

# Legislative Assembly

Tuesday, the 6th August, 1968

The SPEAKER (Mr. Guthrie) took the Chair at 4.30 p.m., and read prayers.

## QUESTIONS (48): ON NOTICE

### QUEEN'S BIRTHDAY HOLIDAY

#### *Effect on Foundation Day*

1. Mr. DAVIES asked the Premier:

- (1) Is the report—"the six State Premiers agreed that Queen's birthday holiday should be on the second weekend in June throughout Australia"—which appeared on page 4 of the *Australian* newspaper, the 29th June, 1968, correct?
- (2) If so, will this affect the Foundation Day holiday in this State, and what changes are proposed?

Mr. BRAND replied:

- (1) and (2) No. The States, other than Western Australia, had years ago agreed to the observance of the Queen's birthday holiday on the second Saturday in June. In 1962 this day was departed from and it was observed on the first Saturday in June. At the recent Premiers' Conference, the States other than Western Australia reaffirmed that the actual official date of observance will be the second Saturday in June.

### IRON ORE

#### *Dust Problem at Port Hedland*

2. Mr. BICKERTON asked the Minister for Industrial Development:

- (1) What are the latest details concerning measures taken by the iron ore operating company at Port Hedland to overcome the dust problem?
- (2) Is he satisfied that the dust menace has been overcome?
- (3) Is he satisfied that adequate measures will be taken by the second iron ore company, which will operate from that town, to ensure that a dust problem will not arise?

Mr. COURT replied:

- (1) Mt. Goldsworthy Mining Company has installed a system of water sprays on the conveyor system and within the stockpile area to control dust.

The company is also incorporating additional dust control measures in its plant extensions,

- (2) I am not satisfied that the dust problem has reached a position where it cannot be improved.

Control of the very fine dust contained in iron ore is a problem in many parts of the world where iron ore is being handled.

There have been instances where very expensive and sophisticated equipment has not provided the answer. Under the Clean Air Act the company has to employ the best practicable means to obviate dust nuisance. This requires experimentation and innovation. The company is doing this.

- (3) I am satisfied that the best practicable means will be taken to ensure that any dust problem will be minimal. The company concerned has undertaken a lot of research both here and abroad and intends to incorporate dust control measures into its plant during its construction.

I think the honourable member is aware that the Mt. Goldsworthy Mining Company has set aside a sum of about \$400,000 for dust control in its new plant.

### PORT HEDLAND HARBOUR CONTROL BOARD

#### *Composition*

3. Mr. BICKERTON asked the Minister for Works:

What is to be the composition of the harbour control board to be formed for the control of the harbour at Port Hedland?

Mr. ROSS HUTCHINSON replied:

No final decision has yet been made on whether legislation to constitute a port authority for Port Hedland will be introduced this year, or what the composition of the authority will be.

### NORTHERN DISTRICTS

#### *Native Population*

4. Mr. BICKERTON asked the Minister for Native Welfare:

What are the approximate native populations of the following districts:—

Onslow;  
Roebourne;  
Marble Bar;  
Wittenoom;  
Nullagine;  
Port Hedland?

Mr. LEWIS replied:

Onslow—327.  
Roebourne—494.  
Marble Bar—425.  
Wittenoom—51.  
Nullagine—93.  
Port Hedland—818.

## NORTHERN SCHOOLS

*Additions*

5. Mr. BICKERTON asked the Minister for Education:

What additions, if any, are to be made to school buildings in the following towns during the next 12 months:—

- (a) Onslow;
- (b) Roebourne;
- (c) Port Hedland;
- (d) Wittenoom;
- (e) Marble Bar;
- (f) Nullagine?

Mr. LEWIS replied:

- (a) Onslow—tenders at present under call for one classroom.
- (b) Roebourne—one classroom. Tenders to be called in 2-3 weeks.
- (c) Port Hedland—
  - (i) Junior High School—one temporary composite science laboratory.
  - (ii) Castle Point—five-room new school.
- (d) Wittenoom—nil.
- (e) Marble Bar—nil.
- (f) Nullagine—nil.

## STANDING COMMITTEES

*Appointment*

6. Mr. BICKERTON asked the Premier: Is he now in a position to advise the House of the outcome of investigations into the setting up of standing committees of works, subordinate legislation, and public accounts in accordance with a motion passed by the House last session?

Mr. BRAND replied:

- (1) Standing Committee on Works—An investigation of the benefits or otherwise of the setting up of a standing committee on works is being completed, and I hope to be in a position to advise thereon early in this session.
- (2) Standing Committee on Subordinate Legislation—This matter is still under consideration and I am not yet in a position to make a report.
- (3) Standing Committee on Public Accounts—In the past I have maintained that until we have concluded our relationship with the Commonwealth Grants Commission, no useful purpose could be achieved by setting up a committee of this nature. As this changeover to a non-claimant State is now in the course of being

achieved, I have directed the Treasury to further examine this question, but as there are still outstanding matters requiring finalisation with the Commonwealth Grants Commission, it is unlikely that any action to set up such a committee can be taken before the beginning of the next financial year.

## HYDROPONICS

*Experiments and Research*

7. Mr. BICKERTON asked the Minister for Agriculture:

What experiments, if any, have been carried out and research conducted in Western Australia into the growing of plants by the system of hydroponics?

Mr. LEWIS (for Mr. Nalder) replied:

Hydroponics is a procedure which involves growing plants in nutrient solutions or in sand or other inert material immersed in nutrient solution, and is a technique which has been used frequently by the Department of Agriculture as a means of investigating nutrient deficiencies of crop plants.

The application of hydroponics to agricultural production was practised briefly in the past in special circumstances where cost was of little consequence, but is no longer regarded as a procedure of any agricultural significance.

## RESIDENTIAL LAND IN NORTHERN TOWNS

*Auctions*

8. Mr. BICKERTON asked the Minister for Lands:

(1) When is it anticipated that auctions of residential land will take place at the following towns:—

- (a) Onslow;
- (b) Roebourne;
- (c) Point Samson;
- (d) Port Hedland;
- (e) Marble Bar?

(2) What number of blocks are to be auctioned in each instance?

Mr. BOVELL replied:

(1) (a) to (e) Inquiries registered in the Lands Department for residential lots in these towns are as follows:—

- Onslow—6.
- Roebourne—10.
- Point Samson—5.
- Marble Bar—2.

All available residential lots in the existing townsite of Port Hedland have been transferred to the State Housing Commission. Approximately 100 residential lots have been surveyed in Onslow but the provision of services is being discussed with the local authority. Existing lots are unsuitable for development.

Existing vacant lots in Roebourne will require considerable improvement if released. Shire's views are being sought. Point Samson may have sufficient vacant lots to meet current demand.

Marble Bar—no suitable vacant lots but current investigations

indicate new subdivision could be arranged.

Auctions will be arranged as required and according to demand.

(2) Answered by (1).

## ROADS IN PILBARA ELECTORATE

### *Bituminising*

9. Mr. BICKERTON asked the Minister for Works:

What is the bituminising programme for roads within the Pilbara electorate for the next 12 months?

Mr. ROSS HUTCHINSON replied:

See the following statement:—

### MAIN ROADS DEPARTMENT

#### LEGISLATIVE ASSEMBLY ELECTORATE OF PILBARA

##### BITUMEN SURFACING WORKS—1968-69

Shire	Section	Miles	Work	Allocation
1. North-West Coastal Highway				\$
Ashburton ....	758.8 - 790M.	31.2	Construct and prime 20 ft. wide	410,000
Roebourne ....	1,002.7 - 1,022.7M.	20.0	Construct and prime 20 ft. wide	240,000
Roebourne (a) ....	1,022.0 - 1,028.3M.	6.3	Seal 20 ft. wide	25,500
Port Hedland (a) ....	1,147.05 - 1,150.3M.	3.25	Seal 20 ft. wide	17,000
Port Hedland ....	1,153.1 - 1,156.15M.	3.05	Reconstruct and prime 24 ft. wide	90,000
				<hr/>
				63.80
				<hr/>
2. Great Northern Highway				
Nullagine ....	865.25 - 865.7M.	0.45	Reseal 18 ft. wide	\$3,000
3. Port Hedland light industrial area				
Port Hedland ....	.....	0.55	Seal 20 ft. wide	\$1,760
4. Port Hedland town streets				
Port Hedland (a) ....	Wilson and Wedge Streets	0.60	Seal 24 ft. wide	\$3,500
				<hr/>
				65.40 miles
				<hr/>
				\$790,760

(a) Funds provided in 1967-68.

### PORT HEDLAND HIGH SCHOOL

#### *Enrolments and Hostel*

10. Mr. BICKERTON asked the Minister for Education:

- (1) What has been the average weekly increase in enrolments at the Port Hedland Junior High School over the last 12 months?
- (2) What is the anticipated increase over the next 12 months?
- (3) Has a survey been made into the possibility of a general high school being established in Port Hedland and, if so, what was the outcome of the survey?
- (4) What are the latest developments concerning the establishment of a high school hostel at Port Hedland?

Mr. LEWIS replied:

- (1) Statistics of weekly increases in enrolments are not kept at head office. The total increase of enrolments over the past 12 months was approximately 170.
- (2) Firm estimates are difficult as these are dependent on future housing developments. Estimated increase based on existing developmental pattern is between 100 and 130.
- (3) Secondary enrolments are being kept under close and constant review. It is not possible at this stage to give any firm indication as to when secondary numbers will justify a separate high school.
- (4) A survey of future requirements is being undertaken at present with the co-operation of the local authority.

## NORTHERN TOWNS

*Building Programme*

11. Mr. BICKERTON asked the Minister for Housing:

What is the current State Housing Commission building programme for the following towns:—

- (a) Onslow;
- (b) Roebourne;
- (c) Port Hedland;
- (d) Marble Bar?

Mr. O'NEIL replied:

- (a) 2 houses (contract already let).
- (b) 2 houses (contract already let).
- (c) 40 units of accommodation (first contracts will be let in near future).
- (d) 3 houses (contract already let).

## HOUSING AT QUAIRADING

*Type 79A Houses*

12. Mr. GAYFER asked the Minister for Housing:

- (1) Has the contract been let to upgrade the type 79A houses in Quairading and to perform certain other drainage works?
- (2) If not, is there an explanation which could be given to the House for the delay?

Mr. O'NEIL replied:

- (1) No.
- (2) Tenders were called in December, 1967, but no tenders were received. Recalled on the 12th February, 1968, when one tender was received but this was subsequently withdrawn. Drainage works have now been included in the specifications and tenders will again be called on the 10th August, 1968.

## RAILWAYS

*Freight Charges on Iron Ore and Bauxite*

13. Mr. McIVER asked the Minister for Railways:

- (1) Are iron ore wagons ex Koolyanobbing weighed before departure or on arrival at Kwinana?
- (2) If not, how are freight charges assessed?
- (3) What was the freight rate per ton on bauxite for 1966 and 1967 and what is the 1968 rate?
- (4) What is the freight rate on iron ore, Morawa to Geraldton?

Mr. O'CONNOR replied:

- (1) Iron ore wagons pass over a load cell at Koolyanobbing and a weightometer is used to weigh the ore at Kwinana.

- (2) Answered by (1).

- (3) It is presumed that the query relates to bauxite transported under the Alumina Refinery Agreement as amended by Act No. 61 of 1967, which provides that the rates shall vary according to the annual tonnages hauled and that they shall be subject to variation from time to time in proportion to any increase or decrease in the cost to the railways of maintaining and operating the railway.

There have been increases in the annual tonnages and variations in the costs resulting in different tonnage rates having effect as follows:—

1st April, 1966—54c per ton.  
6th December, 1967—47.6c per ton.

1st April, 1968—42c per ton.

- (4) \$1.78 per ton.

It should be pointed out that rates quoted for large scale movements and subject to agreements are not meaningful when examined out of context as the company participation has an important bearing.

## KALGOORLIE REGIONAL HOSPITAL

*Defibrillator*

14. Mr. T. D. EVANS asked the Minister representing the Minister for Health:

What is the reason why a defibrillator has not been installed at the Kalgoorlie Regional Hospital?

Mr. ROSS HUTCHINSON replied:

Need for further inquiry. With the advance in electronics, the department is investigating which is the best type to purchase, including monitoring equipment, and is endeavouring to find an instrument which can be standardised throughout the State.

## POULTRY FARMING

*Commonwealth Levy*

15. Mr. T. D. EVANS asked the Minister for Agriculture:

- (1) Is he now in a position to advise when payments from the Commonwealth poultry levy can be expected to be made to growers in this State?
- (2) Is it likely that Kalgoorlie growers will benefit thereunder?

Mr. LEWIS (for Mr. Nalder) replied:

- (1) and (2) Payments from the hen levy are made regularly by the Commonwealth and are passed on to growers as part of the prices paid for eggs handled by the Western Australian Egg Marketing Board.
- Consideration is being given to the possibility of rebate of levy to some growers in remote areas, but this has not yet been finalised.

#### KALGOORLIE SCHOOL

##### *Improvements*

16. Mr. T. D. EVANS asked the Minister for Education:

- (1) When was the Kalgoorlie (Central) School building erected?
- (2) Is it intended to effect improvements in the structure of this school to make the building as a centre of education a more fitting part of this present date and era?

Mr. LEWIS replied:

- (1) 1896.
- (2) A redevelopment of the buildings is envisaged and listing has been made in the provisional estimates for the 1968-69 financial year.

#### MINING

##### *Prospecting Areas: Regulations*

17. Mr. T. D. EVANS asked the Minister representing the Minister for Mines:

Is he now able to advise whether regulations governing the granting of temporary reserves are to be promulgated?

Mr. BOVELL replied:

Temporary reserves are created and rights of occupancy of them are authorised under sections 276 and 277 of the Mining Act. There are no regulations governing temporary reserves. The Minister—that is, the Minister for Mines—with the approval of the Governor, authorises rights of occupancy upon such terms as he thinks fit.

#### KALGOORLIE RAILWAY STATION

##### *New Platform*

18. Mr. T. D. EVANS asked the Minister for Railways:

Is it intended to erect another platform in the Kalgoorlie station area to facilitate passenger trains (standard gauge) passing through or leaving that station?

Mr. O'CONNOR replied:

As is being done at all standard gauge stations other than East Perth, a new platform at rail level will be provided at Kalgoorlie.

#### KALGOORLIE REGIONAL HOSPITAL

##### *Outpatient Facilities*

19. Mr. T. D. EVANS asked the Minister representing the Minister for Health:

- (1) Would he briefly outline what is regarded by his department as constituting adequate outpatient facilities at a large regional hospital?
- (2) How does Kalgoorlie Regional Hospital compare in this regard?

Mr. ROSS HUTCHINSON replied:

- (1) X-ray, laboratory, and casualty facilities.
- (2) Kalgoorlie has excellent X-ray (regional hospital) and laboratory (Commonwealth) facilities, but is deficient in casualty.

#### HOUSING FOR TEACHERS

##### *Eastern Goldfields*

20. Mr. T. D. EVANS asked the Minister for Education:

- (1) Further to my question of the 23rd November, 1967, has the land for housing of teachers referred to in the answer thereto been obtained; if so, where is its location?
- (2) If "No," why?
- (3) If "Yes," when will work be commenced on the houses, and when is it expected they will be available for occupation?
- (4) Is it at present intended to build or have erected any further houses at Kalgoorlie for the use of the Education Department?
- (5) If "Yes," how many houses, and when will work commence on them?

Mr. LEWIS replied:

- (1) Yes. In Varden and Eureka Streets, Kalgoorlie.
- (2) Answered by (1).
- (3) Tenders have closed and it is expected work will commence in September, 1968. The houses will be available for occupation in March, 1969.
- (4) Yes.
- (5) Two houses and a duplex, thus providing four units of additional accommodation. It is expected work will commence in September, 1968.

#### NAVAL BASE AT GARDEN ISLAND

##### *Establishment*

21. Mr. RUSHTON asked the Premier: What is the present situation regarding the establishment of a naval base at Garden Island?

Mr. BRAND replied:

I understand the feasibility study prepared by Maunsell and Partners is still being considered by the Commonwealth Government.

**FREMANTLE HARBOUR***Rockingham Section*

22. Mr. RUSHTON asked the Minister for Works:

In view of the doubt raised by the Director General of Transport in his report as to the feasibility of Fremantle becoming a terminal port for cargo containers bound for the Eastern States, will the Fremantle Port Authority plans for the Rockingham section of the outer harbour be now reconsidered?

Mr. ROSS HUTCHINSON replied:

No. The long range plans for the development of the outer harbour of the Port of Fremantle were based on the anticipated primary and industrial expansion of the State, and not on the concept of Fremantle becoming the terminal port for Eastern States container traffic, although this possibility was not overlooked at the time.

**METROPOLITAN HIGH SCHOOLS***Fourth-year Students*

23. Mr. JAMIESON asked the Minister for Education:

What percentage of third-year students continued on to fourth year study at the beginning of the 1968 school year at each of the metropolitan high schools—

(a) having a fourth year available;

(b) terminating at third year?

Mr. LEWIS replied:

	Per cent. Retention 3rd to 4th Year
(a) Schools with 4th year available	
Applecross S.H.S. ....	46.2
Armada S.H.S. ....	31.2
Belmont S.H.S. ....	20.0
Bentley S.H.S. ....	19.3
Churchlands S.H.S. ....	38.7
Cyril Jackson S.H.S. ....	15.7*
Governor Stirling S.H.S. ....	24.2
Hollywood S.H.S. ....	40.3
John Curtin S.H.S. ....	29.5
John Forrest S.H.S. ....	24.1
Kent Street S.H.S. ....	30.0
Melville S.H.S. ....	26.9
Mirrabeeka S.H.S. ....	27.6
Mt. Lawley S.H.S. ....	47.0
Perth Modern S.H.S. ....	27.7
Scarborough S.H.S. ....	27.7
Swanbourne S.H.S. ....	34.1
Tuart Hill S.H.S. ....	36.3

\*In 1968, having Fourth

Year for the first time, some have elected to go elsewhere as they did in the past, to Mt. Lawley and Governor Stirling. If these are included retention is 18.5%.

- (b) Schools terminating at 3rd year. (4th years to other S.H.S's.)

Cannington H.S. ....	24.1
Eastern Hills H.S. ....	30.0
Hamilton H.S. ....	17.4
Kalamunda H.S. ....	28.7
Kewdale H.S. ....	20.1
Kwinana H.S. ....	33.3

**MARKING OF LAMB AND HOGGET ACT, 1967***Proclamation*

24. Mr. NORTON asked the Minister for Agriculture:

Has the Marking of Lamb and Hogget Act, 1967, been proclaimed; if not, when will the Act be proclaimed?

Mr. LEWIS (for Mr. Nalder) replied:

The Marking of Lamb and Hogget Act, 1967, came into operation on the 1st May, 1968, by proclamation published in the *Government Gazette*, dated the 19th April, 1968.

**EAST CARNARVON SCHOOL***Special Class for Natives*

25. Mr. NORTON asked the Minister for Education:

In view of the very large number of backward children amongst the natives attending East Carnarvon Primary School, will he give early and favourable consideration to establishing a special class at that school; if not, why not?

Mr. LEWIS replied:

Aboriginal children attending Carnarvon schools display a normal range of mental abilities and the majority of these children attending East Carnarvon School can be expected to make satisfactory progress in normal classes. Circumstances do not warrant the establishment of a special class at present, but the position is being kept under review.

**GASCOYNE CATCHMENT AREA***Cloud Seeding*

26. Mr. NORTON asked the Minister for Works:

(1) Were any cloud seeding experiments carried out over the Gascoyne catchment area during the past 12 months?

- (2) If "Yes," during what months were they carried out and with what results?

Mr. ROSS HUTCHINSON replied:

- (1) Yes. However, the target area centred over the upper Murchison and only occasionally did seeding extend onto the upper Gascoyne along its southern fringe.
- (2) Seeding was carried out in December, 1967, and January and February, 1968. Because the pattern of rainfall was so irregular the results were indefinite.

### IRON ORE

*Exports from Hamersley and Mt. Goldsworthy*

27. Mr. BICKERTON asked the Minister representing the Minister for Mines:

Concerning the Hamersley and Mt. Goldsworthy iron ore projects, what is the total value of ore exported to date, in each case?

Mr. BOVELL replied:

To the 30th June, 1968, the total f.o.b. value of iron ore exported by Hamersley Iron Pty. Ltd. was \$79,832,282 and by Goldsworthy Mining Ltd., \$52,986,461.

### LAND BETTERMENT TAXATION

*Legislation*

28. Mr. FLETCHER asked the Premier: Is there any intention of introducing this session legislation for the introduction of land betterment taxation to induce land speculators to release land to bona fide people urgently in need of land at reasonable prices on which to establish homes?

Mr. BRAND replied:

This and other proposals in relation to land tax are under consideration. It will be some time before conclusions are reached.

### HOUSING

*Clontarf: Undeveloped Land and Home Building*

29. Mr. MAY asked the Minister for Housing:

Will he give details of the home units built for charitable organisations, referred to in his answer to my question of the 30th July, 1968?

Mr. O'NEIL replied:

All 114 units completed during this period in this locality were for Swan Cottage Homes at St.

James and represent portion of 323 units, together with buildings for recreation, medical, and other facilities built through State Housing Commission services and supervision in the locality.

### CANNINGTON HIGH SCHOOL

*Drainage Problem*

30. Mr. BATEMAN asked the Minister representing the Minister for Health:

- (1) Did the Public Health Department inspect the site of the Cannington High School for suitability of site?
- (2) Has the school now a very serious drainage problem?
- (3) Does the Public Health Department inspect any school sites for suitability prior to building operations commencing?

Mr. ROSS HUTCHINSON replied:

- (1) No.
- (2) There is a stormwater drainage problem within the school grounds in wet weather; but it is understood that this is a complex matter which is receiving attention from the Public Works Department. As Minister for Works I corroborate that this is so.
- (3) Yes, when requested to do so.

### HIGH ROAD

*Widening from Brentwood to Lynwood*

31. Mr. BATEMAN asked the Minister for Works:

- (1) In connection with that portion of High Road from Brentwood to Lynwood, is it proposed to widen this stretch?
- (2) If so, will he indicate when it is anticipated work will commence?

Mr. ROSS HUTCHINSON replied:

- (1) The section to be widened with funds provided in the current programme of works is that in Brentwood and Rossmoyne extending between Bateman Road and Bull Creek Road; that is, a part only of the Brentwood to Lynwood section.
- (2) It is expected that this work will start towards the end of this calendar year.

### HIGH SCHOOL

*Thornlie-Gosnells Area*

32. Mr. BATEMAN asked the Minister for Education:

- (1) Is it proposed to build a high school in the Thornlie-Gosnells area?

- (2) If "Yes," which area is being considered and what would be the anticipated date of construction of the high school?

Mr. LEWIS replied:

- (1) A high school is included in future building programmes.  
 (2) The School Sites Committee is negotiating for a site. An actual date of construction has not been determined.

- (2) Has a rail freight satisfactory to all parties been decided upon?  
 (3) What is the latest position regarding a commencement of iron ore production at Wilgie Mia?

Mr. O'CONNOR replied:

- (1) Yes.  
 (2) and (3) Conditions applicable to a feasibility study have been indicated to those concerned and are being considered.

## POLICE STATION AT THORNLIE

### *Establishment*

33. Mr. BATEMAN asked the Minister for Police:

Will provision be made in the Estimates for 1968-69 for the establishment of a police station in the Thornlie district?

Mr. CRAIG replied:  
 No.

## RAILWAYS

*Murchison Area: Transport of Iron Ore*

34. Mr. BURT asked the Minister for Railways:

- (1) Are negotiations still proceeding with interested parties concerning the upgrading of the railway between Cue and Mullewa for the purpose of freighting iron ore to Geraldton from the Wilgie Mia deposit?

## HIGH SCHOOLS

### *Kent Street, Bentley, and Applecross: Attendances*

35. Mr. MAY asked the Minister for Education:

- (1) For the years 1965, 1966, 1967, and 1968, how many first-year students attended—  
 (a) Kent Street High School;  
 (b) Bentley High School;  
 (c) Applecross High School?  
 (2) What were the contributing primary schools and to which high school were the students directed?

Mr. LEWIS replied:

- (1) The table below shows the first year student enrolments at February and at August for the required high schools and the required years—

School	First Year Student Enrolments				Year			
					1965	1966	1967	1968
Kent Street S.H.S.	....	....	February	....	465	408	349	387
	....	....	August	....	475	423	365	n.a.
Bentley S.H.S.	....	....	February	....	394	365	410	409
	....	....	August	....	398	373	402	n.a.
Applecross S.H.S.	....	....	February	....	399	371	373	348
	....	....	August	....	401	376	383	n.a.

n.a. = not yet available.

- (2) Contributory primary schools to the same high schools in the same years were—

	1965	1966	1967	1968
To Applecross S.H.S.	Applecross Ardross Brentwood Mt. Pleasant Como	Applecross Ardross Brentwood Mt. Pleasant Como	Applecross Ardross Brentwood Mt. Pleasant Como	Applecross Ardross — Mt. Pleasant Como
To Bentley S.H.S. ....	Bentley Koonawarra Manning Millen		as at 1965 as at 1965 as at 1965 as at 1965	
To Kent St. S.H.S. ....	Collier Kensington South Perth Victoria Park Victoria Park East		as at 1965 as at 1965 as at 1965 as at 1965 as at 1965	



## HOUSING

*Widows and Spinsters: Accommodation at Manning*

36. Mr. MAY asked the Minister for Housing:

In connection with the erection of widows' and spinsters' single unit accommodation, will he advise the location of the 18 units currently being erected in Manning?

Mr. O'NEIL replied:

The units are not yet under construction but are on the current building programme, to be erected on the corner of Kelsall Crescent and Godwin Avenue.

## RAILWAY EMPLOYEES

*Leave Entitlements*

37. Mr. DAVIES asked the Minister for Railways:

What is the total amount of—

- (a) annual;
- (b) long service

leave due as at the 30th June, 1968, to railway employees who are members of the W.A. Railway Officers' Union?

Mr. O'CONNOR replied:

- (a) Annual leave—3,005 week.
- (b) Long service leave—829 terms.

## HOUSING IN SWAN ELECTORATE

*Building Programme*

38. Mr. BRADY asked the Minister for Housing:

What are proposed building plans for the following areas during the current financial year:—

Ashfield-Bassendean,  
Eden Hill,  
Caversham,  
Hazelmere,  
Midvale,  
Koongamia?

Mr. O'NEIL replied:

Ashfield-Bassendean: 50 units (flats).  
Eden Hill, 310 units—160 houses, 150 flats.  
Caversham, Nil.  
Hazelmere, Nil.  
Midvale, 40 units (flats).  
Koongamia, Nil.

## HEALTH

*Acid Dichromate: Reduction*

39. Mr. JAMIESON asked the Minister representing the Minister for Health:

What are the known substances that cause a reduction of acid dichromate with accompanying colour change from yellow-orange to green, other than alcohol?

Mr. ROSS HUTCHINSON replied:  
Aldehydes and ketones.

## DENMARK RESEARCH STATION

*Future Use*

40. Mr. H. D. EVANS asked the Minister for Agriculture:

- (1) Have recent considerations been given to the closure of the Denmark Research Station?
- (2) What is the intention of the Government in regard to the future of the Denmark Research Station?

Mr. LEWIS (for Mr. Nalder) replied:

- (1) and (2) Consideration is being given at the present time to the future of the Denmark Research Station.

## ROAD MAINTENANCE TAX

*Continuance and Distribution*

41. Mr. GAYFER asked the Minister for Transport:

As per circular letter sent from him to shire councils under date the 1st July, concerning road maintenance tax, under the headings: "Do we want better Roads in Western Australia," and "If so, who do we expect to pay for them"—

- (1) As we are no longer a claimant State, does the point made in his letter and referring to the direction of the Grants Commission still mean that this is a valid reason for the continuance of this tax?
- (2) He states in his letter that the Commonwealth Government offered a number of millions of dollars to Western Australia for roads providing we raised a like amount. What is that figure?
- (3) Likewise from the statement covering section 92 of the Commonwealth Constitution Act and interstate hauliers, is it known how many interstate hauliers on an average per day cross our border?
- (4) Is it known whether or not the figure of 800 interstate hauliers per day crossing the borders of New South Wales is a true figure?
- (5) Of the figure of \$2,560,730 allocated in the 1967-68 programme of works from the road maintenance tax, how much of the total amount collected does this figure represent?
- (6) How much Commonwealth matching moneys did the total amount collected by way of road maintenance tax attract?

- (7) Were these matching moneys added to the total amount of road maintenance tax collected and distributed under the same principles governing the usage of moneys collected by the road maintenance tax?
- (8) The distribution of road maintenance funds is stated in the circular to have been \$126,740 or 4.99 per cent. to the metropolitan area and \$2,433,900 or 95.1 per cent. to the country areas. In what way was this amount distributed and what specific examples of distribution could be given?
- (9) As he states that this amount has been matched equally by the Commonwealth, is this additional money received distributed to the local authorities in the same proportion as suggested in (8) above?

Mr. O'CONNOR replied:

- (1) The need for road development has always been beyond the capacity of funds available and this is likely to continue for some time. The fact that Western Australia is no longer required to account to the Grants Commission does not reduce the need to raise revenue for road maintenance purposes.

- (2) For—
- |         |       |             |
|---------|-------|-------------|
| 1965-66 | ..... | \$2,120,000 |
| 1966-67 | ..... | \$3,180,000 |
| 1967-68 | ..... | \$4,240,000 |
| 1968-69 | ..... | \$5,300,000 |

Totalling ..... \$14,840,000  
for the four years.

- (3) No.
- (4) No.
- (5) Total collections to the 30th June, 1968, were—
- |         |       |             |
|---------|-------|-------------|
| 1965-66 | ..... | \$392,528   |
| 1966-67 | ..... | \$2,540,327 |
| 1967-68 | ..... | \$2,873,909 |
| Total   | ..... | \$5,806,764 |

Of this total, only \$86,620 remained unexpended at the 30th June, 1968.

- (6) For the three years to the 30th June, 1968, the total of matching moneys available was \$9,540,000. Road maintenance collections matched this to the extent of \$5,806,764 and the balance has had to be found from other sources.
- (7) No. Revenue from road maintenance charges may be used for road maintenance purposes only. Matching moneys provided under

the Commonwealth Aid Roads Act are paid into the central road trust fund as provided under the Traffic Act and are used to subsidise to the extent of 75 per cent. the excess license fees paid into that fund by the rural local authorities and the Police Traffic Branch.

- (8) Funds derived from the Road Maintenance (Contribution) Act are spent partly by the Main Roads Department and partly by local authorities. The distribution to rural local authorities in 1967-68 is shown on the attached statement.
- (9) No. Commonwealth matching money is paid into the central road trust fund and when the excess license fees are refunded to local authorities they are subsidised to the extent of 75 per cent. from these matching moneys. The balance of the matching fund is paid to the Main Roads Department.

#### Road Maintenance Charges, 1967-68.

Allocations to be Expended by  
Local Authorities Outside the  
Metropolitan Area.

	Amount \$
Albany	8,520
Cranbrook	10,670
Denmark	5,040
Gnowangerup	20,549
Katanning	7,460
Kojonup	11,790
Nyabing-Pingrup	9,440
Plantagenet	13,220
Ravensthorpe	12,077
Broomehill	4,670
Tambellup	5,560
Augusta-Margaret	8,170
Balingup	3,340
Bridgetown	4,410
Busselton	7,230
Capel	2,800
Collie	1,890
Dardanup	820
Donnybrook	2,158
Harvey	3,970
Manjimup	18,924
Nannup	6,410
Upper Blackwood	11,810
Waroona	3,630
West Arthur	8,485
Greenbushes	1,320
Chapman Valley	8,580
Greenough	5,170
Irwin	3,980
Meekatharra	58,787
Mingenew	4,578
Morawa	7,620
Mt. Magnet	9,700
Mullewa	8,620
Murchison	8,000
Northampton	8,807

	Amount \$		Amount \$
Sandstone .....	5,000	Nullagine .....	1,500
Yalgoo .....	6,090	Pt. Hedland .....	1,391
Cue .....	5,196	Roebourne .....	1,418
Town of Geraldton .....	120	Shark Bay .....	774
Esperance .....	14,260	Tableland .....	6,769
Kalgoorlie .....	9,400	Upper Gascoyne .....	8,464
Leonora .....	14,300	Broome .....	1,313
Menzies .....	6,200	Halls Creek .....	3,941
Wiluna .....	6,350	West Kimberley .....	3,300
Coolgardie .....	1,040	Wyndham-East Kimberley .....	3,981
Dundas .....	4,650		
Laverton .....	2,800		818,417
Chittering .....	3,810	Various .....	1,413
Kalamunda .....	2,500		
Mandurah .....	1,060		819,830
Mundaring .....	2,890		
Murray .....	4,510	Paid to Industrial Ex-	
Wanneroo .....	2,090	tracts Ltd. ....	3,000
Serpentine-Jarrahdale .....	1,980		
Swan-Guildford .....	2,640		\$822,830
Carnamah .....	5,450		
Coorow .....	6,080		
Dalwallinu .....	14,286		
Dandaragan .....	18,180		
Gingin .....	5,350		
Moora .....	11,820		
Perenjori .....	11,170		
Three Springs .....	5,230		
Victoria Plains .....	8,440		
Beverley .....	6,590		
Boddington .....	4,090		
Corrigin .....	10,900		
Cuballing .....	5,740		
Dumbleyung .....	9,070		
Kulin .....	11,620		
Lake Grace .....	14,020		
Narrogin .....	6,570		
Pingelly .....	5,520		
Wandering .....	3,890		
Wickepin .....	7,650		
Williams .....	4,940		
Woodanilling .....	2,900		
Brookton .....	3,590		
Kondinin .....	14,189		
Wagin .....	5,200		
Bruce Rock .....	8,020		
Cunderdin .....	8,680		
Dowerin .....	7,440		
Kellerberrin .....	8,460		
Koorda .....	5,800		
Merredin .....	8,380		
Mt. Marshall .....	11,580		
Mukinbudin .....	7,770		
Narembeen .....	11,320		
Northam .....	5,250		
Nungarin .....	3,590		
Quairading .....	10,770		
Toodyay .....	3,480		
Trayning .....	4,040		
Westonia .....	3,160		
Wongan-Ballidu .....	14,130		
Wyalkatchem .....	5,840		
Yilgarn .....	4,070		
Goomalling .....	4,640		
Tammin .....	3,940		
York .....	5,670		
Ashburton .....	13,416		
Carnarvon .....	6,597		
Exmouth .....	3,327		
Marble Bar .....	1,920		

## WAR SERVICE LAND

## East Manning

42. Mr. MAY asked the Minister for Housing:

Will he indicate the area and specific location of the war service land held in East Manning?

Mr. O'NEIL replied:

The commission has sold to the Director of War Service Homes 30 acres of land out of the total held at East Manning, on the understanding that, as far as circumstances will permit, this will be incorporated in the overall planning and development of the East Manning lands, and fresh title will issue in the new form prior to disposal to eligible ex-servicemen.

## NATIVES

## Families Housed

43. Mr. BURKE asked the Minister for Housing:

How many aboriginal families have been housed in the metropolitan area through or by the State Housing Commission since the 23rd March, 1968?

Mr. O'NEIL replied:

The commission does not keep any records as to the housing of aboriginal or other coloured families accommodated by the commission; it takes the view that provided a family—irrespective of race, creed, or colour—meets the commission's requirements as to domestic standards, social behaviour, and credit-worthiness, it will be accommodated on turn being reached, or earlier if emergent circumstances warrant.

# TOWN PLANNING

## Resumptions

44. Mr. BURKE asked the Minister representing the Minister for Town Planning:

- (1) What is the number of properties under resumption that have been secured outright by the Metropolitan Region Planning Authority in the Perth electorate, and what was their total value?
- (2) What number of properties under resumption have changed hands under section 36 of the Act, and what is the total value of these properties and the total Government contribution?
- (3) Who is responsible for the final decision as to whether the M.R.P.A. should acquire a property under resumption or whether it should be sold under section 36?
- (4) Would he please supply me with a complete list of properties under order of resumption in the Perth electorate regardless of the dates on which the properties in question are to be acquired?

Mr. LEWIS replied:

- (1) It is not clear what is meant by "under resumption." The total number of properties acquired by the authority and their value at the time of acquisition is—

	No.	Value
Purchased	151	\$ 4,926,986
Resumed	13	803,456
		<hr/> \$5,730,442

(2) Twenty, as follows:—

	Value	Government Contribution
	\$	\$
8 sold to private purchasers	316,600	89,600
6 sold to MRPA	224,300	224,300
3 sold to Main Roads Department	81,000	81,000
	<hr/> \$621,900	<hr/> \$394,900

Three properties have been sold privately without valuations being completed. No claims have been lodged.

- (3) The decision whether to sell or not rests with the owner. Any decision as to whether land should be purchased or not rests with the authority.
- (4) The purport of the question is not clear. No properties are subject to notice of resumption at the present time. If the question refers to properties that are included within reservations under the provisions of the scheme, the preparation of a comprehensive

schedule is impracticable because of the need for changes indicated by day to day design requirements.

## PERTH TECHNICAL COLLEGE

### Rehabilitation

45. Mr. BURKE asked the Minister for Education:

- (1) Now that the separation of the Western Australian Institute of Technology from the Perth Technical College has been achieved, what are the plans for the rehabilitation of the Perth Technical College?
- (2) In particular, because the Perth Technical College is the major technical education institution in the City of Perth, is it envisaged that the Perth Technical College, because of its fine traditions and its central location, will become before too long a major polytechnic as distinct from a college, catering for subprofessional, managerial, and art education?
- (3) Does he agree that there is a need to maintain a city polytechnic to cater especially for part-time evening and day release students?
- (4) On the assumption that the Perth Technical College will remain at least as it is, a technical college, is it planned to remove it from the St. George's Terrace site and create a single unit on the James Street site?
- (5) If the St. George's Terrace site is to be vacated, what are the reasons for this and what does the Government plan to use the site for when it is free?
- (6) If the St. George's Terrace site is not to be vacated, what are the plans for new buildings on the site?
- (7) If it is planned to shift the whole college to the James Street site, what are the plans for development of that site and how long will it be before we can expect a modern well-equipped institution on the site?

Mr. LEWIS replied:

- (1) The Perth Technical College will continue as a college of business studies located in the cultural centre north of the railway.
- (2) No.
- (3) No.
- (4) Those departments associated with business studies will be transferred to the cultural centre site; other departments are in the process of transfer to the W.A. Institute of Technology or to ap-

propriate technical colleges in other parts of the metropolitan area.

- (5) (a) The unsuitability of the site for a major technical institution.
- (b) The future use of the site has not yet been determined.
- (6) Answered by (5).
- (7) (a) As explained in (4) above, it is not planned to shift the whole college to the James Street site.
- (b) The new institution will be developed as part of the cultural centre project, but no dates can yet be given.

#### STANDARD GAUGE RAILWAY

*Koolyanobbing-Kwinana: Freight Receipts from B.H.P.*

46. Mr. McIVER asked the Minister for Railways:

What amount of money was received by the Railways Department from B.H.P. for freight charges on the standard gauge railway from Koolyanobbing to Kwinana for the financial year ended the 30th June, 1968?

Mr. O'CONNOR replied:

\$2,987,460.41—from Dampier Mining Co. Ltd.

#### ROAD BUS SERVICES

*Number Discontinued and Route Alterations*

47. Mr. YOUNG asked the Minister for Railways:

- (1) How many Government road bus services were discontinued in country areas in—
  - (a) 1966-67 financial year;
  - (b) 1967-68 financial year?
- (2) How many road bus routes were altered to bypass country towns in—
  - (a) 1966-67 financial year;
  - (b) 1967-68 financial year?

Mr. O'CONNOR replied:

- (1) (a) Three routes were discontinued. In addition, three routes were curtailed, and 13 routes were reduced in the number of services operating.
- (b) One route was discontinued. In addition, two routes were curtailed.
- (2) (a) One.
- (b) Two.

#### RAILWAYS

*Spur Line to Koorda: Construction Cost*

48. Mr. McPHARLIN asked the Minister for Railways:

In view of the proposal made to his department to construct a

siding to serve the associated agents stock yards at Koorda, which would mean that the railway stockyards could be removed from the main street area, would he advise the cost of—

- (a) cartage of filling (gravel and grading);
- (b) sleepers;
- (c) rails;
- (d) laying,

which would be involved in construction of such spur line?

Mr. O'CONNOR replied:

Planning of this requirement is not final, but costs applicable to a single spur line serving the sale-yards would be, approximately—

- (a) cartage of filling (gravel and grading)—\$1,200;
- (b) sleepers—\$1,450;
- (c) rails—\$4,850;
- (d) laying—\$1,350.

Other items involved in this proposal; namely, new yards, drainage, electric lighting, etc., would cost \$4,150, making the total cost approximately \$13,000. This could be reduced by about \$2,000 in the event of secondhand rail being available.

#### RURAL AND INDUSTRIES BANK ACT AMENDMENT BILL

##### *Introduction and First Reading*

Bill introduced, on motion by Mr. Boyell (Minister for Lands), and read a first time.

#### ADDRESS-IN-REPLY: FOURTH DAY

##### *Amendment to Motion*

Debate resumed, from the 1st August, on the following motion by Mr. Ridge:—

That the following Address-in-Reply to his Excellency's Speech be agreed to:—

May it please Your Excellency: We the Legislative Assembly of Western Australia in Parliament assembled, beg to express loyalty to our Most Gracious Sovereign, and to thank Your Excellency for the Speech you have been pleased to address to Parliament.

To which Mr. Tonkin (Leader of the Opposition) had moved an amendment—

That the following words be added to the motion:—

But we beg, with regret, to inform Your Excellency that the continuous rise in the cost of land is exceedingly perturbing to our

citizens; and that effective measures to check speculation and halt the rise have not been taken by the Government.

**MR. BICKERTON** (Pilbara) [5.2 p.m.]: I wish to make some brief remarks on this amendment to the Address-in-Reply, due to the fact that I took the adjournment. As this is the first time I have been on my feet in the House this session, I would, in normal circumstances, congratulate you, Sir, but I feel sure such remarks would not come within the scope of this amendment, so I will leave that pleasant duty for another occasion.

I do not rise to speak as an expert on the way to fix up the land situation or the price of land, nor do I consider myself to be an expert in any particular aspect of housing. However, perhaps I may mention at the outset that whilst this amendment does deal primarily with the price of land, it is difficult to discuss a matter of this nature without, to some extent, touching on the housing aspect.

I feel it is a basic requirement in an affluent society that an individual should have at least the opportunity of acquiring a house, or a piece of land on which to build a house. Perhaps it is more than a basis requirement; perhaps we can call it a fundamental right.

I think that we—that is, the members of the Western Australian Parliament—as administrators of a large section of Australia, are responsible to ensure that members of the community do have the opportunity to acquire what I contend is this basic right.

It is not good enough for us to say that if one person can acquire a house or a block of land, then every member of the community should be able to do likewise. No doubt there are Governments that say they believe in the system of free enterprise and that under this system it is the job of the individual to provide this basic requirement for himself. If we use the free enterprise argument we must be consistent; and if we say that basic requirements must be provided by individuals themselves, particularly in the way of accommodation, then we have to cease to control the individual.

At the present time we very much tell John Citizen how he is to live. We reserve the right to tell him on which side of the road he is to drive; how much tax he will pay when he purchases a motorcar; what tax he has to pay on building materials; and on what day he is going to vote. In fact, in some isolated cases we even tell him how to vote! We reserve the right to inform him where he is going to acquire his piece of land; and, if he owns land, we tell him how he is going to subdivide it. We reserve all these rights. Therefore, being controlled as he is, if he is unable to bear all these controls and provide himself

with a block of land on which to build a house, or is unable to buy a house, then surely it is the duty of the Government to provide the basic requirements at a moderate rental or on a moderate purchase basis.

I do not think we can get away from our responsibilities by saying that the individual in the community must do something for himself. Parliaments and local government bodies lay down the requirements under which an individual must live. Perhaps the individual himself may not be fussy about the requirements we lay down. He might be happy to live in an open area or to construct a humpy for himself with a few sheets of galvanised iron, but we do not allow this—and I agree we should not.

We have a standard of living which we must maintain. I think the other night the Deputy Leader of the Opposition referred to a person who was to have been evicted last Friday. That may be a case where the man concerned—I do not know him—might be quite happy to buy a marquee to erect and use for his accommodation but, quite rightly, we say he cannot do that. We have a standard of living which must be maintained. It is for that reason we lay down the conditions I have mentioned.

There is also the individual who, through family commitments or other reasons, is unable to supply himself with a building to comply with the standards we have laid down. In these circumstances, surely it is our responsibility to assist him and his family to obtain a home; because, as I said previously, I believe it is a fundamental obligation in an affluent society to provide people with housing where circumstances prevent them from providing their own.

I feel the Government has—as stated by the Opposition during this debate and a previous one—fallen down on the job badly where housing is concerned. There may be some people smug enough to adopt the attitude that it is not the Government's responsibility to provide land and housing for some members of the community; and I hope there is no member in this House who has the impression that anyone without a block of land on which to build a home, or anyone without a home, is in the category of a mug.

As we know, mugs are inclined to breed smugs; so I hope the people who think that someone who is unfortunate enough through circumstances not to be able to supply himself with a home is just a mug, have a hasty descent from the kingdom of smuggery to muggery. They can descend to only one place lower than that, and that place would rhyme with smuggery and muggery.

I am sure there are members here who realise the value of housing. Members who are farmers realise the value of

housing. They know how necessary it is to supply good accommodation in order to obtain suitable labour. There are industrialists in this House who appreciate the value of housing. We also have businessmen who realise that one of the fundamentals of maintaining a stable work force is the provision of good accommodation. Therefore we should realise that if we want to maintain a stable force of citizens, housing is one of the matters that must receive high Government priority at all times.

People who have had experience in social work will tell us of the value of keeping a family unit together. It is one of the fundamentals of our existence; and if anything adverse happens to an individual family unit because of lack of housing, one of our greatest assets is sacrificed.

If we can keep the family units together in suitable accommodation and maintain employment for them I think we will go a long way towards achieving stability. On one occasion even the Premier agreed with this statement. I have the remarks here which he made at the opening of the Australian Real Estate and Stock Institute. The report of his speech states—

Young people with a block of land were a country's greatest asset. They should not be burdened with heavy land prices and forced to pay off a block perhaps over a lifetime.

I agree with what the Premier said and am of the opinion that the Government will have to live up to its responsibility to ensure that it is possible for people, young and old, to be able to buy a block of land without paying exorbitant prices.

It is not just the people who live in this State who realise the seriousness of this situation. I have a cutting from the *Daily News* of the 10th July this year. The article was written by a Mr. J. D. F. Jones, who is foreign editor of the *London Financial Times*, when he visited Western Australia. It is true that most of the article deals with iron ore in the north, which is not an appropriate subject to discuss under this amendment, but there is a section of it which I think, in connection with the matter we are discussing, bears out the views of people who visit the iron ore areas. After dealing with iron ore, the article reads as follows:—

This, the housing problem, is just about the only fly in the Western Australian ointment for the moment, and Charles Court admitted to me that it was "our only bottleneck, one which is keeping away people we badly need."

It may seem ridiculous, in such an enormous hunk of territory, but people are literally living in cars because—in a country which prides itself on a 70 per cent home ownership ratio—they cannot afford a plot and a house.

People cannot find the \$12,000-plus for a quarter-acre of land and a small home, partly because rates for the necessary second mortgage are prohibitively high, and therefore, since there is a five-year waiting list for State Housing Commission finance, they are forced to rent at very high prices.

The interest of this is that it has begun to threaten political consequences.

The sort of person who seems to be most irritated is the white-collar worker who has voted the Liberal Party into four consecutive terms of office.

Now, trapped by these housing costs yet unequipped to make his fortune out of the economic boom which he sees round him, he is in no mood to be impressed by Charles Court's suggestion to me that this sort of difficulty will "strengthen the moral fibre of the community."

Mr. Court is perfectly entitled, of course, to point out that "the day the immigrant can pick from a dozen houses we're in the middle of a recession," or that Western Australia's problems of growth are "much more pleasant than the problems of recession."

But the Minister himself is so conscious of the State's compelling need for extra labour and immigration that he does not attempt to deny that this apparently local irritant has become one of the Government's worst headaches.

It could certainly give edge to the growing popular resentment of what are seen as the Government's high-handedness, authoritarianism and ineptitude, and no doubt this resentment combines with the feeling that it's time for a change of government, despite the extraordinary development achievements.

The article then goes on to deal with the necessity for further immigration.

I think it will be realised that people who visit us can see the problems which we apparently overlook, or with which the Government does not wish to come to grips. The land situation and the high prices of land must be one of the reasons why the Minister for Housing has a headache so far as the number of outstanding applications is concerned. I feel sure that if the problem of land prices could be overcome, it would undoubtedly be a great advantage to the Minister.

The Minister gave us the number of outstanding applications, and I think it was some 17,000-odd, but by a system—I was going to say of elimination, but it was really a system he worked out himself—he was able to reduce this figure to

some 9,000. I do not necessarily go along with the method he used to reduce the figure. However, let him have his way and say it is 9,000; or let us reduce it further. Let us not only do what the Minister did and sort of slaughter the figure; let us murder it and bring it down to just 1,000 applications. By no stretch of imagination could we eliminate so many as to reach this figure; but, even if we did, 1,000 is far too many in a State like this if we are to encourage people to come into it—and we all know the number of outstanding applications is much more than 1,000.

To finalise my few remarks on this matter, I would say that if we are to find a way to overcome the problem, surely our first step is to recognise that a problem exists. This seems to have been one of the difficulties of the Government right from the word go. It would not recognise that there was a problem. Even the Minister himself referred to the fact that there was not a crisis. Many of the Ministers dealt with the matter along similar lines.

I have just read from an article one reference the Minister for Industrial Development made. All these remarks seemed to be due to the fact that the Government would not recognise that a problem existed. If we are to overcome it, surely the fundamental is to recognise that the problem does exist; and I believe that the problem having been recognised, it is not, by any means, beyond Governments to alter their priorities—without interfering with the progress of the State—to allow housing to catch up to at least within a reasonable position, and then go back to some of these more glamorous projects.

I do not want to deny people their art centres and that type of thing. They are a necessary part of any affluent society, and a necessary part of our education; but I do think we have to readjust our priorities a bit when so many people are screaming out for accommodation in which to live and rear their families. I support the amendment.

**MR. GRAHAM** (Balcatta — Deputy Leader of the Opposition) [5.21 p.m.]: The Leader of the Opposition is to be commended for having moved this amendment in order to highlight the shocking situation which has developed in respect of land and land prices, and give members an opportunity of talking to the Government with the object of emphasising the necessity to do something.

This Government has a record of vacillation and uncertainty. In so many cases it refuses to act until a desperate situation has been reached, and, in others, it violently opposes proposals which are submitted; and in the course of a period of

years—sometimes short and sometimes long—the Government turns a complete somersault.

Members would be aware, for instance, that in recent years Liberal Party and Country Party members opposed adult suffrage for the Legislative Council—as a matter of fact, for about 50 years—and then introduced legislation to give effect to it. Legislation for citizenship rights for natives was introduced by Labor on many occasions, and rejected. A five-day week for banks was knocked back five or six times, and then legislation to implement it was introduced by a Liberal Government. Equal pay for the sexes was not favourably viewed by the Liberal Party, but finally, because an election was in the offing, the Premier announced a scheme.

**Mr. Brand:** An election is always in the offing when elections are held every three years.

**Mr. GRAHAM:** The registration of chiropractors is another instance. All these matters were opposed by members of this Government, and then, in the course of time, there was a complete reversal of form. So the attitude of the Liberal Party and the Country Party has been to retard for a period of years—in some cases for more than 50 years—the progress and development of the State in respect of social matters, industrial matters, constitutional matters, and the rest of it. And so, with regard to this question of land, equally with housing, the Opposition insisted, because it was plain for all to see, that a very serious situation was developing, which was having a most unfortunate impact upon the economy and, perhaps more important, upon the lives of so many of our people.

This Government refused to acknowledge that a crisis existed, until suddenly the situation was reached where the comparatively minor problems had assumed gigantic proportions; and the Government is now at a loss what to do, because the bush fire has escaped from it.

We find—and this will be my last reference which is not directly associated with this matter—with regard to housing, that the spokesmen for the Government have been continually making denials of a crisis, but now the Government is, this year, going to step up its house-building programme from 1,200 to 1,800.

**Mr. Brady:** Perhaps.

**Mr. GRAHAM:** I remember well three years of the time I was Minister for Housing. In one of those years more than 4,000 houses were completed by the State Housing Commission, and in the two other years something in excess of 3,500; yet now some 12 to 15 years later the Government feels a programme of 1,800 will suffice. Of course, it is a drop in the bucket.



I admire West Australian Newspapers Ltd., not for its protection of this Government, but for its endeavour to protect the good name of Western Australia, for which reason, no doubt, it did not publish the figures submitted by the Minister in replies to questions. The Minister said there were 17,300 outstanding applications on the books of the State Housing Commission—the highest total for 15 years—yet this did not warrant one line in the newspaper; nor did the fact that the waiting period for the last couple of years had grown from some 18 months to a period now approaching 3½ years—and getting longer every month which passes.

This, of course, is a shocking indictment of the Government of Western Australia, and a shocking state of affairs to be in existence in this State; but we have a responsibility to the people, and more specifically to our people. By that I mean, of course, that the Opposition represents, by and large, the less privileged sections of the community—those by whom any impact, however small, is felt to a much greater degree than it is by those who are more fortunately circumstanced.

We have listened to two Ministers tell us all about this matter, and, whilst it appeared so recently, I think I should run through the statement given to us by the Minister for Education on behalf of the Minister for Town Planning, no doubt; or given by him in some such capacity.

The Government, after a lot of persuasion, decided it would appoint a committee. This, incidentally, seems to be a fetish of this Government—to appoint committees. The Government does not seem to have any ideas of its own. It does not seem to be able to catch on and analyse reports made by its departmental officers in the ordinary way. No! The Government's remedy is to set up a committee somewhere, and, very largely, that means a waste of time, or the passage of considerable time during which nothing is done. If there were a serious problem, the situation, in the interim, would be getting ever worse.

We find this McCarrey committee, for instance, made several recommendations; and I think it is interesting to read what the Minister had to say, because it typifies my analysis of this Government—that it vacillates and cannot make up its mind; that it has no purpose or objective with regard to so many of the matters which are important to our people. I am quoting words from the speech delivered by the Minister for Education the other evening. Several recommendations were made by the committee and the first one has been partly implemented. We will give some marks there. With regard to the second recommendation, Cabinet has deferred consideration. Recommendation 3 is at the present time under examination. Recommendation 4 has been deferred for

consideration. Recommendation 5 is under close examination; and recommendation 6 is the appointment of a committee.

Of course the Government has proceeded with the implementation of that recommendation and the committee, headed by Sir Keith Watson, has been established. The seventh recommendation is also under examination. Therefore it will be seen that of the seven recommendations, one has been implemented—the setting up of a committee—and another has been partly implemented. That is the way the Government deals with the problem which is the burning question of the day.

Mr. Lewis: Action is pending on those.

Mr. GRAHAM: Of course action is pending. My protest is that action is pending and not being taken. I have remarked previously that the great bulk of what was recommended in the McCarrey report was advocated by members of Her Majesty's Opposition as long as three years ago. As usual, our views were brushed aside.

The situation has been reached in Western Australia to a degree not obtaining elsewhere in the Commonwealth of Australia. We find that persons who have the highest educational and professional attainments, those who are the most highly skilled craftsmen in the community, business executives, captains of industry, educationalists, and the rest, suffer by comparison with those people who have bought parcels of land and sat on their bottoms. What a commentary it is on the economy and on the Government that the greatest rewards in the community in the shortest available time go to the people who do exactly nothing. They do no thinking, no planning, no work, and no production—in fact, precisely nothing! In point of fact, they do something in the negative sense, because their sitting on the land has an impact upon so many luckless souls who live in Western Australia and who desire to set up home for themselves.

We on this side of the House cannot set up committees; that is the prerogative of the Government. There is nothing we can do in a practical manner to cope with the situation which has been allowed to develop. All we can do is talk, write, and agitate. The Government has the responsibility and the power, both legislatively, because of its majority in both Houses of Parliament, and administratively, because the Ministers come from the Liberal and Country parties. Therefore, the blame rests fairly and squarely in the lap of the Government, and the Opposition is in no manner whatsoever blameworthy for the situation which has developed.

I recall that when we were discussing housing recently a speaker from this side of the Chamber said the Government was not making a fist of housing because it did not have its heart in it. If the Government really wanted to do something to

cope with the housing situation, action would be taken accordingly and we would see the results. So far as the land question is concerned, the Government does not have its heart in the matter. It does not want to do anything about it. The only point is that, like a plague of mosquitoes, the question has become irritating and irksome. People are complaining. There may be votes lost on account of it. Therefore the Government goes through a whole lot of motions, and a series of pretences that something is about to be done and a solution is around the corner.

However, the Government will not measure up to the situation; because, if it does, then it will offend so many who are friends, supporters, and financial contributors of the Government. I say the Government is playing with the problem. The situation is critical. About the only action which the Government has taken, it took some three years ago when it stopped blocks of 100 acres which were more or less outside the metropolitan area from being subdivided into five and 10-acre lots. What in the name of common sense the Government expected to achieve by that action I do not know; yet some proud words were uttered by the Premier at the time. Of course all that action did was to ensure that speculators and investors who had been shorn of opportunities outside the metropolitan area could concentrate exclusively on the metropolis. That is precisely what has occurred, and it was predicted by members on this side of the House when the Government took the action.

Let us use the figure of 100 acres. There may be one, two, three, six, or 10 people who would like five or 10 acres on which to develop a farmlet either on a full-time or a part-time basis. However, because the present owner is not permitted to subdivide, every portion—every square inch—of the 100 acres remains in its undeveloped state. I repeat that those who would be investing in land, doing something to develop it, and bringing it into productivity, are now investing in the metropolitan area and competing with the genuine home builder.

In connection with land I said last year—and I repeat now—the Government simply has not a clue as to what should be done. Meanwhile the situation is going from bad to worse. The other evening I suggested certain steps which the Government itself could take. We are aware the State Housing Commission has land which is either surplus to its requirements or of a value beyond the capacity—or the bracket of income—of the type of person with whom it usually deals and for whom it was established. Let the Government divest itself of as much of this land as possible tomorrow. Do not wait for plans which may develop in six months, 12 months, or two years hence. The problem is with us today.

In conformity with this, I suggest there should not be just isolated stabs. The Perth City Council, and other local authorities which own land, should be requested to make areas of land available for the purpose of home building. If they are not prepared to act voluntarily, then the Government should take steps to ensure that they do act with the utmost expedition.

I refer to the University endowment lands. Why should not the University of Western Australia be providing itself with some finance at this stage and simultaneously making a contribution in the matter of solving the housing problem; that is, making it possible for our young people to establish homes for themselves?

As I speak, a certain area of land comes to my mind. When we were discussing the Reserves Bill towards the end of last session the Government decided that an area at Mosman Park near the ropeworks bend—a Class "A" reserve—should be made available for housing. That block of land is in the same condition today as when we passed the legislation. Why in the name of fortune, after Parliament had made the decision, did not the Government arrange a sale the following fortnight—or whenever the earliest opportunity might have been—and sell it under certain conditions; namely, that it should be developed forthwith? But no, the Government fiddles while Rome burns. That is the unfortunate story of its activities regarding the basic elements of land and housing. What do we find? Nothing but the could-not-care-less attitude of the Government.

Recently some tracts of land were released, but I do not know what good that will do unless the Government bestirs itself; because from the time the metropolitan region plan was promulgated in 1963, areas of land have been released in certain localities in the metropolitan area—sometimes for private development and in some cases for Housing Commission development. In this respect the Housing Commission has lived up to its responsibilities, by which I mean that a considerable portion of the land which was released from deferred urban to urban has, in fact, been used by the Housing Commission. Homes have been constructed or are in the process of being constructed.

However, so far as private development is concerned, what is the story? I shall refer to a number of lots which are based on the usual formula that every acre of land released will provide approximately  $3\frac{1}{2}$  building lots.

In 1964, 743 lots were released in the Midland area—that is, zoned as urban—but to the 31st December last only 22 houses had been built. Twenty-two out of 743 is not very many. In 1966 in Lynwood 350 lots were released, but no houses

were built on them. In the same year 1,120 lots were released at Bibra Lake, but no houses were built on any of them. In January, 1967, 829 lots were released in Osborne Park, and one house has been built.

Mr. Rushton: Wasn't Lynwood in the course of development? There are tons of houses there now.

Mr. GRAHAM: The honourable member misses the point; he knows so little about this question.

Mr. Rushton: Look at the cost.

Mr. GRAHAM: I am talking about additional areas; that is, land released since that time. These are figures which have been quoted by Government officers from official records; they are not a figment of my imagination. I wish the member for Dale would take the question a little more seriously, or remain silent.

In March 1967, 266 lots were released in Armadale, but the building programme is nil.

Mr. Rushton: They are in the course of development.

Mr. GRAHAM: In July, 1967, 231 lots were released at Gwelup Heights, but no houses whatsoever were constructed. It will be seen that, of a total of 5,994 building lots released since the promulgation of the metropolitan region plan, only 148 houses were built up to the 31st December, 1967.

Surely that is typical of the Government; that is, it releases land, no doubt after a great deal of warranted pressure, only to allow it to be subdivided and sold to certain people who are interested in it as an investment. Surely it is the duty and responsibility of the Government to release land subject to certain conditions. A heavy penalty should be imposed upon a subdivider if he does not live up to those conditions, unless, of course, he can show the existence of circumstances beyond his control.

I do not want, Mr. Speaker, to condemn where condemnation is not warranted. Here again, the Government has gone its merry way and cobwebs and red tape cover everything. It is one thing to have land zoned for certain purposes—in this case for development as housing estates—but what are the processes to be followed?

I intend to read from a document which has been prepared for me by a person who has been a subdivider. The document indicates the various processes necessary in order to have land rezoned from rural—and even some of Osborne Park is zoned rural—to urban; in other words, for housing. The following is the procedure:—

- (1) Formal application lodged with Local Authority.

- (2) Planning Committee of Local Authority recommends approval in principle to the Local Authority's Council.
- (3) The Local Authority gives approval in principle and recommends the re-zoning to the Group Committee.
- (4) The Group Committee considers the Local Authorities recommendation and if required refers same to the Technical Sub-Committee.
- (5) The Technical Sub-Committee considers the proposition and makes its recommendations back to the Group Committee.
- (6) The Group Committee re-considers the application and recommends to the Metropolitan Region Planning Authority.
- (7) The Metropolitan Region Planning Authority makes a resolution to amend the Metropolitan Region Planning Scheme.
- (8) The Metropolitan Region Planning Authority prepares an Amendment to the Metropolitan Region Planning Scheme and submits same to the Minister for Town Planning for his approval.
- (9) If the Minister for Town Planning approves the proposed Amendment the matter is advertised in the *Government Gazette* and in various local newspapers for a period of three months for the purpose of receiving any objections to the proposed Amendment.
- (10) If any objections are received then a meeting of all objectors is held and a decision made by the Metropolitan Region Planning Authority.
- (11) If there are no objections or the Metropolitan Region Planning Authority decides in spite of objections to continue with the proposed Amendment then the Metropolitan Region Planning Authority submits same to the Minister for Town Planning for his approval.
- (12) If the Minister for Town Planning approves the proposed Amendment then the same is submitted to the Governor for his approval who in turn arranges for the Amendment to be available for public perusal and also advertises same in the *Government Gazette*.
- (13) The Amendment is then laid before each House of Parliament within six sitting days of the

House next following the date of the publication of the Scheme in the *Government Gazette*.

- (14) The Amendment remains before each House of Parliament for a period of 21 sitting days and if no objections to same are received then on the day after the expiry of the 21 sitting days the Amendment comes into effect.

This is the involved machinery, which no doubt staggers members, as it staggered me when I read the document outlining the procedure that must be followed in all cases. No wonder there is this interminable delay! Further, members should not forget that, having reached this point, chapter two commences, in regard to which I can only speak of my own experience. In doing so I point out it is not because I have had any land to subdivide; I have not, but I have been acting on behalf of people in my constituency who have been interested in subdividing land.

In the first instance an approach is made to the local authority to seek permission to divide the two or three acres into lots and to provide road access and other requirements. Usually the answer is, "No, this is not acceptable. An overall plan is required. We cannot have a subdivision consisting of bits and pieces. You must talk to all the people in this locality to see if you can draw up a plan between you or, alternatively, get a town planner or an architect to do it for you." All members are aware, of course, of the difficulty associated with trying to achieve this objective among a group of people. Some are anxious to proceed with the subdivision immediately, some could not care less, and some think there is a nigger in the woodpile. Therefore the prospect of reaching agreement within such a group is extremely remote.

Even if the approval of neighbours is obtained, it is then a matter of having plans of the proposals drawn, and of going through the various processes of having them approved by the local authority, the Town Planning Department, and other bodies. Then, if it is approved without amendment, surveys must be carried out, plans must again be drawn, documents must be negotiated, and certificates of title must be issued. I do not know the total period involved from go to whoa in bringing such a plan to fruition, but I would estimate a period of approximately two to three years from when the subdivision is first mooted to the time somebody is in a position to sell individual blocks of land or the houses that are built upon them.

In outlining this involved procedure, I have not made any mention of the difficulties surrounding the securing of approvals or building licenses from local

authorities. In many instances further difficulties are met with in seeking these approvals. Also, I will not enter into any detail concerning the services that have to be made available to the blocks of land, such as water supply, electricity, and other facilities.

So if members did not have it before, they now have some conception of the long circuitous route that must be followed to reach a more or less impossible situation by small ordinary people in the community, many of whom have not a full understanding of the English language, and many of whom, too, even in their homeland, have had only a mediocre education. Naturally they are scared and bewildered by all these machinations before they can subdivide their two acres of land into a few lots for members of their families, or into lots that can be disposed of to meet some pressing financial burden.

I have been aware of this situation for some years because, unfortunately, in my electorate I have a great deal more work to do than, perhaps, other members of Parliament in not only assisting these people to solve their problems relating to land, but also in actually surveying their blocks either physically or in association with aerial photographs so that the exact position of the area, its dimensions, distances from other points, etc., are defined. All this, of course, is time consuming for a member of Parliament, but my heart bleeds for these people; each one of them has a serious personal problem he cannot resolve, and each one, in desperation, approaches his member of Parliament.

As I have said, it has been a long time-consuming exercise, but usually I have been able to obtain reasonably satisfactory results by overcoming the immediate and pressing problems. One often wonders what purpose is served by a private member of Parliament devoting his time and energy to research, reading, and to becoming acquainted with various problems by moving around his district and among his people, because no matter to what he gives expression, his words fall upon deaf ears until such time, many years hence, the Government feels it can get some political gain by giving effect to what the Opposition has espoused, as I indicated when I opened my remarks.

The other evening I suggested—and the Minister for Housing made some reference to it in reply—the Government should take specific action with regard to its own instrumentalities. I have already stated that land already held by the State Housing Commission, and other Government land, could be made available for housing. But, in addition, local authorities, the Western Australian University, and semi-governmental instrumentalities such as the Motor Vehicle Insurance Trust and the Superannuation Board, could make finance available. As I have already said, the

Main Roads Department should get on with the job of building houses for its own employees.

Nobody has made any move to disagree with my contention that if these departments can erect huge blocks of offices in St. George's Terrace, they can, under the same legislation or charter, erect blocks of flats or individual dwellings in the suburbs or in country centres. But this Government does not want to do that. Apparently it is more exciting—that appears to be the word in vogue with the Government today—to build a 12-storied block of offices in East Perth than to erect humble cottages for the workers.

Mr. Lapham: It gets more publicity that way.

Mr. GRAHAM: That is so. But of course the pressing situation has caught up with the Government and it now feels it has to do something. I venture to suggest, however, that in spite of its latest gesture—and I am getting sick to death of the Government's gestures—after it has stepped up its house building programme

The SPEAKER: This motion does not concern the Government's house building programme.

Mr. GRAHAM: Of which, Mr. Speaker, and with due respect, I am well aware.

The SPEAKER: Well, I would be obliged if you would address yourself to the question before the Chair.

Mr. GRAHAM: I am, but I would suggest to you that land subdivision is a very necessary preliminary to housing and industrial development.

The SPEAKER: You have gone far beyond what is necessary in referring to that, and I would be obliged if you would return to the motion before the Chair.

Mr. GRAHAM: It surprises me that I have departed from it, but I accept the advice you have submitted to me.

Mr. Brand: It took a wide turn.

Mr. GRAHAM: It is a wide subject; and, after all is said and done, because people are short of houses and the State Housing Commission is unable to supply them, this is adding to the number of bidders or competitors for land. The position is completely hopeless for the average working man, because he is just not able to compete. I am not referring to those who are able to work plenty of overtime, or perhaps those whose wives are freely going to work but are not compelled to do so because of economic circumstances; I am referring to the ordinary working man who has one job and works regular hours, and particularly the young man who is just married and whose family is arriving. What prospect has he of buying a block of land? For every \$500 he has been able to save for a block of land, the price

of the block has gone up \$1,000, and eventually, of course, he gives up in desperation.

All members are aware that that is the present position, and because of it so many who ordinarily would be fending for themselves now have to apply for a home with the State Housing Commission. The current situation does not affect only those who are seeking land, because you and I, Mr. Speaker, as a result of this galloping inflationary spiral of land prices are suffering. Perhaps we can bear it more easily than many of our constituents, but because of this extreme to which land prices have gone, valuations of existing and developed blocks have risen in sympathy, and so all members of the community are paying rates about half a dozen times in excess of what they ought to be.

This stems, of course, from the neglect of the Government in shaping up to its responsibilities; in shaping up to a problem which only it can solve, and the Government should have sufficient courage to do that. I did mention in passing, but I now wish to add a few words more, the position regarding industrial land. I know of many young, enterprising men who wish to establish factories and workshops for themselves; and at this point I would like to mention that many of the successful and powerful industrialists in our community commenced in humble circumstances by being self-employed. Within one or two years success came their way and the story of success is now theirs.

As I have already said, although it is most difficult for people to obtain land on which to build houses for themselves, the situation is even more critical among those who are trying to obtain land for industry, because the prices for industrial land are fantastic and almost unbelievable. Once again the situation stems from this tortoise-like activity; this long drawn out process of authority making up its mind on what shall be established here and what shall not be established somewhere else.

Members are probably aware that at the northern extremity of my electorate there is a large industrial area which has been gazetted. The Metropolitan Region Scheme has been in operation for some five years; yet it is a fact that nobody can establish an industry in that area, because of planning delays. To me that is a most extraordinary state of affairs. It reminds me of the days of the depression when there was poverty in the midst of plenty. We had plenty of food, wool, and the other essentials of life, but the people went hungry and were insufficiently clad. In this instance land is available and people are even anxious to pay exceedingly high prices to get some of it in order to carry on their activities.

The SPEAKER: The honourable member has another five minutes.

Mr. GRAHAM: Because the planning has not been completed, no industries are permitted to be established in the area I have been referring to. Even those who own land in that locality are unable to establish factories. The Government deserves admonition. Because an election was imminent the Government—in respect of certain areas of land in my electorate, and elsewhere, upon which it had turned its back when Parliament was sitting—decided in December last that such land, which was then classified as deferred urban, was ready to be rezoned as urban.

That was what I had been complaining about for years. The Shire of Perth established its civic centre in the middle of several thousand acres of cleared land, and after 10 years of existence in that locality its headquarters are still in the middle of several thousand acres of cleared land. It has remained in that undeveloped state as a result of inactivity on the part of the Government. The Government has refused permission for the land to be subdivided, with or without conditions. I suggest it should be subdivided with conditions.

Somehow miraculously further north, almost twice the distance from the city as the land to which I have made reference, there is the Hamersley development to which some glamour has been attached; we found the Premier, Ministers of the Government, and others scurrying out there in four-wheel-drive vehicles and with the Press and television cameras. This is wild bushland in its virgin state. Yet we find other areas much closer to Perth with bitumen roads, with bus services, with power lines, and with water mains not far away, being held up. On what grounds that is being done, I do not know. We do not want grandiose gestures from this Government; we want action, and the Government is the only party which can take action.

The Government will be judged on this issue not by the statements it makes or by the number of committees it appoints, but on how the graph registers the curve or spiral of inflation in the matter of land prices, and by the ability or inability of our people to obtain blocks of land at something approaching reasonable prices in order that they might establish homes on them. It will be judged by the ability of block developers and small builders to obtain at reasonable prices land on which they can build moderately priced cottages to cater for the people whose incomes are slightly in excess of the amount for entitlement to State Housing Commission homes. Very much depends upon the action which the Government takes.

I conclude by paying a tribute to my leader for having raised the question of land prices in order to give members an opportunity to re-emphasise to the Gov-

ernment how critical is the situation of land and of housing—a matter which we discussed last week.

MR. GRAYDEN (South Perth) [6.5 p.m.]: I would like to assure the member for Balcatta that, contrary to what he believes, the members on this side of the House are extremely concerned about the position of land in Western Australia. He made many statements on what the Government had failed to do, and he accused the Government of sitting by idly while the existing situation continued and became aggravated.

In actual fact, as far back as January, 1967, the Government was so greatly worried about this problem that it went out of its way—not at the behest of anybody, but of its own volition—to set up the McCarrey committee, the report of which members have used to base their speeches on.

The member for Balcatta said unequivocally there was absolutely no need for a long investigation into this sort of thing, and that the answer should be obvious to everybody. Let us see what the McCarrey committee had to say about this aspect. This committee sat for a period of about 12 months, because it did not submit a report until January, 1968, although it had been set up in January or February of 1967.

When that committee presented its report it apologised for having taken so long. One part of the report is as follows:—

We regret the lapse of time between the appointment of the committee in February 1967 and the presentation of this report. We remark that we appreciate your patience—a forbearance that, we believe, derived from your understanding of the complex nature of the problem and the need for a careful examination of all the possible effects on the community of any measures designed to check the rise in land prices.

We have a highly responsible committee—for which the Opposition, without question, has a very high regard—which investigated this problem for a period of 12 months, because the problem is so complex. Yet the member for Balcatta said the solution simply lies in taking some action.

The McCarrey report warns of what would happen if we took precipitous action. On page 46 the following appears:—

The danger of a collapse

6.20 The land-price boom is inherently unstable. In the absence of corrective action it will be sustained for a period by the current high level of economic activity and population growth. However land prices generally cannot rise faster than incomes

indefinitely. If urban-deferred land is released in any quantity, the response of land supply will be slow at first and be further repressed by the action of speculators; but eventually the response of supply to high prices will be great.

6.21 The danger is that, with so much land held by speculators, supply will be augmented massively at the first sign of a turn in prices and a collapse triggered off. This has happened so often before in other parts of the world that it would be very wrong to assume that it will not happen here. The mechanism of land price inflation that we have described slips easily into reverse and at present we no more have the means of preventing a rapid decline than we have of arresting the rise.

The committee pointed out that a collapse of the land boom—if it can be called that—would be even more serious than the existing situation.

I commend the Government for setting up the committee which was charged with the responsibility of going thoroughly into this problem, and of considering all the aspects before recommending any action by the Government. It is quite obvious that the member for Balcatta has not gone very thoroughly into this question, because he said he deplored the action which the Government took a couple of years ago in preventing further subdivisions of land on the outskirts of the metropolitan area into five and 10-acre lots. This is what the McCarrey report has to say about that aspect—

4.7 The Stephenson-Hepburn report had found much that was unsatisfactory in the pattern of land use up to that time. The 1962 report on the scheme says "An unsatisfactory feature of land use in 1954 was considered to be the somewhat wasteful pattern of scattered development calling for premature public investment in utilities. Consolidation was advised before any further outward development was permitted." (g)

4.8 This philosophy of infill before allowing further expansion of the boundaries clearly still held in 1962 and was substantially carried on when the Metropolitan Region Scheme was approved by Parliament in 1963.

4.9. The reason for this policy was and is sound. One of the prime objects of town planning is to inhibit urban sprawl with its resulting ugliness of unkempt vacant land and high unit-costs of servicing. As it is the community has had difficulty finding the capital resources to cope with the spread of services: it cannot afford to run roads, power, water, telephones and transport past vacant land to

service scattered housing. Moreover the standard of urban environment falls as the resources of local authorities are spread thinly in providing normal amenities.

On the one hand the McCarrey report pointed out the danger of retarding development by splitting land into five and 10-acre lots, which prevents developers from planning townships in a logical way; on the other hand the member for Balcatta deplored the action taken by the Government in respect of it.

I will not dwell further on the statements made by the member for Balcatta, except to say that virtually I disagree with everything he has submitted in this respect. In case I might have given an incorrect impression, I hasten to say that I regard this problem as a tremendously important one. It is of great concern to the people of the State, particularly to those residing in the metropolitan area.

I do not remember members of the Opposition having had much to say about the question of land prices in the last few sessions of Parliament. What triggered off the interest in this matter was the publication of the McCarrey report. The general election which was held a few months ago also had an effect on this question. That is how current interest on the subject of land prices arose. Without question it is a serious problem, and I am certain it concerns the members on this side of the House to the same degree as it does members opposite.

In Western Australia we fix the price at which bread can be sold; similarly we fix the price at which milk can be sold. That has been done because those commodities are some of the basic requirements of the people.

Mr. Davies: Who limits the price of bread?

Mr. GRAYDEN: Permission has to be obtained for increasing the price of bread, but it is very difficult to get that permission.

Mr. Davies: The price is fixed amongst the parties concerned.

Mr. GRAYDEN: Then they present a case to the Minister and negotiate with him.

*Sitting suspended from 6.15 to 7.30 p.m.*

Mr. GRAYDEN: Before the tea suspension I was saying that I regard land for home building as being in the same category as other basic commodities, such as milk and bread. I think at that point the member for Victoria Park interjected and asked since when had the price of bread been controlled. Members know, of course, that we have the Wheat Products (Prices Fixation) Act, which could be brought forward by the Government to control the price of bread. However, instead of that we have a situation in which

the Master Bakers Association, with all the costing facilities at its disposal, goes into the question of costs and before it decides upon any increase in price it consults the Minister for Labour to obtain his approval. There has been no bread price rise in Western Australia in recent years without this consultation having taken place. If the Minister says, "No," that is the end of it as far as the Master Bakers Association is concerned, because it knows that controlling legislation can be brought forward if the Government considers it necessary.

Therefore, if we are to exercise some form of control over the price of bread, and if we are to exercise some form of control over the price of milk, we should surely exercise some control over the price of land for building. I, as a member of the Liberal Party, naturally believe in the law of supply and demand. However, with respect to the particular situation with which we are confronted in Western Australia, I think this law cannot function, because we have introduced legislative restrictions on the amount of land that can be subdivided. We have done this for a very good reason: we are faced with the problem of having to provide roads, sewerage, water, power, and services of that kind, to develop any new areas which are opened up.

As a consequence, it has been necessary to formulate a plan and limit by legislative action the amount of land that can be subdivided. In these circumstances the law of supply and demand simply does not operate. This is a complete justification for the Government's implementing many of the recommendations contained in the McCarrey report. The member for Balcatta, when speaking prior to the tea suspension, criticised the Minister for Education and said that the Government was reluctant to act. The Minister's speech showed exactly the opposite. I think it was a splendid speech and really emphasised the fact that the Government was concerned with the situation that has developed.

The Minister emphasised and pointed out that the No. 1 recommendation of the McCarrey report had, to some extent, been implemented. This was in respect of the releasing of areas of land. The Government has already made it plain that it proposes to introduce legislation to throw open a further 10,000 acres of land in the Armadale corridor, or change it from deferred urban land to urban land. Such action goes a long way towards implementing that first recommendation of the McCarrey committee.

In respect of the second recommendation—the setting up of an urban land commission—the Minister said this would be deferred until the Government could see the effect of the other recommendation, and the effect of the other measures it

proposed to implement. I go along with this. I, personally, would not like to see an urban land commission set up. I believe the State Housing Commission can serve the same purpose as an urban land commission. We know that at the moment the State Housing Commission has not got the power to resume land for housing. I would be reluctant to see that power restored, but I would certainly go along with the idea if the other measures failed. Rather than implement that second recommendation—if it is really necessary to have the power to resume land for home building—I would prefer that the power of resumption be restored to the State Housing Commission.

Then we come to the third recommendation—the question of imposing a land tax surcharge on unimproved land. The Minister pointed out that this was under examination by the Government. I think the Minister's answer was quite reasonable with respect to the fourth recommendation—the betterment levy. The Minister said that this had been deferred for further consideration. I think I would place this one in the same category as part of the Labor Party policy in the Federal sphere—the question of an excess profits tax. I do not think this is necessary in Western Australia, because other measures which are open to the Government, and which have been recommended by the McCarrey committee, should be sufficient.

Recommendation No. 5, relating to the frequency of valuation of unimproved land, was under close consideration by the Government. Also, the Minister said that recommendation No. 7—review of land tax exemptions—was under examination. These are not the sorts of things to be introduced lightly, and if the McCarrey report had been implemented in its entirety when it was first made available to the Government, I think we would have some undesirable recommendations now being implemented.

So I differ from the criticism which the member for Balcatta levelled at the Minister for Education. On the contrary, I think the Minister gave everybody grounds to believe the Government was seriously concerned with the problem and was grappling with it in a reasonable way.

As far as measures to overcome the problem are concerned, I believe we should do everything possible to release more land in addition to the 10,000 acres we have heard so much about. I realise there are tremendous problems associated with this. It is not just a question of releasing the land; it has to be serviced with roads, sewerage, power, water, and other items of the same kind. Western Australia is simply not in the position to provide those facilities, but I hope the Government will really go out of its way to make more money available; and I trust it will explore new methods of obtaining loan moneys and moneys from



other sources, such as public debentures. I believe the problem is sufficiently serious in this State to warrant that sort of action.

This is not a problem peculiar to Western Australia by any means. Recently, the Institute of Public Affairs published an article which appeared in the January-March, 1968, issue of the *ipa Review*. This is what the institute said, under the heading, "A New Scale of Priorities"—

Roads, water, sewerage, education and other public facilities are failing to keep pace with the insatiable demands of rapid development. Three possible courses of action are open to Governments.

The article refers not to this Government, but to Governments throughout Australia, and the institute recommends—

First, increase taxes.

I feel the Opposition would not be very happy with that recommendation, because it has offered a lot of criticism in that particular sphere. Also, I am certain members on this side of the House would not be happy, either, except in respect of the possible land tax surcharge. Then the articles goes on to say—

Second, cut back the migrant intake. There, again, I do not think many people in Western Australia would be happy with that line of action. Next, the article states—

Three, allocate moneys for capital projects on a new basis, "putting first things first."

I would go along with that idea. I believe we should restrict the expenditure of loan moneys and devote a greater portion of what is available to this particular problem.

The Institute of Public Affairs urges a better disbursement between major cities and the less populated country areas. The following will give some idea of the extent to which this is a national problem, and not merely peculiar to Western Australia. The institute states—

The ominous national water situation—seen at its worst in Melbourne—has focused attention on the failure of public utilities and services generally to keep pace with the insatiable demands of rapid development and population growth.

I am skipping portions of the article which are not of great interest, and I come next to public transport. The article states—

Public transport is another good example. Melbourne, for instance, is burdened with a tramway system which has changed hardly at all in 40 years, and which, for sheer noisiness, must be almost unrivalled in the world,

With respect to roads, the following appears—

Roads rank with water as one of the two "crisis" areas of the Australian economy. In the hundreds of miles of unmade suburban streets, in modern arterial freeways and city ring-roads, the position is daily getting grimmer.

Further on it is stated—

Most people would find it hard to believe that at this point in the 20th century, over 1,000,000 people in Melbourne and Sydney are living in unsewered homes. In Sydney, the number of people, 700,000, without sewerage exceeds the population of Brisbane.

Further on the article states—

Of course, all economics, even the wealthiest, are battling against scarce resources; there is probably no country in the world where the standard of essential services provided by governments fulfils desirable minimum requirements.

The article goes on, further, to state—

The root cause of Australia's inadequate public facilities lies not in the prodigality of the consumer, but in the explosive growth of its population—outside Israel, the fastest in the world.

In these circumstances we can see that this is not a problem which can be overcome by merely throwing open, or by rezoning, big areas of land close to the metropolitan area, because this would mean the Government would have to go to extreme lengths to find loan moneys, or other moneys, to provide the services which are necessary.

I think that apart from the release of land, we should, as a last resort, think in terms of restoring the power to the State Housing Commission to resume land in exceptional circumstances. I repeat: I would say this is necessary only if all other measures fail.

I think we should impose a land tax surcharge along the lines recommended in the McCarrey report, and provide a rebate for young married couples and others who, within a stipulated number of years, build on the land they buy.

I think we should go along with the recommendations of the McCarrey report in respect of revaluations, and we have to streamline subdivision procedure. However, as the Minister for Education pointed out the other night, already the Government has set up a committee under the chairmanship of Sir Keith Watson to do precisely this; and knowing him, as members of this House do, we can feel completely confident that that committee will come forward with suggestions and recommendations which will achieve exactly what it has been set up to achieve.

Finally, as the member for Balcatta has pointed out, and as the McCarrey committee report pointed out, we should review land tax exemptions. These are measures the Government must take; and, as we have heard, the Government is considering all the problems involved. I do not intend to minimise the problem. Actually, I applaud the Opposition for bringing it forward as forcibly as it has done. The Opposition has brought the matter forward in the form of a censure motion, but the comments of its members have been couched in rather extravagant language, language which I think can be criticised. I think the member for Balcatta, particularly, could be placed in this category, but that is only a side issue.

In my view the function of the Opposition in this Parliament is to oppose, and it would be remiss if it did not seize upon an opportunity such as this to try to stress that it, too, is cognisant of the problem and requires the Government to take some action in regard to it. The same applies to supporters of the Government. It is incumbent upon supporters of the Government, in a debate such as this, at least to let the Government know what their views are in order that the Government will know where its supporters stand on an issue such as this.

Mr. Jamieson: The Government should feel happy that it has at least one supporter, anyway.

Mr. GRAYDEN: I think the Government has many supporters in what it is trying to do.

Mr. Jamieson: One expressed supporter.

Mr. GRAYDEN: The point is that this is a serious problem. Nobody would deny that. Recently I was in Meekatharra and I saw a bulldozer driver who had been working there for almost two years. He had isolated himself in this town by leaving his wife and family in Perth so that he could save enough over the two years to buy a block of land. How ridiculous is that?

Mr. Jamieson: I thought he was looking for a cheap block up there.

Mr. GRAYDEN: This man had left his wife and family in Perth while he worked in a remote area to save enough money to buy a block of land. He was of the opinion it would take him about two years.

We know of the situation in 1946, or thereabouts, when a person could buy a block of land for about £40. That figure represented only a few weeks' wages. At that time a working man could save enough in a matter of weeks, or at the most months, to purchase a block of land on which to build a house. Yet today we have the situation where a bulldozer driver has to isolate himself for two years so as to be able to save enough money to buy a block of land.

We can take the case of members of Parliament who are on pretty high salaries. To my knowledge members of Parliament, on their parliamentary salaries, would have the greatest difficulty in saving \$1,000 a year. In other words, if they wanted to save \$7,000 for a block of land it would take them seven years, on the basis of \$1,000 a year.

Mr. Lapham: And the price would have gone up by then, anyway.

Mr. GRAYDEN: I would like to quote the case of a young couple. A letter was written to *The West Australian* recently by a man who worked for the State Housing Commission and he quoted some examples.

I shall read one portion of the letter because the position is summed up by somebody who knows all about the situation.

Mr. Jamieson: I think you are starting to upset the Premier. You had better sit down.

Mr. GRAYDEN: Portion of this letter reads—

Here is an example of a young man with a good future who earns \$60 a week, which is \$3,120 a year.

On a block costing, say, \$4,000, he would be expected to find probably 10 per cent. deposit, leaving \$3,600 to repay over two years—\$150 a month or more than \$34.50 a week. Interest would add at least \$3 a week. This would leave the "crying young couple" (plus a child or two) with \$22.50 for income tax, hospital benefits, fares or car costs, food, clothing and fuel.

That is a typical example. It is becoming impossible for young couples to purchase homes. However, I repeat, this is not a situation peculiar only to Western Australia; it is one that applies throughout Australia as a whole.

I would like to refer to another report which was recently circulated among members of Parliament. It is headed "Perpetual Leasehold or Freehold," and portion of it reads—

How menacing is the trend in land prices under freehold is shown by the Building Industry Committee for Long Term, Low Deposit, Housing Finance. In 1962—

That is in reference to Melbourne—

—this committee issued a report showing that at 1946 the cost of land represented only 8 per cent. of the cost of an average priced house and land, but by 1961 land represented 25 per cent.

That has been the position in this State, too. In 1946 it was possible to purchase a block of land at a price which was in the vicinity of 8 per cent. of the cost of an average home. However, today land is in the vicinity of 25 per cent., and in some

instances 50 per cent., of the cost of a home. Obviously something drastic has to be done because this is a situation which will threaten the entire economic structure of a State or country.

I am certain that action can be taken along the lines envisaged in the McCarrey report. In areas relatively close to the metropolitan area land today can be purchased at approximately \$240 an acre. I had the experience of selling land at that price—260 acres at Westfield—six months ago. If anyone cares to look at *The West Australian* today he will find that he can get an option on land which is ideal for home building at approximately the price I have just mentioned. The area to which I just referred is a little remote as it is two miles further out than the Gosnells golf course, but that is not a great distance from a capital city when one makes a comparison with other cities in Australia.

As I have just said, one can buy land today, which is suitable for building, at \$240 an acre and normally, after making provision for public open space, roads, and other facilities one is able to get three blocks from each acre of land. So one can buy land today, suitable for housing, and sell it at \$100 for one-fifth of an acre—that is the average size block.

Mr. Dunn: Don't be too sure of that.

Mr. GRAYDEN: That is the situation. One can pick up *The West Australian* and see where one can get an option on land at that price. It is land within 15 or 16 miles of Perth and it will cost only \$100 a block. However, when one starts talking about building roads and installing sewerage facilities, water, and the like, naturally the price goes sky high. That is why it is imperative that the Government obtain funds to enable it to open up areas of land of the type to which I have just been referring.

Mr. Jamieson: Don't you think the price of \$1,700 a block quoted by the Minister for Housing is a bit high?

Mr. GRAYDEN: I am mentioning my experience. That was the price I received for the land.

Mr. Jamieson: I mean, to have the blocks serviced.

Mr. GRAYDEN: This area was two miles from the Gosnells golf course and, without any doubt, there will be some houses built on that land in the very near future because it is on the fringe of the metropolitan area.

Mr. Fletcher: I bet you couldn't buy it back at the price you got for it.

Mr. GRAYDEN: I could get an option on similar land tomorrow.

Mr. Dunn: We will go into business.

Mr. GRAYDEN: Let me refer to an experience I had in the other States. About Christmas time I went to the Eastern States for six weeks and I had a good look at the price of land in the various

capital cities. I was amazed to find that in a place like Sydney—I was staying at a caravan park near Liverpool, for want of other accommodation—there were large areas of rural land at Liverpool, which is about 18 miles from Sydney, although they may not have been zoned as rural land. There were many small farms in that area and yet the population of Sydney is approximately 2,600,000.

That brings me to the conclusion that many land speculators in Western Australia are riding for a fall; because, obviously, if that is the situation in Sydney we can expect, when our population is 2,500,000, to have undeveloped land which is used for farming purposes within 18 miles of the capital city. If that is the situation in Sydney today, there is no reason in the world why, when our population is 2,500,000, the same situation will not apply here.

Already this year the Premier has pointed out that we have sufficient urban land and deferred urban land, zoned in those categories, to accommodate a population of 1,500,000 people. If we look at the situation in Sydney and contrast it with our position, we can only come to the conclusion that many people who are paying high prices for land on the fringe of the metropolitan area will wait a very long time before that land is suitable for subdivision or until the population of this State warrants its development. For those reasons, too, I cannot agree with the member for Balcatta, who believes that the Government should be spending money willy-nilly extending services to remote areas when we have so much land nearer to the city which is now zoned urban and deferred urban.

More land should be released but it must be done judiciously. Also I would like to see a surcharge on the land tax, particularly, because it is imperative that land suitable for building, and close to all essential services, should be used for building; and we cannot place land which is suitable for building on the same basis as rural land, stocks and shares, and the like. Speculation in stocks and shares can be a good thing and I see nothing wrong with speculation in such fields.

I do not agree, however, with speculation in land which is suitable for home building—particularly land that is within areas zoned urban and deferred urban. That land must be made available for the building of houses. We have to make land of that type a poor investment in comparison with other types of investment which are available to people in this State. We have to bring about a state of affairs which provides for a capital appreciation of only one or two per cent., or something of that order. If we do that speculators will not be interested in investing in land because there will be more lucrative forms of investment

available. However, as I have said, with the high price of land many speculators, whom we deplore, could have their fingers burnt with the land boom.

I would like to quote an experience I had in Melbourne. Whilst I was there I obtained a good deal of literature about the problem, because everywhere I went I saw new subdivisions opening up; and if one parked one's car for a few moments one found pamphlets put under the wind-screen wiper. I was out at Phillip Island on one occasion, and I shall quote my experience because it gives an indication of the situation that applies in Victoria. Similar to Sydney, Melbourne has a population of over 2,000,000 people—approximately 2,200,000, I believe. Phillip Island is 50 miles out of Melbourne.

The **SPEAKER**: The honourable member has five more minutes.

**Mr. GRAYDEN**: I would put Phillip Island ahead of the Gold Coast as a tourist resort. It has everything. It is a most beautiful island, connected to the mainland by a bridge, where one can see penguins, mutton birds, seals, koala bears, and other types of wild life. There is safe sheltered swimming to be had with magnificent views, and excellent fishing. The advertising pamphlet reads—

Land For Sale—Ventnor Beach Estate  
Safe Sheltered Swimming  
Magnificent Views  
Golden Sand  
Proposed Launching Ramp  
Excellent Fishing  
Unique Position  
Terrific Value  
Easy Terms over 4 years  
Deposit only \$10.00  
Repayment \$16.00 monthly.

This land, of course, is in a different category from land in the metropolitan area. So we find that for a total of \$778 payable over four years on a \$10 deposit it is possible to purchase a block in that area; and I would say that if one scoured the whole of Western Australia one would have difficulty in finding a block which had so much to offer. This position obtains within 50 miles of Melbourne. If we compared this land with that at Mandurah, we would find we would need a population of 2,500,000 in order to justify some of the prices people are having to pay at the moment.

By this I do not mean to indicate that land prices here are higher than they are in the Eastern States. As far as I am concerned, however, they are higher for land in holiday areas. But this does not apply in the city. I merely quote this extract to illustrate that if speculators are going to continue with these high prices, and if the Government does not take action to overcome the problem, a great number of people will be in trouble.

Finally, I would like to mention that the other day I received a card from an estate agent on the back of which was written, "One good investment is worth a lifetime of toil." I would hate to see the situation develop in Western Australia where this State became a land speculator's paradise and where people could make big investments at the drop of a hat. I would not like this to prevail in a State where there are men and women who are prepared to become qualified tradesmen, or to acquire other skills, and who wish to make a contribution by way of a fair day's work for a fair day's pay. I would not like speculators to go on making fortunes when there are in the country so many people prepared to make a contribution to the society in which they live.

Amendment put and a division taken with the following result:—

## Ayes—20

Mr. Bateman	Mr. Jones
Mr. Bertram	Mr. Lapham
Mr. Bickerton.	Mr. May
Mr. Burke	Mr. McIver
Mr. H. D. Evans	Mr. Moir
Mr. T. D. Evans	Mr. Sewell
Mr. Fletcher	Mr. Taylor
Mr. Hall	Mr. Toms
Mr. Harman	Mr. Tonkin
Mr. Jamieson	Mr. Davies

(Teller)

## Noes—23

Mr. Bovell.	Mr. McPharlin
Mr. Brand	Mr. Mensaros
Mr. Cash	Mr. Mitchell
Mr. Craig	Mr. O'Connor
Mr. Dunn	Mr. O'Neill
Mr. Gayfer	Mr. Rldge
Mr. Grayden	Mr. Runciman
Dr. Henn	Mr. Rushton
Mr. Hutchinson	Mr. Stewart
Mr. Kiltney	Mr. Young
Mr. Lewis	Mr. I. W. Manning
Mr. W. A. Manning	

(Teller)

## Pairs

Ayes	Noes
Mr. Norton	Mr. Nalder
Mr. Brady	Mr. Williams
Mr. Graham	Mr. Court

Amendment thus negated.

*Debate (on motion) Resumed*

**MR. MENSAROS** (Floreat) [8.9 p.m.]: In rising to support the motion for the adoption of the Address-in-Reply so ably moved by the member for Kimberley, may I first add my own congratulations, Mr. Speaker, to those already received by you on your election to your high office.

As I had the distinction—if I may express myself thus—of serving my political apprenticeship under you, I am convinced through personal experience that you will lend to this high office the learned knowledge, dignity, and impartiality it demands.

My long-standing connection with you entitles me, perhaps, to express personal feelings and say that very few events could have given me more satisfaction than the fact that I am able to start my duties in this Chamber under your Speakership.

I would like to extend my appreciation and thanks to all Ministers and members of the House, who received me with the greatest courtesy, thus making it so much easier for me to efficiently commence my parliamentary duties here. The same thanks are due to the staff of Parliament House whose tactful assistance minimise the inevitable embarrassment of any new member which arises from his comparative ignorance of the rules and proceedings of Parliament.

The electorate of Floreat is a new one created by the recent redistribution of boundaries. Being its first member I have no direct predecessor; yet the southern parts of my electorate include the previous electoral district of Claremont. Accordingly, I think I owe as much to these parts of my electorate as to mention the unobtrusive but steady and loyal service of the former member for Claremont (Mr. Crommelin). To him I would like to extend my very best wishes for a long and happy retirement; and I feel sure that all members here will associate themselves with me in this respect.

I am very proud indeed, and feel a great sense of privilege to be here, and especially to represent the electorate of Floreat. I thank its electors for the confidence they expressed at the poll. At the same time I am conscious of the fact that our parliamentary system of Government, legislation, and representation, is based on political parties. It is proper, therefore, to express my conviction that the mandate I received from my electorate is not only a personal one; it is also one for the Liberal Party, whose policies I promised to uphold.

The veracity of this remark is more evident because the constituents of my electorate had the challenge and choice from all four political parties. It logically follows from this that while I shall try to assess and assert the wishes of my electors, the correct attitude for me to adopt is to support the majority opinion of the political party to which I belong. This, I feel, cannot be interpreted as a sign of weakness; on the contrary, it must be recognised as a political expression of strength.

Being in an entirely novel and singular position in this House, I hope I may be permitted to use this opportunity to express a personal note. Because I am the first and only member who did not inherit English as his mother tongue, and because I had to learn it as an adult, I cannot speak, and will not be able to speak, in exactly the same manner as do other members. Those members who are on the receiving end will, I know, be put to the inconvenience of hearing speeches from me with a different accent from that to which they are accustomed. Because of this I ask those members to listen to me with perhaps a little more

tolerance and forbearance but only as far as my accent is concerned. I do not ask to be judged more leniently so far as my arguments or logic are concerned. On the contrary. I invite members to be more severe in their criticism in this respect.

My electorate is a fairly large one as far as metropolitan electorates go. It is by no means a complex unit with common interests, but comprises divergent suburbs with people of quite different age grouping, different social and community interests, and different occupational and financial status.

The people of the northern suburbs of Floreat and City Beach have very little, if any, interests in common with those of the people of Graylands or Jolimont. The large number of retired couples in Wembley and Swanbourne contrast sharply with the youngsters who have scarcely reached voting age in the flats of Daglish.

Consequently, the problems of my electorate touch on practically all Government departments, a fact which has already been reflected in my duties to my constituents during these short months since my election.

This is the reason that—contrary perhaps to general tradition and custom—I do not wish to single out any one problem of my electorate in this my maiden speech. I can deal with particular matters later when the appropriate occasions arise.

The two subjects which I would, however, like to mention tonight, and in respect of which I would like to leave, perhaps, some thoughts with members, were frequently discussed with politically interested constituents in my electorate and they are also somewhat related to my past education, training, and experience in law.

Firstly, I would like to deal with the administration of justice, especially as far as administrative—as opposed to common law—justice is concerned. The Government's decision—as it was announced in His Excellency's Speech—to introduce district courts is a great step forward and will adequately cater for increasing and geographically more widespread civil and criminal law cases, and it will cater for the necessary and desirable speed with which common law justice shall be done; but there is another huge province where individual citizens may seek justice, and this is the province of administration. Recently there have been a number of discussions and a number of voices from various sources about the rights of the individual and the community's infringement upon these rights.

Now, whilst I do not side with those political philosophers who think that all individual rights are absolute, are never subject to change, and have to be considered in a rigid dogmatic fashion; and

whilst I do recognise that inevitable and accelerating changes in the structure of our society do continue, and will continue, to change the concept of individual rights, at the same time I do maintain that there will always be individual rights which have to be recognised and which, on occasions, will inevitably be violated or will clash with the increasing administrative branches of our State.

The problem is how to deal with these violations and clashes in the most effective, expedient, and comprehensive way, obviating the need for specific legislation for every newly created administrative power; in other words, how to have administrative justice done to the greatest possible satisfaction of individual citizens and the administration.

At present, in some instances, administrative justice can be sought against decisions of various departments in ordinary common law courts where the right of appeal is granted—mostly by special legislation and almost invariably in matters of law only. In other instances the decision can be either appealed against, or it is taken in the first instance by an independent tribunal composed of laymen, experts, and lawyers, or a combination of some or all of them. In many instances though, there is no right of appeal at all against administrative action. The lack of this has been expressed in many suggestions in the community and even in this House.

I personally do not think that any of these suggestions would offer a comprehensive solution to the problem, nor do I think they are satisfactory in themselves.

I heard the Premier say recently that we do not want administration by an increasing number of tribunals, and I agree. On the other hand—and I beg to emphasise here, not out of party-political inspiration, but purely out of practical consideration—I cannot see a solution achieved by the institution of an ombudsman, because an ombudsman's function, limited as it is to inquiry, does not offer immediate relief to the justice-seeking citizen, and it can develop into an instituted, legalised form of blackmail against administrative officers.

I submit, Mr. Speaker, that the solution would lie in the establishment of an administrative court.

This may appear to be a revolutionary thought, but it is not really, if we are aware that a number of countries had this type of court established 100 years ago as part of their judiciary to safeguard individual rights and secure administrative justice. Since their establishment, they have all continued to work satisfactorily.

Let me show three different examples, those of Austria, France, and the United Kingdom. Austria, having a huge empire to administer, created an administrative court as far back as 1867. This led was

followed by several countries before the turn of the century. France, where the Civil Service has traditionally been a peculiar class, if not a caste, of society, went a step further—almost to the extreme. That country has administrative courts which not only deal with administrative matters but also have within their jurisdiction all common law cases where the litigants or defendants are public servants. This extended part of the system, to my mind, is by now obsolete and impractical.

In the United Kingdom the ordinary courts of common law prevailed generally, but the necessity for administrative justice has been partly recognised, because gradually an increasing number of administrative decisions, and/or appeals against them, have been placed under tribunals. The fault of this system, however, was implicitly recognised, although not remedied, when the Tribunals and Inquiries Act of 1958 had to be enacted, setting up a Council of Tribunals to review, co-ordinate, and tidy up the divergent and often conflicting work of the existing tribunals.

Having very briefly shown some of the existing systems of providing administrative justice, I would like now to touch on the reasons, standing and structure, and jurisdiction of an ideal administrative court, to try to justify my proposal for considering the possibility of establishing such a court in our State.

The evolution of administrative justice grew parallel with the evolution of the society from an autocratic to a democratic one. First the responsibility of administrative organs to their higher authorities, then the achievement of parliamentary controls and responsibility were important steps. Yet they in themselves do not give complete guarantees for the following reasons:—

Firstly, the supervision of higher administrative authority leaves the decision virtually in the same hands and in final analysis under the auspices of the same responsible Minister. This violates the principle that no man shall be judge in his own case.

Secondly, although the disciplinary or criminal responsibility of the administrative body or individual may result in its reprimand, and may even act as a preventative measure for future trespasses of legality, it does not reverse the decision and, therefore, does not help the individual who seeks administrative justice.

Finally, the parliamentary responsibility and controls are practically in the hands of the changing majority which produces the chief administrator himself.

These reasons for reviewing the legality of administrative actions lead to the recognition of the necessity for an independent body, bound only to the existing

law. Such an independent body could only be in the third branch of the executive power; that is, in the judiciary. That brings one to the conclusion that an administrative court should be part of the judiciary, with the same standing and the same guarantees of independence, rights, and privileges as those of ordinary courts of common law.

It is not proposed, though, that because of its judicial standing, an administrative court should comprise only lawyers. The tremendously divergent development of social, economic, and technical activities in our modern society necessitates more and more expert knowledge in our administration. Only a generation or two ago we did not have highly trained agricultural and fishery advisers; we did not have qualified town planners and scientific market researchers; nor did we have the ever-present psychologists, efficiency experts, or public relations officers. Having them now, the administrative laws and law enforcement become more complicated and require greater specialist knowledge and expertise. In this context, then, structurally the administrative court should consist of a blend of lawyers and experts in these specialised fields.

It is easier, though, to show the reasons for, and the standing and structure of, an administrative court than it is to determine its jurisdiction. Existing determinations of such courts adopt either the specific list or the general principle. The former is a detailed list of every subject matter over which the court has jurisdiction, the latter a general statement; for example, "that all violations of individual rights by administrative action shall create a right of complaint to the administrative court," with perhaps a few specific exemptions. The remaining problem of jurisdiction is whether it should cover only matters of law or matters in fact as well.

I think that an administrative court—comprising lawyers and experts and having the judicial standing of ordinary law courts—should be a court of judicial review deciding only in matters of law, with the power of either upholding or returning for reconsideration the decision of the administrative authorities. Its jurisdiction should be determined generally over all violations of administrative justice. This method obviates amending legislation with the rise of new administrative issues.

The dilatory problem, whether the execution of the administrative decisions under complaint at the court shall or shall not be suspended during the court's deliberation, has also to be decided.

These propositions conclude my thoughts on trying to offer a solution for the need of administrative justice for upholding the rights of the individual.

My second subject is in connection with the execution of our parliamentary duties. I think it is an accepted fact—even if not explicitly enacted in our Constitution—that the duties of members of Parliament can be divided generally into two main provinces. The first is taking part in legislation, and the second is representing the individual and communal interests of the constituents.

I have numerous thoughts on, and have made extensive studies of, the first subject, but being a new member—scarcely having taken part in legislation as yet—I do not want to be confronted with the justifiable criticism of inexperience. I do, therefore, postpone the expression of my thoughts and studies in this regard to a later stage when the varnish of being a new member will have worn off. I shall deal only with the second province, that of representing our constituents, in which I can claim at least a few months' experience.

We all know that members of Parliament have certain rights, privileges, and immunities. They were developed undoubtedly with the aim of enabling members to execute their duties in the most efficient and expedient way—and with the least interference and hindrance. Yet, if we study the existing rights, privileges, and immunities, we realise that, firstly, they were designed more to aid and secure the legislative work—what I have called the first province of our duties—and, secondly, they were, at the time of our State's Constitution Act, taken over from the existing rules of England and have scarcely been added to since.

In my first subject I mentioned the rapid development of administrative tasks. This rapidity of development equally applies to legislation and representation. Yet since the Constitution Act, no general legislation has been enacted which would meet these changing conditions to facilitate the representative duties of the members of this Parliament. What we have—quite candidly—is a collection of ancient rules, which are very nice for pageantry or for an occasional study by students of constitutional law, but of very little use to cater for our present-day problems. I do not say this in a sense of disrespect for tradition. Those who know me well, accuse me of being rather too traditionally-minded; but having respect for tradition does not mean that we should lose sight of practical problems.

Any student of comparative constitutional law will have to admit that in almost every other Parliament the rights, privileges, and, especially, immunities of members, are substantially more extensive. They are more up to date, better facilitate the execution, and more liberally ease the burdens of the increasingly complex parliamentary duties.

Sensing the impatience of some members because of my perhaps too academic and legal arguments in dealing with my first subject, I want to be quite practical and down to earth with this second one.

Take a typical day of a private member of Parliament. He gets up in the morning after a late sitting, and, consulting his diary, arranges the day's programme. There are two constituents to see him, at 9 a.m. and 9.30 a.m. respectively by previous appointment. He dictates a few letters, because at 10.30 he has to go to the headmaster of a primary school to discuss the erection by the Public Works Department of a fence which the P.C.A. has long advocated. He also has to see a sick constituent some time during the morning, offering comfort and reassurance. He cannot be late for a lunch engagement, though, where another constituent of his, this time a businessman, wishes to discuss some problem. Sometime between lunch and the commencement of the sitting of the House he must go to two Government departments to make representations on behalf of the constituents who visited him in the morning. At 3.30 p.m. some prizes have to be presented, yet he must be back in the House at 4.30 when prayers will be read. The visit to the local shopkeeper who has indicated he has some problem, and the courtesy call on the lady who wants to show him the hand-woven carpets she has done in 25 colours for charity—all engagements of unspecified date—will have to be postponed.

Now, if the member is lucky, he goes through all this and slips into the Chamber—skipping his tea—before the Sergeant-at-Arms announces the Speaker.

But what happens if he is subpoenaed to appear at the Fremantle Police Court as a witness in a traffic case; or if a police patrolman apprehends him for doing 39½ miles per hour on a road bordered by bush, trying to be on time for one of his engagements; or if he has to cruise twice for 20 minutes looking for a parking spot in the vicinity of the State Housing Commission and the Lands Department; or if an income tax investigator wants to see him to discuss his deductions regarding repairs and petrol costs in his last year's return?

Do members not think that we, as members of Parliament, could do with up-to-date privileges and immunities, so that, unless Parliament itself waives our immunity, we shall not be apprehended for alleged minor offences; we shall not be subpoenaed to go to court; and we shall have the privilege of reserved parking at Government departments—and members could probably name quite a few more—all to enable us to execute our duties of representation more efficiently and expeditiously.

Now it might already appear to members that I have justified the remarks of the Leader of the Opposition: that we new members have come here to try to turn this place upside down. Yet even if I seem to have justified those remarks, I respectfully but very definitely disagree with his subsequent statement which he also directed towards new members. He warned us that although this place is the highest court in the land, we should never depend upon getting justice and law here.

This statement, I think, has nothing to do with party politics. It is a matter of whether or not we believe in parliamentary democracy. Being the only member who has had the misfortune to live under Governments which did not believe in democracy, I can vividly recall that those Governments abolished Parliament for the very same reason that one cannot obtain justice and law there.

Before I resume my seat, I wish to express my confidence in the good intentions and ability of members on both sides of the House and reaffirm my conviction that justice and law do prevail in this Chamber. For myself, I will try to work unceasingly to uphold this justice and law.

**MR. H. D. EVANS (Warren)** [8.38 p.m.]: I am conscious that I am exercising a very great privilege as I come before this Chamber to speak for the first time, and I would like to preface my remarks with several offers of congratulations and several expressions of personal appreciation.

At the outset I would like to add my congratulations to those you, Mr. Speaker, have already received on your election. I would also like to congratulate all those new members who, like myself, are at the commencement of their first parliamentary session.

My most striking impression stems from the friendliness and helpful attitude which I have found everywhere. My colleagues on both sides of the House have displayed a tolerance and willingness to help which was as unexpected as it was appreciated. Similarly, within the House, every member of the staff has displayed a spirit of warmth and co-operation, and I would like again to record my appreciation of these considerations.

The electorate I have the honour to represent is Warren. This distinction was held by Mr. Rowberry for the 10 years prior to March of this year. Mr. Rowberry now enjoys a well-earned retirement and, I would like to add, he takes with him the regard of the people he served for that decade.

Warren is a large electorate and embraces the three shire council areas of Manjimup, Denmark, and Nannup, and the area is something in excess of 4,000 square miles. Climatically, Warren is favoured. The highest average rainfalls of the State are recorded in this area, and



the growing period is of far greater duration than in those places further north. As a natural consequence of favoured climatic conditions there is a considerable diversity of primary industries in this area. Over a third of the State's timber production comes from the electorate. Potatoes, orcharding, dairying, the raising of cattle and of sheep, tourism, and even hop growing, contribute in varying degrees to the wealth of the district.

However, it is with some concern that I draw the attention of members to the adverse population trends which have been the pattern of Warren for some years now. During the five-year census period of 1961 to 1966 the population of Warren declined by 1,484. In the Manjimup district it fell from 10,195 to 9,167, a decline of 1,028. In the same period in the Nannup area, the fall was 366, and this is in excess of 20 per cent. In the Denmark Shire the figure was 90.

This population decline can be attributed to a multiplicity of causes. The failure of the tobacco industry, the closure of the State Building Supplies, mechanisation in the timber industry, and mechanisation and new developments in farming, have each made a significant contribution. The trend has continued—as the figures from the Bureau of Census and Statistics show—over the past year, but the figures are considerably less. It is also disturbing to note further figures from the Bureau of Census and Statistics. In the seven-year period prior to June, 1967, 26 fewer industries existed in the south-west region. At the same time there was an increase of 324 industries in the metropolitan area, and an increase of 75,500 in the metropolitan population.

If decentralisation is to become a meaningful word and if we are to have any policy of decentralisation at all, then the problems of the south-west must be analysed in detail and faced squarely.

It is also with some concern that I draw attention to the state of the primary industries of the lower south-west. The plight of the small farmer, with the exception of those with intensive forms of agriculture, is approaching desperation. I can best illustrate this, I feel, by reference to the decline in farm income, which is revealed most lucidly by the figures of the consultant employed by the Manjimup Farm Advisory Club. In the year ended 1967, the return on invested capital to the farmer represented 8.3 per cent. For the year ended 1966 the return on capital invested was 2.9 per cent.—I repeat, 2.9 per cent. These farmers would be better off with their money invested at bank rate interest without working at all.

Accordingly I feel it should be pointed out that at this stage the small farms and the industries they represent require close Government attention. Almost every agricultural industry to which I

have referred is in this plight. The broad type wools, which are typical of the area, are returning approximately half the amount they did 12 months ago. The producer is receiving about half the amount for fat lambs in comparison with what he received 12 months ago. Yet there has been no fall in the price of mutton and lamb, though I am convinced this is not the fault of the retail butcher.

Orchardists throughout the area are operating on a very slender margin. By reference to current prices of top quality export markets this can be demonstrated particularly well. For top quality Granny Smith apples on the English market, which is the backbone of the industry, the orchardist received a net \$2.50 per case for this year's crop. From that amount of \$2.50 he pays an amount of \$1.20 for packing costs. This means he has \$1.30 with which to maintain the orchard for the ensuing 12 months. This, of course, involves cultivation, pruning, spraying, irrigation, and all the other necessary costs involved.

I draw attention to an issue which is very current amongst fruitgrowers in Western Australia at the moment and which involves the proposed payment of a subsidy by the Commonwealth Government. The Commonwealth Government undertook to pay a bounty of 50c on apples and 53c on pears. It agreed to make a special payment on all apples that were exported to countries affected by the devaluation; that is, countries which employ sterling and allied currencies. The interesting point is that in Western Australia the shipper, not the grower, is regarded as the legal owner. Accordingly, the shipper will receive the bounty. I do not think that was the intention of the Commonwealth Government at all. If it did not intend to subsidise the growers in Western Australia, it certainly did not intend to subsidise the shippers.

Initially it was a measure to assist growers in Tasmania, who were very badly stricken, but for constitutional reasons the bounty became applicable to every State in Australia and, as a consequence, Western Australian orchardists became eligible. The reason this has come about is because of the forward selling method which Western Australia has adopted. A deputation of fruitgrowers is waiting on Mr. Anthony at this time in the hope of persuading him to reverse the decision and allow the orchardists, who are the producers and the original owners, to receive the bounty.

Publicity in recent months has drawn attention to the difficulties and uneasiness within the dairying industry. It is the dairying industry which most urgently needs action from Government sources. Both Mr. Anthony and Senator McKellar have on several occasions pointed out that

the average industry income in the dairy industry is \$3,000, but over 55 per cent. of all dairy farmers return a net annual income of less than \$2,000. Western Australia being a high-cost production State would be well and truly below the industry average. I asked a question last week of the Minister for Agriculture requesting that an inquiry be made into dairying. I regret he is not present in the Chamber tonight, because I would urge him to reconsider his decision and give this matter priority amongst the current business of his Cabinet.

Certainly a large number of factors lie outside the province of the State Government. They are matters which belong to Commonwealth, or even overseas, considerations. However, there are a number of controllable factors into which the State Government could very properly undertake an inquiry. I refer firstly to the cost structure and price returns in both the whole milk and butterfat sections of the industry. Closely allied to this would be an investigation into the possibility of making available additional funds for developmental purposes to make the marginal farms in the industry—marginal in the economic sense—economic units. In addition, the ramifications of the proposed rehabilitation scheme which Mr. Anthony recently put forward could well be considered against the perspective of the whole industry at this stage.

The second matter which could well bear close inquiry is the question of research. I know a great deal of research has been carried out in the dairying industry, but the point is, it has been inadequate. There is great scope for this and such matters as stock grazing trials—which would involve new concepts—such as those which are presently held in regard to fertilisers and grasses. There could also be research into parasite control and into new breeds of dairy beef; and there could be research into irrigation and the economics of irrigation with a view to breaking the season early, thus giving the greatest possible lactation period. These are matters which could well bear closer investigation.

Very closely connected with research, is the matter of an extension service. A great amount of experimental data is available and a great number of technological bulletins have been published which are easily accessible, but many of them need interpretation. The average practical farmer is not equal to delving into a highly professional type of paper that would be virtually useless to him.

The agricultural extension service certainly exists, but the officers of the Department of Agriculture have such great areas under their control and such a large number of farmers for whom they are responsible that they can hardly be expected to do justice to their responsibilities.

An adequate number of extension officers who would be responsible for reasonable areas could bring about very rapid and far-reaching developments in management and technique within the dairying industry in a very short time.

The third avenue of investigation could well be the controls within the industry. It might be found desirable to amalgamate the W.A. Dairy Products Board and the Milk Board into a single authority, as is being considered in New South Wales at the moment. It may be thought desirable to review the controls which the Milk Board exercises at present. It may also be thought desirable to consider rezoning all whole-milk production areas.

However, if an inquiry is to be effective, now is the time for it to be conducted. There is considerable unrest and uneasiness in the whole-milk section of the dairying industry; there is great difficulty in the butterfat section, and the proposed dairy rehabilitation scheme is in the offing. This is obviously the propitious moment for an inquiry to be instituted.

Recently the editorial of a daily paper referred to the rural scene in Western Australia as being one of light and shade. In this regard Warren certainly has had more than its fair share of shadow. However, there is one industry, the prognostications for which are very favourable, and that is the tourist industry. This State is blest with four attractions which could well be considered world class. We have the developments which are taking place in the north-west. We have virtually thousands of miles of beaches. We have the caves of the Augusta-Margaret River area, and we have the forests of the south-west, and the wild-flowers. As almost the entirety of the karri forests lies within the Warren electorate, it is this aspect of tourist attraction with which I am most concerned—though the entire value to the State does not escape me.

With the completion of the Eyre Highway, tourist authorities expect there will be a great influx of tourists into Western Australia. The number of caravans crossing the Nullarbor is expected to increase dramatically. In January this year the Main Roads Department conducted vehicle counts at Cocklebiddy and Balladonia. On separate days the figures were 290 and 338 respectively. Certainly that would be peak period traffic, but the Main Roads Department estimates that at the present time between 60 and 80 vehicles would be using the highway daily. It further estimates that 10 per cent. of all the vehicles would have a caravan in tow. It is impossible to predict with any accuracy the precise increase that the sealing of the Eyre Highway will bring in terms of caravans and visitors. However, it will be considerable. Preparation for this event must be commenced, even at this stage.

Firstly, a modern tourist reception centre would be essential. From a centre such as this, the information that is necessary to a successful tour could be made available to the tourist or traveller as he arrived.

A natural corollary to a sudden influx of travellers could be an agricultural inspection unit which could effectively exercise control. This aspect is one which has given rise to some concern of late. The precise location of a unit such as this would probably determine to a large extent the place on the Western Australian section of the highway where the entire project would be sited. A slightly more imaginative suggestion might even be an aboriginal cultural centre where the sale of native paintings, sculpture, weapons, and that type of thing could be undertaken in a building specially designed for the purpose. This idea is by no means new. In other countries, indigenous peoples such as Maoris, Hawaiians, and Red Indians, make big business out of it. Perhaps in a modest way the Department of Native Welfare could introduce some of our people to a business venture of this kind.

As I have said, primary planning must start apace now with the co-ordination of the various Government departments. As the first visitors return, they must take back with them a favourable impression. That would be the best form of advertising for the State that we could possibly get.

A prerequisite of all this, is, of course, the sealing of the road itself. I am aware that the present Government, in conjunction with the South Australian Government, has made approaches to the Commonwealth to seal the remaining section of the Eyre Highway. The Western Australian section—the portion of the Eyre Highway to the border—will be completed by September, 1969. There will remain slightly over 300 miles to Ceduna on the South Australian section of the border.

The State Government could well bear in mind, with its deliberations to the Federal Treasurer, that last year the petrol tax throughout Australia yielded \$230,000,000. Of this amount, \$160,000,000 was allocated to the States and an additional \$10,000,000, or thereabouts, was paid in special grants, such as for beef roads, for example, and \$60,000,000 to \$70,000,000 found its way into general revenue.

It would seem that the obvious source of finance is this petrol tax. Although there is no legal claim to it, there is certainly a moral justification for using some of the petrol tax funds for this purpose. In my opinion this is a venture that concerns the State. I am interested parochially, as I consider it would be to the advantage of the Warren electorate to have tourists directed from Albany through the Warren district, on to Busselton and Perth, and then to make the tour in the reverse

order. I am interested too, in the value that would accrue to Western Australia. I can envisage quite a future for tourism that should not be neglected.

I have briefly dealt with the problems that concern the Warren area, but I certainly have not exhausted them. I am satisfied at this stage if I have made members aware that these problems exist.

There is one further acknowledgement I wish to make before resuming my seat, and that is to the people of Warren itself. I am extremely proud, and humble too, that they have seen fit to elect me as their parliamentary representative. Their confidence is deeply touching and I only hope I am worthy of the trust they have placed in me. Whatever else, I shall certainly do my utmost to justify the faith they have shown in me. Through you, Mr. Deputy Speaker (Mr. W. A. Manning), I would like to express my thanks to all members for the patience they have shown in hearing me out.

**MR. McPHARLIN** (Mt. Marshall) [9.3 p.m.]: The debate on the Address-in-Reply will provide my first opportunity to take part in a debate which, I understand, affords members the chance to reply to the Speech made by the Lieutenant-Governor in opening Parliament; and, in making this speech, I am sharply reminded that it is only a little over 12 months ago that my predecessor, the late Mr. George Cornell, met his untimely death.

We now have in this House 15 new members, and I understand this is the largest influx of new members since 1924. To all of those members I extend my congratulations and my best wishes for the work they will perform in their electorates and in this House in future years. These remarks of course apply to all the new members both on the Opposition side and the Government side of the Chamber.

This session of Parliament has been referred to as a historic one, because we are meeting with the largest number of members ever assembled in the Legislative Assembly of Western Australia; it is the first time we are to have two sessions of Parliament in the one year, and also it is the first time we will be a non-claimant State. For the first time since Federation, Western Australia will no longer be dependent on the Grants Commission for special assistance, and to me this has tremendous significance.

In his Speech, His Excellency referred to the development of our natural resources and the expansion of our mineral industry. Nothing but the greatest admiration should be accorded to those responsible for the development of the mineral, iron ore, and oil projects in this State. However, it would be unwise to allow the high pressure publicity that has surrounded the development in nickel, oil,

and iron ore projects to mask the importance of our primary industry. I believe we still must look to our primary industries for the maintenance of a safe working reserve and the maintenance of our developmental programme.

I congratulate the member for Warren on the details he gave of his electorate. I would like the indulgence of the House for a moment to make some mention of the production of my own electorate of Mt. Marshall, which produces approximately 30 per cent. of the State's total wheat crop. During the 1967-68 season a record crop was grown in Western Australia. This is being marketed under the expiring wheat stabilisation scheme. The stabilisation scheme is to expire with the 1967-68 wheat harvest, and it is with some dismay I have seen publicly reported that a Federal Minister has said the current wheat crop is covered by existing legislation. This is incorrect, because existing legislation expires with the marketing of the 1967-68 harvest, and the current wheat crop—that is, the crop growing at present—is not covered by legislation even for orderly marketing.

From information received, it appears a rather ominous move was made by the Commonwealth Government in its offer of a scheme to the Australian Wheat Growers' Federation, which has not yet been accepted and surely will not be accepted by that federation.

Mr. Jamieson: What are you recommending; a change of Federal Government?

Mr. McPHARLIN: As the harvesting of wheat is due to begin in Queensland in approximately eight weeks' time, it becomes doubly important to every wheat grower in Western Australia, and important also to members of this Parliament, that before we agree to the ratification of legislation between the State and the Commonwealth Governments we should examine the scheme with meticulous care. We should reject any scheme that may jeopardise the continuation of organised marketing and the stabilisation of wheat under the system which has proved to be successful and which offers protection not only to the wheatgrower, but also to business people who are giving service to the community in country towns.

I regret the Minister for Agriculture is not present in the Chamber this evening, because I want to refer to the release of agricultural land. Over the past few years the Government has opened up land in the agricultural areas at the rate of approximately 1,000,000 acres per year. This carries with it considerable problems for those who are successful applicants. When a man becomes a successful applicant and settles on a block of land

which is subject to conditional purchase conditions, he is faced, first of all, with the high cost of developing the land.

There is absolutely no provision for any financial organisation to assist him to erect a home for his family. No banker is interested in lending him money until such time as he has established a substantial equity in his property. He has to make do with any type of dwelling until he can afford something better. In some cases families are living in the ends of sheds, in hastily erected shacks of one large room, or perhaps two, with earth floors; and it is incredible that this is all happening in the year of 1968.

In my electorate there are people, not more than four hours' driving time from this House, now living under the conditions I have described. These people have tremendous courage and are prepared to make any sacrifice to improve their lot; but is there not a call in this situation for a committee to be appointed to investigate and evolve a plan whereby settlers taking up conditional purchase land can have access to finance to erect suitable living accommodation?

Quite a number of these new settlers of whom I speak are in the north and north-eastern sections of my own electorate. These areas are still in a state of development and as yet many of the farmers are not in a position to afford to pay for the erection of even a telephone line to their properties so that they may enjoy the benefits that this amenity would bring.

One of the families of my acquaintance was, until recently, conveying their children 19 miles each morning to the point where they would catch the school bus, which then travelled 35 miles to convey the children to school; and this procedure was repeated again each afternoon.

To provide the facilities needed to develop a farm and to keep a family under the conditions which exist, a considerable amount of capital is needed. When bank loans are secured they have to be serviced, so I repeat it is for people such as these, who have the know-how and intuition which comes only after years of education in the school of practical experience, and for which in the final analysis there is no real substitute, that we must ensure there is no great reduction in the stabilised price of wheat, because these people have no other source of income.

To this type of people we also owe a debt of gratitude. They have great courage and there is no doubt that they have been responsible for the progress the State is enjoying today, and that they have contributed to the wealth of the State to a very marked degree. It makes me wonder when I hear members complain—as I have heard them recently—about

some of their constituents who are already living in houses provided by the State Housing Commission but who cannot move into a new house of their choice because of the delay in the construction of the dwelling that is to be provided.

No doubt the feelings of these people are to be considered and the arguments that have been presented in the House are sound, but nevertheless, when I hear these complaints I cannot help but think of the conditions under which the people to whom I have referred are living. I also bring to mind the suggestion made by my colleague, the member for Narragin, who stated the other evening that many of the people who congregate in the metropolitan area would be far better off if they took steps to obtain a house in a country town. If they did that, they would contribute to the local labour force and, in a way, help to stem the undesirable drift of people to the city.

We have heard a lot of talk about low cost housing, but I wish someone can show me where to find it. It does not appear to exist in Western Australia. I am inclined to believe that the building industry is holding clients, and even the Government, to ransom. Recently it was pointed out to me that a contract for \$100,000 had been let for the construction of a building in a country area. The area of the building was to be 60 squares. As a matter of interest I made some inquiries from an experienced builder to find out what was a fair and reasonable quote. This building had a considerable area of window space. This builder told me that he could construct the building for between \$60,000 and \$70,000. Cases such as that lead me to believe there is an urgent need for a committee to be appointed to investigate contracts such as this before they are let.

In my electorate, and in many country towns, housing is also in short supply. That does not apply only in the metropolitan area. A yearly allocation is made to country districts, and this alleviates the position, but it does not satisfy the demand completely. After discussions with officers of the State Housing Commission and the Minister for Housing I understand the Government is making a genuine attempt to overcome the problem and to meet the requirements in country towns.

In some instances the quality of construction is open to criticism. I consider it to be the duty of every member of Parliament to report any faulty or doubtful work which he might see in Government buildings being erected in his electorate. I also hope that in this Parliament, which is the highest forum in the State, criticism of a constructive nature will not be frowned upon by Ministers of the Government. It would be

rather a bad thing if members—whether they be on the Government side or the Opposition side—were not encouraged to give criticism of a constructive nature, not only in respect of Government buildings, but also of any matter in relation to which the Government has a responsibility.

Today there is a relentless drive for the farmer to become more efficient, to produce more per acre, to increase grain yields, and to produce more for export in order to keep the State rolling along, as it has been doing for many years. In yielding to these pressures there is always the danger that soil fertility levels will fall, and that the structure of the soil can be damaged. We can fairly claim that soil fertility levels are being maintained, thanks to the establishment and operation of organisations such as the Wheat Industry Research Council, which was formed in 1957.

The expenditure of vast sums of money on the development of leguminous types of pasture and nitrogen fixing plants, and more particularly those suitable for growing in the more arid areas of our State, reflects great credit on research organisations. It is by these means that, in an effort to increase grain production, the fertility level of the soil has been raised, and at the same time stock carrying capacity has been increased. This has been of great assistance to farmers and has enabled them to compete with the ever-rising costs and to attain greater productivity per acre.

There is, however, what I consider to be a menace facing Western Australia today and that is soil salinity. The rising salt water table must surely be regarded as a matter of major concern by all those people who are familiar with it. As we develop more and more land, and as we remove more and more trees and bushes, we interfere more and more with the natural process whereby the rainfall which percolates through the soil and is drawn off during the long, dry summer months is destroyed. Therefore there must be an accumulation of water underground which is becoming affected by salt. This water is appearing at lower levels and is bringing about a dangerous level of salinity. The continuation of this process has provided evidence that each year we are losing many acres of our most arable soils.

I am aware that the soil conservation section of the Department of Agriculture is working on this problem, but I believe there is need for a co-ordinated and a concentrated programme on a national scale into this problem of soil salinity, because such a programme is far beyond the resources of Western Australia.

As I travel through my electorate I see thousands of dollars being spent by farmers in the provision of contour banks and absorption banks. The object of constructing these banks is to stop the runoff, the gulying, and the erosion of the surface soil; this is done to enable the water to seep through the ground and find a lower level. Where does this water go, and what is the ultimate effect? Does this water go down through the more permeable strata of soil, pick up salt on the way, and break out at the lower levels as very brackish, if not just plain salt, water? I suggest that insufficient attention is being given to research into this problem of soil salinity.

There are huge tracts of land east of Dalwallinu which in respect of salinity, are probably some of the worst areas in the wheatbelt of Western Australia. If the water does pass through concentrations of salt at depth and then comes to the surface at lower levels carrying the salt with it, the obvious solution is drainage. The problem is to know where to drain the water to. If the water is drained from this area it would flood the town of Moora, and I know the Minister for Education would not appreciate that. Already Moora has its flood problems in an excessively wet winter. We cannot drain the water into the catchment areas of the Mundaring Weir or the Canning Dam. The answer is that we should drain the water into the sea, and work back. Problems of this nature should be tackled on a national scale.

The Lieutenant-Governor in his Speech on the opening day of Parliament said that the Government, in planning legislation for the session, had been aware of the responsibility of Western Australia as a non-claimant State, and he believed we must pay our way to the limit of our capacity, but that we should aim for fairness in applying the burden of taxation. I assume this applies to all forms of taxation, and that when a tax is imposed it will be spread equitably over all sections of the community so that they all share the burden. If that is the intention of the Government then I applaud and commend it. May I suggest to the Government that the existing road maintenance tax legislation be revised with a view to applying a more equitable distribution.

Many people in my electorate have expressed concern over the rejection by the Commonwealth Government of the submissions made by the Minister for Works and Water Supplies to obtain extra finance for the completion of the extensions to the comprehensive water supply scheme. One wonders whether there is any truth in the rumour that the Minister for National Development will refuse this request on the grounds that an amount of \$48,000,000 has already been approved for the work on the Ord River project. There appears

to be no doubt that the case for the allocation of extra money for this purpose was properly prepared, and I understand it has been rejected completely. There are to be further talks between the Commonwealth and the State authorities. I cannot stress too strongly the need for these extensions to be completed.

In the north-west, the north, the north-east, and the eastern part of the State many thousands of dollars have been spent and are still being spent by farmers in an endeavour to locate and conserve water. In numerous instances the water is becoming salty and brackish, and such water inevitably reduces the stock-carrying capacity, and the income, of the farmer. Many of these farmers are dependent to a very large degree on an adequate water supply. Submissions have been made in respect of some areas of my electorate, and more will be made.

I would like to make some comment on the superphosphate distribution plan. In a Press release issued by the Minister for Agriculture on the 5th June, the following appears:—

Particular attention had been given to the question of rail truck demurrage during 1967/68.

Further on the following appears:—

A special report recommended that farmers should notify the local stationmaster in advance where they could be contacted when consignments arrived at the siding.

I realise that the railways have a great task in handling superphosphate at a certain time of the year, and that the department has made arrangements to the best of its ability to shift the tonnages required. In regard to the notification of the local stationmaster, I would draw attention to the distance between where the stationmaster is located and the sidings. The distance between Amery and Kalannie is about 60 miles, and farms are located at distances up to 45 miles further out. The distance between Amery, where the stationmaster is located, and Bonnie Rock is about 124 miles; and the farms in the Bonnie Rock area are also located at considerable distances from the siding. Last year in the Kalannie area over 2,300,000 bushels of wheat were produced, and this quantity will be delivered from that point. The Bonnie Rock area produced 4,472,960 bushels, and this quantity will also have to be railed. To produce these large quantities of wheat very large amounts of superphosphate are required.

I would point out how difficult it is for the stationmaster, who is stationed so far away from many of these farmers, to notify them—in many instances they are not connected by telephone—when the superphosphate arrives at the siding. I would suggest that some consideration be

given to altering the staff arrangements, by appointing two additional station-masters, one on each of those lines.

I know the Minister will not mind my criticism, because it is meant to be made in a constructive way. Before resuming my seat I would like to take this opportunity of extending to you, Sir, my congratulations on your elevation to the position of Speaker of the Chamber, and to wish you every success and enjoyment in the position you hold.

Debate adjourned, on motion by Mr. I. W. Manning.

### ADJOURNMENT OF THE HOUSE

**MR. BRAND** (Greenough — Premier) [9.30 p.m.]: Before I move the adjournment, would you permit me, Mr. Speaker, to remind members that they should have their Address-in-Reply speeches ready so that the debate is not delayed any longer than is necessary. We will cross those bridges as we come to them. I move—

That the House do now adjourn.

Question, put and passed.

*House adjourned at 9.31 p.m.*

## Legislative Council

Wednesday, the 7th August, 1968

The **PRESIDENT** (The Hon. L. C. Diver) took the Chair at 4.30 p.m., and read prayers.

### QUESTIONS (14): ON NOTICE

#### MANNING HIGH SCHOOL

##### *Student Accommodation*

1. The Hon. C. E. GRIFFITHS asked the Minister for Mines:

- (1) Will the new Manning High School be sufficiently completed in time for all the first-year students to be accommodated at the commencement of the 1969 school year?
- (2) If the answer to (1) is "No," what arrangements will be made to accommodate those students affected?

The Hon. A. F. GRIFFITH replied:

- (1) Yes.
- (2) Answered by (1).

#### COUNTRY HIGH SCHOOLS

##### *Technical Training and Apprenticeships*

2. The Hon. G. E. D. BRAND asked the Minister for Mines:

- (1) Is the Minister aware that, where secondary education has been provided up to third-year high

school standard in the country provision has only been made for children with academic ability?

- (2) Will the Minister please advise if the position has ever been examined with a view to the instruction of other students in technical subjects and the training of apprentices?

The Hon. A. F. GRIFFITH replied:

- (1) High schools in country areas do make provision for students other than those with academic ability. The full range of courses, including commerce, trades and, in some cases, agriculture, is available according to the demand.
- (2) Yes. Where numbers warrant classes may be established under the technical division.

#### RAILWAYS

##### *Dining Charge on "Westland"*

3. The Hon. J. J. GARRIGAN asked the Minister for Mines:

Is it a fact that a person joining the *Westland* at Tammin and travelling east to Kalgoorlie, is charged \$1.50 for dinner, when it is impossible to serve a meal as the dining car is detached at Cunderdin?

The Hon. A. F. GRIFFITH replied:

Yes. This is explained by the fact that all passengers travelling interstate from stations between Perth and Kalgoorlie, Kalgoorlie excluded, are charged a common fare which includes sleeping berth fee and meal.

#### EDUCATION

##### *High Schools: Pre-vocational centres*

4. The Hon. R. F. CLAUGHTON asked the Minister for Mines:

- (1) What educational objects or needs are the pre-vocational centres instituted in some high schools, such as Mirrabooka High School, designed to fulfil?
- (2) (a) Are the courses in such centres available only to a defined section of a school population; and  
(b) if so, what are the limitations?
- (3) (a) Are the courses elected; and  
(b) if not, is it intended to make them elective either for—  
(i) a defined section of the school population; or  
(ii) the whole school population?
- (4) (a) Which pre-vocational centres provide courses outside normal school hours;