

National Housing Act

chance of universal acceptance. It should be constantly updated and applied from east to west across this great land of ours, with no exceptions. The manufacturers of building materials could then achieve the lowest possible cost, because their production runs could be put on a year-round basis and common articles could be mass produced. Designers of buildings waste many man hours redesigning structures to suit the requirements of the individual communities in which they are built. The designer must spend hours studying in detail the building regulations of each community in order to be sure that his building will conform to local requirements. A standard national building code would eliminate these wasted man hours.

The processing of raw acreage lands into registered building lots, with paved roads and sidewalks, is an important part of house construction. This phase of construction is one of the most troublesome problems for house builders. Speculation, delay due to red tape, and excessive demands for subdivision services have all added to the increase in the cost of building lots and have slowed the development of houses in many areas. Municipalities should extend services quickly enough to put into use a number of serviced lots in excess of demand. They should speed up new zoning laws, and enter into agreements with honest land developers in order to hasten the drawing up of new plans for subdivisions. The availability of plenty of serviced land would bring about a reduction in basic land costs of between \$500 to \$2,000 per lot, depending on the area.

At this time, Mr. Speaker, I think we should take off our hats to the residential construction industry as it exists in Canada today because construction costs have risen less than the cost of most other commodities. Only an efficient industry could have done that. Most builders now make extensive use of many articles that are pre-cut, pre-painted and finished in a factory before they are delivered to the job.

In the ridings of London East, London West and Middlesex, there are hundreds of acres of raw land. If the three levels of government moved together and eliminated the red tape and excessive land profiteering, and if private enterprise were permitted to construct housing through programs unhindered by lack of serviced land, we could soon put all our people into homes they could afford.

People should be allowed to choose whether they wish to live in high-rise apartments or

[Mr. Turner (London East).]

homes with small lots at rentals or mortgage payments equal to the wage they earn. We should have new subdivisions with new homes for people to move into before we allow older homes to be torn down in any building renewal scheme. If it is feasible to renovate the older homes, then the provinces or cities should take it upon themselves to do this.

The new housing legislation introduced by this government will go a long way toward helping to cure our housing problems if all levels of government, together with the building industry and labour, co-operate in the interests of all Canadians.

Hon. Robert L. Stanfield (Leader of the Opposition): Mr. Speaker, other members of the official opposition have dealt with various aspects of the proposed amendments to the National Housing Act and of the speech made by the Minister without Portfolio (Mr. Andras) in charge of housing. Today I just want to emphasize two or three points, and I hope I will not be too long.

● (4:00 p.m.)

First of all, I would like to say to the minister that by removing the freeze on public housing projects and by redirecting a greater part of the C.M.H.C. budget toward low income housing, I think he is demonstrating a sincere concern for the housing needs of Canadians with low incomes. I think he has also demonstrated his view that the freeze was probably a mistake in the first place. I compliment him on taking this step. We in our party support him in this action and we encourage him to do much more in this regard. Three-quarters of the wage-earners of this country have incomes of less than \$5,000 a year. I understand that as many Canadian workers earn less than \$4,000 as make more than that amount. Canadians with small incomes have two separate types of housing problems. The first, of course, is bad housing, often made worse by overcrowding. This accommodation ranges from places where the roof is falling in to places where there is no plumbing. Housing of this type is still a serious and widespread concern.

The second problem is, of course, that of high rents and prices. Housing experts agree that a family should not spend more than 20 per cent of its income on shelter. For a family which earns \$3,000 a year this means \$50 a month. Even if it is held that a family may spend 25 per cent of its income on shelter it amounts to something like \$60 a month. But