

or its appraised value, whichever is the lesser; of the loan of 80 p.c., the lending institution will advance 60 p.c. and the Government 20 p.c., while the remaining 20 p.c. is to be provided by the borrower. Provision is also made for loans of less than 80 p.c., where desired by the borrower or deemed advisable by the lending institution. Regulations call for the payment of principal and interest at a monthly rate over a period of 20 years, but more rapid amortization may be arranged to suit the convenience of the borrower. The Act requires sound standards of construction and contains other clauses safeguarding the mortgage. The construction of new dwellings—houses, duplexes or apartments—is to be assisted by the Act, provisions of which do not apply to the remodelling or rehabilitation of existing buildings.

Lending institutions have been approved in the various provinces, and operations in many centres are already underway; however, statistics showing transactions under the Act are not yet ready for publication.

Industrial Statistics of Construction.—*The values of contracts awarded as published by MacLean Building Reports, Ltd., (given in Table 3), have in the past been the only comprehensive measures of activity or depression in the construction industry. The Dominion Bureau of Statistics, however, has published figures of the estimated value of construction in the leading cities of Canada, based upon building permits issued for the years 1910 to date (the number of cities was originally 35 but was increased to 61 in 1920 and is at present 58 owing to the amalgamation of East Windsor, Sandwich and Walkerville with Windsor during 1935). This information, supplemented by figures showing trends in the transportation and public utility fields and index numbers of wholesale prices of building materials, wages in the building trades and employment as reported by employers, has been made the basis of this chapter up to the present. Obviously such figures are mainly barometric and do not attempt to give a true picture of conditions within the industry.

The importance of the industry, its ramifications and close relationship with other industries and with general business conditions, has, in spite of the difficulties involved, made it necessary that an attempt be made to bring it into the orbit of closer statistical analysis. In 1934 an additional Branch of the Dominion Bureau of Statistics was therefore established with the object of obtaining a comprehensive survey of all classes of building construction, including cost of materials used, values and kinds of the finished product or work performed, capital investment, numbers of men employed and wages and salaries paid. Construction in the transportation, public utility and similar fields is eventually to be included and any records of such construction already collected and published by other Branches of the Bureau are to be co-ordinated with the survey, but particular care is to be taken to maintain the distinction between work done on construction projects proper and that carried out as alterations and repairs. Great care is also taken to eliminate duplication as between contracts and sub-contracts.

Since 1934 much spade work has been done by the Census of Construction. A comprehensive list of contractors was first compiled through the co-operation of the various provincial Workmen's Compensation Boards, supplemented by data from other reliable sources. Schedules, carefully planned to elicit the required information with the least difficulty or inconvenience to the industry, were then mailed and as a result the principal statistics of construction are now in process of being compiled for the year 1934. Since this year marked the beginning of the

* Revised by F. I. Tanner, Officer in Charge of the Census of Construction.