

is paying \$900 today, should expect to have to pay \$1,800 bills in 1980.

Mr. Speaker, unless measures are taken to correct the indebtedness system we know, a costly and inhuman system indeed, we will witness many individual bankruptcies.

Families unable to pay their insurance premiums, school and municipal taxes as well as high mortgage payments will have to give up their home. The balance sheet of our cities and municipalities show an increase in public service costs, it is true, but these same balance sheets also show that, in some cases, debt servicing eats up 40 and sometimes 50 per cent of the budget.

Under the present system, no one can expect a reduction of this portion absorbed by finance. Indeed, a table published by Statistics Canada shows that Quebec municipalities that had spent \$234,530,000 on their debts in 1971 had to pay \$273,166,000 for the same service in 1972.

As for the increased cost of municipal and school services, we cannot put all the blame on local or regional authorities because, unfortunately, they are also dependent on the system. It is common knowledge that in order to promote the development of municipalities, the Social Credit has been suggesting for a long time that loans be granted to provinces at low interest rates. Therefore, provinces could distribute these funds in proportion to the needs and under the terms determined by municipalities or school boards.

But until such time as those steps are taken, our administrators will be at grips with the many problems that are growing worse every year. They have no recourse, to make ends meet, other than increasing taxes or else multiplying loans. But precisely because some cities are knee-deep in debt, we too often have tax increases. Until now, owners have managed to survive either by borrowing right and left, or because both the man or the woman have a source of income, or because the family head has had a recent increase in salary.

But how much longer, Mr. Speaker, will owners stand up under the burden of taxes over taxes? What about retired people on a fixed income, and the large number of low-income owners?

It is true that some workers get a small increase every year, but as salaries go up the staircase, taxes go up the elevator so you will agree that those increases, fall far short of what family heads need to meet their responsibilities. We recognize that the Canadian government has multiplied its housing activities. It has also multiplied the funds made available to the provinces for residential construction. We know that the loans granted for the construction of new houses can go up to 90 per cent of their loan value up to \$20,000 and 80 per cent for the rest up to \$25,000. But after the increase in interest rates, we note that a great many prospective owners have had to abandon their projects, especially in Quebec, where the housing crisis still exists. Moreover, it is important to remember that Quebec is also the province of tenants.

● (1610)

A Statistics Canada paper tabled in the House in the spring of 1971 told us for instance that in 1970 48 per cent

of Quebecers were tenants and 52 per cent were owners. These significant figures are quite alarming. We wonder, Mr. Speaker, whether the Canadian government does not aim in a small way at establishing a socialist system in Canada where everyone would be a tenant.

If that is the object of the government, Mr. Speaker, I think the Right Hon. Prime Minister (Mr. Trudeau) can rest assured and conclude that he is on the right track, by comparing some figures: he could even set the date of his victory. The documents I mentioned a while ago, which were tabled in this House at the time, at the request of the honourable Member for Compton (Mr. Latulippe), precisely reveal also that in 1966, there were in the province of Quebec 57.9 per cent of "propertied people" against 42.1 per cent of tenants, which means that owners are becoming tenants at the rate of 1 per cent per year. Therefore, the conclusion is rather simple. If there is no real improvement before long, in 25 years from now only one quarter of the people will be owners while three quarters of them will be tenants.

Therefore I repeat, Mr. Speaker, if that is what the government wishes, there is no problem, we only have to let things go their way.

On the other hand, if the Liberal government wishes to be the champion of capitalism, of private enterprise, I believe the time has come to show it by passing legislation to encourage first the head of family, owner of his house. If it has become a complicated thing for Canadians to own a house and to preserve what they acquired through their work, it is only, I think, because laws and regulations enacted by Parliament or the various departments do not reflect the opportunities that exist in this country. We have space and an abundance of materials and production could even be pressed on if necessary. And on a simple phone call, the manpower centre could send half a million unemployed people to work, since all they ask is work.

Therefore, considering that the 11 per cent sales tax on building materials contributed to the housing rising costs, there are not two ways of proceeding, but only one: let us abolish it. If the increase in mortgage rates contributed to increase the cost of housing, let us reduce them. Since, on March 31, 1967, by a simple vote, the Canadian Government abolished the ceiling on the rates of interest, I suppose that the honourable Minister of Finance (Mr. Turner) could take the necessary steps so that this operation could be repeated in the opposite way. The Minister of Finance must know, I suppose, that we, members of parliament, have the power to set the rates of interest.

The housing problem is turning into a tragedy, the victims are many and apparently, no one feels responsible; even in private, the guilty ones, the members of the present government feel entirely innocent. Like some other members, I suggest that this little game has lasted long enough. Liberal members who are sitting here today should forget for a while about their campaign fund subscribers and care more about their constituents.

Today, I move, seconded by the hon. member for Compton (Mr. Latulippe) that the owners of single family dwellings get an income tax rebate equal to the amount of the interest on their mortgage and the amount of their municipal and school taxes up to \$1,000 a year. I hope to get the support of all the members of this House because