

an approved lending institution and to the Dominion Government. In most cases, the loans may be for 80 p.c. of the cost of construction of the dwelling or its appraised value, whichever is the lesser; of a loan of 80 p.c., the lending institution advances 60 p.c. and the Government 20 p.c. The remaining 20 p.c. is provided by the borrower. Provision is also made in certain cases for loans of 70 or 75 p.c., where desired by the borrower or deemed advisable by the lending institution. The interest rate paid by the borrower is 5 p.c. This is made possible by the fact that the Government's funds are advanced on an interest basis of 3 p.c. Loans are made for a period of 10 years subject to renewal for a further period of 10 years upon revaluation of the security and on conditions satisfactory to all parties concerned. Interest, principal, and taxes are payable in monthly instalments. Amortization of principal is effected at a rate sufficient to pay off the loan in 20 years, but more rapid amortizations 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 results of operations under the Dominion Housing Act, up to the end of February, 1937, were as follows:—

LOANS MADE UNDER THE DOMINION HOUSING ACT, TO FEB. 28, 1937.

Province.	Number of Loans.	Amount.	Number of Family Units Provided.
		\$	
Prince Edward Island.....	6	32,364	6
Nova Scotia.....	117	514,427	119
New Brunswick.....	14	53,729	14
Quebec.....	254	2,523,483	547
Ontario.....	389	2,399,075	486
Manitoba.....	13	115,564	13
Saskatchewan.....	Nil	Nil	Nil
Alberta.....	Nil	Nil	Nil
British Columbia.....	15	54,200	15
Totals.....	808	5,692,842	1,200

**The Government Home Improvement Plan.**—To supplement the operations carried on under the Dominion Housing Act, the Government announced in September, 1936, the inauguration of a Home Improvement Plan. This plan provides for the making of loans by chartered banks and certain approved lending institutions to owners of residential property (including farm buildings) for repairs, alterations, and additions (including built-in equipment) to urban and rural dwellings. The loans shall not exceed \$2,000 on any single-family house. However, in the case of houses containing more than one family unit, the amount of the loan shall not exceed \$1,000 plus \$1,000 for every family unit provided. Loans are repayable in equal monthly instalments or in suitable instalments to fit the conditions of the individual borrower.

Loans to the amount of \$1,000 or less must be repaid within three years. Loans in excess of \$1,000 must be repaid within five years. The maximum charge for loans shall be 3½ p.c. discount for a one-year loan repayable in equal monthly instalments (equivalent to an effective interest rate of 6.32 p.c.) and proportionate rates for other periods. Loans made in accordance with approved conditions will