

greater number of schools, surely this presents an opportunity to change the system with a view to bringing about some new order in education. The opportunity definitely presents itself at the present time.

For what it is worth, I make the suggestion that the Government should sponsor the formation of discussion groups which could raise questions such as: Are we satisfied with the results we are obtaining under our present system of education? If we had an opportunity, would we retain this same sort of system, or adopt a completely different system? I am of the opinion greater use could also be made of the school as a centre of community activity. At present a school is closed at approximately 3.30 p.m. until about 9 a.m. the following morning, and it is closed for the full weekend. To me this seems to be a completely inefficient use of what represents a very large capital investment. Therefore, some review should be made of this aspect with the object of making greater use of our schools and the money that is spent on them, and so bring the school into greater contact with the people in the community.

Perhaps the Government is already doing something along the lines of the suggestion I am about to make, but I think we should introduce retraining programmes where it is found that changes in skill and technology render people less capable of filling a role they have filled in past years. For example, those workers who have become redundant in their present positions could undergo a retraining programme. Mature married women form another section of the community who, after being bound to their children for many years, are looking for something that will give them a new interest in the community. There needs to be a more positive attitude adopted to assist these women to play again a useful role in society if they so desire. On this point I will close my remarks and thank members for their attention.

Debate adjourned, on motion by The Hon. I. G. Medcalf.

House adjourned at 3.16 p.m.

Legislative Assembly

Thursday, the 1st August, 1968

The SPEAKER (Mr. Guthrie) took the Chair at 2.15 p.m., and read prayers.

ADDRESS-IN-REPLY

Voting at Mowanjum: Personal Explanation

MR. TONKIN (Melville)—Leader of the Opposition) [2.16 p.m.]: I seek leave of the House to make an explanation.

The SPEAKER: Is there any dissentient against leave being granted to the Leader of the Opposition to make an explanation? Leave granted.

Mr. TONKIN: Mr. Speaker, yesterday, while speaking to the House, I made what I subsequently found to be an inaccurate statement. I ask not to be excused, because I do not think there is any excuse for inaccuracy in a matter of this kind, and I take full responsibility for it. However, I did not intend to mislead the House and the answer I gave to an interjection was misleading.

In answer to an interjection from the Minister for Education, as to whether there were any informal votes at Mowanjum, I said, "No." That was my impression at the time, which I gained from the information in front of me. I subsequently found, on checking, that there was one informal vote. I apologise to the House for misleading it; but, as I have already said, I do not ask to be excused. I do not think there should be an excuse for an inaccuracy of that kind.

QUESTIONS (49): ON NOTICE

RAILWAYS

Kalgoorlie Service: Buffet Staff

1. Mr. T. D. EVANS asked the Minister for Railways:

Will he please have an investigation made into the practice of providing only one girl on the buffet car of the Kalgoorlie train ex Perth on Tuesdays, having regard to—

- (a) increased patronage;
 - (b) service to passengers; and
 - (c) justice to the girl concerned,
- and advise me?

Mr. O'CONNOR replied:

Yes. I will have the matter investigated and advise the honourable member.

KALGOORLIE COURTHOUSE

Remodelling

2. Mr. T. D. EVANS asked the Minister representing the Minister for Justice:
 - (1) Can he indicate when work is expected to commence on the remodelling and upgrading of facilities at the Courthouse, Kalgoorlie?
 - (2) Does he realise that cold climatic conditions now affecting Kalgoorlie make the experience of litigants and other persons frequenting the court at the centre a most unpleasant one?

Mr. COURT replied:

- (1) Investigations have been completed by the Public Works architect, but the date of completion will be dependent on the amount of loan funds made available.
- (2) I am aware that climatic conditions affect persons frequenting Kalgoorlie courts as well as other courts and steps are being taken to improve conditions as far as availability of funds will allow.

SCHOOL DENTAL SERVICE

Appointment of Health Officer

3. Mr. BATEMAN asked the Minister representing the Minister for Health:

- (1) Has he appointed a dental health education officer to the School Dental Service?
- (2) If "Yes," what is the name of the person appointed?
- (3) What are his duties?

Mr. O'NEIL replied:

- (1) and (2) No, but it is expected that an appointment will be made this year.
- (3) Oral Health Education:
Liaise with appropriate bodies to promote and develop education in oral disease prevention to supplement the State wide dental health programme.
Provide accurate oral health information to the general community through appropriate opinion forming groups.
Liaison with organisations in the health education field.
Provide in-service training in preventive dental methods to officers of the dental services.
Develop a programme to stimulate interest in dentistry as a career.
Dental Epidemiology:
Develop the collection and evaluation of epidemiological data within the branch.
Supervise and evaluate the continuing fluoridation assessment programme.
Provide in-service courses in appropriate epidemiological methods.
Relieving Duties:
Provide relief for officers of the branch during periods of enforced absence—leave, sickness, etc.

4. *This question was postponed.*

HOUSING FOR NATIVES

Northern Missions: Government Expenditure in Last Three Years

5. Mr. HARMAN asked the Minister for Native Welfare:

What amounts of Government money were expended on the provision of housing for adult aborigines at—

Balgoo Mission;
Jigalong Mission;
Cundeelee Mission;
Warburton Range Mission,

for the years ended the 30th June, 1966, 1967, and 1968?

Mr. LEWIS replied:

The Commonwealth Government pays certain pensions to the missions enumerated on behalf of aboriginal pensioners, and portion of this money may be and is used for the provision of simple housing for adult aborigines.

The State Government subsidises missions in various ways but to date has not provided funds specifically for housing for adult aborigines.

Following a recent visit to the Warburton Range Mission, I have under consideration the establishment there of a camping reserve containing primary transitional housing.

MARRIED PERSONS AND CHILDREN (SUMMARY RELIEF) ACT

Court Actions

6. Mr. HARMAN asked the Minister representing the Minister for Justice:

- (1) How many complaints were received under section 10 of the Married Persons and Children (Summary Relief) Act during 1966 and 1967?
- (2) How many of these complaints included "desertion" by the other partner as a cause for the action?

Mr. COURT replied:

- (1) 1966—716.
1967—771.
- (2) 1966—498.
1967—544.

HOSTEL FOR NATIVES

Establishment at Albany

7. Mr. HALL asked the Minister for Native Welfare:

- (1) Have premises been purchased by the Department of Native Welfare in Albany for the purpose of establishing a hostel for natives in Albany?
- (2) If "Yes," where are the premises situated?

- (3) Is the proposed native hostel in close proximity to the high school girls' hostel known as the "Priory"?

Mr. LEWIS replied:

- (1) No; but both the Roman Catholic and Methodist churches have been assisted financially to make such purchases.
- (2) Roman Catholic Church—183 Hare Street, Albany.
Methodist Church—118 Brunswick Road, Albany.
- (3) It is believed that the Hare Street property is not far from "The Priory."

GASCOYNE RIVER

Levee Bank, and Resumptions

8. Mr. NORTON asked the Minister for Works:

- (1) Is it intended to construct a levee bank or a series of levee banks along the south bank of the Gascoyne River commencing at the native reserve and going upstream to eventually join up with Browns Range?
- (2) If "Yes," will it be necessary to resume any freehold land?

Mr. ROSS HUTCHINSON replied:

- (1) Surveys and investigations are in course to determine the feasibility of linking existing levees with Browns Range.
- (2) See (1).

HIGH SCHOOL AT EXMOUTH

Provision

9. Mr. NORTON asked the Minister for Education:

- (1) Is it the intention of his department to build a five-year high school at Exmouth; if so when?
- (2) Has land been set aside for this purpose?

Mr. LEWIS replied:

- (1) Yes. When the number of students is such as will permit of adequate courses and specialist staffing.
- (2) This is being investigated by the School Sites Committee.

TEMPORARY RESERVES IN THE NORTH-WEST

Area and Cancellation

10. Mr. NORTON asked the Minister representing the Minister for Mines:

- (1) What is the area of each of the following temporary reserves:
- (a) 4172H;
- (b) 4173H; and
- (c) 4174H?

- (2) Have any of the above reserves been cancelled; if so, which?

- (3) Are any or all of them being used?

Mr. BOVELL replied:

- (1) 4172H—6,000 acres.
4173H—10,000 acres.
4174H—8,000 acres.

- (2) No.

- (3) Yes; but while the reserves are being investigated as a group in connection with a solar salt project, the bulk of the work is being carried out on Reserve No. 4172H.

TRACKING STATION AT CARNARVON

Water Consumption

11. Mr. NORTON asked the Minister for Water Supplies:

What is the average daily consumption of water by the tracking station at Carnarvon?

Mr. ROSS HUTCHINSON replied:
19,300 gallons.

HOUSING

Allocation and Construction at Exmouth

12. Mr. NORTON asked the Minister for Housing:

- (1) How are State rental homes and project houses allocated at Exmouth?
- (2) How many—
(a) State rental homes; and
(b) project houses, have been built in Exmouth?

Mr. O'NEIL replied:

- (1) Allocated by the State Housing Commission on recommendation of the civil commissioner. Twenty are set aside for State, Commonwealth, and shire employees and 120 for Australian employees of the United States Navy.
- (2) (a) Nil.
(b) 130.

TOWN PLANNING AND DEVELOPMENT ACT

Amendment, and Advice to Landholders

13. Mr. CASH asked the Minister representing the Minister for Town Planning:

Will he give consideration to amending the Town Planning and Development Act to provide that every landholder affected by any town planning scheme be advised by letter at the same time as the relevant details of the proposal are published in the *Government Gazette* and the daily newspapers?

Mr. LEWIS replied:

The powers of the Minister under the Town Planning and Development Act, 1928-65, are sufficiently

wide to enable the action suggested by the honourable member to be taken, and the Minister frequently makes it a condition of his approval that specific notifications be made in certain circumstances. However, where a town planning scheme affects a whole municipality it would not be practicable for every landholder to be advised by letter.

LAMB EXPORTS TO BRITAIN

F.O.B. Price

14. Mr. MITCHELL asked the Minister for Agriculture:

- (1) Does a British Government guaranteed price for lamb still exist?
- (2) If so, what is the F.O.B. price to exporters?
- (3) Would this price be available to producers who shipped on consignment?

Mr. NALDER replied:

- (1) No; but the Australian Meat Board has funds received previously from the British Government, so the meat board is guaranteeing a minimum price to exporters for shipments to the United Kingdom.
- (2) The guaranteed minimum f.o.b. price to exporters is 17c per pound for new season's carcasses up to 36 lb. weight in September-October-November, and 15.5c per pound through December-January-February. This means about 13.5c to 14c per pound to the producer for lambs in the sale pen.
- (3) Yes; but the meat board decides whether to pay a subsidy in a particular month on the basis of average prices received at Smithfield in that month, and not on the basis of prices realised by individual consignments.

TOURIST DEVELOPMENT AUTHORITY

Expenditure in Metropolitan and Country Areas

15. Mr. MITCHELL asked the Minister for Tourists:

What amount of money has been spent by the Tourist Development Authority during the last financial year as subsidies in the—

- (a) metropolitan area;
- (b) country area?

Mr. BRAND replied:

- (a) Metropolitan—\$16,203.
- (b) Country—\$189,922.

LAMB EXPORTS TO CANADA

Price to Local Producers

16. Mr. MITCHELL asked the Minister for Agriculture:

- (1) Is he aware that a quantity of old season lambs are being shipped to Canada?

- (2) In view of the reported high price of meat in this country, is it considered that 10c per pound is a fair price to local producers?

Mr. NALDER replied:

- (1) Yes. They are being prepared for shipment later on in the season.
- (2) (i) Meat prices in Canada are not always high. A couple of months ago legs of New Zealand lamb were advertised in a Toronto newspaper around 40c to 45c per pound.
- (ii) Producers have carried over a substantial volume of 1967-drop lambs, hoping that prices would recover. Present prices make it possible for Western Australian exporters to find a market in Canada. The price of 10c quoted would only apply to a small proportion of old season's heavy weight lambs.

MILK

Licenses in Country Areas

17. Mr. I. W. MANNING asked the Minister for Agriculture:

- (1) Did Masters Dairy recently apply to the Milk Board for a license for a milk depot at Capel?
- (2) If "Yes," what reasons persuaded the board to grant the license for the depot at Dardanup?
- (3) When considering the application from Masters Dairy did the Milk Board take into consideration the fact that the licensed whole milk suppliers in the Dardanup district were already committed by "Continuing Contract" to supply their milk to Peters Creameries or Sunny West Co-operative Dairies?

Mr. NALDER replied:

- (1) No.
- (2) Answered by (1).
- (3) Yes.

INDUSTRIAL LEASES AT EXMOUTH

Conversion to Crown Grants

18. Mr. NORTON asked the Minister for Lands:

- (1) Can special leases in the townsite of Exmouth, granted for semi-industrial and business purposes, be converted to Crown grants when the requirements of the leases in respect of development and business purposes have been met?
- (2) If not, why not?

Mr. BOVELL replied:

- (1) and (2) Yes. Subject to all conditions of the lease being complied with, application may be made for issue of a Crown grant.

TEACHERS

Taxation: Zone Allowances

19. Mr. T. D. EVANS asked the Premier:

- (1) Has the Government made any recent representations to its Commonwealth counterpart for relief to be rendered to teachers, under section 79A of the Commonwealth income tax legislation, who are required to serve in zone allowance areas but who do not qualify for a zone allowance due to not having resided in the areas for more than one half of the year of income?
- (2) If not, will such representations now be made?
- (3) If not, why not?

Mr. BRAND replied:

- (1) to (3) Yes. Representations were made in 1966, and in his reply the Federal Treasurer stated that the Commonwealth is keeping section 79A under review.

In subsequent correspondence the Federal Treasurer has stated that the matter was carefully considered during this year's Budget deliberations but it was found impracticable to amend the law in this direction. However, he did state that arrangements had been made for an amendment to be noted for future consideration.

TOWN PLANNING DEPARTMENT

Staff

20. Mr. TOMS asked the Minister representing the Minister for Town Planning:

- (1) What is the total staff of the Town Planning Department?
- (2) How are they classified to make up this total?
- (3) Who are the 17 regarded as qualified planners, and what is the qualification of each?

Mr. LEWIS replied:

- (1) 74.
- (2) Town Planning Commissioner, Chief Planner, five senior planning officers, three planning officers grade 1, seven planning officers grade 2, five planning officers grade 3, secretary, 12 planning assistant draftsmen, six drafting assistants, 17 clerks and typists, eight general assistants, telephonist, two female assistants, four cadets, information officer.
- (3) Town Planning Commissioner J. E. Lloyd, Fellow of the Australian Planning Institute, Member of the Town Planning Institute (Eng).

Dr. D. Carr, Ph.D., M.A., Associate Member Town Planning Institute (Eng.), Member Town Planning Institute of Canada.

D. P. Cartwright, Diploma Town and Regional Planning, Member Town Planning Institute of Canada.

D. J. Collins, Member Australian Planning Institute.

K. F. Haynes, Master of Civic Design, Associate Royal Institute of British Architects, Associate Member Town Planning Institute (Eng.) Member Australian Planning Institute.

E. Sabin, Diploma in Planning (Lond.), Associate Member Town Planning Institute (Eng.), Member Australian Planning Institute.

H. C. Morris, Certificated Town Planner, Member Australian Planning Institute.

B. Connell, Diploma in Town Planning (Lond.), Associate Member Town Planning Institute (Eng.), Member Australian Planning Institute.

A. Keil, Associate Member Town Planning Institute (Eng.), Member Australian Planning Institute.

T. S. Martin, Diploma in Town Planning (Lond.), Member New Zealand Planning Institute, Member Australian Planning Institute.

D. H. Mathews, Diploma in Town and Regional Planning (Melb.), Member Australian Planning Institute.

A. R. Castledine, Diploma of Town and Regional Planning (Perth), Diploma in Civic Design (Syd.), Member Australian Planning Institute.

N. R. Hiller, Diploma of Town and Regional Planning (Perth), Affiliate Member Australian Planning Institute.

K. C. E. Doornbusch, Diploma in Town and Regional Planning (Perth).

J. A. D. Treloar, Intermediate Planning Certificate, Australian Town Planning Institute, Diploma in Town and Regional Planning (Perth).

S. S. Lim, Diploma of Town and Regional Planning (Perth).

P. R. Howden, Diploma in Town and Country Planning (Syd.)

YORK DISTRICT HOSPITAL

Repairs to Roof

21. Mr. GAYFER asked the Minister representing the Minister for Health:

Is it known when a commencement will be made to effect the

repairs necessary to the roof of the York District Hospital?

Mr. O'NEIL replied:

Tenders for this work close on the 6th August, 1968.

HOSPITALS

Claremont: Capital and Maintenance Expenditure

22. Mr. TONKIN asked the Minister representing the Minister for Health:

- (1) What was the capital and maintenance expenditure within the grounds of the Claremont Hospital in each of the last five years?
- (2) What is the planned estimated capital expenditure in the future at that hospital?

Pyrton: Cost, Staff, Patients, and Nursing Accommodation

- (3) What was the capital cost of the Pyrton Training Centre?
- (4) How many staff are employed at Pyrton?
- (5) How many patients are treated in the Pyrton Centre?
- (6) What is the accommodation capacity for nurses in the quarters provided at Pyrton?
- (7) How many nurses are at present living-in at Pyrton?

Mr. O'NEIL replied:

| (1) | Loan | Maintenance |
|---------|-------------|-------------|
| 1963-64 | 293,000 | 34,000 |
| 1964-65 | 283,000 | 42,000 |
| 1965-66 | 712,000 | 51,000 |
| 1966-67 | 511,000 | 62,000 |
| 1967-68 | 133,000 | 71,000 |
| Totals | \$1,932,000 | \$260,000 |

(2) \$400,000 per annum for next few years \$3,200,000

(3) (a) To 30th June, 1968:

Purchase Land, \$135,010 (1967).
Buildings and equipment, \$1,873,910.

(b) Further proposals:

| | |
|--|-------------------|
| (1) 64-bed intermediate unit (under construction)—contract price | \$306,752 |
| (2) 40-bed in-patient cottage unit | 200,000 |
| (3) Day activities centre (including physiotherapy and occupational therapy) | 150,000 |
| (4) 50-bed in-patient adolescent unit | 350,000 |
| (5) 200-bed in-patient adult unit | 1,400,000 |
| | <hr/> \$2,496,752 |

| | | |
|---------------------|-----------|---|
| (4) Nurses | 6 | |
| Trained assistants | 17 | |
| Training assistants | 49 | (to provide for new ward under construction and in other centres for the mentally retarded) |
| Other | 45 | |
| | <hr/> 117 | |

(5) (a) In-patients 40

(b) Day attenders 5

45

This will be increased by 64 in-patients by December, 1968, upon completion of 64-bed intermediate unit.

(6) 40 living-in staff (female).

(7) 19 females.

HOUSING AT NORTHAM

Pensioner Accommodation

23. Mr. McIVER asked the Minister for Housing:

- (1) When will construction begin on State Housing Commission homes in the area that has been subdivided by the Northam Town Council in Toodyay Road for the Housing Commission?
- (2) Would the commission consider building single-unit flats and duplex type flats for pensioners in Northam?
- (3) If "Yes," when will a start be made?

Mr. O'NEIL replied:

- (1) It is anticipated that tenders will be called next week for 19 units of accommodation. Further tenders will be called during the financial year.
- (2) The 19 units referred to in (1) include four flats for pensioner couples. Consideration will be given to modifying this unit to include provision for accommodation for two single-unit cases.
- (3) Answered by (2).

Natives: Type 64 Homes

24. Mr. McIVER asked the Minister for Native Welfare:

- (1) When will a start be made on the Type 64 homes for natives in Northam on land which has been purchased for this purpose?
- (2) How many homes will be constructed this year?

Mr. LEWIS replied:

- (1) The State Housing Commission has been asked to erect seven Type 64 houses for the Department of Native Welfare in Northam. It is expected that tenders will be called soon.
- (2) This cannot be determined until the availability of funds is known.

C.W.A. HOSTEL AT NORTHAM

Purchase

25. Mr. McIVER asked the Minister for Native Welfare:

Is his department considering purchasing the old C.W.A. hostel at Northam?

Mr. LEWIS replied:

The possibility of making use of the old C.W.A. hostel in Northam is being examined by the Department of Native Welfare. The final decision will depend on the results of a feasibility survey now being undertaken and on the availability of finance.

STANDARD GAUGE RAILWAY*Northam-Perth Service*

26. Mr. McIVER asked the Minister for Railways:

- (1) When the standard gauge becomes fully operative will Northam be given a passenger diesel service to Perth?
- (2) When is the steam locomotive shed at Northam likely to be closed?

York-Bruce Rock Service

- (3) When is it anticipated the York-Bruce Rock section of the railway will be dieselised?

Mr. O'CONNOR replied:

- (1) Yes.
- (2) Approximately June, 1969.
- (3) Approximately July, 1970.

27. *This question was postponed.*

VAPOUR INJECTION UNIT*Inspection and Departmental Action*

28. Mr. JONES asked the Minister for Industrial Development:

What action has his department taken following Mr. Crosby's inspection and examination of the vapour injection unit for internal combustion engines manufactured by Mr. F. Kohler of Collie?

Mr. COURT replied:

Subsequent to Mr. Crosby's inspection of Mr. Kohler's vapour injection unit, it was strongly recommended to Mr. Kohler that exhaustive testing would need to be undertaken by a recognised and competent testing authority in order to establish complete and reliable details of technical performance.

At that time the Department of Industrial Development, which is not a recognised testing authority, offered to arrange for such testing to be undertaken, but the offer was not availed of.

POLICE STATION AT COLLIE*New Building*

29. Mr. JONES asked the Minister for Police:

When will a new police station and quarters be built at Collie?

Mr. CRAIG replied:

The replacement of the Collie Police Station is included in the draft building programme for the financial year 1970-71.

SUBDIVISIONS OF LAND*Locations in Metropolitan Area*

30. Mr. LAPHAM asked the Minister representing the Minister for Town Planning:

- (1) How many areas of land are currently undergoing multiple subdivision in the metropolitan area?
- (2) Where are they located?
- (3) Who are the subdividers or project developers and what is the area in each instance?

Mr. LEWIS replied:

- (1) to (3) At any one time the Town Planning Department may have in hand between 500 and 800 applications for subdivision. It would require an inordinate amount of research by a staff already fully extended to obtain the information required by the honourable member, which is, in any case, regarded as confidential by the Town Planning Board and not normally disclosed publicly.

If the honourable member has any particular subdivision in mind I am prepared to discuss it with him.

Applications and Area

31. Mr. LAPHAM asked the Minister representing the Minister for Town Planning:

- (1) How many applications are currently being considered by the Town Planning Board for multiple subdivisions?
- (2) Who are the applicants?
- (3) What area of land is receiving consideration in each instance and where is it located?

Mr. LEWIS replied:

- (1) to (3) In the last financial year the Town Planning Board dealt with approximately 2,300 subdivisions in the metropolitan region. Between 500 and 800 applications are in hand at any one time and it would therefore require the examination of up to 1,000 individual files to obtain the information requested by the honourable member. It is, in any case, the board's policy to regard such information as confidential and not to disclose it publicly. If the honourable member has any particular instance in mind I will consider it.

32. *This question was postponed for one week.*

STATE HOUSING COMMISSION LAND
Area, and Location in Metropolitan Area

33. Mr. LAPHAM asked the Minister for Housing:

- (1) What vacant land is held by the State Housing Commission in the metropolitan area?
- (2) Where are the locations?
- (3) What is the area in each instance?

Mr. O'NEIL replied:

- (1) to (3) Perth Area—North of the River:

5,830 acres, of which 946 acres are zoned urban, 3,020 acres deferred urban, 300 acres rural, 384 acres industrial, and 1,180 acres open space.

The above includes 800 acres which are to be retransferred to the Crown.

Perth Area—South of the River: 1,822 acres, of which 207 are zoned urban, 280 acres deferred urban, 1,230 acres rural, and 105 acres open space.

Fremantle Areas:

894 acres, of which 127 acres are zoned urban, 70 acres deferred urban, 632 acres rural, and 65 acres industrial.

Kwinana:

1,600 acres zoned urban.

Eastern Suburbs:

898 acres, of which 374 acres are zoned urban, 485 acres deferred urban, 25 acres rural, and 14 acres industrial.

HOUSING

Building Blocks: Availability to War Service Applicants

34. Mr. LAPHAM asked the Minister for Housing:

- (1) How many residential building blocks are available for selection by persons eligible under war service?
- (2) Where are they located?
- (3) When will others be made available?

Mr. O'NEIL replied:

- (1) to (3) As war service homes matters are a Commonwealth responsibility and the commission only agents, it is Commonwealth policy that war service homes questions be referred to the Director of War Service Homes for reply to the honourable member. I must apologise for having to give such an answer, but I think most members accept that this is the policy of the Federal Administration with respect to questions relating to its operations.

Mr. Graham: Do you intend referring the questions to the Federal authorities?

35. *This question was postponed.*

MEDICAL PRACTITIONERS

Requirements in Country Areas

36. Mr. YOUNG asked the Minister representing the Minister for Health:

- (1) How many shire councils in country areas are seeking the services

of a medical practitioner through the Medical Department?

- (2) How many country towns with hospitals are without doctors?

Mr. O'NEIL replied:

- (1) Three.
- (2) One.

37. *This question was postponed.*

SEWERAGE

South Como-Manning Area

38. Mr. MAY asked the Minister for Water Supplies:

Will he advise as follows:—

- (1) What is the present boundary of sewerage extensions in the South Como-Manning area?
- (2) When is it anticipated that the Manning area will be served by deep sewerage?

Mr. ROSS HUTCHINSON replied:

- (1) At present an area bounded approximately by Cale Street, Baldwin Street, Henley Street, Clydesdale Street, Wooltania Street, and the western boundary of the Collier Pine Plantation is not sewered. This will require a pumping station and reticulation sewers. The work has been designed, but construction will depend upon the availability of funds.
- (2) Most of the remainder of Manning has been sewered except Aquinas College and to the west of Aquinas College the area south of Roe-buck Drive and to the east a fringe fronting the Canning River. The sewerage of these areas will depend upon the availability of loan funds, together with the amount of work to be done throughout the metropolitan area.

IRON ORE

Royalties and Exports

39. Mr. MAY asked the Minister for Industrial Development:

- (1) What is the amount of royalty per ton of iron ore paid to the Government by Hamersley Iron, Goldsworthy Mining, and Western Mining?
- (2) What were the respective dates of the first shipments of iron ore exported by these companies?
- (3) What are the individual totals of iron ore exported by these companies to the 30th June, 1968?

- (4) What is the total amount of royalties received by the Government from each of these companies as at the 30th June, 1968?

Mr. BOVELL replied:

This question should rightly have been directed to the Minister for Mines, and on his behalf the reply is as follows:—

- (1) Hamersley Iron Pty. Ltd. and Goldsworthy Mining Ltd. are subject to the following rates of royalty:—

- (a) on direct shipping ore at the rate of 7½ per cent. of the f.o.b. revenue or 60c per ton, whichever is higher on average over the year.
- (b) on fine ore at the rate of 3½ per cent. of the f.o.b. revenue or 30c per ton, whichever is higher on average over the year.
- (c) on fines and locally used ore at the rate of 15c per ton.
- (d) on all other ore at the rate of 7½ per cent. of the f.o.b. revenue without any minimum.

Western Mining Corporation pays a royalty of 45c per ton on its contract of 5,100,000 tons of direct shipping ore. A rise and fall clause provides for the royalty to be adjusted with variations in shipping freights.

- (2) Goldsworthy Mining Ltd. on the 2nd June, 1966. Hamersley Iron Pty. Ltd. on the 6th August, 1966. Western Mining Corporation on the 17th March, 1966.
- (3) Goldsworthy Mining Ltd.—6,238,352 tons. Hamersley Iron Pty. Ltd.—9,569,815 tons. Figures for Western Mining ships to the 30th June, 1968, are not yet available. However, to the 31st March, 1968, shipments totalled 1,169,249 tons.
- (4) Goldsworthy Mining Ltd.—\$2,494,146.81. Hamersley Iron Pty. Ltd.—\$4,427,996.51. Figures for Western Mining Corporation's royalties to the 30th June, 1968, are not yet available. To the 31st March, 1968, royalties amounted to \$505,828.31.

HIGH ROAD, FREMANTLE

Realignment, and Installation of Traffic Lights

40. Mr. FLETCHER asked the Minister for Works:

- (1) At what date is it anticipated that High Road will be realigned with High Street at that intersection with Carrington Street—Fremantle area?
- (2) Are traffic lights to be installed consequent upon realignment?
- (3) As a traffic bottleneck and traffic hazard exists in this general locality, will immediate consideration be given to relieving the situation as outlined above?

Mr. ROSS HUTCHINSON replied:

- (1) There are still land acquisition problems and design details to be finalised with regard to this intersection. When these problems are cleared, construction will follow soon after.
- (2) Traffic signals installation is proposed by the Main Roads Department.
- (3) Answered by (1) and (2).

PEDESTRIAN CROSSINGS IN METROPOLITAN AREA

Sodium Lighting

41. Mr. DAVIES asked the Minister for Police:

What progress has been made in regard to providing sodium lighting for pedestrian crossings in the metropolitan area?

Mr. CRAIG replied:

The sodium floodlighting units are now on hand and tenders are about to be called for poles. Installation should commence in November this year.

POLICE FOOT PATROLS

"Walkie-talkie" Contact

42. Mr. DAVIES asked the Minister for Police:

What progress has been made in regard to providing policemen on foot patrol with "walkie-talkie" radio contact?

Mr. CRAIG replied:

Throughout recent months extensive tests have been made to determine the most satisfactory type of set. The tests have been successful and technical officers are now completing specifications to enable the calling of tenders. It is anticipated this will be done at an early date. Provision has been made in the departmental estimates for the current financial year.

RAILWAYS*Rest Rooms and Toilets*

43. Mr. BRADY asked the Minister for Railways:

- (1) What stations in the metropolitan area have—
 - (a) rest rooms;
 - (b) toilets for male and female patrons?
- (2) What number of stations have closed toilets previously available to the public?
- (3) Is it legal to have toilets on railway stations that are not open to the public?
- (4) Is it not contrary to health regulations to fail to provide toilets at metropolitan stations?

Mr. O'CONNOR replied:

- (1) (a) Perth-Fremantle-Midland.
- (b) Perth-Fremantle-Midland.
- (2) 31.
- (3) Yes.
- (4) No.

HEALTH*Acid Dichromate: Reduction*

44. Mr. JAMIESON asked the Minister representing the Minister for Health:

Are there any known substances that cause a reduction of acid dichromate, with accompanying colour change from yellow-orange to green, other than alcohol?

Mr. O'NEIL replied:

Yes.

MT. NEWMAN STATION**HOMESTEAD***True Bearing*

45. Mr. JAMIESON asked the Minister for Lands:

What is the true bearing and distance from the Mt. Newman Station homestead to—

- (a) the principal mining operations at Mt. Newman;
- (b) the Mt. Newman townsite?

Mr. BOVELL replied:

- (a) 233°, 9,500 yards (5.40 miles). Bearing and distance taken to the centre of mining operations as indicated by the Mines Department.
- (b) 208°, 4,800 yards (2.72 miles). Bearing and distance taken to the approximate centre of the townsite reserve.

NATIVES: ALLAWAH GROVE*Retention, and Alternative Site*

46. Mr. BRADY asked the Minister for Native Welfare:

- (1) As the Civil Aviation Department is not pressing the Native Welfare Department for Allawah Grove,

could not that centre be left in its present form pending proper housing being made available to present occupants?

- (2) Does his department intend to wind up all the Allawah Grove activities, including kindergarten?
- (3) In view of the valuable training, and concentration, of natives in Allawah Grove, could not an alternative site be arranged in the metropolitan area to continue training, etc?

Mr. LEWIS replied:

- (1) No doubt the Allawah Grove administration considered all relevant factors when it decided to terminate its activities at Allawah Grove in November of this year. The Department of Native Welfare is not prepared to take over the administration of Allawah Grove, because the facilities there are substandard and because the expenditure of substantial public funds on a site subject to withdrawal at one month's notice cannot be justified.
- (2) The activities at Allawah Grove, including the kindergarten, are being wound up by the Allawah Grove administration, not by the Department of Native Welfare.
- (3) Strenuous efforts extending over years to find a suitable alternative site have failed, but the possibility of obtaining local authority approval for the erection of transitional-type housing in certain parts of the metropolitan area is still being pursued.

WHEAT TRANSPORT IN THE SOUTH-WEST*Cost and Tonnages*

47. Mr. JONES asked the Minister for Railways:

- (1) What is the distance by rail from—
 - (a) Wagin to Bunbury Harbour; and
 - (b) Wagin to Albany Harbour?
- (2) What is the haulage rate per mile for wheat from—
 - (a) Wagin to Bunbury Harbour; and
 - (b) Wagin to Albany Harbour?
- (3) What were the tonnages of wheat transported each year by the railways from 1960 to the 30th June, 1968, inclusive, from—
 - (a) Wagin to Bunbury Harbour; and
 - (b) Wagin to Albany Harbour?

Mr. O'CONNOR replied:

- (1) (a) 127 miles.
- (b) 147 miles.
- (2) (a) The freight rate for wheat hauled from Wagin to Bunbury is \$4.70 per ton, plus haulage to silo 50c per 4-

wheeled wagon, plus haulage to jetty 30c per ton.

- (b) The freight rate for wheat hauled from Wagin to Albany is \$5 per ton, plus haulage to silo 75c per 4-wheeled wagon. No jetty haulage is charged.

- (3) Tonnage of wheat hauled to—

| (a) | | | | (b) | | | |
|--------------------------|------------|-----------------------|--------|------------|----------------------|---------|--|
| Year ended the 30th June | From Wagin | Bunbury Through Wagin | Total | From Wagin | Albany Through Wagin | Total | |
| 1961 | | 460 | 460 | | 156,502 | 156,502 | |
| 1962 | | | | | 182,762 | 182,762 | |
| 1963 | | 1,390 | 1,390 | | 99,381 | 99,381 | |
| 1964 | | | | 10 | 112,656 | 112,666 | |
| 1965 | | | | 1,349 | 97,916 | 99,265 | |
| 1966 | | | | 3,074 | 125,790 | 128,864 | |
| 1967 | | | | 5,390 | 125,743 | 131,133 | |
| 1968 | | 21,636 | 21,636 | 3,431 | 117,712 | 121,143 | |

COUNTRY HIGH SCHOOLS

Student Numbers and Boarding Facilities

48. Mr. GAYFER asked the Minister for Education:

At each of the following senior high schools, Merredin, Northam, and Narrogin:—

- (1) What is the total attendance?
- (2) How many of these are permanent residents of the towns in which they are being educated?
- (3) In each case how many students board at—
 - (a) Government hostels;
 - (b) private hostels?
- (4) Is it possible that students have been unable to attend any of these high schools because of lack of accommodation at—
 - (a) Government hostels;
 - (b) private hostels?
- (5) How many students this year were refused admission, on the score of lack of boarding accommodation at each of the high schools mentioned?
- (6) If lack of Government hostel accommodation at these centres is a matter of concern, what plans are envisaged for future requirements?

Mr. LEWIS replied:

- (1) Merredin 433; Northam 930; Narrogin 728 (including agricultural wing).
- (2) Merredin 240-250.
Northam 500-550.
Narrogin 400.
- (3) Merredin (a) 98; (b) 15 in private board.
Northam (a) 195; (b) 50-60 in private board.
Narrogin (a) 210; (b) 20 in private board, (including agricultural wing).

- (4) Merredin No.
Northam No.
Narrogin No.

- (5) Merredin None.
Northam None.
Narrogin None.

- (6) The future requirements of these three centres, as with other townships throughout the State, are under constant review. The provision of additional accommodation will be made according to priority of needs and availability of finance.

BUILDERS' REGISTRATION ACT

Nominated Builders: Control

Mr. ROSS HUTCHINSON (Minister for Works): With your approval Mr. Speaker, I can give the answer to the question which has been postponed until Tuesday.

The SPEAKER: Very well.

Mr. ROSS HUTCHINSON: The question is as follows:—

49. Mr. TONKIN asked the Minister for Works:

- (1) Has he given any consideration to the complaint published in *The West Australian* of the 11th July under the name of E. G. Osboine, Scarborough, that the Builders' Registration Act has become ineffective?
- (2) What steps are taken by the Builders' Registration Board to satisfy itself concerning the *bona fides* of the relationship existing between nominated builders and the companies or firms purporting to be in association with them?
- (3) To what extent is a nominated builder legally responsible for work carried out under his name?

- (4) Will he take the necessary action to ensure that redress may be obtained against a nominated builder in cases where a builder using a nomination to enable him to engage in construction does substandard or otherwise faulty work?

The reply is as follows:—

- (1) Yes.
- (2) Before granting registration to companies and partnerships, a nominated builder must sign a statutory declaration that he will manage and supervise all the works of the company or partnership.
- (3) The board in administering the Act has always held a nominated builder to be fully responsible for work done whilst he is the nominated builder, and all actions taken by the board have been undertaken on this basis. However, the latest legal interpretations indicate a loophole in the Act in this regard.
- (4) I expect to introduce legislation this session in an endeavour to close the existing loophole in the Act.

QUESTIONS (9): WITHOUT NOTICE

LOCAL AUTHORITIES

Road Grants: Reduction

1. Mr. DUNN asked the Minister for Transport:

In *The West Australian* of the 30th July a Mr. Elphick is quoted as having said that normal road grants to many local authorities had been reduced to offset the increased revenue they received from the road maintenance tax.

He went on to quote that Moora Shire had received only \$200 more in 1967-68 than in 1965-66. Dandaragan Shire had received only \$10 more, Dalwallinu Shire about the same, and Victoria Plains was receiving no overall benefit.

Could the Minister advise—

- (1) If this statement is correct?
- (2) What were the allocations for the shires concerned for the 1965-66 and 1967-68 periods?

Mr. O'CONNOR replied:

I thank the honourable member for having given me notice of this question. The reply is as follows:—

- (1) Mr. Elphick's statement appears to be without foundation.

- (2) Allocations to the shires concerned are—

| | 1965-66 | 1967-68 |
|--------------------|----------|----------|
| Dalwallinu .. | \$30,300 | \$44,240 |
| Dandaragan | \$39,192 | \$76,200 |
| Moora | \$34,620 | \$42,820 |
| Victoria Plains .. | \$25,240 | \$33,640 |

In addition, each of the shires received increased funds from the Central Road Trust Fund in the two-year period.

HOUSING

Building Blocks: Availability to War Service Applicants

2. Mr. LAPHAM asked the Minister for Housing:

Is it the intention of his department to seek advice from the Director of War Service Homes in relation to question 34, or does he suggest I do it?

Mr. O'NEIL replied:

I am only too happy to co-operate. The information will be obtained for the honourable member and he will be advised by letter.

Mr. Graham: Answered like a true statesman!

AGED PERSONS' HOMES

Victimisation of Inmates

3. Mr. MAY asked the Premier:

I must apologise for not giving notice of this question which is as follows:—

- (1) Has his department or any other department to his knowledge received any reports of victimisation of elderly people accommodated in aged persons' homes subsidised by the Commonwealth Government under the Aged Persons Homes Act?

Annual Financial Reports

- (2) Is it possible to obtain a copy of the annual financial report of any individual organisation conducting aged persons' homes under the Aged Persons Homes Act 1954-57?
- (3) If the answer to (2) is in the affirmative, could he advise where a copy can be obtained?

The SPEAKER: This is a question relating to Commonwealth administration under a Commonwealth Act, and I cannot permit it in this House.

POLICE

Attitude of Kalgoorlie Residents

4. Mr. T. D. EVANS asked the Minister for Police:

I would like to preface my first question by saying that I was quite indignant this morning to read in the Press a statement by a police officer who has resigned from the department. He said that Kalgoorlie is an anti-police town and that all the policemen working up there felt that way. I would like to ask the Minister whether to his knowledge the department shares the belief that Kalgoorlie is an anti-police town.

Mr. CRAIG replied:

To my knowledge, and that of the Commissioner of Police and the inspector at Kalgoorlie, Kalgoorlie is definitely not an anti-police town. Admittedly sections of the people will be anti-police the same as applies anywhere else in the State; but as far as Kalgoorlie as a town is concerned, the answer is "No."

DRUNKEN DRIVING

Blood Test: Form Used

5. Mr. T. D. EVANS asked the Minister for Traffic:

In relation to my two questions without notice yesterday, concerning the form used by the officers of his department, is the Minister now able to advise me of his answer?

Mr. CRAIG replied:

Yes, and the explanation is as follows:—

Section 32B of the Traffic Act requires a person to submit himself for blood sampling, in certain limited circumstances, at the requirement of a member of the Police Force; and, where the person is incapable of submitting himself, the member of the Police Force is empowered to request a medical practitioner to take the sample.

Although section 32D(4) of the Act indemnifies a medical practitioner who accedes to such a request, neither the Act nor the regulations purports to compel compliance with the request by the medical practitioner.

The form that has given rise to the honourable member's question was provided so that the medical practitioner would have a written request as evidence in support of his indemnity.

PNEUMOCONIOSIS MEDICAL BOARD

Requirement of Applicants

6. Mr. T. D. EVANS asked the Minister for Labour:

Is it a fact that the Pneumoconiosis Medical Board requires applicants for examination to furnish the board with a report from a general medical practitioner that the applicant is suffering from pneumoconiosis?

Mr. O'NEIL replied:

I must thank the honourable member for having given me some notice of this question. I am wondering, however, whether or not he did not change the wording in asking it just now.

Mr. Evans: I did, but I do not think the answer will be affected.

The SPEAKER: The question to be answered is the one asked here, and in the circumstances I will ask the honourable member to place it on the notice paper.

AGED PERSONS' HOMES

Victimisation of Inmates

7. Mr. MAY asked the Premier: Has his department or any other department to his knowledge received any reports of victimisation of elderly people accommodated in aged persons' homes in Western Australia?

Mr. BRAND replied:

Not that I am aware of; but, having only just heard the question, I cannot be in a position to know whether any other department has received any such reports. However, I gather from the consistency with which the question has been asked, that it is thought by some members that some information might have been received in some department. I will have inquiries made.

PNEUMOCONIOSIS MEDICAL BOARD

Requirement of Applicants

8. Mr. T. D. EVANS asked the Minister for Labour:

With regard to the question I just asked concerning the Pneumoconiosis Medical Board I left out a word from the question which I had submitted to the Minister. I will reframe the question. Instead of saying "Is it a fact," I will ask the Minister—

Is it not a fact that the Pneumoconiosis Medical Board requires applicants for examination to furnish the board with a report from a general medical practitioner that the applicant is suffering from pneumoconiosis?

Mr. O'NEIL replied:

I thank the honourable member for reframing his question, but that was not the variation I thought he made. The answer is as follows:—

Not specifically. To justify the convening of the board, reasonable evidence of the possibility of disease is required and is most easily satisfied by production of a medical certificate or the usual "dust ticket."

PROSPECTING AREAS

Regulations: Legality

9. Mr. T. D. EVANS asked the Minister representing the Minister for Mines: Referring to my question on yesterday's notice paper concerning regulation 55 (14) under the amending Act—
- (1) For how long has some doubt been held as to the legality of regulation 55 (14)?
 - (2) What steps have been taken to resolve the doubt?

Mr. BOVELL replied:

- (1) and (2) Providing the honourable member assures me he has not twisted this question around, I will say, on behalf of my colleague, the Minister for Mines, that when commenting in *The West Australian* on the 30th July in reference to a meeting of prospectors held in Kalgoorlie, the Minister for Mines was explaining the avenues open to prospectors to secure ground and, in doing so, explained the procedure according to regulation 55 (14)a, which has existed for many years.

Since making the statement, it has been brought to the notice of the Minister by his department that there is some doubt as to its validity and he now proposes to have the matter closely examined.

QUESTIONS WITHOUT NOTICE

Statement by Speaker

THE SPEAKER: I wish to make this announcement: I would remind members that questions without notice are left to the discretion of the Speaker. I am aware of the fact that one of my predecessors once cut them out altogether, but I would hate to do that. However, some of the questions asked without notice today could have waited until Tuesday, and in my opinion should have been placed on the notice paper.

ROAD AND AIR TRANSPORT COMMISSION ACT AMENDMENT BILL

Introduction and First Reading

Bill introduced, on motion by Mr. O'Connor (Minister for Transport), and read a first time.

ADDRESS-IN-REPLY: THIRD DAY

Amendment to Motion

Debate resumed, from the 31st July, on the following motion by Mr. Ridge:—

That the following Address-in-Reply to His Excellency's Speech be agreed to:—

May it please Your Excellency: We the Legislative Assembly of the Parliament of the State of Western Australia in Parliament assembled, beg to express loyalty to our Most Gracious Sovereign, and to thank Your Excellency for the Speech you have been pleased to address to Parliament.

To which Mr. Tonkin (Leader of the Opposition) had moved an amendment—

That the following words be added to the motion:—

But we beg, with regret, to inform Your Excellency that the continuous rise in the cost of land is exceedingly perturbing to our citizens; and that effective measures to check speculation and halt the rise have not been taken by the Government.

MR. O'NEIL (East Melville—Minister for Housing) [3.1 p.m.]: Last night we heard a considerable number of speeches on the issue—speeches which I believe were hung on frail pegs whittled mainly from the pages of *The West Australian* newspaper and the *Daily News*.

Mr. Jamieson: You know what happened last time you criticised the Press.

Mr. O'NEIL: We heard about the McCarrey report, the Housing Industry Association's reports on the local scene, the disposal of residential land by the State Housing Commission, the sale of commission land zoned for industrial purposes, war service land, development costs and some thoughts on the conditional sale of land.

Very few salient points have emerged so far, but it appears to me that perhaps one salient point of the argument is that we have had an indication of the complexity and delicacy of the problem of dealing with land prices. What was possibly more important, we saw an exhibition of the differences of opinion—and, in fact, the lack of opinion—that can exist among members on the opposite side of the House. This indicates a very great lack of research

at depth into the problem and I hope that some of the comments I propose to make will bear that out.

The Leader of the Opposition urged every member in the House to read the McCarrey report. As the debate proceeded, it was quite clear to me that if any attention had been given to the report by the majority of members it was, in fact, of a cursory nature. I would be the first to admit that a great deal of research and work went into the preparation of the report and I would also be one of the first to congratulate its authors upon their application to the task that was placed before them. However, I am not prepared to accept the recommendations contained in the report *in toto*, as the only alternatives towards solving the problem.

The report has been subjected to very serious scrutiny by quite a number of very eminent people in the field. Not all of them are as lavish in their praise as members opposite were last night. I would like to reiterate that I believe it to be an extremely valuable document. However, commonsense would surely indicate that we should not support the full adoption of the report without a thorough study of the side issues and implications which would arise in carrying out the recommendations.

I wish to mention a University publication called *Economic Activity in Western Australia*. The Leader of the Opposition recommended that members should read the McCarrey report, and I would like to recommend to the attention of members, one or two articles which are contained in the University publication.

Mr. Davies: What is the date of it?

Mr. O'NEIL: It is the April, 1968, edition of *Economic Activity in Western Australia*, vol. 11, page 2, and it is priced at \$1 although probably it could be purchased more cheaply than that.

A very interesting article by Professor Ian Bowen appears on page 5 of the report. Professor Bowen is extremely well regarded in Western Australia in the field of economics. Whilst I will quote some of his comments on the McCarrey report, I do not want to convey the impression that he damns the report completely. I refer to page 7 where he says in the first column—

The report is peppered with emotional phrases against speculators but contains no conclusive, nor even any indicative, evidence for these opinions. No evidence is adduced that speculation was the principal factor or chief cause in driving up land prices in recent years. Indeed the facts mentioned by the report are quite consistent with several other possible explanations, several of which are more plausible than the bogeyman hypothesis.

I consider it is important to read a good deal of Professor Bowen's conclusions after covering the report. I will read the first two paragraphs which appear in the second column on page 9—

The McCarrey committee wrestled with a very difficult question, perhaps with inadequate resources, but certainly on very limited terms of reference. The report is useful as mentioning almost every facet of the problem, at some point or other. However, it does not clarify the issues to mention all factors that may be at work, if there is no chance of measuring their effect, or even of reasonably assessing their influence. The deficiency in the terms of reference was that the question of housing was divorced from the question of land. In any further enquiry the two issues should be studied in conjunction.

The trouble with an inadequate diagnosis of the causes of high land prices is that it forms the basis of ineffective, or even self-contradictory, recommendations. It also confuses the very real social issues in the current situation, which might perhaps be ameliorated if they could be correctly identified.

They are just two random comments from his paper on the McCarrey report. I will say again that I do not want it to be taken that this is an indication of his general thinking in respect of the report.

In the same issue on page 11 there is an article by D. W. G. Treloar and J. E. Worthington.

Mr. Davies: Is that the Treloar who is mentioned in the McCarrey report?

Mr. O'NEIL: I do not know.

Mr. Graham: No, that is his brother.

Mr. O'NEIL: The article is headed, "Land Taxation and Land Prices in Western Australia—A Review of the McCarrey Report." The introduction reads as follows:—

The McCarrey Report is a systematic document. First it is explicit in stating goals and constraints. Second, it examines the existing system under review in a reasonably objective, if not always scientific, fashion. Third, it isolates the fault with the system. Fourth, it recommends a plan to remedy the fault. Fifth, it gives reasons for its recommendations. Some committees have been known to do none of these things.

In addition, it stands alone amongst officially published documents on town planning and associated issues in Western Australia with its relative absence of the emotive prose that has been the trademark of the Metropolitan Region Planning Authority.

Whether one agrees with its recommendations or not, one cannot help admiring its method. What is lacking is the publication of data that we feel it should have studied and revealed, and the detailed comparison of alternative plans. The logical sequence within the report is its greatest strength. It also makes the critic's task easier. So much of the committee's thinking is revealed that we can lay it bare step by step, commenting as we go.

Those are just a few references, not all of which are entirely critical of the McCarrey report. However, it clearly indicates that before accepting a report—whether on land prices or any other subject—a person would be well advised to look at the other side of the issue. That should be done before accepting recommendations from anyone as being the answer to a maiden's prayer.

Mr. Lapham: Would the Minister like to read the first paragraph of page 13 of the same report?

Mr. O'NEIL: I read from the report to indicate there are other points of view. I am not extending the argument for or against.

Mr. Davies: Is Mr. Treloar a Government employee? Is he an employee of the Town Planning Department?

Mr. O'NEIL: I do not know; I think he is a lecturer at the University. In bringing the comments forward, I wish to indicate to members that we ought to be careful before we accept recommendations as being the answer to all our problems. More frequently than not, I think the Opposition is inclined to be critical of advice which is given to the Government by its officers. For some reason or other, most Opposition members who have spoken up to date think the recommendations contained in the McCarrey report to be the real answer to our problems.

Mr. Davies: It is a good base.

Mr. O'NEIL: I want to say something about the Housing Industry Association, the reports of which were quoted last night. I, too, have quoted in the Parliament reports from this organisation. For some time now I have been receiving surveys from the Economic Research Department of the H.I.A.

These are usually well prepared and well documented reports, and I think it is a Mr. Crowley who is the officer in charge of the research department. I have never met the gentleman, although he was here quite recently, but I have noted with interest many valuable reports on the general situation with respect to the building industry, housing, and land, all of which are tied together.

The local branch is a comparatively new one but it is extremely virile. I think it has only been duly constituted for something under 18 months, but this branch will be a major contributor—with respect to advice, anyway—in helping to overcome some of the problems which face Western Australia with its developing economy. It is, in fact, a rebirth of the old Building and Allied Trades Association, which represents the whole industry, and it is more widely representative, I think, than the Master Builders Association because that organisation represents only one section of the industry.

The H.I.A. represents the builders, developers, material suppliers, and the like and, naturally, the association is interested in labour availability. Broadly, it is an organisation representative of all factors concerned with housing, land, and building. There is still a little professional competition between the Master Builders Association and the H.I.A., although there is some cross representation between them. Some members of the Master Builders Association are members of the H.I.A. though gradually this element of competition—"jealousy" is not the right word—will disappear and both organisations will have something to contribute in the field of housing and development.

I have to warn again about accepting without query the recommendations and comments of an organisation such as the one to which I have just referred. The first printed copy of the Housing Industry Association's report on "Housing in the Growth Economy of Western Australia" was placed on my table for the first time this morning, and I have it here. It is dated the 15th July, but most of the comments in it were released by way of Press statements when the Federal president, Mr. Sears, was here some few weeks ago.

I was quite surprised at some of the comments which appeared in the paper, but certainly not surprised, on the 17th July, a few days after the Press report was released, to see a letter which was addressed to the then Acting General Manager of the Housing Commission, who had discussed this problem with the association. The first paragraph of the letter—and that is all I propose to read, time being limited—states—

It appears that the report on housing issued by our national president on the 11th July may have been wrongly interpreted in some respects. Therefore the W.A. division wishes to elaborate on the statements he made as follows:

And then follows quite a considerable amount of comment which puts the report issued into much better perspective. I am not critical of the report because it contains quite a deal of information; but once

again I use this as an instance to show that we have to be careful about taking at their face value either reports or reports on reports.

I want to deal once again with the popular misconception that the State Housing Commission can in some way provide the solution to all our problems, whether they be social problems, welfare problems, housing problems, or land price problems. Too often is the blame, if such is the word, placed upon the operations of the commission for anything that happens to go wrong within the community, and this afternoon I want to defend the commission for its operations and to remind members, once again, to think back to the basic functions of the State Housing Commission.

Mr. Davies: Why does it not get back to its basic function and build a few more houses?

Mr. O'NEIL: I will have something to say about the honourable member's remarks a little later on. It should not need to be repeated that the commission's function is to provide accommodation for families with low or moderate means in need of improved accommodation. Its dealings in land are incidental and complementary to that basic function. To me it is quite farcical on the one hand to criticise the Government, through the commission, for not providing sufficient homes; and, on the other hand, to fire broadsides into the commission for converting its unusable land assets into cash to carry out its basic function.

I cannot see reason in the arguments used and I am sure the new members, if they think about the position, will appreciate what I have said.

I have pointed out many times that as far as the commission's function is concerned, and as far as its operations in the field of low-cost housing is concerned, it is not the cost of the land which is the critical factor, it is the value of the land. I went to some pains during last session, and, I think, probably the session before that, and the one before that, to explain in detail that it is not the cost of land which is critical in the operations of the commission; it is the value of the land, and I will explain once again, as simply as I can, that the charges on land are related to its value, not its cost. Local authority charges, sewerage rates, land tax, and the like, are related to its value and not the cost of the land.

If somebody gives another person a piece of land it costs the receiver nothing but that makes not one iota of difference to the charges which are placed on that land. The charges are placed on the land in accordance with its value. Therefore it follows that quite often, because of development, land acquired by the commission many years ago to further its programme

for the provision of houses reaches a value which makes it completely uneconomical for it to be used for its original purpose, the reason being that the rent charged for the accommodation built on that land is partly made up of charges on the land—charges which are outside the control of the State Housing Commission. It then follows that people who are eligible to occupy the houses on that land will find the rent which must be charged is in excess of that which they are able to pay.

In such circumstances the commission must dispose of the land and use the cash conversion to further its prime function of providing low-cost houses. Many other things can happen to the commission's land holdings. There was an indication of that in the reply to the question asked by the member for Karrinyup. Within the commission's land holdings there is land which is now zoned for industrial purposes, or there may be land which is required for other Government purposes. In this respect the commission's land is no different from land held in private ownership. Sometimes the commission's land holdings are subject to rezoning Ordinances which makes them completely unusable for housing—the land has to be used for other purposes.

Mr. Hall: Does the land belong to us or the aborigines?

Mr. O'NEIL: I think the question should be put on the notice paper and directed to the Minister for Native Welfare.

Mr. Hall: I think you are wrong and you do not know what you are talking about.

Mr. O'NEIL: I have often said with respect to the commission's land holdings that it is more correct to view the land holdings as being held by a private person rather than the Government. The Commission acquires some of its land through the good offices of the Lands Department and it buys the balance of its requirements on the open market in competition with other people.

I want to make the point—and perhaps the newer members may not be aware of this—that the commission has no shareholders to whom it pays the surpluses on its operations in land dealings. Whatever the commission makes in the disposal of its unusable land assets goes back to the commission to enable it to build houses. It does not pay any money into the Consolidated Revenue Fund. Its operations are completely tied up and are controlled within the commission, and it is run on the best possible business principles. It does carry some social welfare obligations in that rents for people who are unable, for some reason or other, to pay the uneconomic rent are rebated, and this costs the commission something in the nature of \$400,000 to \$500,000 per annum.

Talking about the commission's industrially zoned land leads me to a rather amusing argument I heard raised last night. There was an implication—though it was not carried to its nth degree—that the commission was being rapacious in applying a certain value to land which was finally disposed of to the Kewdale Development Authority.

It is really quite amusing. There is the situation on the one hand of the Government being accused of not paying sufficient money for land resumed for industrial purposes at Kwinana—and we will hear more about that later; I understand the price offered is at least market value plus 10 per cent. Whilst on the other hand we have the Housing Commission being accused of asking too much money for its land when in fact it made the land available at the taxation value without claiming 10 per cent. compensation benefit when the land was finally transferred to the Kewdale Development Authority.

As a commission owning land in its own right the Housing Commission should be treated no differently from anyone else. Yet we have the situation where in one case we are told the owners are not being paid enough and in the other case—that of the commission—the implication is the amount it is asking for the land is too high.

How these two views can be reconciled I do not know, but I think we will hear more about that later. The tax value of land is at least 25 per cent. below its market value.

Some reference was made to the fact that ex-servicemen could obtain land in high valued areas at a low cost. This too has been explained on many occasions. The commission acts as an agent for the Director of War Service Homes; it acquires land on behalf of the director. The land belongs to the director, not to the commission.

Under a long-standing arrangement the terms under which the land was acquired were that the land would be held until the areas were developed, and would be made available to eligible ex-servicemen at the development cost. There is not a great deal of land left in that category. There may have been some ex-servicemen who were lucky and who obtained under this scheme a very large unearned increment in the value of their land. They were lucky in one respect but not in another. There have been certain ex-servicemen—though only a few—who have not been able to proceed with their proposals, because before they elected to ballot for the land it was pointed out to them that the charges on the land allotted to them would be high as it was in a high valued area.

Because of this, and because of the total outgoings in respect of land tax, local authority rates, and so on, some of the

ex-servicemen—though, as I have said, very few—withdrew their proposals. The situation now is that if the Director of War Service Homes asks the commission to acquire land for him for allocation to ex-servicemen in any area, there would be no such unearned increment. It is incidental that the land increased in value because it was held for a considerable time.

Another aspect I would like to discuss is the matter of development costs. I think we should be quite realistic when considering this matter. I interjected last night and asked the member for Swan what he considered a reasonable price for a fully serviced block of residential land. He replied that \$1,200 would be reasonable.

I would like to assure the honourable member and all other members, that the cost of converting a parcel of raw land into suitable building sites by the provision of roads, water, sewerage, drainage, and the like, would be at a conservative estimate \$1,500 to \$1,700. This has nothing to do with the cost of the land. If a person had a piece of land which cost him nothing, before it could be made suitable for building, the conservative cost of converting it into a suitable site would be \$1,500 to \$1,700. Accordingly, to say that a reasonable price is \$1,200 is quite unrealistic.

I want to make the point that this problem is not peculiar to Western Australia or to Perth. It is a common problem and found everywhere. Table 6, of the Housing Industry Association report of January, 1968, "A Study of Land Usage (Melbourne)," provides a very interesting table showing development costs. Some of the charges placed against the development of land in Melbourne are not the same as ours. Although we do have some of them, in some respects they are different.

An exercise was carried out as to what it would cost to convert 40 acres of urban land into building blocks. The lots in the section I am quoting had a 50-foot frontage and an area of 5,750 square feet. The acquisition price of the broad acres was \$240,000. Perhaps it might be better if I kept these figures to actual lot costs; which would mean it cost \$1,101 per lot. On top of this there were legal charges, relating to the purchase, of \$20 per lot; rates and taxes for a holding period amounted to \$20 per lot; roads, paths, and channelling cost \$920 a lot; drainage \$92 per lot; water \$83 per lot; electricity \$30 per lot; survey fees \$50 per lot; engineering fees \$64 per lot; council supervision fee \$25 per lot—this is not charged here.

The interest on the original money used to acquire the land is \$139 per lot and administration charges \$60 per lot. Accordingly, to convert 40 acres into suitable building blocks would cost \$1,504 per lot. That would be the cost of turning it into a suitable building lot.

Marketing costs are also listed. Advertising costs \$50 per lot, selling commission \$145 per lot, legal costs \$50 per lot, and overheads with respect to the organisation selling the land \$270. This makes a total of \$515 per lot. The running total then becomes \$3,120 per lot to which is added a profit of \$480 per lot, making the selling price \$3,600 per lot.

Forgetting the marketing costs of the land, and forgetting the profit to the subdivider, it is patently clear that to convert land into building blocks costs at least \$1,500 a lot. We should remember this when talking about land prices. The exercise carried out by the member for Victoria Park proved this assertion.

Of all the items that came forward in the debate last night, perhaps the one on conditional land sale indicated the great difference of opinion that exists between individual members of the Opposition.

As I understood it, the Leader of the Opposition was critical of building conditions being placed on land. He indicated that was not right. On the other hand the member for Gascoyne thought it was. I think all members will understand that the conditions imposed on sales of land by Government agencies are essentially designed to ensure that the right people—the young people and the genuine home builders—get the land, the idea being to eliminate the speculator.

In trying to ensure that this does happen it is true that things are made very difficult for the young people. The answer is undoubtedly somewhere along the line. How do we make land available and ensure that people do use it for building; that they do not hold it up? How does one ensure that the land does not get into the hands of speculators?

It is rather an amusing exercise to conduct an auction with a view to not obtaining the highest price for the commodity being sold. I understand that the idea of an auction is to endeavour to obtain the best price possible for the commodity which is being put up for sale. When the Housing Commission has sold land by auction under restricted conditions it is rather ironical that it designs an auction not to produce the highest prices possible. As I have mentioned earlier, one of the reasons for imposing restricted conditions on the sale of land is to endeavour to ensure that it gets into the hands of those who need it and will use it quickly.

Finally, I am not too sure that I know—and I am not too sure that other members know—whether the member for Victoria Park agrees or disagrees with the release of 7,000 acres of land in the Cannington-Armadale corridor.

Mr. Davies: I agree, but I do not like the way it has been done.

Mr. O'NEIL: The way in which the land has been released is laid down in the Statutes. Under the Metropolitan Region Planning Authority legislation any major variation to the plan has to come before Parliament, where it is considered. The member for Victoria Park omitted to mention that the No. 1 recommendation in the McCarrey report was the immediate release of as much urban land as possible. In fact, that report gave due recognition to the Government's action in respect of the release of urban land in the Hamersley area long before the report was received.

As a parting shot to the member for Victoria Park: Wherever did he get the idea that the use of superannuation funds for the Government Employees' Housing Authority emanated from his side of the House? I oppose the amendment.

MR. JAMIESON (Belmont) [3.32 p.m.]: If the McCarrey report failed in any way, surely it did not fail to activate the Government in certain directions, because the Minister who has just resumed his seat indicated that the first recommendation of that report was the release of urban land; but it seems more than passing strange that the report gives credit to the Government for having released land. It looks to me to be a question of whether the egg or the chicken came first—whether the report motivated the action of the Government, or the action of the Government motivated the appendage to the report.

Mr. Lewis: At least we got the egg.

Mr. JAMIESON: We did, but I do not know whether it is fresh or bad. It is true the report recommended that the land mentioned be released; and the decision to release 7,100 acres in the Hamersley and adjacent areas, announced in December by the Metropolitan Region Planning Authority, the report states, substantially complies with that need. The Government did not think it did. The Government retained other land which it could have released and this land is in much closer proximity to the city. That is one of the complaints which is causing an unnecessary increase in the price of land in and around the metropolitan area. It is true that we all have our own ideas.

Mr. Brand: What land are you referring to specifically?

Mr. JAMIESON: I am referring specifically to the urban land around the Perth Shire office area, and there are hundreds and hundreds of acres of it; yet further afield the Government has released 7,000 acres. I am referring to land in the Newburn area which has not been released, while areas further afield, which were originally orange orchards have been and are being subdivided.

I suppose the Minister for Industrial Development will tell us that we cannot get access to such land by road, or he might put forward some proposition as foolish as that. The Government does not think it should be released, and it remains as deferred urban land. It stagnates, much to the chagrin of the owners, because they have to find the money to meet the rates and other charges associated with an increase in valuations, the benefit of which they cannot obtain as the land is not a saleable proposition. In many other areas the position is the same. The Premier does not need me to lead him to those areas.

Mr. Brand: I simply asked you a question.

Mr. JAMIESON: It is all right as long as I have happily answered it.

Mr. Brand: Do you think that land should be cut up and sold at auction?

Mr. JAMIESON: The McCarrey report has recommended that the Government acquire land for this purpose. As I was about to say when the Premier first interjected, we all have our own ideas on land releases, and on what should be done—as to whether it should be sold leasehold or freehold. If we do not have our own ideas, we certainly have an abundance of advice: there is the McCarrey report, and we get basically good suggestions, according to each one's line of thinking, from the Henry George League, the land valuers' research group, and others. It is up to us to determine somewhere along the line what we consider to be the best suggestion in order to meet the situation so far as this State is concerned.

As I have indicated, the need for acquiring land and for the setting up of an urban land statutory authority to acquire land for regional development and subdivision, is contained in the second recommendation of the McCarrey report. We find in existence many boards and controlling bodies which deal with the question of land, and all tend to force land prices upwards. Perhaps this is what is needed to co-ordinate development so that it will be more economical.

We are all so concerned with this matter that it has caused the Leader of the Opposition to move an amendment to the Address-in-Reply which, I feel in all seriousness, all Government members would normally support, except for the fact that his amendment is an appendage to the motion, and, if agreed to, would be somewhat of a vote of no confidence in the Administration.

I am sure that neither the Premier nor any of his Ministers can deny that so far effective measures have not been taken to curb land prices in the metropolitan area. I draw the attention of the House to an exercise which I conducted by looking through the advertisements for the sale of

land in the metropolitan area of the main-land capital cities of Australia. I looked through the newspapers of Saturday the 13th July. I came up with a rather startling result which shows Perth to be far worse off in this respect than any of the other cities.

I tried to select the cheaper class of land; and, firstly, I will deal with some of the advertisements in our own State to give an idea of the inflated prices. If a person wishes to buy building land at Alfred Cove or Rossmoyne he must be prepared, according to the advertisements I have seen, to pay not less than \$8,830 a block at Alfred Cove and not less than \$7,000 for the cheapest block available at Rossmoyne. If a person wishes to buy a very cheap block he can purchase one in Clarke Street, Cannington, where the water level is about 18 inches above the level of the block; and these blocks cost around \$2,495 each.

Mr. Rushton: Which blocks are serviced and which are not?

Mr. JAMIESON: These are all serviced.

Mr. Graham: The water is even laid on!

Mr. JAMIESON: In the South Guildford area where services are provided, the cost of a block in one of the new subdivisions is \$4,150. These are not magnificent blocks. This area is behind the Bell Bros. depot—not on the riverside, but behind it and upstream towards the Helena River. At High Wycombe, which is not an illustrious suburb, with all due respects to the member for Darling Range, although it is quite a good suburb, the price of land is also high. The minimum at which one can obtain a block at High Wycombe is \$4,200.

Mr. Lewis: I will sell one for less.

Mr. JAMIESON: Like the Cannington Clarke Street one where you could buy the water at the same time.

Mr. Lewis: It is a good block.

Mr. JAMIESON: That is the price being paid there. My brother owns a block there and the one next door to him was bought three years ago for \$1,900. However, it changed hands seven weeks ago for \$4,200. These prices are being exceeded at Belmont. The advertisement states that the blocks are near the primary and high schools. The land is not far from where I live and the water table is a great problem for anyone who wishes to build. So the prospect is not an encouraging one. I made a note of the cheapest block in Karrinyup, which was \$6,300; it was advertised as being below value and, if it is any good, its price is below value, because they are generally far in excess of that price.

Mr. Graham: I think you failed to give the figure in your locality.

Mr. JAMIESON: A price of \$5,000 is asked for a block that is situated within half a mile of my own residence, and I paid

\$620 some nine years ago for a block in the same subdivision. Admittedly all round development has taken place since then and my block is in a higher position than those blocks available near the primary school and the high school at Belmont.

In Kelmescott, on Albany Highway, where the member for Dale hibernates, services are provided. One block in Albany Highway at \$3,150 was the cheapest I could find. I made note earlier of the cheapest blocks in Alfred Cove and Rossmoyne. If one wishes to purchase a block in one of the more illustrious areas, such as Salter's Point, one would certainly have to pay through the neck.

Let us progress to Adelaide. Darlington is fairly close in, near the hills suburban developments, and there are numbers of blocks just in excess of \$3,000. There are many available at \$3,300. Oakland Park is a new suburb that has been opened up within seven miles of Adelaide, and there the maximum price is \$2,800; and there are any number of blocks at that price in the whole subdivision. Christies Beach is about as far away from Adelaide as Kwinana is from Perth.

Mr. Rushton: Are they not just pulling out of their troubles in South Australia?

Mr. JAMIESON: I will tell the honourable member about the other States in a moment. At Christies Beach there is an abundance of blocks at \$1,150. This is a fast-growing industrial area.

Mr. O'Neil: Was.

Mr. JAMIESON: It still is. The Chrysler works are established there.

Mr. O'Neil: The Housing Trust cannot sell its own homes in South Australia.

Mr. JAMIESON: That was the result of a foolish move on the part of the Playford Liberal Government, which tried to do something the McLarty-Watts Government did here. The South Australian Government provided houses under agreement in the northern suburb of Elizabeth, where people would not go to live. If one looks at answers to questions on this matter in the South Australian Parliament last year, one finds there were approximately 400-odd houses.

Sitting suspended from 3.45 to 4.3 p.m.

Mr. JAMIESON: Before the afternoon tea suspension I was indicating that in and around Adelaide the prices of many suburban lots are far cheaper than they are here. I was dealing with, I think, the Christies Beach area, which I indicated was not very far from the centre of activity, and a discussion followed about the vacant houses at Elizabeth. It is true that some 400 or 500 houses are still vacant at Elizabeth. That town is a fair distance north of the city and most of the industrial development occurred south of the city and, as a consequence, things did not

work out as planned. Elizabeth was not a popular area because of this. However, as the Minister would say, pressures are still evident in other areas.

Mr. O'Neil: The waiting time for rental accommodation in Adelaide is still about five years.

Mr. JAMIESON: That is the normal time unless a person wants to go to Elizabeth. That is the same position here. An applicant might go to the commission and find that a house is available at Gnowangerup, Naremburn, or some other country town. These are the odd spots which we always have vacant.

For those who do not know the geography of South Australia, Noarlunga is alongside Christies Beach, and any amount of housing sites are available at Noarlunga for \$700. We must bear in mind that a big number of the Kwinana workers these days commute daily to Mandurah. No-one would know that better than the member for Murray who, to say the least of it, was probably amazed at the recent increase in the Labor vote in Mandurah. Members would merely have to travel on that road after the factories have closed to realise why this change has taken place. The workers commute over a distance of approximately 30 miles. Until recently the properties in Mandurah were a little cheaper.

Returning to South Australia, there is a block advertised for \$2,650 at Highbury, which is a fairly good suburb of Adelaide. Incidentally, it has already been mentioned that every housing lot in Adelaide must be sewered. It is the best sewered city of any in the Commonwealth. Because of the nature of the soil it is almost impossible to deal with effluent in any other way. Semaphore Park, which is fully sewered, has a lot readily available for \$2,200.

These are just some instances relating to the Adelaide scene. Let us now look at Melbourne. Ringwood has lots available for between \$3,450 and \$3,800. How would that compare with what is available here? It would not be possible to get a block even at High Wycombe for that amount.

Mr. O'Neil: Ringwood is a fair way out of Melbourne.

Mr. JAMIESON: Yes, but not that far. Many blocks are available at Sunshine for under \$3,600. This town is on the end of the electric train route, admittedly. West Broadmeadows is out a bit, but it has a good service, and blocks are available there for \$3,620. Broadmeadows-Tullamarine is advertised as nine miles from the city, and numbers of blocks are available in that subdivision for up to \$3,050.

Let us look at Sydney, where we could expect prices to be higher. If a person desires to build in a fancy area, he must pay high prices the same as in the Mon

Repos area or similar areas with a view, in our own metropolitan area. Even in the Cornells Point area in Sydney, which is out a bit from the main housing settlement, it is necessary to pay something like \$7,500 for a block with a view and said to be level. In a new subdivision in the Beverley Hills-Lakemba area which is defined as a quiet cul-de-sac, the price is \$7,375. These areas are classed as being a little more illustrious than some of those I mentioned before in our own State.

Blocks are advertised for \$4,200 at Gynea on the Cronulla line, which has a fast electric train service. At Jarnale on the same line the blocks are \$4,200, while a number of blocks below \$4,800 are available at Kirrawee.

Let us have a look at the situation in the sunshine State. In Brisbane there seem to be more available reasonably close to the city than in any other metropolis of note and, indeed, this is reflected in the prices asked. At the Golden Pines Estate, only five miles from the city, prices start at \$2,000. It would be reasonably safe to say it would be possible to get a fair number of blocks in this subdivision round the \$2,500 mark, because another advertisement states "Everton Park Heights Estate; 6½ miles from the G.P.O.; on bus route; under \$2,500; big selection." At Kenmore five level sewerer lots are available, all under \$3,000.

Having the sewerage connected in Brisbane is something to be proud of because the sewerage position there is not all that it could be. Paramount Estates, Stafford Hills, advertises 15 choice sewerer homesites, all under \$2,995. Those sites are all reasonably close to Brisbane and certainly no further away than many of those in Killarney and at Kelmscott—even High Wycombe, which may be a bit closer. However, most of the other blocks are even closer than those at Balga for which I quoted the prices. So it will be seen that we are the worst off of any of the States in Australia.

Mr. Graham: Well, we have the worst Government!

Mr. JAMIESON: The Government has been inclined to be free with cash, and this has encouraged everybody to indulge in the same reckless practice.

Mr. Court: I have not noticed our Treasury being free with money.

Mr. JAMIESON: Well, the Government has been free with cash. We will not go into that aspect because we are more or less confined to the price of land on this occasion. The recommendation which I mentioned earlier, and which can be found in the McCarrey report—that a statutory authority be set up with the function of acquiring land for urban development and

subdivision—is an excellent one; although I do not agree with all that the report says. Once the land is obtained it should be kept. Canberra is the greatest instance we have of land being kept at a reasonable price. It is true that building rights are sold at auction, but only for a small figure.

Mr. Court: But high prices are being paid for ingoing now.

Mr. JAMIESON: Admittedly, but they do not have to be paid. It can be seen in the Canberra Press that a number of lots are being sold at auction for housing. One cannot get very far away from the centre of Canberra, and most people have their own transport these days. Subdivisions in Canberra do not go out very far. Admittedly, if one wants a site which is right in the centre one has to pay the price which the person who holds the leasehold wants for it. The auction prices for leases are as low as \$1, \$2, \$3, and \$5.

In the case of building lots in this State, people are prepared to go out but even when they do they are faced with a considerable capital investment, which they cannot afford, and then they have to finance the building of a home.

If such land was acquired and held by the Government, it could decide what was to be built on the land. If necessary, some of the land could be used for governmental purposes and buildings. Then, at the end of the lease—be it in 50 years' or 90 years' time—the land would revert to the authority. Reasons for holding land change. We would not have known, when the Government Printing Office was built in Perth, that eventually that site would be unsuitable. Nor were those people who built the office aware of this aspect.

Mr. O'Neil: If the urban development land commission compulsorily acquired land from private owners, what price would you expect it to pay?

Mr. JAMIESON: This would depend on the degree of development already on the land. I will come to this in a moment or two. The Minister dealt with some airy-fairy figures regarding land prices.

Mr. O'Neil: It is the view of the Opposition that the Government is not paying enough for the land it resumes.

Mr. JAMIESON: I have to agree with the Minister—as everybody must who has dealt with some of these people—that there is always a seller's price and a buyer's price for land, and there is a figure in between which is the reasonable market value. Some people will never be convinced. I have possibly had more experience of trying to tell this to people than anyone else in the House because, in the years I have been here, there have been more resump-tions in my area than elsewhere. The then Minister for Housing took practically half my territory for housing needs many years ago.

Mr. Graham: And put houses on it.

Mr. JAMIESON: The Government then grabbed a great hunk for the marshalling yards, and then more land for the Kewdale development authority and for specific purposes. So I have had a fair number to deal with, and I agree that very often people cannot be satisfied. Once they are dissatisfied they become completely set against any proposal, and it does not matter how convincing one is, those people would probably shoot to kill if they had the capacity to do that, because they feel mortally wounded by the action of the Government.

However, we have to govern for the majority and I am saying that such a commission as is envisaged in the report should endeavour to hold the land and let it out on a leasehold basis.

Mr. Court: I think you missed the point which the Minister raised. He was not asking you to put a price on the land, but to indicate the basis of valuation. The commission, surely, would have to pay current market values.

Mr. JAMIESON: Yes; then again, we are getting to the fully developed stage before the land is let out to the individual person. That is the main problem occurring now. The people who will own land in the future should be paying progressively for facilities such as roads and water services. It is a ridiculous situation that we should be expected to pay the cost of maintaining people in another 50 years' time. It is not sensible.

Mr. Dunn: What do you define as a reasonable market value?

Mr. JAMIESON: The member for Darling Range and I have been so closely associated with dealings in the Newburn area over recent resumptions that he would know I would not be prepared to define such a figure.

Recommendation 3, in the report, is that a land tax surcharge should be made on unimproved land. I think everybody would have to agree, somewhere along the line, that this has got to be and is justified. Developers these days are being charged fully for the services required for the land, and if such services have to go past vacant land, there is every justification for a surcharge on unimproved land. Just how much this should be, would be a matter for Treasury opinion and advice. The Government would have to establish a reasonable figure, and the people who owned the land would not think that any figure was reasonable. In these circumstances I agree some consideration should be given to restricting the surcharge and refunding some of it if the land was improved within a certain time. To that degree, recommendation 4 has quite an important bearing.

Frequent revaluation of unimproved land is vital whilst the land situation remains as it is. If this commission came

into existence and held land in the Government's name, and used that land effectively, I do not think this recommendation for land revaluations would be so important. But, of course, it is now, because we have had instances quoted by the Leader of the Opposition of some areas that have not be revalued for 12 years, and of others that have been revalued a number of times during that period. So, to that degree, I would suggest that if we are to continue the present trend, we have to review our valuations more often.

Recommendation 7 deals with a review of land tax exemptions. It recommends that land tax exemptions be granted to institutions. This has been a long cry, particularly in connection with local authorities which often find themselves hard pressed to provide and maintain services. Non-ratable institutions hold lots of land which eventually, and without assessing the increment that has developed, they subdivide, sell, and then move to some other site where they start the same situation all over again. That is not a bad recommendation.

I contest the attitude of the Minister for Housing that members should take the report with a grain of salt. The comments he mentioned, which were made by other worthy gentlemen, implied that it was not possible to separate land from housing and that the costs were associated. They do not have to be associated and certainly the people who prepared the land valuers' research group pamphlet did not think they had to be associated. Certainly some of the cases specified in the pamphlet take that approach. These cases are available for members to refer to; but, for record purposes I shall select case (b).

A theoretical case has been put forward comparing the situation of Canberra perpetual leasehold with Melbourne freehold. It assumes that a Canberra leaseholder has just sufficient cash savings—that is, \$10,120—to pay for a house without needing to borrow. His full outlay over a 30-year period would be \$1,260 in land rent. In Melbourne on freehold the same man would still have his initial savings of \$10,120, but land purchased at \$3,380 plus a house at \$10,120 totalling \$13,500. He would have to take a mortgage of the difference of \$3,380 on the land purchased. His total payments to completion would be \$6,962.

That loads the camel with the last straw. He suffers a heavy impost by having to pay for land; and, usually, the terms for land sales are not quite as good as many of the terms which are available for housing development; and, in addition, they have to be paid back much more quickly.

I am interested in some information which my colleague, the member for Ascot, gave to me. All members would be aware

that he is closely associated with the Bayswater Shire Council. That organisation has indulged in a number of town planning schemes in recent times and has found that the cost of fully developing a building block is far less than—in fact about half—the development costs which the Minister set out to try to prove to the House. I am told that the total cost, including a considerable amount of drainage, of the most recent proposal that is currently being finalised averaged \$804 per block. That price included everything, even the \$100 per block which the Metropolitan Water Board requires for the extension of its mains.

That price is not even half the amount the Minister suggested it should be. No doubt the document he read was a trade document where the all-up price is built up at every level for the obvious reason of hiding the ultimate profit that is available to the developer. I suggest not much notice should be taken of the document.

Mr. Dunn: Do you know who has carried out the work for the council?

Mr. JAMIESON: It does not matter who has carried it out. Perhaps it was more or less a socialised development whereby the shire council impounded all the blocks—as most of them do—and then developed them. No doubt they are developed to its advantage. If it has plant, it uses it; but if not it calls in contractors.

The Minister indicated the cost of suburban development of blocks of raw acres was between \$1,500 and \$1,700. I claim that is twice as much as should be necessary in the areas, particularly as in some cases it would not even be necessary to use a shovel to drain them. In other areas, such as those indicated to me by the member for Ascot, \$720 was the complete cost of the last town planning scheme which was undertaken. That price was consistent over a considerable number of lots of land. It is not as though it is a small area; it is a big development. I should imagine it would be the experience of other local authorities, such as the Perth Shire Council and others, who have indulged in rather large redevelopments of existing subdivisions.

The ACTING SPEAKER (Mr. Mitchell): The honourable member has another five minutes.

Mr. JAMIESON: In the main, I have covered the points which I set out to cover. Principally I wanted to indicate how bad the situation is, as anyone who cares to study it will see. Therefore we must take more stringent precautions and, possibly, place greater restrictions than Governments in the other States have done in order to prevent the position from becoming any worse. Alternatively I suggest we should look at the idea of interspersing our present system with a fair amount of leasehold land where the charges are reckoned

on a basis of repayment for any work that is done over an amortisation period, rather than have a lump payment at one time for a road, footpath, extension of water supply, and the rest of the services which are being provided. They should be repaid over a number of years.

It is true that possibly this would necessitate delving into loan commitments, but many of the local authorities in developing areas have not used the full amount of the loans which they could have taken up. They should be encouraged to do so rather than be granted lump sums here, there, and everywhere just to have development carried out by companies. That is where we are failing. We are causing them to load extra expenses. The all-up percentage is being added to by the developing companies. Finally those who acquire the home lots are paying far higher prices than would normally be necessary if this were not the case. It is necessary to rethink the whole situation.

It seems to me the second recommendation of the McCarrey report might be the answer. However, I do not think they should resell the land but hold it and allocate it out on a leasehold basis.

MR. W. A. MANNING (Narrogin) [4.29 p.m.]: I cannot resist the opportunity to say just a few words on the subject, because I feel we are looking to an area which is too close to us—that is, the few miles round Parliament House—when we need to set our sights a little further afield. The amendment does not confine itself to the metropolitan area. Let us get out. I know of places in the great southern area—in fact, a very important town—which could cater for a lot of people. Professional men, businessmen, and tradesmen can be catered for in the town.

No doubt there are many other towns, too, where it is possible to buy blocks of land at a figure which would represent a saving of between \$3,000 to \$5,000 on what is being asked in the city. The trouble is everyone wants a block in the same place; and, of course, such a demand forces up the prices of land.

Mr. Lewis: Why be modest? Why not tell us where the town is?

Mr. W. A. MANNING: It is the town of Narrogin, but there are other places, of course.

Mr. Graham: But not in the same class.

Mr. W. A. MANNING: I merely want to point out that should anyone want a cheap block in the metropolitan area there are some available without water and other facilities. But instead of a person buying a bit of sand, he can purchase a piece of land in the country where he can grow a beautiful garden and have wonderful views over the countryside. There are no transport problems in the country centres. Some members have said people in

the metropolitan area have to travel 30 miles to their place of work. Many of them, of course, could walk to their places of employment for a bit of exercise.

The point is we are crowding everything into one area, and yet we wonder why the price of land is rising in that area. Naturally it must rise because it is being sold on a competitive basis. There are many places outside the metropolitan area where one does not need to waste a great deal of money on the purchase of a block. If one can save \$2,000 or \$3,000 on the purchase of a block surely this must be attractive to those desiring to purchase a home. There are too many people who do not realise there are many places around the countryside where they can enjoy good living, can find suitable occupations, and can have all the benefits that are available, instead of wasting their money paying a high price for a block of land in the city. Blocks in the metropolitan area are not only too costly for young couples; they are too costly for any couple.

The availability of land in the country should be brought to the notice of the people. We cannot get folk to live in the country, because they seem to be afraid to go there. However, there are plenty of jobs available, medical facilities are available and, as the Minister for Education is looking at me, I had better mention that educational facilities are available. We seem to be deficient only in rental homes.

Mr. O'Neil: What sort of a member have you up there?

Mr. W. A. MANNING: I am talking about homes the people build themselves, the essential factor being the price of the block of land. I merely thought I should say a few words along these lines, because we seem to set our sights too close to the metropolitan area instead of setting them further afield, on towns where people can find suitable employment and where blocks of land are much cheaper than they are in the metropolitan area. After all is said and done, if 1,000 people transfer to the country and they are not competing for land in the metropolitan area, prices necessarily must drop, and so the country must benefit.

Although people apparently do not care to live in the country, I can quote Pingleton as an example of a country town where living conditions are delightful or, if anyone likes plenty of fresh air, one can always go to Wandering.

Mr. Bickerton: I know where you can go.

Mr. Jamieson: Prices of land in Bunbury and Albany are pretty high.

Mr. W. A. MANNING: They are nothing like those in the metropolitan area.

Mr. Jamieson: Some of them are.

Mr. W. A. MANNING: I merely take this opportunity to draw attention to the fact that our State extends further than the metropolitan area, and should anyone wish to buy a block of land at a reasonable price, many are available in country towns.

MR. LAPHAM (Karrinyup) [4.34 p.m.]: I regret the Speaker is not occupying the Chair at the moment, because I would have liked to congratulate him on his appointment to his office as I have known him for many years both inside and outside Parliament. I would have been pleased to indicate that on this occasion at least, in the selection of the Speaker, I am completely in agreement with the coalition Government. It could be the first time in my life, and perhaps it will be the only time, that I have been in agreement with it.

I am certain the Speaker will conduct himself both fairly and capably. I also have a high regard for the Chairman of Committees. I can recall when I was a member of this House previously he showed some very good thinking and on occasions crossed the floor when votes were taken on subjects that were akin to us both. On those occasions we had quite a number of good friends who crossed with him. Therefore, my good feelings towards him still exist.

Unfortunately several of those good friends are no longer with us for many reasons, one of them being the vagaries of political life. However, taking everything into consideration, there is the possibility, if consideration is given to the real issues, that the present members on the other side of the House could take similar action to that which was taken by members of their party on the previous occasions mentioned when we were in agreement on some particular subjects.

I feel, however, that on an occasion such as this it could be almost impossible, despite the fact that the amendment moved by the Leader of the Opposition is quite simple and reasonable, for those members to take action similar to what their colleagues took in the past. In the circumstances I can readily understand that perhaps the back-benchers could not possibly cross the floor of the House, even if it was their desire to do so, to support this amendment.

No doubt that would be expecting too much. They have been elected, and they are serving the community of the State by exercising what may be termed a degree of activeness at their own caucus meetings. In my opinion there is not such a great amount a back-bencher can do. In the caucus room there is a tendency for Ministers to assist one another by voting *en bloc*, and private members have difficulty in avoiding it. However, they can on occasions win the vote. In an instance such as this where a crisis exists, they should take some action on their own initiative.

In almost every walk of life in the State of Western Australia one encounters criticism of current land prices. This criticism has been brought about as a result of interference with the balance of supply and demand. Yesterday evening my leader made a suggestion that the Trades and Labour Council should be able to sponsor an individual to study various subjects at the University through the medium of a Government scholarship. I make a further suggestion to the Government. I am of the opinion it should make every endeavour to provide a series of lectures to members of Parliament on fundamental economics so they will have a good knowledge of the question of supply and demand. In fact, this question is fundamental to our very existence.

I have here an excellent textbook on economic conditions. It is titled *A Textbook of Economic Theory* and is written by Alfred W. Stonier and Douglas C. Hague. It deals extensively with the question of supply and demand and is amply illustrated with graphs and so on. It does not appear in the Parliamentary Library, but I feel that many such books should be in our library, because I consider some members are not fully aware of the economic theories that have been expounded by writers such as the two to whom I have just referred.

In my opinion, the present rise in land prices is brought about by the unavailability of land. The supply of land is not sufficient to meet the demand. There is a far greater demand than there is a supply. To my mind this is brought about by two factors, the first of which is, of course, that we are a State on the move. We have heard this so many times that even I have become conditioned to it to a certain degree.

I appreciate the fact that we need a work force in Western Australia to carry out the projects at present in operation and, as a consequence, we are attracting people to us. These people come from overseas and from other States. The mere fact that they are coming here creates a demand for land and for housing. This is one of the problems with which we are immediately faced.

On the other hand, while the demand for land has increased, the supply has decreased by the setting up of a new system whereby only certain areas of land are available. Under the old arrangement a person could sell a block of land to anybody who was prepared to buy it, even if it were situated far afield. At that time anyone could build a house on such land. It was possible that after a number of years a road might be built through the area and a supply of electricity provided.

I recall building a house out near Scarborough. There was no water or electricity laid on at that time, but we got by; there

was no really great problem. Today, however there seems to be a tightening up and we have such bodies as the Metropolitan Region Planning Authority, the Town Planning Board, local government authorities, health authorities, water supply authorities, and the State Electricity Commission, which are all dealing with the one problem. They are, however, all Government departments and, as we know, they have a habit of moving slowly. This is one of the problems with which we are faced.

There have been queries by previous speakers as to what might be considered a reasonable price for land. I do not propose to give an assessment of what I consider to be a reasonable price for land. I am convinced that if the Government placed ample land on the market the price problem would be almost over. There is insufficient land on the market today, and to solve that problem it should arrange to place extra land on the market.

I regret the Minister for Housing has such a great problem. I certainly sympathise with him because I realise he was tackling a subject and advancing a theory in which he did not believe. There are few things more difficult than to try to speak on a subject in which one does not believe.

I can see exactly what must happen in Cabinet. On the one hand we have a Minister trying to bring industries into the country, and wanting as much money as he can get for the purpose. On the other hand the Minister for Housing is pulling in a different direction, seeking that money for housing and land and, accordingly, we have a tug-of-war going on.

The Minister for Housing wants to construct homes at a reasonable price, but he cannot do so until he gets the necessary land. We should establish some balance in these matters and adopt a steady influence. Let us consolidate a little. We have a number of industries established here and we should now provide houses for the people we have brought to this country to work in those industries.

If we did that I am sure we would overcome our problems of land and land prices. The member for Narrogin raised the question of cheap land at Narrogin. He did not, however, mention the equalising factor, that the cost of building a house at Narrogin is far greater than it is in the metropolitan area. So, although it is possible to obtain land cheaper in that area it would cost a great deal more to build a house at Narrogin than it would in the metropolitan area. I have seen houses lying empty in Narrogin for quite a long time.

The member for Narrogin also said that there was work available in Narrogin, but I do not think that sufficient work would

be available to overcome the problems associated with housing and the price of land.

I would like to read an extract from the *Daily News* dated the 15th July, 1968. It contains the opinion of a developer who blames the price spiral on the Government. It reads as follows:—

Developer Blames Spiral on Govt.

A leading Perth land developer today blamed a lack of Government information for much of the metropolitan land speculation.

N. J. Herbert, principal of N. J. Herbert and Co. Pty. Ltd., said Government zoning announcements led people to the mistaken belief that much land was immediately ready for homebuilding.

Once land was zoned urban it was rushed, causing inflation.

The true position, said Mr. Herbert, was that much of the land zoned urban and deferred urban would not be available for building for up to three years because of the backlogs in central town and shire planning and the provision of essential services.

As I have said, all these factors have caused a shortage of supply; the demand has grown greater and the supply less. That is our problem.

I do not say all the people referred to are speculators, because in my opinion a father is surely entitled to purchase a block of land for his children so that they will have something to fall back on when they reach marriageable age. As a rule parents like to buy such land in reasonable proximity to their own homes. I do not think they are speculators.

For instance, I do not think a person is a real speculator if he sees an opportunity to make an easy dollar by purchasing a block of land on a low deposit, while obtaining the balance from a finance company at a flat rate of interest. I do not consider him to be a serious threat. I am worried about the big developers—those who buy large quantities of land and who hold it until Government development is established nearby, or until the price has risen to such an extent that there are large profits to be made. They are the people who should cause us concern.

I have here a circular dealing with the Wonga syndicate which was referred to by an honourable member last night. I was absent at the time and I want to ensure that members fully understand the position. The syndicate is projected by a real estate agent—a member of R.E.I.W.A.—who seeks 18 shares to set up what he calls the Wonga syndicate. He sets out the profit from each share on the sale of the land in question. There are only five acres of land and approximately \$8,000 per acre was paid for it.

The outlay was \$39,600 for land purchase, \$570 for stamp duty, \$240 for mortgage fees and documents, making a total cost of \$40,410. The deal was arranged as follows:—

| | | |
|------------------|------|-----------------|
| Deposit | | 15,300 |
| Loan arrangement | | 24,300 |
| Total | | <u>\$39,600</u> |

It is estimated that the return on a share—after allowing for the cost at \$2,200, stamp duty at \$33, rates and taxes over a two-year period at \$30, and the cost of development at \$700—will be a profit of \$2,537, the selling price of a block being \$5,500. That is the extent of the profit for the outlay over a two-year period; it is a profit of 85.6 per cent. Under another method the speculator can show that he gets a profit of 114 per cent.

We as the Legislature should not tolerate deals of that nature. It is reasonable to assume that this sort of thing should be discouraged. People should be encouraged to invest their money, but not in deals or enterprises of this nature. By inflating land prices we are depriving the people of the opportunity to buy blocks and to build homes on them, and furthermore denying the Minister the opportunity to obtain land to sell at a reasonable price.

The Minister for Housing dealt with the McCarey report and quoted from a publication dealing with the economic activities in Western Australia to show what was the general feeling in relation to land prices. I would say that the Minister picked quotations from here and there to suit his purpose, but forgot to deal with the main factor. I now quote from the same publication. On page 13 of this University Press publication the following appears:—

We largely agree with the committee's beliefs and conclusions. Housing or more specifically shelter, ranks with food and clothing amongst the chief material needs of man. As such every man not only has a right to demand them but may well go to extremes to obtain them. Housing, moreover, occupies a special place because it absorbs such a large proportion of a lifetime's savings and because it is a commodity almost without substitutes. If the individual man's lifetime of effort is at risk and subject to the vagaries of a market dominated by speculators who have at risk a small proportion of the savings necessary to supply their own needs, we would describe the state of affairs as inequitable.

I go further and say that many speculators in land do not even have the money required for such deals; but I should point out that it is very easy to get it from the finance companies.

I know of one developer who paid almost nothing himself for the purpose of developing the land he bought. He made an approach to a finance company which lent him the purchase price on the basis of 12 per cent. flat interest rate, repayable at 1 per cent. per month. He made an approach to the surveyors to defer payment of the survey costs, and they agreed to wait for their money until after the sale of the blocks.

A road building contractor agreed to construct the roads on a similar basis. He built the roads and was prepared to wait for his money until the blocks were sold. All that this developer had to find was the 1 per cent. per month of the accruing interest which was payable to the finance company. He put the land on the market and sold almost the lot in one day. The development cost him practically nothing from his own pocket, and he was able to make a substantial profit out of the deal.

We cannot altogether blame the finance companies for lending money for this purpose. If they find an opportunity to invest money at very little risk—in these cases there is very little risk because the subdivided blocks are often all sold as soon as they are put on the market—I do not suppose we can blame them. As a consequence of such deals finance companies make 12 per cent. on their loans. This is a handsome profit, but we should stop to ask, "Who has paid for the profit?" It is the poor homeseeker who buys the land. We should stop this sort of thing.

To my way of thinking a person is entitled to a block and a home. That is fundamental to the Australian way of life. The people have always had homes, and the thinking of the youngsters before marriage is to start off by buying a block of land and ultimately building a home on it. Candidly we should not depart from that way of life. We should not allow finance companies with highly Americanised ideas to upset our Australian way of life. We should adopt the good ideas from abroad, but this interference with the Australian way of life should be stopped.

On the question of supply and demand, I now refer to page 17 of the McCarrey report. In it the following appears:—

The price of land, like the price of any other commodity, is determined by the balance of supply and demand.

The very high rate of economic growth experienced in this State in recent years, the resulting upsurge in population growth and migration and the influx of new businesses have made for an unprecedented demand for urban land. The rapid metro-

politan growth being experienced throughout Australia is accentuated in this State.

Expectation of continued growth in the future, combined with a realisation that the abundant supply of land close to the city (which has been a feature of Perth) was fast drying up, made certain of rising land-prices and stimulated demand still further. Purchase of land in individual lots as well as in larger areas for speculation accentuated the demand for land out of all proportion to real need.

This inflation of demand above the real need for urban land has been one of the primary elements in the problem. It created an artificial land-shortage that was real enough in its effect on the market, and it found the flexibility of supply of land to the market inadequate to the challenge.

I emphasise the last part of that paragraph which is as follows:—

In many respects our procedures, habits and planning were geared to a more-leisurely rate of growth and have been slow to adjust.

This is one of the fundamental problems we are up against. We have about half-a-dozen departments handling the procedures, but it would be far preferable to streamline them.

I asked some questions of the Minister for Town Planning, and I knew he would have problems in answering them. I was trying to find out what was happening. From the answers given it appears there is a large staff in the Town Planning Department, but I am not too sure of its output. I do not know whether those involved in these matters were continually writing from one department to another. The procedure should be streamlined, so that the time which is now taken with subdivisions will be greatly reduced.

On the day I was elected to Parliament one person approached me to complain about the problem he had with a subdivision. He is still complaining about it. I have not been able to get any satisfaction on his behalf, and I suppose he will be complaining for a long time before it is finally solved.

I might mention that one of our problems has been caused by town planning requiring more orderly development than was the case years ago, when people were able to buy land anywhere on which to erect homes. This applies to everybody today, but more especially to the Government, which wants to do everything in a nice planned orderly manner, including providing such things as roads, electricity, water sewerage, and so on. However, we are a long way from sewerage in all districts. I live in one of the oldest areas—Applecross—and it will be a long while before that district is

sewered. That position applies to most areas. I think that in the Scarborough district, because of septic systems, there are more mosquitoes to the square inch than there are anywhere else to the square mile.

I would say this: There has not been a sufficiency of selected areas for development of subdivisions. Had there been, we would not be experiencing the great trouble we have today. This has been one of our great problems. I do not mind the planned subdivision of land as perhaps this is better than the position which existed previously, but I do not think sufficient land has been placed on the market so that people can buy it.

We come back to the fundamental question of supply and demand. Until we can equate the two we will have a problem. We must achieve a degree of equilibrium in this matter so that when land is put on the market supply will equate demand.

In this opinion, I am borne out to some extent by a statement made by Mr. L. J. Hooker, which appeared in the *Daily News* on Wednesday, the 24th July. It reads as follows:—

"Too many people with more money than ever before want too much too soon . . .

"Perth land costs are purely a case of supply and demand. This is not a special problem for this State—it applies in every metropolitan area right around Australia," he said.

"The problem here is much the same as in Sydney, but on a smaller scale.

"That the demand outstrips the supply is not the Government's fault. Making more land available is a comparatively simple matter"

If it is a comparatively simple matter, as Mr. Hooker says it is, I would suggest to the Government that it gets on with the job of making land available. That is the whole problem. There is just not enough land ready for sale.

I agree with the McCarrey report, which on page 22 says—

. . . a Sunday afternoon drive within a short distance of the city in any direction is sufficient to convince anyone that there is a great deal of vacant land still available. The question arises: what forces have been at work and are still at work to restrict the supply of land entering the market and (more important) likely to enter the market in the near future?

One of the forces operating in regard to the restricted supply of land is the fact that it is tied up by Government departments; and the McCarrey report states this—

While recognising the problems caused by speculation and the withholding of large areas of land by

public and private bodies, we would point out that the Authority had a weapon in its own hands that, until recent months, has been little used. This was the release of a large area of land in a desired district, if possible on conditions that would exclude speculators from the sales.

All we have to do is to make sufficient land available so the profit will not be so high, and the speculators will not be present. Their only interest in land sales is to make a good profit.

The first recommendation of the McCarrey report is as follows:—

Release of land: The Metropolitan Region Planning Authority should be requested to release immediately considerable areas of urban-deferred land capable of early development. Consideration should be given to making it a condition of release that the vendors will adopt measures to exclude speculators from sales.

I agree with that in part, but I do not mind if the speculators attend the sales because if sufficient land is put on the market they will not make a high profit from any land they buy and their interest will wane.

Recommendation 2 of the McCarrey report is as follows:—

A statutory authority should be set up with the function of acquiring land for urban development and subdivision. An Urban Land Commission with appropriate powers could assemble land, subdivide according to an approved planning scheme and make it available by auction or private treaty to individuals . . .

and so the report goes on with one recommendation after another, all of which are good.

I think the back-bench supporters of the Government should take stock of what is going on. I think we have enough industry here at the moment. We should try to consolidate a little so the people can obtain land at reasonable prices in order to build their homes. The cost of housing has been kept down to a reasonable level; but, with the present price of land, it is a terrific burden for young people who are purchasing a home because they are paying interest not only on the home, which was the case years ago, but also on the land. This is one of the problems we have to face up to. At the present time people have to borrow an amount of money that is greater than should be necessary in order to provide themselves with their right of shelter in a home, which is in accordance with our Australian way of life.

I do not think the Government has any friends in relation to land prices. I said earlier that the Government did not have any friends in this regard—candidly I cannot find any at all even though I have

tried to do so. In relation to this problem I have endeavoured to see both sides. Even the *Daily News*, *The West Australian*, and everybody who comes here is critical of land prices. On the 11th July, the *Daily News* had this to say—

Editorials have condemned big scale land speculation, blamed the Government for having failed to curb it and insisted that the shameful situation of big areas of housing land near the city being virtually locked up by speculators is not solved by making land available many miles from the city.

There is a lot of truth in that. After all is said and done, people are entitled to be able to obtain land within reasonable limits of the city. There is plenty of land available within reasonable limits, and there is no need to open up areas which present problems in relation to transport. It could be a matter of passing the buck from one department to another if areas too far afield are built up. This involves problems of transport. I would refer members to what has happened in the Hamersley Estate. There has been gross neglect on the part of the Government in this area.

The Hamersley Estate extends from Karrinyup through to Sorrento and is one of the finest pieces of land to be found. If a person owned a piece of it he would be very happy because it has sea views and a view of the hills. It will have a golf course nearby and it has all the amenities for which anyone could wish. Yet it has never been opened up. It has no water level problems like those experienced at Lynwood. That is something I could never understand. Why was Lynwood ever opened up? No end of problems were faced because the water level was very high. Many health problems arose as a consequence of building in that area.

As I have said the Hamersley Estate is an exceptionally good area. No water problems are involved, but it has not been opened up. I have been complaining about it for the last two or three years. But now, at last, a start has been made and in about three or four months' time a few blocks might be available, but it is going awfully slowly. It is time the whole area was placed on the market—all at once, too, not dribbled onto the market.

In this regard I think the Government should request the local authorities, the University, and the Perth City Council to place all their subdivisional land on the market at the one time so that there can be some degree of control over the prices. This will not be possible if the land is dribbled onto the market. That is occurring now and the high prices are being maintained; and, as a consequence, the Minister for Housing has to face many worries and a tug-of-war is occurring in Cabinet. I do not want Cabinet to be

involved in a tug-of-war. I merely want to ensure that it is possible to obtain land at reasonable prices.

I am rather keen that we should continue with the Australian way of life. As I mentioned earlier, it is a good way. The normal process was that youngsters would buy their homes over a period. The price of land was reasonable, but today it is available only at inflated prices. Unfortunately youngsters these days face many problems.

As a matter of fact, under present arrangements, because of inflated land prices, the wife has to go to work for many years, and, candidly, I am not very happy about the necessity for wives to work. In the main it would be far preferable if they remained in the home. I admit that difficulties are involved and, in many cases, they have no alternative but to work. However, if we got back to the fundamentals to control prices by putting land on the market at reasonable prices the women might stay home and the State would be better off as a consequence.

MR. FLETCHER (Fremantle) [5.13 p.m.]: I support the amendment. Very little reference has been made to it from either side of the House. It has been supported here and opposed there, which is only natural. Consequently I will read the amendment because I intend to speak to it. It is as follows:—

But we beg, with regret, to inform Your Excellency that the continuous rise in the cost of land is exceedingly perturbing to our citizens; and that effective measures to check speculation and halt the rise have not been taken by the Government.

That is the whole substance of our complaint. I suggest that all present should support the amendment, but I am not naive enough to believe they will. I regret to say that I suspect only those on this side of the House will support it, but I hope there might be some defectors from the other side.

Those who have homes and blocks do not care about those who have none, and that will be reflected in the vote here this evening. We will demonstrate our concern by voting for those who do not have any land upon which to build a home. I would further point out that even a well cared for dog is entitled to a kennel, and so much more is every member of our population entitled to a home, and at a reasonable price. That is why our leader has moved the amendment—out of concern for the community of Western Australia as a whole; concern not only for those we represent, but also for those whom members opposite misrepresent.

As it has been pointed out by the honourable member who has just resumed his seat, a home is a fundamental we should all enjoy. I regret that the Minister

opposed the amendment; but, as I stated earlier, he did not really speak to it. I am alarmed at what is happening, and that is why I am on my feet.

I think it was the member for Belmont who quoted his own experience in relation to the price he paid for his property. Let me quote my experience. In 1949 I paid £2,100 for a block of land and the home on it. Recently a block of land—not of comparable size, but smaller—within a stone's throw of my place was sold for £2,800. That is \$1,400 more than I paid for my block of land and house. That is what brings me to my feet, and it is the type of experience which prompted the Leader of the Opposition to move the amendment, which I believe is quite justified.

As I said earlier, those who possess a home just do not care about those who do not. The Minister made reference to Professor Bowen, Mr. Treloar, and Mr. Worthington. He made reference to their quotations in a certain publication, and he read a very convenient portion of them—convenient to the case he was submitting. He was indicating, in effect, that there is no alternative to the existing situation; but there is an alternative.

To substantiate what I was saying a while ago in regard to inflation, let me read from a small publication. It is called *Perpetual Leasehold or Freehold*. I presume everyone in the House received a copy, which I hope has been read. I certainly commend it to members. The following is to be found on page 3:—

How menacing is the trend in land prices under freehold is shown by the Building Industry Committee for Long Term, Low Deposit, Housing Finance.

I am having difficulty in hearing myself. I hope *Hansard* can hear me. To continue—

In 1962 this committee issued a report showing that at 1946 the cost of land represented only 8 per cent. of the cost of an average priced house and land, but by 1961 land represented 25 per cent.

Between 1946 and 1961 the cost of land represented 8 per cent. of the cost of house and land, but this rose to 25 per cent. by 1961. We all know that land prices have gone mad since then, and that is what prompted the Leader of the Opposition to move the amendment expressing concern at this tragic state of affairs. This publication goes on to say—

If we repeat the calculation of the first example with all other elements unaltered but with land price taken as only 8 per cent. of the total (as at 1946), the differential in favour of Canberra would only have been \$558—That is where the leasehold land is. To continue:—

—whereas under the 1962 proportion it has risen to \$5710. Thus the crippling effect of freehold has risen ten-fold over 15 years.

I think I heard an interjector support me by saying it has risen another 100 per cent. or more, since. Those figures support that contention. If I had more time, I would quote copiously from this very worth-while little publication. The Minister, out of loyalty to his Government, spoke more about housing than he did about land, and that is my argument with him. He spoke about war service homes, but he did not speak on the general inflation of land prices, about which we are concerned. The Minister's argument does not give any reason for the Government not jumping on speculators, and that is the cause of our complaint. He made no reference, as I said, to my leader's amendment on this subject.

I have read the little publication I mentioned, regarding what could happen through inflation. In another publication called, *Regional Planning*, appears a very worth-while article of what has already happened in Los Angeles and San Francisco. This is a classic example of what could happen—and, I regret to say, what is happening—here. Even the foreword in this particular publication reads as follows:—

The complaint is being made that land in the Region is not reasonably available to the homebuilder. The complaint is valid: there is a considerable problem.

Those are not my words; they are the words of Mr. M. E. Hamer, Chairman of the Metropolitan Region Planning Authority. Mr. Hamer may support our motion, but I regret that the Government and its members will not.

I mentioned Los Angeles and San Francisco. I want to warn the House of what could happen in this State. Under the heading, "There is nothing wrong with the air views—but there is plenty wrong with what they show," appear 12 reasons for the existence of the suburban sprawl. I will deal with only four of them, as follows:—

Suburban Sprawl is what happens when land developers cannot assemble at a profitable price the tracts they would like to buy first, so they have to leap frog out to find land cheap enough to build on here, there, and everywhere—often five or ten miles further out.

So, like a string of sausages, the houses are strung out in little groups here and there. To continue:—

Suburban Sprawl is what happens when owners whose land is wanted next for suburban expansion—the nearest land, the land that would cost least to connect up to existing streets and sewers and utilities—hold out for tomorrow's price today and fail to find a buyer willing to pay it now.

Suburban Sprawl is what happens when estate owners hold out for capital gains of 1,000% to 10,000% above what their acres cost to buy in horse-and carriage days. (The Whitney estate pre-empted for a single family one-eighth as much land as all of Levittown five miles further—population 65,000.) Millionaires pay almost no taxes to hold on to their estates; they can deduct up to 91.72% of the local levies from their state and federal taxes.

I presume the same conditions prevail here. The final of the four paragraphs reads as follows:—

Suburban Sprawl is what makes homebuyers drive past miles of unused or underused countryside to get home to their tiny 60 ft x 120 ft. lots. (Open fields, cow pastures, private golf links, and millionaire estates are fine, but it is much better to drive out five miles beyond your home to enjoy seeing them when you want to see them than to have to drive five miles past their "no Trespassing" signs when all you want is to get home.

That is the situation which has developed in Los Angeles, and which we do not want to see develop here. On the next page appears the following:—

Suburban sprawl, in brief: (1) costs billions of dollars a year, (2) blights millions of acres of countryside, and (3) makes homeowners waste millions of hours and millions of gallons of gas to get home to homes whose land cost they can afford.

That is the situation developing here. The member for Narrogin made reference to the fact that one can get land at Narrogin. I would also point out that land is available at Eucla, Forrest, and Ceduna. But who wants to live out there?

Mr. Gayfer: If people went to those places they may want to live there.

Mr. FLETCHER: I am not anxious to go there, nor is the rest of the population. Those people who have raised their families and set up their homes have a perfect right to stay here and obtain land at prices they can afford. I am complaining about the fact that they cannot. The Leader of the Opposition, the same as the rest of us on this side of the House, can see this situation developing, and he moved the amendment to prevent the situation developing further.

I was in Los Angeles 18 months ago and I would point out that that city is 75 miles long. I do not know how wide it is but people are catching buses in the centre of the city and travelling 15, 20, and 25 miles out of town to the humble homes that have been described. They pass thousands of acres of undeveloped land which is priced at extortionate prices, and they have to travel miles and miles to get to their homes. They also face associated prob-

lems, such as those connected with sewerage and the lack of other facilities which are required.

There is a further reference which I want to quote, because members of the Government seem to be rather reluctant—as I have said in the past—to accept my contention. On page 13 of the most recent report issued by the Metropolitan Region Planning Authority, appears the following:—

The planning people believe that it will be possible, even in this difficult field, for a combination of far-reaching measures to be put forward.

That is to counteract the existing situation. To continue:—

If resolutely implemented, these would result in the release on the market, at reasonable prices, of a large number of residential blocks. With the other measures being taken by the M.R.P.A., this should satisfy the legitimate needs of homebuilders in the community.

Why cannot the Government accept what it is told by its own departments? The next paragraph is very important and pertinent to the amendment which has been moved from this side of the House. I quote:—

In essence, the solution could be simple. Speculators keep ripe land off the ordinary market because the cost of holding it is likely to be greatly exceeded by the capital gain that will be made on the eventual sale of it. Therefore the speculator can be dissuaded from holding onto land (or buying it in the first place) if the holding costs are substantially increased by a heavy burden of land taxes on unimproved land and if the rewards are reduced, by the charging of a betterment tax, to reasonable proportions.

I have heard the Deputy Leader of the Opposition ask questions on that point; and I have one on the notice paper for Tuesday. To continue quoting:—

There can be a suitable safeguarding of the interests of bona fide people.

It is the bona fide people with whom we on this side of the House are concerned—not the speculators. That will be reflected in the vote which will be cast tonight. As I said earlier, we are concerned with the problems of the type of person we represent. We are not concerned with another type of person who is referred to in *The West Australian* of the 1st May, 1968. I will refer briefly to the article, leaving out names deliberately. I hope the House will listen. The article is headed, "\$100,000 Paid for a House," and states that a Perth businessman has bought a two-storied house in Victoria Avenue, Dalkeith, for \$100,000. It says the house is on a river frontage block of about three-quarters of an acre and was owned by a former S.P.

bookmaker, Mr. P. B. Healy. The purchaser said he would shift from his present home in Applecross to Dalkeith about the end of this year and that the sale was completed 10 days previously. The final paragraph states the house has four bedrooms, two lounges, and two kitchens and there is a self-contained flat on the block.

Mr. Gayfer: So what!

Mr. FLETCHER: I deplore it, even if the member for Avon does not; because I know how the particular gentleman made such a fortune that he is able to afford to pay \$100,000 for a home which has a self-contained home unit within it.

Mr. Gayfer: What about the bookmakers before the establishment of the T.A.B.?

Mr. FLETCHER: I am not alluding to the bookmaker, but to the person who purchased it from him. I do not want to refer to names, as I have said. In addition, I do not want to be interrupted, but wish to be allowed to develop my theme that the gentleman in question made a colossal fortune as a consequence of speculation. For that reason alone—that is, to prevent people making extortionate profits—the amendment moved by the Leader of the Opposition is justified. It is through speculation that the person in question has been able to pay \$100,000 for a home and has been able to build expensive flats in King's Park Road, the rents of which are far beyond the capacity of the people we represent.

That is the sort of thing we deplore, and it is the sort of thing which members opposite will be defending if they oppose the amendment moved by the Leader of the Opposition. I hope members realise that and take it seriously. We on this side of the House take it seriously; otherwise such an amendment would not have been moved.

I could quote further from the Press. However, as I do not know what was quoted last night because, regrettably, I was not in the Chamber—I was paired—I do not want to indulge in tedious repetition and I hope I have not done so. In any event, I do not need to rely on newspaper comment for support of our view. We should learn from the mistakes that have been made in America—in Los Angeles and San Francisco—which I have mentioned already. We should take heed of the Metropolitan Region Planning Authority's most recent report which I also mentioned, in addition to giving my own experiences of what has happened.

I am concerned because I will not own my own home until after I retire. With the prices of land in the vicinity of my home, which I have quoted, I will not, despite my salary, be able to afford to buy a block of land for either of my sons. They will have to acquire them on their own, the same as I did. Some might say that is desirable; but, nevertheless, I would

very much like to be able to buy each of them a block of land.

Doubtless members opposite will vote in accordance with their pocket and privilege—the sort of privilege I have mentioned, whereby a man can amass a fortune at the expense of the community and buy a home costing \$100,000. The position is not the same for members on this side of the House, nor is it for the people whom we represent, and we will register our votes accordingly. I enthusiastically support the amendment to the motion.

MR. LEWIS (Moore—Minister for Education) [5.36 p.m.]: I desire to make a brief contribution to the debate on the amendment to the Address-in-Reply. I would like to refer to the second maiden speech made by the member for Karrinyup—admittedly, the first one in his capacity as member for Karrinyup. I would have liked to congratulate him personally, but, unfortunately, he is not in his seat. The reason that I wish to congratulate him is because in the first part of his speech he said he was in entire agreement with the Government.

Mr. Brand: Hear, hear!

Mr. LEWIS: Perhaps the honourable member has seen the light; perhaps not, because he went on to criticise the Government.

We have listened to many members who have contributed to the debate in the House, but, up to date, there has not been anything particularly constructive put forward.

Mr. O'Neil: What about my speech?

Mr. LEWIS: My honourable colleague, the Minister for Housing, contributed to the debate from the point of view of housing. I wish to contribute, chiefly because criticism has been levelled at the Town Planning Department. As I represent the Minister for Town Planning in the Chamber I felt it incumbent upon me to say something on behalf of the Town Planning Department. Unlike some members in the House, I am not personally or officially *au fait* with local problems of subdivision and so on. Therefore I cannot comment on the criticisms that have been made that a certain piece of land or a certain orchard should have been subdivided for housing.

I should like to refer again to the terms of the amendment which are—

But we beg, with regret, to inform Your Excellency that the continuous rise in the cost of land is exceedingly perturbing to our citizens; and that effective measures to check speculation and halt the rise have not been taken by the Government.

Of course, there are two opinions on the subject. However, I reaffirm the Government is not unconcerned about the price of land.

Mr. Fletcher: Demonstrate that by doing something.

Mr. LEWIS: That remains to be seen. Let me proceed. I am grateful to my colleague, the Minister for Town Planning, who has supplied me with some information. This is as follows:—

The Metropolitan Region Planning Authority became concerned about the inflation in the value of residential land soon after it came into being and conducted a survey, in 1965—three years ago—into the reserves of urban and urban-deferred land south of the Swan River. Subsequently the Government stepped up its releases of urban-deferred land to augment the supply.

Since the inception of the Metropolitan Region Scheme in 1963 the M.R.P.A. has agreed to the rezoning of more than 15,000 acres of urban-deferred land to urban. Recent major releases include: Hamersley—5,000 acres; Canning Vale—2,000 acres; Cannington-Armadale corridor—1,000 acres. This session Parliament will be asked to approve a recommendation that nearly 7,000 acres of rural land in the Cannington-Armadale corridor be rezoned urban.

Mr. Graham: You are just so many years too late.

Mr. LEWIS: To continue—

At Hamersley, the rezoning aims to provide for a community of 50,000 people over the next 10 to 15 years. A subdivisional plan for the first stage of development has already been approved by the Town Planning Board and the provision of services to and within the area is now being proceeded with. Apart from Hamersley, a further 2,000 acres of urban-deferred land have been rezoned in the Perth Shire.

At Rockingham Park, development has begun on Precinct One of this new suburb which will eventually house 35,000 people.

At Medina-Calista, a master plan for the development of between 5,000 and 6,000 housing units is being prepared in a joint exercise being undertaken by the State Housing Commission and project developers.

In the Cannington-Armadale corridor, zoning change will provide for a potential population of 150,000.

So the Government has been active, although it is still not satisfied with the present position. In February, 1967, the Government constituted a committee under the chairmanship of Mr. McCarrey to report on the situation. What more could the Government do to rectify the position? The report to that committee was presented to the Government in January, 1968. I would emphasise to members that this is a most complex problem; it is one that

must be solved without disturbing unduly members of our society, because there will always be two opinions on what is a fair price for land.

Mr. Tonkin: What is your opinion on the price of land?

Mr. LEWIS: I believe that, in many instances, it is too high, and so does the Government, and that is why it is actively investigating the position to see what can be done to solve the problem.

Mr. Fletcher: You are shutting the door after the horse has bolted.

Mr. LEWIS: I do not believe that we are shutting the door. The member for Karrinyup stated it is a question of supply and demand, but the McCarrey report emphasises it is not merely a question of rezoning land from deferred urban to urban. Steps must still be taken to ensure that urban land is placed on the market, and this is the problem that concerned the members of the McCarrey committee.

As other members have already done, I will refer to the McCarrey report. Paragraphs 7.14 and 7.15 of the report read as follows:—

7.14 There is no doubt that the first requirement is an increase in the supply of land in sufficient quantity to satisfy the immediate excess-demand. Coupled with measures designed to force on to the market the many thousands of lots held in anticipation of a further price rise, this action should meet the short-term situation. Also it is essential to appreciate that unless an adequate supply of land is assured any increase in holding costs by way of additional taxation will merely be passed on to the public in higher prices and thus have the opposite effect to that intended.

7.15 Yet we must warn against the frequently-expressed opinion that this is the principal measure needed to solve the problem. It is at best a short-term palliative. As we indicated earlier in this report, by far the greater part of the urban-deferred land is concentrated in the hands of a few major land-developers. We can expect the familiar pattern of calculated release of blocks to emerge and that a very high proportion will be taken up by speculators as soon as they appear on the market. Moreover the extent to which the release in recent years of considerable areas of land has resulted in houses being built is far from encouraging.

So the report goes on. Each member has a copy of the report, but I wanted to emphasise it is not just a question of releasing further areas of land which, in some instances, are without essential services such as water supply, sewerage, and so on. It is more a question of using land which already has been declared urban and is

within reach of existing services. It was to this factor that the committee directed our attention.

Several recommendations have been made by the McCarrey committee and, as I have pointed out, the first one has been partly implemented. Further steps will be taken for the release of some 7,000 acres. In its second recommendation the committee suggested the appointment of an urban land commission. Cabinet has deferred consideration of this recommendation until it sees the effect of the other measures which will be taken as a result of these recommendations.

Recommendation 3 of the committee, in regard to a land tax surcharge on unimproved land, has not been deferred, but at the present time is closely under examination. The fourth recommendation—the betterment levy—has been deferred for consideration. In regard to the fifth recommendation—more frequent valuations of unimproved land—I can advise the House that this is under close examination. Effect has already been given to the sixth recommendation with the appointment of Sir Keith Watson and his committee. The members of this committee are as follows:—

- Sir Keith Watson.
- Mr. H. L. Clarke, Member of Local Government Association.
- Mr. C. Dudley, Member of Real Estate Institute of W.A.
- Mr. R. Johnson, Member of Housing Industry Association (Lynwood).
- Mr. J. Rothwell, Acting Member of State Housing Commission.
- Mr. C. W. Warren, Member of Institute of Surveyors.
- Mr. E. Sabin, Town Planning.
- Mr. C. H. Wilson, Titles Office.
- Mr. E. Oates, Metropolitan Water Board.
- Mr. W. G. Henderson, Lands and Surveys Department.

That committee has not yet reported, but the object of appointing it was that it should examine ways and means of streamlining procedures and to eliminate delays relating to subdivisions of land.

At this point I recall that, even today, in answer to a question, members were informed that several thousand investigations annually are conducted by the Town Planning Department. I think some of the delay is caused by local authorities. Some of them are necessarily objecting to proposed subdivisions, but because of local circumstances they want to examine closely some of the proposals and, naturally, this results in some delay in the land being subdivided.

Mr. Graham: The Minister for Town Planning should talk to the Minister for Local Government about that.

Mr. LEWIS: Perhaps he will over the weekend. The seventh recommendation—review of land tax exemptions—is also

under examination. In addition to what I have already outlined, I want to refer members to the policy speech of the Premier when he said the Government, initially, would take four main steps to curb the rising price of residential land. For a start he mentioned three steps. Firstly, he said he would arrange for a big increase in the release of urban deferred land on the basis that it was to be used, and to be subject to strict development conditions. The second step proposed was a greater release of land on similar conditions to minimise further speculation; and the third step was to streamline subdivisional procedure to speed up the placement of houses on the market.

All these measures are already being implemented. The Premier said the fourth step, if the other three measures proved to be inadequate, would be that the Government would again prepare legislation designed to place on the market land now held by speculators. He indicated this might take the form of a special surtax on the land being held. I have already indicated that this is under very close examination at present. The Government is hopeful that such measures will steady land prices and halt the upward swing. However, if it proves that these steps are clearly inadequate the Government will not hesitate to take more drastic action.

Mr. Graham: The Government has been doing a lot of talking for a long time.

Mr. LEWIS: Let us be fair on this question. First of all, the Government was extremely disturbed about the trend of high land prices, so it appointed the McCarrey committee in February, 1967, and that committee reported in January, 1968. A Cabinet subcommittee was appointed to examine its recommendations. The report came back to Cabinet and it applied certain reservations to the report, but many of the recommendations of the McCarrey committee have already been implemented.

Further measures are envisaged to give effect to the recommendations made by the McCarrey committee. The Government has already indicated it is concerned over high land prices and intends to do something about them, and yet it is faced with this amendment to the Address-in-Reply which is tantamount to a motion of no confidence by pointing out the Government has done nothing about the housing situation.

Something has been done about it. The Government has informed the public that it intends to do more and, therefore, in my opinion there is absolutely no justification for the amendment. I trust the House will reject it.

Debate adjourned, on motion by Mr. Bickerton.

House adjourned at 5.51 p.m.