

These rental rates are based on the average estimated capital cost of the houses, together with taxes, insurance and maintenance and administrative costs. The amortization is spread over a forty year period.

The next question is:

Are there any subsidies involved in arriving at the rent?

The answer is no.

The next question is:

What is the cost of the sites for these houses, and were any sites provided by the municipalities on the basis of donations, fixed taxes or fixed assessments?

The answer is: In all cases the sites for these houses have been provided by the municipalities at a cost to Wartime Housing of \$1 per building lot.

The next question is:

What relationship have the 7,000 houses to those being built by Housing Enterprises Limited?

The answer is: The two programmes are quite independent of each other.

The next question is:

What quantities of materials are being requisitioned?

The answer is: It is impossible to answer this question in its present form. In those cases where contracts have been awarded on a lump-sum basis, the contractor is responsible for obtaining his own materials. In those cases where contracts are on a cost-plus basis, priority assistance is given to the contractor whenever he has any difficulty in obtaining building materials. This assistance involves a directive from the priorities office of the Department of Munitions and Supply, which has the effect of giving the contractor first claim on those building supplies which are required for the completion of his project.

The next question is:

How long will wartime housing continue to requisition materials?

The answer is: Until such time as the supply of building materials increases to the point where priority assistance is no longer necessary.

The next question is:

Has any account been taken of the liability of private contractors for breach of contract resulting from failure to obtain materials?

The answer is: This is a matter entirely as between the contractor and his customer. However, in view of the shortage of building materials which has existed for the past two or three years, it is unlikely that any contractor would accept a contract which would not provide adequate protection on this point.

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The next question is:

What quantities of materials has wartime housing on hand?

The answer is: Wartime Housing Limited does not hold building materials in storage. Materials are ordered for specific projects, and are used immediately or shortly after delivery.

The next question is:

What quantities of 2½-inch nails has Wartime Housing Limited in storage in Toronto?

The answer is: none. At the present time Wartime Housing is having great difficulty in obtaining adequate supplies of 2½ inch nails.

Then follows the question:

Does the government expect private builders to build 40,000 houses next year?

The answer is: Construction permits for approximately 45,000 homes have been issued since January 1, 1945. No accurate estimate can be made at this time as to what the private building programme will be in 1946. However, building materials and labour should be in more ample supply by the spring of 1946.

The next question is:

How many employees has Wartime Housing Limited?

The answer is, 1,566.

The last question is:

How many employees does Wartime Housing expect to have at the end of the year, and when will its staff be reduced?

The answer is: With the closing of staff houses operated by Wartime Housing Limited at several points, reductions in staff will be made. It is anticipated that the number of employees at the end of the year will be 1,500.

With the unanimous consent of the house I now place on *Hansard* the standard form of agreement entered into with the municipalities, covering the construction and operation of servicemen's houses.

Servicemen's
Project No. 2
50 Houses
29/5/45

This agreement made in triplicate this 30th day of October, A.D., 1945.

Between:

The Corporation of the City of Cornwall
(hereinafter called "the city"),
of the first part;

—and—

His Majesty the King in right of Canada,
herein represented by the Honourable
the Minister of Munitions and Supply of
Canada acting through Wartime Housing
Limited, (hereinafter called "His Ma-
jesty"),

of the second part;