

**Mr. Kempling:** No.

**Mr. Evans:** Did it come from the Department of Consumer and Corporate Affairs?

**Mr. Kempling:** I believe it was a finance Bill. But at any rate, Mr. Speaker, I will give the Hon. Member a copy of it if he wishes. I have not looked at it for probably a couple of years now, but it was a good Bill. It was one of the best Bills ever introduced in this House.

**Mr. Evans:** What did it deal with specifically?

**Mr. Kempling:** Well, first it dealt with truth in lending and it dealt with the establishment of the mortgage investment corporations and a mortgage bank. I will be very pleased to supply the Hon. Member with a copy. It should be introduced and brought through instead of this Bill. It is not in the Library of Parliament, I know that, but I will get you a copy.

**The Acting Speaker (Mr. Guilbault):** No more questions or comments?

## PROCEEDINGS ON ADJOURNMENT MOTION

[English]

SUBJECT MATTER OF QUESTIONS TO BE DEBATED

**The Acting Speaker (Mr. Guilbault):** It is my duty, pursuant to Standing Order 45, to inform the House that the questions to be raised tonight at the time of adjournment are as follows: the Hon. Member for Broadview-Greenwood (Ms. McDonald)—Criminal Code—Presentation of obscenity amendment; the Hon. Member for Medicine Hat (Mr. Hargrave)—Trade—Beef imports from common market countries (b) Government policy; the Hon. Member for Richmond-South Delta (Mr. Siddon)—Science and Technology—Macdonald Commission's approach to challenge of technology (b) Government investment in research and development.

## GOVERNMENT ORDERS

[English]

### NATIONAL HOUSING ACT

MEASURE TO AMEND

The House resumed consideration of the motion of Mr. LeBlanc that Bill C-37, an Act to amend the National Housing Act, be read the second time and referred to the Standing Committee on National Resources and Public Works.

### *National Housing Act*

**Mr. J. R. Ellis (Prince Edward-Hastings):** Mr. Speaker, like my colleague from Burlington, I intend to put a few comments on the record regarding this legislation. We have been looking forward to this Bill since last February when it was first announced. I had the privilege of taking part in a seminar on housing sponsored by the Guaranty Trust Company in Belleville some six or seven weeks ago. The item most frequently discussed was interest rates. I should digress briefly, Mr. Speaker, to tell you that at that seminar there were municipal, provincial and federal politicians. There were civil servants from the Ontario and federal housing bodies. There were lenders, in this particular case Guaranty Trust, and there were contractors involved. It was a very interesting seminar and the morning passed very quickly.

Those people who were there, to a man, were interested in knowing what the impact of this particular piece of legislation would be. It had been promised in February and here we were in late April and we had not seen the Bill yet. Now we have it before us and I am sorry to say that it raises probably more questions than it answers. There are some very real problems with this legislation. I think it is fair to say, as my colleague has said, that while we will express our concerns to the Minister, nonetheless he best look to his laurels when it comes to committee because there is going to be some very careful questioning at that time.

Some of the questions which come to mind have to do with potential costs of this program. We are given to believe that the program should be self financing, but it seems to me that assumes home owners will always buy mortgage insurance. I have to think that that is a fallacy. I would think that anyone who did not take out mortgage insurance today would be very foolish. All of us have watched in the past two or three weeks as interest rates have gone up and the value of the Canadian dollar has gone down. I would think any modestly careful person today would take out some form of coverage or any form of coverage available to protect them from the possibility of having to renew at a higher rate.

However, if, as we suspect may happen, interest rates and therefore mortgage rates peak either over this summer or into next year and start coming down again as they did recently, I would doubt that person would take the chance of buying that coverage. After all, if I were in the position of buying a new home and I were faced with a 15 per cent, 16 per cent or 17 per cent mortgage rate, and I had to buy then in order to get the location and the kind of home I wanted, I would gamble on a very short mortgage on the assumption that rates would come down and I could renew at a lower rate.

I have not had a chance to study the Bill as carefully as I would like. I looked particularly at the Minister's remarks in his press release dated May 25, which is only a few days ago. The second page says home owners who took out mortgages or renewed mortgages after the date—now, Mr. Speaker, I fully understand that someone renewing a mortgage would be able to obtain the benefit and, indeed, if I understand the legislation properly, those who renew. In other words, if I have a mortgage today at 12 per cent and I am forced to renew at 17