

# CHAPTER XV.—CONSTRUCTION

## CONSPECTUS

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Section 1 of this chapter deals with the effects of Dominion Government expenditures on civil construction under the Dominion Housing Act, 1935, and the Home Improvement Plan, 1936, together with controls made necessary by war-time conditions; and a summary of the expenditures in connection with the Armed Forces, and Government aid to construction required in connection with war industries. Section 2 shows the value of construction contemplated, as shown by contracts awarded and building permits issued, to the end of 1943, and is therefore in the nature of a forecast of work still to be undertaken. Section 3 combines statistics of the Annual Census of Construction in summary form; these statistics cover the bulk of building and construction work actually completed to the end of 1942 and are comprehensive inasmuch as they include all types of construction dealt with in Sections 1 and 2 that were actually completed by the end of the year stated; they are not, however, all-inclusive as is pointed out at pp. 431-432.

### Section 1.—The Government and the Construction Industry

#### Subsection 1.—Government Aid to Civil Housing

The construction industry, characteristically sensitive to general economic influences, suffered far more from the severe depression of 1929-33 than most sections of industry. To alleviate depressed conditions in such an important industry, and also in recognition of the widespread benefits that result directly and indirectly from construction activity, the Dominion Government did much after 1934 to stimulate building by encouraging private construction.

An outline of the provisions of the National Housing Act appears at pp. 368-370 of the 1941 Year Book, while additional details regarding Part II of the Act, designed to assist local housing authorities, are given at pp. 469-470 of the 1940 Year Book. The numbers of loans granted under the Government Home Improvement Plan, which was in existence from Nov. 1, 1936, to Oct. 31, 1940, are shown, by provinces and for each year, at pp. 370-371 of the 1941 Year Book.

Part I of the Dominion Housing Act is the only Part of the Act under which loaning operations are still being carried out. Under war-time restrictions, loans are granted for the construction of single-family dwellings only. Of the loans granted in 1943, less than one per cent were for amounts of \$2,500 or under, about 14 p.c. for \$3,000 or under and about 86 p.c. for \$3,500 or under; the maximum loan was \$4,000 and the average unit loan \$3,171. Altogether 476 localities have taken advantage of the Act. Loans made under the "Housing Acts" and the Home Improvement Plan between 1935 and the outbreak of war, aggregated about \$100,000,000 which, of course, represented only a part of the capital actually spent, since the borrowers contributed large amounts on their own account.