810.6	1,143.2
3rd Quarter.....	296.5	795.0	1,091.5	53.6	235.1	288.7	350.1	1,030.1	1,380.2
4th Quarter.....	311.0	695.7	1,006.7	54.3	204.3	258.6	365.3	900.0	1,265.3
Total, 1953.....	1,089.0	2,560.0	3,649.0	212.2	738.0	950.2	1,301.2	3,298.0	4,599.2

(1) Revised.
(2) Preliminary.

**TABLE 10.— PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — 1953.**

Period	Personal Expenditures	Gov't Expenditures	Gross Domestic Investment				Net Foreign Balance	G.N.E.
			Residential Construction		Other Investment	Total ⁽¹⁾		
			Amount ⁽²⁾	Per cent of G.D.I.				
1945	6,811	3,704	272	28.4	685	957	687	11,850
1946	7,977	1,832	371	18.8	1,603	1,974	332	12,026
1947	9,173	1,570	506	16.1	2,641	3,147	17	13,768
1948	10,112	1,798	637	19.0	2,718	3,355	418	15,613
1949	10,963	2,128	742	22.7	2,529	3,271	174	16,462
1950	12,029	2,326	801	19.8	3,244	4,045	-330	18,203
1951	13,297	3,212	781	15.4	4,295	5,076	-524	21,450
1952								
1st Quarter	3,219	1,082	130	15.9	686	816	33	4,985
2nd Quarter	3,575	857	206	18.7	893	1,099	39	5,335
3rd Quarter	3,487	1,090	229	18.9	985	1,214	71	6,892
4th Quarter	4,053	1,187	238	22.7	811	1,049	21	5,799
Total, 1952	14,334	4,216	803	19.2	3,375	4,178	164	23,011
1953								
1st Quarter	3,451	1,161	193	17.1	933	1,126	-180	5,314
2nd Quarter	3,788	889	269	18.2	1,211	1,480	-192	5,753
3rd Quarter	3,626	1,218	306	21.1	1,142	1,448	-13	7,211
4th Quarter	4,170	1,182	294	28.8	728	1,022	-65	5,964
Total, 1953	15,035	4,450	1,062	20.1	4,014	5,076	-450	24,242

- (1) Excluding changes in farm inventory.
(2) Excludes expenditures by government departments.

TABLE 11.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 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	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	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	20.2	2.1	22.3	1,006	2,132	3,138
March	46.0	3.1	49.1	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
April	68.1	4.2	72.3	2,111	6,725	8,836
May	61.6	4.7	66.3	2,212	6,361	8,573
June	61.7	4.5	66.2	2,297	6,020	8,317
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
July	54.1	4.4	58.5	1,609	5,572	7,181
August	44.3	3.8	48.1	1,690	4,205	5,895
September	53.6	4.1	57.7	2,166	5,754	7,920
3rd Quarter	152.0	12.3	164.3	5,465	15,531	20,996

TABLE 12.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — OCTOBER, 1953.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	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	2,335
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
June	8.3	75.7	84.0	768	9,441	10,209
2nd Quarter	36.5	192.4	228.9	3,370	23,407	26,777
July	9.5	63.2	72.7	883	7,647	8,530
August	6.3	57.3	63.6	581	7,383	7,964
September	3.0	41.0	44.0	276	4,958	5,234
3rd Quarter	18.8	161.5	180.3	1,740	19,988	21,728
October	26.6	62.3	88.9	2,443	7,387	9,830

(1) Estimated.

SECTION 2
PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 13.— NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED,
WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — SEPTEMBER, 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	6,721	3,632	7,268
2nd Quarter	1,391	6,331	215	6,546	20,086	26,632	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	78,868	33,721	83,246
1953								
1st Quarter	309	4,753	65	4,818	6,695 ⁽³⁾	11,621	5,235 ⁽³⁾	11,930
2nd Quarter ⁽³⁾	521	9,502	222	9,724	24,579	34,295	10,245	34,816
3rd Quarter	515	9,720	240	9,960	22,450	32,410	10,475	32,925

(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.

(3) Revised.

TABLE 14.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, NUMBER AND AMOUNT OF NET LOANS APPROVED
AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — 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
Σ 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
June	2,678	364	3,042	3,806	550	4,356	28,344	3,759	32,103
2nd Quarter	7,955	658	8,613	10,701	1,577	12,278	81,065	10,578	91,643
July	2,335	711	3,046	3,605	1,826	5,431	26,612	12,820	39,432
August	1,847	554	2,401 ⁽¹⁾	2,153	606	2,759	17,578	4,642	22,220 ⁽¹⁾
September	2,028	444	2,472	2,327	433	2,760	19,231	3,530	22,761
3rd Quarter	6,210	1,709	7,919	8,085	2,865	10,950	63,421	20,992	84,413
October	1,506	522	2,028	2,031	1,415	3,446	15,074	9,801	24,875
November	1,910	264	2,174	2,506	908	3,414	20,235	6,457	26,692
December	1,235	— 52	1,183	1,963	— 66	1,897	14,997	— 624	14,373
4th Quarter	4,651	734	5,385	6,500	2,257	8,757	50,306	15,634	65,940
Total, 1953	23,060	3,219	26,279	31,791	6,955	38,746	235,736	48,790	284,526

(1) Revised.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT,
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 — 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.....	2,124	2,119	18,650
June.....	1,947	1,931	16,722
2nd Quarter.....	5,788	5,781	49,980
July.....	1,711	1,703	14,576
August.....	1,455	1,430	12,557
September.....	1,554	1,562	13,845
3rd Quarter.....	4,720	4,695	40,978
October.....	1,177	1,178	9,805
November.....	1,687	1,686	15,255
December.....	1,124	1,840	14,193
4th Quarter.....	3,988	4,704	39,253
Total, 1953.....	17,789	18,509	158,539

TABLE 16.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, GROSS LOANS APPROVED BY TYPE OF LOAN,
CANADA, FIRST NINE MONTHS, 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								
Loans to home owners	33	33	260	7,865	204	204	1,705	8,358
Loans to builders for sale	956	956	8,694	9,094	540	540	4,847	8,976
Non-defence worker housing								
Loans to home owners	4,519	4,603	34,331	7,442	6,224	6,366	49,428	7,764
Loans to builders for sale	13,340	13,708	112,092	8,177	14,444	14,707	126,760	8,619
Sub-total	18,848	19,300	155,377	8,046	21,412	21,817	182,740	8,376
<i>Housing for Rental Purposes</i>								
Rental insurance								
Defence worker housing	5	780	4,967	6,368	—	—	—	—
Non-defence worker housing	35	2,273	13,266	5,836	38	2,551	16,956	6,647
Primary industries	—	—	—	—	1	12	60	5,000
Limited Dividend Corporation	5	363	2,256	6,214	10	401	2,663	6,641
Other Rental	357	4,606	24,012	5,213	451	6,366	36,486	5,729
Sub-total	402	8,022	44,501	5,547	500	9,330	56,165	6,020
Total Gross Loans	19,250	27,322	199,878	7,313	21,912	31,147	238,905	7,670

TABLE 17.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, ⁽¹⁾ ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS, AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST NINE MONTHS, 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	12,105	12,105	96,626	1,176	9,613	368	11,157	10,496	7,982	1,030	9.10
Single 1½-Storey											
Finished	3,203	3,203	27,183	1,179	9,804	439	11,422	10,394	8,487	1,236	7.79
Unfinished	1,218	1,218	9,373	1,068	8,944	293	10,305	9,896	7,712	850 ⁽²⁾	6.54
Single 2-Storey	1,397	1,397	12,567	1,194	11,179	464	12,837	12,037	8,996	1,364	8.08
Semi-Detached	506	526	4,643	1,177	10,306	499	11,982	11,251	8,827	1,231	7.82
Duplex	149	298	1,591	777	7,875	310	8,962	7,419	5,340	1,076	6.95
Triplex	41	123	600	837	7,720	308	8,864	6,179	4,873	1,018	7.32
Double Duplex	278	620	3,635	739	7,601	296	8,636	7,719	5,863	1,095	7.21
Row House	41	98	605	625	8,706	307	9,638	8,173	6,174	1,003	7.08
Apartment	307	7,371	40,779	548	6,772	537	7,857	6,269	5,532	881	7.86
Total	19,245	26,959	197,602	983	8,846	424	10,253	9,270	6,606	1,058	8.00
1953											
Single 1-Storey	15,571	15,578	130,340	1,186	10,042	444	11,672	10,998	8,367	1,060	9.47
Single 1½-Storey											
Finished	2,822	2,956	25,244	1,236	10,104	494	11,835	11,148	8,533	1,220	8.28
Unfinished	879	879	7,247	1,242	9,454	342	11,038	10,528	8,244	920 ⁽²⁾	6.55
Single 2-Storey	1,327	1,327	12,266	1,299	11,274	495	13,068	12,319	9,243	1,341	8.42
Semi-Detached	506	577	5,383	1,367	10,078	513	11,958	20,087	9,329	1,140	8.84
Duplex	175	350	1,970	866	8,045	322	9,233	7,952	5,627	1,057	7.61
Triplex	48	144	706	881	8,050	249	9,180	6,614	4,902	1,040	7.74
Double Duplex	151	314	1,840	948	8,258	359	9,565	7,931	5,859	1,064	7.76
Row House	72	353	2,234	740	7,750	512	9,002	17,041	6,329	957	8.10
Apartment	405	8,389	50,079	509	7,176	551	8,236	7,009	5,969	868	8.21
Total	21,956	30,867	237,309	1,004	9,230	476	10,710	10,127	7,687	1,046	8.95

(1) Excluding loan approvals under Sections 6 and 17.

(2) Total floor area including unfinished portion averaged 1,314 sq. ft. in 1952 and 1,442 sq. ft. in 1953.

TABLE 18.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 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 — 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	46	3,187	25,562	7	314	2,611	53	3,501	28,173
1953									
January	2	36 ⁽¹⁾	283 ⁽¹⁾	—	—	—	2	36 ⁽¹⁾	283 ⁽¹⁾
February	1	—50	—372	—	—	—	1	—50	—372
March	1	11	18	—	—	1	1	11	19
1st Quarter	4	— 3 ⁽¹⁾	—71 ⁽¹⁾	—	—	1	4	— 3 ⁽¹⁾	—70 ⁽¹⁾
April	7	1,105	9,903	—	—	—	7	1,105	9,903
May	7	323	2,851	—	—	—	7	323	2,851
June	5	211	1,898	—	—	—	5	211	1,898
2nd Quarter	19	1,639	14,652	—	—	—	19	1,639	14,652
July	8	549 ⁽¹⁾	4,724 ⁽¹⁾	—	—	—	8	549 ⁽¹⁾	4,724 ⁽¹⁾
August	1	12	70	—	—	—	1	12	70
September	—	—	—	—	—	—	—	—	—
3rd Quarter	9	561	4,794	—	—	—	9	561	4,794
October	8	589	5,027	—	—	—	8	589	5,027
November	2	41	317	—	—	—	2	41	317
December	— 1	—15	—119	—	—	—	— 1	—15	—119
4th Quarter	9	615	5,225	—	—	—	9	615	5,225
Total, 1953	41	2,812	24,600	—	—	1	41	2,812	24,601
Total, July, 1948 — December, 1953	190	15,881	119,543	127	5,200	40,340	317	21,081	159,883

(1) Revised.

TABLE 19.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948—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	3.6	917	8,429	91.96
February	3.7	859	8,567	85.07
March	4.0	862	7,450	85.36
1st Quarter	3.8	885	8,016	88.09
April	3.7	859	8,962	84.28
May	3.7	892	8,821	92.86
June	4.3	864	8,994	81.75
2nd Quarter	3.8	866	8,939	88.58
July	3.6	887	8,299 ⁽¹⁾	88.71 ⁽¹⁾
August	3.5	831	9,090	88.77
September	—	—	—	—
3rd Quarter	3.6	863	8,635	88.74
October	4.5	906	8,570	86.58
November	3.8	1,026	9,312	96.58
December	—	—	—	—
4th Quarter	4.5	918	8,515	87.25
Average, July, 1948— December, 1953	4.0	900	7,467	75.74

(1) Revised.

TABLE 20.—FEDERAL-PROVINCIAL HOUSING OPERATIONS UNDER SECTION 46 OF THE
NATIONAL HOUSING ACT, CANADA,
1950 — 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	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3	270	381	195	1,192
Total, 1952	21	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
April	1	100	94	84	954
May	—	—	96	77	973
June	1	40	106	155	924
2nd Quarter	2	140	296	316	—
July	2	254	131	221	834
August	3	74	60	176	718
September	2	75	182	133	767
3rd Quarter	7	403	373	530	—
October	1	50	69	125	711
November	1	28	11	88	634
December	—	—	30	98	566
4th Quarter	2	78	110	311	—
Total, 1953	11	621	906	1,532	—
Total, 1950 — December, 1953	36	2,628	2,664	2,098	—

TABLE 21. — FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER SECTION 46 OF THE NATIONAL HOUSING ACT,
CANADA, 1950 — 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
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
Total, 1950 — December, 1953 ⁽³⁾	25	2,721	12,805	1,403

(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 22.— EXPENDITURES⁽¹⁾, UNDER SECTION 46 OF THE NATIONAL HOUSING ACT,
CANADA, 1950 — 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	9.2	39.4	853.9
2nd Quarter	663.2	27.5	690.7	273.1	5.0	2.6	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
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	12.7	345.0	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5	391.5	34.4	425.9	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	793.8	346.0	131.7	477.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8	1,315.1	485.8	1,800.9	13,353.5

(1) Includes both Federal and Provincial Shares.

TABLE 23.— LAND ASSEMBLY PROJECTS UNDER SECTION 19 OF THE NATIONAL HOUSING ACT,
CANADA, 1947 — SEPTEMBER, 1953.

Period	Progress of Land Assembly Projects									Total Expenditure (\$000)
	Started			Improvements Completed				Under Construction (At End of Period)		
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots	
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)			
1947	4	910	199	—	—	—	—	4	910	—
1948	1	91	11	—	—	—	—	5	1,001	—
1949	1	534	150	—	872	872	663	6	663	1,141.0 ⁽¹⁾
1950	1	417	90	3	1,080	638	452	4	452	392.1
1951	—	—	—	—	—	223	219	4	219	530.2
1952										
1st Quarter	—	—	—	—	—	3	216	4	216	6.4
2nd Quarter	—	—	—	1	—	4	212	3	212	40.8
3rd Quarter	—	—	—	1	—	16	196	2	196	5.1
4th Quarter	—	—	—	—	—	50	146	2	146	2.8
Total, 1952	—	—	—	2	—	73	—	—	—	55.1
1953										
1st Quarter	—	—	—	1	—	—	146	1	146	.8
2nd Quarter	—	—	—	—	—	32	114	1	114	3.8
3rd Quarter	—	—	—	—	—	28	86	1	86	54.7

(1) Includes expenditures made in 1947 and 1948.

TABLE 24.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — SEPTEMBER, 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	8	707	214	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
April	—	81	221	180	0	26	206
May	38	59	200	198	0	116	314
June	16	41	175	222	0	49	271
2nd Quarter	54	181	—	600	0	191	791
July	34	62	147	67	0	94	161
August	—	21	126	53	0	99	152
September	—	23	103	126	0	34	160
3rd Quarter	34	106	—	246	0	227	473
Total, April, 1941 — September, 1953	51,415	51,312	—	230,005	14,046	36,014	280,065

(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 in 1950, \$740,367 in 1951 and \$140,730 in 1952 recoverable from municipalities.

TABLE 25.— PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947 — OCTOBER, 1953.

As at End of Period	Units in New Structures					
	Single Units		Multiple Units		Total ⁽¹⁾	
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
1947	30,392	.6	799	.1	33,270	.5
1948	33,900	.3	1,388	.1	37,115	.3
1949	38,367	.4	1,768	.3	41,348	.4
1950	36,002	.6	1,767	.5	38,514	.6
1951						
March	33,548	.6	1,762	.9	35,845	.7
June	28,649	.5	1,760	1.1	30,862	.5
September	24,440	.5	1,760	.9	26,500	.5
December	22,689	.5	1,760	.3	24,674	.4
1952						
March	21,792	.4	1,760	.3	23,645	.4
June	20,034	.3	1,763	.7	21,831	.3
September	18,892	.3	1,763	.6	20,663	.3
December	17,838	.2	1,762	.3	19,600	.2
1953						
January	17,720	.1	1,762	.3	19,482	.2
February	17,621	.2	1,762	—	19,383	.1
March	17,551	.2	1,762	.1	19,313	.2
April	17,370	.1	1,762	.1	19,132	.1
May	17,223	.1	1,762	.7	18,985	.2
June	17,094	.1	1,762	1.1	18,856	.2
July	17,014	.1	1,762	1.8	18,776	.3
August	16,900	.1	1,762	1.6	18,662	.2
September	16,780	.1	1,762	1.4	18,542	.2
October	16,709	.3	1,762	1.5	18,471	.4

(1) Prior to September 1952, total includes home conversion plan units.

TABLE 26.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 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	1,432	2,639	2,417	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
April	64	283	1,259	1,118	400	1,518
May	98	268	1,089	670	176	846
June	68 ⁽³⁾	119	1,014	2,764	989	3,753
2nd Quarter	230 ⁽³⁾	670	—	4,552	1,565	6,117
July	12	209	817	869	330	1,199
August	31	104	744	490	612	1,102
September	99	48	795	855	615	1,470
3rd Quarter	142	361	—	2,214	1,557	3,771

(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.

(3) Revised.

TABLE 27.— CONSTRUCTION OF NEW SCHOOLS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF NATIONAL DEFENCE, NUMBER OF SCHOOLS FOR WHICH CONTRACTS HAVE BEEN AWARDED, STARTED AND COMPLETED, AND EXPENDITURES, CANADA, 1950 — SEPTEMBER, 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
2nd Quarter	1	1	1	5	151	34	185
3rd Quarter	3	3	—	8	69	52	121

TABLE 28.—HOUSING OPERATIONS AND TOTAL CONSTRUCTION OPERATIONS BY DEFENCE
CONSTRUCTION (1951) LIMITED, CANADA, NOVEMBER, 1950 — OCTOBER, 1953.

Period	Residential Construction				Total		
	Number of Dwellings			Expendi- ture (\$000)	Contracts Awarded ⁽¹⁾		Expendi- ture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)	
Prior to Nov., 1950 ⁽³⁾	315	—	—	3,748	125	41,291	19,846
Nov.—Dec., 1950	160	—	0	327	23	10,915	1,247
Total, 1950	475	— ⁽⁴⁾	— ⁽⁴⁾	4,075	148	52,206	21,093
1951	824	778 ⁽⁵⁾	83 ⁽⁶⁾	13,139	375	169,591	82,020
1952							
1st Quarter	—	29	111	1,680	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,289	40,469
3rd Quarter	—	154	96	1,301	104	52,923	43,000
4th Quarter	—	2	269	2,061	139	35,484	54,596
Total, 1952	40	330	626	6,614	482	156,324	177,296
1953							
January	—	—	—	351	28	6,671	11,604
February	—	—	311	352	23	5,432	10,788
March	—	—	52	203	10	5,438	11,494
1st Quarter	—	—	363	906	61	17,541	33,886
April	—	—	20	445	29	9,439	7,490
May	—	—	20	130	25	5,263	12,542
June	—	—	4	121	62	6,136 ⁽²⁾	7,746
2nd Quarter	—	—	44	696	116	20,838 ⁽²⁾	27,778
July	—	—	5	110	52	8,350	10,922
August	—	—	—	169	40	5,249	10,092
September	—	—	—	424	20	7,884	11,984
3rd Quarter	—	—	5	703	112	21,483	32,998
October	—	—	—	117	91	8,660	9,927
Total, November, 1950–October, 1953	1,024	1,108	1,121	22,502	1,260	405,352	365,152

(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 shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

TABLE 29.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,
NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND
EXPENDITURE, CANADA, SEPTEMBER 23, 1943 — SEPTEMBER, 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
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
Total, 1943 — September, 1953	17,962	15,595	—	103,415

TABLE 30.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — SEPTEMBER, 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	4,948
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	1,770
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	342
March	1	5	5	4	32	111	32	120
1st Quarter	6	19	20	11	329	1,289	332	1,319
April	4	10	3	1	50	211	53	222
May	1	4	6	3	124	487	117	494
June	5	21	9	6	183	677	186	703
2nd Quarter	10	35	18	10	357	1,375	356	1,419
July	15	32	23	12	253	858	259	902
August	8	16	24	13	273	940	275	969
September	8	16	16	8	177	623	178	648
3rd Quarter	31	64	63	33	703	2,421	712	2,519
Total, 1929 — September, 1953	—	—	—	—	—	—	40,370	93,302

(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 31.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 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	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
April	46	79	115	112	11,067	11,716	11,228	11,907
May	61	138	111	103	9,795	10,199	9,967	10,441
June	115	254	192	183	6,875	7,100	7,182	7,537
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,885
July	106	223	210	202	7,595	8,288	7,911	8,713
August	84	173	152	151	12,411	17,625	12,647	17,949
September	57	109	139	133	8,851	12,465	9,047	12,707
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
Total, March, 1945 — September 1953	3,959	6,064	7,064	6,259	390,439	423,414	401,462	435,738

TABLE 32.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 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	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
April	190	1,421	409	2,153	211
May	302	2,060	587	1,944	330
June	370	2,809	862	2,330	387
2nd Quarter	862	6,290	1,858	2,155	928
July	321	2,497	810	2,523	373
August	178	1,541	489	2,747	193
September	277	2,234	713	2,574	311
3rd Quarter	776	6,272	2,012	2,593	877
Total, January, 1948 — September, 1953	19,297	131,421	38,750	1,984	22,538

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

SECTION 3
POPULATION AND INCOME

TABLE 33.— NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 — 1953.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951						
1st Quarter	16.7	15.4	—	3.0	3.0	3,262.3
2nd Quarter	36.0	13.0	—	8.1	29.5	3,291.8
3rd Quarter	45.2	12.7	—	6.5	37.7	3,329.5
4th Quarter	30.3	13.8	—	9.5	24.7	3,354.2
Total, 1951	128.2	54.9	5.2	27.1	94.9	—
1952						
1st Quarter	16.6	14.2 ⁽⁴⁾	—	6.5	7.5 ⁽⁴⁾	3,361.7 ⁽⁴⁾
2nd Quarter	30.7	13.9 ⁽⁴⁾	—	8.6	24.0 ⁽⁴⁾	3,385.7 ⁽⁴⁾
3rd Quarter	45.9	12.9 ⁽⁴⁾	—	5.3	36.9 ⁽⁴⁾	3,422.6 ⁽⁴⁾
4th Quarter	34.0	14.2 ⁽⁴⁾	—	4.8	23.2 ⁽⁴⁾	3,445.8 ⁽⁴⁾
Total, 1952	127.2	55.2 ⁽⁴⁾	5.6	25.2	91.6 ⁽⁴⁾	—
1953						
1st Quarter	17.3	15.2 ⁽⁴⁾	—	2.0	2.6 ⁽⁴⁾	3,448.4 ⁽⁴⁾
2nd Quarter	29.5	14.4 ⁽⁴⁾	—	7.8	21.4 ⁽⁴⁾	3,469.9 ⁽⁴⁾
3rd Quarter	47.3	13.2	—	5.8	38.4	3,508.4
4th Quarter	39.3	13.8	—	5.6	29.5	3,538.0
Total, 1953	133.4	56.6	6.1 ⁽⁵⁾	22.4	91.9	—

(1) Quarterly data not available.

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

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

(4) Revised.

(5) Preliminary.

TABLE 34.—NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION,
CANADA,⁽¹⁾ 1945 — 1953.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽²⁾ (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952						
1st Quarter.....	90,634	31,015	16,661	—	42,743	14,244
2nd Quarter.....	101,776	31,263	30,745	—	55,314	14,430
3rd Quarter.....	103,952	30,676	45,914	—	37,239	14,534
4th Quarter.....	99,594	31,862	34,070	—	29,202	14,624
Total, 1952.....	395,956	124,816	127,390	5,562	164,498	—
1953 ⁽³⁾						
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	14,692
April.....	31,899	10,660	7,672		16,118	
May.....	34,700	11,312	9,905		20,905	
June.....	36,246	10,291	11,873		18,376	
2nd Quarter.....	102,845	32,263	29,450	—	55,399	14,781
July.....	37,462	10,319	17,602		19,697	
August.....	34,882	9,907	14,048		14,594	
September.....	35,572	11,090	15,601		12,471	
3rd Quarter.....	107,916	31,316	47,251	—	46,762	14,893
October.....	38,032	10,547	15,423		18,624	
November.....	34,557	9,439	13,820		13,916	
December.....	34,176	10,641	10,091	—	11,230	
4th Quarter.....	106,765	30,627	39,334		43,770	15,005
Total, 1953.....	410,985	127,283	133,366	6,055 ⁽³⁾	168,868	—

(1) Excluding Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

TABLE 35.—NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — 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 ⁽²⁾									
1st Quarter	23,152	27.0	21,344	24.8	15,396	17.9	25,994	30.3	85,886
2nd Quarter	25,994	27.0	23,964	24.8	17,286	17.9	29,186	30.3	96,430
3rd Quarter	26,551	27.0	24,477	24.8	17,655	17.9	29,810	30.3	98,493
4th Quarter	25,448	27.0	23,462	24.8	16,922	17.9	28,572	30.3	94,404
Total, 1952	101,145	27.0	93,247	24.8	67,259	17.9	113,562	30.3	375,213
1953 ⁽³⁾									
1st Quarter	23,929	27.0	22,048	24.8	15,914	17.9	26,867	30.3	88,758
2nd Quarter	26,332	27.0	24,262	24.8	17,513	17.9	29,565	30.3	97,672
3rd Quarter	27,608	27.0	25,358	24.8	18,302	17.9	30,981	30.3	102,249
4th Quarter	27,380	27.0	25,149	24.8	18,153	17.9	30,727	30.3	101,409
Total, 1953	105,249	27.0	96,817	24.8	69,882	17.9	118,140	30.3	390,088

(1) For difference between data shown on Table 16 and those shown in Table 15 see p. 107.

(2) Revised.

(3) Preliminary.

TABLE 36.— NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — 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	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,326	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,595	33,730	58,324	50,882	42,851	93,733	16,208	15,475	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,088	12,193	31,281	6,236	5,226	11,462	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	23,241	15,587	38,828	8,874	7,612	16,486	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	12,791	12,272	25,063	6,557	5,619	12,176	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	7,852	11,246	19,098	5,210	4,894	10,104	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
January ⁽¹⁾	1,040	1,550	2,590	1,351	1,686	3,037	1,817	2,287	4,104	773	750	1,523	5,627
February ⁽¹⁾	962	1,607	2,569	1,176	1,497	2,673	1,836	1,999	3,835	735	672	1,407	5,242
March ⁽¹⁾	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 ¹	4,586	7,168	11,754	4,977	6,206	11,183	8,612	8,282	16,894	3,144	2,899	6,043	22,937
April	3,653	5,603	9,256	3,097	3,765	6,862	6,742	4,626	11,368	2,514	2,236	4,750	16,118
May	4,670	7,205	11,875	4,142	4,888	9,030	8,483	6,070	14,553	3,392	2,960	6,352	20,905
June	3,930	6,340	10,270	3,752	4,354	8,106	7,171	5,363	12,534	3,099	2,743	5,842	18,376
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
July	4,426	6,913	11,339	4,026	4,332	8,358	8,708	5,999	14,707	2,631	2,359	4,990	19,697
August	3,034	5,069	8,103	2,970	3,521	6,491	6,311	4,839	11,150	1,792	1,652	3,444	14,594
September	2,640	3,964	6,604	2,614	3,253	5,867	5,091	4,458	9,549	1,513	1,409	2,922	12,471
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
October	3,897	5,898	9,795	3,922	4,907	8,829	7,364	6,633	13,997	2,431	2,196	4,627	18,624
November	2,558	4,316	6,874	3,013	4,029	7,042	4,829	5,210	10,039	2,045	1,832	3,877	13,916
December	1,831	3,721	5,552	2,496	3,182	5,678	3,666	4,088	7,754	1,886	1,590	3,476	11,230
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,225	56,197	91,422	35,009	42,437	77,446	66,977	55,568	122,545	24,447	21,876	46,323	168,868

(1) Revised.

TABLE 37.— FAMILIES AND NON-FAMILY HOUSEHOLDS
CANADA⁽¹⁾, 1941 AND 1951.

Item	1941	1951	Change 1941 to 1951	
			Number	Percentage
Families				
Farm.....	661,820	598,540	— 63,280	— 9.6
Non-Farm.....	1,863,479	2,609,047	745,568	40.0
Total.....	2,525,299	3,207,587	682,288	27.0
Non-Family Households				
Farm.....	105,899	73,384	— 32,515	—30.7
Non-Farm.....	266,714	367,909	101,195	37.9
Total.....	372,613	441,293	68,680	18.4
Families and Non-Family Households				
Farm.....	767,719	671,924	— 95,795	—12.5
Non-Farm.....	2,130,193	2,976,956	846,763	39.7
Total.....	2,897,912	3,648,880	750,968	25.9

(1) Excluding Newfoundland.

TABLE 38.— GROSS NATIONAL PRODUCT, NATIONAL INCOME, PERSONAL INCOME, PERSONAL SAVINGS,
CANADA, 1945 — 1953.
(Millions of Dollars)

Period	G.N.P.	Net National Income	Personal Income	Personal Disposable Income			Personal Savings ⁽²⁾
				Non-Farm ⁽¹⁾	Total		
					Amount	Per Capita	
1945	11,850	9,840	9,239	7,490	8,430	698	1,850
1946	12,026	9,821	9,761	7,875	8,965	729	1,045
1947	13,768	10,985	10,390	8,438	9,599	765	505
1948	15,613	12,560	11,943	9,494	11,121	867	1,074
1949	16,462	13,194	12,757	10,368	11,968	890	1,077
1950	18,203	14,550	13,414	11,272	12,674	924	514
1951	21,450	17,128	15,711	12,541	14,683	1,048	1,032
1952							
1st Quarter	4,985	3,857	3,746	3,281	3,434	238	365
2nd Quarter	5,335	4,149	3,794	3,352	3,427	237	67
3rd Quarter	6,892	5,654	5,235	3,551	4,928	342	391
4th Quarter	5,799	4,475	4,298	3,660	3,964	275	358
Total, 1952	23,011	18,135	17,073	13,844	15,573	1,092	1,181
1953							
1st Quarter	5,314	4,087	3,952	3,569	3,594	243	401
2nd Quarter	5,753	4,495	4,191	3,661	3,775	255	167
3rd Quarter	7,211	5,829	5,463	3,855	5,140	348	622
4th Quarter	5,964	4,566	4,407	3,854	4,072	276	282
Total, 1953	24,242	18,977	18,013	14,939	16,581	1,122	1,482

(1) Excluding net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

SECTION 4
REAL ESTATE LENDING

TABLE 39.— GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN,
CANADA, 1947 — SEPTEMBER, 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 ⁽¹⁾														
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
2nd Quarter	11,688	16,063	107,846	6,894	9,686	34,159	265	18,437	347	7,703	313	1,718	19,507	169,863
3rd Quarter	11,093	14,978	99,994	6,004	8,302	30,598	249	18,899	288	5,836	196	1,017	17,830	156,344

(1) Preliminary.

TABLE 40.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 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	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	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
2nd Quarter	9,159	75,529	621	4,244	19,912	233	1,799	50	133	444	1,351	7,196	207	834	2,439
3rd Quarter	8,154	67,808	505	3,660	17,622	384	2,548	61	170	626	1,635	8,251	251	827	2,444

TABLE 40.— GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 1953 — *Concluded*.

Period	Fraternal Societies ⁽¹⁾					Fire Insurance Companies					All Lending Institutions				
	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	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
2nd Quarter	27	128	40	82	399	0	—	0	—	—	10,770	84,652	918	5,293	23,194
3rd Quarter	65	352	37	79	334	0	—	1	4	9	10,238	78,958	855	4,740	21,036

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

TABLE 41.— GROSS JOINT AND CONVENTIONAL MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS,
ON NEW NON-FARM HOUSING CONSTRUCTION, CANADA, 1949 — SEPTEMBER, 1953.

Period	Joint Loans					Conventional Loans			% Joint Loans To Total New Residential Loans ⁽¹⁾
	Loans	Units	Amount (\$000)			Loans	Units	Amount (\$000)	
			Corporation Share	Lending Institution Share	Total				
1949	19,067	21,912	33,247	89,489	122,736	15,175	21,156	89,657	57.8
1950	35,645	40,338	95,223	184,837	280,060	10,194	15,094	32,351	89.6
1951	17,510	21,189	37,044	103,996	141,040	13,201	17,391	95,275	59.7
1952									
1st Quarter	4,108	5,294	9,736	29,208	38,944	1,829	3,225	15,617	71.4
2nd Quarter	7,262	9,034	16,818	50,455	67,273	2,314	3,496	17,246	79.6
3rd Quarter	6,504	8,208	15,499	46,498	61,997	3,269	4,954	25,166	71.1
4th Quarter	4,928	6,972	12,595	37,784	50,379	3,389	4,592	25,074	66.8
Total, 1952	22,802	29,508	54,648	163,945	218,593	10,801	16,267	83,103	72.5
1953									
1st Quarter	4,595	5,968	11,481	34,442	45,923	2,946	5,564	29,518	60.9
2nd Quarter	8,175	10,965	21,100	63,301	84,401	3,513	5,098	23,445	78.3
3rd Quarter	6,581	8,617	17,279	51,836	69,115	4,512	6,361	30,879	69.1

(1) Amount including Corporation share. For note on comparability of data, see p. 111.

TABLE 42.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND REAL ESTATE TRANSFERS REGISTERED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945 — SEPTEMBER, 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
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,026
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,393
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,678
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,137
1953 ⁽¹⁾						
1st Quarter	9,451	24,985	7,130	18,859	9,433	35,418
2nd Quarter	13,628	36,027	8,492	22,464	14,125	52,907
3rd Quarter	13,111	34,660	8,021	21,211	13,023	48,799

(1) Preliminary.

SECTION 5
BUILDING MATERIALS

TABLE 43.—INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE OF
CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL,
CANADA, 1945 — OCTOBER, 1953.
(1949 = 100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952						
January	85.0	86.7	85.6	70.1	76.5	73.8
February	99.2	91.8	96.2	81.9	82.2	82.1
March	109.8	99.3	107.1	103.8	93.2	97.7
April	79.7	93.7	85.4	70.5	89.5	81.3
May	121.7	102.3	113.8	107.0	110.9	109.2
June	131.7	105.5	121.1	131.6	110.4	119.5
July	114.6	103.8	110.2	117.3	112.9	112.0
August	147.6	98.1	127.6	174.7	112.1	138.8
September	130.6	114.5	124.1	116.5	125.8	121.8
October	112.7	122.6	116.7	122.3	130.8	127.2
November	75.8	113.0	90.9	51.9	115.2	88.2
December	79.8	101.7	88.6	61.7	100.0	83.7
Annual Average	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5 ⁽¹⁾	126.7 ⁽¹⁾	148.9	114.8	129.4
June	160.5	122.8 ⁽¹⁾	145.2 ⁽¹⁾	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2

(1) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	6,553.9 ⁽³⁾	84,500	292.4	230.7 ⁽³⁾	214.7 ⁽³⁾	164.3 ⁽³⁾
1952						
1st Quarter	1,586.2 ⁽³⁾	13,800	65.7	54.4 ⁽³⁾	48.3 ⁽³⁾	34.1 ⁽³⁾
2nd Quarter	1,796.5 ⁽³⁾	14,200	57.4	54.0 ⁽³⁾	47.2 ⁽³⁾	40.0 ⁽³⁾
3rd Quarter	2,118.6 ⁽³⁾	14,000	51.5	54.0 ⁽³⁾	68.2 ⁽³⁾	46.8 ⁽³⁾
4th Quarter	1,447.4 ⁽³⁾	13,000	68.4	69.9 ⁽³⁾	64.9 ⁽³⁾	43.9 ⁽³⁾
Total, 1952	6,948.7 ⁽³⁾	55,000	243.0	232.3 ⁽³⁾	228.6 ⁽³⁾	164.8 ⁽³⁾
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	53.2
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.2	70.5	78.5	82.0

(1) Data for 1953 are estimated (see p. 112).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	8,644.9 ⁽²⁾	190.0	146.7	9,766.8
1949	80.7	15.5	7,163.1 ⁽²⁾	192.2	185.2	10,090.4
1950	100.8 ⁽²⁾	20.2 ⁽²⁾	7,250.1 ⁽²⁾	194.2 ⁽²⁾	200.1 ⁽²⁾	10,656.0 ⁽²⁾
1951	88.8 ⁽²⁾	19.2 ⁽²⁾	7,489.1 ⁽²⁾	172.7 ⁽²⁾	226.8 ⁽²⁾	14,914.0 ⁽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	1,707.5	48.2	75.0	2,969.6
2nd Quarter	18.1	4.3	1,819.3	42.9	82.9 ⁽²⁾	3,047.5
3rd Quarter	24.6	3.9	1,197.2	35.9	66.5	2,838.7

(1) Data for 1952 and 1953 are estimated (see p. 112).

(2) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	151.0 ⁽⁴⁾	14.0 ⁽⁴⁾
1951	2,506.0	48.8	16,528	91.4	148.0 ⁽⁴⁾	11.4 ⁽⁴⁾
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
2nd Quarter	751.6	8.9	4,418	27.3 ⁽⁴⁾	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

(4) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	17.0 ⁽²⁾	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.3 ⁽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	18.5 ⁽²⁾	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
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9

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

(2) Revised.

TABLE 44.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	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
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	118.2	1,358.3	41.8	27,819

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

(2) Data for 1945 are not available.

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 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	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
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
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5

TABLE 45.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 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	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
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	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9

TABLE 45.— SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1953 — *Concluded*.
(In Units Specified)

Period	Cement Products				Non-Metallic Sheathed Cable		Mineral Wool			
	Cement		Concrete Blocks				Batts		Granulated and Loose	
	Millions of Barrels of 350 lbs.		Millions of Blocks		Millions of Feet		Millions of Sq. Ft.		Millions of Cu. 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	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4	.4
1952										
1st Quarter	3.6	1.5	8.6	9.2	18.7	7.5	26.0	3.7	2.1	.5
2nd Quarter	5.3	.8	21.4	7.3	14.8	5.3	32.4	3.6	1.8	.5
3rd Quarter	5.1	.3	23.4	5.8	24.3	2.4	47.5	3.3	3.1	.5
4th Quarter	4.4	.8	20.7	6.1	29.7	2.4	52.0	3.7	3.9	.5
Total, 1952	18.4	—	74.1	—	87.5	—	157.9	—	10.9	—
1953										
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2	.6
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0	.6
3rd Quarter	6.4	.5	27.9	13.6	26.7	4.3	58.8	4.4	3.1	.5

TABLE 46.— IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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. $\frac{1}{2}$ "B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	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	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	9.9	283	421	1,313.8

TABLE 46.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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	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
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407

TABLE 46.— IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	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
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4

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

TABLE 47.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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	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
2nd Quarter	889.0	1,101	14.7	546	24,703
3rd Quarter	884.7	1,110	11.9	528	40,532

TABLE 47.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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	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
2nd Quarter	4.5	1.1	37	878
3rd Quarter	9.5	1.1	0	1,028

TABLE 48.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — SEPTEMBER, 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	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
2nd Quarter	779	1,053	720	386	48	1,058
3rd Quarter	784	968	639	308	23	924

(1) Excludes castings and forgings (see p. 113).

(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 49.— SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — SEPTEMBER, 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	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
2nd Quarter	101.8	158.1	67.3	104.7	105.7	92.2	173.9	803.7	377.6	54.7	1,236.0
3rd Quarter	114.9	141.7	74.9	73.6	109.3	59.3	150.7	724.4	364.0	25.6	1,114.0

(1) For details see p. 113.

TABLE 50.— PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 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	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
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7

TABLE 51.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 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	167.3	11.5	88.3	14.9	44.5	4.8
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
2nd Quarter	32.5	13.5	20.9	13.1	10.0 ⁽¹⁾	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8

(1) Revised.

TABLE 52.— IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 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	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	23,948	2.0	0	131	30
2nd Quarter	65.3	853 ⁽²⁾	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3

(1) Data for 1945 are not available.

(2) Revised.

TABLE 53.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — SEPTEMBER, 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	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
2nd Quarter	1,052	2,235	148	159	648	25	4,266
3rd Quarter	1,173	3,633	155	177	733	29	5,900

(1) For source and explanatory note see p. 114.

(2) Includes plywood.

TABLE 54.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES,
CANADA, ⁽¹⁾ 1946 — SEPTEMBER, 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	120,017	7,133	59.43
Annual Average	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June ⁽²⁾	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87

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

(2) Revised.

TABLE 55.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — NOVEMBER, 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	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
May	0	—	—	—	—
June	5	148	78	50	20
2nd Quarter	6	183	78	50	55
July	5	182	10	50	122
August	4	151	105	—	46
September	4	305	290	—	15
3rd Quarter	13	638	405	50	183
October	5	196	134	32	30
November	8	999	737	—	262

(1) See p. 114.

SECTION 6
BUILDING LABOUR

TABLE 56.—EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945 — NOVEMBER, 1953.
(In Thousands)

Period	Persons Employed				Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	All Industries	Construction ⁽²⁾ Industry	Non-Agricultural Industries	All Industries	Con- ⁽³⁾ struction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry								
1945	—	145	3,277	4,411	—	70	72	—	3,347	4,483
1946	—	241	3,438 ⁽⁴⁾	4,699 ⁽⁴⁾	8	113 ⁽⁴⁾	125 ⁽⁴⁾	249	3,551	4,824 ⁽⁴⁾
1947	—	254	3,660 ⁽⁴⁾	4,823 ⁽⁴⁾	8	87 ⁽⁴⁾	91	262	3,747	4,914 ⁽⁴⁾
1948	259 ⁽⁴⁾	293 ⁽⁴⁾	3,738 ⁽⁴⁾	4,915 ⁽⁴⁾	9 ⁽⁴⁾	104 ⁽⁴⁾	81 ⁽⁴⁾	302	3,842	4,996 ⁽⁴⁾
1949	347 ⁽⁴⁾	348 ⁽⁴⁾	3,860 ⁽⁴⁾	4,970 ⁽⁴⁾	18 ⁽⁴⁾	136 ⁽⁴⁾	101 ⁽⁴⁾	366	3,996	5,071 ⁽⁴⁾
1950	337 ⁽⁴⁾	338 ⁽⁴⁾	3,993 ⁽⁴⁾	5,043 ⁽⁴⁾	30 ⁽⁴⁾	137 ⁽⁴⁾	139 ⁽⁴⁾	368 ⁽⁴⁾	4,130 ⁽⁴⁾	5,182 ⁽⁴⁾
1951	325 ⁽⁴⁾	352 ⁽⁴⁾	4,175 ⁽⁴⁾	5,172	19 ⁽⁴⁾	82 ⁽⁴⁾	83	371 ⁽⁴⁾	4,257 ⁽⁴⁾	5,255
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										
January 24	276	297	4,242	5,013	52	183	187	347	4,425	5,200
February 21	273	284	4,247	5,015	45	175	179	329	4,422	5,194
March 21	276	284	4,221	5,020	39	168	172	323	4,389	5,192
April 18	297	311	4,243	5,076	33	161	165	330	4,404	5,241
May 16	312	351	4,320	5,207	21	109	114	372	4,429	5,321
June 20	330	373	4,397	5,297	16	89	90	389	4,486	5,387
July 18	334	400	4,443	5,425	16	88	90	416	4,520	5,515
August 22	340	404	4,451	5,415	18	90	92	422	4,541	5,507
September 19	340	387	4,416	5,314	15	83	84	402	4,449	5,398
October 24	329	389	4,413	5,240	17	107	111	406	4,520	5,351
November 21	319	371	4,378	5,165	31	148	151	402	4,526	5,316

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 115).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

(4) Revised.

TABLE 57.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — SEPTEMBER, 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	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541

(1) For qualitative note see p. 115.

TABLE 58.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1953.

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952					
January	125,969	5,935	47.11	104.4	109.4
February	126,077	7,299	58.36	98.1	107.4
March	124,240	7,350	59.16	96.2	107.6
April	128,727	7,766	60.33	100.6	107.5
May	134,662	8,122	60.32	110.2	107.2
June	140,159	8,345	59.54	122.3	110.3
July	148,576	8,847	59.55	133.1	112.1
August	154,455	9,393	60.82	151.0	114.1
September	160,456	9,810	61.14	144.3	115.2
October	163,875	10,271	62.68	143.6	116.4
November	162,724	10,292	63.25	137.2	116.2
December	155,628	10,000	64.26	129.4	116.1
Annual Average	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June ⁽³⁾	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September	161,933	10,712	66.15	150.7	116.6

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

(2) Data for the period 1945–1951 represent annual averages.

(3) Revised.

TABLE 59.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — NOVEMBER, 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	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	128,204	41.7	5,349	150.6	62.80
Annual Average	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	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June ⁽³⁾	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53

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

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 60.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — SEPTEMBER, 1953.

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952				
1st Quarter.....	144	123	2,540	2,161
2nd Quarter.....	174	150	2,612	2,248
3rd Quarter.....	219	189	2,751	2,370
4th Quarter.....	214	185	2,840	2,449
Total, 1952.....	751	647	10,743	9,228
1953				
January.....	58	50	928	802
February.....	56	49	920	796
March.....	57	50	924	805
1st Quarter.....	171	149	2,772	2,403
April.....	63	55	949	828
May.....	72	63	969	847
June.....	72	63	979	852
2nd Quarter.....	207	181	2,897	2,527
July.....	76	66	986	854
August.....	81	70	993	858
September.....	82	71	1,012	871
3rd Quarter.....	239	207	2,991	2,583

(1) Includes Newfoundland from 1949.

TABLE 61.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, 1945 — NOVEMBER, 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
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	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	29	7,058	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550
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
May	219	746	752	10,283	403	1,029	37	276	137	1,163	410	1,727	1,958	15,224	1,825	13,042	3,783	28,266
June	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
July	288	361	669	4,632	154	861	75	105	202	674	314	1,005	1,702	7,638	1,541	9,308	3,243	16,946
August	238	350	482	4,631	152	929	116	61	224	612	379	944	1,591	7,527	2,622	9,402	4,213	16,929
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
October	343	483	314	6,756	66	2,371	74	146	180	725	150	1,767	1,127	12,248	639	15,800	1,766	28,048
November	197	999	138	16,388	47	5,033	18	343	90	1,292	126	4,084	616	28,139	310	36,723	926	64,862

(1) Data for period 1945-1952 are annual averages.

TABLE 62.— APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, ⁽²⁾
1946 — SEPTEMBER, 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
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	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	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
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396

(1) At beginning of period.

(2) See p. 110

TABLE 63.— IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — SEPTEMBER, 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	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
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290

TABLE 64.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 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 ⁽¹⁾									
March	1	18	230	2	212	1,612	26	5,204	65,502
June	6	9,241	146,660	1	160	3,000	40	59,364	708,382
September	6	1,494	9,580	1	360	240	41	15,045	203,245
December	4	673	6,134	0	—	—	18	3,646	47,279
Total, 1952 ⁽²⁾	51	29,687	343,866	17	2,652	25,452	389	226,245	2,869,587
1953 ⁽¹⁾									
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
April	1	9	50	0	—	—	21	3,562	29,120
May	1	700	175	2	105	2,150	30	4,748	36,127
June	2	250	1,475	1	40	1,000	31	6,452	57,342
July	3	758	7,245	0	—	—	30	7,396	73,486
August	0	—	—	0	—	—	17	8,598	92,760
September	3	351	1,845	4	1,892	6,960	37	16,445	126,131

(1) Preliminary.

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

SECTION 7
BUILDING COSTS

TABLE 65.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF
CONSTRUCTION MATERIAL PRICES, CANADA, 1945 — 1953.
(1949=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, ⁽¹⁾ Plaster and Insulation Materials	Roofing ⁽¹⁾ Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other ⁽¹⁾ Materials	Composite Index Residential Building Materials	Non- Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2 ⁽¹⁾	67.5	65.0 ⁽¹⁾	71.4
1946	62.7	80.3	80.1 ⁽¹⁾	80.3	88.2	76.7	70.6	67.4 ⁽¹⁾	72.4	67.8 ⁽¹⁾	75.0
1947	75.1	86.4	88.3 ⁽¹⁾	94.4	90.9	90.4	80.5 ⁽¹⁾	85.0	81.9	81.9 ⁽¹⁾	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	92.9 ⁽¹⁾	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	108.4 ⁽¹⁾	103.4 ⁽¹⁾	108.5 ⁽¹⁾	97.3	98.8	123.6	101.7	106.4	103.7	103.7 ⁽¹⁾	105.0
1951	131.9	110.9 ⁽¹⁾	119.7	110.1	106.9	123.8	116.5 ⁽¹⁾	122.3 ⁽¹⁾	121.8	121.8 ⁽¹⁾	118.6
1952											
March	130.7 ⁽¹⁾	117.2	127.5	111.2	107.3	115.5	120.2	122.0	127.1	125.8 ⁽¹⁾	123.1
June	128.3	116.6 ⁽¹⁾	131.7	108.1	109.3	110.7	119.4	119.1 ⁽¹⁾	130.2	124.3	122.6
September	128.3 ⁽¹⁾	119.0 ⁽¹⁾	131.7	107.1	109.3	115.5	119.4	122.4	130.2	124.6 ⁽¹⁾	123.0
December	127.9 ⁽¹⁾	119.6	132.1 ⁽¹⁾	108.6 ⁽¹⁾	109.3	113.9	118.3	122.3	131.0	124.3 ⁽¹⁾	124.2
Annual Average	129.1 ⁽¹⁾	117.7 ⁽¹⁾	129.3 ⁽¹⁾	108.5	108.8	114.3	119.6 ⁽¹⁾	122.3	129.5	124.9 ⁽¹⁾	123.2
1953											
January	128.2 ⁽¹⁾	119.8	132.1 ⁽¹⁾	109.0	109.3	113.9	118.3	121.7	131.0	124.4	124.4
February	127.1 ⁽¹⁾	119.8	132.1 ⁽¹⁾	108.8	109.3	113.9	118.3	121.7	131.0	123.8	124.5
March	127.8 ⁽¹⁾	119.8	136.2 ⁽¹⁾	108.8	109.3	113.9	117.5	125.7	131.0	124.3	124.8
April	127.4 ⁽¹⁾	119.4	136.2 ⁽¹⁾	108.6 ⁽¹⁾	109.3	113.9	119.6 ⁽¹⁾	125.7	131.0	124.4	124.6
May	127.4 ⁽¹⁾	119.4	137.4	109.0	109.3	113.9	117.7	121.0	131.0	124.0	124.4
June	128.3 ⁽¹⁾	119.4	137.4	112.9 ⁽¹⁾	109.3	115.5	117.3	121.0	131.0	124.6	124.7
July	128.2 ⁽¹⁾	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.5	124.7
August	128.1	119.4	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.4	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.8
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	123.0	123.9
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	132.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	126.0	122.4	131.4	123.8	124.3

(1) Revised.

TABLE 66.—INDEXES OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,
1945 — 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)
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											
March	116.9	124.4	126.8	116.3	118.0	123.7	129.5	124.3	119.2	119.7	126.9
June	122.1	130.0	130.1	119.7	118.6	129.1	131.3	132.6	123.1	123.8	
September	123.3	131.6	131.8	120.7	121.0	131.2	136.0	134.1	127.2	127.8	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	131.9	136.1	134.2	129.0	129.7	
February	123.4	132.4	134.2	120.9	123.3	131.9	136.2	134.2	129.0	129.7	
March	123.5	132.4	134.3	121.2	123.8	131.1	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	131.7
May	126.2	133.0	135.5	124.3	128.8	132.7	136.7	134.3	130.3	131.1 ⁽²⁾	
June	126.4	135.1	136.6	124.7	129.2	132.8	137.0	135.7	131.5	132.3 ⁽²⁾	
July	126.4	135.2	137.3	124.7	129.4	134.3	137.2	138.3	132.0	132.8 ⁽²⁾	
August	126.5	135.4	137.5	126.8	129.7	134.7	137.3	138.5	132.5	133.3	
September	127.2	136.7	138.1	128.4	132.1	136.8	137.5	139.7	133.7	134.6	
October	127.7	138.7	140.8	128.4	132.4	136.8	137.8	143.3	135.6	136.5	— ⁽³⁾
November	127.7	138.9	140.8	128.4	132.4	136.8	137.8	143.3	135.6	136.5	
December	127.7	139.1	140.8	128.6	132.4	136.9	137.9	143.6	135.9	136.8	
Annual Average	126.0	135.2	137.1	125.1	128.8	134.1	137.0	137.8	132.0	132.8	

(1) Data for intervening months not available.

(2) Revised.

(3) Not yet available.

TABLE 67.— 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, 1945 — 1953.
(1949 = 100)

Period	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale ⁽¹⁾ Prices of all Commodities	Rent ⁽¹⁾	Home Ownership ⁽²⁾	Shelter Cost ⁽²⁾	Total Consumers Price Index
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							
March	124.3	121.9	116.4	119.9	118.0	119.1	116.9
June	124.1	123.0	114.2	121.3	119.2	120.4	116.0
September	125.7	124.7	112.0	123.3	119.8	121.2	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	126.7 ⁽³⁾	126.7 ⁽³⁾	111.0	124.3	121.0	122.9	114.4
June	127.5 ⁽³⁾	127.4 ⁽³⁾	111.8	125.5	121.0	123.6	114.9
July	127.6 ⁽³⁾	127.5 ⁽³⁾	111.6	125.9	121.3	123.9	115.4
August	127.7	127.6	112.2	126.2	121.4	124.1	115.7
September	127.5	127.6	111.7	126.3	121.5	124.2	116.2
October	128.1	128.3	111.3	126.9	121.4	124.5	116.7
November	127.8	128.2	110.4	127.2	122.0	125.0	116.2
December	127.6	127.2	110.5	127.7	122.0	125.2	115.8
Annual Average	127.2	127.2	111.8	125.5	121.2	123.6	115.5

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

(2) Not available prior to 1949.

(3) Revised.

TABLE 68.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — OCTOBER, 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
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 69.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 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	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	12,411
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303

(1) See p. 118.

TABLE 70.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 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.....	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
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5

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 44 and 50.

FIGURE 2.—Chart based on data shown in Table 58.

FIGURE 3.—Chart based on data shown in Table 65-67.

PART II TABULAR MATERIAL

TABLE 1.—Source of data shown in Table 1 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 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 2.—Actual data were obtained from the same sources as are shown for the material in Table 1. 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 1949.

TABLE 3.—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 4.—Sources are the same as for Table 1.

TABLE 5.—Sources of data shown in Table 5 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 1.

TABLE 6.—Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 7.—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 1951-1953 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 8.—Source is the same as for Table 7. Values involved are based on 1939 prices throughout.

TABLE 9.—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.

TABLE 10.—Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1953 from *National Accounts, Income and Expenditure 1949-1952, and Preliminary, 1953*, Research and Development Division, D.B.S.

TABLE 11.—Data from 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 12.—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. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 67.

TABLE 13.—Data compiled by Economic Research Department, C.H.M.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 14, 15, 16, 17.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 18.—Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all rental insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to rental insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may

be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the First Quarter, 1954 issue of *Housing in Canada*.

TABLE 19.—Data compiled by the Statistical Department, C.M.H.C.

TABLE 20.—Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 21.—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 22.—Data are from records of Accounting Division, C.M.H.C.

TABLE 23.—Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 24.—Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1953 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 25.—Data compiled by Statistical Department from data supplied by the Property Management Section, Mortgage and Real Estate Division, C.M.H.C.

TABLE 26.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 27.—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 28.—Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 29.—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 30.—Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 31.—Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 32.—Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 33.—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 1953 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 the 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 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 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 34.—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 1952, 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 1953 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 36.

TABLE 35.—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 34 as in this table illegitimate births and births taking place in Newfoundland are excluded.

TABLE 36.—Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 37.—The 1941 data are from the Eighth Census of Canada, 1941, Vol. V. The data on families are from Table 4. The number of non-family households was obtained by deducting the number of families (Table 4), less lodging families (Table 20), from total households (Table 4).

The 1951 data are from the Ninth Census of Canada, 1951. The data on families are from Bulletin: 3-1, Table 128. The number of non-family households was obtained by deducting the number of families maintaining their own household (Bulletin: 3-1, Table 128) from the total number of occupied dwellings (Bulletin: 3-4, Table 6).

The 1941 figures do not take into account the new definition of rural and urban areas as used in the 1951 census. The effect of the new definition would be to lower the 1941 farm figures and increase the non-farm.

TABLE 38.—Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1950-1953 from *National Accounts, Income and Expenditure 1949-1952 and Preliminary 1953*. Research and Development Division, D.B.S.

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

TABLE 41.—Data compiled by Economic Research Department C.M.H.C. from sources as outlined for Table 39. Data for joint loans supplied by Statistical Department C.M.H.C. Conventional loan figures are obtained by deducting joint loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so the error should not be large.

TABLE 42.—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 43.—Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 44.—Sources of data for building materials are as follows:

Sawn Lumber:

1945—1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.

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—1951 Annual issues *The Stone Industry in Canada*, D.B.S.

1952—1953 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

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—1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.

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, etc.

Builders' Hardware:

1945—1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1952—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—1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1952—1953 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945—1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1952—1953 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945—1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1952—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:

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

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

Asphalt Floor Tiles:

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

TABLE 46.—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 47.—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 48.—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 49. 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 49.—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 48.

TABLE 50.—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 Casting 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 51.—Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 52.—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 53.—Sources of data shown in Table 53 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 54.—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 55.—Data obtained by courtesy of the Economic and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day lay off reports and monthly summary reports made by local offices of the National Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 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 demand and supply conditions in the market for building materials. 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 56.—Data for 1945-1951 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. 35, 1953, 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 1952-1953 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 59 includes engineering as well as building construction, whereas Table 58 covers the building industry only.

The *industry* classification used in Table 59 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 57.—Data based on a distribution of employed 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 workers employed in the construction industry.

TABLE 58.—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.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945—1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950—1953 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945—1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947—1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951—1953 *Monthly Issues Employment and Payrolls* D.B.S.

TABLE 59.—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 58.

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 60.—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 1951-1953 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 9 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 9 is intended to cover all construction expenditures, the estimates in Table 60 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 61.—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 62.—Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 63.—Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

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

TABLE 65.—The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes* D.B.S. Indexes of 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 66.—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 1950-1953.

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 1945-1949 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 67.—Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential material index shown in Table 63 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 66. Combined index of non-residential con-

struction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 65 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 68.—Data for 1946 and 1947 obtained from *Annual Report, 1947*. C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1953 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 69.—Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table 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 this table.

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

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

TABLE 70.—Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1953 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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