

**14.—Price Index Numbers of Building Materials and Index Numbers of Wage Rates, 1957-66**  
(1949=100)

Year	Prices of Building Materials <sup>1</sup>		Wage Rates in Construction <sup>2</sup>
	Residential	Non-residential	
1957.....	128.4	130.0	162.9
1958.....	127.3	129.8	173.6
1959.....	130.0	131.7	183.4
1960.....	129.2	132.3	195.5
1961.....	128.3	131.1	199.7
1962.....	129.7	131.9	209.7
1963.....	133.0	135.1	214.6
1964.....	142.5	139.6	224.5
1965.....	148.9	146.8	235.5
1966.....	154.4	151.0	254.2

<sup>1</sup> SOURCE: Prices Division, Dominion Bureau of Statistics; available monthly in *Prices and Price Indexes* (Catalogue No. 62-002). <sup>2</sup> SOURCE: Prices Division, Dominion Bureau of Statistics; based on data from the Labour Standards Branch, Department of Labour.

### Section 3.—Housing\*

#### Subsection 1.—Government Aid to House-Building

**Federal Assistance.**—The role of the Federal Government in housing has expanded progressively since the introduction of the first continuing statute in 1935. Although the Government originally entered the housing field in 1918 when it made money available to the provinces for re-lending to municipalities for housing purposes, the first general piece of federal housing legislation was the Dominion Housing Act passed in 1935. This was followed by the National Housing Acts of 1938 and 1944, culminating in 1954 with the present National Housing Act, defined as “an Act to promote the construction of new houses, the repair and modernization of existing houses and the improvement of housing and living conditions”. Central Mortgage and Housing Corporation (CMHC), a Crown agency incorporated by Act of Parliament in 1945, administers the National Housing Act and co-ordinates the activities of the Federal Government in housing. The Corporation has the authority and responsibility for a variety of functions affecting housing in its long-term outlook as well as in its immediate requirements. It is empowered to act as an insurer of mortgage loans, as a lender or investor of public funds, as a guarantor and as an owner of property and other assets. It also acts as a research agency in fields associated with housing and assists provinces and municipalities in many aspects of urban growth. In general, the Government, through the successive Housing Acts, has attempted to stimulate and supplement the market for housing rather than assume direct responsibilities that rightfully belong to other levels of government or that could be borne more effectively by private enterprise. In each case the aim has been to increase the flow of mortgage money and to encourage lenders to make loans on more favourable terms to prospective home owners.

The volume of house-building in Canada since 1935 has been spectacular. Close to half of the country's present stock of approximately 5,500,000 houses have been built since the first covering legislation was enacted; about one third of these were financed in one way or another under the Housing Acts.

Under the terms of the National Housing Act, 1954 and its subsequent amendments, the Federal Government is active in many ways.

**Loan Insurance.**—Insured mortgage loans may be made for both home-ownership and for rental housing. They are normally available from approved lenders to individual

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