

The fact that you did not rise at that time to answer the Minister's request for guidance led me, and I believe others, to believe that you were probably reserving your opinion and that, following consideration, you would inform us of that opinion. It is important for all Members to know whether or not we will have these kinds of undue restrictions placed on us.

The question was asked regarding a foundry being placed into receivership in the Minister's riding. To some of us, he appeared to be using his request for guidance from you as a dodge in order to refuse answering that question, which might have been embarrassing to him. Will you be making a ruling, Madam Speaker, and, if so, we await it with some interest.

**Madam Speaker:** I have not made that ruling but I have reminded Members several times of the rules and practices which they have accepted for a long time in the House. That is, that Ministers may not be questioned on matters of regional importance which are under their jurisdiction as political personnel. Ministers in the House answer questions related to their administrative responsibilities in the Department of which they are a Minister.

I think the Hon. Minister put it in the terms yesterday which were quite adequate. Therefore, I felt no need to intervene.

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● (1210)

#### QUESTIONS ON THE ORDER PAPER

(Questions answered orally are indicated by an asterisk.)

**Mr. David Smith (Parliamentary Secretary to President of the Privy Council):** Madam Speaker, the following questions will be answered today: Nos. 3,564, 4,165.

[Text]

#### CMHC OWNED CONDOMINIUM UNITS IN MISSISSAUGA

Question No. 3,564—**Mr. Blenkarn:**

1. Did newspaper releases of the Canada Mortgage and Housing Corporation indicate that purchasers can buy Corporation-repossessed condominium units with 5 per cent down and, if so, which lending institutions are prepared to accept purchasers paying as little as 5 per cent down on condominiums in Mississauga?

2. Which condominiums in Mississauga are available with 5 per cent down to qualifying purchasers and from what lending institutions can they borrow money?

3. When the government prepays interest to a lending institution to reduce the interest rate from 18 per cent to 15 per cent, are the purchasers who assume those mortgages qualified on the basis of interest at 15 per cent or do they need salary qualifications to show that they can pay a mortgage bearing 18 per cent interest?

4. What is the amount of income of a proposed purchaser which is taken into account when purchasers are given the advantage to pay down CMHC mortgages?

**Hon. Roméo LeBlanc (Minister of Public Works):** I am informed by Canada Mortgage and Housing Corporation that as of the date the question was asked the situation was as follows:

#### Order Paper Questions

1. Yes. Lenders have not been individually canvassed on their willingness to provide NHA financing.

2. None.

3. If the term of the mortgage is less than three years, the purchaser must qualify at the pre-buydown interest rate; if over three years, qualification is at the discretion of the lender but lenders generally qualify purchasers at the higher interest rate.

4. Under current NHA guidelines, lenders may qualify a purchaser using up to a maximum of 32 per cent of the purchaser's gross income. The following factors are included in the calculation of the gross debt service: principal and interest, taxes, one-half of the condominium fees, and the heating costs (if not included in the condominium fee). Use of the maximum G.D.S. ratio of 32 per cent is at the discretion of the lender.

#### MAIN SQUARE, TORONTO, ONTARIO

Question No. 4,165—**Mr. Young:**

1. What is the maximum annual income level at which tenants of the Main Square apartment complex in Toronto become ineligible for the 25 per cent rent-geared-to-income program?

2. On what data is the maximum income level set?

3. To whom are rent-geared-to-income applications submitted and who approves or disapproves the applications?

4. How long is the Main Square rent-geared-to-income program intended to last?

5. For how long can fixed income tenants of the apartment complex expect to have their rents subsidized?

6. What were the level of profits made by the Marchant Property Management Co. on the commercial operation (the shopping complex) of the complex for 1980-81?

7. What were the operating losses for apartment rental at the apartment complex for 1980-81?

8. What criteria were applied to determine local apartment rental market values in deciding the level that Main Square apartment rental rates will rise to?

9. What is the maximum annual income that people are required to earn before being eligible to rent a unit at the apartment complex?

10. Does the Canada Mortgage and Housing Corporation intend to increase rental rates for the Main Square apartment units in the fiscal year 1982-83?

11. Under the original management agreement signed by Victoria Wood Development Corporation Inc. and CMHC for the operation of the apartment complex, how many apartment units were reserved to accommodate (a) disabled persons (b) senior citizens (c) single parent families?

12. How many apartment units of the complex were occupied by (a) disabled persons (b) senior citizens (c) single parent families as of March 19, 1982?

13. Under the original management agreement, for what period of time were specific numbers of apartment units to be occupied by (a) disabled persons (b) senior citizens (c) single parent families?

**Hon. Roméo LeBlanc (Minister of Public Works):** I am informed by Canada Mortgage and Housing Corporation as follows:

1. Based on the highest rental rate, \$22,940 and over.

2. The maximum income level is a factor of the apartment rent of a unit and a 25 per cent gross debt service calculation.

3. (a) Marchant Property Management Office at Main Square, (b) the property manager.