

made of the records of its municipalities by members of the audit office on the grounds that these records are already being subjected to extensive examination by the provincial auditor". There is nothing said as to the access to the provincial records. It is regarding the auditor's attempt to check the municipal records that this comment is made. I think that is probably what you have in mind.

Senator SMITH (*Queens-Shelburne*): On the winter house building program, my rough calculations indicate that in the year for which we saw figures and the breakdown through the various provinces, a lot of money was spent in connection with the incentive payments of \$500, and there were about 32,000 homes built in Canada in that year. Is that your figure?

Mr. HERFORD: The year 1964-65?

Senator SMITH (*Queens-Shelburne*): Yes.

Mr. HERFORD: There were 33,573 dwelling units that qualified for the incentive under the program.

Senator SMITH (*Queens-Shelburne*): And having qualified, there was that much money spent?

Mr. HERFORD: We have made expenditures to the extent I indicated, \$16,451,000. We still have to receive claims for \$335,500, which is the difference.

Senator SMITH (*Queens-Shelburne*): And having qualified, there was that quite good. Have you any information as to the net effect of this incentive program by referring to what would be a similar active year in the house building industry, for winter time?

Mr. DYMOND: I could perhaps give some figures that would be suggestive in this regard. The house building program started in the winter of 1963-64—the winter incentive program. Let me give you the figures for 1962-63, for dwelling starts in centres of 5,000 population and over. In that year there were 56,000 dwelling units built, or starts of houses, in those centres. In the period November to February in the year 1962-63, there were 13,000 starts. Now we come to the year 1963-64, which was the first year of the program, and in total there were 59,000 starts, and in the winter period there were 23,000 starts.

Senator CROLL: Seven thousand more.

Mr. DYMOND: More than that.

Senator CROLL: You said 16,000?

Mr. DYMOND: Twenty-three thousand as compared to 13,000, so it is almost a doubling of activity in the winter, while there was not much increase in total.

Senator CROLL: And in the next year?

Mr. DYMOND: In the next year, 1964-65, the total number of starts amounted to 58,000 and in the winter period the number of starts was 24,000.

Senator CROLL: That is 13,000, 23,000 and 24,000—only 1,000 more.

Mr. DYMOND: There was not much more total activity in house building, because the figures are almost identical.

The CHAIRMAN: You might give the figures for the last year, 1964-65, for the other two periods of the year.

Mr. DYMOND: These are enlightening and I would summarize them by saying that, for about the same level of housing we just about doubled the starts in the winter period. If we take the July-October period 1962-63, before the program, the number of starts was 25,000. In 1963-64 this dropped to 21,000. In 1964-65 it dropped to 19,000. So we took starts out of the July-October period that went into this winter period.

If we look at the March-June period in 1962-63, there were 18,000 starts; in 1963-64 this had dropped to 15,000; and in 1964-65 it had also dropped to 15,000. So we were redistributing, which was our exact intent, the activity in