

*National Housing Act*

On the contrary, if we want Canadians to own one day their own house, interest rates will have to decrease considerably.

Therefore, we ask that loans be granted for the construction of family housing and not to profit making businesses.

When one applies for a loan to become owner of a house, it is not to get a benefit from it, or for business purposes. It is merely a necessity which yields no benefit at all.

For those reasons, we claim that the money invested in the country's social capital should not come from the private sector and bear interest, which forces the borrower to repay more than double the amount borrowed over a period of twenty years.

Mr. Speaker, last week, one of my colleagues, the hon. member for Shefford (Mr. Rondeau) showed, with proofs to support his case, with tables, that today, with the new amendments contained in Bill C-192, as much as four times the price of a \$25,000 house is paid back if one agrees to repay within forty years.

Therefore, we, members of the Ralliement créditiste, ask that the Central Mortgage and Housing Corporation become a branch of the Bank of Canada, as far as loans are concerned, and that that branch be empowered to grant loans without interest to every landlord of a family dwelling.

Mr. Speaker, those are the remarks that I wish to put in the official report of the House of Commons' Debates.

How can we build per annum those 200,000 homes that are urgently needed each year? Let us call on the machinery used by the bankers themselves, for themselves. What does a bank do when it wants to put up a building? Will it borrow from another bank? Certainly not.

It will open for itself a current credit account on which of course it will pay no interest.

It buys the land, pays the contractors with cheques guaranteed by the building itself. Then it collects rents, and by the end of some thirty years, the money collected balances the credit account. The operation is cancelled, but the bank keeps the building it owns without ever having paid one cent, except perhaps for the cost of writing on a page of the ledger the sums received and paid in the debit and credit columns.

Thus the bank, through modern credit alone, and by using script money, in other words the belief in its solvency, has been able

[Mr. Laprise.]

to create phantom money and turn it into a tangible building, the cheque issued returning to nothingness at the end of 30 years, once the magical operation is over.

Now Social Credit claims that there is nothing magical about that. Create to destroy the credit which, during its existence, plays the role of real money, such is the extraordinary privilege given the chartered banks, as shown by the British government's parliamentary investigation.

Then, Mr. Speaker, if the banking system or if the chartered banks can thus erect buildings in which to locate their finance trade, I think that the Canadian government could establish the same procedures as regards family housing. That is, the Bank of Canada would supply the necessary credits to the Central Mortgage and Housing Corporation to enable it to lend without interest to any new home owner, the necessary monies or credits for the construction of a suitable, adequate house, built according to the needs of his own family.

• (5:30 p.m.)

After 15 or 20 years, when the individual has reimbursed the cost of the house he built thanks to the loan secured through the Central Housing and Mortgage Corporation, he will have become the owner of his home. He would have paid for it once, and so the small- and medium-wage earners could hope to own their own home some day.

That is what everyone wishes at the present time, not only the individuals but even the organizations which are concerned with promoting the well-being of the family in Canada.

That is the solution I propose to the minister and to the government if they really want to solve the housing problem in Canada.

That is why I feel Bill C-192 does not meet present needs; there is nothing in it to provide for the construction of new houses.

The only thing that may come from it, as pointed out in the May 1969 issue of *Le Travailleur Canadien*, a magazine published by the Canadian Labour, is that a greater number of Canadians may be able to hope to become home-owners some day because there will be a larger number of houses put up for sale.

What the magazine means, Mr. Speaker, is that in view of the terms under which the government is willing to finance the construction of new homes, very few new owners can