

Senator BRUNT: More.

Senator LEONARD: Mr. Chairman, we will have a witness from the Dominion Mortgage Investment Company, who can give us accurate information on that.

Mr. JOUBERT: Frankly I do not feel competent to discuss their budget. They can answer that question better than I can.

Senator SMITH (*Queens-Shelburne*): Before we leave the subject of low-cost housing, the inference I draw from reading the middle paragraph on page 3 of your brief with regard to "sharing of advance thinking" is that you are not asked to share in the advanced thinking on any of the work that is going on in the Central Mortgage and Housing Corporation. In view of the statement by Dr. Bates that C.M.H.C. is now preparing plans and specifications for what they will call a low-cost type house, I was wondering whether or not your organization has been consulted with respect to the preparation of those particular plans and specifications?

Mr. JOUBERT: There is plenty of co-operation. Our own research committee, which supervised and built the house that is displayed in this magazine, has been working in co-operation with C.M.H.C. officials, and any new house that will be built by the same committee will be discussed thoroughly with C.M.H.C. officials. Of course, they may plan similar houses and we do not pretend that we have the right to supervise their work. We are not asking for that. They have a perfect right to prepare and work on other plans. We do say, however, that if closer co-operation existed with respect to some phases of discussion, we think we could be helpful in giving the point of view of the builder.

Senator SMITH (*Queens-Shelburne*): You do not know, then, whether or not at the present time your organization has been called into consultation in the preparation of the plans and specifications for the low-cost type of house to which I have referred?

Mr. JOUBERT: Yes, in so far as we are aware there is current consultation with our research committee on it.

Senator SMITH (*Queens-Shelburne*): Yes, I would hope there would be. I have another question. It was stated that there would be 140,000 starts in house building this year. Do you think the market for new houses today is such that it could absorb that number of starts?

Mr. JOUBERT: Up till now the sales reports are very good, and it seems that the market will absorb the production.

The CHAIRMAN: Senator Crerar?

Senator CRERAR: Well, Mr. Chairman, some of us think the Government are getting too far into this business and going too wide afield. Your brief gives me the impression that you want the Government to extend its incursions into business. Have you any comment to make on that?

Mr. JOUBERT: Yes, I have a comment to make on that, because we would not like you to conclude that we are encouraging the Government to go completely into regular business channels. We are suggesting that for very urgent situations like the building of a low-cost house for the low-wage earner, the first help the Government may give is to create, or help to create the appropriate channels. We are not asking for direct assistance in any way.

Senator CRERAR: As a general principle, do you think it desirable for governments to extend their activities?

Mr. JOUBERT: The Government has apparently been organizing channels in every field, agriculture, and many other industries, and I think the Government may through its boards and research activities help organize channels. When I mention organizing channels I specifically mean helping in say having