

Requests have been made here today, and previously, for a royal commission. But what would be the use of a royal commission at this time? In the first place you would have to wait for a year before these men's houses were fixed up. We hope with any reasonable chance of success to have it done in two or three months.

I come now to another question, and the hon. member for Nanaimo (Mr. Pearkes) will know about this because this has reference to one of the projects in which he is interested. I refer to the matter of drainage and sewage. It is the intention immediately to get the best experts on drainage to look at these particular projects, because we realize that drainage is of paramount importance.

Mr. PEARKES: Could not that have been done before the buildings were started?

Mr. MACKENZIE: That goes back to the basic conception of the act. The basic conception of small holdings under the Veterans Land Act was that they were to be semi-rural and semi-urban. In other words, part of the man's earnings were supposed to come from an industrial occupation and part from the tilling of some land. As a result, whether it was right or wrong—we discussed it in the committee last year—agricultural land was used largely for these projects and this land was thoroughly unsuited for good drainage. That is one of the troubles we have had on the island.

We will have all the necessary information in two weeks and we will make corrections as fast as the right materials can be obtained in sufficient quantities. I have also learned to my great regret that the organization which was charged with this building project was not well suited for the purpose. I am referring to the inspectional division of the land settlement act. I reached that conclusion one year ago and we put a stop then to the initiation of any further subdivision projects, although certain houses were being constructed in certain areas. A sharp line of division was drawn between the housing activities under the direction of my colleague, the Minister of Reconstruction and Supply (Mr. Howe), and the settlement work of the Veterans Land Act.

The Veterans Land Act is not the only method of assisting veterans to obtain houses. Thirty-nine thousand veterans have acquired houses, as I said, by using their reestablishment credits, and more than \$17 million have been advanced for this purpose. What is called for at this stage is the assurance which I have endeavoured to give in this brief statement, that the veterans who buy Veter-

[Mr. Mackenzie.]

ans Land Act houses shall receive fair and just treatment and that such defects as have been found shall be made good so that young veterans and their families may start off in life with comfortable houses of which they can justly be proud.

I want to give the house a few figures. The cost of the first 1,908 houses built under the scheme can be broken down as follows:

127	cost less than \$4,500.
247	cost between \$4,500 and \$5,000.
295	cost between \$5,000 and \$5,500.
533	cost between \$5,500 and \$6,000.
383	cost between \$6,000 and \$6,500.
323	cost more than \$6,500.

Mr. JOHNSTON: Could the minister state where those are located?

Mr. MACKENZIE: I could not do that offhand, but I could easily find out for my hon. friend. In other words, 84 per cent of the houses were built for less than \$6,500; the remaining 16 per cent cost more than that amount. As I said before, the veteran must pay ten per cent of that figure, and where the cost exceeds \$6,000, the down payment is limited to \$600. Where the director's cost is \$6,000, there is a conditional grant to the veteran of \$1,400. Where a director's total cost is more than \$6,000, the grant is maintained at \$1,400. Where the director's total cost is \$5,500, the total cost to the veteran is \$4,216.67 with monthly instalments of \$18.24. Where the director's total cost is \$6,000, the total cost to the veteran is \$4,600 with monthly instalments of \$19.82. Where the director's total cost is \$6,500, the total cost to the veteran is \$5,100 with monthly instalments of \$22.39. Where the director's total cost is \$7,000, the total cost to the veteran is \$5,600 with monthly instalments of \$24.87.

Mr. GREEN: Does that cost to the veteran include interest?

Mr. MACKENZIE: Yes; in the monthly payments. Sarnia and Windsor have been mentioned quite often, and I got the figures of the lowest and highest cost houses at both these points. The price to the veteran of the lowest cost house at Sarnia was \$6,055 with monthly payments of \$27.14. The price of the lowest cost house at Windsor was \$5,863 with monthly payments of \$26.18. The highest cost of a veteran's contract at Sarnia was \$6,491 with monthly payments of \$29.27, and the highest price at Windsor was \$6,235 with monthly payments of \$28.02. The cost to the veteran as far as Sarnia is concerned involves the adjustments that were made as a result of the writing off that was done there last year.

Mr. MURPHY: Do the figures given by the minister for Windsor and Sarnia include the