# HOUSING IN CANADA 

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## FOREWORD

Housing in Canada is published quarterly and is designed to provide information on the housing situation, particularly the rate of new house building.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

Some of the material incorporated in this report is obtained from original sources with other data supplied by various Federal Government departments, and by the Quebec Government through its Farm Credit Bureau. This cooperation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

## Economic Research Department, Central Mortgage and Housing Corporation.

Ottawa, March, 1955.

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PART I- SUMMARY
(See Tables 1-21)
The volume of house-building activity in 1954 set a new record, exceeding that of the previous peak year, 1953, by 8 per cent. Favourable supply and demand factors contributed to this increase. Population pressures on the housing stock continued strong, though there was some decline in net family formation, and personal income continued at high levels. Building materials and labour were in good supply so that construction costs changed little during the year. Of particular importance, however, were the effects of the new National Housing Act, 1954, with its provisions for easier terms to borrowers and for the participation of the banks in mortgage lending under the Act. These provisions resulted in a substantial increase in house-building financed under the Act. There was little change in the number of dwelling starts financed by other means.

Starts of new dwellings, excluding conversions, increased from 102,400 in 1953 to 113,500 in 1954, completions were up from 96,600 to 102,000 and the number of dwellings under construction increased from 59,900 at the beginning of the year to 68,600 at the end of the year. In addition to dwellings in new structures, some 4,300 new dwelling units are estimated to have resulted from the conversion of existing structures during 1954.

In the metropolitan area of Toronto, housing starts rose by 77 per cent, from 11,500 in 1953 to 20,500 in 1954. Starts in the rest of the country, which rose by only 3 per cent for the year as a whole, were increasing as the year progressed and in the fourth quarter were 13 per cent above the fourth quarter of 1953. The late increase in starts was largely the result of the transition from the old National Housing Act to the new. In the six week period following the coming into force of the 1954 Act on March 22 nd, there were few loans as approved Ienders accustomed themselves to the new procedures. By June, however, operations under the new Act were at a high level and contributed in large measure to the upswing in housing starts in the second half of the year.

In most of Canada, single-family houses constituted a greater proportion of total starts in 1954 than in 1953. The opposite was true in Toronto, however, and to a sufficient degree that, for the country as a whole, apartment dwellings made up the same proportion of total starts as in 1953. Starts of single-family dwellings represented 69 per cent of the total; apartments, 30 per cent and duplexes, row-houses, etc., the remainder.

At the end of 1954, there were 995 single-family and duplex dwellings completed and unoccupied compared to 634 at the end of 1953. Part of this increase in completed dwellings unoccupied reflects the higher volume of completions. Also, the present and future availability of lower down-payments on houses financed under the new Act tended to make it more difficult to sell houses financed by other means.

## Type of Initiation

Privately-initiated dwelling starts represented 98.6 per cent of the total in 1954. These starts increased by 11 per cent from 100,600 in 1953 to 112,000 in 1954. Starts of publicly-initiated dwellings declined from 1,855 to 1,540 .

The decline in publicly-initiated dwelling starts reflects fewer starts under the Federal-provincial agreements provided for in the National Housing Acts and under the program for the provision of married quarters for the armed services.


Publicly-Assisted House Building
The proportion of total starts, both publicly and privately-initiated, which were financed with some form of public assistance, increased from 35 per cent in 1953 to 43 per cent in 1954. This increase reflects the high level of activity under the new National Housing Act, 1954. The insurance of mortgage loans under the Act is now the main form of public assistance to private housebuilders. Assistance is also provided by means of direct loans under that Act, together with direct loans under the Veterans' Land Act and the Canadian Farm Loan Act. Guarantees of loans are made available under the Farm Improvement Loan Act, while rental guarantees are provided under the National Housing Act, 1954. More detail about the particular forms of assistance to the privately-initiated sector is given in Section 2.

## Investment Expenditures

New housing construction was the only one of the main components of capital expenditures to increase from 1953 to 1954. While expenditures on new housing construction increased from $\$ 1,083$ million in 1953 to $\$ 1,169$ million in 1954, expenditures on non-residential construction declined from $\$ 2,581$ million in 1953 to $\$ 2,525$ million in 1954, and on new machinery and equipment, from $\$ 2,176$ million to $\$ 1,804$ million. As a result, expenditures on new housing construction represented 21.3 per cent of all capital expenditures in 1954 compared to 18.6 per cent in 1953.

Of the total expenditures on new housing construction only a small amount, $\$ 10$ million, represented public expenditures. Private expenditures on new housing construction increased from $\$ 1,061$ million in 1953 to $\$ 1,159$ million in 1954. These expenditures, together with consumer expenditures, provided an important element of strength to overall private demand in the economy in 1954. Together, these expenditures represented 69.8 per cent of gross national expenditure in 1954 compared to 66.3 per cent in 1953.

## Section 2.-Real Estate Lending

(See Tables 22-37)
The record level of house-building activity in 1954 was made possible by a considerable increase in mortgage lending for such purposes. Institutional lenders approved mortgage loans for new residential construction in the amount of $\$ 632$ million in 1954 compared to $\$ 374$ million in 1953. Of the increase, $\$ 162$ million represented mortgage loans approved by the banks, admitted to mortgage lending under the new National Housing Act, while $\$ 142$ million represented an increase in the commitments of the funds of the other lending institutions. At the same time, there was a reduction in the commitments of Government funds under the joint loan arrangement of the old National Housing Act from $\$ 64$ million in 1953 to $\$ 18$ million in the first quarter of 1954 when the old Act was still in operation.

## Conventional Institutional Lending

The lending institutions approved conventional mortgage loans for $\$ 427$ million in 1954 compared to $\$ 326$ million in 1953. While there were increases in loans on all types of property, the largest increase was in loans for new residential construction. Loans approved for this purpose amounted to $\$ 169$ million in 1954 compared to $\$ 119$ million in 1953. The number of dwelling units for which these loans were approved increased from 23,700 in 1953 to 31,700 in 1954.

Of these loans for new residential construction, a larger proportion were for multiple dwelling units in 1954 than was the case in 1953. In 1953, 45 per cent of the dwelling units for which conventional institutional mortgage loans were approved were multiple dwelling units, in 1954 the proportion was 62 per cent.

## The National Housing Acts

There was a considerable increase in activity under the National Housing Acts from 1953 to 1954. The total value of gross loans approved increased from $\$ 309$ million in 1953 to $\$ 489$ million in 1954 and, in terms of units, from 40,200 to 53,900 . This represented an increase of 58 per cent in value and 34 per cent in the number of dwelling units. In the period April to December, loans under the new National Housing Act, 1954, amounted to $\$ 408$ million for 43,400 dwelling units compared to $\$ 261$ million for 33,900 units under the old Act in the corresponding period of 1953.

## Loans by Approved Lenders

The life insurance companies continued to be the most important of the approved lenders under the new Act, as under the old one. These companies
approved loans to the value of $\$ 208$ million under the new Act in the nine months of its operation in 1954 compared to $\$ 202$ million under the old Act in the corresponding period of 1953. For the whole year, 1954, under the new and old Acts together, these companies made commitments of their own funds to a total of $\$ 263$ million compared to $\$ 185$ million in 1953. In terms of dwelling units, the loan approvals of the life companies declined from 31,400 units in 1953 to 31,000 in 1954. That fewer units were financed with a larger amount of funds is the result of an increase in the average loan amount under the new Act, and the withdrawal of the Government's share of joint loans.

The banks, new to mortgage lending under the National Housing Act, 1954, contributed 41 per cent of the funds committed by approved lenders under the Act in the period March 22 nd to the end of the year. These loans were for 17,300 dwelling units.

Trust and loan companies approved loans amounting to $\$ 20$ million for 1,950 dwelling units in 1954 compared to $\$ 9$ million for 1,170 dwelling units in 1953.

## Corporation Loans

The Central Mortgage and Housing Corporation is empowered to make direct mortgage loans where loans from approved lenders are not available. This may occur either because the loans have special terms, such as the high loan-to-value ratios authorized for loans to defence workers, or because private lenders are unable or unwilling to make loans in some areas. With private funds for mortgage loans more widely available as a result of the participation of banks as lenders under the Act, there were fewer calls upon the Corporation to make direct loans of this type. The Corporation, in 1954, approved 664 of these loans relating to 1,285 dwelling units compared to 2,709 loans for 5,913 dwelling units in 1953.

The Corporation also makes loans to limited dividend corporations and to employers in primary industries. Loans to limited dividend corporations, for the construction of low rental housing, were made for 2,070 dwelling units in 1954 compared to 1,321 dwelling units in 1953. Loans to employers in primary industries, for the construction of dwellings for their employees, were made in respect of 107 dwelling units in 1954.

## Type and Amount of Loan

A larger proportion of dwelling units for home-ownership were financed under the Acts in 1954 than in 1953. These dwellings represented 78 per cent of all units for which loans were approved in 1954 compared to 68 per cent in 1953. Under the new Act alone, the proportion was even higher: 83 per cent. This change reflects the easier terms to home-owner borrowers on loans under the new Act. In addition, the Central Mortgage and Housing Corporation, in 1954, made loans for rental guarantee projects only in exceptional circumstances. As a result, a larger proportion of rental dwelling units were financed by means of conventional loans rather than loans under the National Housing Acts.

Of the dwellings for home-ownership for which loans were approved in 1954,75 per cent were to be built by speculative builders, for sale. This proportion has varied between 66 per cent and 78 per cent over the last six years.

The average amount of loan on dwellings for home-ownership increased from $\$ 8,496$ in 1953 to $\$ 9,944$ in 1954. Most of this increase was the result of
the higher loan-to-value ratios and maximum loan amounts provided for under the new Act and Regulations. Two other factors contributed to the increase: the inclusion in the loan of the amount of the mortgage loan insurance fee, and the rise in land values.

## Down-Payments and Incomes of Borrowers

The increase in the size of the average loan on single-family dwellings was accompanied by a decline in the amount of down-payment provided by the home-owner. The average down-payment declined by 18 per cent from $\$ 3,242$ under the old Act in 1953 to $\$ 2,672$ under the new Act in 1954. The relative decline was even more marked for houses in the higher cost range and this accounts in part for an increase in the proportion of these houses financed under the new Act. It also helped to account for an increase in the proportion of borrowers in the higher income groups. Borrowers with gross family incomes of $\$ 5,000$ or more represented 53 per cent of all borrowers under the new Act in 1954 compared to 35 per cent under the old Act in 1953. The average gross family income of home-owner borrowers under the Acts, increased from $\$ 4,961$ in 1953 to $\$ 5,464$ in 1954.

## Rate of Interest

In line with the reduction in interest rates on long-term Government of Canada bonds, the maximum interest rates on loans under the National Housing Act, 1954, were lowered with effect from February 17, 1955. The maximum: rate on insured loans, loans for rental guarantee projects, and home improvement and home extension loans was lowered from $5 \frac{1}{2}$ to $5 \frac{1}{4}$ per cent. The rates on loans to limited dividend housing corporations and to primary producers were also lowered by one quarter of one per cent, to $3 \frac{1}{2}$ per cent and $4 \frac{1}{2}$ per cent. respectively.

## Home Improvement Loans

Effective January 1, 1955, the home improvement loan provisions of Part IV of the National Housing Act, 1954, were put into force for veterans under subsisting small holding contracts with the Director, Veterans' Land Act. Effective February 1, 1955, these provisions came into force for all borrowers eligible under the Act. Before 1955, these loans were limited to borrowers in the Municipal District of Yellowknife, Northwest Territories.

The Act provides for government guarantees of loans made by chartered: banks, or other approved installment credit agencies, in order to finance a variety of repairs and alterations to existing dwellings. To qualify for the government guarantee, a loan under these provisions must not exceed $\$ 2,500$ in the case of a single-family dwelling. On multiple-family dwellings the loan may not exceed the sum of $\$ 2,500$ for the first dwelling and $\$ 1,250$ for each additional dwelling unit in the structure. The loans are repaid in monthly installments over a period of three years in the case of a loan of not more than $\$ 1,250$ per dwelling unit and five years for loans in excess of that amount. The borrower is required to pay a single insurance fee equivalent to 1 per cent of the amount of the loan. As indicated above, the rate of interest charged on these loans was lowered from $5 \frac{1}{2}$ per cent to $5 \frac{1}{4}$ per cent on February 17, 1955.

## Maximum Agreed Sale Price

The maximum agreed sale price arrangement, applicable to houses built for sale by speculative builders, ceased to operate on February 1st, 1955. The
arrangement provided that the full amount of the loan permitted under the Act was only available when the house was sold at or below a price determined by Central Mortgage and Housing Corporation. When the house was sold at a higher price, the amount of the loan was reduced by 10 per cent. Arrangements of this kind were first instituted in 1946 to prevent large increases in the prices of houses at a time when inflationary pressures were prevailing. With changed conditions, the arrangement ceased to achieve its original objective and there were, in fact, indications that in some areas the maximum agreed sale price was tending to become a minimum rather than a maximum price. In some other areas, an increasing number of houses were being sold at a price below that determined by the Corporation.

## The Veterans' Land Act

Fewer new dwellings were started with assistance under the Veterans' Land Act in 1954 than in the previous year. Dwelling starts were down from 1,827 in 1953 to 1,455 in 1954, while completions increased from 1,594 to 1,746 . Expenditures under the Act, in respect of these dwellings, declined from $\$ 10$ million in 1953 to $\$ 9$ million in 1954.

## The Canadian Farm Loan Act

The Canadian Farm Loan Board provided long term credit to farmers, under the Canadian Farm Loan Act, for the construction of 81 new farm houses in 1954 compared to 62 in 1953. The value of these loans amounted to $\$ 217,000$ in 1954. In addition, $\$ 75,000$ was provided for the alteration and improvement of existing dwellings.

## The Farm Improvement Loans Act

Under the Farm Improvement Loans Act, guarantees were provided in 1954 for 2,200 medium term loans to farmers for the construction of new farm houses and for the alteration and improvement of existing dwellings. The amount of these loans was $\$ 2.9$ million in 1954, compared to $\$ 3$ million in 1953.

## The Quebec Housing Act

The Government of the Province of Quebec, through its Farm Credit Bureau, pays a subsidy on mortgage interest charges on approved mortgage loans for residents of the province. Insured loans under the National Housing Act, 1954, are not eligible for this subsidy. In 1954, 4,912 loans were approved for this subsidy, involving a commitment on the part of the Province amounting to $\$ 10$ million, an average of 2,084 per loan.

## Section 3.-Population and Income <br> (See Tables 38-41)

Population growth and increased incomes contributed to the strong demand for new housing in 1954; there was, however, some slackening in the rate of growth of these factors.

## Population and Net Family Formation

In 1954, the number of families increased by $85,300,8$ per cent below the 92,300 increase in 1953. A reduced number of marriages was mainly responsible

FIGURE 2

for the decline though lower immigration levels also contributed. In addition to pressures on the dwelling stock resulting from the formation of new households, growth in the size of existing families also had an effect on the demand for living accommodation. Births in 1954 exceeded those of 1953 by 5 per cent, increasing from 411,000 to 432,000 .

Immigration declined from 168,900 in 1953 to 154,200 in 1954. In the first half of 1954 the number of immigrants was in excess of those in the corresponding period of 1953 but declined in the second half of the year. These changes contributed to an increase in population from 15 million at the end of 1953 to 15.4 million at the end of 1954.

## Income and Employment

The number of persons employed in 1954 averaged $5,163,000$, compared to an average of $5,189,000$ in 1953. In the first six months of the year, employment averaged 1.4 per cent below that of the corresponding period of 1953 , but in the latter part of the year employment surpassed 1953 levels.

Despite the somewhat lower level of employment in the first half of 1954, total personal income, at $\$ 18,144$ million in 1954 was slightly higher than the $\$ 18,085$ million total of 1953 . In the non-farm sector, personal income was up 3 per cent. In view of population increases, however, and a slight increase in prices of consumer goods, there was little change in real per capita non-farm incomes from 1953 to 1954. This was in contrast to the marked increases in per capita real income, in the non-farm sector, in the previous three years.

## Section 4.-Building Materials

(See Tables 42-52)
The record volume of house-building activity, in 1954, was aided by a good supply of building materials. This easy supply situation was reflected in a continuation of the decline in the prices of most of these materials.

The index of production of lumber showed a small increase from an average of 114.6 in 1953 to 115.8 in 1954. A considerable increase in exports of lumber took place in 1954, prompted by the high levels of house-building activity in the U.S.A. and the U.K. This demand for lumber for export, together with the demand for Canada's own record house-building program resulted in some increase in lumber prices in 1954.

Production of all residential building materials, other than lumber, increased from 1953 to 1954 with the one exception of plumbing and heating equipment. The index of production of all these materials increased from an average of 114.7 in 1953 to 116.7 in 1954. Sales also increased, in line with the higher level of house-building activity, but stocks at the end of the year were little changed from the year before.

## Section 5.-Building Labour <br> (See Tables 53-61)

While the volume of house-building activity increased from 1953 to 1954, there was a decline in other types of construction activity. This accounts, in part, for the drop in the average number of workers employed in the construction industry, from 1953 to 1954. In 1953, the results of the labour force survey showed an average of 348,000 workers employed in the industry, in 1954 the average was 320,000 , a decline of 8 per cent. The results of a survey of firms with 15 or more employees, in the building industry, show a smaller decline, down by 5 per cent from an average of 150,467 in 1953 to 142,389 in 1954.

The decline in employment was accompanied by a reduction in the average number of hours worked per week from 40.7 in 1953 to 39.8 in 1954. These declines were sufficient to offset an increase in average hourly earnings from $\$ 1.51$ to $\$ 1.61$ per hour and resulted in a decline in average weekly payrolls of building firms of 15 or more employees, from $\$ 9.6$ million in 1953 to $\$ 9.4$ million in 1954.

## Section 6.-Building Costs

(See Table 62-68)
Construction costs of new housing, on the average, were stable from 1953 to 1954. Labour costs showed some increase, but this was offset by a decline in prices of residential building materials. Land prices, however, showed a marked increase from 1953 to 1954.

The combined index of residential building material prices and minimum hourly wage rates of construction workers increased by less than one per cent, from an average of 127.4 in 1953 to 128.4 in 1954. The building material component of the combined index declined from 123.9 to 121.7 while the wage rate component increased from 132.0 to 138.0. Changes in profits and in bonus payments to workers, both of which are thought to have declined from 1953 to 1954 , are not included in the combined cost index.


For dwellings financed under the National Housing Acts, the estimated construction costs per square foot show small increases from 1953 to 1954. For bungalows the construction cost per square foot increased from $\$ 9.45$ in 1953 to $\$ 9.61$ in 1954 ; on single-family $1 \frac{1}{2}$ storey houses, finished, the increase was from $\$ 8.26$ to $\$ 8.55$ while for 2-storey houses construction costs were up from $\$ 8.41$ to $\$ 8.94$ per square foot. Part of the increase is the result of a change in reporting procedure, with the costs of oil-burners included in construction costs in 1954 but not in 1953. When an allowance is made for this item, there appear to have been only small increases in construction costs per square foot as estimated by loan applicants and, in the latter part of 1954, there was a decline.

The average size of most types of houses showed a small increase from 1953 to 1954 , the average size of bungalows went up from 1,061 to 1,080 square feet, while the size of single-family $1 \frac{1}{2}$ storey houses increased from 1218 to 1247 square feet. As a result, total construction costs showed a somewhat larger increase than that indicated by per square foot costs.

The average cost of land for houses financed under the Act increased by 41 per cent from $\$ 1,026$ in 1953 to $\$ 1,449$ in 1954 . This increase, reflecting in part the high prices of land on the fringes of metropolitan areas and the more elaborate servicing typical of such areas, raised the proportion of land costs to total costs from 9.3 per cent in 1953 to 12.6 per cent in 1954. In 1947, the proportion was 6.9 per cent.

## Section 7.-Building Industry

(See Tables 69-70)

## Common Stock Prices

The index of common stock prices of sixteen building material companies increased by 13 per cent from an average of 284.4 in 1953 to an average of 322.4 in 1954. The corresponding increase in the common stock prices of 82 industrial companies was 10 per cent.

PART II- TABULAR MATERIAL

## Section 1. House Building Activity

Table 1. Number of New Dwellings Started, Completed and Under Construction, Canada ${ }^{(1)}$, 1945 - February, 1955.

| Period | Dwellings in New Structures |  |  | Dwellings Added by Conversion ${ }^{(3)}$ of Existing Property |
| :---: | :---: | :---: | :---: | :---: |
|  | Starts | Completions | Under Construction ${ }^{(2)}$ (At End of Period) |  |
| 1945 | -(4) | 42,488 | - ${ }^{(4)}$ | 5,982 |
| 1946 | -(4) | 60,454 | 40,170 | 6,740 |
| 1947 | 74,263 | 72,218 | 42,215 | 7,013 |
| 1948 | 90,194 | 76,097 | 56,456 | 5,146 |
| 1949 | 90,509 | 88,233 | 59,503 | 3,422 |
| 1950 | 92,531 | 89,015 | 59,443 | 2,739 |
| 1951 | 68,579 | 81,310 | 43,219 | 3,500 |
| 1952 | 83,246 | 73,087 | 55,689 | 3,215 |
| 1953 |  |  |  |  |
| 1st Quarter | 11,930 | 18,392 | 49,232 | - ${ }^{4}$ |
| 2nd Quarter | 34,816 | 21,099 | 62,791 | --. ${ }^{(4)}$ |
| 3rd Quarter | 32,925 | 22,916 | 73,055 | - ${ }^{(4)}$ |
| 4th Quarter | 22,738 | 34,432 | 59,923 | - ${ }^{(4)}$ |
| Total, 1953 | 102,409 | 96,839 | - | 3,824 |
| 1954 |  |  |  |  |
| January | 2,983 | 8,315 | 54,248 | - ${ }^{(4)}$ |
| February | 3,057 | 6,116 | 51,127 | - ${ }^{(4)}$ |
| March | 5,682 | 5,896 | 51,070 | - ${ }^{(4)}$ |
| 1st Quarter | 11,722 | 20,327 | , | - ${ }^{(4)}$ |
| 2nd Quarter | 34,676 | 21,244 | 64,262 | - ${ }^{(4)}$ |
| 3rd Quarter | 37,929 | 24,716 | 75,310 | -(4) |
| 4th Quarter | 29,200 | 35,678 | - | -(4) |
| Total, 1954 | 113,527 | 101,965 | - | 4,373 |
| 1955 |  |  |  |  |
| January | $3,963$ |  | $63,525$ | - ${ }^{(4)}$ |
| February | 4,006 | $7,544$ | $59,814$ | - ${ }^{(4)}$ |

(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 change in the number of units under construction between the begimning and end of the period because of adjustments (see p. 105).
(3) Estimated.
(4) Not available.

Table 2. Dwellings Started and Completed in New Structures, Actual and Seasonally Adjusted Annual Rates, by Quarter, Canada ${ }^{(1)}, 1949$ - December, 1954.

| Period | Actual |  | Annual Rates Seasonally Adjusted |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Starts | Completions | Starts | Completions |
| 1949 |  |  |  |  |
| 1 st Quarter | 8,490 | 17,992 | 79,345 | 86,296 |
| 2nd Quarter | 32,158 | 21,973 | 87,486 | 97,917 |
| 3rd Quarter | 27,972 | 23,527 | 88,019 | 92,017 |
| 4th Quarter | 21,889 | 24,741 | 102,136 | 77,870 |
| Total, 1949 | 90,509 | 88,233 | - | - |
| 1950 |  |  |  |  |
| 1st Quarter | 9,015 | 17,873 | 88,997 | 86,998 |
| 2nd Quarter | 33,134 | 18,095 | 90,627 | 81,241 |
| 3 rd 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 |  |  |  |  |
| 1 st Quarter | 9,801 | 19,521 | 89,497 | 93,538 |
| 2nd Quarter | 28,664 | 19,173 | 79,373 | 85,046 |
| 3 rd 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 |
| 3 rd Quarter | 26,749 | 26,302 | 84,713 | 72,823 |
| 4th Quarter | 21,206 | 18.445 | 99,621 | 83.545 |
| Total, 1952 | 83,246 | 73.087 | - | - |
| 1953 |  |  |  |  |
| 1st Quarter | 11,930 | 18,392 | 112,808 | 89,430 |
| 2nd Quarter | 34,816 | 21,099 | 95,974 | 94, 289 |
| 3 rd Quarter | 32,925 | 22,916 | 105,070 | 90,533 |
| 4th Quarter | 22,738 | 34,432 | 107,014 | 106.924 |
| Total, 1953 | 102,409 | 96,839 | -- | - |
| 1954 |  |  |  |  |
| 1st Quarter | 11,722 | 20,327 | 121,001 | 99,919 |
| 2nd Quarter | 34.676 | 21,244 | 96,165 | 94,866 |
| 3rd Quarter | 37.929 | 24,716 | 119,922 | 97,538 |
| 4th Quarter | 29,200 | 35,678 | 137,635 | 112,684 |
| Total, 1954 | 113,527 | 101,965 | -- | - |

(1) Including Newfoundland from 1949.

TABLE 3. Number of New Permanent Dwellings Started by Urban and Rural Areas, Canada, 1947 - December, 1954.

| Period | Urban |  |  | Rural |  |  | Total Non-farm |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $5,000$ <br> Population and Over | $\begin{gathered} \text { Under } \\ 5,000 \end{gathered}$ | 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 | 63,443 | 4,798 | 68,241 | 10,138 | 4,867 | 15,005 | 78,379 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ |  |  |  |  |  |  |  |
|  | 10,375 | 184 | 10,559 | 1,122 | 249 | 1,371 | 11,681 |
| 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 | 11,50p |
| August | 7,353 | 767 | 8,120 | 2,185 | 578 | 2,763 | 10,305 |
| September | 8,292 | 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 |
| 1954 |  |  |  |  |  |  |  |
| January | 2,927 | - | 2,927 | 5 | 51 | 56 | 2,932 |
| February | 2,881 | 108 | 2,989 | 68 | - | 68 | 3,057 |
| March | 5,459 | 121 | 5,580 | 102 | - | 102 | 5,682 |
| 1st Quarter | 11,267 | 229 | 11,496 | 175 | 51 | 226 | 11,671 |
| April | 7,648 | 413 | 8,061 | 583 | 48 | 631 | 8,644 |
| May | 9,228 | 1,608 | 10,836 | 2,181 | 381 | 2,562 | 13,017 |
| June | 9,433 | 1,242 | 10,675 | 1,307 | 604 | 1,911 | 11,982 |
| 2nd Quarter | 26,309 | 3,263 | 29,572 | 4,071 | 1,033 | 5,104 | 33,643 |
| July | 10,462 | 1,229 | 11,691 | 1,950 | 550 | 2,500 | 13,641 |
| August | 8,635 | 470 | 9,105 | 1,445 | 428 | 1,873 | 10,550 |
| September | 10,222 | 889 | 11,111 | 1,405 | 244 | 1,649 | 12,516 |
| 3rd Quarter | 29,319 | 2,588 | 31,907 | 4,800 | 1,222 | 6,022 | 36,707 |
| October | 9,046 | 508 | 9,554 | 2,759 | 784 | 3,543 | 12,313 |
| November | 8,371 | 293 | 8,664 | 956 | 144 | 1,100 | 9,620 |
| December | 5,443 | 144 | 5,587 | 628 | 124 | 752 | 6,215 |
| 4th Quarter | 22,860 | 945 | 23,805 | 4,343 | 1,052 | 5,395 | 28,148 |
| Total, 1954 | 89,755 | 7,025 | 96,780 | 13,389 | 3,358 | 16,747 | 110,169 |

TABLE 4. Number of New Permanent Dwellings Completed by Urban and Rural Areas, Canada, 1947 - December, 1954.

| Period | Urban |  |  | Rural |  |  | Total Non-farm |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $5,000$ <br> Population and Over | $\begin{gathered} \text { Under } \\ 5,000 \end{gathered}$ | 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 | 54,346 | 4,572 | 58,918 | 9,623 | 4,546 | 14,169 | 68,541 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ |  |  |  |  |  |  |  |
|  | 14,416 | 1,214 | 15,630 | 2,216 | 546 | 2,762 | 17,846 |
| 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 |
| 3 rd 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 |
| 1954 |  |  |  |  |  |  |  |
| January | 7,073 | 480 | 7,553 | 535 | 227 | 762 | 8,088 |
| February | 5,131 | 237 | 5,368 | 583 | 165 | 748 | 5,951 |
| March | 5,051 | 278 | 5,329 | 383 | 184 | 567 | 5,712 |
| 1st Quarter | 17,255 | 995 | 18,250 | 1,501 | 576 | 2,077 | 19,751 |
| April | 5,997 | 94 | 6,091 | 532 | 151 | 683 | 6,623 |
| May | 6,546 | 319 | 6,865 | 1,353 | 205 | 1,558 | 8,218 |
| June | 5,165 | 502 | 5,667 | 206 | 175 | 381 | 5,873 |
| 2nd Quarter | 17,708 | 915 | 18,623 | 2,091 | 531 | 2,622 | 20,714 |
| July | 6,542 | 756 | 7,298 | 950 | 135 | 1,085 | 8,248 |
| August | 6,188 | 576 | 6,764 | 800 | 154 | , 954 | 7,564 |
| September | 6,487 | 577 | 7,064 | 1,110 | 441 | 1,551 | 8,174 |
| 3rd Quarter | 19,217 | 1,909 | 21,126 | 2,860 | 730 | 3,590 | 23,986 |
| October | 9,098 | 1,037 | 10,135 | 2,219 | 685 | 2,904 | 12,354 |
| November | 8,400 | 735 | 9,135 | 1,724 | 387 | 2,111 | 10,859 |
| December | 8,915 | 485 | 9,400 | 1,774 | 218 | 1,992 | 11,174 |
| 4th Quarter | 26,413 | 2,257 | 28,670 | 5,717 | 1,290 | 7,007 | 34,387 |
| Total, 1954 | 80,593 | 6,076 | 86,669 | 12,169 | 3,127 | 15,296 | 98,838 |

Table 5. Number of New Permanent Dwellings Started, By Type of Unit, Canada, 1948 - December, 1954.

| Period | One Family | Two Family | Row Houses | Apartments | Total ${ }^{(1)}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 1948 | 73,399 | 7,488 | 1,810 | 7,497 | 90,194 |
| 1949 | 70,636 | 7,453 | - | 11,420 | 89,509 |
| 1950 | 67,124 | 8,468 | 617 | 14,232 | 90,441 |
| 1951 | 53,002 | 5,658 | 54 | 9,865 | 68,579 |
| 1952 | 60,696 | 5,360 | 299 | 16,891 | 83,246 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 7,805 | 1,112 | - | 3,013 | 11,930 |
| 2nd Quarter | 24,483 | 2,694 | 57 | 7,582 | 34,816 |
| 3rd Quarter | 24,151 | 2,006 | 295 | 6,473 | 32,925 |
| October | 6,507 | 680 | 109 | 3,011 | 10,307 |
| November | 5,304 | 414 | 30 | 2,591 | 8,339 |
| December | 2,532 | 296 | 62 | 1,202 | 4,092 |
| 4th Quarter | 14,343 | 1,390 | 201 | 6,804 | 22,738 |
| Total, 1953 | 70,782 | 7,202 | 553 | 23,872 | 102,409 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 6,910 | 730 | 57 | 4,025 | 11,722 |
| 2nd Quarter | 24,614 | 1,934 | 161 | 7,967 | 34,676 |
| 3rd Quarter | 26,816 | 2,080 | 376 | 8,657 | 37,929 |
| October | 9,568 | 722 | 258 | 2,549 | 13,097 |
| November | 6,312 | 686 | 139 | 2,627 | 9,764 |
| December | 4,354 | 346 | 9 | 1,630 | 6,339 |
| 4th Quarter | 20,234 | 1,754 | 406 | 6,806 | 29,200 |
| Total, 1954 | 78,574 | 6,498 | 1,000 | 27,455 | 113,527 |

(1) Newfoundland excluded from 1948-1950 inclusive.

Table 6. Number of New Permanent Dwellings Completed, By Type of Unit, Canada, 1947 - December, 1954.

| Period | One Family | Two Family | Row Houses | Apartments | 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 | 55,967 | 5,314 | 99 | 11,707 | 73,087 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 13,498 | 1,032 | 25 | 3,837 | 18,392 |
| 2nd Quarter | 13,692 | 2,198 | 99 | 5,110 | 21,099 |
| 3rd Quarter | 16,626 | 1,646 | 107 | 4,537 | 22,916 |
| October | 8,300 | 1,010 | 49 | 2,750 | 12,109 |
| November | 7,619 | 976 | 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 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 13,961 | 1,262 | 263 | 4,841 | 20,327 |
| 2nd Quarter | 14,356 | 1,272 | 109 | 5,507 | 21,244 |
| 3rd Quarter | 18,035 | 1,444 | 277 | 4,960 | 24,716 |
| October | 9,310 | 814 | 20 | 2,895 | 13,039 |
| November | 8,202 | 530 | 180 | 2,334 | 11,246 |
| December | 7,896 | 776 | 216 | 2,505 | 11,393 |
| 4th Quarter | 25,408 | 2,120 | 416 | 7,734 | 35,678 |
| Total, 1954 | 71,760 | 6,098 | 1,065 | 23,042 | 101,965 |

Table 7. 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 - December, 1954.

| Period | Number of Months Unsold |  |  |  |  |  | Total <br> Number of New Completed Dwellings | Completed ${ }^{(1)}$ Dwellings Unsold for 3 months or less as a <br> Percentage of Total Completions | Average Number of Months Unsold |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1-3 |  | 4-6 |  | 7 and Over |  |  |  |  |
|  | $\begin{gathered} \text { Number } \left.\begin{array}{c} \text { of } \\ \text { Dwellings } \end{array} \right\rvert\, \end{gathered}$ | $\begin{aligned} & \text { Per } \\ & \text { Cent } \end{aligned}$ | $\begin{gathered} \text { Number } \\ \text { of } \\ \text { Dwellings } \end{gathered}$ | Per | Number <br> of <br> Dwellings | Per |  |  |  |
| 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 | 642 | 60 | 269 | 25 | 161 | 15 | 1,072 | 7.4 | 3.8 |
| 1953 |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 346 | 67 | 90 | 17 | 82 | 16 | 518 | 3.3 | 3.6 |
| 2nd Quarter | 292 | 64 | 106 | 23 | 59 | 13 | 457 | 3.5 | 3.4 |
| 3rd Quarter | 287 | 68 | 74 | 18 | 58 | 14 | 419 | 3.1 | 3.1 |
| 4th Quarter | 414 | 73 | 94 | 16 | 62 | 11 | 570 | 3.7 | 3.2 |
| Annual Average | 335 | 68 | 91 | 19 | 65 | 13 | 491 | 3.4 | 3.3 |
| 1954 |  |  |  |  |  |  |  |  |  |
| February | 548 | 73 70 | 120 | 18 | 88 | 112 | 750 760 | 3.9 4.1 | 3.1 |
| March | 471 | 65 | 173 | 24 | 85 | 11 | 729 | 4.2 | 3.4 |
| 1st Quarter | 518 | 69 | 144 | 19 | 85 | 11 | 743 | 4.1 | 3.2 |
| April | 418 | 57 | 211 | 29 | 101 | 14 | 730 | 4.4 | 2.3 |
| May | 375 | 55 | 201 | 29 | 111 | 16 | 687 | 4.1 | 3.8 |
| June | 441 | ${ }_{58}^{63}$ | 170 | 24 | 92 | 13 | 703 | 4.4 | 3.5 |
| 2nd Quarter | 411 | 58 | 194 | 27 | 101 | 14 | 707 | 4.3 | 3.2 |
| July | 442 | 49 | 355 | 39 | 107 | 12 | 904 | 4.2 | 3.9 |
| August | 468 | 63 | 140 | 19 | 132 | 18 | 740 | 4.2 | 3.6 |
| September | 525 | 67 | 147 | 19 | 109 | 14 | 781 | 4.8 | 3.4 |
| 3rd Quarter | 475 | 60 | 214 | 26 | 116 | 15 | 808 | 4.4 | 3.6 |
| October | 596 | 65 | 183 | 20 | 132 | 15 | 911 | 5.1 | 3.5 |
| November | 681 | 66 | 217 | 21 | 128 | 13 | 1,026 | 5.2 | 3.4 |
| December | 660 | 66 | 212 | 21 | 123 | 13 | 995 | 4.7 | 3.4 |
| 4th Quarter | 647 | 66 | 204 | 21 | 128 | 14 | 977 | 5.0 | 3.4 |
| Annual Average | 513 | 63 | 189 | 23 | 108 | 14 | 809 | 4.5 | 3.4 |

[^0]Table 8. Number of Dwellings in New Structures Started, Publicly-Initated, and Privately-Initiated, With and Without Federal Government Assistancf, Canada, 1949 - December, 1954.

| Period | Publicly- <br> Initiated <br> Housing | Privately-Initiated Housing |  |  | Total Housing |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | With Government Assistance ${ }^{(1)}$ | Without Government Assistance | Total PrivatelyInitiated Housing |  |
| 1949 1950 1951 1952 | 7,993 4,799 2,219 4,958 | 27,231 39,753 23,723 29,343 | 55,285 47,979 42,637 48,945 | 82,516 87,732 66,360 78,288 | $\begin{aligned} & 90,509 \\ & 92,531 \\ & 68,579 \\ & 83,246 \end{aligned}$ |
| $\begin{aligned} & 1953 \\ & \text { 1st Quarter } \end{aligned}$ | 376 | 5,422 | 6,132 | 11,554 | 11,930 |
| 2nd Quarter | 620 | 10,703 | 23,493 | 34,196 | 34,816 |
| 3rd Quarter | 612 | 10,970 | 21,343 | 32,313 | 32,925 |
| 4th Quarter | 247 | 9,290 | 13,201 | 22,491 | 22,738 |
| Total, 1953 | 1,855 | 36,385 | 64,169 | 100,554 | 102,409 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 87 | 4,087 | 7,548 | 11,635 | 11,722 |
| 2nd Quarter ${ }^{(2)}$ | 308 | 11,989 | 22,379 | 34,368 | 34,676 |
| 3rd Quarter | 424 | 18,833 | 18,672 | 37,505 | 37,929 |
| 4th Quarter | 721 | 12,380 | 16,099 | 28,479 | 29,200 |
| Total, 1954 | 1,540 | 47,289 | 64,698 | 111,987 | 113,527 |

(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) Revised.
table 9. Publicly-Initiated Housing, Dwellings Started and Completed, Canada, 1949 - December, $1954{ }^{(1)}$.

| Period | FederalProvincial Housing | Veterans' Rental Housing | Married Quarters for Armed Services | Other <br> Public <br> Housing | Total Public Housing |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Starts |  |  |  |  |  |
| 1949 | - | 4,916 | 2,936 | 141 | 7,993 |
| 1950 | 140 | 1,023 | 3,436 | 200 | 4,799 |
| 1951 | 191 | - 8 | 1,806 | 214 | 2,219 |
| 1952 | 1,427 | 508 | 2,759 | 264 | 4,958 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 127 | 27 | 182 | 40 | 376 |
| 2nd Quarter | 296 | - | 206 | 118 | 620 |
| 3rd Quarter | 373 | - | 142 | 97 | 612 |
| 4th Quarter | 110 | - | 96 | 41 | 247 |
| Total, 1953 | 906 | 27 | 626 | 296 | 1,855 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 41 | - | 3 | 43 | 87 |
| 2nd Quarter | 63 | - | 151 | 94 | 308 |
| 3rd Quarter | 91 | - | 249 | 84 | 424 |
| 4th Quarter | 87 | - | 554 | 80 | 721 |
| Total, 1954 | 282 | - | 957 | 301 | 1,540 |
| Completions |  |  |  |  |  |
| 1949 | - | 7,804 | 1,751 | 149 | 9,704 |
| 1950 | - | 3,841 | 2,953 | 200 | 6,994 |
| 1951 | 140 | 707 | 2,639 | 155 | 3,641 |
| 1952 | 426 | 294 | 3,163 | 370 | 4,253 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 375 | 143 | 1,224 | 95 | 1,837 |
| 2nd Quarter | 316 | 181 | 737 | 43 | 1,277 |
| 3rd Quarter | 530 | 98 | 427 | 46 | 1,101 |
| 4th Quarter | 311 | 11 | 459 | 57 | 838 |
| Total, 1953 | 1,532 | 433 | 2,847 | 241 | 5,053 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 271 | - | 309 | 89 | 669 |
| 2nd Quarter | 188 | - | 112 | 76 | 376 |
| 3rd Quarter | 117 | - | 113 | 86 | 316 |
| 4th Quarter | 119 | - | 280 | 94 | 493 |
| Total, 1954 | 695 | - | 814 | 345 | 1,854 |

(1) Dwellings in remote areas are excluded.

TABLE 10. Federal-Provincial Housing Operations under the National Housing Acts, Canada, 1950 - December, 1954.

| Period | Number of <br> 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 | 3 | 443 | 191 | 140 | 191 |
| 1952 | 21 | 1,564 | 1,427 | 426 | 1,192 |
| 1953 |  |  |  |  |  |
| 1st Quarter | - | - | 127 | 375 | 944 |
| 2nd Quarter | 2 | 140 | 296 | 316 | 924 |
| 3rd Quarter | 7 | 403 | 373 | 530 | 767 |
| 4th Quarter | 2 | 78 | 110 | 311 | 566 |
| Total, 1953 | 11 | 621 | 906 | 1,532 | - |
| 1954 |  |  |  |  |  |
| 1st Quarter | 1 | 26 | 41 | 271 | 336 |
| 2nd Quarter | 1 | 30 | 63 | 188 | 211 |
| 3rd Quarter | 4 | 127 | 91 | 117 | 185 |
| 4th Quarter | 2 | 80 | 87 | 119 | 167 |
| Total, 1954 | 8 | 263 | 282 | 695 | - |
| Total, 1950 December, 1954 | 44 | 2,891 | 2,946 | 2,793 | - |

## TABLE 11. Federal-Provincial Land Assembly Operations under the National Housing Acts, Canada, 1950 - December, 1954.

| Period | Proj: 2 ts Approved ${ }^{(1)}$ |  |  | Number of Lots Sold ${ }^{(2)}$ |
| :---: | :---: | :---: | :---: | :---: |
|  | Number of Projects | $\begin{gathered} \text { Number } \\ \text { of } \\ \text { Acres } \end{gathered}$ | $\begin{gathered} \text { Number } \\ \text { of } \\ \text { Lots } \end{gathered}$ |  |
| 1950 | 5 | 648 | 2,257 | - |
| 1951 | 8 | 1,287 | 4,902 | 175 |
| 1952 | 7 | 972 | 4,371 | 418 |
| 1953 |  |  |  |  |
| 1st Quarter | - | - | - | 175 |
| 2nd Quarter | - | - | - | 342 |
| 3 rd Quarter | 1 | 203 | 1,015 | 102 |
| 4th Quarter | 4 | 205 | 1.024 | 191 |
| Total, 1953 | 5 | 408 | 2.039 | 810 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | - | - | - | 9.3 |
| 2nd Quarter | - | - | - | 275 |
| 3rd Quarter | - | - | - | 436 |
| 4th Quarter | - | - | - | 35 |
| Total, 1954 | - | 一 | - | 839 |
| Total, 1950 December, 1954 | 25 | 2,326 ${ }^{(3)}$ | 11,628 ${ }^{(3)}$ | 2,242 |

(1) Data relating to land held for future development are not included in this table.
(2) Includes acceptances of offers to purchase.
(3) These totals do not agree with the components owing to the abandonment of some projects.

TABLE 12. Expenditures ${ }^{(1)}$ on Federal-Provincial Housing and Land Assembly Operations, under the National Housing Acts, Canada, 1950 - December, 1954.
(\$000)

(1) Includes both Federal and Provincial shares.
table 13. Armed Service Married Quarters, Construction Operations by Central Mortgage and Housing Corporation,
Number of Dwellings Started, Completed and Under Construction, and Actual Expenditures, Canada, 1949 - December, 1954.

| Period | Number of Dwellings ${ }^{(1)}$ |  |  | 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 | 2,573 | 2,536 | 2,453 | 21,949 | 6,643 | 28,592 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 182 | 1,157 | 1,478 | 3,376 | 1,070 | 4,446 |
| 2nd Quarter | 206 | 670 | 1,014 | 4,552 | 1,565 | 6,117 |
| 3rd Quarter | 142 | 361 | 795 | 2,214 | 1,557 | 3,771 |
| 4th Quarter | 98 | 393 | 500 | 2,464 | 1,421 | 3,885 |
| Total, 1953 | 628 | 2,581 | - | 12,606 | 5,613 | 18,219 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 3 | 309 | 194 | 1,822 | 704 | 2,526 |
| 2nd Quarter | 151 | 112 | 233 | 1,245 | 270 | 1,515 |
| 3rd Quarter | 249 | 113 | 369 | 1,420 | 568 | 1,988 |
| 4th Quarter | 554 | 280 | 699 | 2,007 | 732 | 2,738 |
| Total, 1954 | 957 | 814 | - | 6,494 | 2,274 | 8,767 |

(1) 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 the Defence Construction (1951) Limited.

TABLE 14. Expenditures on New Residential Construction by Type of Intitition, Major Improvements, Repair and Maintenance, Canada, 1945 - December, 1954.
(Millions of Dollars)

| Period | New Residential Construction |  |  |  | Major <br> Improvements <br>  <br> Alterations | Repair and Maintenance | Total |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Private | Government Enterprises ${ }^{(1)}$ | Government Departments | SubTotal |  |  |  |
| 1945 | 256.8 | 11.9 | - | 268.7 | 16.9 | 96.3 | 381.9 |
| 1946 | 334.0 | 56.0 | . 2 | 390.2 | 21.8 | 105.3 | 517.3 |
| 1947 | 470.1 | 34.2 | 1.8 | 506.1 | 33.6 | 130.8 | 670.5 |
| 1948 | 561.7 | 53.9 | 18.1 | 628.7 | 39.0 | 161.9 | 829.6 |
| 1949 | 656.6 | 44.0 | 26.2 | 726.8 | 48.2 | 176.0 | 951.0 |
| 1950 | 731.4 | 17.8 | 33.5 | 782.7 | 60.6 | 191.0 | 1,034.3 |
| 1951 | 709.8 | 6.1 | 36.9 | 752.8 | 68.8 | 221.0 | 1,042.6 |
| 1952 | 712.2 | 14.3 | 38.5 | 765.0 | 60.6 | 203.2 | 1,028.8 |
| 1953 |  |  |  |  |  |  |  |
| 1st Quarter | 172.4 | 4.1 | 5.8 | 182.3 | 13.8 | 52.8 | 248.9 |
| 2nd Quarter | 249.2 | 3.1 | 7.6 | 259.9 | 19.8 | 53.1 | 332.8 |
| 3rd Quarter | 276.2 | 3.5 | 5.3 | 285.0 | 21.6 | 53.6 | 360.2 |
| 4th Quarter | 269.7 | 4.8 | 5.5 | 280.0 | 21.3 | 54.1 | 355.4 |
| Total, 1953 | 967.5 | 15.5 | 24.2 | 1,007.2 | 76.5 | 213.6 | 1,297.3 |
| 1954 |  |  |  |  |  |  |  |
| 1st Quarter | 189.0 | 1.6 | 3.2 | 193.8 | 15.8 | 55.0 | 264.6 |
| 2nd Quarter | 259.9 | 1.3 | 2.3 | 263.5 | 21.6 | 55.2 | 340.3 |
| 3rd Quarter | 307.1 | 1.4 | 2.9 | 311.4 | 25.5 | 55.6 | 392.5 |
| 4th Quarter | 314.5 | 2.1 | 3.6 | 320.2 | 26.2 | 56.0 | 402.4 |
| Total, 1954 | 1,070.5 | 6.4 | 12.0 | 1,088.9 | 89.1 | 221.8 | 1,399.8 |

(1) Includes Crown Companies and non-departmental agencies.

TABLE 15. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, Canada, 1945 - December, 1954.
(Millions of Dollars)

| Period | New Construction |  |  | Repair and Maintenance |  |  | Total |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Housing | Other | Sub-total | Housing | Other | Sub-total | Housing | Other | Total |
| 1945 | 286 | 421 | 707 | 96 | 402 | 498 | 382 | 823 | 1,205 |
| 1946 | 412 | 662 | 1,074 | 105 | 428 | 533 | 517 | 1,090 | 1,607 |
| 1947 | 540 | 884 | 1,424 | 131 | 461 | 592 | 671 | 1,345 | 2,016 |
| 1948 | 668 | 1,208 | 1,876 | 162 | 532 | 694 | 830 | 1,740 | 2,570 |
| 1949 | 775 | 1,349 | 2,124 | 176 | 556 | 732 | 951 | 1,905 | 2,856 |
| 1950 | 843 | 1,520 | 2,363 | 191 | 575 | 766 | 1,034 | 2,095 | 3,129 |
| 1951 | 822 | 1,914 | 2,736 | 221 | 705 | 926 | 1,043 | 2,619 | 3,662 |
| 1952 | 826 | 2,437 | 3,263 | 203 | 709 | 912 | 1,029 | 3,146 | 4,175 |
| 1953 |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 196 | 449 | 645 | 53 | 112 | 165 | 249 | 561 | 810 |
| 2nd Quarter | 280 | 632 | 912 | 53 | 192 | 245 | 333 | 824 | 1,157 |
| 3rd Quarter | 307 | 803 | 1,110 | 54 | 243 | 297 | 361 | 1,046 | 1,407 |
| 4th Quarter | 301 | 697 | 998 | 54 | 211 | 265 | 355 | 908 | 1,263 |
| Total, 1953 | 1,084 | 2,581 | 3,665 | 214 | 758 | 972 | 1,298 | 3,339 | 4,637 |
| $1954{ }^{(1)}$ |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 213 | 455 | 668 | 55 | 118 | 173 | 268 | 573 | 841 |
| 2nd Quarter | 282 | 617 | 899 | 55 | 194 | 249 | 337 | 811 | 1,148 |
| 3rd Quarter | 342 | 768 | 1,110 | 56 | 248 | 304 | 398 | 1,016 | 1,414 |
| 4th Quarter | 333 | 685 | 1,018 | 56 | 220 | 276 | 389 | 905 | 1,294 |
| Total, 1954 | 1,169 | 2,525 | 3,694 | 222 | 779 | 1,001 | 1,391 | 3,304 | 4,695 |

(1) Preliminary.

TABLE 16. Private Expenditures ${ }^{(1)}$ on New Construction, Residential and Other, Actual and Seasonally Adjusted at Annual Rates.

Canada, 1951 - December, 1954.
(Millions of Dollars)

| Period | Actual |  |  | Seasonally Adjusted at Annual Rates |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | New Residential Construction | New Non-Residential Construction |  | New Residential Construction | New Non-Residential Construction | $\stackrel{\text { All }}{\substack{\text { New } \\ \text { Construction }}}$ |
| 1951 |  |  |  |  |  |  |
| 1st Quarter | 165 | 238 | 403 | 864 | 1,188 | 2,052 |
| 2nd Quarter | 222 | 306 | 528 | 792 | 1,244 | 2,036 |
| 3 rd Quarter | 208 | 371 | 579 | 744 | 1,300 | 2,044 |
| 4th Quarter | 186 | 345 | 531 | 724 | 1,308 | 2,032 |
| Total, 1951 | 781 | 1,260 | 2,041 | - | - | - |
| 1952 |  |  |  |  |  |  |
| 1st Quarter | 126 | 303 | 429 | 668 | 1,504 | 2,172 |
| 2nd Quarter | 200 | 381 | 581 | 728 | 1,516 | 2,244 |
| 3rd Quarter | 223 | 450 | 673 | 812 | 1,576 | 2,388 |
| 4th Quarter | 237 | 420 | 657 | 936 | 1,620 | 2,556 |
| Total, 1952 | 786 | 1,554 | 2,340 | - | - | - |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 190 | 311 | 501 | 1,004 | 1,568 | 2,572 |
| 2nd Quarter | 273 | 412 | 685 | 984 | 1,640 | 2,624 |
| 3 rd Quarter | 302 | 523 | 825 | 1,092 | 1,840 | 2,932 |
| 4th Quarter | 296 | 460 | 756 | 1,164 | 1,776 | 2,940 |
| Total, 1953 | 1,061 | 1,706 | 2,767 | - | - | - |
| 1954 |  |  |  |  |  |  |
| 1st Quarter | 205 | 335 | 540 | 1,084 | 1,676 | 2,760 |
| 2nd Quarter | 281 | 414 | 695 | 1,012 | 1,640 | 2,652 |
| 3 rd Quarter | 332 | 491 | 823 | 1,200 | 1,716 | 2,916 |
| 4th Quarter | 341 | 436 | 777 | 1,340 | 1,672 | 3,012 |
| Total, 1954 | 1,159 | 1,676 | 2,835 | - | - | - |

[^1]TABLE 17. Personal Expenditures, Government Expenditures, Gross Domestic Investment and Gross National Expenditure
Canada, 1945 -December, 1954.
(Millions of Dollars)

| Period | Personal Expenditure | Gov't <br> Expenditures | Gross Domestic Investment |  |  |  |  |  | Net <br> Foreign <br> Balance | G.N.E. ${ }^{(2)}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  | Residential Construction | NonResidential Construction | Machinery and Equipment | Changes in Inventories |  | Total |  |  |
|  |  |  |  |  |  | Business | Farm ${ }^{(1)}$ |  |  |  |
| 1945 | 6,811 | 3,704 | 272 | 252 | 462 | 191 | -451 | 726 | 687 | 11,850 |
| 1946 | 7,977 | 1,832 | 371 | 443 | 584 | 617 | -98 | 1,917 | 332 | 12,026 |
| 1947 | 9,173 | 1,570 | 506 | 599 | 1,016 | 1,002 | -55 | 3,068 | 17 | 13,768 |
| 1948 | 10,112 | 1,798 | 637 | 818 | 1,230 | 620 | -15 | 3,290 | 418 | 15,613 |
| 1949 | 10,963 | 2,128 | 742 | 903 | 1,323 | 319 | -88 | 3,199 | 174 | 16,462 |
| - 1950 | 12,029 | 2,326 | 801 | 1,026 | 1,389 | 769 | 191 | 4,176 | $-330$ | 18,203 |
| 1951 | 13,273 | 3,243 | 781 | 1,260 | 1,769 | 1,267 | 353 | 5,430 | -524 | 21,474 |
| 1952 | 14,363 | 4,259 | 786 | 1,554 | 1,916 | -59 | 329 | 4,526 | 173 | 23,202 |
| 1953 |  |  |  |  |  |  |  |  |  |  |
| . 1st Quarter | 3,474 | 1,166 | 190 | 311 |  |  | -244 | 898 | -179 | 5,353 |
| 2nd Quarter | 3,783 | , 879 | 273 | 412 | 592 | 263 | -259 | 1,281 | -196 | 5,814 |
| 3rd Quarter | 3,654 | 1,185 | 302 | 523 | 520 | 24 | 991 | 2,460 | -14 | 7,236 |
| 4th Quarter | 4,204 | 1,132 | 296 | 460 | 439 | -97 | -292 | 806 | -51 | 6,013 |
| Total, 1953 | 15,115 | 4,362 | 1,061 | 1,706 | 2,073 | 409 | 196 | 5,445 | -440 | 24,416 |
| 1954 |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 3,566 | 1,121 | 205 | 335 | 429 | 103 | -237 | 835 | -180 | 5,400 |
| 2nd Quarter | 3,902 | 870 | 281 | 414 | 508 | 53 | -118 | 1,138 | -162 | 5,839 |
| 3rd Quarter | 3,774 | 1,184 | 332 | 491 | 402 | -79 | 458 | 1,604 | 18 | 6,623 |
| 4th Quarter | 4,339 | 1,185 | 341 | 436 | 372 | -150 | -260 | 739 | -101 | 6,123 |
| Total, 1954 | 15,581 | 4,360 | 1,159 | 1,676 | 1,711 | -73 | -157 | 4,316 | -425 | 23,985 |

[^2]table 18. Publicly-Initiated Housing, Expenditures by Program, Canada, 1949 - Dfcember, $1954{ }^{(1)}$.

| Period | FederalProvincial Housing (\$000) | Veterans' Rental Housing (\$000) | Married Quarters for Armed Services (\$000) | Other <br> Public <br> Housing <br> (\$000) | Total <br> Public Housing (\$000) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 1949 | - | 44,028 | 23,478 | 2,778 | 70,284 |
| 1950 | 517 | 17,292 | 31,532 | 2,000 | 51,341 |
| 1951 | 1,058 | 5,117 | 35,168 | 1,740 | 43,083 |
| 1952 | 9,369 | 4,967 | 35,206 | 3,336 | 52,878 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 3,371 | 714 | 5,352 | 474 | 9,911 |
| 2nd Quarter | 2,392 | 698 | 6,813 | 744 | 10,647 |
| 3rd Quarter | 3,117 | 367 | 4,474 | 782 | 8,740 |
| 4th Quarter | 2,567 | 2,105 | 4,281 | 1,241 | 10,194 |
| Total 1953 | 11,447 | 3,884 | 20,920 | 3,241 | 39,492 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 1,567 | 11 | 2,524 | 679 | 4,781 |
| 2nd Quarter | 1,313 | 7 | 1,512 | 816 | 3,648 |
| 3rd Quarter | 1,374 | 15 | 1,985 | 859 | 4,233 |
| 4th Quarter | 2,010 | 42 | 2,736 | 902 | 5,690 |
| Total, 1954 | 6,264 | 75 | 8,757 | 3,256 | 18,352 |

(1) Expenditures on housing in remote areas are excluded.

TABLE 19. Gross and Net Residential Capital Formation, Valued in Current Dollars and in 1939 Dollars, Residential and Other Construction, Canada, 1945 - December, 1954.
(Millions of Dollars)

| Period | Gross Capital Formation |  |  |  | Capital Consumption |  |  | Net <br> Capital <br> Formation | Net Value of Land Added To Residential Use | Net <br> Additions To <br> Residential Real Estate |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | New <br> Construction | Major <br> Improvements and Alterations | Supplementary Costs | Total | Depreciation | Accidental Damages | Total |  |  |  |
| CURRENT DOLLARS |  |  |  |  |  |  |  |  |  |  |
| 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 | 752.8 | 68.8 | 17.1 | 838.7 | 413.2 | 11.3 | 424.5 | 414.2 | 50.2 | 464.4 |
| 1952 | 765.0 | 60.6 | 17.3 | 842.9 | 434.5 | 11.1 | 445.6 | 397.3 | 51.4 | 448.7 |
| 1953 | 1,007.2 | 76.5 | 23.6 | 1,107.3 | 449.0 | 13.6 | 462.6 | 644.7 | 68.1 | 712.8 |
| 1954 | 1,088.9 | 89.1 | 25.6 | 1,203.6 | 467.0 | 13.0 | 480.0 | 723.6 | 96.6 | 820.2 |
| 1939 DOLLARS |  |  |  |  |  |  |  |  |  |  |
| 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 | 289.3 | 26.2 | 6.6 | 322.1 | 156.0 | 4.2 | 160.2 | 161.9 | 19.4 | 181.3 |
| 1952 | 284.8 | 22.7 | 6.4 | 313.9 | 160.1 | 4.2 | 164.3 | 149.6 | 18.8 | 168.4 |
| 1953 | 370.5 | 28.1 | 8.8 | 407.4 | 164.8 | 5.1 | 169.9 | 237.5 | 25.1 | 262.6 |
| 1954 | 397.8 | 32.5 | 9.3 | 439.6 | 170.0 | 4.9 | 174.9 | 264.7 | 35.4 | 300.1 |

table 20. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 - December, 1954.

| Period | Value of <br> Residential Construction Building Permits Issued (Millions of Dollars) |  |  | Number of New Dwellings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | New <br> Construction | Additions, Alterations and Repairs | Total | $\begin{aligned} & \text { Apartments } \\ & \text { and } \\ & \text { Flats } \end{aligned}$ | 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 | 404.3 | 35.3 | 439.6 | 13,708 | 43,467 | 57,175 |
| $\stackrel{1953}{1 \text { 1st Quarter }}$ | 80.6 | 6.8 | 87.4 | 3,601 | 7,837 | 11,438 |
| 2nd Quarter | 191.4 | 13.4 | 204.8 | 6,620 | 19,106 | 25,726 |
| 3rd Quarter | 52.0 | 12.3 | 164.3 | 5,465 | 15,531 | 20,996 |
| 4th Quarter | 110.9 | 8.7 | 119.6 | 5,385 | 9,882 | 15,267 |
| Total, 1953 | 534.9 | 41.2 | 576.1 | 21,071 | 52,356 | 73,427 |
| 1954 |  |  |  |  |  |  |
| January | 14.0 | 4.2 | 18.2 | 548 | 483 | 1,031 |
| February | 18.4 | 1.5 | 19.9 | 704 | 1,770 | 2,474 |
| March | 49.5 | 2.7 | 52.2 | 2,129 | 4,127 | 6,256 |
| 1st Quarter | 81.9 | 8.4 | 90.3 | 3,381 | 6,380 | 9,761 |
| April | 52.3 | 4.0 | 56.3 | 1,611 | 4,874 | 6,485 |
| May | 63.0 | 4.6 | 67.6 | 595 | 6,675 | 7,270 |
| June | 73.6 | 5.1 | 78.7 | 2,331 | 6,449 | 8,780 |
| 2nd Quarter | 188.9 | 13.7 | 202.6 | 4,537 | 17,998 | 22,535 |
| July | 58.7 | 5.0 | 63.7 | 1,836 | 5,397 | 7,233 |
| August | 61.4 | 3.8 | 65.2 | 1,753 | 5,580 | 7,333 |
| September | 54.7 | 4.1 | 58.8 | 1,804 | 4,708 | 6,512 |
| 3rd Quarter | 174.8 | 12.9 | 187.7 | 5,393 | 15,685 | 21,078 |
| October | 50.9 | 3.4 | 54.3 | 2,407 | 3,948 | 6,355 |
| November | 55.4 | 3.4 | 58.8 | 3,199 | 3,739 | 6,938 |
| December | 25.8 | 1.3 | 27.1 | 1,682 | 1,628 | 3,310 |
| 4th Quarter | 132.1 | 8.1 | 140.2 | 7,288 | 9,315 | 16,603 |
| Total, 1954 | 577.7 | 43.1 | 620.8 | 20,599 | 49,378 | 69,977 |

TABLE 21. New Residential Construction, Construction Contracts Awarded, Canada, 1945 - December, 1954.

| Period | Value of New Residential Construction Contracts Awarded (Millions of Dollars) |  |  | Number of New Dwelliugs |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Apartments | All Other Residential Dwellings | Total | 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 | 196.8 | 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 | 101.6 | 409.4 | 511.0 | 9,473 | 49,507 | 58,980 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 23.8 | 79.2 | 103.0 | 2,184 | 8,015 | 10,199 |
| 2nd Quarter | 36.5 | 192.4 | 228.9 | 3,343 | 23,407 | 26,750 |
| 3 rd Quarter | 18.8 | 161.5 | 180.3 | 1,716 | 19,988 | 21,704 |
| 4th Quarter | 51.5 | 169.1 | 220.6 | 4,680 | 18,931 | 23,611 |
| Total, 1953 | 130.6 | 602.2 | 732.8 | 11,923 | 70,341 | 82,264 |
| 1954 |  |  |  |  |  |  |
| January | 5.3 | 21.1 | 26.4 | 483 | 2,398 | 2,881 |
| February | 5.8 | 34.6 | 40.4 | 527 | 3,608 | 4,135 |
| March | 9.0 | 39.5 | 48.5 | 827 | 3,932 | 4,759 |
| 1st Quarter | 20.1 | 95.2 | 115.3 | 1,837 | 9,938 | 11,775 |
| April | 12.0 | 64.0 | 76.0 | 1,107 | 6,954 | 8,061 |
| May | 8.7 | 96.7 | 105.4 | , 791 | 10,594 | 11,385 |
| June | 15.2 | 80.0 | 95.2 | 1,380 | 8,360 | 9,740 |
| 2nd Quarter | 35.9 | 240.7 | 276.6 | 3,278 | 25,908 | 29,186 |
| July | 12.8 | 83.9 | 96.7 | 1,158 | 8,946 | 10,104 |
| August | 16.0 | 72.9 | 89.9 | 1,448 | 7,739 | 9,187 |
| September | 17.4 | 72.4 | 89.8 | 1,568 | 7,517 | 9,085 |
| 3rd Quarter | 46.2 | 229.2 | 275.4 | 4,174 | 24,202 | 28,376 |
| October | 18.5 | 53.7 | 72.2 | 1,667 | 5,424 | 7,091 |
| November | 15.4 | 73.7 | 89.1 | 1,393 | 7,141 | 8,534 |
| December | 15.1 | 56.1 | 71.2 | 1,358 | 5,485 | 6,843 |
| 4th Quarter | 49.0 | 183.5 | 232.5 | 4,418 | 18,050 | 22,468 |
| Total, 1954 | 151.2 | 748.6 | 899.8 | 13,707 | 78,098 | 91,805 |

[^3]
## Section 2. Real Estate Lending

table 22. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks ${ }^{(1)}$, By Type of Loan, Canada, 1947 - December, 1954.

| Period | Non-Farm Property |  |  |  |  | Farms |  | Total |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | New Residential Construction |  |  | Other Property |  |  |  |  |  |
|  | Loans | Dwelling Units | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{aligned} & \text { Amount } \\ & \$ 000 \end{aligned}$ |
| 1947 | 20,264 | 26,411 | 109,167 | 25,250 | 154,352 | 1,704 | 7,254 | 47,218 | 270,773 |
| 1948 | 29,635 | 37,436 | 173,604 | 27,713 | 179,244 | 1,738 | 7,275 | 59,086 | 360,123 |
| 1949 | 34,238 | 43,056 | 212,328 | 26,216 | 174,602 | 1,579 | 6,916 | 62,033 | 393,846 |
| 1950 | 45, 824 | 55,358 | 310, 157 | 28,576 | 206, 104 | 1,550 | 7,068 | 75,950 | 523,329 |
| 1951 | 30,711 | 38,580 | 236,315 | 26,152 | 190,567 | 1,368 | 7,043 | 58,231 | 433,925 |
| 1952 | 33,620 | 45,879 | 300,909 | 26,008 | 192,290 | 1,194 | 6,527 | 60,822 | 499.726 |
| $\begin{aligned} & 1953 \\ & \text { 1st Quarter } \end{aligned}$ |  |  |  |  |  |  |  |  |  |
|  | 7,630 | 11,653 | 75,838 | 5,706 | 46,283 | 257 | 1,636 | 13,593 | 123,757 |
| 2nd Quarter | 11,725 | 16,121 | 107,903 | 7,678 | 61,101 | 317 | 1,742 | 19,720 | 170,746 |
| 3rd Quarter | 11,159 | 15,049 | 100,192 | 6,701 | 56,222 | 199 | 1,031 | 18,059 | 157,445 |
| 4th Quarter | 9,176 | 13,474 | 90,348 | 5,366 | 37,735 | 285 | 1,916 | 14,827, | 129,999 |
| Total, 1953 | 39,690 | 56,297 | 374,281 | 25,451 | 201,341 | 1,058 | 6,325 | 66,199 | 581,947 |
| $1954^{(2)}$ <br> 1st Quarter |  |  |  |  |  |  |  |  |  |
| 1 st Quarter | 8,116 | 13,394 | 89,338 | 5,795 | 47,190 | 255 | 1,362 | 14,166 | 137,890 |
| 2nd Quarter | 17,238 | 22,724 | 179,501 | 8,346 | 69,765 | 324 | 1,829 | 25,908 | 251,095 |
| 3 rd Quarter | 20,348 | 26,134 | 212,226 | 8,113 | 71,147 | 213 | 1,331 | 28,674 | 284,704 |
| 4th Quarter | 13,906 | 19,777 | 150,970 | 6,922 | 63,315 | 373 | 2,353 | 21,201 | 216,638 |
| Total, 1954 | 59,608 | 82,029 | 632,035 | 29,176 | 251,417 | 1,165 | 6,875 | 89,949 | 890,327 |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22 nd 1954 . Conventional mortgage (2) Preliminary.

Table 23. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks ${ }^{(1)}$, By Type of Lender, Canada, 1947 - December, 1954.

| Period | Life Insurance Companies |  | Trust \& Loan Companies |  | Other Lending Institutions ${ }^{(2)}$ |  | Banks |  | Total |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Loans | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{aligned} & \text { Amount } \\ & \$ 000 \end{aligned}$ | Loans | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Loans | $\begin{aligned} & \text { Amount } \\ & \$ 000 \end{aligned}$ |
| 1947 | 28,661 | 189,000 | 17,895 | 75,545 | 662 | 6,228 | - | - | 47,218 | 270,773 |
| 1948 | 37,283 | 253,886 | 20,739 | 92,192 | 1,064 | 14,045 | - | - | 59,086 | 360, 123 |
| 1949 | 36,848 | 272,542 | 23,821 | 110,276 | 1,364 | 11,028 | - | - | 62,033 | 393,846 |
| 1950 | 49,215 | 372,610 | 25,672 | 143,392 | 1,063 | 7,327 | - | - | 75,950 | 523,329 |
| 1951 | 35,514 | 315,933 | 21,701 | 109,113 | 1,016 | 8,879 | - | - | 58,231 | 433,925 |
| 1952 | 35,891 | 365,698 | 24,178 | 129,373 | 753 | 4,655 | - | - | 60,822 | 499,726 |
| 1953 ${ }^{(3)}$ |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 7,660 | 87,899 | 5,687 | 34,272 | 246 | 1,586 | - | - | 13,593 | 123,757 |
| 2nd Quarter | 12,247 | 129, 819 | 7,278 | 39,522 | 195 | 1,405 | - | - | 19,720 | 170,746 |
| 3rd Quarter | 10,649 | 115,464 | 7,151 | 40,176 | 259 | 1,805 | - | - | 18,059 | 157,445 |
| 4th Quarter | 8,664 | 94,488 | 5,800 | 32,535 | 363 | 2,976 | - | - | 14,827 | 129,999 |
| Total, 1953 | 39,220 | 427,670 | 25,916 | 146,505 | 1,063 | 7,772 | - | - | 66,199 | 581,947 |
| 1954 ${ }^{(3)}$ |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 8,434 | 103,261 | 5,496 | 32,733 | 236 | 1,895 | - | - | 14,166 | 137,890 |
| 2nd Quarter | 12,722 | 149,935 | 8,643 | 54,494 | 268 | 1,736 | 4,275 | 44,929 | 25,908 | 251,095 |
| 3rd Quarter | 12,552 | 151,160 | 8,901 | 58,578 | 320 | 1,864 | 6,901 | 73,102 | 28,674 | 284,704 |
| 4th Quarter | 9,648 | 121,276 | 7,209 | 48,497 | 310 | 2,410 | 4,034 | 44,459 | 21,201 | 216,638 |
| Total, 1954 | 43,356 | 525,632. | 30,249 | 194,304 | 1,134 | 7,905 | 15,210 | 162,483 | 89,949 | 890,327 |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into forse on March 22nd 1954. Conventional mortgage Includes fire insurance companies, fraternal societies, mutual benefit societies and pension fund associations.
(3) Preliminary.

TABLE 24. Gross Mortgage Loans Approved by Lending Institutions and Banks ${ }^{(1)}$ on New Non-Farm Residential Construction By Type of Dwelling.

Canada, 1947 - December, 1954.

| Period | Single-Family Dwellings |  | Multiple Family Dwellings |  | All Dwellings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Dwelling Units Units | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ | Dwelling Units | $\underset{\$ 000}{\text { Amount }}$ | Dwelling Units | $\begin{gathered} \text { Amount } \\ \$ 000 \end{gathered}$ |
| $\begin{aligned} & 1947 \\ & 1948 \\ & 1949 \\ & 1950 \\ & 1951 \\ & 1952 \end{aligned}$ | $\begin{aligned} & 18,336 \\ & 26,701 \\ & 31,378 \\ & 42,296 \\ & 28,146 \\ & 30,945 \end{aligned}$ | $\begin{array}{r} 83,060 \\ 133,846 \\ 169,055 \\ 255,880 \\ 190,310 \\ 235,241 \end{array}$ | $\begin{array}{r} 8,075 \\ 10,735 \\ 11,678 \\ 13,062 \\ 10,434 \\ 14,934 \end{array}$ | $\begin{aligned} & 26,107 \\ & 39,758 \\ & 43,273 \\ & 54,277 \\ & 46,005 \\ & 65,668 \end{aligned}$ | $\begin{aligned} & 26,411 \\ & 37,436 \\ & 43,056 \\ & 55,358 \\ & 38,580 \\ & 45,879 \end{aligned}$ | $\begin{aligned} & 109,167 \\ & 173,604 \\ & 212,328 \\ & 310,157 \\ & 236,315 \\ & 300,909 \end{aligned}$ |
| 1953 <br> 1st Quarter 2nd Quarter 3rd Quarter 4th Quarter | $\begin{array}{r} 6,903 \\ 10,793 \\ 10,287 \\ 8,388 \end{array}$ | $\begin{aligned} & 52,761 \\ & 84,626 \\ & 79,068 \\ & 67,036 \end{aligned}$ | $\begin{aligned} & 4,750 \\ & 5,328 \\ & 4,762 \\ & 5,086 \end{aligned}$ | $\begin{aligned} & 23,077 \\ & 23,277 \\ & 21,124 \\ & 23,312 \end{aligned}$ | $\begin{aligned} & 11,653 \\ & 16,121 \\ & 15,049 \\ & 13,474 \end{aligned}$ | $\begin{array}{r} 75,838 \\ 107,903 \\ 100,192 \\ 90,348 \end{array}$ |
| Total, 1953 | 36,371 | 283,491 | 19,926 | 90,790 | 56,297 | 374,281 |
| $1954^{(2)}$ <br> 1st Quarter <br> 2nd Quarter <br> 3rd Quarter <br> 4th Quarter | $\begin{array}{r} 7,295 \\ 16,277 \\ 19,435 \\ 12,974 \end{array}$ | $\begin{array}{r} 59,702 \\ 150,184 \\ 181,521 \\ 118,999 \end{array}$ | $\begin{aligned} & 6,089 \\ & 6,447 \\ & 6,699 \\ & 6,803 \end{aligned}$ | $\begin{aligned} & 29,636 \\ & 29,317 \\ & 30,705 \\ & 31,971 \end{aligned}$ | $\begin{aligned} & 13,394 \\ & 22,724 \\ & 26,134 \\ & 19,777 \end{aligned}$ | $\begin{array}{r} 89,338 \\ 179,501 \\ 212,226 \\ 150,970 \end{array}$ |
| Total, 1954 | 55,981 | 510,406 | 26,038 | 121,629 | 82,029 | 632,035 |

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22 nd 1954 . Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.
(2) Preliminary.
table 25. Gross Joint, Insured and Conventional Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, ${ }^{(1)}$ By Type of Loan, Canada, 1949 - December, 1954.

| Period | Loans on New Non-Farm Residential Construction |  |  |  |  |  | Other Property | Total Amount (\$000) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Joint Loans ${ }^{(2)}$ |  | Conventional Loans |  | All Loans |  | Conventional Loans Amount (\$000) |  |
|  | Dwelling Units | Amount (\$000) | Dwelling Units | $\underset{(\$ 000)}{\text { Amount }}$ | Dwelling Units | $\underset{(\$ 000)}{\text { Amount }}$ |  |  |
| 1949 | 21,912 | 122,736 | 21,144 | 89,592 | 43,056 | 212,328 | 181,518 | 393,846 |
| 1950 | 40,338 | 280,060 | 15,020 | 30,097 | 55,358 | 310, 157 | 213,172 | 523,329 |
| 1951 | 21,189 | 141,040 | 17,391 | 95,275 | 38,580 | 236,315 | 197,610 | 433,925 |
| 1952 | 29,508 | 218,593 | 16,371 | 82,316 | 45,879 | 300,909 | 198,817 | 499, 726 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ |  |  |  |  |  |  |  |  |
|  | 5,968 | 45,923 | 5,685 | 29,915 | 11,653 | 75,838 | 47,919 | 123,757 |
| 2nd Quarter3rd Quarter4th Quarter | 10,967 | 84,418 | 5,154 | 23,485 | 16,121 | 107,903 | 62,843 | 170,746 |
|  | 8,618 | 69,124 | 6,431 | 31,068 | 15,049 | 100,192 | 57,253 | 157,445 |
|  | 7,056 | 56,165 | 6,418 | 34,183 | 13,474 | 90,348 | 39,651 | 129,999 |
| Total, 1953 | 32,609 | 255,630 | 23,688 | 118,651 | 56,297 | 374,281 | 207,666 | 581,947 |
| $\begin{aligned} & 1954 \\ & 1 \text { st Quarter } \end{aligned}$ | 9,338 | 73,376 | 4,056 | 15,962 | 13,394 | 89,338 | 48,552 | 137,890 |
|  | Insured Loans ${ }^{(3)}$ |  |  |  |  |  |  |  |
| 2nd Quarter | 11,706 | 113,451 | 11,018 | 66,050 | 22,724 | 179,501 | 71,594 | 251,095 |
| 3rd Quarter | 18,210 | 172,400 | 7,924 | 39,826 | 26,134 | 212,226 | 72,478 | 284,704 |
| 4th Quarter | 11,064 | 104,074 | 8,713 | 46,896 | 19,777 | 150,970 | 65,668 | 216,638 |
| Total, 1954 | 50,318 | 463,301 | 31,711 | 168,734 | 82,029 | 632,035 | 258,292 | 890,327 |

[^4]
## TABLE 26. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Loan, Canada, 1949 - February, 1955.

| Period | Joint Loans ${ }^{(1)}$ |  | Corporation Loans |  | Total |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Dwelling Units | $\underset{(\$ 000)}{\text { Amount }}$ | Dwelling Units | Amount (\$000) | Dwelling Units | Amount (\$000) |
| 1949 | 21,912 | 122,736 | 7,124 | 38,793 | 29,036 | 161,529 |
| 1950 | 40,338 | 280,060 | 4,865 | 25,030 | 45,203 | 305,090 |
| 1951 | 21,189 | 141,040 | 1,823 | 11,508 | 23,012 | 152,548 |
| 1952 | 29,508 | 218,593 | 6,910 | 47,951 | 36,418 | 266,544 |
| 1953 |  |  |  |  |  |  |
| January | 1,218 | 9,038 | 142 | 797 | 1,360 | 9,835 |
| February | 2,096 | 16,326 | 102 | 673 | 2,198 | 16,999 |
| March | 2,654 | 20,559 | 71 | 473 | 2,725 | 21,032 |
| April | 3,340 | 25,402 | 329 | 2,254 | 3,669 | 27,656 |
| May | 3,749 | 29,794 | 736 | 4,863 | 4,485 | 34,657 |
| June | 3,876 | 29,205 | 603 | 4,139 | 4,479 | 33,344 |
| July | 3,768 | 28,421 | 1,825 | 12,860 | 5,593 | 41,281 |
| August | 2,241 | 18,801 | 607 | 4,673 | 2,848 | 23,474 |
| September | 2,608 | 21,892 | 601 | 4,607 | 3,209 | 26,499 |
| October | 2,200 | 17,363 | 1,481 | 10,393 | 3,681 | 27,756 |
| November | 2,657 | 21,376 | 871 | 6,235 | 3,528 | 27,611 |
| December | 2,200 | 17,436 | 202 | 1,555 | 2,402 | 18,991 |
| Total, 1953 | 32,607 | 255,613 | 7,570 | 53,522 | 40,177 | 309,135 |
| 1954 January February March |  |  |  |  |  |  |
|  | 962 | 7,709 | 319 | 2,076 | 1,281 | 9,785 |
|  | 1,612 | 12,993 | 57 | +282 | 1,669 | 13,275 |
|  | 6,764 | 52,674 | 732 | 5,317 | 7,496 | 57,991 |
|  | Insured Loans ${ }^{(2)}$ |  |  |  |  |  |
| April | 1,031 | 10,339 | 29 | 246 | 1,060 | 10,585 |
| May | 3,608 | 34,996 | 36 | 323 | 3,644 | 35,319 |
| June | 7,067 | 68,116 | 261 | 1,778 | 7,328 | 69,894 |
| July | 7,372 | 68,965 | 1,115 | 8,163 | 8,487 | 77, 128 |
| August | 5,534 | 52,867 | 109 | 845 | 5,643 | 53,712 |
| September | 5,304 | 50,570 | 175 | 1,365 | 5,479 | 51,935 |
| October | 5,094 | 47,399 | 423 | 2,736 | 5,517 | 50,135 |
| November ${ }^{(3)}$ | 3,806 | 36,146 | 263 | 2,312 | 4,069 | 38,458 |
| December ${ }^{(3)}$ | 2,164 | 20,528 | 55 | 536 | 2,219 | 21,064 |
| Total, 1954 ${ }^{(3)}$ | 50,318 | 463,302 | 3,574 | 25,979 | 53,892 | 489,281 |
| $\begin{aligned} & 1955^{(3)} \\ & \text { January } \\ & \text { February } \end{aligned}$ |  |  |  |  |  |  |
|  | 1,436 | 13,231 | 64 | 547 | 1,500 | 13,778 |
|  | 2,532 | 24,441 | 8 | 82 | 2,540 | 24,523 |

(1) Joint loans under the National Housing Act.
(2) Insured Ioans under the National Housing Act, 1954.
(3) Preliminary.
table 27. Gross Mortgage Loans Approved under the National Housing Acts, by Type of Lender, Canada, 1950 - December, 1954.

(1) Including Fraternal Societies.

TABLE 28. Number of Dwellings for which Gross Mortgage Loans Approved under the National Housing Acts by Type of Borrower and by Type of Loan,

Canada, 1949 - December, 1954.

| Year and Quarter | Housing for Home Ownership |  |  | Housing for Rental Purposes |  |  |  |  | Total |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Owner Applicants | Builders for Sale | Sub-Total | Rental Guarantee | Primary Industries | Limited Dividend Corporation | Other | Sub-Total |  |
| 1949 | 6,473 | 13,075 | 19,548 | 6,621 | - | 144 | 2,702 | 9,467 | 29,015 |
| 1950 | 11,607 | 26,092 | 37,699 | 4,317 | 8 | 94 | 3,214 | 7,633 | 45,332 |
| 1951 | 4,647 | 13,519 | 18,166 | 1,213 | 8 | 174 | 3,451 | 4,846 | 23,012 |
| 1952 | 5,794 | 19,455 | 25,249 | 3,607 | - | 841 | 6,721 | 11,169 | 36,418 |
| 1953 |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 1,061 | 3,630 | 4,691 | 193 | 12 | 50 | 1,424 | 1,679 | 6,370 |
| 2nd Quarter | 2,896 | 5,887 | 8,783 | 794 | 0 | 184 | 2,882 | 3,860 | 12,643 |
| 3rd Quarter | 2,606 | 5,736 | 8,342 | 1,550 | 0 | 167 | 2,073 | 3,790 | 12,132 |
| 4th Quarter | 1,522 | 4,558 | 6,080 | 627 | 1 | 920 | 2,049 | 3,597 | 9,677 |
| Total, 1953 | 8,085 | 19,811 | 27,896 | 3,164 | 13 | 1,321 | 8,428 | 12,926 | 40,822 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 1,157 | 5,122 | 6,279 | 472 | - | 252 | 3,443 | 4,167 | 10,446 |
| 2nd Quarter | 3,016 | 7,664 | 10,680 | - | - | 240 | 1,112 | 1,352 | 12,032 |
| 3rd Quarter | 4,245 | 11,433 | 15,678 | 62 | 107 | 1,026 | 2,736 | 3,931 | 19,609 |
| 4th Quarter | 2,271 | 7,212 | 9,483 | - | - | 552 | 1,770 | 2,322 | 11,805 |
| Total, 1954 | 10,689 | 31,431 | 42,120 | 534 | 107 | 2,070 | 9,061 | 11,772 | 53,892 |

TABLE 29. Lending Operations Under The National Housing Acts, Analysis of Gross Loans Approved, Showing Number of Dwellings by Type of Dwelling,

Canada, 1949 - 1954.

| Period | Single-Family Dwellings |  |  |  |  |  | Multiple-Family Dwellings |  |  | Total |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1-Storey | 11/2-Storey |  | 2-Storey | Split Level | Sub-total | Apartments | Other | Sub-total |  |
|  |  | Finished | Unfinished |  |  |  |  |  |  |  |
| 1949 | 9,420 | 3,262 | 3,100 | 1,897 | - | 17,679 | 8,280 | 2,915 | 11,195 | 28,874 |
| 1950 | 17,651 | 7,916 | 3,493 | 3,445 | - | 32,505 | 6,182 | 6,543 | 12,725 | 45,230 |
| 1951 | 9,761 | 3,228 | 1,438 | 1,836 | - | 16,263 | 4,204 | 2,363 | 6,567 | 22,830 |
| 1952 | 16,013 | 4,333 | 1,441 | 1,673 | - | 23,460 | 9,852 | 2,554 | 12,406 | 35,866 |
| 1953 |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 3,347 | 618 | 229 | 214 | - | 4,408 | 1,466 | 496 | 1,962 | 6,370 |
| 2nd Quarter | 6,328 | 1,236 | 335 | 650 | - | 8,549 | 3,366 | 728 | 4,094 | 12,643 |
| 3 rd Quarter | 5,915 | 1,120 | 315 | 479 | - | 7,829 | 3,577 | 726 | 4,303 | 12,132 |
| 4th Quarter | 4,723 | 809 | 201 | 215 | - | 5,948 | 2,374 | 1,355 | 3,729 | 9,677 |
| Total, 1953 | 20,313 | 3,783 | 1,080 | 1,558 | - | 26,734 | 10,783 | 3,305 | 14,088 | 40,822 |
| 1954 1st Quarter | 4,846 | 523 | 140 | 234 | - | 5,742 | 3005 | 799 | 4704 |  |
| 2nd Quarter | 8,427 | 858 | 170 | 468 | 5 | 9,928 | 1,261 | 843 | 2,104 | 12,032 |
| 3rd Quarter | 12,686 | 1,079 | 281 | 429 | 288 | 14,763 | 2,687 | 2,159 | 4,846 | 19,609 |
| 4th Quarter | 8,015 | 480 | 71 | 189 | 293 | 9,048 | 1,956 | 801 | 2,757 | 11,805 |
| Total, 1954 | 33,974 | 2,939 | 662 | 1,320 | 586 | 39,481 | 9,809 | 4,602 | 14,411 | 53,892 |

table 30. Lending Operations Under The National Housing Acts, Analysis of Gross Loans Approved, Showing Average Amount of Loan per Dwelling by Type of Dwelling, Canada, 1949 - 1954.


Table 31. Gross Family Income ${ }^{(1)}$, Average Loan, Down Payment, and Dwelling Cost for Loans for Home Ownership, National Housing Acts, 1951 - December, 1954.

| Size of Gross Family Income | Number of Borrowers ${ }^{(2)}$ |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1951 | 1952 | 1953 | 1954 |  |
|  |  |  |  | N.H.A. | $\text { N.H.A. }_{1954}{ }^{(3)}$ |
| Under \$2,099 | 37 | 9 | 6 | 1 | 2 |
| \$2,100-\$2,399 | 146 | 32 | 15 | 6 | 1 |
| \$2,400-\$2,699 | 736 | 166 | 100 | 18 | 13 |
| \$2,700-\$2,999 | 1,441 | 397 | 227 | 45 | 27 |
| \$3,000-\$3,499 | 4,163 | 2,557 | 1,830 | 432 | 372 |
| \$3,500-\$3,999 | 3,381 | 4,231 | 4,494 | 1,381 | 1,192 |
| \$4,000-\$4,999 | 3,905 | 5,841 | 9,687 | 4,406 | 3,229 |
| \$5,000 and over | 4,117 | 6,023 | 9,916 | 5,705 | 5,374 |
| Total | 17,926 | 19,256 | 26,275 | 11,994 | 10,210 |
| Average Income (\$) | 4,250 | 4,695 | 4,961 | 5,312 | 5,464 |
| Average Down Payment (\$) | 3,929 | 3,117 | 3,242 | 3,418 | 2,672 |
| Average Amount of Loan (\$) | 7,019 | 8,234 | 8,496 | 9,056 | 9,944 ${ }^{(4)}$ |
| Average Cost of Dwelling (\$) ${ }^{(5)}$ | 10,948 | 11,351 | 11,738 | 12,474 | 12,417 |

[^5]table 32. Gross Number of Projects and Dwellings for which Rental Guarantee Undertakings Issued under the National Housing Acts, By Type of Loan, Canada, 1949 - December, 1954.

| Period | With Loans Under the N.H.A. |  | With Conventional Loans |  | Total |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Number of Projects | Number of Units | Number of Projects | Number of Units | Number of Projects | Number of Units |
| 1949 | 50 | 3,737 | 86 | 3,050 | 136 | 6,787 |
| 1950 | 35 | 3,697 | 21 | 973 | 56 | 4,670 |
| 1951 | 17 | 1,746 | 10 | 349 | 27 | 2,095 |
| 1952 | 47 | 3,917 | 1 | 44 | 48 | 3,961 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 7 | 278 | - | - | 7 | 278 |
| 2nd Quarter | 12 | 575 | 1 | 28 | 13 | 603 |
| 3rd Quarter | 23 | 2,107 | - | - | 23 | 2,107 |
| 4th Quarter | 7 | 472 | - | - | 7 | 472 |
| Total, 1953 | 49 | 3,432 | 1 | 28 | 50 | 3,460 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 2 | 37 | - | - | 2 | 37 |
| 2nd Quarter | 1 | 288 | - | - | 1 | 288 |
| 3rd Quarter | 1 | 24 | 1 | 33 | 2 | 57 |
| 4th Quarter | - | - | 3 | 124 | 3 | 124 |
| Total, 1954 | 4 | 349 | 4 | 157 | 8 | 506 |
| $\begin{gathered} \text { Total, } 1949- \\ \text { Dec., } 1954 \end{gathered}$ | 202 | 16,878 | 123 | 4,601 | 325 | 21,479 |

Table 33. Construction Operations Under The Veterans' Land Act, 1942, Number of New Dwellings Started, Completed and Under Construction, and Expenditures, Canada, September 23, 1943 - December, 1954.

| Period | Number of Dwellings |  |  | Expenditures 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 | 1,845 | 2,165 | 2,465 | 11,136 |
| 1952 | 1,278 | 1,644 | 2,099 | 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 |
| 4th Quarter | 423 | 458 | 2,332 | 3,393 |
| Total, 1953 | 1,827 | 1,594 | - | 10,017 |
| 1954 |  |  |  |  |
| 1st Quarter | 164 | 567 | 1,929 | 2,324 |
| 2nd Quarter | 418 | 401 | 1,946 | 1,170 |
| 3rd Quarter | 519 | 361 | 2,104 | 2,329 |
| 4th Quarter | 354 | 417 | 2,040 | 3,665 |
| Total, 1954 | 1,455 | 1,746* | - | 9,488 |
| Total, 1943 - December, 1954 | 19,840 | 17,799 | - | 116,296 |

TABLE 34. Lending Operations Under The Canadian Farm Loan Act, 1927, Canada, 1929 - December, 1954.

| 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) | $\begin{gathered} \text { Number } \\ \text { of } \\ \text { Loans } \end{gathered}$ | $\begin{aligned} & \text { Amount } \\ & \text { of } \\ & \text { Loans } \\ & (\$ 000) \end{aligned}$ | Number of Loans ${ }^{(1)}$ | $\begin{aligned} & \text { Amount } \\ & \text { of } \\ & \text { Loans } \\ & (\$ 000) \end{aligned}$ |
| $\begin{gathered} \text { May 1, 1929- } \\ \text { Mar. } 31,1945 \end{gathered}$ | -(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 | 3,385 |
| 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 | 4,465 |
| 1952 | 38 | 95 | 110 | 80 | 1,526 | 4,886 | 1,544 | 5,061 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ | 6 | 19 | 20 | 11 | 329 | 1,289 | 332 | 1,319 |
| 2nd Quarter | 10 | 35 | 18 | 10 | 357 | 1,375 | 356 | 1,420 |
| 3rd Quarter | 31 | 64 | 63 | 33 | 703 | 2,421 | 712 | 2,518 |
| 4th Quarter | 15 | 33 | 59 | 22 | 669 | 2,414 | 673 | 2,469 |
| Total, 1953 | 62 | 151 | 160 | 76 | 2,058 | 7,499 | 2,073 | 7,726 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 14 | 25 | 49 | 24 | 367 | 1,413 | 372 | 1,462 |
| 2nd Quarter | 19 | 66 | 15 | 4 | 304 | 1,232 | 309 | 1,302 |
| 3rd Quarter | 27 | 74 | 43 | 24 | 751 | 2,909 | 794 | 3,007 |
| 4th Quarter | 21 | 52 | 37 | 23 | 618 | 2,233 | 626 | 2,308 |
| Total, 1954 | 81 | 217 | 144 | 75 | 2,040 | 7,787 | 2,101 | 8,079 |
| Total, 1929 Dec., 1954 | -(2) | - ${ }^{(2)}$ | - ${ }^{(2)}$ | - ${ }^{(2)}$ | -(2) | - ${ }^{(2)}$ | 43,144 | 103,849 |

(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 35. Lending Operations Under The Farm Improvement Loans Act, 1944, Canada, March, 1945 - December, 1954.

| 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 | 563 | 956 | 1,326 | 1,278 | 81,447 | 96,059 | 83,336 | 98,293 |
| $\begin{aligned} & 1953 \\ & \text { 1st Quarter } \end{aligned}$ | 73 | 131 | 209 | 205 | 11,236 | 12,473 | 11,518 | 12,809 |
| 2nd Quarter | 222 | 471 | 418 | 398 | 27,737 | 29,015 | 28,377 | 29,884 |
| 3rd Quarter | 247 | 505 | 501 | 486 | 28,857 | 38,378 | 29,605 | 39,369 |
| 4th Quarter | 180 | 372 | 476 | 458 | 13,810 | 15,011 | 14,466 | 15,841 |
| Total, 1953 | 722 | 1,479 | 1,604 | 1,547 | 81,640 | 94,877 | 83,966 | 97,903 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 68 | 158 | 258 | 262 | 8,635 | 9,197 | 8,961 | 9,617 |
| 2nd Quarter | 156 | 344 | 358 | 363 | 20,685 | 21,018 | 21,199 | 21,725 |
| 3rd Quarter | 202 | 436 | 645 | 701 | 17,809 | 19,247 | 18,656 | 20,383 |
| 4th Quarter | 150 | 270 | 374 | 368 | 9,238 | 9,718 | 9,762 | 10,358 |
| Total, 1954 | 576 | 1,208 | 1,635 | 1,694 | 56,367 | 59,180 | 58,578 | 62,082 |
| $\begin{aligned} & \text { Total, March, } \\ & 1945- \\ & \text { Dec., } 1954 \end{aligned}$ | 4,715 | 7,644 | 9,175 | 8,411 | 460,616 | 497,605 | 474,506 | 513,661 |

Table 36. Operations Under The Quebec Housing Act, ${ }^{(1)}$
Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 - December, 1954.

| Period | Loans Approved |  | Provincial Commitment |  | $\begin{aligned} & \text { Number } \\ & \text { of } \\ & \text { Dwellings } \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | 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 | 3,966 | 26,367 | 7,564 | 1,893 | 4,575 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 2,065 | 15,119 | 4,744 | 2,297 | 2,282 |
| 2nd Quarter | 862 | 6,290 | 1,858 | 2,155 | 928 |
| 3rd Quarter | 776 | 6,272 | 2,012 | 2,593 | 877 |
| 4th Quarter | 852 | 6,823 | 1,519 | 1,783 | 959 |
| Total, 1953 | 4,555 | 34,504 | 10,133 | 2,224 | 5,046 |
| $1954$ <br> 1st Quarter | 844 | 6,663 | 1,975 | 1,990 | 922 |
| 2nd Quarter | 1,793 | 12,484 | 3,383 | 1,886 | 1,951 |
| 3rd Quarter | 1,073 | 8,437 | 2,463 | 2,295 | 1,121 |
| 4th Quarter | 1,202 | 9,041 | 2,418 | 2,012 | 1,267 |
| Total, 1954 | 4,912 | 36,625 | 10,239 | 2,084 | 5,261 |
| Total, January, 1948 December, 1954 | 25,071 | 171,869 | 50,508 | 2,015 | 28,758 |

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, Statutes of the Province of Quebec, as amended.
table 37. Number of Mortgages Registered and Discharged and Real Estate Transfers Registered, Greater Toronto Area and Province of Ontario, 1945 - December, 1954.

| Period | Mortgages Registered |  | Mortgages Discharged |  | Real Estate <br> Transfers Registered |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Greater Toronto | Ontario | Greater <br> 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 | 41,645 | 109,737 | 27,931 | 75,410 | 43,942 | 162,702 |
| 1952 | 43,191 | 114,181 | 30,554 | 80,808 | 43,554 | 163,537 |
| 1953 ${ }^{(1)}$ |  |  |  |  |  |  |
| 1st Quarter | 9,430 | 26,236 | 7,116 | 18,798 | 9,433 | 34,777 |
| 2nd Quarter | 13,622 | 37,440 | 8,476 | 22,387 | 14,125 | 52,167 |
| 3rd Quarter | 13,073 | 34,144 | 8,005 | 21,189 | 13,023 | 48,139 |
| 4th Quarter | 13,771 | 32,129 | 8,729 | 23,069 | 12,987 | 47,956 |
| Total, 1953 | 49,896 | 129,949 | 32,326 | 85,443 | 49,568 | 183,039 |
| $1954{ }^{(1)}$ |  |  |  |  |  |  |
| 1st Quarter | 10,328 | 25,457 ${ }^{(2)}$ | 7,755 | 18,692 | 9,868 | 34,243 |
| 2nd Quarter | 15,521 | 38,257 ${ }^{(2)}$ | 9,612 | 23,181 | 14,408 | 50,006 |
| 3rd Quarter | 15,982 | 39,395 ${ }^{(2)}$ | 9,875 | 23,731 | 13,563 | 47,107 |
| 4th Quarter | 15,867 | 39,110 ${ }^{(2)}$ | 10,779 | 26,022 | 14,311 | 49,824 |
| Total, 1954 | 57,698 | 142,219 ${ }^{(2)}$ | 38,021 | 91,626 | 52,150 | 181,180 |

[^6]
## Section 3. Population and Income

Table 38. Net Family Formation and Number of Families,
Canada, 1945 - December, 1954.
(In Thousands)

(1) Quarterly data not available.
(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

As at end of period (see p. 109.)
(4) Preliminary.
table 39. Number of Births, Deaths, Marriages, Divorces, Immigration and
Total Population, Canada, ${ }^{(1)} 1945$ - December, 1954.

(1) Excluding Newfoundland for the period 1945-1948.
(2) Monthly data not available.

Preliminary.

TABLE 40. Number of Immigrants to Canada, by Sex, Marital Status and Age Group
1945 - December, 1954.


TABLE 41. Gross National Product, Personal Income and Personal Savings,
Canada, 1945 - December, 1954.
(In Units Specified)

| Period | G.N.P. | Personal Income |  | Personal Disposable Income |  | Personal Savings |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | Total | Farm ${ }^{(1)}$ | Total | Per Capita | Total | Farm Inventory Change |
| 1945 | 11,850 | 9,239 | 940 | 8,430 | 698 | 1,619 | -231 |
| 1946 | 12,026 | 9,761 | 1,090 | 8,965 | 729 | 988 | -57 |
| 1947 | 13,768 | 10,390 | 1,161 | 9,599 | 765 | 426 | -79 |
| 1948 | 15,613 | 11,943 | 1,627 | 11,121 | 867 | 1,009 | -65 |
| 1949 | 16,462 | 12,757 | 1,600 | 11,968 | 890 | 1,005 | $-72$ |
| a 1950 | 18,203 | 13,414 | 1,402 | 12,674 | 924 | , 645 | 131 |
| 91951 | 21,474 | 15,693 | 2,108 | 14,663 | 1,047 | 1,390 | 354 |
| 1952 | 23,202 | 17,145 | 1,860 | 15,825 | 1,082 | 1,462 | 237 |
| 1953 |  |  |  |  |  |  |  |
| 1st Quarter | 5,353 | 3,935 | $-6$ | 3,578 | 244 | 104 | -269 |
| 2nd Quarter | 5,814 | 4,226 | 114 | 3,810 | 258 | 27 | $-184$ |
| 3rd Quarter | 7,236 | 5,493 | 1,287 | 5,171 | 347 | 1,517 | 882 |
| 4th Quarter | 6,013 | 4,431 | 221 | 4,095 | 273 | -109 | -378 |
| Total, 1953 | 24,416 | 18,085 | 1,616 | 16,654 | 1,122 | 1,539 | 51 |
| 1954 |  |  |  |  |  |  |  |
| 1st Quarter | 5,400 | 4,141 | 62 | 3,803 | 252 | 237 | -195 |
| 2nd Quarter | 5,839 | 4,384 | 148 | 3,996 | 263 | 94 | -84 |
| 3rd Quarter | 6,623 | 5,027 | 682 | 4,686 | 306 | $912$ | $434$ |
| 4th Quarter | 6,123 | 4,592 | 217 | 4,233 | 275 |  | -299 |
| Total, 1954 | 23,985 | 18,144 | 1,109 | 16,718 | 1,096 | 1,137 | $-144$ |

(1) Net Income received by farm operators from farm production, excluding the undistributed earnings (and the inventory valuation adjustment) of the Canadian Wheat Board.

## Section 4. Building Materials

TABLE 42. Indexes of Production and Indexes of Domestic Disappearance of Construction Materials, by Lumber, other Construction Materials and Total, Canada, 1945 - December, 1954.

$$
(1949=100)
$$

| 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 | 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 | 126.7 | 148.9 | 114.8 | 129.4 |
| June | 160.5 | 122.8 | 145.2 | 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 |
| November | 72.1 | 106.9 | 86.2 | 102.1 | 106.2 | 104.4 |
| December | 83.3 | 90.6 | 88.4 | 57.9 | 79.6 | 70.3 |
| Annual Average | 114.6 | 114.7 | 114.8 | 127.3 | 107.3 | 115.6 |
| 1954 |  |  |  |  |  |  |
| January | 83.6 | 94.2 | 87.9 | 62.9 | 78.7 | 71.9 |
| February | 106.4 | 102.7 | 104.9 | 62.0 | 85.9 | 75.7 |
| March | 120.4 | 110.0 | 116.9 | 74.3 | 101.1 | 89.7 |
| April | 69.3 | 114.1 | 87.4 | 131.3 | 100.3 | 113.5 |
| May | 119.2 | 118.6 | 119.0 | 157.8 | 121.3 | 141.1 |
| June | 152.4 | 127.9 | 142.5 | 179.0 | 132.9 | 164.4 |
| July | 152.6 | 119.4 | 139.2 | 205.7 | 91.7 | 140.4 |
| August | 148.5 | 132.8 | 142.1 | 169.3 | 135.1 | 149.7 |
| September | 133.8 | 133.2 | 133.6 | 188.7 | 138.3 | 159.8 |
| October | 110.0 | 130.6 | 118.4 | 154.0 | 128.9 | 139.6 |
| November | 95.1 | 118.6 | 104.6 | 151.4 | 120.9 | 133.9 |
| December | 97.7 | 98.6 | 98.0 | 145.5 | 82.4 | 110.4 |
| Annual Average | 115.8 | 116.7 | 116.2 | 141.0 | 109.8 | 124.2 |

TABLE 43. Production of Selected Building Materials, Canada, 1945 - December, 1954.
(In Units Specified)

| Period | Lumber and Lumber Products |  |  | Gypsum Products |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Sawn <br> Lumber ${ }^{(1)}$ | Hardwood Flooring ${ }^{(2)}$ | Wood Fibre Building Board | Gypsum Wallboard | Gypsum | Gypsum Plaster ${ }^{(1)}$ |
|  | $\begin{aligned} & \text { Millions } \\ & \text { of } \\ & \text { Ft. B.M. } \end{aligned}$ | $\begin{gathered} \text { Thousands } \\ \text { of } \\ \text { Ft. B.M. } \end{gathered}$ | $\begin{gathered} \text { Millions } \\ \text { of } \\ \text { Sq. Ft. } \frac{1}{2}^{\prime \prime} B . \end{gathered}$ | 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 | 84,500 | 292.4 | 230.7 | 214.7 | 164.3 |
| 1952 | 6,948.7 | 55,000 | 243.0 | 232.3 | 228.6 | 164.8 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 1,585.9 | 15,000 | 65.1 | 58.7 | 60.7 | 61.8 |
| 2nd Quarter | 1,901.3 | 13,500 | 65.0 | 61.7 | 65.6 | 63.7 |
| 3rd Quarter | 2,058.0 | 18,250 | 71.8 | 60.5 | 78.5 | 82.0 |
| 4th Quarter | 1,230.9 | 18,250 | 76.8 | 74.1 | 68.1 | 70.3 |
| Total, 1953 | 6,676.1 | 65,000 | 278.7 | 255.0 | 272.9 | 277.8 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 1,526.4 | 16,500 ${ }^{(3)}$ | 73.1 | 57.9 | 62.5 | 64.8 |
| 2nd Quarter | 1,682.6 | $14,250{ }^{(3)}$ | 71.4 | 72.6 | 74.0 | 71.4 |
| 3rd Quarter | 2,143.8 | $22,125^{(3)}$ | 78.6 | 69.8 | 106.0 | 94.8 |
| 4th Quarter | 1,492.6 | 22,125 (3) | 71.7 | 71.0 | 85.3 | 75.0 |
| Total, 1954 | 6,845.4 | 75,000 ${ }^{(3)}$ | 294.8 | 271.3 | 327.8 | 306.0 |

(1) Data for 1953 are estimated (see p. 110).
(2) Data for 1945 are not available.
(3) Estimated.

TABLE 43. Production of Selected Building Materials, Canada, 1945 - December, 1954-Continued. (In Units Specified)

| Period | Plumbing and Heating Equipment |  |  |  | Builders'(1) Hardware |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Domestic Heating Boilers | Cast-Iron <br> Radiators | Hot Water Storage Tanks | Electric Hot Water Tank Heaters |  |
|  | Thousands of Units | Thousands of Sq. Ft. | Thousands of Units | Thousands of Units | (\$000) |
| 1945 | 13.6 | 7,179.1 | 128.8 | 57.2 | 4,328.5 |
| 1946 | 14.3 | 8,006.9 | 138.4 | 76.6 | 5,596.8 |
| 1947 | 18.1 | 8,726.7 | 157.7 | 121.0 | 5,903.9 |
| 1948 | 18.2 | 8,644.9 | 190.0 | 146.7 | 9,776.8 |
| 1949 | 15.5 | 7,163.1 | 192.2 | 185.2 | 10,090.4 |
| 1950 | 20.2 | 7,250.1 | 194.2 | 200.1 | 10,656.0 |
| 1951 | 19.2 | 7,489.1 | 172.7 | 226.8 | 14,914.0 |
| 1952 | 10.8 | 5,324.1 | 169.4 | 211.5 | 10,343.2 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 4.4 | 1,707.5 | 48.2 | 75.0 | 2,969.6 |
| 2nd Quarter | 4.3 | 1,819.3 | 42.9 | 82.9 | 3,047.5 |
| 3rd Quarter | 3.9 | 1,197.2 | 35.9 | 66.5 | 2,838.7 |
| 4th Quarter | 3.6 | 1,731.0 | 49.4 | 75.6 | 2,997.5 |
| Total, 1953 | 16.2 | 6,455.0 | 176.4 | 300.0 | 11,853.3 |
| $1954$ |  |  |  |  |  |
| 1st Quarter | 3.1 | 3,154:2 | 46.9 | 55.5 | 2,993.7 |
| 2rd Quarter | 3.0 | 1,336.5 | 37.0 | 73.7 | 3,156.9 |
| 3rd Quarter | 2.2 | 1,079.5 | 42.1 | 61.1 | 3,024.6 |
| 4th Quarter | 3.2 | 1,139.8 | 46.9 | 80.3 | 3,231.6 |
| Total, 1954 | 11.5 | 6,710.0 | 172.9 | 270.6 | 12,406.8 |

(1) Data for 1952 and 1953 are estimated (see p. 110).

TABLE 43. Production of Selected Building Materials, Canada, 1945 - December, 1954-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 <br> Basins ${ }^{(1)}$ |
|  | Millions of Barrels of 350 lbs . | Millions of Blocks | $\begin{gathered} \text { Thousands } \\ \text { of } \\ \text { Tons } \end{gathered}$ | Thousands of Units | $\begin{gathered} \text { Thousands } \\ \text { of } \\ \text { Units } \end{gathered}$ | 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 | 79.5 | 234.6 | 127.5 | 116.7 | 195.8 |
| 1952 | 18.5 | 87.3 | 235.7 | 102.8 | 109.4 | 121.7 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 5.0 | 19.9 | 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 |
| 4th Quarter | 5.8 | 29.8 | 71.9 | 38.9 | 60.7 | 41.7 |
| Total, 1953 | 22.5 | 113.8 | 267.5 | 151.8 | 205.1 | 166.1 |
| 1954 |  |  |  |  |  |  |
| 1st Quarter | 5.0 | 20.3 | 47.7 | 39.9 | 55.1 | 49.2 |
| 2nd Quarter | 6.0 | 32.0 | 73.8 | 38.7 | 44.7 | 48.4 |
| 3rd Quarter | 5.9 | 36.0 | 112.6 | 38.2 | 55.1 | 38.0 |
| 4th Quarter | 5.6 | 30.7 | 94.5 | 35.3 | 46.0 | 32.2 |
| Total, 1954 | 22.5 | 119.0 | 328.6 | 152.1 | 200.9 | 167.8 |

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

TABLE 43. Production of Selected Building Materials, Canada, 1945 - December, 1954-Continued. (In Units Specified)

| Period | Asphalt Products |  |  | Non- <br> 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 Feet | $\begin{aligned} & \text { Millions } \\ & \text { of } \\ & \text { Sq. Ft. } \end{aligned}$ | Millions of $\mathrm{Cu} . \mathrm{Ft}$. |
| 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 | 14.0 |
| 1951 | 2,506.0 | 48.8 | 16,528 | 91.4 | 148.0 | 11.4 |
| 1952 | 2,525.0 | 47.8 | 16,217 | 86.6 | 158.4 | 11.0 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ | 532.6 | 10.3 | 4,367 | 26.0 | 34.8 | 2.3 |
| 2nd Quarter | 751.6 | 8.9 | 4,418 | 27.3 | 38.2 | 2.1 |
| 3rd Quarter | 1,033.3 | 12.4 | 3,606 | 25.0 | 58.4 | 3.0 |
| 4th Quarter | 565.3 | 14.6 | 3,309 | 27.5 | 52.4 | 3.4 |
| Total, 1953 | 2,882.8 | 46.2 | 15,700 | 105.8 | 183.8 | 10.8 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 514.7 | 9.9 | 4,030 | 23.6 | 32.6 | 1.9 |
| 2nd Quarter | 755.8 | 10.3 | 4,040 | 22.4 | 41.4 | 1.8 |
| 3rd Quarter | 1,116.5 | 14.0 | 4,048 | 23.0 | 62.8 | 3.0 |
| 4th Quarter | 574.0 | 13.1 | 3,985 | 31.0 | 55.4 | 3.8 |
| Total, 1954 | 2,961.0 | 47.3 | 16,103 | 100.0 | 192.2 | 10.5 |

[^7]TABLE 43. Production of Selected Building Materials, Canada, 1945 - December, 1954-Concluded. (In Units Specified)

| Period | Clay Products |  |  |  | Paints and Varnishes |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Building <br> Brick ${ }^{(1)}$ | Flue <br> Linings ${ }^{(2)}$ | Vitrified Sewer Pipe ${ }^{(2)}$ | Structural Tile |  |
|  | Millions of Bricks | ```Thousands of Feet``` | $\begin{gathered} \text { Thousands } \\ \text { of } \\ \text { Feet } \end{gathered}$ |  | (\$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 | 361.3 | 1,251.5 | 4,563.4 | 202.7 | 106,714 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 87.6 | 378.9 | 1,219.5 | 43.7 | 25,662 |
| 2nd Quarter | 108.0 | 362.4 | 1,360.4 | 45.3 | 33,794 |
| 3rd Quarter | 123.6 | 318.7 | 1,358.3 | 41.8 | 27,819 |
| 4th Quarter | 120.7 | 296.0 | 1,331.5 | 50.8 | 22,468 |
| Total, 1953 | 439.9 | 1,356.0 | 5,269.7 | 181.6 | 109,643 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 96.3 | 370.8 | 1,229.6 ${ }^{(3)}$ | 45.8 | 23,719(3) |
| 2nd Quarter | 118.3 | 483.5 | 1,530.1 | 43.3 | 32,346 |
| 3rd Quarter | 138.4 | 482.6 | 1,385.8 | 45.4 | 25,883 |
| 4th Quarter | 129.7 | 352.4 | 1,469.4 | 49.8 | 20,128 |
| Total, 1954 | 482.7 | 1,689.3 | 5,614,9 | 184.3 | 102,076 |

[^8]TABLE 44. Sales and Stocks of Selected Building Materials, Canada, 1949 - December, 1954.
(In Units Specified)

| Period | Plumbing and Heating Equipment |  |  |  |  |  | Sanitary Ware |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Domestic Heating Boilers |  | Hot Water Storage Tanks |  | Electric <br> Hot Water Tank <br> 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 | 11.8 | 1.1 | 151.3 | 4.5 | 217.8 | 35.6 | 105.6 | 10.5 | 118.6 | 18.8 |
| $1953$ |  |  |  |  |  |  |  |  |  |  |
| 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 |
| 4th Quarter | 4.4 | 2.6 | 43.6 | 1.4 | 52.7 | 50.0 | 34.0 | 14.3 | 48.1 | 42.9 |
| Total, 1953 | 14.8 | - | 172.5 | - | 243.8 | - | 146.1 | - | 190.4 | - |
| $\begin{aligned} & 1954 \\ & 1 \text { st Quarter } \end{aligned}$ | 2.0 | 3.9 | 43.0 | 2.1 | $51.1^{(1)}$ | 54.4 | 30.7 | 23.2 | 54.8 | 48.0 |
| 2nd Quarter | 2.1 | 5.2 | 42.1 | . 6 | 61.7 | 49.9 | 41.0 | 21.0 | 52.4 | 33.1 |
| 3 rd Quarter | 4.6 | 3.6 | 43.0 | 2.8 | 61.7 | 40.7 | 50.0 | 9.1 | 57.0 | 31.2 |
| 4th Quarter | 3.9 | 2.1 | 43.6 | 2.3 | 61.1 | 48.7 | 36.9 | 7.5 | 45.9 | 31.3 |
| Total, 1954 | 12.6 | - | 171.7 | - | 235.6 | - | 158.6 | - | 210.1 | - |

[^9]TABLE 44. Sales and Stocks of Selected Building Materials, Canada, 1949 - December, 1954-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 | 230.3 | 4.2 | 209.7 | 2.2 | 204.0 | 1.3 | 362.1 | 27.9 | 1,282.9 | 120.8 |
| 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 |
| 4th Quarter | 71.3 | 7.5 | 67.6 | 3.0 | 60.4 | 1.2 | 117.2 | 35.5 | 292.7 | 312.7 |
| Total, 1953 | 251.9 | - | 273.6 | $\checkmark$ | 239.2 | - | 417.6 | - | 1,479.7 | - |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 58.4 | 7.0 | 60.7 | 4.9 | 55.6 | 1.3 | 81.6 | 48.8 | 260.7 | 141.3 |
| 2nd Quarter | 69.3 | 8.7 | 70.6 | 8.2 | 61.1 | 1.5 | 116.8 | 46.1 | 395.1 | 181.6 |
| 3rd Quarter | 71.0 | 7.4 | 111.0 | 3.2 | 81.8 | 1.3 | 142.9 ${ }^{(1)}$ | $37.0{ }^{(1)}$ | $544.1{ }^{(1)}$ | 119.3 |
| 4th Quarter | 68.5 | 7.5 | 83.3 | 3.0 | 64.4 | 1.2 | 117.9 | 43.6 | 361.6 | 106.9 |
| Total, 1954 | 267.2 | - | 325.6 | - | 262.9 | - | 459.2 | - | 1,561.5 | - |

(1) Revised.

TABLE 44. Sales and Stocks of Selected Building Materials, Canada, 1949 - December, 1954-Concluded.
(In Units Specified)

| Period | Cement Products |  |  |  | Non-Metallic Sheathed Cable |  | Mineral Wool |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Cement |  | Concrete Blocks |  |  |  |  |  | Granula | nd Loose |
|  | Millions of Barrels of 350 lbs . |  | Millions of Blocks |  | Millions of Feet |  | Millions of Sq. Ft. |  | Millions of $\mathrm{Cu} . \mathrm{Ft}$. |  |
|  | 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 | 18.4 | . 8 | 74.1 | 6.1 | 87.5 | 2.4 | 157.9 | 3.7 | 10.9 | . 5 |
| 1953 1 st 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 | 26.6 | 4.3 | 58.8 | 4.4 | 3.1 | . 5 |
| 4th Quarter | 5.3 | . 9 | 23.2 | 20.2 | 22.2 | 3.6 | 51.8 | 5.0 | 3.4 | . 6 |
| Total, 1953 | 22.1 | - | 92.3 | - | 96.1 | - | 182.5 | - | 10.7 | - |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 3.8 | 2.1 | 11.9 | $36.3{ }^{(1)}$ | 23.7 | 6.8 | 33.8 | 3.0 | 2.0 | . 5 |
| 2nd Quarter | 6.7 | 1.4 | 28.6 | $37.8{ }^{(1)}$ | 22.8 | 6.4 | 41.4 | 3.0 | 1.9 | . 4 |
| 3rd Quarter | 6.9 | $.4^{(1)}$ | 32.0 | $27.6^{(1)}$ | 27.0 | 2.4 | 65.1 | . 7 | 2.9 | . 5 |
| 4th Quarter | 4.9 | 1.1 | 23.1 | 29.6 | 32.1 | 2.5 | 55.3 | . 8 | 3.7 | . 6 |
| Total, 1954 | 22.3 | - | 95.6 | - | 105.6 | - | 195.6 | - | 10.5 | - |

(1) Revised.

TABLE 45. Imports of Selected Building Materials, Canada, 1945 - December, 1954. (In Units Specified)

| Period | Lumber and Lumber Products |  | Sanitary Ware |  | Cement |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Hardwood Flooring | Wallboard Building Board | Bath Tubs | Closets, Sinks and Basins |  |
|  | $\begin{gathered} \text { Thousands } \\ \text { of } \\ \text { Feet } \end{gathered}$ | $\begin{aligned} & \begin{array}{c} \text { Millions } \\ \text { of } \\ \text { Sq. Ft. } \frac{1}{2}^{\prime \prime} \mathrm{B} . \end{array} \end{aligned}$ | (\$000) | (\$000) | Thousands of Barrels of 350 Ibs . |
| 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 | 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 | 10.4 | 283 | 421 | 1,313.8 |
| 4th Quarter | 4,216 | 13.8 | 227 | 447 | 637.1 |
| Total, 1953 | 16,441 | 46.8 | 937 | 1,546 | 2,482.7 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 3,826 | 12.2 | 138 | 402 | 154.7 |
| 2nd Quarter | 4,141 | 14.0 | 248 | 518 | 315.5 |
| 3rd Quarter | 4,748 | 14.9 | 191 | 526 | 1,178.3 |
| 4th Quarter | 5,256 | 13.5 | 230 | 499 | 663.7 |
| Total, 1954 | 17,971 | 54.6 | 807 | 1,945 | 2,312.2 |

TABLE 45. Imports of Selected Building Materials, Canada, 1945 - December, 1954-Continued.
(In Units Specified)

| Period | Building Brick | Mineral Wool | Gypsum Plaster | Builders' <br> Hardware | Paints, <br> Pigments and <br> 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 | 16.5 | 434 | 12.8 | 1,665 | 17,223 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ |  |  |  |  |  |
|  | 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 |
| 4th Quarter | 8.1 | 269 | 6.4 | 595 | 4,829 |
| Total, 1953 | 30.3 | 677 | 21.9 | 2,096 | 21,200 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ |  |  |  |  |  |
|  | 6.0 | 259 | 3.1 | 481 | 4,840 |
| 2nd Quarter | 9.0 | 310 | 4.2 | 596 | 5,604 |
| 3rd Quarter | 11.4 | 175 | 6.5 | 504 | 4,628 |
| 4th Quarter | 10.8 | 186 | 5.3 | 692 | 5,048 |
| Total, 1954 | 37.2 | 930 | 19.1 | 2,273 | 20,120 |

TABLE 45. Imports of Selected Bulding Materials, Canada, 1945 - December, 1954-Concluded. (In Units Specified)

| Period | Plumbing and Heating Equipment |  |  |  | Common Colourless Window Glass |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Warm Air <br> Furnaces | Domestic Heating Boilers | Cast Iron Radiators. | Electric Hot Water Tank Heaters ${ }^{(1)}$ |  |
|  | Units | (\$000) | Sq. Ft. | Units | Millions of $\mathrm{Sq} . \mathrm{Ft}$. |
| 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 | 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 |
| 4th Quarter | 2,971 | 111 | 44,174 | 11,057 | 14.3 |
| Total, 1953 | 8,525 | 327 | 60,644 | 31,241 | 54.1 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 1,241 | 33 | 7,310 | 7,300 | 8.1 |
| 2nd Quarter | 5,083 | 142 | 21,242 | 11,413 | 13.2 |
| 3rd Quarter | 10,031 | 227 | 9,480 | 16,069 | 11.4 |
| 4th Quarter | 10,880 | 226 | 15,160 | 9,166 | 13.3 |
| Total, 1954 | 27,235 | 628 | 53,192 | 43,948 | 46.0 |

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

TABLE 46. Exports of Selected Building Materials, Canada, 1945 - Degember, 1954.
(In Units Specified)

| Period | Lumber and Lumber Products |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Sawn Lumber | Hardwood Flooring | Wood Fibre Insulating Board | Wood Shingles | Wood Laths |
|  | $\begin{aligned} & \text { Millions } \\ & \text { of } \\ & \text { Ft. B.M. } \end{aligned}$ |  | $\begin{gathered} \text { Millions } \\ \text { of } \\ \text { Sq. Ft. } \frac{1}{3}^{\prime \prime} \text { B. } \end{gathered}$ | 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 | 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 | 547 | 24,703 |
| 3rd Quarter | 879.8 | 1,110 | 11.9 | 528 | 40,532 |
| 4th Quarter | 850.2 | 1,145 | 8.0 | 500 | 28,215 |
| Total, 1953 | 3,372.2 | 4,425 | 47.5 | 2,071 | 106,522 |
| 1954 |  |  |  |  |  |
| 1st Quarter | 774.1 | 966 | 7.2 | 398 | 14,366 |
| 2nd Quarter | 905.1 | 1,495 | 11.5 | 550 | 20,560 |
| 3rd Quarter | 1,259.5 | 1,436 | 12.0 | 638 | 30,697 |
| 4th Quarter | 1,105.0 | 1,886 | 14.5 | 720 | 28,151 |
| Total, 1954 | 4,043.7 | 5,783 | 45.2 | 2,306 | 93,774 |

TABLE 46. Exports of Selected Building Materials, Canada, 1945 - December, 1954-Concluded. (In Units Specified)

| Period | Cement | Building Brick | Gypsum Plaster | Paints, <br> 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 | 1744 | 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 | 4.3 | 3.3 | 326 | 3,773 |
| $1953$ |  |  |  |  |
| 1st Quarter | . 9 | . 4 | 26 | 728 |
| 2nd Quarter | 4.5 | 1.1 | 27 | 878 |
| 3rd Quarter | 9.5 | 1.1 | 0 | 1,028 |
| 4th Quarter | 1.9 | 1.0 | 35 | 940 |
| Total, 1953 | 16.8 | 3.6 | 88 | 3,574 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | . 2 | . 5 | 25 | 780 |
| 2nd Quarter | 12.5 | 1.1 | 61 | 1,042 |
| 3rd Quarter | 90.9 | 1.5 | 58 | 889 |
| 4th Quarter | 20.0 | 1.2 | 27 | 1,116 |
| Total, 1954 | 123.6 | 4.3 | 171 | 3,827 |

TABLE 47. Production of Selected Iron and Steel Building Materials, Canada, 1945 - December, 1954.
(Thousands of Tons)

| Period | Structural Steel | Galvanized Sheets | Steel Pipe and Fittings | Wire Nails and Spikes | Cast-Iron <br> Soil Pipe and Fittings | Cast-Iron <br> Pressure <br> Pipe and <br> 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 | 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 |
| 4th Quarter | 55.3 | 27.2 | 32.1 | 20.1 | 12.1 | 29.3 |
| Total, 1953 | 212.0 | 108.9 | 133.6 | 70.5 | 51.0 | 89.8 |
| $\begin{aligned} & 1954 \\ & 1 \text { st Quarter } \end{aligned}$ | (1) | 26.2 | 24.4 | 16.3 | 14.0 | 21.7 |
| 2nd Quarter | (1) | 28.6 | 28.5 | 21.7 | 16.3 | 27.5 |
| 3rd Quarter | (1) | 25.1 | 35.0 | 20.0 | 14.4 | 28.4 |
| 4th Quarter | (1) | 24.6 | 37.5 | 19.5 | 12.6 | 30.6 |
| Total, 1954 | (1) | 104.5 | 125.4 | 77.5 | 57.3 | 108.2 |

(1) Not available.

TABLE 48. Sales and Stock of Selected Iron and Steel Building Materials, Canada, 1949 - December, 1954.
(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 | 140.0 | 8.6 | 78.8 | 15.1 | 41.4 | 4.2 |
| 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 | 10.0 |
| 3rd Quarter | 31.8 | 10.4 | 20.0 | 11.4 | 14.2 | 6.8 |
| 4th Quarter | 29.6 | 13.0 | 16.8 | 14.7 | 11.9 | 6.8 |
| Total, 1953 | 129.2 | - | 70.9 | - | 44.3 | - |
| 1954 |  |  |  |  |  |  |
| 1st Quarter | 23.1 | 14.4 | 14.2 | 16.8 | 7.4 | 18.3 |
| 2nd Quarter | 29.3 | 10.8 | 22.6 | 15.9 | 14.2 | 10.4 |
| 3rd Quarter | 37.3 | 5.3 | 22.6 | 13.3 | 15.5 | 7.6 |
| 4th Quarter | 32.8 | 8.8 | 15.1 | 17.7 | 12.0 | 6.9 |
| Total, 1954 | 122.5 | - | 74.5 | - | 49.1 | - |

TABLE 49. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1945 - December, 1954.
(In Units Specified)

| Period | Imports |  |  |  | Exports |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Structural Steel | Wire Nails | Galvanized Sheets | Skelp | Structural Steel | Wire Nails and Spikes | Cast-Iron Soil Pipe | SteelPipe ${ }^{(1)}$ and Tubing |
|  |  | 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 | 1,894.8 | 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 | 1,937 | 1,679 |
| 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 | 2,681 | 37,986 | 1.6 | 3.1 | 46 | 33 |
| 3rd Quarter | 72.7 | 1,273 | 2,212 | 18,628 | . 3 | 4.0 | 81 | 3 |
| 4th Quarter | 76.1 | 1,758 | 1,972 | 33,197 | . 9 | . 5 | 158 | - |
| Total, 1953 | 265.3 | 4,607 | 9,253 | 113,759 | 4.8 | 7.6 | 416 | 66 |
| $1954$ | 96.5 | 1213 | 2,047 | 15 | 3 | 1 | 36 | - |
| 2nd Quarter | 72.9 | 2,817 | 1,430 | 8,737 | . 2 | . 3 | 28 | 7 |
| 3rd Quarter | 67.1 | 2,110 | 1,064 | 14,482 | . 1 | 2.7 | 51 | 34 |
| 4th Quarter | 79.7 | 796 | 1,352 | 20,220 | 4 | 15.2 | 38 | 267 |
| Total, 1954 | 316.2 | 6,936 | 5,893 | 58,837 | 1.0 | 18.3 | 153 | 308 |

(1) Data for 1945 are not available.

TABLE 50. Employment and Weekly Payrolls in the Building Material Industry, Canada ${ }^{(1)}$ 1946 - December, 1954.

| 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 | 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 | 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 |
| October | 129,023 | 7,828 | 60.67 |
| November | 122,414 | 7,432 | 60.71 |
| December | 118.215 | 7,193 | 60.85 |
| Annual Average, 1953 | 122,569 | 7,247 | 59.13 |
| 1954 |  |  |  |
| January | 113,563 |  |  |
| February | 113,797 | 6,738 | 59.21 |
| March | 114,885 | 7,059 | 61.44 |
| April | 115,537 | 7,088 | 61.34 |
| May | 116,136 | 7.175 | 61.78 |
| June | 122,640 | 7,345 | 59.89 |
| July | 129,462 | 7,837 | 60.53 |
| August | 131,107 | 7,945 | 60.60 |
| September ${ }^{(2)}$ | 129,388 | 7,971 | 61.61 |
| October | 130,367 | 8,014 | 61.47 |
| November | 123,094 | 7,850 | 63.77 |
| December | 118,908 | 7,473 | 62.85 |
| Annual Average, 1954 | 121,574 | 7,413 | 60.98 |

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

TABLE 51. Non-Seasonal Layoffs in the Building Material Industry, Number of Establishments and Number of Employees

By Reason for Layoff, Canada, March, 1948 - December, 1954.

| Period | Number of Establishments | 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 | 56 | 3,111 | 2,089 | 159 | 863 |
| 1953 |  |  |  |  |  |
| 1st Quarter | 5 | 334 | 239 | 95 | - |
| 2nd Quarter | 6 | 183 | 78 | 50 | 55 |
| 3rd Quarter | 13 | 638 | 405 | 50 | 183 |
| 4th Quarter | 25 | 2,017 | 974 | 32 | 1,011 |
| Total, 1953 | 49 | 3,172 | 1,696 | 227 | 1,249 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 19 | 1,370 | 260 | 400 | 710 |
| 2nd Quarter | 21 | 1,099 | 128 | 250 | 721 |
| 3 r d Quarter | 11 | 471 | 55 | 10 | 406 |
| 4th Quarter | 29 | 2,639 | 633 | 85 | 1,921 |
| Total, 1954 | 80 | 5,579 | 1,076 | 745 | 3,758 |

(1) See p. 111.

TABLE 52. Strikes and Lockouts in the Building Material Industry, Canada, 1945 - December, 1954.

| Period | Building Material Industry |  |  |
| :---: | :---: | :---: | :---: |
|  | $\begin{gathered} \text { Number }{ }^{(1)} \\ \text { of } \\ \text { Strikes } \end{gathered}$ | Number ${ }^{(1)}$ of Workers | Time Lost in ${ }^{(2)}$ Working Days |
| 1945 | 17 | 2,687 | 10,703 |
| 1946 | 23 | 39,684 | 1,453,840 |
| 1947 | 25 | 3,037 | 58,049 |
| 1948 | 11 | 1,187 | 7,405 |
| 1949 | 10 | 890 | 11,420 |
| 1950 | 19 | 7,295 | 69,344 |
| 1951 | 23 | 1,705 | 19,081 |
| 1952 | 17 | 2,652 | 25,452 |
| 1953 |  |  |  |
| 1st Quarter | - | - | - |
| 2nd Quarter | 3 | 194 | 3,450 |
| 3rd Quarter | 4 | 1,892 | 9,385 |
| 4th Quarter | 3 | 967 | 6,120 |
| Total, 1953 | 10 | 3,053 | 18,955 |
| $1954$ |  |  |  |
| 1 st Quarter | 1 | 406 | 900 |
| 2nd Quarter | 6 | 129 | 1,506 |
| 3 rd Quarter | 2 | 1,066 | 4,300 |
| 4th Quarter | 1 | 736 | 5,150 |
| Total, 1954 | 10 | 2,337 | 11,856 |

(1) Data relate to strike and lockouts commencing during the period.
(2) Data relate to new strikes and lockouts and to those already in existence.

## Section 5. Building Labour

TABLE 53. Employment, ${ }^{(1)}$ Unemployment, and The Labour Force by Industry, Construction, Non-Agricultural and All Industries, Canada,

1945 - December, 1954.
(In Thousands)

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 112).
(3) Not available prior to August, 1947.
(3) Not available prior to 1946.

TABLE 54. Employment in The Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked per Week, Canada,

March, 1949 - December, 1954.

| 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 <br> 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 | 5.9 | 7.8 | 47.3 | 30.2 | 8.7 | 41 | 14,355 |
| 1952 | 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 |
| December 12 | 5.5 | 10.9 | 57.0 | 21.5 | 5.2 | 39 | 13,000 |
| Annual Average | 5.0 | 6.8 | 54.9 | 25.8 | 7.5 | 41 | 14,108 |
| 1954 |  |  |  |  |  |  |  |
| January 23 | 13.0 | 8.0 | 52.3 | 22.5 | 4.2 | 37 | 9,595 |
| February 20 | 5.0 | 9.1 | 56.9 | 20.8 | 4.2 | 38 | 9,851 |
| March 20 | 7.1 | 6.4 | 59.7 | 21.3 | 5.5 | 39 | 10,538 |
| April 17 | 5.6 | 47.5 | 30.7 | 12.3 | 3.9 | 34 | 9,737 |
| May 22 | 3.5 | 6.6 | 57.6 | 24.8 | 7.5 | 41 | 13,828 |
| June 19 | 3.2 | 6.7 | 57.5 | 23.9 | 8.7 | 42 | 15,440 |
| July 24 | 4.4 | 6.0 | 55.7 | 25.3 | 8.6 | 41 | 15,702 |
| August 21 | 4.9 | 5.9 | 52.8 | 26.6 | 9.8 | 41 | 16,069 |
| September 18 | 5.5 | 8.0 | 53.6 | 24.7 | 8.2 | 41 | 14,745 |
| October 23 | 5.0 | 6.0 | 52.2 | 27.4 | 9.4 | 41 | 14,985 |
| November 20 | 4.4 | 7.5 | 56.7 | 23.9 | 7.5 | 41 | 14,670 |
| December 12 | 5.7 | 10.8 | 57.8 | 21.0 | 4.8 | 39 | 13,094 |
| Annual Average | 5.6 | 10.7 | 53.6 | 22.9 | 7.9 | 40 | 13,188 |

(1) For qualitative note see p. 112.

TABLE 55. Employment and Weekly Payrolls in The Building Industry and Indexes of Employment in The Building and Non-Agricultural Industries, Canada, ${ }^{(1)} 1945$ - December, 1954.


[^10]table 56. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, ${ }^{(1)}$ 1945 - December, 1954.

| Period | Number of ${ }^{(2)}$ Hourly <br> Wage-Earners | Average <br> 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 | 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 | 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 |
| December | 121,601 | 40.8 | 4,963 | 161.3 | 65.81 |
| Annual Average | 119,707 | 40.7 | 4,883 | 156.8 | 63.82 |
| 1954 |  |  |  |  |  |
| January | 102,138 | 33.7 | 3,443 | 163.3 | 55.03 |
| February | 90,972 | 38.5 | 3,504 | 165.1 | 63.56 |
| March | 88.654 | 40.1 | 3,559 | 166.0 | 66.57 |
| April | 91,901 | 39.9 | 3,667 | 164.0 | 65.44 |
| May | 98,695 | 39.6 | 3,912 | 163.3 | 64.67 |
| June | 107,005 | 38.1 | 4,080 | 161.5 | 61.53 |
| July | 114,290 | 40.7 | 4,651 | 159.2 | 64.79 |
| August | 116,949 | 42.0 | 4,912 | 156.9 | 65.90 |
| September | 118,600 | 41.5 | 4,922 | 155.5 | 64.53 |
| October | 118,331 | 41.6 | 4,922 | 156.1 | 64.94 |
| November | 115,587 | 41.6 | 4,808 | 157.1 | 65.35 |
| December ${ }^{(3)}$ | 110,022 | 40.6 | 4,467 | 159.4 | 64.72 |
| Annual Average | 106,093 | 39.83 | 4,237 | 160.6 | 63.92 |

[^11]TABLE 57. Labour Income in The Construction Industry and Total Labour Income, Canada, ${ }^{(1)}$ 1945 - December, 1954.

| Period | Construction Labour Income (\$ Millions) |  | Total Labour Income (\$ Millions) |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Current Dollars | $\begin{aligned} & 1949 \\ & \text { Dollars } \end{aligned}$ | Current <br> Dollars | $\begin{gathered} 1949 \\ \text { Dollars } \end{gathered}$ |
| 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 | 751 | 647 | 10,743 | 9,228 |
| 1953 |  |  |  |  |
| 1st Quarter | 171 | 149 | 2,772 | 2,403 |
| 2nd Quarter | 207 | 181 | 2,897 | 2,527 |
| 3rd Quarter | 239 | 207 | 2,991 | 2,583 |
| 4th Quarter | 228 | 196 | 2,993 | 2,576 |
| Total, 1953 | 845 | 733 | 11,653 | 10,089 |
| 1954 |  |  |  |  |
| January | 56 | 48 | 945 | 817 |
| February | 228 | 196 | 950 | 821 |
| March | 54 | 47 | 943 | 816 |
| 1st Quarter | 164 | 142 | 2,838 | 2,454 |
| April | 59 | 51 | 954 | 825 |
| May | 67 | 58 | 975 | 844 |
| June | 70 | 60 | 1,000 | 861 |
| 2nd Quarter | 196 | 169 | 2,929 | 2,530 |
| July | 77 | 66 | 1,010 | 869 |
| August | 76 | 65 | 1,014 | 867 |
| September | 78 | 67 | 1,030 | 881 |
| 3rd Quarter | 221 | 198 | 3,054 | 2,617 |
| October | 82 | 70 |  | 887 |
| November | 77 | 66 | 1,028 | 880 |
| December | 71 | 61 | 1,025 | 879 |
| 3rd Quarter | 230 | 197 | 3,089 | 2,646 |
| Total, 1954 | 821 | 706 | 11,910 | 10,247 |

(1) Includes Newfoundland from 1949.

Table 58. Unfilled Vacancies and Unplaced Applicants in Construction Trades,
1949 - December, 1954.

| 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 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1949 | 223 | 564 | 542 | 10,049 | 206 | 2,413 | 181 | 122 | 137 | 917 | 128 | 1,269 | 1,417 | 15,334 | 940 | 10,096 | 2,357 | 25,430 |
| 1950 | 238 | 789 | 479 | 13,772 | 161 | 3,021 | 109 | 140 | 137 | 1,207 | 131 | 1,908 | 1,255 | 20,837 | 1,368 | 12,848 | 2,623 | 33,685 |
| 1951 | 160 | 802 | 877 | 11,484 | 185 | 2,730 | 39 | 349 | 150 | 1,902 | 214 | 1,550 | 1,625 | 17,817 | 1,832 | 10,309 | 3,457 | 28,126 |
| 1952 | 210 | 1,417 | 702 | 14,935 | 139 | 3,342 | 48 | 544 | 205 | 1,164 | 315 | 1,951 | 1,619 | 23,353 | 1,377 | 14,923 | 2,996 | 38,276 |
| 1953 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| March |  | 2,633 | 488 |  | 151 | 5,017 | 18 | 771 | 273 | 2,023 | 167 |  | 1,189 |  | . 767 |  | 1,956 |  |
| June | 200 | $\begin{aligned} & 517 \\ & 286 \end{aligned}$ | 754 | 6,417 4,897 | 277 144 | 822 1,398 | 61 128 | 162 | 180 242 | 851 600 | 448 182 | 1,223 906 | 1,920 1,730 | 9,992 <br> 8,152 | 1,651 | 10,840 10,000 62 | 3,571 3,877 | 20,832 18,152 |
| September December | 335 90 | $\begin{array}{r} 286 \\ 2,521 \end{array}$ | $\begin{array}{r} 699 \\ 89 \end{array}$ | 4,897 30,169 | 144 47 | $\begin{aligned} & 1,398 \\ & 7,528 \end{aligned}$ | 128 15 | 65 801 | 242 75 | 600 2,011 | 182 | 1,906 8,658 | 1,730 511 | 8,152 <br> 51,688 | 1,147 147 | 10,000 62,065 | 3,877 658 | 118,152 |
| Annual Average | 192 | 1,406 | 442 | 16,748 | 150 | 3,418 | 52 | 416 | 192 | 1,227 | 240 | 3,272 | 1,268 | 26,487 | 1,142 | 24,489 | 2,410 | 50,976 |
| 1954 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| January | 39 | 4,439 | 131 | 42,787 | 54 | 9,063 | 5 | 1,317 | 65 | 3,025 | 155 | 11,553 | 449 | 72,184 | 285 | 82,186 | 734 | 154,370 |
| February | 61 | 4,644 | 167 | 44,548 | 51 | 8,626 | 12 | 1,262 | 82 | 3,577 | 143 | 11,794 | 516 | 74,451 | 303 | 84,222 | 819 | 158,673 |
| March | 82 | 3,949 | 146 | 41,748 | 62 | 6,884 | 17 | 1,289 | 74 | 3,763 | 137 | 11,571 | 518 | 69,204 | 278 | 82,040 | 796 | 151,244 |
| April | 100 | 2,676 | 268 | 31,625 | 164 | 4,682 | 43 | 992 | 58 | 3,386 | 288 | 9,476 | 921 | 52,837 | 1,007 | 60,686 | 1,928 | 113,523 |
| May | 86 | 1,341 | 394 | 15,951 | 229 | 1,789 | 64 | 442 | 87 | 2,416 | 285 | 5,877 | 1,145 | 27,816 | 813 | 131,787 | 1,958 | 59,603 |
| June | 185 | 932 | 364 | 11,454 | 149 | 1,371 | 81 | 287 | 82 | 1,982 | 260 | 5,043 | 1,121 | 21,069 | 762 | 26,216 | 1,883 | 47,285 |
| July | 196 | 623 | 349 | 8,512 | 140 | 1,380 | 89 | 173 | 86 | 1,531 | 221 | 3,828 | 1,081 | 16,047 | 634 | 20,452 | 1,715 | 36,499 |
| August | 203 | 590 | 351 | 7,326 | 108 | 1,522 | 69 | 113 | 122 | 1,381 | 314 | 3,439 | 1,167 | 14, 371 | 825 | 18,590 | 1,992 | 32,961 |
| September | 176 | 504 | 293 | 7,376 | 94 | 1,967 | 68 | 162 | 143 | 1,327 | 270 | 3,520 | 1,044 | 14,856 | 876 | 17,835 | 1,920 | 32,691 |
| October | 158 | 605 | 253 | 8,967 | 50 | 3,050 | 65 | 320 | 83 | 1,432 | 232 | 4.623 | 841 | 18,997 | 558 | 21,455 | 1,399 | 40,452 |
| November | 67 | 1,114 | 154 | 15,950 | 31 | 5,506 | 16 | 524 | 115 | 1,516 | 113 | 6,099 | 496 | 30,709 | 312 | 38,620 | 808 | 69,329 |
| December | 43 | 3,355 | 55 | 29,605 | 13 | 7,878 | 3 | 961 | 42 | 2,213 | 73 | 9,898 | 229 | 53,910 | 169 | 63,659 | 398 | 117,569 |
| Annual Average | 116 | 2,064 | 244 | 22,154 | 95 | 4,477 | 44 | 654 | 87 | 2,296 | 208 | 7,227 | 794 | 38,872 | 569 | 45,646 | 1,363 | 84,518 |

(1) Data for period 1949-1952 are annual averages.

Table 59. Apprenticeship Training in Construction Trades, by Number in Training ${ }^{(1)}$ and Graduates, Canada, 1949 - December, 1954.


[^12]table 60. Immigration of Construction Workers, by Trade, Canada, 1945 - December, 1954.

| Period | Bricklayers and Masons | Carpenters | Painters | Plasterers | Plumbers | Electricians | Sheet Metal Workers | Total Skilled Construction Workers | Other 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 | 1,191 | 2,217 | 751 | 136 | 404 | 1,145 | 201 | 6,045 | 986 | 7,031 |
| $\begin{gathered} 1953 \\ \hdashline \quad 1 \text { st Quarter } \end{gathered}$ | 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 |
| 4th Quarter | 292 | 483 | 181 | 46 | 89 | 302 | 64 | 1,457 | 113 | 1,570 |
| Total, 1953 | 1,151 | 2,376 | 891 | 171 | 545 | 1,468 | 282 | 6,884 | 819 | 7,703 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 243 | 464 | 159 | 27 | 123 | 270 | 55 | 1,341 | 83 | 1,424 |
| 2nd Quarter | 704 | 1,279 | 517 | 103 | 278 | 712 | 109 | 3,702 | 208 | 3,910 |
| 3rd Quarter | 662 | 870 | 325 | 47 | 197 | 553 | 66 | 2,720 | 88 | 2,808 |
| 4th Quarter | 155 | 240 | 73 | 13 | 52 | 139 | 31 | 703 | 32 | 735 |
| Total, 1954 | 1,764 | 2,853 | 1,074 | 190 | 650 | 1,674 | 261 | 8,466 | 411 | 8,477 |

TABLE 61. Strikes and Lockouts in the Building Industry and in All Industries, Canada, 1945 - December, 1954.

| Period | The Building Industry |  |  | All Industries |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $\begin{gathered} \text { Number }^{(1)} \\ \text { of } \\ \text { Strikes } \end{gathered}$ | $\begin{gathered} \text { Number }{ }^{(1)} \\ \text { of } \\ \text { Workers } \end{gathered}$ | Time Lost ${ }^{(2)}$ in Working Days | $\begin{gathered} \text { Number }{ }^{1)} \text { of } \\ \text { Strikes } \end{gathered}$ | Number ${ }^{(1)}$ of Workers | Time Lost ${ }^{(2)}$ in Working Days |
| 1945 | 5 | 325 | 2,848 | 197 | 96,068 | 1,457,420 |
| 1946 | 12 | 892 | 6,535 | 228 | 139,474 | 4,516,393 |
| 1947 | 32 | 6,057 | 44,262 | 236 | 104,120 | 2,397,340 |
| 1948 | 18 | 3,322 | 39,546 | 154 | 42,820 | 885,793 |
| 1949 | 13 | 3,602 | 41,120 | 137 | 51,437 | 1,063,667 |
| 1950 | 12 | 2,258 | 28,836 | 161 | 192,153 | 1,389,039 |
| 1951 | 31 | 7,260 | 63,569 | 373 | 128,620 | 901,739 |
| 1952 | 51 | 29,687 | 343,866 | 222 | 120,818 | 2,879,955 |
| $\begin{aligned} & 1953 \\ & \text { 1st Quarter } \end{aligned}$ | 4 | 1,137 | 2,247 | 38 | 9,108 | 87,845 |
| 2nd Quarter | 5 | 1,176 | 1,859 | 47 | 10,339 | 122,593 |
| 3rd Quarter | 7 | 1,123 | 9,132 | 46 | 22,016 | 292,377 |
| 4th Quarter | 3 | 1,222 | 6,270 | 35 | 12,928 | 820,114 |
| Total, 1953 | 19 | 4,658 | 19,508 | 166 | 54,391 | 1,322,929 |
| $\begin{aligned} & 1954 \\ & \text { 1st Quarter } \end{aligned}$ | 4 | 509 | 3,775 | 43 | 12,475 | 223,184 |
| 2nd Quarter | 6 | 606 | 7,665 | 51 | 12,775 | 141,786 |
| 3rd Quarter | 8 | 5,523 | 67,874 | 37 | 14,214 | 229,903 |
| 4th Quarter | 9 | 6,033 | 24,414 | 37 | 22,013 | 877,287 |
| Total, 1954 | 27 | 12,671 | 103,728 | 168 | 61,477 | 1,472,160 |
| (1) Data relate to <br> (2) Data relate to | and lockouts kes and lock | mmencing d ts and to th | ring the period already in ex | tence. |  |  |

## Section 6. Building Costs

table 62. Indexes of Residential Building Material Prices and Composite Indexes of Construction Material Prices, Canada, 1945 - December, 1954.
$(1949=100)$

| Period | Lumber and its Products | Cement Gravel and Sand | Brick, Tile and Stone | Paint and Glass | Lath, Plaster and Insulation Materials | Roofing Materials | Plumbing <br> and <br> Heating <br> Equipment | Electrical Equipment and Fixtures | Other <br> Materials | Composite Index Residential Building Materials | NonResidential Building Materials |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1945 | 59.4 | 80.4 | 77.1 | 79.2 | 88.7 | 71.1 | 67.8 | 64.2 | 67.5 | 65.0 | 71.4 |
| 1946 | 62.7 | 80.3 | 80.1 | 80.3 | 88.2 | 76.7 | 70.6 | 67.4 | 72.4 | 67.8 | 75.0 |
| 1947 | 75.1 | 86.4 | 88.3 | 94.4 | 90.9 | 90.4 | 80.5 | 85.0 | 81.9 | 79.1 | 84.5 |
| 1948 | 94.9 | 96.3 | 94.8 | 101.9 | 98.8 | 105.8 | 93.4 | 97.9 | 92.9 | 95.4 | 95.9 |
| 1949 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1950 | 108.4 | 103.4 | 108.5 | 97.3 | 98.8 | 123.6 | 101.7 | 106.4 | 103.7 | 106.4 | 105.0 |
| 1951 | 131.9 | 110.9 | 119.7 | 110.1 | 106.9 | 123.8 | 116.5 | 122.3 | 121.8 | 125.5 | 118.6 |
| 1952 |  | 117.7 | 129.3 | 108.5 | 108.8 | 114.3 | 119.6 | 122.3 | 129.5 | 124.9 | 123.2 |
| 1953 |  |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 127.7 | 119.8 | 133.5 | 108.9 | 109.3 | 113.9 | 118.0 | 123.0 | 131.0 | 124.6 | 124.7 |
| 2nd Quarter | 127.7 | 119.4 | 137.0 | 110.2 | 109.3 | 114.4 | 118.2 | 122.6 | 131.0 | 124.7 | 124.7 |
| July | 128.2 | 119.4 | 137.4 | 113.5 | 109.1 | 115.3 | 117.3 | 121.0 | 131.0 | 124.6 | 124.7 |
| August | 128.1 | 119.3 | 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 | 123.6 |
| October | 126.2 | 119.4 | 137.4 | 114.5 | 108.1 | 115.3 | 112.9 | 128.1 | 132.2 | 122.9 | 123.8 |
| 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 | 123.6 |
| Annual Average | 127.2 | 119.6 | 136.3 | 111.9 | 109.1 | 114.6 | 116.2 | 122.4 | 131.4 | 123.9 | 124.4 |
| $1954$ |  |  |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 123.8 | 120.6 | 137.4 | 114.9 | 108.4 | 116.3 | 113.0 | 118.9 | 130.6 | 121.3 | 123.1 |
| 2nd Quarter | 123.6 | 119.1 | 137.4 | 115.1 | 109.2 | 117.9 | 112.5 | 120.8 | 129.7 | 121.3 | 121.6 |
|  | 124.9 | 118.9 | 137.4 | 116.6 | 109.2 | 122.4 | 111.4 | 121.1 | 130.0 | 122.0 | 121.2 |
| August | 124.9 | 118.9 | 137.4 | 117.4 | 109.2 | 122.4 | 111.4 | 118.6 | 128.5 | 121.9 | 120.2 |
| September | 124.9 | 118.9 | 137.4 | 117.4 | 109.2 | 125.7 | 112.7 | 118.6 | 128.9 | 122.2 | 120.4 |
| October | 124.9 | 118.9 | 137.4 | 117.6 | 109.2 | 125.7 | 112.7 | 118.6 | 128.9 | 122.2 | 120.5 |
| November | 124.7 | 118.9 | 137.4 | 117.8 | 109.2 | 125.7 | 112.7 | 118.6 | 128.9 | 122.1 | 120.5 |
| December | 125.2 | 117.4 | 137.4 | 118.3 | 107.3 | 127.3 | 112.7 | 118.6 | 128.9 | 122.2 | 120.4 |
| Annual Average | 124.3 | 119.3 | 137.4 | 116.3 | 108.8 | 121.0 | 112.5 | 119.4 | 129.7 | 121.7 | 121.5 |

table 63. Indexes of Average Hourly Wage Rates in Construction Trades and in All Industries, Canada, 1946 - December, 1954 ${ }^{\text {(1) }}$.
( $1949=100$ )

(1) Data for 1946-1952 relate to the month of October in each year.
(2) Data for intervening months not available.
(4) Revised.

TABLE 64. Composite Indexes of Wage Rates and Material Prices in the Construction Industry with Wholesale Prices of all Commodities, $1945^{(1)}$ - December, 1954.
$(1949=100)$

| Period | Residential Building Materials | Non-Residential Building Materials | All Construction ${ }^{(2)}$ <br> Workers Including Holiday Pay Allowances | Residential ${ }^{(2)}$ Building Materials and Wage Rates | Non-Residential ${ }^{(2)}$ Building Materials and Wage Rates | Wholesale Prices of All Commodities |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 1945 | 65.0 | 71.4 | 71.5 | 67.4 | 71.4 | 66.6 |
| 1946 | 67.8 | 75.0 | 75.9 | 70.8 | 75.3 | 70.0 |
| 1947 | 79.1 | 84.5 | 83.8 | 80.9 | 84.3 | 82.3 |
| 1948 | 95.4 | 95.9 | 94.0 | 94.9 | 95.2 | 97.5 |
| 1949 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1950 | 106.4 | 105.0 | 105.3 | 106.0 | 105.1 | 106.5 |
| 1951 | 125.5 | 118.6 | 119.2 | 123.1 | 118.8 | 121.1 |
| 1952 | 124.9 | 123.2 | 129.5 | 126.6 | 125.4 | 114.0 |
| 1953 |  |  |  |  |  |  |
| 1st Quarter | 124.6 | 124.7 | 129.6 | 126.5 | 126.4 | 111.7 |
| 2nd Quarter | 124.7 | 124.7 | 130.9 | 127.0 | 126.9 | 111.2 |
| July | 124.6 | 124.7 | 133.4 | 127.9 | 127.7 | 111.6 |
| August | 124.4 | 124.5 | 133.7 | 127.9 | 127.7 | 112.2 |
| September | 123.2 | 123.6 | 135.2 | 127.7 | 127.7 | 111.7 |
| October | 122.9 | 123.8 | 137.2 | 128.3 | 128.5 | 111.3 |
| November | 122.5 | 123.7 | 137.3 | 128.1 | 128.5 | 110.4 |
| December | 122.0 | 123.6 | 137.6 | 127.9 | 128.5 | 110.5 |
| Annual Average | 123.9 | 124.4 | 133.0 | 127.3 | 127.4 | 111.8 |
| 1954 |  |  |  |  |  |  |
| 1st Quarter | 121.3 | 123.7 | 137.8 | 127.5 | 128.2 | 110.6 |
| 2nd Quarter | 121.3 | 121.6 | 138.6 | 127.8 | 127.6 | 109.9 |
| July | 122.0 | 121.2 | 139.6 | 128.6 | 127.6 | 109.6 |
| August | 121.9 | 120.2 | 139.7 | 128.6 | 127.0 | 108.8 |
| September | 122.2 | 120.4 | 139.8 | 128.8 | 127.2 | 108.6 |
| October | 122.2 | 120.5 | 139.8 | 128.8 | 127.3 | 108.3 |
| November | 122.1 | 120.5 | 140.2 | 128.9 | 127.4 | 108.3 |
| December | 122.2 | 120.4 | 140.4 | 129.0 | 127.4 | 108.6 |
| Annual Average | 121.7 | 121.5 | 139.0 | 128.2 | 127.6 | 109.5 |

[^13]TABLE 65. Consumer Price Index with Sub-Indexes of Rent, Home Ownership and Shelter Cost, Canada, 1945 - December, 1954. (1949-100)

| Period | Rent | Home ${ }^{(1)}$ <br> Ownership | Shelter Cost | Total <br> Consumers' <br> Price Index |
| :---: | :---: | :---: | :---: | :---: |
| 1945 | 91.1 | - | 91.4 | 75.0 |
| 1946 | 91.6 | - | 91.8 | 77.5 |
| 1947 | 94.9 | - | 95.1 | 84.8 |
| 1948 | 98.1 | - | 98.3 | 97.0 |
| 1949 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1950 | 108.2 | 103.6 | 106.2 | 102.9 |
| 1951 | 114.5 | 114.4 | 114.4 | 113.7 |
| 1952 | 120.9 | 119.3 | 120.2 | 116.5 |
| 1953 |  |  |  |  |
| January | 123.5 | 120.7 | 122.3 | 115.7 |
| February | 123.8 | 120.7 | 122.5 | 115.5 |
| March | 123.9 | 120.6 | 122.5 | 114.8 |
| April | 124.2 | 120.6 | 122.7 | 114.6 |
| May | 124.3 | 121.0 | 122.9 | 114.4 |
| June | 125.5 | 121.0 | 123.6 | 114.9 |
| July | 125.9 | 121.3 | 123.9 | 115.4 |
| August | 126.2 | 121.4 | 124.1 | 115.7 |
| September | 126.3 | 121.5 | 124.2 | 116.2 |
| October | 126.9 | 121.4 | 124.5 | 116.7 |
| November | 127.2 | 122.0 | 125.0 | 116.2 |
| December | 127.7 | 122.0 | 125.2 | 115.8 |
| Annual Average | 125.5 | 121.2 | 123.6 | 115.5 |
| 1954 |  |  |  |  |
| January | 128.0 | 121.9 | 125.4 | 115.7 |
| February | 128.1 | 121.8 | 125.4 | 115.7 |
| March | 128.4 | 121.8 | 125.6 | 115.5 |
| April | 128.6 | 121.7 | 125.6 | 115.6 |
| May | 128.7 | 121.8 | 125.8 | 115.5 |
| June | 129.8 | 121.8 | 126.4 | 116.1 |
| July | 130.1 | 121.9 | 126.6 | 116.2 |
| August | 130.6 | 122.3 | 127.0 | 117.0 |
| September | 130.8 | 122.4 | 127.2 | 116.8 |
| October | 131.1 | 122.5 | 127.4 | 116.8 |
| November | 131.6 | 122.9 | 127.9 | 116.8 |
| December | 131.9 | 123.3 | 128.2 | 116.6 |
| Annual Average | 129.8 | 122.2 | 126.5 | 116.2 |

(1) Not available prior to 1949.

TABLE 66. Estimated Cost of Dwellings Financed under the National Housing Acts by Type of Dwelling, Canada, 1953 - December, 1954.

| Period and Type of Dwelling | Average Estimated Costs ${ }^{(1)}$ |  |  |  | Average <br> Finished Floor Area Sq. Ft. | Average Construction Cost Per Square Foot \$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $\begin{aligned} & \text { Land } \\ & \$ \end{aligned}$ | $\begin{gathered} \text { Construction } \\ \$ \end{gathered}$ | Other \$ | $\begin{gathered} \text { Total } \\ \$ \end{gathered}$ |  |  |
| 1953 |  |  |  |  |  |  |
| Single 1-Storey | 1,178 | 10,034 | 453 | 11,665 | 1,061 | 9.45 |
| Single 11/2-Storey |  |  |  |  |  |  |
| Finished | 1,241 | 10,066 | 493 | 11,800 | 1,218 | 8.26 |
| Unfinished | 1,256 | 9,480 | 359 | 11,095 | 918 ${ }^{(2)}$ | 6.61 |
| Single 2-Storey | 1,313 | 11,335 | 493 | 13,141 | 1,347 | 8.41 |
| Apartment | 531 | 6,963 | 589 | 8,083 | 861 | 8.09 |
| Other | 1,253 | 12,542 | 570 | 14,365 | 1,645 | 7.62 |
| 1954 |  |  |  |  |  |  |
| Single 1-Storey | 1,671 | 10,377 | 257 | 12,305 | 1,080 | 9.61 |
| Single 11/2-Storey |  |  |  |  |  |  |
| Finished | 1,786 | 10,661 | 304 | 12,751 | 1,247 | 8.55 |
| Unfinished | 1,446 | 9,586 | 301 | 11,333 | 900 | 6.83 |
| Single 2-Storey | 1,839 | 12,320 | 315 | 14,474 | 1,378 | 8.94 |
| Single Split Level | 2,068 | 11,864 | 284 | 14,216 | 1,250 | 9.49 |
| Apartment | 699 | 6,779 | 586 | 8,064 | 826 | 8.21 |
| Other | 997 | 9,074 | 228 | 10,299 | 1,098 | 8.26 |

[^14]TABLE 67. Estimated Cost of Single 1-Storey Dwellings Financed Under the National Housing Acts by Type of Cost, Canada, 1947 - December, 1954.

| Period | Average Estimated Costs ${ }^{(1)}$ |  |  |  | Average Floor Area Sq. Ft. | Average Construction Cost Per Sq. Ft. \$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $\underset{\$}{\operatorname{Land}}$ | $\underset{\$}{\text { Construction }}$ | $\begin{aligned} & \text { Other } \\ & \$ \$ \end{aligned}$ | Total \$ |  |  |
| 1947 | 523 | 5,796 | 103 | 6,422 | 839 | 6.91 |
| 1948 | 570 | 6,685 | 124 | 7,379 | 877 | 7.62 |
| 1949 | 657 | 7,335 | 153 | 8,145 | 910 | 8.05 |
| 1950 | 835 | 8,171 | 209 | 9,215 | 974 | 8.39 |
| 1951 | 1,030 | 9,412 | 320 | 10,762 | 1,030 | 9.13 |
| 1952 | 1,179 | 9,641 | 374 | 11,194 | 1,024 | 9.41 |
| $\begin{aligned} & 1953 \\ & 1 \text { st Quarter } \end{aligned}$ |  |  |  |  |  |  |
|  | 1,222 | 9,915 | 424 | 11,561 | 1,061 | 9.35 |
| 2nd Quarter | 1,197 | 10,083 | 435 | 11,715 | 1,061 | 9.50 |
| 3rd Quarter | 1,150 | 10,052 | 466 | 11,668 | 1,055 | 9.53 |
| 4th Quarter | 1,155 | 10,031 | 483 | 11,669 | 1,070 | 9.38 |
| Annual Average | 1,178 | 10,034 | 453 | 11,665 | 1,061 | 9.45 |
| $\begin{aligned} & 1954 \\ & 1 \text { ist Quarter } \end{aligned}$ |  |  |  |  |  |  |
|  | 1,629 | 10,262 | 520 | 12,411 | 1,092 | 9.39 |
| 2nd Quarter ${ }^{(2)}$ | 1,628 | 10,595 | 247 | 12,470 | 1,087 | 9.74 |
| 3rd Quarter ${ }^{(2)}$ | 1,674 | 10,317 | 242 | 12,233 | 1,070 | 9.66 |
| 4th Quarter | 1,738 | 10,311 | 189 | 12,238 | 1,082 | 9.53 |
| Annual Average | 1,671 | 10,377 | 278 | 12,326 | 1,080 | 9.61 |

(1) Estimated by Ioan applicants.
(2) From April, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot are not directly comparable between periods before and after April, 1954.
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, Cavada, 1946 - December, 1954.

| PèriodofCompletion | Number of Months under Construction ${ }^{(1)}$ |  |  |  |  | Average <br> Number of Months under <br> Construction |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1-3 | 4-6 | 7-9 | 10-12 | Morethan 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 | 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 |
| November | 21 | 56 | 16 | 3 | 4 | 5.7 |
| December | 26 | 53 | 15 | 2 | 4 | 5.4 |
| Annual Average | 19 | 45 | 22 | 8 | 6 | 6.3 |
|  |  |  |  |  |  |  |
| January | 12 | 50 | 28 | 2 | 8 | 6.7 |
| February | 9 | 52 | 27 | 6 | 6 | 6.9 |
| March | 5 | 56 | 29 | 7 | 3 | 6.5 |
| April | 5 | 45 | 31 | 14 | 5 | 7.3 |
| May | 14 | 32 | 35 | 13 | 6 | 7.2 |
| June | 24 | 24 | 30 | 12 | 10 | 7.3 |
| July | 33 | 27 | 20 | 13 | 7 | 6.6 |
| August | 32 | 37 | 11 | 12 | 8 | 5.9 |
| September | 32 | 48 | 6 | 8 | 6 | 5.5 |
| October | 30 | 50 | 9 | 5 | 6 | 5.4 |
| November | 28 | 48 | 12 | 3 | 9 | 6.2 |
| December | 22 | 53 | 18 | 2 | 5 | 5.5 |
| Annual Average | 21 | 43 | 21 | 8 | 7 | 6.3 |

[^15]
## Section 7. Building Industry

TABLE 69. Bankruptcies in the Construction Industry, Building Material Industries,
And In All Industries, Canada, 1945 - September, 1954.

| Period | Construction Industry |  |  | Building Material Industries |  |  | All Industries |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Number of Bankruptcies ${ }^{(1)}$ | Assets (\$000) | $\begin{gathered} \text { Liabilities } \\ (\$ 000) \end{gathered}$ | 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 |
| 81952 | 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 |
| 4th Quarter | 37 | 686 | 1,186 | 10 | 194 | 247 | 527 | 10,583 | 18,729 |
| Total, 1953 | 144 | 1,927 | 3,815 | 35 | 963 | 1,445 | 1,617 | 24,063 | 41,549 |
| $1954{ }^{(2)}$ |  |  |  |  |  |  |  |  |  |
| 1st Quarter | 45 | 730 | 1,389 | 11 | 209 | 301 | 602 | 8,323 | 14,040 |
| 2nd Quarter | 34 | 333 | 1,054 | 21 | 354 | 532 | 531 | 8,006 | 12,621 |
| 3rd Quarter | 33 | 2,223 | 2,701 | 9 | 183 | 267 | 441 | 7,582 | 11,293 |

(1) See p. 115.
(2) Preliminary.

TABLE 70. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Eighty-Two Industrial Companies, Canada, 1945 - December, 1954. (1939=100)
\(\left.$$
\begin{array}{l|c|c}\hline \text { Period }\end{array}
$$ \quad \begin{array}{c}Sixteen Building <br>

Material Companies\end{array}\right)\)| Eighty-two |
| :---: |
| Industrial Companies |

## PART III— SOURCES AND EXPLANATORY NOTES

## Sources and Explanatory Notes

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

## Part I. Charts

FIGURE 1.-Chart based on data shown in Table 8.
FIGURE 2.-Chart based on data shown in Tables 1 and 36.
FIGURE 3.-Chart based on data shown in Tables 62-64.

## Part II. Tabular Material

TABLE 1. Sources 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.
1950-1954 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 1948-1954 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:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. 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:

TABLE 4. Sources are the same as for Table 1.
TABLE 5. Data provided by courtesy of the Director, Special Surveys Division, D.B.S.
TABLE 6. Sources of data shown in Table 6 are as follows:
1947 Data obtained from Supplement to Housing Statistics, 1947, Dwelling UnitsTypes of Buildings and Types of Construction for Individual Municipalities and Other Areas, D.B.S.
1948-1954 Sources are the same as for Table 1.
TABLE 7. Data based on reports compiled by the Statistical Department, C.M.H.C.
TABLE 8. Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises starts of houses financed with loans under the National Housing Acts, the Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and starts of houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944 and the National Housing Acts.

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

TABLE 9. Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

TABLE 10. Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.
TABLE 11. 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 installation of street lights and filling and grading of grounds.

TABLE 12. Data are from records of Accounting Division, C.M.H.C.
TABLE 13. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 14. Data for new residential construction, major improvements and alterations, repair and maintenance for the years 1945-1948 were obtained from Residential Real Estate in Canada by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in Residential Real Estate for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for

1953-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

New residential construction initiated by government enterprises includes housing under the veterans' rental program, Federal-provincial agreements under the National Housing Acts, and subdivision projects under the Veterans' Land Act. New residential construction initiated by Federal Government departments include armed service married quarters for the Department of National Defence together with housing for employees of other Federal Government departments.

TABLE 15. 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 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.
TABLE 16. Data from issues of National Accounts, Income and Expenditure, Research and Development Division, D.B.S.

The seasonal adjustment differs from that of Table 2 in that no account is taken of regional differences in seasonal variation. The seasonal adjustment is made to the total value of privately-initiated new residential construction shown in the table.
TABLE 17. Data from same source as for Table 16.
TABLE 18. Data from same source as for Table 9.
TABLE 19. 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 1951-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 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 cstimating the net value of land put in use for residential purposes arc outlined in detail in Residential Real Estate, pp. 418-431.

TABLE 20. Data from 1945-February, 1947, obtaincd 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-Decernber, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 21. Data obtained from monthly issues of The Building Reporter, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of new bousing 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 64.
TABLE 22. Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1952.

Data on loans by the chartered banks and the Quebec savings banks, under the National Housing Act, 1954, are from the Statistical Department, C.M.H.C.

TABLES 23, 24. Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 22.

TABLE 25. Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Data for total loans compiled by Economic Research Department, C.M.H.C. from sources as outlined in Table 22. Conventional loan figures are obtained by deducting joint and insured 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 and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so that error should not be large.

TABLE 26. Data supplied by the Statistical Department, C.M.H.C.
TABLES 27, 28, 29, 30. Data supplied by the Statistical Department, C.M.H.C.
TABLE 31. Data from Statistical Department, C.M.H.C. Gross family income includes the total income of dependents of the loan applicant in addition to his own income. The average down-payment is estimated on the basis of loan amounts and the applicants' estimates of the total cost of the dwellings. Data for 1954 include home-owner loans and those builders loans where the dwellings for which the loans were made have been sold.
TABLE 32. Data compiled by Mortgage Administration Department, C.M.H.C.
Figures represent all Rental Guarantee undertakings issued to date by the Corporation with respect to both Corporation loans and Lending Institution loans. No allowance has been made for cancellations or other adjustments.

Data under the heading "With Loans under N.H.A." refer to Rental Guarantee undertakings issued in respect of which Corporation Loans have been approved. Data under the heading "With Conventional Loans" refer to Rental Guarantee undertakings issued in respect of which loans were approved by lending institutions.
TABLE 33. 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 1950-1954 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 1950-54.

TABLE 34. Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 35. Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 36. Data obtained by courtesy of the Quebec Farm Credit Bureau.
TABLE 37. Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 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 discharged, Greater Toronto Area, 1945-1954, 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, 1953, recorded in 10 land title 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, 1953, p. 107.
Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.
TABLE 38. 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 39. 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 and 1954 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 40.
TABLE 40. Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.
TABLE 41. Data from issues of National Accounts, Income and Expenditure, Research and Development Division, D.B.S.

TABLE 42. 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 is 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 43. Sources of data for building materials are as follows:
Sawn Lumber:
1945-1952 Annual issues of The Lumber Industry in Canada, D.B.S.
1953-1954 Monthly issues Production Shipments and Stocks on Hand at Sawmills, D.B.S. Hardwood Flooring:
1946-1954 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.
1946-1954 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.
1951-1954 Monthly issues Products Made from Canadian Clays, D.B.S.
Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:
1945-1954 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.
1952-1954 Monthly issues Mineral Wool, D.B.S.
Cement:
1945-1952 Annual issues The Cement Manufacturing Industry in Canada, D.B.S. 1954 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, 1949-1954 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.
1953-1954 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 Catlery Industry in Canada, D.B.S. 1952-1954 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 saics.

Domestic Heating Boilers; Cast Iron Radiators:
1945-1951 Annual issues The Heating and Cooking Apparatus Industry in Canada, D.B.S.
1952-1954 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. 1952-1954 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.
1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplicd by D.B.S., which represent 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.
1951-1954 Monthly issues of Asphalt Roofing Industry, D.B.S.
Asphalt Floor Tiles:
1948-1954 Monthly issues of Asphalt Floor Tiles, D.B.S.
Paint and Varnishes:
1945-1951 Annual issues Paints and Varnishes Industry, D.B.S.
1952-1954 Monthly issues Sales of Paints, Varnishes and Lacquers, D.B.S.
TABLE 44. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

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

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

TABLE 46. Data obtained from monthly issues of Trade of Canada-Exports-Canadian Produce, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.
Data for lumber in monthly issues of the Canadian Statistical Review, D.B.S. include planks and boards only.
TABLE 47. Data 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.
1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:
1945-1954 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. 1951-1954 Monthly issues Nails Tacks and Staples, D.B.S.
Galvanized Sheets:
1945-1954 Monthly issues Primary Iron and Steel, D.B.S.
TABLE 48. Data based on monthly reports supplied by courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 49. Data on imports obtained from monthly issues of Trade of Canada-lmports Entered for Consumption, Department of Trade and Commerce.

Data on exports obtained from monthly issues of Trade of Canada-ExportsCanadian Produce, Department of Trade and Commerce.

TABLE 50. Data compiled by the Economic Research Department, C.M.H.C. from in formation supplied by courtesy of the Employment and Payroll 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 material, sanitary ware, mineral wool, sand and gravel.
TABLE 51. Data obtained by courtesy of the Economic and Research Branch, Department Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs 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 52. Data obtained from monthly issues of the Labour Gazette, Department of Labour.

TABLE 53. Data for 1945-1951 on employment and unemployment in nonagricultural 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 1952-1954 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 53 includes engineering as well as building construction, whereas Table 55 covers the building industry only.

The industry classification used in Table 53 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 achicve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, С.М.Н.C.

TABLE 54. Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy of 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 55. 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.
1950-1954 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. 1951-1954 Monthly issues Employment and Payrolls D.B.S.

TABLE 56. 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 55.

The statistics on hours worked include overtime as well as the hours put in by parttime 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 57. Data for the period 1945-1950 obtained from National Accounts, Income and Expenditure, 1926-1950, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from Estimates of Labour Income, D.B.S.

A series on total construction outlay is shown in Table 15 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 epenses. 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 15 is intended to cover all construction expenditures, the estimates in Table 57 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 58. 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 Commision.

TABLE 59. Data compiled by the Vocational Training Branch, Department of Labour.
TABLE 60. 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 61. Data obtained from monthly issues of the Labour Gazette, Department of Labour.

TABLE 62. 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, including the composite index of residential 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 of 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 mav 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 63. 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 ycars 1946-1952. The intervening monthly indexes for 1953 and 1954 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 1946-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1954. 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 1951 census.

The index for all industries for the years 1946-1949 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 64. Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 62 and the index of wage rates of all construction workers, including holiday
pay allowances, shown in Table 63. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 62 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 63. 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.

TABLE 65. Data are obtained from monthly 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. The 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.

TABLES 66, 67. Data compiled by the Statistical Department, C.M.H.C.
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 1950-1954 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 1947-1954 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 and 1954.
(3) Data converted from a 1935-1939 to a 1939 base.

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[^0]:    (1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

[^1]:    (1) Includes expenditures by Crown Companies and non-departmental agencies.

[^2]:    (1) Includes changes in grain in commercial channels.
    (2) Totals include residual error of estimate not shown in the table.

[^3]:    (1) Estimated.

[^4]:    (1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954. Conventional mortgage (2) loan approvals by the Quebec Savings Banks are not included in this table.
    (3) Insured loans under the National Housing Act, 1954.

[^5]:    (1) Gross Family Income includes the total income of all dependents of the head of the family.
    (2) Data include home-owner loan applicants and purchasers of dwellings sold by builders.
    (3) The National Housing Act, 1954, came into force on March 22nd, 1954.
    (4) Including mortgage loan insurance fee.
    (5) As estimated by loan applicant.

[^6]:    (1) Revised.
    (2) Preliminary.

[^7]:    (1) Includes Siding
    (2) Data not available prior to 1948.
    (3) Data not available for 1945.

[^8]:    (1) Data on production of building brick for the period 1949-1951 are estimated (see p. 110).
    (2) Data for 1945 are not available.
    (3) Revised.

[^9]:    (1) Revised.

[^10]:    (1) As reported by employers with 15 or more employees.
    (2) Data for the period 1945-1952 represent annual averages.
    (3) Revised.

[^11]:    (1) As reported by employers with 15 or more employees.
    (2) Refers to employees paid by the hour.
    (3) Preliminary.

[^12]:    (1) At beginning of period.
    (2) Revised.

[^13]:    (1) Data for 1946-1952 relate to the month of October in each year.
    (2) Revised.

[^14]:    (1) Estimated by loan applicants.
    (2) Total floor area including unfinished portion avaraged $1,434 \mathrm{sq} . \mathrm{ft}$. in 1953 and 1,403 in 1954.
    (3) From April 1, 1954, onwards the cost of oil burners, is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot, are not directly comparable between periods before and after April, 1954.

[^15]:    (1) Not available for 1946 and 1947.

