

In 1954 a total of 106,338 dwellings were completed in Canada. Of these 1,713 were built directly by the Federal Government; 29,758 were built either with Federal Government loans, including joint loans under the National Housing Act 1944 or with loans insured by the Federal Government under the National Housing Act 1954 (see p. 709); and 576 were built with guarantee assistance by the Federal Government.

21.—Dwellings Completed with and without Federal Government Assistance by Province 1954

(Exclusive of the Yukon and Northwest Territories)

Item	Nfld.	P.E.I.	N.S.	N.B.	Que.	Ont.	Man.	Sask.	Alta.	B.C.	Total
	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
With Federal Government Assistance	171	31	1,180	407	4,297	16,301	1,429	849	3,948	3,434	32,047
Direct Federal Government House Building.....	86	—	130	107	21	616	30	54	352	317	1,713
Housing projects for married Armed Services personnel.....	—	—	119	—	—	158	14	6	326	50	673
Housing projects for government employees.....	86	—	11	7	21	117	16	18	26	43	345
Federal-provincial-municipal projects.....	—	—	—	100	—	341	—	30	—	224	695
Federal Government Loans.....	84	26	1,046	300	4,254	15,591	1,324	673	3,370	3,090	29,758
National Housing Act ²	42	10	1,000	228	4,124	14,741	1,235	532	3,270	2,749	27,981
Veterans' Land Act.....	42	14	42	71	126	835	76	115	88	337	1,746
Canadian Farm Loan Act.....	—	2	4	1	4	15	13	26	12	4	81
Federal Government Guarantees.....	1	5	4	—	22	94	75	122	226	27	576
Rental guarantees under the N.H.A. Farm Improvement Loans Act....	1	5	4	—	22	94	75	122	226	27	576
Without Federal Government Assistance	1,189	157	1,503	1,161	23,066	26,428	3,817	4,162	6,561	6,247	74,291
Totals, Dwellings Completed	1,360	188	2,683	1,568	27,363	42,729	5,246	5,011	10,509	9,681	106,338

¹ Exclusive of a small number of dwellings built by Federal Government Departments as part of their normal operations. ² Includes 7,345 units completed with loans made by private lending institutions and insured by the Federal Government.

The record volume of house building activity in 1955 was made possible by an ample supply of mortgage funds. Only in the latter part of the year did some tightening take place. For most of the year the ready availability of mortgage money was reflected in a lower level of interest rates. Under the National Housing Act the rate charged on most loans between May and November was 5 p.c., one-quarter of one per cent below the maximum set by regulation. A corresponding decline in conventional rates was also reported.

22.—Net Loans Approved under the National Housing Acts by Province 1951-55

Note.—Figures for 1945-50 will be found in the 1955 Year Book, p. 744.

Year and Item	Nfld.	P.E.I.	N.S.	N.B.	Que.	Ont.	Man.	Sask.	Alta.	B.C.	Yukon and N.W.T.	Canada
1951—												
Loans..... No	33	7	173	123	2,630	7,700	1,010	135	1,983	1,124	—	14,918
Dwellings..... "	33	7	187	126	4,233	9,416	1,100	137	2,659	1,405	—	19,303
Amount..... \$'000	239	41	1,210	869	26,035	63,523	6,810	797	16,162	8,011	—	123,697
1952—												
Loans..... No	26	9	227	167	4,062	12,336	1,380	307	3,486	1,688	—	23,718
Dwellings..... "	27	9	260	182	9,117	16,038	1,916	629	4,056	2,089	—	34,323
Amount..... \$'000	198	64	2,036	1,438	60,538	123,794	13,159	4,533	28,789	14,535	—	249,084