

National Housing Act

personal basis. I have found the field supervisor going around to see the men and frequently giving the advice about materials, where they can get materials to advantage, and so on. Throughout the building there was constant supervision on, shall I say, a very good basis, a type of supervision that was appreciated by the veteran concerned who was building his house under the small loans section of the Veterans' Land Act.

Then, I think it is quite correct to say that we must give the administration of the Veterans' Land Act credit for establishing, shall I say, what is known as "collections without tears". They have an excellent record in that respect. One has only to talk to the veterans around the constituency who build houses under the supervision of the field supervisor to find out what they think of this kind of legislation. I am not saying that all aspects of the legislation can be drafted into amendments to the housing act; but I do suggest it is a foundation of experience, and it has produced results. It deserves very serious consideration by any government which is aiming to do something to provide houses for the people who are still denied them.

I want to say a word or two about the unorganized community. I am not talking about the small organized villages or small towns; I am talking about the unorganized communities, unorganized districts, and we have quite a number of those in British Columbia. We have villages with populations of, say, 1,000 people that are not yet incorporated. I find that the Central Mortgage and Housing Corporation is very loath to advance loans under those circumstances. I do suggest that consideration should be given to factors other than the fact only that the village or community is incorporated. I know a number of unincorporated communities that have excellent local fire brigades, excellent water systems, in some instances quite superior to those in incorporated communities. This can be proved by consulting the fire insurance companies as to the fire insurance rates, especially in those communities, and I do suggest that consideration should be given to those other factors when applications are received from persons who want to build in unorganized communities or in unorganized districts. This is all I am going to say about this aspect of the matter. I am going to restrict my words of wisdom as far as possible.

I do want to say a word or two about research with respect particularly to the use of materials. You know, Mr. Chairman, this is an age of conformity. Everybody wears the same sort of hat except me and everybody wears the same sort of clothes. We

[Mr. Herridge.]

build the same type of houses except that the bedroom is on the right-hand side of the front door instead of on the left, and things of that sort, and we all utilize the same type of furniture.

I think our housing corporations should do something to provide some diversity in our culture and in our housing developments by giving some consideration to design, particularly so as to provide the greatest diversity possible within the limits of the price range and also to provide some diversity with respect to use of materials. I want to mention this as something which has come to my attention in recent years. We are an odd people; we are a most wasteful people.

I will tell the committee what is happening in my district. I speak with some knowledge because I am a director of a minuscule lumber company. Wealthy people from California are coming up here buying logs in order to build log houses that cost \$100,000 or more. They are having them treated and are actually buying them in our district. We are sending out carloads and carloads of cedar shakes made from British Columbia red cedar. I made inquiries and incidentally I found that it is the best value in roofing known today. According to the United States department of documents, research division, the cedar shake is still the best value for your money today; that is, its cost in relation to the life span. To illustrate that, Mr. Chairman, I might say that my office was built in 1898 and has the same cedar shake roofing today that was placed on the office when it was first built and it is in first class condition. In the district in which I live we find carloads and carloads of red cedar shakes being shipped to California because wealthy people there want to use them on the roofs of their houses and as siding. Yet the very men who are manufacturing these shakes are buying asphalt shingles and things of that sort. The same is true of other natural commodities.

I think we should give some consideration to bringing about diversification in our housing. In my opinion, economies can be achieved if the corporation will give consideration to the use of local materials. The beauty and diversity of our housing will be increased and in some cases the costs will be lower. I know what I am speaking about because I can show the minister a log cabin in my district that has 3,600 feet of floor space. It is modern in every respect. It has a basement, is electrically equipped, is panelled with various woods in different rooms and each floor is covered with a different flooring including birch, fir, pine, spruce and so on. That house cost less than \$10,000. We have dozens and dozens of people in our district