

I have given tend to overstate the true increase. In 1947 it was customary for the cost of services to be paid for over a period of years by means of a local improvement tax. Today, these services are usually provided by the builder or land developer with the consequent reflection in the higher cost of the lot. In this respect, mortgage debt has been replacing municipal debenture debt.

Still another factor is the tendency of some municipalities to insist upon an unduly costly specification for ground services installed by developers, to restrain future maintenance costs.

Undoubtedly, however, the principal factor in the price rise is the shortage, itself, of serviced land. The critical factor in this shortage is not the small gauge pipes fronting the individual lots, but the heavy trunk sewer and water lines and central plants which must be available if serviced land is to be produced.

Other witnesses have already expressed their views on the financial participation in the provision of trunk services by the Federal Government.

Projects Currently in Process:

The achievement of low-cost housing is constantly occupying the attention of the Corporation. The Committee has already heard evidence of the economy house built under the auspices of the National Home Builders Association. This house, which received the co-operation and encouragement of the Corporation, has been successfully built in two locations. The Corporation and the National Home Builders Association are presently co-operating on two other "economy" homes which will be developed during 1958 and 1959.

We are currently at work on the design of an absolute minimum house which will be suitable for construction in the remote areas.

It is hoped that this house will be constructed for a cost of about \$5,000. If this proves to be the case, the mortgage repayments and taxes can comfortably be carried by a borrower earning less than \$200 a month.

This design, with certain added amenities, will also be suitable for erection in urban locations.

The Corporation is also closely examining the Housing Standards in order to provide a brief and truly minimum specification which will not contravene the standards. Both the design and minimum specification will shortly be published.

In the meantime, research into construction methods and new materials is encouraged by the Corporation. Some of this work is being carried out in conjunction with the Division of Building Research of the National Research Council.

Last spring, a foamed plastic hut was erected in the grounds of the National Research Council for observation of the effects of the elements. This hut was constructed of a newly developed foamed plastic, light in weight and yet possessing sufficient tensile strength to be self supporting. It also combines service pipes within the floor for running electric wiring and water. If this experiment is a success, it will be further developed. At the present time, it appears to have achieved a saving of some five operations and four materials by combining all these in one material. It is hoped within the next six months to develop another plastic hut of a new material which may ultimately be foamed on the site.

Work is now almost completed on the preparation of a catalogue of building methods and systems. This catalogue contains data obtained from many countries of the world and is believed to be the first catalogue of its kind produced.

Perhaps the most important field of research is that of sewage disposal. Preliminary work is currently being carried out. This work contains a short-