

quarter of the year. Most of the decline however was in loans for new housing. Conventional mortgage lending for this purpose amounted to \$59.5 million compared to \$80.5 million in the third quarter of 1956, while loans under the National Housing Act were down from \$122.8 million to \$99.5 million.

The lower level of institutional mortgage lending, under the Act, was more than offset by the increase in direct and agency loans made by CMHC. Direct and agency loan approvals amounted to \$41.3 million in the third quarter compared to \$5.6 million a year ago. In October and November the value of loans approved by CMHC amounted to over \$130 million.

The agency arrangement under the National Housing Act went into effect at the beginning of September. Under this arrangement, approved lenders under the Act make mortgage loans on behalf of CMHC. The plan was designed to stimulate the construction of small and medium sized houses for home-ownership and the construction of low and moderate rental housing.

From September to November, loans were approved under this arrangement for \$135 million relating to 14,000 dwelling units. Of these loans, 81 per cent were made to builders, 5 per cent directly to prospective home-owners and the remaining 14 per cent to rental entrepreneurs.

The single-family dwellings for which agency loans were approved were, on the average, about 140 square feet smaller than those financed by loans from approved lenders, 1,032 square feet compared to 1,171 square feet. Average total costs of bungalows financed under the agency arrangement were \$12,829 in September. Average total costs of bungalows financed by approved lenders during the third quarter were \$14,450. The lower costs under the agency arrangement reflect both the smaller size and the slightly lower construction costs per square foot for dwellings financed in this manner. Land costs for agency financed dwellings were only \$150 less than for other NHA financed dwellings.

There was a substantial decline in activity in the secondary market in mortgages insured under the National Housing Act. The value of mortgages sold during the third quarter of 1957 was \$9.5 million compared to \$22.7 million during the previous quarter. This was the result of a sharp drop in sales by the chartered banks. Sales by non-bank lenders showed an increase but not sufficient to offset the decline in bank sales.

POPULATION

Net family formation in 1957 is expected to set an all-time record, over 105,000. Two factors have contributed to this. First the number of marriages is expected to be even higher than in 1946 when, excluding Newfound-

land, they numbered 134,100. Secondly, immigration in 1957 will be considerably higher than in any other year in the post-war period.

The increase in the number of marriages since 1955 is greater than was suggested in earlier estimates of net family formation. Net family formation had been expected to decline from 1953 to the late 1950's. In fact, net family formation increased in 1956 and again in 1957. While part of the explanation for the difference is to be found in the increased number of immigrant families, account also has to be taken of the secondary effects of the higher level of immigration. By adding to the number of persons approaching marriageable age, the increase in immigration has resulted in a level of marriage higher than would otherwise have been the case.

BUILDING COSTS

The index of residential building costs rose from 140.0 in July to 140.4 in October. This increase reflected higher wages as material prices declined during the period. In October 1956, the index was 137.7.

The costs of dwellings financed under the National Housing Act, excluding those financed under the agency arrangement, decreased from the second to the third quarter. The average costs of bungalows financed under the Act declined from \$14,725 in the second quarter of the year to \$14,450 in the third quarter. This decline reflected a reduction in construction costs, from \$10.53 to \$10.48 per square foot. Land and other costs were unchanged as also was the average size of dwellings.

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SYMPHONY AT BRUSSELS FAIR

The CBC Symphony Orchestra will represent Canada at the Brussels Universal and International Exposition this year. Mr. J.A. Quimet, CBC general manager, has announced in Ottawa.

The Brussels visit, in late August, will mark the first overseas appearance by a Canadian symphony orchestra. It will be under the joint auspices of the CBC and the Canada Council, which is assisting in financing the trip.

Concerts by the CBC orchestra in other European cities also are expected, inquiries having been received from London, Florence, Paris, Amsterdam, Berlin and Vienna.

The CBC Symphony Orchestra, described by Sir Malcolm Sargent as "one of the four great orchestras of the Americas," was founded about seven years ago in Toronto. In its concerts abroad it is expected to feature Canadian soloists and music by Canadian composers.

Recordings from the concerts in Europe will be available for later programming over CBC networks and will be used also by the CBC International Service for distribution to broadcasting stations around the world.