

Q. A part of each?—A. I think that he said "I will look after the septic tanks at the street level and down to the effluent tank. Water will be in the water rates that you charge your owners."

Q. What about the roads?—A. I think Levitt put them in himself. In that respect he is very different to most of the Canadian builders. When Mr. Levitt opens up a new development, the first thing he does is put concrete roads right into the fields. He puts a circular road in which forms part of his permanent roadwork system, so that he gets circular traffic on first class roads through the fields in which he is operating. You do not often see that done in Canada and you can see in the operation just why he had done it and how wise he was to have put those roads in.

*By Mr. Laing:*

Q. What about schools?—A. There was substantial help from the state of New York in that respect. I think they have a system not unlike Ontario in their system of educational assistance to municipalities. I cannot answer that question about schools. I do not know.

Q. Would they contribute 50 per cent to him before the municipality was formed? Would they assist him in building schools to that extent?—A. I could find the answer to the question, but I do not know it now.

Mr. BALCOM: Would there be a shopping centre in a locality like that?

The WITNESS: Mr. Chairman, there is a regular shopping centre in the modern sense of the word, with parking places, and, adjacent to the main shopping centre, a community centre made up of the community building, the bowling alleys, the bowling lawns, tennis courts, wading pools, swimming pools, and generally all recreation facilities.

Mr. BALCOM: Different to our Canadian facilities.

Mr. FRASER: No motion pictures, though?

The WITNESS: No.

*By Mr. Hellyer:*

Q. I understand his first 4,000 houses were rental houses and it was after that that he started selling them. I wonder if Mr. Mansur would agree it would be impossible to duplicate Mr. Levitt's projects here with the mortgage financing available in this country?—A. Mr. Chairman, I presume the mortgage financing circumstances at the moment—

Q. Or anything up to 1952?—A. If you divide the Levitt development by the size of the population, which is probably a fair division for any one development, I think that the Miller development in Champlain village in Montreal, financed, as I remember it, by the Prudential, is proportionately a larger development for Montreal than Levitt's was for the New York area.

Q. In what year was that?—A. In 1949-50.

Q. And it would not be possible in 1952 to do that at the present time under present circumstances?—A. I think there would be more difficulty in doing it because of the changed circumstances.

The CHAIRMAN: It is now a quarter to eleven. Shall we adjourn till Thursday at 11?

Agreed.