

out to be a very interesting job to see what the unions are asking for their members. However, Mr. Chairman, I would like to stop there.

The CHAIRMAN: Has anybody else any questions to ask?

Senator McKEEN: Mr. Chairman, with regard to the installation of utilities built as between the municipality or by the builder, I would like to know how much the buyer of a house would save in the overall cost of the house. If the utilities are installed by the municipality then of course the payments under the N.H.A. would be less, but the cost for installing these utilities has to be paid for by local improvement taxes, so the annual taxes may be higher. Of course, the municipality being able to borrow money at a lower rate than the builder can borrow under the National Housing Act the prospective homeowner would save something due to the difference in the interest rates. How much do that amount to? A buyer may be fooled when he buys a house thinking he is getting it that much cheaper, but when a municipality installs the utilities the owner's taxes are going to go up.

Mr. CARON: I would say the answer to that is where it is financed in the usual manner through local improvement taxes he is going to pay more taxes, no doubt about that, but the problem of the builder is to find the cash to make the greater capital disbursements required to install these facilities.

Senator McKEEN: So the overall cost would be higher if the builder puts in the improvements?

Mr. CARON: I would think so.

The CHAIRMAN: Before we adjourn, I would like on behalf of the committee to extend to you Mr. Caron and to you Mr. Chutter, and more especially to Mr. Caron because he has been under fire to a greater extent than you, Mr. Chutter, our appreciation of your presentation.

The committee adjourned until 10.30 a.m. July 3, 1958.