

The Act provides for loans for the construction only of new dwellings (including single-family houses, duplexes, and apartment houses), the security taken being in the form of a first mortgage running jointly to an approved lending institution and to the Dominion Government. In most cases, the loan 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, 1938, were as follows:—

LOANS MADE UNDER THE DOMINION HOUSING ACT, TO FEB. 28, 1938.

Province.	Number of Loans.	Amount.	Number of Family Units Provided.
		\$	
Prince Edward Island.....	10	54,034	10
Nova Scotia.....	289	1,296,310	291
New Brunswick.....	61	267,967	64
Quebec.....	550	4,682,701	1,010
Ontario.....	988	5,948,653	1,422
Manitoba.....	49	312,814	49
Saskatchewan.....	2	8,200	2
Alberta.....	Nil	Nil	Nil
British Columbia.....	312	1,262,301	414
Totals.....	2,261	13,832,980	3,262

The Government Home Improvement Plan.—Although operative, by agreement between the Dominion Government and lending institutions, since Nov. 1, 1936, the Home Improvement Plan derives its legislative sanction from "An Act to Increase Employment by Encouraging the Repair of Rural and Urban Homes", assented to on Mar. 31, 1937. The object of the legislation is clearly indicated in its title. The method adopted is to stimulate the advance of money for home repair and improvement by a Government guarantee up to 15 p.c. of the aggregate amount loaned under the Plan by each approved lending institution.

The Plan, which is administered by the Department of Finance, was first sponsored by the National Employment Commission, and the Commission, at the request of the Government, undertook to advance it by all possible methods. Voluntary co-operative committees, provincial and local, were set up in every province. Through the co-operation of Canadian industry, an extensive publicity and adver-