

*Expropriation*

However, if more than one appraisal is obtained, the minister may well feel that one of them is substantially too high and he will not wish to make an offer on the basis of that appraisal. That would be not because he was not prepared to pay the owner the full value of his property, because it is in the Crown's interest that he come as close as possible to the true value in making his offer. The minister may genuinely believe that one of his appraisals prepared for him is erroneous, as they frequently are, and does not represent the true value of the property.

In such a case, obviously the minister would not want to disclose the erroneous appraisal to the expropriated owner, because while it may be in the minister's view erroneous, owners are not generally knowledgeable about such matters and they may feel they should be paid the amount of the highest appraisal. This would tend to make negotiations of a settlement next to impossible, and there would therefore be a reluctance on the part of the department to disclose any appraisal thought to be unreasonably high.

If the clause were not to be readjusted as it was, and if this amendment were not carried, it might well be that the Department of Public Works or other departments, because of the necessity to obtain as wide a range of opinion as possible and because of the difficulty of submitting only one report, would resort to subterfuge in obtaining oral appraisals. I do not believe this bill now before us should promote that sort of thing. The officials should be free to obtain proper appraisals and disclose only that appraisal which the minister regards as reflecting the true value of the premises, and upon which he is prepared to base his offer.

After all, the purpose of producing an appraisal is to allow the owner, the owner's appraisers and the owner's legal representatives to analyze the basis upon which the value is calculated, and for the minister to estimate the true value as calculated. If the clause stands as amended, the minister may obtain only one appraisal with all the attendant risks to both owners and the Crown resulting from offers based on erroneous appraisals. If the offer is too low, the Crown will have to pay a penalty. If the offer is too high, the owner will have to refund to the Crown that which is in excess of the offer made initially by the Crown. In any event, an offer too high or too low based on only one appraisal might well result in a failure of the negotiation procedure under the bill being as useful as it is intended to be.

[Mr. Turner (Ottawa-Carleton).]

In short, as amended by the committee, the provisions will not really work in the interest of either the owners or the Crown, and may tend to promote the use of devious means by administration of the bill. For these reasons I proposed the amendment which will restore the clause to its original form. I hope that upon sober reflection those members of the committee who beat us to the punch will duly consider their position.

**Mr. Deputy Speaker:** Is it the pleasure of the House to adopt the said motion?

**Some hon. Members:** Agreed.

Motion (Mr. Turner, Ottawa-Carleton) agreed to.

**Mr. Knowles (Winnipeg North Centre):** It is five o'clock, Mr. Speaker.

## PROCEEDINGS ON ADJOURNMENT MOTION

### SUBJECT MATTERS OF QUESTIONS TO BE DEBATED

**Mr. Deputy Speaker:** It is my duty, pursuant to Standing Order 40, to inform the House of the questions to be raised tonight at the time of adjournment which are as follows: The hon. member for St. John's East (Mr. McGrath)—Royal Canadian Mounted Police—complaints respecting harassment of Portuguese ships; the hon. member for Abitibi—construction of access road, the hon. member for York South (Mr. Lewis)—Immigration—Deportation of deserters from U.S. Armed forces.

It being five o'clock, the House will now proceed to the consideration of private members' business as listed on today's Order Paper, namely Notices of Motions.

## PRIVATE MEMBERS' NOTICES OF MOTIONS

### UNITED NATIONS

#### SUGGESTED CANADIAN INITIATIVE TO AMEND CHARTER

**Mr. Warren Allmand (Notre-Dame-de-Grâce)** moved:

That, in the opinion of this House, the government should take initiatives for United Nations Charter reform to make that institution a more effective instrument for the prevention of military aggression, for the settlement of international dis-