

National Housing Act

minister that if he does not produce a performance which meets the approval of most Canadians by the end of this year, he should then take a course similar to that taken by the former minister and resign, thereby underlining the need for leadership and for a decent housing program.

[*Translation*]

Mr. Gilbert Rondeau (Shefford): Mr. Speaker, this bill entitled: An act to amend the National Housing Act, 1954 provides us with the opportunity not only to scrutinize the policy of the government with regard to housing and its suggestions to improve the housing conditions of the Canadian people but also to find out how this government intends to build a just society in Canada.

I think that only one word can properly describe Bill C-192 on housing and this word is disappointment. It is disappointing first for tenants paying rather high rents and who had hoped that with this new bill they could some day own their own home at a reasonable price, consistent with the promise made to them.

It is disappointing also for our young people who wish to get married and who some day would like to become home owners, because they thought that the housing reform would be favorable to them.

It is also disappointing for our businessmen, our contractors who know the needs of the people, who are aware of the great demand for homes and of the housing requirements of the Canadian people and who cannot meet these requirements. They have the expertise, the manpower and the materials available, and our country can supply even more. They know the needs of the people who wish to become home owners and who counted on the amendments to the housing legislation now under consideration so as to know what to do in order to satisfy the needs of a large sector of our Canadian people.

This is a disappointing bill on account of the interest rate, not only because the government does not put any ceiling on it but also because it has removed the one that existed and was already too high.

Moreover, this bill does not provide in any way for corrective measures against the increasing cost of housing. We had, a few years ago, the 11 per cent tax on building materials and on top of that we paid an 8 per cent provincial sales tax. As for prices, an average tax of about 45 per cent is due to the price of various Canadian products. And to

[Mr. Gilbert.]

all those taxes is added the financing, so that when our houses are paid for in 40 years from now, we will have paid for about five houses instead of one, and I have here, Mr. Speaker, figures to prove it.

● (5:10 p.m.)

This bill is a disappointment for the people, for the electors who had put their faith in the man who promised them a just society. It is especially disappointing for the taxpayers who have to pay the so-called social development tax and who cannot profit by this promised social development because the laws lead to social recession rather than to social progress. In other words, it is the most underprivileged who are especially affected by this so-called 2 per cent social development tax and it is precisely they who will not profit by the benefits which could be brought about by this so-called social development tax.

So that one should be tempted to call me to order in the course of my remarks on this bill to amend the Housing Act, when I speak of the just society, of the land promised by the Liberals, of the personal income tax, of the so-called social development tax, I want to sum up, for this house, the substance of my argument.

I shall demonstrate that the taxpayers whose income is under \$4,000 will supply funds for mortgage loans under the Housing Act and that those same taxpayers will not benefit from the amendments to that act.

I shall also demonstrate, with the help of statistics, that the small taxpayers will also contribute to the consolidated fund through the so-called social development tax, but that they will be unable to benefit from the amendments to the act.

In addition, I shall demonstrate that the average taxpayers, that is those whose income ranges between \$4,000 and \$5,000, who pay a considerable amount of personal income tax and who will pour hundreds of millions of dollars into the consolidated fund through the social development tax, may be able to use the amendments stipulated in Bill C-192, but that by so doing, that is by using the capital loaned for a longer period at an undetermined interest rate, they will only be led to bankruptcy. So that, in their case, the just society that was promised will, in reality, be a step backward economically and socially.

Finally, in conclusion, only the "haves", the rich, those whose income exceeds \$7,000,