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BUILDING PERMITS FOR JUNE, 1931, WITH COMPARATIVE STATEMENTS FOR MAY, 1931,  
AND JUNE, 1930, AND CUMULATIVE REPORT FOR FIRST HALF-YEAR, 1920-1931.

The value of the building permits issued by 61 cities during June was \$8,470,738; this was a decrease of \$3,397,433, or 28.6 p.c., as compared with the May total of \$11,868,171, while in comparison with June, 1930, there was also a decline of \$10,150,749, or 54.5 p.c., the value for that month having been \$18,621,487. The aggregate for the first six months of 1931, viz., \$57,472,274, was lower than in 1930 and also than in most years of the record; in this connection it is important to note the considerable decline in the wholesale costs of building materials, the Bureau's index having fallen from 144.5 in January-June, 1920, to 83.6 during the first half of the present year. The 1926 average equals 100 in calculating these index numbers.

Some 50 cities furnished detailed statements showing that they had issued more than 2,000 permits for dwellings valued at over \$4,500,000 and some 2,600 permits for other buildings estimated to cost approximately \$3,000,000. During May, authority was given for the erection of over 1,200 dwellings and some 3,100 other buildings, valued at approximately \$5,800,000 and \$5,300,000, respectively.

Improvement over May, 1931, was recorded in Manitoba, where there was an increase of 5.8 p.c. Of the declines elsewhere, that of \$2,007,749, or 45.2 p.c., in Quebec was largest.

As compared with June, 1930, there were decreases in all provinces, Ontario reporting the greatest loss of \$6,817,132 or 63.6 p.c.

Of the larger cities, Toronto and Winnipeg recorded increases in the value of the permits issued as compared with the preceding month, but a decline as compared with the corresponding month in 1930. Montreal showed a reduction in the former and an increase in the latter comparison, while Vancouver reported decreases in both comparisons. Of the other cities, New Glasgow, Kingston and Brandon indicated improvement over May, 1931, and June, 1930.

Table 1. gives the value of the building permits issued by 61 cities during May and June, 1931, and June, 1930; the 35 cities for which records are available since 1910 are marked thus "x".

CUMULATIVE RECORD FOR FIRST HALF-YEAR, 1920-1931.

The following table gives the value of the building authorized by 61 cities during June and in the first six months of each year since 1920, as well as index numbers for the latter, based upon the total for 1920 as 100. The average index numbers of wholesale prices of building materials in the first six months of the same years are also given.

Year	Value of Permits Issued in June	Value of Permits Issued in First Six Months	Indexes of Value of Permits issued, First Six Months, (1920 = 100).	Average indexes of Wholesale prices of Building Materials in First Six Months (1926 average = 100).
	\$	\$		
1931	8,470,738	57,472,274	93.1	83.6
1930	18,621,487	85,413,985	138.3	98.6
1929	27,816,592	124,609,267	201.8	99.6
1928	22,751,960	102,036,987	165.2	97.0
1927	18,363,239	80,842,719	130.9	96.6
1926	18,718,050	78,760,419	127.5	101.0
1925	14,915,884	65,899,717	106.7	103.1
1924	13,967,006	60,674,154	98.2	110.8
1923	14,286,252	73,047,496	118.3	111.4
1922	17,052,582	71,281,674	115.4	108.0
1921	14,240,934	55,771,684	90.3	132.0
1920	14,113,794	61,754,710	100.0	144.5





The aggregate for the first half of 1931 was lower by \$27,941,711, or 32.7 p.c., than in 1930, and was also lower by \$20,717,982, or 26.5 p.c., than the average of \$78,190,256 recorded in the eleven years, 1920-1930. As has already been pointed out, however, the wholesale costs of building materials are decidedly lower than in any previous year since 1920.

#### Provincial Totals of Building Permits Issued.

Table 2 is a record by provinces of the building permits issued by 61 cities during the first six months of each year since 1922; it also shows the totals for the same years, the proportion that the six months' aggregates bear to the yearly totals, and the average index numbers of wholesale prices of building materials and of wages in the building trades.

Nova Scotia and Quebec reported increases of 7.5 p.c. and 6.6 p.c., respectively, as compared with the first six months of last year. In the former province, the total for the first half of 1931 was, in fact, higher than in the January-June period of any other year on record except 1929 and 1920; the latter, not shown in the table, stood at \$2,338,612. The other provinces showed smaller totals of building permits issued than in the corresponding six months of last year. Ontario reported the greatest falling-off, of \$19,874,259, or 49.0 p.c., in the building authorizations.

During the first six months of this year, the 31 cities furnishing returns in Ontario reported 36.0 p.c. of the total value of the building authorized, as compared with 46.3 in the same months of 1930. In Quebec, on the other hand, the proportion increased from 19.0 p.c. last year to 29.3 p.c. in the elapsed months of 1931, and in British Columbia, from 10.8 p.c. to 14.9 p.c.

#### Totals of Permits Issued by Four Leading Cities.

Table 3 shows the aggregate value of the permits issued in the four largest cities in the first half of each year since 1922, together with the proportion that their totals are of the yearly and half-yearly totals for the 61 cities. The building authorized by these centres in the first six months of 1931 was valued at \$32,222,432; this was 24.3 p.c. lower than in the same months of last year. The decrease in these four cities as compared with 1930 was less than the general decline in the 61 cities, and the ratio to the total for the 61 cities was higher than in the preceding year.

In Montreal, the total for the first six months of 1931 was 28.3 p.c. higher than in the same period of the preceding year; Vancouver also recorded higher authorizations, there being an increase of 6.3 p.c. in that city. The totals for Toronto and Winnipeg, however, were lower than in 1930.

#### Contracts Awarded.

According to the MacLean Building Review, the value of construction contracts awarded throughout the Dominion during the January-June period, 1931, was \$162,937,600, as compared with \$240,626,000 in 1930; \$278,121,700 in 1929; \$256,257,300 in 1928 and \$191,323,800 in 1927. Of the total contracts awarded this year, \$42,173,100 was classed as residential building, \$46,014,900 as business, \$9,130,300 as industrial, and \$65,619,300 as engineering. In 1930, the total was divided as follows:- residential, \$48,586,100; business, \$82,722,900; industrial, \$18,451,500 and engineering, \$90,865,500.





Table 1.- Estimated Cost of Building Work as Indicated by Permits Issued by 61 Cities.

Cities	June, 1931	May, 1931	June, 1930
	\$	\$	\$
Prince Edward Island - Charlottetown	Nil	Nil	Nil
Nova Scotia	89,740	225,530	235,064
x Halifax	74,755	192,150	140,610
New Glasgow	13,075	7,005	1,600
x Sydney	1,910	26,375	93,854
New Brunswick	135,860	206,055	150,470
Fredericton	33,795	17,960	55,000
x Moncton	35,700	70,590	26,135
x Saint John	66,365	117,505	69,335
Quebec	2,433,114	4,440,863	2,844,854
x Montreal - x Maisonneuve	2,078,663	3,639,504	1,985,513
x Quebec	284,791	590,054	505,811
Shawinigan Falls	3,800	-	5,500
x Sherbrooke	14,700	46,100	117,500
x Three Rivers	3,900	32,505	8,500
x Westmount	47,260	132,700	222,025
Ontario	3,908,152	4,734,714	10,725,284
Belleville	3,105	127,925	13,800
x Brantford	20,945	35,154	38,047
Chatham	15,550	11,300	32,952
x Fort William	56,850	36,450	60,500
Galt	27,373	20,045	27,531
x Guelph	10,065	24,185	29,701
x Hamilton	326,600	489,000	1,066,550
x Kingston	143,435	71,851	51,848
x Kitchener	120,987	73,980	129,811
x London	110,505	193,915	194,980
Niagara Falls	14,640	21,740	31,140
Oshawa	13,070	8,865	16,450
x Ottawa	504,905	647,255	255,480
Owen Sound	3,500	14,025	20,150
x Peterborough	72,790	37,175	484,105
x Port Arthur	35,205	31,685	42,685
x Stratford	16,702	10,593	28,531
x St. Catharines	54,792	18,542	58,620
x St. Thomas	61,090	625	72,300
Sarnia	4,765	15,675	90,014
Sault Ste. Marie	13,209	47,275	48,654
x Toronto	1,557,697	1,472,862	6,951,184
York and East York Townships	599,351	1,184,565	598,188
Welland	13,745	34,015	16,140
x Windsor	63,465	58,620	259,795
East Windsor	1,750	5,000	26,845
Riverside	2,060	5,075	6,600
Sandwich	2,025	7,625	13,240
Walkerville	20,000	3,000	23,000
Woodstock	16,976	26,692	21,443
Manitoba	605,885	578,139	1,085,430
x Brandon	38,775	7,879	1,600
St. Boniface	7,560	19,260	62,780
x Winnipeg	559,550	551,000	1,021,050
Saskatchewan	257,955	266,385	1,247,777
x Moose Jaw	3,620	4,280	26,075
x Regina	145,815	54,555	452,002
x Saskatoon	108,520	207,550	769,700
Alberta	396,761	433,652	928,434
x Calgary	183,781	213,355	278,881
x Edmonton	187,485	190,830	442,520
Lethbridge	19,130	25,765	196,453
Medicine Hat	6,365	3,702	10,530
British Columbia	643,271	982,833	1,403,174
Kamloops	4,430	18,964	2,615
Nanaimo	2,000	3,285	1,000
x New Westminster	41,610	54,250	106,300
Prince Rupert	9,610	23,250	36,260
x Vancouver	530,565	826,910	1,062,500
North Vancouver	9,430	17,784	9,450
x Victoria	45,626	38,390	185,049
Total - 61 cities	8,470,738	11,868,171	18,621,487
x Total - 35 cities	7,609,424	10,198,374	17,249,102





Table 2. - Provincial Totals of Building Permits Issued by 61 Cities during First Half-Year, 1922-1931.

Province	No. of Cities	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Prince Edward Isd.	1	Nil	58,000	20,000	Nil	Nil	17,000	11,000	16,700	27,500	49,500
Nova Scotia	3	2,259,535	2,101,016	3,210,636	1,297,200	1,009,780	294,397	851,958	603,754	332,844	1,223,584
New Brunswick	3	602,505	2,301,949	887,064	762,468	1,046,970	551,353	755,090	304,289	446,666	1,107,458
Quebec	6	16,859,358	15,822,142	32,830,715	22,838,301	18,995,355	19,575,823	16,647,887	16,523,301	19,598,131	12,503,048
Ontario	31	20,686,167	40,560,426	46,111,907	46,203,940	35,441,040	31,334,947	31,808,126	29,028,415	42,761,546	41,858,395
Manitoba	3	3,291,998	4,453,820	7,112,772	6,890,235	5,037,703	8,491,110	3,140,730	2,201,396	2,331,030	4,439,403
Saskatchewan	3	2,216,047	5,477,498	9,459,676	5,093,105	4,202,147	2,884,162	1,506,755	1,863,334	1,470,594	2,437,585
Alberta	4	2,968,610	5,578,741	8,620,364	6,338,136	3,297,769	2,429,373	1,508,554	2,522,201	1,279,915	2,213,495
British Columbia	7	8,588,054	9,060,393	16,356,133	12,613,602	11,811,955	13,182,254	9,669,617	7,610,764	4,799,270	5,449,206
Canada 6 months	61	57,472,274	85,413,985	124,609,267	102,036,987	80,842,719	78,760,419	65,899,717	60,674,154	73,047,496	71,281,674
Canada 12 months		-	166,379,325	234,944,549	219,105,715	184,613,742	156,386,607	125,029,367	126,583,148	133,521,621	148,215,407
Proportion of permits issued in first 6 months to total for year		-	51.3 p.c.	53.0 p.c.	46.6 p.c.	43.8 p.c.	50.4 p.c.	52.7 p.c.	47.9 p.c.	54.7 p.c.	48.1 p.c.
1/ Average weighted index numbers of wholesale prices of building materials, 6 months		83.6	98.6	99.6	97.0	96.6	101.0	103.1	110.8	111.4	108.0
2/ Average index numbers of wages in building trades (for year).		-	203.2	197.5	185.6	179.3	172.1	170.4	169.7	166.4	162.5

1/ Compiled by Dominion Bureau of Statistics, Average 1926=100.

2/ Compiled by Department of Labour, Average 1913=100.

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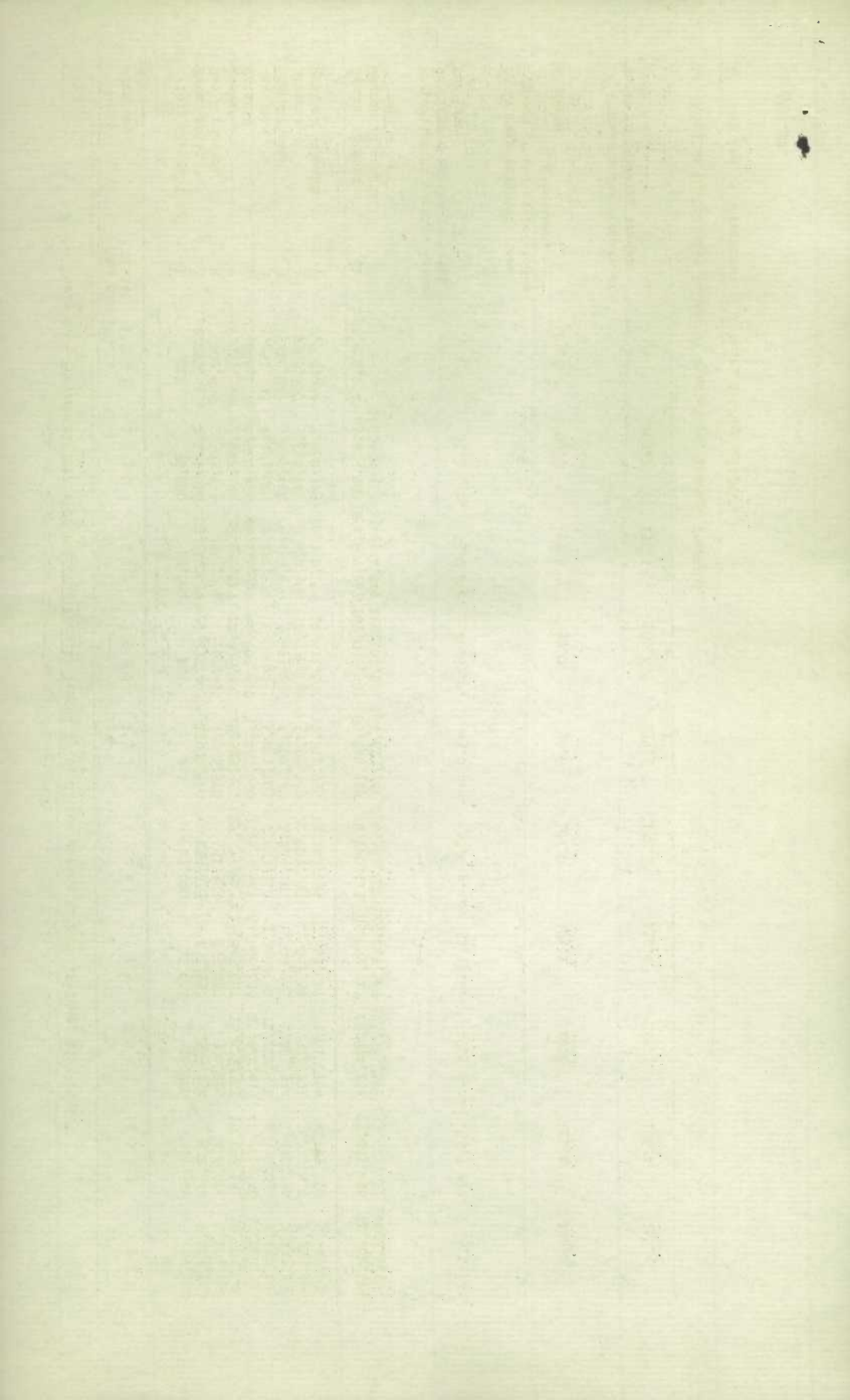




Table 3.- Building Permits Issued by Four Largest Cities in First Half-Year, 1922-1931.

City	1 9 3 1	1 9 3 0	1 9 2 9	1 9 2 8	1 9 2 7	1 9 2 6	1 9 2 5	1 9 2 4	1 9 2 3	1 9 2 2
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Montreal	14,026,107	10,934,261	27,299,816	15,356,336	11,689,052	12,682,239	11,440,158	11,248,115	15,469,327	9,142,774
Toronto	7,509,295	20,396,492	19,944,176	20,334,098	13,038,265	11,945,913	12,998,633	11,007,603	18,016,857	17,893,725
Winnipeg	3,177,900	4,184,850	6,727,250	6,153,000	4,579,300	8,069,600	2,412,940	1,770,000	2,104,500	4,049,700
Vancouver	7,509,130	7,064,258	12,204,010	7,105,285	6,023,951	7,756,825	4,899,543	4,137,261	2,230,159	2,013,431
Total, 4 largest cities 6 months	32,222,432	42,579,861	66,175,252	48,948,719	35,330,568	40,454,577	31,790,174	28,162,979	37,820,843	33,099,630
Total, 4 largest cities 12 months	-	90,934,135	126,387,555	111,279,782	94,732,185	83,613,495	63,438,784	64,348,121	68,496,764	71,907,956
Proportion of permits issued by 4 largest cities in first 6 months to total for year	-	46.8 p.c.	52.4 p.c.	44.0 p.c.	37.3 p.c.	48.4 p.c.	50.1 p.c.	43.8 p.c.	55.2 p.c.	46.0 p.c.
Proportion of permits issued by 4 largest cities in 6 months, to 6 months' total for 61 cities -	56.1 p.c.	49.9 p.c.	53.3 p.c.	48.0 p.c.	43.4 p.c.	51.4 p.c.	48.2 p.c.	46.4 p.c.	51.8 p.c.	46.4 p.c.

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