

of these boards of referees? I do not say the Minister of Militia carried that out.

Sir THOMAS WHITE: I will try to exercise a wise discretion in naming these boards, so far as I have anything to do with them, because I realize the importance of the matters that will be adjudicated upon. Undoubtedly the men should be of high standing.

Mr. MACDONALD: I hope you will carry out the suggestion of the Minister of Trade and Commerce.

Mr. GRAHAM: The minister will have some difficulty in securing a board of high class men who will not in some way or other be interested in this taxation. The business men on some of the Government Boards would not do for these boards of referees; the men on the Munitions Board, for instance.

Sir THOMAS WHITE: They are busy.

Mr. GRAHAM: Possibly the reason why the minister refuses to assess incomes is that he is going to put on these boards men who have large incomes.

Before the resolution passes I should like to know whether the minister is still hard-hearted and stiff-necked in favour of certain classes who have very large incomes, and who, under this legislation, will not be taxed at all. Even at this late stage I ask the minister to consider whether he cannot devise some method whereby these men will be made to bear their fair share of war taxation. For instance, a man who speculated with a few thousand dollars in land in one of our big cities a few years ago is worth a million dollars to-day; he has made at least 500 per cent on his investment. He is adding nothing whatever to the sum total of the business of the country, or to the improvement of that city; he is getting rich on account of the industries around him, and on account of the enterprise of his neighbours, who are going to be taxed. Now, this man, who has made 500 per cent on his investment, goes scot-free, while his neighbours, who are engaged in industries, are allowed to make only 7 or 10 per cent before being taxed. It does seem to me that without getting down to the real ground of income taxation, as we understand it, some provision might be made whereby these large land speculators in our big cities who have grown rich because of the efforts of the people around them should be made to con-

[Mr. A. K. Maclean.]

tribute to the treasury. Hamilton not many years ago was not the great industrial town it is to-day. It is now one of the hives of the Dominion of Canada, and the same might be said of the city of Brantford. The wealth of those who have invested in real estate in large centres has come to them on account of the industries and push and enterprise of the various manufacturing establishments around them. It does seem to me that in a Parliament of this kind, with such an able Finance Minister as we have got, now that we are endeavouring to tax the people who ought to be taxed, we ought to devise a section that would cover the particular class of people I have described. I am not referring to farmers at all, but to land speculators in our great centres. In the city of Winnipeg for instance, men have become wealthy through buying land a few years ago, and just standing on one side and watching the enterprise of their neighbours making their land grow in value. These enterprising neighbours are to be taxed, but the land speculator who has made ten times as much as they escapes scot-free. I would again urge the minister to see whether some method cannot be devised which, while not necessarily going the length of income taxation, would get at these people. I am sure that the minister and his staff are quite competent to do it, and I think I am safe in saying that it would add millions to the amount to be derived from this war taxation. It would apply to the people best able to bear it, and would return to the public some of the money that has been made out of the efforts of the public.

Mr. BURNHAM: This is the first time in four years I have heard a gentleman in this House refer to the unearned increment. This matter has been developing for a great many years, and is gradually dawning on the public. Of course, the latest economists do not call it unearned increment, but community-earned increment. There can be no doubt, as the hon. member for South Renfrew (Mr. Graham) says, that when the people understand that the silent partner in these transactions is the public, the assessment which he refers to will be made. The time is coming, unquestionably, especially as the state is gradually being initiated into that condition in which it resembles the individual in all its qualities and properties.