

I think it is better to have him know that he must commence paying back at once. If it is not his fault, and he is doing his duty, his time will be extended, but he must understand that he must do his duty and take care of his obligations. I want them all to understand that and not merely some of them. I know there will be a class to be treated differently from the rest because their land is not immediately productive in the sense that lands of others are but the agreements will all have to be the same.

Mr. STACEY: The committee will be pleased to know that in the Vancouver office we had cases of men who had mapped out their course for the next few years and who were able to show to the satisfaction of the board exactly how, where, and from what sources they expected to raise the revenue that would be required to meet their obligations. They had gone to the trouble of preparing a statement to convince the board that they could meet their obligations even from the first year. The men are not regardless of the fact that they must pay their obligations even from the very first and those who are entering upon highly improved land fully expect to begin paying at the end of the first year.

Mr. MAHARG: You are asking these men to sign something that it is physically impossible to carry out. Men on new land cannot make their payment the first year. The men are being asked to undertake to do something that the board knows it is physically impossible to do.

On section 17—(1) calculation of price by board; (2) improvements to be considered:

Mr. PEDLOW: In regard to subsection 2 of clause 17, is it the intention of the board to make improvements to land they are holding?

Mr. MEIGHEN: Yes, the board has full power to do it but we do not do so as a matter of practice. We have never launched upon that yet. I doubt if we ever will because it involves the buying of land before we have a purchaser for it and we want to avoid that. We might have to do so if we were buying a block of land; we might get it much more cheaply by taking it all. Subsection 2 of section 17 contemplates that possibility and provides accordingly.

Mr. CAHILL: What is the nature of the improvements that you contemplate making?

[Mr. Meighen.]

Mr. MEIGHEN: If we bought a block of land there might be some portion of it that we would have to clear to enable a man to commence farming at once.

Sir HERBERT AMES: While in Australia I found something of that kind in connection with the Victoria Government's scheme for providing land for settlement. They would take over a block of land and improve it by constructing roads, drainage, fences and even houses before they would even undertake to sell it. I would like to ask the minister if there is any intention on the part of the Government to take areas and make them fit for settlement before they are opened up?

Mr. MEIGHEN: No, that is not the policy we adopt. If that is done in Australia it is done under the Governments of the States and not under the Federal Government and the same principle should apply here. The Canadian Pacific Railway Company has recently done that as a private enterprise and in the case of soldiers settlement the Canadian Pacific has made arrangements with us whereby it discounts its list price to the extent of 20 per cent on land sold to any settler approved under this Act. That is an immense advantage in dealing with all Canadian Pacific lands. That is an arrangement which has been recently made.

On section 18—sales of stock and equipment:

Mr. MEIGHEN: I would like this to stand at the request of the War Veterans' Association. They have asked for a rearrangement of subsection 2 to enable the board to loan more than the maximum on the chattels, taking it from the other loan and getting double the sum on chattels so that the board may give up to \$4,000 on a stock loan, their idea being to allow the cattle industry to be engaged in by many soldiers who desire to do so. I wish to give further consideration to that before the clause passes.

Section allowed to stand.

On section 2—resale upon default:

Mr. CAHILL: In the event of a soldier abandoning his land, what will the process be?

Mr. MEIGHEN: The board would then cancel the sale and the land would revert in the board free from all claim whatsoever on the part of the soldier. Then the board would have the power to settle another sol-