

translated into physical action immediately the new approach has been authorized.

The change recommended would be accomplished by revising section 35C of the present act to provide 90 per cent loans to a province, municipality or public housing agency for the acquisition and servicing of land for any housing purpose. At the moment, this assistance is available only for the assembly of land to be used for public housing. The loans will be made for periods of up to 15 years and will carry a preferred interest rate set by the Governor in Council.

If land assembly is to be brought to the scale of operations we are striving to promote, a prime requirement will be the availability of adequate sewage treatment facilities to serve these new areas. This is one of the leading considerations in the Government's proposal to supplement its increased land assembly support by further incentives for the expansion or improvement of sewage facilities by our provinces and municipalities. This proposal, which is recommended to us in Bill C-201, calls for the extension of the forgiveness period on high-ratio federal loans for this purpose for another five years.

At present the legislation provides that one quarter of the loan and interest charges may be forgiven on all work completed on federally-assisted sewage projects by March 31, 1970. As a result of the proposed change, this special incentive would be continued through to the end of March 1975.

Honourable senators, I realize I have put before you a considerable package of legislative changes. But, I suggest, it represents a series of practical and forward-looking measures that will add new potential to our ability to discharge the task of improving the housing and living environment of Canadians.

In seeking your consent to their implementation, I am quite aware that even these proposals do not comprise all of the answers to our housing difficulties. In most cases, these will only be found through continuing and close co-operation between the provinces and the federal Government, and I know it is the wish of all of us here that this partnership of interest and endeavour be maintained and strengthened. Honourable senators, if and when this bill receives second reading, I propose to move that it be referred to the Standing Senate Committee on Banking, Trade and Commerce.

Hon. David Walker: Honourable senators, I wish to congratulate Senator Langlois on the

remarkable knowledge he has of housing, and the great detail he has been able to present before this house.

I think it is a very real pity that the Honourable Paul Hellyer, who advocated this legislation for a long time without any recognition and without any hope of its being implemented, should have been forced to resign before seeing his dream become a reality. He was—and perhaps I should not talk of him in the past tense because he is still very much alive—but he is a very able person. As the honourable leader will recall when he was a colleague of Mr. Hellyer in the Opposition, he was my critic when I was Minister of Public Works, Minister of Housing, and Minister responsible for the National Capital Commission. He was very able and, I might add, very caustic, but perhaps that is partly why he is no longer a minister. Nevertheless, it is a pity to lose the abilities of a very able man because of some internal difficulties between him and the Prime Minister.

In Robert Andras, the new minister, we have someone who is unusual among politicians; we have a modest man. This very seldom happens. Some start out that way but quickly overcome the tendency. But Robert Andras is a humble man, striving to fulfil the very difficult task of keeping up with the national demand for housing. I wish him well. Perhaps the Leader of the Government in the Senate, who also sits in the Cabinet, when he sees the new minister cease to be modest, can remind him that modesty is the beginning of virtue, at least in the housing field.

We have seen a lot of criticism of C.M.H.C., and Mr. Hignett, its chairman, has also been criticized severely. But I can say from experience with him over the years that he is a very able administrator, and he cannot go any further than the government of the day permits him. I repeat, he is an exceedingly able administrator, and I think this Crown corporation performs a very useful service for Canada.

My honourable friend Senator Langlois has mentioned the new and important five-year renewal mortgage which encourages lenders because they do not mind lending for five years, but they do not like lending for a great many years when they do not know what the market interest is going to be. To fix a rate of interest now for 30 years hence is not really acceptable to them. By having this five-year renewable mortgage, it means that after five