

that with a co-operative mind to help prove a point. But last year it was not the regular policy to finance that type of house. This year I hear that some such houses have been financed. Probably research will find new ways by which more and more of those houses can be financed.

Senator SMITH (*Queens-Shelburne*): In what ways does this house not conform to the building standards?

Mr. JOUBERT: On typical standards, like thickness of plywood, spacing of joists; and by these economies it was possible to save \$400 on that house.

Senator LEONARD: Is it true that the loan was made under section 40, by an institution?

Mr. JOUBERT: The regular builders' loan.

Senator LEONARD: But it was by an institution and insured under the Act.

Mr. JOUBERT: Yes.

Senator SMITH (*Queens-Shelburne*): I notice that this is the type of house that an owner with an income of \$2700 a year could handle.

Mr. JOUBERT: Yes.

Senator SMITH (*Queens-Shelburne*): That is a very interesting point.

Senator LEONARD: I think the record should be corrected: I understand the Hipel house was financed by direct loan under section 40.

Mr. JOUBERT: I was told it was not.

The CHAIRMAN: Mr. Joynes is here; perhaps he can straighten that matter out.

Mr. JOYNES: The Hipel house built at Preston was on a direct loan; the same type of house is being financed by the Bank of Montreal at Dartmouth, Nova Scotia.

Senator SMITH (*Queens-Shelburne*): Would Mr. Joubert care to tell us whether or not he anticipates any shortage of mortgage funds in view of the rather large financing that will be done during this fiscal year by the federal Government, to the amount of \$350 million? Do you think that is going to tighten up the mortgage funds available for housing?

Mr. JOUBERT: I am not competent to answer that question. We have been told by the Mortgage Financing Association that we are not to expect any tightening on mortgages, that they would follow the regular portfolio procedure.

The CHAIRMAN: Any further questions, gentlemen? If not, I will entertain a motion for adjournment. Before that takes place, may I take this opportunity of expressing my appreciation and that of the committee to you, Mr. Joubert and Mr. Smith, for giving us of your time and providing us with much frank and helpful information.

Whereupon the committee adjourned to July 10, 1958.