

(d) Contractors Profits

All contracts with one exception were let on a cost plus fixed fee basis and the fees, as reported to the writer, were fair and reasonable.

7. Organization.

In order to carry out a house building program of this magnitude with despatch and efficiency a fairly large and experienced organization is necessary. During the inspection it was apparent to the writer that some of the engineers in charge of large divisions of the work were inexperienced at house construction, and others had too many developments in their charge to be able to give the necessary personal attention to the work while it was under construction.

As a result, on some projects, the responsibility for this control of the work lay entirely with the contractor and in some instances the contractor has not given the project the best supervision or his closest personal attention.

It was also found that on some projects where the purchasers are showing some discontent that, had the local inspector proceeded quickly with the correction of the minor deficiencies, a feeling of confidence would have been built up between the administration and the purchaser.

CONCLUSIONS

After due consideration of the points mentioned above, the following conclusions have been reached:

- (a) With certain specific exceptions, the houses, considering the present shortage of materials and skilled labour, are generally well built and materials and workmanship are equal to those obtainable on today's market.
- (b) The defects which have been noted in some houses can be corrected, but in some cases the services of competent superintendents will be required to properly organize and supervise the work.
- (c) The cost of correcting these defects is difficult to estimate. On some projects the expense will be considerable while on others very little expenditure will be required.
- (d) Several sites will require a complete survey as to drainage, with possibly the construction of large drainage ditches or storm sewers to prevent the flooding of basements.
- (e) Some other projects will require a complete check-up on possible installation of a new sewage disposal system.
- (f) The revised costs of the small holdings when the defects in the houses have been corrected are reasonable and when the low cost of land, the contingent grant, and the low interest rates given to the Veteran, are considered, it is felt that it would be impossible for him to find housing of equal value for the price he is now paying. In no cases do the monthly payments exceed \$30.00.
- (g) The administration of the Veterans Land Act undertook the building of these houses without experience in the construction of large scale housing developments and due to the urgent demand for houses, no time was allowed to build up an efficient organization to handle this work. Insufficient time was also given to the planning before the work started.