

in the factory; it increases income; reduces costs of production and, by removing the disparity between the rural and urban way of life, brings a large measure of contentment to people on the farm.

I hope that this administration will be able to carry its pious hopes into practice. I wish that hon. members to my right would support the C.C.F. in our drive to have \$2½ thousand million spent each year for two years after the war is over, with a view to having rural electrification carried out.

Mr. HOMUTH: After the next election you will be supporting us.

Mr. COLDWELL: What optimism!

Mr. NICHOLSON: It is going to be difficult to convince men in the training centres—on Vancouver island, in Newfoundland, on the prairies, at Dafoe—where they have running water and electricity, electric slaves to do much of their hard work, that although we could build power lines, although we could electrify the country during these years, when there was a shortage of man-power, it will be necessary because of the want of money, for them to tighten their belts when they come back and return to the conditions that prevailed in the days of the coal oil lamp. While I was in Saskatchewan recently I visited Island Falls in my riding where we have a large power development. Electricity is so cheap there that the houses are electrically heated and lighted and the citizens have every modern convenience that electric power can furnish. When you think how electricity has transformed that northern country, what it has meant in the development of the Flin Flon, you naturally long for the time when all the people on our farms will have the right to the use of electric washing machines and electrical appliances of all sorts in their homes. The two and a half billions suggested by the hon. member for Rosetown-Biggan (Mr. Coldwell) would make available an appropriation so that power lines could be put at the disposal of the people in all parts of rural Canada. But if we are to wait for the farmers to launch the programme they will be in the position where they will not know whether farm prices will fall to very low levels again. It is true we have been promised a floor under farm prices, but we are still waiting for details, and unless the administration is more generous in its treatment of farmers in the post-war period than in the years before the war, the farmers will look forward to falling prices of agricultural products and increasing prices of the products they buy.

One other chapter in this book should be mentioned before I get through, namely, the

section dealing with cooperative housing. The hon. member for Cape Breton South (Mr. Gillis) would be much better qualified to discuss this question than I, but members from Nova Scotia, I think, deserve a good deal of credit for the start made in that province in the field of cooperative housing. In 1932 legislation was passed that made available seventy-five per cent of the total cost involved in starting a cooperative housing project, and the staff at St. Francis Xavier college at Antigonish deserved most of the credit for selling to the farmers the importance of banding themselves together and working out a solution of the housing shortage. I find here that the costs of these projects are unbelievably low. One project involves monthly amortization payments of only \$9.65, which includes interest, insurance and taxes.

Mr. HOMUTH: I do not want to interrupt, but would the hon. member give some idea—

Mr. SPEAKER: The hon. gentleman's time has expired.

Mr. HOMUTH: Let him go ahead. I think he should clear up one question. What is the value of the house, and what does it contain?

Mr. NICHOLSON: These houses have been built—

Mr. SPEAKER: If the house gives its unanimous consent, the hon. member may continue.

Mr. HOMUTH: Can the hon. member give us an idea of the value of the house and what it contains?

Mr. NICHOLSON: These are eight-roomed family houses. I have visited them and they are very comfortable. They are built by the miners and would sell at from \$3,000 to \$4,000. They were built cooperatively in groups of twelve. The provincial government made the money available at 3½ per cent over a twenty-year period, and as a result these miners have living quarters such as would rent at from forty and fifty dollars a month in Ottawa, for less than ten dollars a month.

Mr. HOMUTH: Have they all conveniences?

Mr. SPEAKER: If the hon. gentleman has any questions to ask he must rise and address the Chair.

Mr. HOMUTH: I beg your pardon, Mr. Speaker.