

have his own little home under a government housing scheme the same as any other Canadian citizen.

Mr. ILSLEY: Some members might say that they are entitled to have their own little contracts with the government just like any other Canadian citizen, but they cannot.

Mr. POULIOT: I have been told that some members of parliament are shareholders in companies which build a lot of these houses, and have contracts for building from twelve to twenty houses. If they can do that, why cannot a member of parliament have his own little house?

Mr. REID: In connection with the renovating of old homes on the Pacific coast complaint is made that they are allowed a rental which represents a ten per cent increase over the rental of modern apartments in the same vicinity. A great deal has been said regarding the plight of tenants and no doubt much may be said on their behalf. On the other hand, something may be said for landlords who own houses. I know of one landlord who rented a house for \$25 a month. The man to whom he has rented it draws \$80 a month from that same house. The landlord pays all the taxes and all the upkeep and takes all the responsibility for \$25 a month, while the man who has the house lives in a two-room suite in the basement, rents the rest of the house, and draws \$960 a year in rentals. That is a serious complaint.

Mr. ILSLEY: That has nothing to do with this plan.

Mr. REID: It comes under the renovation of homes. Why should old homes that are renovated be allowed a higher rental than modern suites right in the same vicinity?

Mr. ILSLEY: I know there was complaint in Vancouver. I did not hear it from anywhere else. We went into that very carefully and I thought I had it straightened out. I know the housing administration agreed with the wartime prices and trade board that they would not transgress the rental ceiling regulations, and I have every reason to believe that they carried out that agreement. They say they have anyway.

Mr. KNOWLES: As the minister has already indicated, this housing conversion programme is just one of the ways in which the government has tried to do something about the housing situation in time of war. The minister has already announced in this chamber that certain other steps will be taken in due course. As he knows, in practically all our cities our local municipal people are quite

[Mr. Pouliot.]

concerned about the housing situation. Many municipal councils and voluntary bodies are giving a great deal of study to the whole question. Bearing in mind the fact that the minister and his officials will be giving consideration to ways and means of supplementing this part of the programme with other housing legislation, I should like to draw to his attention two suggestions which have been placed in my hands, with the thought that consideration might be given to them now, in advance of the presenting of that legislation.

The first suggestion is contained in a resolution sent me by the Winnipeg council on rehabilitation and post-war reconstruction, which is one of the voluntary bodies to which I referred a moment ago. I will quote the resolution:

Whereas there are at all times considerable differences in the cost of identical structures in the various cities and provinces of Canada,

And whereas unavoidable variations also arise from differences in climate, subsoil, drainage and other physical factors,

Resolved that this council urge parliament, in its revision of the housing acts, to take these regional differentials into account in:

- a. Setting the upper limit of cost-per-unit for low-rental housing projects, and
- b. Prescribing the lending values and the maximum amount of individual loans on single-family units.

The other suggestion I would make to the minister in advance of any legislation which may be brought down is, in my view, an urgent matter. I endeavoured to ask a question about it the other day, but it was intimated that I might ask it in another way, and I put it to the minister now. In view of the announcement made by the government, which announcement we welcome, to the effect that something is to be done about housing, there is an increasing demand for building lots upon which homes may be built in various cities, and that increasing demand results immediately in the prices of these building lots starting to go up.

Mr. ILSLEY: Are they actually going up?

Mr. KNOWLES: I have been advised by at least one real estate agent—of all people—in the city from which I come that that is taking place right now, and the fear was expressed to me that it would nullify to some extent the advantages of the government's housing proposals. My suggestion is that it might be proper and consistent with what the government is doing to arrange for the freezing of prices of lots available for the erection of new homes. The price at which lots would be frozen would have to be related to something—the assessed value, or the value of the home to be built, or as the minister might