

Mr. BATES: Yes. The National Research Council people have worked on this. But actually, you know, senator, every piece of ground is different. You can have some soils exceedingly porous, and others very clayey and difficult, so when your engineers strike a figure and say 7500, they are saying "Well, we are doing this because we simply cannot investigate every lot across the country." This 7500 is a good average, and the average that keeps us out of difficulty. It is not only ourselves, but also our neighbours that get into difficulty.

The CHAIRMAN: Senator Wall?

Senator WALL: I have a minor question following up that of Senator Smith's. Suppose in Winnipeg or Regina, or some place, ten or fifteen people wished to associate themselves in a co-operative building venture on ten or fifteen lots, does the Central Mortgage and Housing Corporation provide them, or can it provide them, with field people to give them advice and guide them? Where do they go for that kind of technical advice?

Mr. BATES: We can only give advice within certain limits. That is, we cannot really get down to the job of being foreman as the job proceeds. We will do an ordinary inspection of it, and advise. But we are quite prepared to encourage this in any area, and if need be send somebody to talk with the groups. We do not deal with a group of anything less than ten. If it is smaller it becomes ineffective. And we do not deal with a group of more than 36 because when it gets above that it begins to take too long, and people get a bit tired waiting for their particular house to be built; if they have to wait three years it begins to pall on them a bit, and we insist on a six months period of study, and so on, before they launch, so that the whole thing will be carefully cut and dried and it will be known exactly what timbers will be needed, and how to proceed. Of course, you want to combine forces, you want to have a combined package, with carpenters, plumbers and electricians, to make the project run itself pretty well, and you simply have them build the houses. None of them knows which house he is going to get. It is just a matter of drawing lots, perhaps, at the end, so that nobody puts a little more electrical work, for example, into a particular house.

Senator HORNER: Would you inspect in every case where an application is made for ten houses, or a unit, under any plan; would you have somebody go and inspect a location and see if it is suitable?

Mr. BATES: We would give them advice. In Nova Scotia, the Housing Commission does a lot of that on its own, so we are not called in directly at that stage. But in other provinces—and I think there is a co-operative down here in Deschenes; that is in the province of Quebec, where we gave assistance directly, as well as advice.

Senator CRERAR: Do you find any large urban areas like Regina and Winnipeg, where there is a tendency on the part of the people from farms and small villages outlying to move in to the cities upon retirement?

Mr. BATES: I have seen no figures, unless Mr. Adamson can furnish them.

Mr. ADAMSON: We do not have the migration figures whereby we can tell exactly in the localities.

Mr. BATES: We just get them from the Bureau.

Senator CRERAR: I was curious, because from my own observation of the city of Winnipeg I know there are a considerable number. The second question I wish to ask is this: With regard to low-cost housing, you speak here of houses around \$8,000. What cash requirement is necessary for such a house to be purchased?