

HOUSE OF ASSEMBLY

Thursday 16 September 1993

ESTIMATES COMMITTEE A

Acting Chairman:
Mr D.M. Ferguson

Members:
Mr M.J. Atkinson
The Hon. B.C. Eastick
Mr V.S. Heron
Mrs D.C. Kotz
Mr J.K.G. Oswald
Mr J.A. Quirke

The Committee met at 11 a.m.

The ACTING CHAIRMAN: As is customary, a relatively informal procedure will be adopted. There is no need for members to stand to ask questions. The Committee can determine an approximate timetable for consideration of proposed payments, to facilitate the change over of departmental officers. Changes to the composition of the Committee will be notified to the Chairman as they occur. If the Minister undertakes to supply information at a later date, it must be in a form suitable for insertion in *Hansard* and two copies must be submitted to the Clerk of the House of Assembly no later than Friday 1 October to 8 October.

I propose to allow the lead speaker of the Opposition and the Minister to each make an opening statement, if they desire, for about 10 minutes but no longer than 15 minutes. We will adopt the usual approach of about three questions per member, alternating sides. Members may also be allowed to ask a brief supplementary question to conclude a line of questioning. Subject to the convenience of the Committee, a member not on the Committee will be permitted to ask a question once the Committee has exhausted its line of inquiry. Indications in advance to the Chairman are necessary.

Questions must be based on lines of expenditure as revealed in the Estimates of Payments and Receipts. Reference may be made to other documents, for example the Program Estimates or the Auditor-General's Report. Members must identify a page number in the relevant financial papers from which their question is derived.

The Minister will be asked to introduce advisers prior to the commencement and at any change over. Questions are to be directed through the Chair to the Minister, not to the adviser, although the Minister may refer questions to advisers for response. Does the Minister wish to make an opening statement?

The Hon. G.J. Crafter: I thought it might be of assistance to the Committee to briefly explain the structure, work and a little of the philosophy behind the new Department of Housing and Urban Development. I realise that it will be difficult for this Committee to make comparisons with Government activity in this area this year and last year because of the substantial changes that have been made to the

organisation of Government, and prior to coming on to some of the more specific lines I will briefly clarify some of those particular areas.

The Department of Housing and Urban Development was created on 1 July of this year, arising from the statements that the Premier made, on assuming that office, and in his Meeting the Challenge statement to the Parliament earlier this year. The new department covers all housing and urban development agencies and is therefore in a good position to ensure good housing and living environments for all South Australians while strengthening the State's economic growth.

The department brings together the resources of the South Australian Housing Trust, the South Australian Urban Lands Trust, the Office of Planning and Urban Development, the Local Government Relations Unit, the Totalisator Agency Board and the Department of Recreation and Sport. Housing and Urban Development is central to the Government's economic development strategy. The findings of the very successful and important 2020 vision planning review have set the scene through a new Development Act which this Parliament has recently passed and planning strategy with new directions for South Australia's economy.

The Department of Housing and Urban Development will unite land, housing and recreational needs to assist in the expansion of the South Australian economy. It aims to meet differing housing and lifestyle needs for both new developments and redevelopments of existing urban areas. Physical and social infrastructure planning must be integrated to create harmonious communities. Basic to the new department's charter will be establishing the ideal climate to allow the urban development industry to flourish in this State and already we have established very good working relationships with all sectors of that key industry.

I think is very important for committees like this to commence a baseline against which we can measure, as a Parliament, the outcomes of agencies, particularly new agencies, as they are created. The specific aims will include: to create certainty, clarity and responsiveness in the planning system; to take account of people's housing preferences; to develop industry, particularly in land, housing, leisure, sport and racing; to provide excellent sporting and recreational facilities for the community; to create new, well-planned and serviced communities and improve existing communities; and to develop cooperative and productive intergovernmental relations.

It is believed that we can achieve better services for our community through better integration of Government agencies and the success of integration and coordination has, I believe, already been evident in a number of key areas. I quote the Southern Sports Complex as one prime example and this very much needed project combines the resources of the Housing Trusts, the Division of Recreation and Sport and Racing and the Better Cities Program administered by the Office of Planning and Urban Development. Housing development is another fine example. The Urban Lands Trust acquires lands identified by the Metropolitan Development Program, the planning and staging of land release is determined with the Office of Planning and Urban Development. The Urban Lands Trust releases the land when needed and the private sector meets housing needs as it determines in the marketplace. The Housing Trust is involved, possibly in a joint venture, with public Housing as seen as an appropriate part of that development.

With the new department comes a rationalisation of activities formally done by the constituent elements of the

former agencies and, most importantly, it is in the area of corporate services. In line with the move to economies of scale in corporate services, information technology and support functions, work is now proceeding on the identification of efficiency gains. It is expected that significant advantages will flow from the integration and coordination of functions right across the new department. A timetable is in place for the development of a single corporate services business unit for the department. Subject to clear identification of efficiencies and benefits, the majority of functions will be integrated by June 1994.

The following has already occurred: utilisation of the Housing Trust maintenance system involving private contractors across the department to reduce costs and take advantage of the Housing Trust's buying power; utilisation of the Housing Trust purchasing and supply unit for major purchase contracting; and provision of PC support across the new department. Further work will involve a full analysis of the cost benefits of functional integration, and will focus on the coordination and integration of human resources, financial management, libraries, administration, information technology, publicity and promotions, and transport. I think it can be seen by the Committee that there are substantial efficiencies to be gained along with an improvement in respect of outcomes.

With respect to planning, the planning division of the new department incorporates the Office of Planning and Urban Development, the social and community planning unit (previously part of the Urban Lands Trust) and some planning functions conducted by the division of recreation and sport. The key outcomes that we propose are in the areas of housing. I should say from the outset that South Australia enjoys one of the finest housing systems anywhere in the world. The Government aims to create stronger housing opportunities to maintain this State's successful tradition in this area. In the coming year the Housing Trust will build 650 houses and purchase a further 100. There will be 8 000 new tenants who will receive Housing Trust homes during the coming year. The Government wants to see public housing spread more widely throughout the metropolitan area. The redevelopment of bigger Housing Trust estates makes economic sense, while lifting housing standards and, indeed, strengthening often depressed communities.

The following principles apply when assessing Housing Trust redevelopment proposals, and these were announced in the budget documents released on budget day: no suburb will consist of more than 15 per cent of public housing; no single public housing development will contain more than 20 units; redevelopment may involve a substantial program of sale and renovation in order to provide a social mix and diversity of stock and tenures; there will be local consultation on redevelopment plans; and there will be voluntary relocation of tenants.

The housing budget currently before the Committee includes a 3 per cent increase in funds to help people find private rental accommodation, and in 1993-94 this brings the allocation for private rental and support services to \$14 million. These funds provide emergency financial assistance in the form of bonds, rents and furniture removals. An additional 200 houses will be built through the Co-op programs, and a further 100 houses will be provided by community housing associations. In addition, rent relief for 1993-94 will be \$8.4 million, compared with \$6.1 million from both the South Australian and Commonwealth Govern-

ments, and an additional \$2.25 million by the State Government.

We then turn to the question of home ownership. In 1991 the ABS survey found that 80 per cent of all rental householders would prefer to be home buyers. However, home ownership has been steadily dropping since 1976. Over the past year the situation of home purchasers improved as interest rates continued to fall. This, combined with only a minor increase in house prices, made housing more affordable than it had been for decades. A home purchaser on average weekly earnings for a full-time male South Australian required 31 per cent of his income to service the average new housing loan. This is the best result since 1983 when only 28 per cent of average weekly earnings were required.

In 1992-93, HomeStart Finance became a model of success in Australia, having successfully avoided the problems that were unfortunately occurring in other States. South Australia may not have been the first to introduce a low start loan, but it has avoided the major problems experienced by some other States. As a consequence, borrowers from HomeStart have enjoyed the benefits of a very competitive loan product. At the launch of HomeStart Finance in September 1989 the Government announced a program of \$1 billion in home loans over the next four years.

I am delighted to say that we are on target. As at the end of June 1993, over 14 000 households have been assisted into home purchase by HomeStart with \$922 million in loans having been approved. The demand for HomeStart loans has eased in the past year as interest rates fell and other lenders became more competitive. There still remains the need for this loan, however, for many South Australians, and the loan protects borrowers from sudden increases in payments should interest rates rise again. HomeStart also concentrates on borrowers with low incomes, a group that most other lenders unfortunately ignore. As part of the total ministerial portfolio of housing, HomeStart is important because the majority of Housing Trust tenants in applications see home ownership as their goal. So, that relationship between HomeStart and the Housing Trust is important.

With respect to urban development and planning, the new department's vision for the needs of South Australians offers forward geared planning as opposed to the old system that was reactively geared to negative control policies. Investors will benefit from clear development guidelines, the one-stop shop approvals, a new court to dissolve disputes speedily, time limits for assessments and a simple framework within which to invest with confidence. State level applications are processed with approximately a 95 per cent approval rate, and the department aims to have 90 per cent of applications processed by the due date. Approximately 4 000 development applications will be assessed and decided during the coming year. New planning is expected in the northern and southern Adelaide regions, the Mount Lofty Ranges and the Barossa Valley. Particular emphasis is on strategic planning for the north-western region of Adelaide in association with the multifunction polis program.

The Local Government Relations Unit of the Department of the Premier and Cabinet has been integrated into the Department of Housing and Urban Development, and priority is being given to a local government reform legislative framework to build on earlier statutory reforms. The first stage will involve the separation of the local government constitutional provisions from provisions covering the administrative provisions of council, and that will be

followed by further statutory instruments as we rewrite the Local Government Act.

With respect to recreation, sport and racing, the Government remains committed to the continued expansion of this important sector of the life of our community. Stimulus is provided through policy leadership and development, program support and financial assistance. The 1993-94 budget for recreation, sport and racing ensures that South Australia continues to lead the way to enable the whole community to participate fully in leisure, recreation and sporting activities. Of course, this can be achieved through the integration of recreation and sport infrastructure into the Department of Housing and Urban Development, which recognises its importance in building strong and healthy communities. For example, strong links through local government through cooperative work on the metropolitan open space system identifies areas for conservation and recreation.

Finally, with the reorganisation following the establishment of the Department of Housing and Urban Development, staff and budgets have been adjusted between constituent units and central areas of the department. This has had an effect on the comparability of figures for some activities. For example, the movement of functions from the South Australian Housing Trust to the Department of Housing and Urban Development has caused a subsequent increase in staff and budget for the department and a corresponding decrease in the South Australian Housing Trust budget, although there is a cooperative arrangement with respect to those staff who are involved in the broader functions that are envisaged by the new department to achieve the efficiencies and outcomes that I have just discussed. I will endeavour to explain those matters at the wish of the Committee.

Mr OSWALD: The Opposition does not have an opening statement, but it would like to use this time to put a series of questions on notice to which we do not expect the Minister to have replies now.

Housing and Urban Development, \$31 317 000
 South Australian Housing Trust, \$39 500 000
 Minister of Housing, Urban Development and Local
 Government Relations—Other Payments, \$44 500 000

Departmental Advisers:

Mr M. Lennon, CEO, Department of Housing and Urban Development.

Mr R. Parker, General Manager, South Australian Housing Trust.

Ms C. Charles, Director, Strategy, Policy and Budget, Department of Housing and Urban Development.

Mr G. Storkey, HomeStart Finance Ltd.

Mr P. Jackson, Director, Development, South Australian Housing Trust.

Ms J. Connolly, South Australian Housing Trust.

Mr D. Engelhardt, Manager, South Australian Cooperative Housing Authority.

The ACTING CHAIRMAN: I declare the proposed payments open for examination.

Mr OSWALD: The questions I will put on the record are those we are putting to all Ministers with the request that we

get the reply back by the appropriate date. For which boards, committees and councils within his department or agencies is the Minister responsible? Who are the members of each board, committee or council? When do the members' terms of office expire? What is the remuneration of the members? Who appoints the members, and on whose recommendation or nomination is the appointment made? What is the role and function of those boards, committees and councils?

How many officers are now on contracts of service rather than permanent employment, and at what levels are they serving, that is, EL1, EL2, and so on? Who, if any, of these officers is subject to performance reviews? How is performance measured? Who measures it? Who reviews performance, and what are the consequences of failure to perform? Are any performance bonuses paid and, if so, what are they and how are they measured? What, if any, savings have been identified from the restructuring, and where are the savings being made? Do the savings involve a reduction in staffing numbers; if they do, how many staff will leave, in what areas, and at what stage of the restructuring? What, if any, improvements in efficiency have been made? How are they measured, and what is the reward for improvements or penalty for failing to improve? What problems have been identified resulting from the restructuring?

For each department or agency for which the Minister is responsible, how many positions have been proposed for abolition through targeted separation packages? What is each position? How many persons have so far applied to take the benefit of a TSP? How many targeted separation packages have so far been accepted? What has been the payout under each TSP? What is the salary, and what are conditions of service of each ministerial officer of the Minister, and what are the job specifications for each of those officers? What was the cost to the Housing Trust of leasing its office accommodation in the Riverside building last year? What is the estimated cost of leasing the Riverside office space this financial year?

The Hon. G.J. Crafter: Already all that information has been made available to the honourable member's colleague in another place who asked a question on notice involving that same information just recently. That was provided and has since been used in the press by the honourable member's colleague. I can repeat that information which we gave the Hon. Mr Stefani if that would assist the honourable member for the purposes of this Committee.

The total to 31 March 1993 paid by the trust for leasing the premises at Riverside, including rent and all other charges, amounted to \$14.187 million. That was a figure including rent and all other charges for the financial years covering 1 June 1989 to 31 March 1993. The other question concerned the amount paid by the trust so far for holding costs associated with the former headquarters at Angas Street to 31 March this year. Members would be aware that the Housing Trust sold that building and received a deposit. The purchaser then failed to perform under that contract, went into receivership and in fact the Housing Trust retained that deposit but has since been unable to dispose of the building. The charges and outgoings incurred by the trust on the Angas Street site for the period January 1990 to 31 March this year amounted to \$396 000. This sum was mainly for council and E&WS rates, maintenance of fire equipment and building security.

The rent for the year 1992-93, for both the Housing Trust and the South Australian Urban Land Trust, which has been relocated into Riverside, is \$3.028 million. I understand there

is then subleasing of part of that accommodation to other Government agencies, for example, the office of Parliamentary Counsel.

Mr OSWALD: What sections of the trust are still using the old building? Are any still around in the Angas Street building?

Mr Parker: The rear of the Angas Street building, a separate building at the back of the site, is the site of the trust's major computer facility, and there are approximately 12 staff in that facility. The trust keeps the location of that facility confidential for security reasons, but there is a major computer facility there.

Mr OSWALD: With respect to the Auditor-General's comments on excess water rates which have been aired in the media, some aspects were not mentioned in the media: what is the Government's policy on the collection of these outstanding excess water bills? The Auditor-General noted that, whilst the trust had moved to sending out notices indicating that money was due for excess water bills, no system of follow-up was in place, and I thought that was a bit strange. If the Government was genuine in wanting to recover this money, there was no actual system to allow this to happen. Does the Government have a firm policy on the recovery of water rates or, because it does not have a follow-up system, is it just turning a blind eye to the problem?

The Hon. G.J. Crafter: I can assure the honourable member that that is not the case. The Housing Trust does have a follow-up system in place. Prior to last year, Housing Trust tenants were not levied excess water charges. It was the decision of the Government to recover such payments from Housing Trust tenants. The E&WS Department does not bill all Housing Trust tenants *en bloc*: they are billed cyclically with the rest of the community, so the Housing Trust brought onto line its new administrative structures to deal with this matter as those billing cycles came along. The first full year of that is still coming into effect. The Auditor-General has been advised that a structure has been put in place for following up these matters, and that will become fully operational from 20 September.

I have some further detail for the benefit of the honourable member. There is the development of a comprehensive computer system to automatically manage the follow-up of excess water debt, which is no insignificant task, given that there are some 63 000 Housing Trust tenants. Indeed, there are difficulties, because not all trust dwellings have their own water metres; some are on collective water metres and remain so. There are some 44 000 houses with separate metres. The Housing Trust has given, since earlier this year, priority to the task of establishing this new comprehensive computer system to manage the follow-up of excess water debt. In June 1993 over 12 000 reminder notices were sent to excess water debtors, a 008 number was established to respond to tenant queries, and as a result some 1 800 debtors were placed on payment arrangements, bearing in mind that the Housing Trust tenants are often in necessitous circumstances and require some assistance. This is the first time, of course, that this levy has been brought on trust tenants.

The excess water debtors system procedures and accounting specifications have been finalised and debtor accounts can now be followed up with full recovery processing. As I said, the system will come on line fully from 20 September. All debtors who have not made arrangements or contacted the trust will receive a reminder notice, and a second notice will be sent after 14 days, where there has been no satisfactory contact as a result of the first notice. After a further 14 days

the status of the account will be sent to the manual and local housing manager who will manually follow up the debtor. Where follow-up is unsuccessful, the account is transferred to head office status for action by central recovery processes. Training is being conducted and there is a specialist on the excess water debtor system in each of the trust's offices.

Mr OSWALD: My next question relates to the issue of rent arrears, which has been raised also in the media. The Auditor-General noted the problems with the Department of Social Security since 1992. It has been reluctant, and indeed it just will not hand out information on ex-tenants. I can appreciate that that makes it difficult for the trust to follow up the rent arrears, but we noted that the write-off this year is nearly \$3 million, which is a very substantial amount. Whilst I fully appreciate that the recession is having a substantial impact on a lot of households, and particularly those that are tenants of the Housing Trust, in that they find it very difficult to pay their rent, the fact is that, as the Auditor-General has pointed out, the rental to income basis presumably leads to the difficulty in paying rents being taken into account in setting the levels of rents.

It will be an ongoing problem in the Housing Trust as regards the level of tenant debt, particularly now that we find that 74 per cent of tenants are in fact on a rebate or some sort of benefit. My question to the Minister is: bearing in mind that this will be an ongoing problem, what will the Government do as regards the ongoing level of tenant debt, particularly as it is now approaching \$3 million a year that has to be written off and is a substantial amount of taxpayers money?

The Hon. G.J. Crafter: I thank the member for this important question. If I can just say this in conclusion to the previous question about water rates and Housing Trust tenants: since the tenants have been required to pay excess water amounts, the amount of water consumed by trust tenants has almost halved. I think there is something to be said for policies which bring about conservation of water. Water is a very expensive commodity in our community and discipline in its use can in fact bring about very substantial savings for individual households and for the community at large.

I think that that policy has proven to be very successful in the overall community interest. Of course, we need to continue to monitor it. With respect to the issue of Housing Trust arrears and debts, there needs to be some greater degree of understanding about the constituent parts of tenant debt. The actual debt that is associated with rent arrears is declining. The Housing Trust has put in place procedures whereby it can effectively monitor tenants who find it difficult to pay their rent. We provide very substantial rent rebates for low income groups, which in the main is appreciated and is the basis for security of shelter for an overwhelming number of trust tenants.

In addition to that, debt also consists of claims made upon tenants for repair of premises and maintenance costs, which are the duty of tenants. In recent times the trust has been more efficient and its policies have changed with respect to following up those costs, which are the responsibility of the tenant under the tenancy agreement. Because of that efficiency, that amount has actually increased. That provides some explanation for the increase in the figures to which the honourable member refers.

I think it should be generally understood, as the honourable member has acknowledged, that in these difficult economic times the trust's base client group is those people in the community who are most in need, those whose lives are

often caught up in turmoil and crisis, people who are often very mobile and families that have split up and so on. There is often illness associated with that or whatever, for example, unexpected death. They can all create a crisis whereby people are unable to meet their debts. So, the job of debt collection within the Housing Trust is very complex and must be handled with that degree of understanding. However, I will ask the General Manager to provide additional information.

Mr Parker: It would perhaps be helpful to expand a little on the Minister's categories of debt and talk about what measures have been taken and why some of the debts are climbing. Tenant debt comprises, as the Minister said, the non fair wear and tear debts, which tenants incur, be they Housing Trust or private tenants. In the case of the Housing Trust, it also includes those debts that arise from tenants caught defrauding the trust. If they have not been paying a rent that reflects their true income and they are caught—and we strenuously manage a benefit fraud system—any shortfall is called a debt. So that shortfall is included as tenant debt.

Similarly, from time to time people who change employment or have other urgent requirements may need to transfer from one house to another. Where they transfer with any arrears, those arrears are listed as a debt. Finally, there is the 'ex-tenant debt' classification, which is those tenants who leave with debts owing to the trust.

Whilst, as the Minister said, normal rental arrears have declined over the past two financial years by about \$100 000 and sit at a very good level of only 1.2 per cent of annual derivable rent—not that the trust is complacent for one second about that; we have worked very hard on that—the tenant arrears on rent is an enviable figure in terms of other housing authorities throughout the country and other credit providers throughout the community.

Tenant debt has been increasing. The reasons for those increases are worth noting, and I would like to explain those a little. One of the reasons for the increase in tenant debt is that the trust has been taking a firmer line on tenant charges in respect of non fair wear and tear. So the number of charges issued to tenants has been increasing. It has also been taking a firmer line in respect of policies to review eligibility for rebates. In other words, it is more strenuously chasing any tenants who are not eligible for the rebates.

Sometimes debts are related to the eviction procedures where tenants are in arrears to the extent that eviction procedures start. Without elaborating on the whole question of evictions at this point, once those proceedings start some tenants do leave and their arrears are classified as debts. The harder you push on the arrears, using eviction procedures as a way of being diligent, the more likely you are to get a bit of growth in tenant debt in that area.

The trust has not been ageing debt as a policy in the same way that the private sector would. That is one reason for the large cumulative debt that has grown. One reason for that is that we keep a record of those debts rather than writing them off, because frequently people do come back; and when they do come back, yes, they are housed, but they are housed with a debt and we have a chance of getting that back. That is another factor to explain the increasing debt.

Finally, the total debt figure does not include the number of tenants on arrangements. Of the total debt, a lot is accounted for in terms of arrangements to repay, albeit gradually. So, it is not as though that debt is not being chased. A lot of it is in a one-to-one relationship with the trust where some of it is being repaid along with the existing rent or, in some cases,

if trust tenants have left—they are ex-tenants—they are still in arrangements.

The Hon. G.J. Crafter: In conclusion, one of the longer term ways we can reduce rent arrears is by ensuring that those persons who are in receipt of social security benefits have their rent deducted from those benefits. There have been strong representations from tenant associations to achieve that. In recent months we received approval for that from the Commonwealth Government for certain classes of beneficiaries, and that can now be achieved. I think that will help in overcoming some of these difficulties, certainly for a large number of existing trust tenants.

Mr OSWALD: As a supplementary question, on how many occasions have court cases for recovery been withdrawn at the direction of the Minister?

The Hon. G.J. Crafter: Certainly, none that we can recall, but we will search the records and see what can be found.

Mr HERON: My three questions relate to page 141 of the Program Estimates. What is the Government doing to assist low income South Australians to buy their own home?

The Hon. G.J. Crafter: Obviously, as I said in my introductory comments, there is a desire by the overall majority of people living in this State, and indeed across Australia I believe, to buy their own home. One of the challenges is to ensure that every opportunity is given to people to move into home ownership. There are great benefits for individuals, their families and for the community as a whole if that can be achieved.

The budget before us is based around that desire for home ownership, and it is part of the great Australian dream, as has been said. It is interesting that at present houses have never been more affordable. More than simply recognising the economic importance of the housing sector and the clear community preference for home ownership, I would suggest that this Government also recognises the social justice value of strong home ownership policies. I think that needs to be emphasised.

In this budget year an additional 4 000 low income South Australians will become home owners as a direct result of the policies and the budgetary decisions that are before this Parliament at present. South Australia, as we know, has one of the highest rates of home ownership in the nation and in the world. Indeed, Australia has one of the highest rates of home ownership in all modern English-speaking democracies.

All of this has not occurred, I would suggest, through the individual housing decisions of millions of Australian housing consumers over the years, particularly since the Second World War. It is a result of very purposeful and sustained housing policies and programs, and programs of cooperation between successive Commonwealth and State Governments. There has been a very interesting tradition in South Australia which makes it distinctive from other Australian States. Despite the 1980s being very tough years for both home buyers and housing programs generally, I am pleased to say that the Government has managed to maintain, and extend, this very fine record to the extraordinary success of the HomeStart program alone. Any member who speaks to members of the housing industry will realise just how important the stability of the housing industry is to our local economy. It has been quite remarkably stable and has managed to sustained high levels of growth. In fact, it is very much bordering on the maximum ability of our community to provide for materials and services at the present time. We

are just moving into some shortages in some areas of housing need.

The policies and expenditure programs that this Committee has before it include a whole mix and blend of initiatives, all carefully balanced, I would suggest, with one another to carefully and successfully target this housing need. The Government's housing policies and expenditure programs are highly integrated and are not a series of blunt incremental initiatives. We should ask ourselves, 'What use is there in providing housing finance to low income people if the increased demand results in uncontrolled price escalation?' It also needs to be understood that we have managed to keep land prices in this State to a very affordable level. We should also ask, 'What value is there in Government funded capital construction programs designed to increase the stock of low cost rental accommodation if there is not sufficient land to sustain the increased activity?'

The housing policies of the Government over a long time now are integrated to avoid these sorts of unintended outcomes which unfortunately are prevalent in a number of other States. The cost of land in Sydney, for example, is really prohibitive for many South Australians even to consider home ownership, whereas in this State home ownership is taken for granted. The housing budget includes expenditure and program approval in areas as diverse as housing finance, land supply, management of the 63 000 strong stock of rental accommodation, housing supply, urban consolidation initiatives, assistance to private renters, cooperative and community housing programs and others.

We see the housing industry as a very important partner with Government in meeting these community needs. The Government alone cannot meet them, so we need to work closely with the non Government sector. Over the past 12 consecutive quarters dwelling commencements in South Australia have varied by not more than 8 per cent. In effect, the number of houses built in each quarter over the past three years has been not less than 2 600 or not more than 2 850. This sort of outcome is important because a stable housing industry means constant work and regular income for housing workers and stable house prices for home buyers. By national standards, South Australia has done very well. For example, over the equivalent period the New South Wales housing industry has varied by a massive 43 per cent, and that is why New South Wales has such high housing costs and mortgagee sales, as is evident through its equivalent of our HomeStart program.

The future of the housing industry in South Australia looks very good indeed. We estimate that activity in 1993-94, underpinned by the State budget, will continue at similar levels to the very strong results achieved in previous years, and that augurs very well for low income South Australians. Might I just say in conclusion that the average South Australian with a house mortgage now pays \$270 less per month for that mortgage than he or she did three years ago.

Mr HERON: With the ageing of the South Australian population, what steps has the Government taken to improve the availability of secure and affordable homes for pensioners?

The Hon. G.J. Crafte: I think we can see that the Housing Trust stock in this State is running at about twice the national average. For example, I understand that the Queensland Housing Commission has about 30 000 rental units whereas this State, with one third of the population of Queensland, has some 63 000 rental units. So, there is an enormous advantage for people living in this State above

those living in every other State, and there is an enormous difference with respect to some States.

The Government is a key provider of rental housing services for aged people, and significant public investment in aged public rental housing has resulted in more than 64 per cent of aged renters residing in Housing Trust accommodation rather than private rental accommodation, with a relatively modest waiting time for allocation. It has dramatically improved from what it was a decade or so ago. More than 60 per cent of recent Housing Trust cottage flat allocations involved a waiting time of less than two years.

Significant expansion of the trust's stock of cottage flats occurred during the 1980s, and this decade saw the completion of 4 560 cottage flats, or 67 per cent of the current stock of some 6 759 units. The impetus for this increase in cottage flat construction during the 1980s was a build-up in the waiting list for this type of accommodation and the consequent length of waiting times. I remember in the 1970s reading in an annual report of the Housing Trust that many aged persons were dying before they reached the top of the waiting list. That, of course, no longer pertains.

In large part the higher output of cottage flats was achieved in joint ventures with local government and other partners during the State's sesquicentenary celebrations when the trust sponsored the Jubilee 150 homes project. This project alone saw the completion of some 1 600 cottage flats between 1985 and 1987. The first report of the Social Development Committee of the Parliament highlighted the major demographic trend towards the ageing of the South Australian population. South Australia has the oldest population of any State in Australia, and it is projected that South Australia's older population will grow by approximately 2.9 per cent or three times the population growth rate for the next three decades.

So, the ageing of the population will impact significantly on the housing needs and aspirations of aged housing consumers, and the Government considers that a range of housing initiatives are required to ensure an appropriate match between the requirements of consumers and housing opportunities. To this end the Housing Trust will shortly commence a study on the supply and affordability of privately owned unit accommodation appropriate for aged people. The study will include an investigation of the Western Australia 'wise choice' program, which is contributing to the supply of well-designed and located low-cost unit housing for private home purchase.

Mr HERON: What benefits have accrued to South Australia by utilising Commonwealth 'bring forward' funds?

The Hon. G.J. Crafte: We have been very fortunate that the Commonwealth Government has recognised the difficult economic circumstances across this country, particularly in South Australia, and the key role the housing industry plays. In order to maintain activity in the housing sector, to meet emerging community needs and to provide employment for South Australians in this key industry, the Commonwealth approved an advance of some \$27.2 million in the last financial year to address the need to upgrade existing Housing Trust rental homes and the purchase and construction of new public rental stock.

The funds were used for major asset enhancements, which include, first, improvements to the interior and exterior of 206 double units in the metropolitan area, and 32 double units in the Willsden area of Port Augusta. There has been some publicity about the importance of that program in an area which was considerably run down—Port Augusta. Secondly,

the minor asset enhancements involved the modernisation of kitchens and bathrooms and general amenities to present day standards. This work has been carried out on 603 metropolitan and 306 country dwellings. Thirdly, the fabric replacement work specifically involved reroofing 199 metropolitan and 106 country dwellings, and electrical rewiring for 143 metropolitan and 39 country homes that were declared substandard. There was also the provision of adequate fire protection and security to 300 community tenancy properties around the State.

In addition, an amount of \$6.5 million was being used by the cooperatives and housing associations for the purchase and construction of new dwellings under those respective programs. That provided for the purchase of 45 dwellings and 25 dwellings were built. All moneys under that bring-forward program are committed and payments have been made in a lump sum at the completion. Benefits that have accrued to South Australians by utilising these Commonwealth bring-forward funds are as follows. First, the improved level of amenity available to tenants in first generation houses in selected socially disadvantaged areas has provided a foundation to build further developments on and a general fillip for those communities. Secondly, it has demonstrated a positive impact on the immediate vicinity of the enhanced assets. Thirdly, it has ensured integration with planned and existing urban renewal projects. That has received quite strong national interest in relation to the impact of that ripple effect of urban renewal projects. Fourthly, it has provided additional employment to the currently depressed building and manufacturing industries, and it has also enabled capital program works to be implemented earlier than normal at current labour and material costs. I think that the Commonwealth bring-forward money has proved to be a very strong fillip for housing in South Australia in those varied respects.

Mr OSWALD: My next question relates to the Auditor-General's Report (page 213) and the East End project. The Government has taken a loss of more than \$30 million in taking over the property for \$17.5 million. I remind members that it was on Beneficial Finance's books for \$48.8 million. I understand that the Government is close to announcing a residential development on the site. What is the status of these negotiations? Will the Government be seeking to recover at least the \$17.5 million it has paid, or is it offering the land at a reduced price to the proponent, which I understand is a Melbourne-based developer, Max Lieberman?

The Hon. G.J. Crafter: The Government is engaged in quite complex and protracted negotiations with several parties in respect of the development of that very important site in the Adelaide CBD. In fact, it has been described in the national press as probably the most important and exciting development proposal in Australia at the present time. There is no doubt that the loss incurred by the activities of Beneficial Finance is substantial. The challenge that my department now has is to recover the best value we can out of that site, and also to achieve in the community's interest a very desirable outcome in respect of city renewal for the encouragement of urban consolidation strategies to bring people back to live in the city, and to revitalise the commercial component of that site.

The situation now is that the negotiations with respect to the perimeter, the non-residential component, and the heritage facades of the old East End Market also are protected, and new life has been breathed into the commercial component of that. Those negotiations are nearing completion. Negotiations are still continuing with respect to the core develop-

ment, and that is where it is proposed there be substantial residential development. There is enormous interest by the community in the project and particularly in that residential component. People not only within South Australia but also around Australia will be looking at how this development proceeds.

With respect to the returns, obviously the Government will be determined to receive the best outcome it can from its agreements with the proponents of the development of the site. We would certainly aim to recover more than the current market value for that site. Whether we can have returned to us in the fullness of time the amount that the honourable member has indicated as the amount that the Government has in fact paid for the purchase of the site is unknown. I think we are aiming to return as much as we possibly can from the agreements that we are about to enter into for the development of the site. It is probably unlikely in the current market and on the current value of that land that we will get the full return, but we will certainly be aiming to maximise the return to the State Government and hence the taxpayers of the State. The preliminary figures that I have seen indicate that we will receive substantially more than what can be anticipated as the current market value of the site.

Mr OSWALD: In the Messenger press this week there was a report on the Glenelg foreshore development. It stated that 21 submissions were received in response to the Government advertising for registrations of interest. In fact, the Government has settled on 11 companies and it is currently holding discussions with those 11 companies. Can the Minister confirm that that is in fact the situation and that the Government is currently undertaking negotiations with those final 11, or is it a smaller number?

The Hon. G.J. Crafter: First of all, this has been a quite complex development proposal. I think the lesson that the Government has learnt from it is that we may have torn off a little more than we could digest in the initial strategy. It was agreed by all those who were close to this project that we could perhaps restructure the project to look at whether it could be achieved in a different way, and that is by breaking the project into more discrete constituent projects that were within the grasp of the development industry and the respective tiers of Government and Government agencies, and develop a strategy for the total project over a longer period of time.

I am appreciative of the enormous amount of work that the Glenelg council has put into this project. It has involved a very substantial financial commitment on behalf of the State Government and it involves many Government agencies. I think everyone agrees that it is timely and appropriate that, first of all, there be an overall strategy for the redevelopment of this part of the city of Adelaide, and particularly the important and historic centre of Glenelg, which is an important tourist destination for the local economy. In the end, I think it is also realised that the constituent projects which may now flow over a period of time can enhance that area in many and varied ways. With respect to the specific detail, I will ask Mr Lennon to advise on what information is available for the Committee.

Mr Lennon: On 12 May this year, the Minister announced that a new process would be put in place following the withdrawal of the preferred developer of the Glenelg foreshore development. At that point the Government had been approached by a number of parties expressing some interest in taking components of the project, especially some of the housing related components; however, in discussions

with the council it was considered that, rather than deal with any of those in isolation, a new process should be put in place, firstly, to determine whether the scheme could be progressed in its entirety, notwithstanding an obviously difficult financial climate and, secondly, if that was not possible, whether the project might be staged, but still towards the ultimate plan that had been agreed on.

In the light of that, a proper registration process was put in place, an advertisement was inserted in the newspaper and we received a number of submissions varying enormously in detail; some with quite advanced proposals, others with limited detail in the light of the time available. The council is now working with a committee comprised of various Government officers, the Treasury, the Premier's Department, and so on, to identify which of those submissions might be feasible. I think it is fair to say that, given the range of material that has been put before us to this point, it is likely that there may well be some further public discussion rather than the appointment of a preferred party, since at this stage it would appear that the original scheme in its entirety will not proceed in one project.

Mr OSWALD: In my original question I asked: how many companies are still in the race? It has been reported in the press that the number being considered is down to 11. My initial question was whether that is the case or whether there is a lesser or greater number.

Mr Lennon: All those companies have had the opportunity to make personal submissions and representations, and all are still being considered at this point. The next stage, which is dependent on discussions with the council, will involve the short listing of those companies.

Mr OSWALD: Will the Minister confirm that the Government is negotiating with a Singapore based company to undertake the Glenelg foreshore redevelopment; that negotiations are well advanced almost to the stage of an exchange of cheques; and that the negotiations are now down to details such as the height of residential buildings and the like?

The Hon. G.J. Crafter: If they are, they are not negotiating with me, and I have prime ministerial responsibility for this matter. Discussions may well be going on at officer level, of which I am not aware, but I will undertake to find that out for the honourable member.

Mr McKEE: I refer to page 142 of the Program Estimates. We are well aware of what the Housing Trust does for low income people through its trust properties, but what assistance does the Government provide to low income and special needs groups in the private rental market?

The Hon. G.J. Crafter: Surveys on poverty in this country indicate that the poorest people are private renters in particular categories such as supporting parents, the aged, and so on. That is a concern, and it has attracted the attention of the Federal Government, which has prime responsibility for the provision of social security in this country. The enormous amount of work that the Federal Government has done to develop a national housing strategy referred to this matter, and so has the more recent work of the Industries Commission.

It is interesting to see the fundamental support at Federal level for institutions such as the Housing Trust and the provision of a large public rental housing stock, because the ultimate security of tenure and affordability of accommodation can be delivered only by the public housing sector in its present form. So, there will be many and varied schemes to

provide income support for private renters, but in a sense that can only be second best.

From funds provided by both the State and Commonwealth Governments programs have been developed to provide households with direct financial assistance towards security bonds on private rental premises, removal expenses, rent arrears and utility connection fees, all of which can be quite substantial and beyond the means of low income groups. Once a private tenancy is established, ongoing financial assistance towards rental payments is available through the rent relief scheme. Rent relief is available to households with gross incomes of \$300 per week or less which pay 40 per cent or more of their income on rent. In general, Housing Trust tenants pay no more than 25 per cent of their income, so there is a substantial variation between income allocated to rent by public and private tenants.

These services are available through the trust network of 16 regional offices throughout the State. These offices offer consumers a one-stop shop in terms of access to the full range of trust programs and services. In recognition of the increasing difficulties that households in receipt of Commonwealth pensions and benefits and low income earners generally are experiencing in the private sector, the Government increased allocations of Commonwealth-State grants for emergency housing assistance, bonds, and so on, by approximately 12 per cent in 1991-92 and by a further 20 per cent in 1992-93. In the current year, \$11.5 million has been targeted for emergency housing grants. Outlays on rent relief payments in 1992-93 increased by 19.4 per cent over the previous year and grants totalling \$8.4 million have been budgeted for the scheme in this financial year.

During 1992-93, the trust received in excess of 56 000 inquiries from households seeking assistance to establish private tenancies. This represented a 13 per cent increase in demand over the previous year. More than 23 000 of these applicants were provided with financial assistance for bonds, removalist costs, and so on, to the value of \$10.5 million. The level of demand for rent relief also increased dramatically during last year, reflecting the level of housing stress in our community: 14 300 applications were lodged, an increase of 40 per cent over the previous year. At 30 June 1993 the trust was providing 10 200 households with rent assistance, 16 more than the pool of recipients as at 30 June last year.

It can clearly be seen that, through its programs of providing financial assistance for tenancy establishment and rent costs, the Government is committed to assisting those people on low incomes who choose or who have no alternative but to live in the private rental market. Additional resources have been injected into these programs in response to the increase in demand for assistance, reinforcing the Government's commitment to the needs of people in the private sector.

Mr McKEE: Most members of Parliament who have large Housing Trust areas in their electorate understand the problem of the question of maintenance. What new measures, if any, has the Government taken to ensure that Housing Trust tenants get the most effective and efficient maintenance service for their home?

The Hon. G.J. Crafter: In answer to a previous question about additional Commonwealth funds provided to this State last year, I explained that the bulk of that money went towards upgrading existing Housing Trust stock, and I think that money has been well spent. A lot of work has been done within the trust to improve the effectiveness and efficiency of maintenance services. Members may be aware of the

change of policies in the trust in this area. For example, in August 1991, Comskil Incorporated was the successful tenderer for the management and day-to-day operation of the South Australian Housing Trust telephone maintenance inquiry centre. This has provided an improved level of service to clients 24 hours a day, 7 days a week; improved service quality and productivity; improved communications with contractors; and more consistent services in relation to policies and procedures and the capacity to achieve financial savings. The concept of zone tenders for maintenance contracts is based on principles that have been well established in their own housing authorities, and it provides an equitable competitive environment for the various types of contractors engaged within the building industry.

Following the successful consultation process with zone tendering for plumbing, electrical, internal painting, carpentry, rubbish removal, house cleaning and locksmith work, these trades have now been tendered. Savings are significant in the context of an annual budget of \$42 million for day-to-day breakdown maintenance for 1993-94. The trust is working towards further implementation of zone tendering concepts for all trades over the remainder of this calendar year.

The trust plans to improve its asset condition database so that it has accurate information on the condition of its stock of 63 000 rental properties across the State. This information is needed so that the trust can allocate its resources for maintenance more efficiently and equitably. The data collected will help with planning maintenance programs on a genuine rather than a reactive needs basis. It will provide a solid justification for budget bids, and a pilot survey of 1 500 properties will be conducted in February next year. Finally, there is now a maintenance contractors code of conduct. This code has recently been introduced to ensure contractors are aware of the trust's expectations in relation to their customer service obligations and to establish clear standards of performance for the delivery of consistent and acceptable work practices, particularly in relation to the customer who is our tenant and their client.

Mr McKEE: What steps has the Government taken to secure the accommodation needs of boarders and lodgers in South Australia?

The Hon. G.J. Crafter: One need only walk around the streets of Adelaide to see—and I often hear visitors to this city say this—how free our city is of street dwellers and the visibly homeless. One cannot help but be appalled at the street scenes that one sees in large cities such as London, New York, Paris, and so on, where an enormous number of people sleep on the streets in passageways and subways, etc. The Housing Trust in this State and the non-government organisations that provide shelter for people are to be congratulated on the comprehensive range of services they provide to give shelter to people who would otherwise be homeless in our community.

In 1988, the International Year of the Homeless funded a report, the Heffernan report, which confirmed the widely held view that there has been a long-term decline in the number of commercial boarding and lodging houses in metropolitan Adelaide as a result of a range of social and economic factors. I guess people could not make a go of it, so they got out of that business. It was noted that the proprietors have withdrawn from the market as boarding and lodging houses have become financially less viable as a source of operating profit and capital investment, resulting in a 90 per cent decline in stock since the mid-1950s.

However, the abovementioned report did recognise that since the early 1980s there has been a significant expansion in the provision of public and private sector alternatives for many traditional residents of boarding houses. The South Australian Housing Trust currently owns 12 boarding houses, with a total capacity of 290 beds. These have been purchased or built progressively since 1976. Seven facilities are located in the city, of which five are leased to welfare agencies and two to individual head tenants. The seven boarding houses owned by the trust in the city area represent 23 per cent of the total number of 920 boarding and lodging house beds within the Adelaide City Council precinct. So, one can see that quite a large percentage of city residents form this category of tenants.

The Government is committed to ensuring the ongoing availability of this form of housing and, in instances where boarding houses are placed on the open market for sale, the trust generally undertakes assessments of the viability of refurbishment and operation with a view to buying such premises. There have recently been some pressures for the introduction of legislative controls to improve tenancy rights in the boarding house sector. However, a number of statutes offer some control over standards in the industry, and the issue of tenancy rights is a complex area, given the nature of stock. Further regulation of the industry is not favoured at this time as it may force more operators out of business. If this occurs, more beds may be permanently lost.

The Hon. B.C. EASTICK: On page 147 of the Program Estimates, it is noted that one of the broad goals of the trust is to ensure that the creation of new assets is achieved at a cost which is less than their market value upon completion. One would have always expected that that was the charter of the South Australian Housing Trust. Tens of thousands of dollars were poured into the restoration of cottages in and about Adelaide, which would involve only minimal returns and assisted rentals. In the south-western corner of Adelaide, one unit cost over \$110 000 to renovate yet, when the person moved back in after the renovations were completed, the rental that could be charged was less than \$40 a week. When was this feature of the goals introduced? Was it as a result of a reassessment of experiences such as that which I have just identified?

The Hon. G.J. Crafter: It is an important goal but obviously it cannot always be achieved because of prevailing and overriding community needs which the trust is often asked to meet. That is certainly the case in the city of Adelaide where there has been a very strong desire by both the State and local government authorities to see a strong return of residential living into the central city area. Whilst a premium may be paid by one section of Government, there are savings to other sections of Government, whether it is in the provision of pipes and wires, school facilities or access to health programs, road building, and so on. Those broader urban development considerations need to be taken into account when one is talking of the dollars and cents in the cost to the taxpayer at large.

Certainly, the Housing Trust, in urban renewal programs, does have to spend amounts greater than those that it would normally spend either to purchase strategic parcels of land to carry out renovations (as the honourable member indicated) on important, and often heritage, housing stock or, indeed, to provide housing in premises which are of heritage value but which are converted from non-residential to residential use, or in other areas where it is seen as strategic that the Housing Trust should expend moneys providing dwellings at a cost

greater than the housing stock surrounding it in order that there be some urban renewal achieved in that process. That has proven to be successful in areas such as Rosewood and Elizabeth where the prevailing values of properties have risen as a result of the activities of the Housing Trust urban renewal strategy there.

Mr Parker: I understand this reference has been implicit in trust policies for a number of years but was made explicit as a test for the feasibility of projects approximately two years ago. Making that explicit reflects the new focus in the trust on asset management and on the performance of its balance sheet, as well as the rest of the customer and community service obligations. So, it is a test that is applied to new building projects. As the Minister said, there are occasions when it is not appropriate to implement that test at the expense of a project which has other benefits that flow to the community. However, it is a general rule and it is a commercial-like approach and a discipline on the development division, so that they could come up with good assets and, whenever they build anything, a surplus is fed across to the balance sheet of the organisation.

The Hon. B.C. EASTICK: Another one of the broad objectives is to 'utilise efficiently all available professional and technical resources in the provision of a capital works development and management function'. In years gone by, the trust has had a number of its own specialist services, particularly architectural and the like, but during the 1970s and the 1980s—particularly the 1980s—on a number of occasions private enterprise was given the opportunity to develop and produce housing which was then taken over by the trust.

To what degree is the trust still utilising specialist services within its own departments, and are those persons fully utilised? I ask that against the background of one of the cries that went out from the Public Service Association and others at the time private enterprise was starting to develop houses, that there was an under-utilisation of a number of the professional resources in the trust itself, and they felt that action by the Government of both political persuasions was wrong in allowing such under-utilisation whilst supporting private enterprise.

The Hon. G.J. Crafter: That is a very pertinent question. The trust is a very longstanding and very valuable organisation in the life and economy of this State. It is going through quite a period of transition at the moment. Certainly during the Playford era in this State, and into the late 1960s and 1970s, the Housing Trust was not only a provider of public housing but a key component of the economic development of this State. In a sense it was the urban planning authority and the vehicle for development of new communities, and it took on a vast range of functions that simply today it no longer need perform. There are other agencies and other ways of doing that job.

In simple terms, the trust is now coming to grips with that changed role whereby it is believed that the outcomes that are required under reduced programs now from what they were some years ago, because of the changing ways in which we can provide for the housing needs of the community, and also the reduction in Commonwealth funds under the Commonwealth-State Housing Agreement for the provision of new housing stock, means that the trust has to right size, and it is now engaged in quite a substantial exercise to reduce the numbers of people in what was formerly the development division of the Housing Trust. I will ask Mr Parker to outline

some of the reductions that have occurred in staff in that division.

There is certainly further work required in that area to achieve the appropriate economy, the appropriate size and capacity to perform the functions that are required of it. There is now a minimal planning function that is required of the Housing Trust that needs to be linked in with that area, as it is in this new department, and certainly a lot of the design and construct work to which the honourable member referred can be very successfully completed by the non-government sector. I believe it can be done in a harmonious way, whereas the trust, when it is perceived as the developer in the community, often finds itself in conflict with communities unnecessarily, and unfortunately so, because of misconceptions about the function the trust plays and even the standards of accommodation that the trust provides, which are erroneous.

There are other ways of providing that. I enunciated policies in my opening statement. For example, the trust in the future does not want to be developing communities of where more than 15 per cent of that community is public housing stock. In larger housing developments we do not want to own more than 20 public housing units in any single development. All of those indicate a newer relationship with the non-government sector in the planning and building development processes. That is a new role for the Housing Trust. It is an emerging role and a different body will emerge throughout the 1990s than it was in the 1960s and 1970s. Nevertheless, it is still providing an important function. But its integration with the other elements in the Department of Housing and Urban Development is now more important than ever in order to achieve that relationship with local government, planning authorities and so on.

Mr Parker: This issue is an important one for the development division of the Housing Trust. As the Minister mentioned, this is a division where the trust is pursuing a policy of reducing the numbers of staff and professional and technical people. In the past two months, that division has reduced by some 20 per cent of its numbers through the targeted separation package process. That reflects the changes in the capital program and the changes in the policy for supply of new stock.

The question of design and construct is not a new one for the Housing Trust. In the mid 1980s, when the building program was very large, the trust did embark upon both its major design and tender approaches to new stock as well as design and construct using builders' designs and ordering them in the way an ordinary consumer would, with variations, but essentially like a display house arrangement. That lapsed for a few years as the capital program started to decline, but in recent years we have reintroduced the design and construct approach and it is now running at about 20 to 25 per cent of our new acquisitions, and it is targeted to reach 50 per cent in the next year or so.

The experience of the trust is that design and construct is a good option on the fringe, but when you get to more medium density and inner city projects, these tend to have to be designed specifically, and the experience has been that the quality and outcomes in terms of urban planning and quality of housing for our needs are usually better if they are designed by our own experts for the inner, more high density projects. The issue that is raised actually fits in with the direction of the trust and the resources are being tailored to fit that policy.

It has always been the case that the size of the development division with the architects, engineers, quantity surveyors, etc., has only been able to add to the cost of the stock they build by a fee which has been bench-marked for some years to approximately scale fees. Their costs are about eight per cent to ten per cent. Any costs incurred above that are not added to the value of the stock. The stock goes onto the balance sheet at a cost plus a fee, and that fee for a long time has been more or less equivalent to what the private sector could provide.

The Hon. B.C. EASTICK: Finally, I refer to the Rosewood Village concept. The Minister justifiably lauded the work undertaken out there, and I can attest to it having the opportunity to pass it on a daily basis. I know the benefits which accrued to the council's selling of Elizabeth and the benefits which they would like to see spread over a wider area of Elizabeth. I notice the statement is made that you will commence stage two to approximately 750 dwellings, but also that feasibility studies will be undertaken to determine three new areas for development, similar to the ongoing work in Elizabeth. There are many trust areas in South Australia that are much older than Elizabeth. As beneficial as it has been to Elizabeth, at less than 40 years of age, what about those areas that are 50 years and greater? Will they figure highly in the criteria which will be used for this feasibility study in determining where the next three areas are? Will it be across the State or totally confined to what we might call the inner or relatively inner metropolitan area, because there are a number of quite large country towns where there is a big stock of Housing Trust, where those houses have been in existence for a lot longer than Elizabeth even existed as a name?

They could justifiably desire some similar development, albeit that the magnitude of the redevelopment might not be as large as in places such as Elizabeth. One would then have to say, without trying in any way to put down Christies, that some of the developments down there more recent than Elizabeth, from a physical or an appearance point of view, look even more in need of rejuvenation than, for example, Elizabeth and some of the older country towns. So it is a total picture that I would like to present to the Minister and determine to what degree a totality of trust premises will be included in this decision making.

The Hon. G.J. Crafter: Some of those country towns do not even have footpaths in their Housing Trust areas as well because they were built in a different era, or course, and there are residual problems that are well understood. I mentioned previously the work that is going on at Willsden in Port Augusta in renovating housing in a number of streets which is quite depressed and blighted, and that can provide a fillip. First of all, the Rosewood development, I guess, is the first exercise to see what the economics and the community development potential are for that quite large-scale redevelopment. I think everyone has agreed that it has been quite successful and does encourage the private development industry to work with Government to provide for urban renewal projects. Apart from Willsden and that program in Elizabeth West, known as Rosewood, consideration is being given to quite a substantial program at Hillcrest associated with the new development there at Regent Gardens. Also, preliminary work is being done at Mitchell Park.

So I think we could well see in the next few years there being a quite substantial number of programs of this type. It allows us not only to rejuvenate those communities where our stock is run down—and there are, very clearly, two large

aggregations of public housing—but also to provide for increased residential development. Often those properties have large backyards, and the design of those neighbourhoods is not that which can now be achieved in terms of open space, pocket parks and so on. So it does allow us to meet a number of overall objectives, which add to the economy of the project.

In the Rosewood situation we had the advantage of receiving financial support from the Better Cities program where the Commonwealth Government wanted to have a look at the feasibility of these sorts of redevelopments in a setting like that at Elizabeth. The Federal Minister, Brian Howe, has actually visited that site a number of times and I know he uses it in his conversations and speeches around the country as well as a prime example of what can be achieved. So I think we now have the basic knowledge and experience, but of course we must engage in feasibility studies before we further develop these projects, and that is what is occurring at Elizabeth West.

In terms of priorities, yes, there are many areas where we could well undertake this work, but the social justice unit of the Government indicated a couple of years ago that the area of greatest need was the Elizabeth/Munno Para council area, and the social justice strategy that was adopted for that specific locality justified the work that has been done in the housing sector. Certainly the work in education, health provision and training opportunities and so on has also been very effective and important and is ongoing. This work is part of the beginning of changing the public image, the character and the nature of that community that is certainly known as Elizabeth but I guess embraces the Elizabeth and Munno Para council areas. Mr Lennon, I am sure, could add some comments coming out of the Planning Review on this question that the honourable member has raised about targeting specific areas for renewal. Of course, we have to integrate our planning policies as well as our public and private sector housing policies and the involvement of local government in such developments; but that is quite a long debate.

Mr ATKINSON: What is the financial position of the South Australian Cooperative Housing Authority?

The Hon. G.J. Crafter: I am aware of the honourable member's interest in this area over the period that he has been in the Parliament—he has been involved in the select committee in this area—and the emerging importance of alternative forms of providing housing in our community. The housing cooperatives that we have in South Australia are incorporated bodies managed by their members' tenants. The cooperatives collect their own rent, organise and pay for property maintenance and are responsible for council rates, insurance and water rates. This arrangement means that rental and credit arrears are addressed at the housing cooperative level so that the program has little exposure to financial risk. Over the past year the program has purchased and built 170 homes, increasing the program size to over 1 000 dwellings. In doing this, over \$15 million has been spent on the program in South Australia. This program size will increase by 230 dwellings over the next year, at a cost of \$20.7 million. The program's main source of income is from contributions paid by the individual housing cooperatives to the authority. In the financial years gone these contributions increased by 40 per cent to \$1.6 million and are budgeted to increase further over the next year.

The program's main assets are debentures issued by housing cooperatives to the authority. These debentures were

issued in May and June this year and replace the mortgage loans that the housing cooperatives previously had with financial institutions. The debentures secure the Government's investment in the program and are adjusted in line with increases in property value. The individual housing cooperative mortgage loans were repaid with funds borrowed from the South Australian Government Financing Authority at an average interest rate of less than 5 per cent per annum. The South Australian Government Financing Authority imposes strict financial targets on funds borrowed by the authority which are being exceeded. Since its inception in January 1992, the program has built up reserves totalling \$8.9 million. This represents 11.5 per cent of the program's total assets. Over the next year reserves are budgeted to increase by \$8 million to \$17.9 million, representing over 20 per cent of assets. This size, with increasing reserves, provides financial security for the future of this important program. In conclusion, over the last 20 months the South Australian Cooperative Housing Authority has enabled the housing cooperative programs to establish, I would suggest, a secure financial base that will continue to grow as this important program expands.

Mr ATKINSON: On page 142 of the Program Estimates, under the subprogram title 'Housing cooperatives construction', I notice that \$3 million was budgeted for 1992-93 for housing cooperative construction and yet less than two-thirds of that was actually spent. Could the Minister explain those figures?

The Hon. G.J. Crafter: I will ask Ms Charles to explain.

Ms Charles: These are funds that have been committed to the building program but have not actually been expended during the life of the program. The program, as in the public housing area, also received 'bring forward' moneys. So this will be a mix of moneys that have been committed but not expended to 30 June and sites that were taking a little longer to develop than had been expected.

If further information is required on the specifics of the sites, that can be provided. I think it is normal to the program and reflects the lumpiness of the capital program, in both public and cooperative housing. There is nothing particularly significant about the flow of those funds, and they do not represent any major change in either the policy or accounting systems. They are committed but not expended as at 30 June.

Mr Parker: Technically some of those funds were not committed at 30 June, but they are now in respect of one project, which is lumpy. That project is in Bowden-Brompton, and there was a lead time in getting that project through the cooperative board and sorting out some things with the cooperative. So, what Ms Charles said is correct, but the exact date is not 30 June.

Mr ATKINSON: That is the ASC site at Bowden?

Mr Parker: Yes, which is now committed.

Mr ATKINSON: What is the latest state of play with respect to the new community housing program? How will this program benefit those people in greatest housing need, and how will the community housing program link in with existing housing programs?

The Hon. G.J. Crafter: I thank the honourable member for his question, and I am aware of his interest in this area as well. I am pleased to report to the Committee that the 1992-93 program that I have approved has now been endorsed by the Federal Minister for Housing, Local Government and Community Services. The \$1.964 million in Commonwealth funding will result in the provision of 23 units of accommodation for people in housing need in South

Australia. I have also approved the three-year strategic plan for the program and have forwarded this to the Federal Minister for his endorsement.

The plan has the following priorities: first, to provide committed streams of community housing program funding to the State's existing housing cooperatives and Community Housing Association programs; secondly, the allocation of \$1 million per annum of community housing program funds to projects of special significance; and, thirdly, the allocation of \$1.9 million over the next three years to fund infrastructure projects.

The 1993-94 program commenced with a general call for expressions of interest from community organisations and local councils. This call closed in August 1993, and a recommended package of projects will be submitted for my consideration by, it is anticipated, mid-November. A total of \$1 million from the \$3.489 million available will be allocated in this manner, with an allocation of \$1.52 million to the Housing Cooperatives program, \$720 000 to the Community Housing Associations program and \$249 000 for infrastructure.

This Government clearly recognises the need for education and training and other forms of support to community housing organisations. South Australia will therefore focus initial infrastructure developments on an assessment of the needs in this area and by providing further funding to identify priorities in the following years of the plan. It is expected that this assessment will be completed by early next year.

I can assure members that the Government remains firmly committed to the expansion of the supply of long-term appropriate and affordable community-managed housing in South Australia. The Community Housing program will link in with existing community housing programs such as the Housing Cooperatives program and the Community Housing Associations program by providing committed sources of funding.

Finally, the program is targeted to mirror the State's key priorities for its social justice strategy. Those key priorities include: the needs of the Aboriginal community in South Australia; measures to address the effects of unemployment on key groups in the community; low income families with children, particularly single-parent families, people newly arrived in Australia from overseas, people with a disability, the rural community and areas of locational disadvantage recognised by the planning review.

Mr OSWALD: I would also like to pursue the area of housing cooperatives. In the 1993-94 budget brief that the Minister circulated at the time that the budget was brought down, under the heading 'Cooperative housing', it is stated:

For the first time capital funds have been allocated from the CSHA for cooperative housing. . . The \$5 million will be used to construct or purchase an additional 200 houses.

The budget papers refer to an increase in capital expenditure from \$1.9 million to \$3 million. I would like some clarification as to whether we are talking about the same figure or a separate figure.

In addition, on page 143 of the Program Estimates, under the heading 'Housing cooperative assistance', the allocation has gone from \$11.6 million to \$13 million. I am looking at the money to be expended on cooperative assistance and cooperative housing. Whilst the Liberal Party supports cooperatives as a worthy objective to get people into a form of home ownership, will the Minister provide more detail on how the \$3 million or the \$13 million is to be utilised, and at what cost per house? I think a lot of people in the housing

industry generally are interested in whether any work has been done on a comparative basis, say, on a square metre basis, in terms of the cost to build regular Housing Trust buildings and the cost of building and housing people under the cooperative housing schemes.

The Hon. G.J. Crafter: The fundamental difference, is between, on the one hand, the Government's providing housing and, on the other hand, the community itself providing the housing and caring for those in the community in a cooperative way who share similar needs. So, one can actually target the housing provided more effectively, and the management of it can be more in line with those prevailing community desires.

I think there is a very substantial difference in the philosophy of the provision of housing and of the way in which the community can access that housing. Indeed, it is to be encouraged that the community itself would want to meet some of these needs rather than simply joining a Housing Trust waiting list and waiting for housing to be provided by a Government agency. In respect of the specific details, I will ask Ms Charles to provide that information to the Committee.

Ms Charles: The \$3 million is just the housing that the Housing Trust is constructing for the cooperatives program.

Mr OSWALD: The reference was to between \$3 million and \$5 million.

Ms Charles: The \$5.5 million capital you are referring to—

Mr OSWALD: It is \$5 million in the budget brief and \$3 million for capital expenditure in the Program Estimates.

Ms Charles: The Program Estimates reference to \$3 million is the housing constructed by the Housing Trust for the cooperatives program. That is the connection in the budget line. It is out of the Housing Trust construction program line. So, that is just a component of the cooperatives budget in total. The \$5.5 million you referred to is a change in recurrent to capital funding out of the CSHA.

In fact, that has occurred to free up more funds for private rental assistance in particular and rent relief, because there are limits within the CSHA as to how the funds can be used for recurrent purposes. I refer to the more general program and the construction program for co-ops. The total budget for the cooperatives program includes a grant component and money from rental income and a capital component, so the proposed budget in total for the co-op program is \$8.9 million for the coming year. Some of that will be built by the trust, some will be spot purchased and some will be constructed privately—there will be a mixture. Not all of that activity will be reflected in the Housing Trust capital program that the honourable member referred to in the budget papers.

Mr OSWALD: I want to go back to the final part of my question about comparisons between building Housing Trust stock and cooperative Housing Trust stock, and I guess it gets down to how much it costs to build per square metre. Is it cheaper to move into this area of cooperative housing and build on a cost basis, or is it cheaper to stay with Housing Trust housing construction?

The Hon. G.J. Crafter: There are intangibles as well as the actual physical costs that one has to add into these programs when responding to that sort of question.

Mr Parker: The cost per house of the cooperative program is strictly monitored through the Cooperative Housing Authority, and those costs are set as per the location of families and so on. Those costs are generally very similar to Housing Trust costs. The construction costs are very

similar because the trust builds much of the stock. Where it does not, the costs are examined closely by the South Australian Cooperative Housing Authority Board. For the honourable member's information, the sort of cost that the Cooperative Housing Authority is achieving for purchased housing works out at about \$85 000 to \$86 000, and for new-build it is around \$90 000 to \$91 000, which is comparable with what the trust is achieving.

Mr OSWALD: The 1991-92 Auditor-General's Report refers to the need to reduce non-current assets, in particular vacant land and rental housing properties. The review of assets was to be completed by 30 June 1993. I notice in the Auditor-General's Report that it has been deferred again and will not be available until 30 June 1994. I presume what we are talking about there, and I can be corrected, is a revaluation of the stock across the board which will become available at that date. If that is the case—and I gather from the nod that it is—how accurate are the figures given for non-current assets on page 341 of the Auditor-General's Report as they apply to rental properties, \$1.747 billion; factories, \$12.723 billion; and vacant land, \$106 million?

What action is the trust taking to reduce its crippling debt? As I see it, you have this debt structure running through the Housing Trust and you have a balance sheet that lists substantial assets and substantial liabilities, but from my reading of the Auditor-General's Report the asset base has not yet been quantified. So, we do not have an accurate asset figure, and we will not have that figure until June 1994. If we do not have an accurate asset figure and we are just plucking \$1.9 billion out of the air, how can we have an accurate balance sheet?

The Hon. G.J. Crafter: I notice that the honourable member in this place and elsewhere has recently been critical of the financial viability of the Housing Trust. I think it is important to correct the record. Many corporations would like to have the asset base that the Housing Trust enjoys. Indeed, that needs to be put into its proper context, and valuations are important in doing that because it can be quite destructive for the community at large, and the very large number of tenants of the Housing Trust, to believe that the organisation to which they attach the very stability of their way of life is, in some way, based on some sort of financial precariousness. That is simply not the case.

Indeed, the Coalition's policy is to sell the Housing Trust stock to financial corporations. When I debated the Federal Coalition's spokesperson on housing prior to the last Federal election, he indicated that the Coalition would sell the trust to financial corporations such as the AMP Society and so on. That indicates that there is a very clear net worth in the Housing Trust stock that is attractive for the market place. A good deal of work has been done by the Coalition—certainly in embracing the Fightback package—with respect to the enormous public housing stock that is available for privatisation in this country. This State has twice the national average of Housing Trust stock and has a base that is—

Mr OSWALD: Why don't you come back to the question?

The ACTING CHAIRMAN: Order!

The Hon. G.J. Crafter: This needs to be put into that context. The honourable member has claimed that the trust is on the brink of financial insolvency, and that simply is not the case. The honourable member has based his analysis on the total value of the trust's assets, as reported in the Auditor-General's Report, of \$2 billion with liabilities of \$1.4 billion.

[Sitting suspended from 1 to 2 p.m.]

The Hon. G.J. Crafter: As I was saying to the member for Morphet earlier, I believe he has erroneously based his understanding of the net worth of the Housing Trust and its financial liabilities. I am saying that the honourable member has based his analysis on the total value of the trust's assets of \$2 billion with liabilities of \$1.4 billion. As indicated later in the honourable member's statement, the Auditor-General has indicated to the Housing Trust the need for a revaluation of the trust's property assets as the current valuation is based on historical costs, that is, how much the assets cost to acquire or develop rather than how much they are actually worth.

The historical cost method of valuing assets is in accord with the accepted accounting standards and general accounting practices. The market value of the trust's property assets is in the order of \$3.26 billion. This represents a debt to equity ratio of better than two to one. To express it in another way, the trust's debt represents less than half the value of its assets. I think it can then be put into a different perspective and tenants and the rest of the community may not be as concerned as they were if it was expressed in the terms that it had been in recent weeks. I will ask Mr Parker to comment on this, because it is an important issue.

Mr Parker: The Minister has actually covered the point fairly fully. The trust's balance sheet—its assets—are recorded at historic value. Some assets have been revalued from time to time, be they buildings or vacant land, and some vacant land was revalued downwards in last year's financial accounts. However, by far the vast majority of the assets are at historic cost. The issue of revaluation of the trust's assets from historic to market value is presently the subject of discussions with the Auditor-General. We do not believe the Auditor-General has made a ruling as yet. Accounting standards permit the trust to revalue to market value, but they do not compel it to. In fact, they enable the trust as a non-profit organisation to use historic costs. The issue is one of accounting policy. There are implications for future accounting and financial policy, depending on whether the trust changes its policy and goes to a fully market value approach to its assets.

Mr OSWALD: Did the Minister carry out an investigation following my question in the House in August in which I raised the matter of rental subsidy cheques being posted to a recipient who had vacated the premises and referred to the lack of liaison that existed between the trust and the Residential Tenancies Tribunal? If the promised investigation was carried out, what were the conclusions drawn and the recommendations made?

The Hon. G.J. Crafter: I certainly asked the Housing Trust to investigate the matters raised by the honourable member in the House. This was a case where a landlord was concerned about a piece of mail that had been received by a former tenant who had vacated the property, and the landlord opened the envelope and found it was a cheque from the Housing Trust as a rent subsidy. Obviously that raises matters of concern. I am not sure whether we are in a position to provide a detailed answer, but there is an inquiry under way.

Mr Parker: I cannot add a lot more to that. The policy is that when any cheques come back payments are stopped immediately, and that applies also if we get any other information that would give us reason to believe that the prior tenant has left. If the honourable member has any more information that we can use to follow that matter up, I think that is what we need before we can take this individual case any further. The policy is quite clear.

Mr OSWALD: I thought my explanation to the House was fairly full, but I am happy to provide the information and write to the General Manager of the trust. A lot of the problem was at the tribunal level, because the tribunal was aware that the tenants had vacated. The tenants had been to the tribunal and given notification. There seems to be a hiatus as between the Residential Tenancies Tribunal knowing when someone has left the property and then as a Government agency notifying the Housing Trust that tenants have vacated. It was also put to us that the frequency with which the trust checks on occupation by tenants has been reduced; they did it more regularly once but have reduced it now.

Consequently, the cheques were being sent out to these particular premises after the tenant had left, after the Residential Tenancies Tribunal knew that he had left, and yet there is no mechanism whereby the tribunal notifies the trust so that it can do the right thing and chop off the cheques. Therein lies a fault in the system which I tried to highlight to the House and again to this Committee. It concerns me that the General Manager is asking for more details now when I thought the inquiry was at a concluding stage. It indicates that no action has been taken within the trust, although I hope that is not the case.

The Hon. G.J. Crafter: The general matter that the honourable member raised in the House is certainly being investigated. If the honourable member is referring to a specific case, we would need that information, as the General Manager has said, to investigate it. I think the point the honourable member was making was a general one about procedures and whether there were relationships between the Residential Tenancies Tribunal and the Housing Trust in these circumstances. I am advised that there is an arrangement whereby the Residential Tenancies Tribunal does notify the Housing Trust in these circumstances. We will ensure that in the reply that comes back to the honourable member that is confirmed, but we understand that that formal relationship of notification exists at present.

Mr HERON: Both the Prime Minister and the Premier have made strong statements about Australia's push into Asia and the opening up of new export markets. The Premier recently toured Japan and China with a group of South Australian businessmen looking for opportunities. The housing and urban development industry is a significant generator of jobs in South Australia. I have heard the Indicative Planning Council forecast for both Australia and South Australia a significant decline over the next few years. I also note a report in the *Advertiser* that the South Australian Housing Trust signed a memorandum of understanding with an organisation in Shandong Province, China, when the Premier visited that country. What effort is the Government making to internationalise the State's housing and urban development industry? Does the Minister consider there are opportunities in Asia for the industry?

The Hon. G.J. Crafter: I thank the honourable member for his question because I think it is very important that we fully utilise and exploit the strength that we have in the housing industry in South Australia, within both the Government sector and the non-government sector. There is an enormous amount of expertise—intellectual property—that is marketable and can bring fruits not only to the country in which those skills are being applied but also as an income earner and creator of jobs and the development of brain-based industries here at home. I think the Housing Trust is very well placed to penetrate some of the emerging markets for this product in South-East Asia and also North Asia.

The Federal Minister for Housing (the Deputy Prime Minister, Mr Brian Howe) is keen to see South Australia, particularly the Housing Trust, involved in some of the work that is occurring at a national level. Indeed, the Minister in just the past few days made a statement about the marketing of these products. The State Government is looking on a number of fronts to explore the fast growing East Asian market as an opportunity for South Australia to work with the Commonwealth in positioning our State as a significant player and a supplier of services from this industry to the region.

When the Premier visited China and Hong Kong recently he had discussions and signed an agreement in the Shandong Province for an ongoing relationship in this area. I am pleased to say that over the past 12 months the South Australian Housing Trust has given considerable attention to these issues with a view to facilitating the export of services for the housing industry to that region. I believe that the trust should be commended for this initiative, which includes a memorandum of understanding between the trust and the Qilu Construction Group in Shandong. The trust has provided a senior executive to work with the World Bank on a major housing reform program in China and to look at other opportunities in establishing government to government contacts and contracts with industry sources in China.

As I have said, the Commonwealth Government has sought the opportunity to work closely with the World Bank on the bank's housing reform project in China. This was a direct initiative of the Deputy Prime Minister. I appreciate his vision and drive and I thank him for involving South Australia so closely in this work. The State Government was asked to provide a senior executive with practical experience in all facets of policy, housing management and urban development, and has been pleased to be involved and work closely with the Commonwealth Government. The World Bank program is focusing on several cities in China, one of which is in Shandong where we have a sister State relationship.

Mr HERON: I understand that the new Development Act will come into effect later this year and that it will bring significant changes to arrangements for planning the future of this State and to the process of bringing development under control. What arrangements are being made to inform the community of changes to the Act?

The Hon. G.J. Crafter: An enormous amount of work was done in preparing for the passage of the Development Act through this place together with the work of the planning review and associated work over a long period since planning legislation in this State was substantially altered at the beginning of the 1980s. Following the passage of the Development Act through the Parliament in May this year, officers of my department had a number of meetings with representatives of industry, local government, the legal and planning professions and the Institute of Building Surveyors on the implementation of the new systems. Indeed, a broad consultative network and educative program is in place.

The draft Development Act regulations, which were distributed to councils and professional bodies recently, reflect the valuable input and comment from these groups. I must acknowledge the enormous effort that has been put into not only the regulations but the Bill itself. I think that was acknowledged by members when the Bill was going through this place. A lot of ground work and agreement on what should be contained in the legislation came from a wide cross-section of views within the community, views which

normally were so diverse that in the past it was hard to get agreement on appropriate legislation. Great credit should be given to the planning review which set up the framework and achieved the understanding that is necessary to get successful planning legislation in place.

A program of information sessions for elected members of councils and the staff of State and local government agencies who will be responsible for preparing and assessing applications under the new Act has already commenced. In the next five weeks, beginning today, no fewer than 22 half day and full day sessions will be held in both metropolitan and country areas: two sessions will be held at Balaklava today and tomorrow; four sessions will be held in the metropolitan area in the following week; and sessions have already been scheduled for Berri, Jamestown and the metropolitan area. Sessions will be conducted in all regions of the State by the end of October. These have been arranged with the assistance of the Local Government Association, the Region of Councils, the National Environmental Law Association and the Royal Australian Planning Institute. Funds amounting to \$67 000 have been provided in the budget line for the community information service within the Department of Housing and Urban Development.

Mr HERON: My next question affects my electorate in some ways, as the Minister would know. What real progress has been made on the provision and development of open space areas in terms of the Minister's responsibility for the Planning and Development Fund? I note that this fund has been set up and that money is being spent on acquiring more open space, but in my electorate in the inner western suburbs there is a lack of open space, especially around Thebarton, Hindmarsh and Mile End.

The Hon. G.J. Crafter: As a member who represents the inner western areas of the city, I certainly understand the honourable member's concern to see appropriate open space provided in areas which were formerly industrial areas and which are now emerging as prime residential areas where there is little open space and in other residential areas where little priority was given to open space when those areas were developed at the turn of the century or a little later.

The Planning and Development Fund is a trust fund that is applied towards the purchase, development and management of open space areas as well as the management of planning programs and the servicing of capital costs associated with the provision of open space. The budgeted amount last year for this fund was \$3.9 million. The fund provides the means for the Government to implement its open space program and is used strategically for the provision of regional open space rather than for localised pocket parks. It enables the Government to adopt a Statewide overview to address open space issues in an equitable manner. The fund is used on projects of significance, such as the Metropolitan Open Space System (MOSS), and on major district open space areas and linear park flood control areas as well as the ongoing development of multi-use reserves such as Monarto Open Space Zoo.

The demand by local government authorities for open space funding from the fund for both land purchases and reserve enhancement is on the increase across the State. Now, with the introduction of new supplementary development plans for programs such as MOSS, new initiatives are being identified which require additional open space and quality development of existing regional open space. To date, over \$33 million has been spent from this fund directly on the purchase and development of highly used regional open space

areas such as the Onkaparinga River, O'Halloran Hill and Anstey Hill Recreation Parks, and Aldinga Scrub and Black Hill Conservation Parks, as well as the very popular Regency Park public golf course and open space area. Over 7 000 hectares contained in some 50 separate reserves have been purchased, with 85 per cent of the land located in metropolitan or near areas.

In addition, since the inception of the open space facility scheme in mid-1988, over 100 grants totalling in excess of \$2 million have been provided from the fund to local government for the consolidation and enhancement of regional open space areas within council boundaries. This has included projects such as improvements to the Sturt Reserve at Murray Bridge, the crater lakes at Mount Gambier, Gladstone Square in Port Augusta, Snowdens Beach and Western Regional Park at Port Adelaide, Unley Oval open space, the Patawalonga and Sturt River Linear Park as well as portions of the River Torrens Linear Park.

In the past financial year an amount of \$550 000 was provided for grants to councils for open space enhancement and a further \$500 000 for the purchase of significant open space areas. As a continuation and increase in commitment to the open space program, I propose this financial year to allocate \$700 000 for grants to councils for the enhancement of open space facilities as well as \$800 000 for major open space initiatives in the metropolitan area. This would be in addition to the allocation of \$500 000 for use on critical areas within MOSS. A further allocation is proposed for the Monarto Open Space Zoo which will enable this unique recreational and educational reserve to be opened to the public later this year.

The Hon. B.C. EASTICK: Earlier, the Minister referred to making available industrial buildings for those people who are getting established in this State, and that has had a bipartisan acceptance through the Industries Development Committee over a long period. The Auditor-General's Report shows an outstanding amount of some \$12 million, which is subject to the payment of a lease arrangement and then a buy-back. With the collapse of some of the developments to which assistance has been given, what amount of what might be termed dead stock is currently held by the trust? Has it been difficult for the trust, on behalf of establishing businesses, to adapt for other uses purpose-built industrial buildings without long delays or considerable expense?

The Hon. G.J. Crafter: From my experience, it would be generally regarded that the Housing Trust has provided a useful arm to economic development in this State, particularly job creation. We are trying to attract particular industries into the State, and we are able to provide the physical facilities for them on attractive terms. The negative side of that, particularly during a period of steep economic decline and restructuring of the manufacturing industry, has meant there has been some fallout of that, and we have been left with premises which are hard to use for other purposes—indeed, we have incurred some debts associated with that.

Mr Parker: I understand that three or four small factory units which we lease, particularly in the northern suburbs, are vacant at the moment. However, at this time no vacant property has been the subject of a liquidation where the trust has ended up as the owner of a building. Last year we had the Pulkra property in Torrensville, which has now been leased out again, and the trust did incur a financial loss as a result of the Pulkra group going into liquidation. The trust is also actively continuing the program of industry development and is looking at three new quite significant projects with which

the Industries Development Committee is fully conversant. So, it remains the Government's and the trust's policy that this activity within the trust is to continue. One of those factories is an extension of the solar optical plant in the southern suburbs, which, again, is one of South Australia's success stories in terms of export and a very labour-intensive, high technology outfit in that area.

The Hon. B.C. EASTICK: Further to a matter that one of my colleagues on the other side raised earlier in relation to access to maintenance, from comments made by members on both sides of the House over more recent times, I believe that the statements made by the Premier in April that all agencies would be more user-friendly, that there would be a smile at the counter, and so on, were good in principle but it has not always been possible in practice. We have seen instances of this in a number of areas, across various electorates—not just in my own electorate. The *Northern Messenger* this week had a frontpage photograph of two ladies who want to exchange a home and who have been told they cannot. But frequently there is an agreement between two people who would like to exchange homes. They are being told by an officer that they cannot do so, even though in the past the intention was that if they came to a mutual agreement they could.

A number of people in ill health or in a broken family situation and looking for support for a transfer into an area where their parents or other siblings may live are experiencing a great deal of frustration in obtaining assistance. One of the worst jobs to have at present would be an officer involved in allocations, and so on, in a Housing Trust regional office. I am fully appreciative of that, but one would have to say that there are more examples—almost on a weekly basis—of frustration with the system, which is keeping people, they believe, suppressed or prevented from benefiting when the benefit would extend further than just themselves. Is this matter being addressed? Will there be some resolution in the near future?

The Hon. G.J. Crafter: Certainly a new culture is being established within the public sector to achieve a bias for 'Yes' and to be of service to the community. The honourable member began his question talking about maintenance work, and in an earlier answer I referred to the code of conduct we have established there, which is a step in the right direction. Getting it into the culture is a little harder, but at least that has been articulated. I appreciate the comments the honourable member has made with respect to the difficult job that Housing Trust staff have in trying to deal with the myriad of demands that are placed upon them in all sorts of varying circumstances. No two cases are the same; they all require personal attention and listening to what people are saying about their particular circumstances, often in very pressing situations and with a degree of hostility coming out of the anxiety that people are experiencing.

Tenants swapping their premises has been a longstanding problem in terms of trust policy, because it is perceived by others who have been waiting patiently for a vacancy to arise that they have been cheated out of that place on the waiting list when an individual deal has been done between two tenants. It may have been in the best interests of both those tenants, but some attention has to be paid to the equity of allowing that to continue unabated. So it has to be put into a proper context. As I understand it, certainly many tenants enter into those sorts of swapping arrangements, but it must be done in accordance with the knowledge and the rules that have been set down by the trust over a long period. I will ask

the General Manager to explain how the trust is trying to deal with this issue. We certainly do not want to see people trapped in their tenancy and unable to get out of an unsatisfactory geographic location or housing choice, particularly where they can access family and community supports that are important to them. But this deals with the equity issues that surround that.

Mr Parker: The trust has long had a tenant transfer scheme where, with approval of a couple of regional officers, tenants can switch from one house to another for employment reasons—or a whole range of other reasons. Every year something like 2 000 transfers between properties go on, so it is not an unusual thing. In addition, there are around 400 exchanges where tenants actually exchange. Where the trust has taken a fairly hard line is in respect of tenants choosing, as the Minister said, simply to swap of their own volition. While sometimes that is certainly within the policies, there is a risk that two things will happen. First, there will be queue jumping, where tenants move into an area with a short waiting list and are able to move to an area where the waiting lists are, indeed, much longer and could, by that process, move into an area ahead of someone who has been waiting for that particular area.

With respect to under-occupancy, in the case that was recently publicised, neither of the tenants, in the trust's opinion, were going to fully utilise the properties. They both wanted to swap to three-bedroom accommodation. It simply could not be justified in terms of the number of occupants of the house. In one case it was a single woman possibly with a son accompanying her, but there were other families higher on the needs list and priority classification to whom we wished to allocate that house. That is why that particular arrangement could not be agreed to. I am heartened from what the honourable member says about the nature of the work of the front line housing managers. As the Minister said, they do handle very difficult human situations and they do use judgment in those situations to try to do the best they can.

The Hon. B.C. EASTICK: Another area which has had profile over a period of time and which is also brought to the attention of members on a fairly frequent basis is where somebody is looking for and has been waiting for some time for a Housing Trust home, and have located properties in an area to which they want to go or close to their present housing, but which appear to remain vacant for periods of up to 12 to 16 weeks. Specifically I draw attention to the length of time it appears to take between new developments or total renovations being concluded or apparently concluded and their allocation, with a statement made some three years ago that the lead time to do the bookwork is such that these apparently interminable delays must occur. One always poses the question: why must they occur, when it has been evident that the particular property will come on stream within reasonable time and where no action is taken to do the bookwork or preparatory work prior to the actual handover? I know it is a mixed bag, but they are factors which are out at the coalface at the present moment. They are disturbing to people who are awaiting accommodation and they certainly take up time of the electorate staff, as the Minister would recognise.

The Hon. G.J. Crafter: That is certainly true. I am constantly being approached by people who raise those same concerns. I guess the period of vacancy always seems much greater if you are wanting to move into a property and know that it is probably unlikely that you can. So that aggravates

the concern being expressed by people who certainly do not wish to see houses laying idle while there is some bureaucratic reason for that to occur. I would suggest that in most cases there is in fact good reason why it is vacant. Of course, we try to minimise that, but even with the renovations that the honourable member has referred to I can assure members that contractors are always very keen to ensure that they can complete the job, get paid and get onto the next one, rather than simply letting jobs string on. That might have been the case previously, but it is rarely so today with the monitoring that is in place now within the trust.

It should be known that at any point in time there are approximately 1 000 vacant houses amongst the trust's stock. As indicated earlier, this year we anticipate 8 000 people moving into accommodation. In the past year, 7 486 vacant existing dwellings were allocated to new tenants. There are quite a number of houses at any one time that are in that process, where there is a period of vacancy. There are a myriad of reasons why the dwellings may be vacant and the period in which they are actually vacant. Often there is a period of minor or major maintenance that is going on, and that is important. It is an obligation that the trust has. Often there can be delays involved in the tenant's coming in, where there are obligations to meet previous tenancy arrangements or some other factor that is causing the delay in the dwelling being occupied by the incoming tenants.

Vacant dwellings can be classified as lettable dwellings, those dwellings which are suitable for occupancy at that time, and non-lettable, those dwellings currently not suitable for occupancy. Of those 1 000 at any one time, many of those are in that second category of actually not being lettable because work is being done on them or for some other valid reason. I do not know whether Mr Parker can say any more about the bureaucracy associated with that, if the honourable member's concern was that paperwork had to be done, people were wanting to move in, the house was vacant and people were just shuffling paper or processing something. Of course, that needs to be attended to and minimised wherever possible.

Mr Parker: I cannot add much to the Minister's comprehensive answer. It is clearly a problem where that occurs. From time to time it does occur, but we believe it is reasonably rare. Sometimes it looks as though there is a bureaucratic logjam, but in a new building there could be a contractual issue still outstanding with the builder, and we simply cannot let tenants enter accommodation until those matters have been finalised. Sometimes that takes a few weeks, as it does with any other private house order or renovation. However, it is a constant issue, with the number of stock that we have, and it is one that we have to keep an eye on.

The Hon. B.C. EASTICK: As a supplementary question, a case in point is unit 5, 18 Telford Street, Ovingham, which was painted out but which remains sitting there, with a neat, complete garden, unoccupied for seven weeks, at the same time as there are 43 000 people waiting. I know that is just one out of a number of others that may well be presented, but I take this opportunity to draw attention to that particular one.

The Hon. G.J. Crafter: I appreciate the information provided by the honourable member. It might be interesting to make that a case study and see what has occurred there.

Mr McKEE: I refer to page 132 of the Program Estimates. Given the very good record that this Government has of supporting the wine industry in South Australia—

An honourable member interjecting:

The ACTING CHAIRMAN: Order!

Mr McKEE: I am pretty sure they are happy with the \$1.5 million this Government gave the wine industry to assist it with exports. However, can the Minister indicate what the Government is doing to protect the environment in the Willunga Basin and to also expand the vineyard areas?

The Hon. G.J. Crafter: A good deal of work has been done in planning terms in both the Barossa Valley and the Willunga Basin area, two prime areas for the wine industry in this State. We need to be very careful that the development growth in those areas does not inhibit the viability of the wine industry in South Australia. That is probably less likely to occur in the Barossa Valley where a great deal of effort and cooperation has been achieved between the local government authorities and the community to very clearly determine these issues. We are well under way to achieving a planning system there that will protect the economic base of the Barossa Valley. The problems are a little more complex in the Willunga Basin area where first of all we have had to determine the baseline study of the areas that are appropriate and should be preserved for non-residential use, particularly for agricultural and horticultural use, and those areas where we would encourage residential growth. There has been an intrusion into the vineyards of residential development in a way that is undesirable.

The vignerons in the Southern Vales have told me that, in the next decade or so, they wish to double their plantings in that area. We would see that as an important opportunity for employment growth and further development of the wine industry. We need to then bring our planning system into line so that we can facilitate the growth of that important industry—yet it is a very desirable area in which to live—and accommodate the pressure for development in the south in a responsible manner as well. The work of the planning review clearly identified the unique character and environment of the Willunga Basin and determined that it should be protected from urban growth pressures. I assure the Committee that action will be taken to protect the McLaren Vale vineyards and expand them where that is possible. I have met with winegrowers and local government authorities in the area, and there is a good deal of cooperation and goodwill to ensure that this does occur.

To put the proposals into effect the Government and the Willunga council are acting jointly in a strategic planning process to run across the next six to nine months. Specific actions will be developed, first, to restrict new housing development to the Aldinga area and to provide firm boundaries to developers in the area of the basin; secondly, to protect the unique Aldinga scrub area and to provide a buffer around it to prevent damage through urban pressures; thirdly, for a sewerage treatment works at Aldinga which will provide waste water for irrigation of crops on adjoining land; fourthly, to review the planning policies in the rural areas to provide strong protection of agriculture and the rural character and amenities of the area (the recent Barossa Valley study will provide a model of how that might be achieved in respect of the incredibly valuable work that has been done there and is still going on); and, finally, working with the grape growers and other producers to promote the most productive use of rural land for rural enterprise and, of course, job creation.

Mr McKEE: I now refer to page 143 in relation to the Urban Land Trust. What has the Urban Land Trust contributed to housing affordability in Adelaide since its inception in 1981?

The Hon. G.J. Crafter: There is no doubt that the value of the Urban Land Trust is that it is able to bring on, when required, affordable blocks of land for housing. I understand that the report produced by the Industries Commission was amended as a result of submissions made by the South Australian Urban Land Trust. It is really quite unique in Australia and has proven to be of great value. Indeed, the relationship between the Urban Land Trust and the development industry in this State is very valuable and one that needs to be fostered in the interests of consumers, but also in respect of the orderly activities of the housing industry and the development industry in particular.

The Urban Land Trust plays a number of key roles in this State and the metropolitan land industry. It is a land banker. It has been a joint venturer since 1985 in a series of very successful joint ventures, and it is a coordinator for the provision of social infrastructure. I think in areas like Munno Para we see the important role that the Urban Land Trust plays in developing social infrastructure; and that also occurs in other new suburbs, such as Golden Grove and Seaford, with a ripple effect into the surrounding area.

Under the Act which establishes the Urban Land Trust, it is not seen as a developer in its own right. However, it has been able to achieve a number of key benefits, such as lower land prices for new home buyers, a steady supply of land for the development and housing industries, lower service costs in new development areas because of orderly and efficient staging, better urban design and planning of new development areas and coordinated provision of Government services in development areas at a time when they are most needed by residents, for example, services for young children and so on that are a feature of areas like Golden Grove, Seaford and West Lakes.

The Urban Land Trust has delivered these benefits while contributing about \$19.8 million over the past four years and \$15 million planned for this year towards new facilities in growth areas. The Government's careful investments in respect of the land bank ensures that the Urban Land Trust remains financially self-sustaining. In fact, it has seen steady growth in its asset backing of 13.4 per cent per annum over the past decade, which is certainly better than any other sector of the property industry.

Since its inception in 1981 the Urban Land Trust has been successful in keeping broadacre land prices stable. The price of broadacre land that is sold to developers has declined in real terms by an average of 2.5 per cent per year over the decade to 1991. I refer to *The Role of the South Australian Urban Lands Trust in the Land Development Industry of 1981-1991*, which was prepared by the Urban Land Trust. I think it is a very valuable document on the work of the Urban Land Trust in that decade. I table that document, Mr Acting Chairman, for members who might like to further pursue it.

Although it should be acknowledged that there are critics of the Urban Land Trust's role who have highlighted the increases in subdivided lot prices since 1981, careful examination of the facts shows that these rises occurred through market processes in the 1980s, before the Urban Land Trust impact had time to work through the development cycle.

The price of developed lots in the early 1980s was at an unsustainably low level due to oversupply. Between 1982 and 1985 prices rose due to a combination of demand outstripping supply and increases in development costs, and then after 1985 the price of developed lots stabilised, and this trend has been maintained since. Prices of fully serviced lots in

metropolitan Adelaide are significantly lower than those in the other major capital cities of this country where effective land banking activities simply do not exist.

Mr OSWALD: I refer to the proposed SDP for the Barossa Valley. The Minister may wish to take this question on notice, because the details may not be available. How many unbuilt on blocks (UBOs) are located within the Barossa Valley review area, and how many would be capable of being built on? Is the number as low as 300 to 350 within the whole review area?

The Hon. G.J. Crafter: Just let me put this into the context of where we are. The supplementary development plan and the management plan were formally launched on 12 May. I think both honourable members present in the chamber were at that launch in the Barossa Valley at Peter Lehmann's now famous winery. Some submissions on the recently exhibited Barossa Valley region SDP have raised the issue of compensation, which I think is the point to which the honourable member is leading. Figures compiled by the Barossa review planners suggest approximately 1 200 vacant rural lots in the region, not the 280 titles suggested by earlier Mount Lofty Ranges review work. Of these vacant rural lots, it is estimated that between 20 to 30 per cent—that is, between 250 and 350—will be able to have a dwelling erected on them under the proposed rural zoning provisions, while a further 30 to 40 lots have been specifically identified as in-fill dwelling sites.

Compensation is a concept that we have never applied in the planning process in South Australia previously and, I guess, the only comparative area where compensation has been provided is in the area of native vegetation, which I think is a different issue. A development right, as implied, does not exist in law. We have certainly been talking about some of these concepts in terms of the Mount Lofty Ranges review.

A right in this context is a legal privilege entitlement to a specific action or course of actions as conferred and amended by the Government of the day, so it is not absolute. If the honourable member is saying that, as a result of the acceptance of the SDP eventually in the Barossa, some people will be dispossessed of their development rights, I think that is not a matter that the Government would see as being resolved by some sort of monetary payment.

Mr OSWALD: The Government has probably been approached by landowners, as has the Opposition. Whilst no-one wants to see the floor of the valley built on, I have been contacted by a farmer whose farm, which is north west of Seppeltsfield, is made up of 20 acre and 10 acre blocks. Yesterday I sighted the valuations from the Valuer-General for the three 10 acre blocks. Those blocks have been downgraded from \$56 000 to only \$16 600, which is a massive downgrading, given that the farmer uses those valuations to borrow from the bank and establish credit. If that property has been downgraded by two-thirds, the farmer will be in all sorts of strife if the bank decides to do something about it.

That farmer has put forward an argument, and I think it has some validity. The Government certainly did an about face in the Mount Lofty Ranges when the same issue arose and got out of it. I know the Minister has said that in the past compensation has not been paid. However, while it has not been paid in the past, will the Government consider it where the valuation and loss of value for farmers is such that the banks could foreclose—and in this case it would wipe out the farmer?

As the Minister said, there are only 350 blocks in the whole valley area, and none of us wants to see any building on the floor of the valley, because that would reduce it substantially. Is he prepared to look at this SDP so that he can still achieve his objectives on the floor of the valley and at the same time help farmers such as the one I mentioned, whose farm is on the rim of the valley and who has suffered this massive devaluation?

Perhaps something can be done to help these people, either in the form of compensation or by excluding those on the rim, because the reality is that very few of these farmers will have developments on their blocks. In fact, this fellow will probably never have any development on his block. He just wants to get the valuation put back to the extent that the bank will not foreclose on him, which I think is a perfectly reasonable proposition from someone who is a professional, life-long farmer.

Will the Minister consider compensation? If that is totally unacceptable, will he consider having another look at this SDP so that those on the rim of the valley—not on the floor—can have their development rights returned? Very few blocks are involved and, of course, they do not want to put houses on them—they want to put some value back into their property and not go bankrupt.

The Hon. G.J. Crafter: I think it is important to determine whether the individual case to which the honourable member refers is part of the representations that have been received as a result of the advertising of the SDP, because then each can be looked at individually and assessed. It sounds as though there is some concern in the situation to which the honourable member refers. I most certainly will ensure that that matter is followed up and looked at.

However, I want to return to the general philosophy. I think the question of compensation in situations like that is not part of the Government's agenda. It would create a precedent that would be simply unsustainable in other situations in terms of the Government's capacity to compensate in that way. I think we must have a much more sensitive planning process and alterations to plans so that people are not dispossessed, if you like, of their major assets as a result of those decisions, and so that expectations are a lot more certain and determined.

In terms of philosophy, the planning system is used by the Crown to limit or control a landowner's right to use and develop land in the interests of the wider community. So, it is not being done to disadvantage an individual for some short-term interest or for a specific interest group. It is and always must be in the interests of the wider community.

In the case of the Barossa Valley SDP, I understand that planning investigations concluded that restrictions are necessary on land use in the wider public interest. That is a very important area of the State for economic, agricultural, horticultural and tourism reasons, and so on. So there is a very strong public interest that we need to protect for this generation and for future generations.

Rural land is correctly viewed as a community resource and valued as such; the whole of the community has an interest in the preservation of our rural areas and the amenity of those areas and not as a short-term opportunity for residential development which, of course, is an irreversible process once granted. Quite fundamental land use decisions have to be taken in wrapping up something like the Barossa Valley SDP. I think it is important that we try to get a grip on those fundamental policy and philosophical issues and then apply them to individual cases. We do need to ensure that

they are studied very carefully and wherever possible accommodated, but that must be done under the umbrella of the overall community interest.

Mr OSWALD: As a supplementary question, I pick up the point about native vegetation. I believe this argument, which will sound very familiar, was resisted, but eventually the Government gave in. I would like the Government to consider this issue and to use this particular farm as a case in point, because I think there are some remarkable parallels between the two. At the end of the day, as a Government and as a State, we cannot sit around and watch two-thirds of the value wiped off a property when it is out of the area about which everyone is concerned, that is, the floor of the valley.

The Hon. G.J. Crafter: It is not so much the individual case that is important. As I said, it is the principle that is established. The amount of native vegetation in this State is finite, and the decisions the Government took were to preserve what was then a very precarious position. I think there has been very general support in the South Australian community for the decisions that were taken, the mechanisms put in place and, indeed, the compensation provided.

If we were to involve a compensation factor in decisions taken, either at local government or State Government level, in changes of land use, I think we would have something that was impossible for any Government to fulfil. I will ask Mr Lennon to comment on this as well; it is quite an important issue.

Mr Lennon: First, in terms of the specific case study that was identified, the fluctuation between the valuations is very significant. Perhaps on behalf of the Minister we can investigate that quickly. It does seem a very sizeable shift beyond the range that we have experienced so far.

Mr Oswald interjecting:

Mr Lennon: I take the point, but equally there could be a range of issues affecting the valuation, and this could be one. We are happy to take that up quickly and provide a report on the specific case. On the bigger question of the willingness of Government to compensate for land use changes, this is a hugely complex area. However, I think it needs to be stressed that in those countries that have attempted to introduce compensatory measures for zoning controls—namely, the United Kingdom after the Second World War and some American States in the 1950s and 1960s—each of the experiments was short-lived, because in the circumstances that evolved Governments found themselves faced with, first, enormous claims for compensation and, secondly, a legal minefield in attempting to delineate the level of compensation. For example, in a change of land use within zoning categories, even in residential zones from R3 to R2, we are restricting the economic potential that a property owner might enjoy.

The evaluation of that is an enormously complex issue and in many cases, such as in the United States and Britain, it has ended up in protracted legal battles. The bottom line at the end of the day for Governments was that their planning systems simply could not operate with the potential for compensation overlaying decision making. On the wider question, it is also important to stress that in the Barossa Valley and the Southern Vales at present the local communities over the last five years have been demanding that Government assist and intervene to restrict the growth of urban development because it was taking away both the financial viability and the character of those areas. In the case of the townships, especially in the Southern Vales, we know that through the fluctuations in the wine industry the econom-

ics from an individual vigneron's perspective would lead to a decision to subdivide horticultural and viticultural land and reap the benefits of subdivision. Over the past 10 years there might have been three or four with which it was economic to continue with viticulture.

In those circumstances I think there is a need for the planning system and for Government to take a long-term view recognising that in doing so there are community benefits and individual costs. I would stress that in making those trade-offs the judgments must be applied with some sensitivity and, therefore, in this individual case we are happy to come back and do some detailed work. I would also stress that in terms of the specific Barossa Valley SDP we are currently in the process of receiving comments and evaluating those comments, and so for people in those difficult circumstances or who are adversely affected the opportunity exists for such matters to be addressed through the evaluation process.

Mr OSWALD: In the *Sunday Mail* of 29 August the Minister announced the official go ahead for the Rundle Mall upgrade, including a sideswipe at the City Council where he expressed his disappointment at the size of the council's contribution of only \$150 000. I share some of his disappointment. He is also reported in the *Sunday Mail* of 1 August as saying that it would be completed by Christmas this year. Will the Minister advise the House what funding has been allocated to the project; where is it to be found in the budget; what are the phases for the project; what is the timing for the phases; and will it, in fact, be completed by Christmas? In asking the question I am aware that a think tank/seminar/workshop is being set up next week to bring together people who have an interest in it to have some discussions. From the original press release it seemed clear cut that the project would be completed by Christmas and I would like to see the figures in the budget indicating what the allocation has been.

The Hon. G.J. Crafter: Earlier this year I brought together groups of people with an interest in seeing some additional work done on Rundle Mall. It was work of a physical nature but it was also to attend to the deficiencies in the statutory basis for the administration of the mall. It is now time that we rewrite the Rundle Mall Act and bring it into modern usage in terms of the mall as it now exists. I think the legislation perceives the mall simply as the conversion of a road, although it perceives it still as a thoroughfare, and the other uses that it can involve. Whilst it still needs to be a thoroughfare for emergency services and services generally, and so on, it is a community centre, a community space, and needs to be termed as such at law, and so that work has begun. It also became clear that there needed to be some upgrading of the mall as it had become a little tired and there needed to be integration of the uses.

We need to have more up-market eating areas as the restaurant provision in the mall has not been successful; that needs to be thought through again. We need a number of eating facilities—both up-market and casual—in the mall; an entertainment area for promoting activities in and around the mall; to consider the relationship between the mall and North Terrace precinct; an articulation of Hindley Street, Rundle Mall and Rundle Street; the issues of security surveillance in the mall; the illumination of the heritage facades along the mall; the cleaning of the mall, and so on. All those issues were raised. As a result of that, a group of officers and elected members from the Adelaide City Council, the State Government and traders visited the Brisbane mall, which is

perceived to be one of the more successful malls in this country, and a number of the issues that I have just outlined are attended to in an effective way in that mall—certainly, issues of security, surveillance and so on.

That led to there being a 10 point plan for work to be done in the mall, not all of it to be done immediately but certainly a commencement of work to be done. The Government has indicated to the Adelaide City Council that it would match the amount of money that the council was prepared to put in to the works that were required—that there would be a cash contribution. Both parties have agreed that other works would be done and funded in alternative ways, and work is proceeding on that basis. The Adelaide City Council has allocated \$150 000 in its budget, and we have a similar sum for immediate expenditure in the budget under the line of the Office of Planning and Urban Development. I understand that additional funds are available from the Adelaide City Council from off-budget sources and similarly from the State Government, not from off-budget sources or borrowings, although that is an alternative, but from within the existing budgets of agencies like the Police Department, the Tourism Commission, and so on—money that can be applied either in this financial year or as we go through the implementation of the 10 point strategy which has been agreed between the Adelaide City Council, the State Government and the other interested groups as the appropriate steps to be taken.

So, we are envisaging expenditure of something like \$1.5 million during the period that we will be implementing the strategy. Not all of that will be spent in this financial year, as we envisage at this stage, but certainly quite an amount of work can be achieved in the latter part of this year, and I understand some works will commence within a few weeks. Some of the costs associated with the State Government's interest in it are matters of security and some of those involve reallocation of the existing resources available to us.

Some of the other issues that relate to the building of new restaurant facilities in the mall, for which the Adelaide City Council will be accepting major responsibility, can be dealt with by way of borrowings and other arrangements with the non-government sector that can see quite quickly those facilities established. The information structure that we want to see provided there for tourists and others coming in to access a range of services associated with the mall is seen as being important, and the location of a police presence in the mall, surveillance facilities, and so on, are all part of that list.

Mr OSWALD: I would like to come back to my original question: how much is in this budget? I gather from your reply that it is \$1.5 million but where is it in the budget? Which budget line on page 128 contains this \$150 000 or \$1.5 million?

Mr Lennon: In terms of the total budget for the Rundle Mall upgrade, the council presented to the Government a range of cash and non-cash contributions to the overall budget. The non-cash contributions included revenue generated from commercial activities, through leasing fees for restaurants and other ventures in the mall, and through the redirection of other expenditure. In addition, expenditures from other Government agencies, including the Police Department, were identified in the total Government contribution. In the estimate of the council, the shortfall at that stage was identified at \$300 000, subject to further work being done. The Government indicated that it would meet on a dollar for dollar basis the contribution of the council. The \$150 000 figure therefore comes from that analysis and the council is now doing further work to firm up some other parts

of the overall upgrade program. In terms of the specific allocation that has been set aside, the program title is Urban and Regional Project Development Management and the figure is of the order of \$5.19 million under capital payments.

Mr OSWALD: Will the project be finished by this Christmas?

The Hon. G.J. Crafter: The program is designed to take a period longer than Christmas, but substantial works done by Christmas.

Mr ATKINSON: We have heard a lot about planning issues that are shared by the State Government and the Adelaide City Council. These issues are to do with the way the council and the State work together on major issues of the day. What has the Government done to sort this out?

The Hon. G.J. Crafter: A very valuable relationship has been established between the State Government and the Adelaide City Council on a number of key issues. I acknowledge that in the past there has not always been a harmonious relationship between the Adelaide City Council and other tiers of government. The City of Adelaide Forum was established specifically to improve lines of communication between these two tiers of government, given the importance of the City of Adelaide. Of course, the Development Act does change the planning function of the Adelaide City Council *vis-a-vis* the State Government and the planning bodies associated with my department; in particular the Advisory Committee on Planning and the State Planning Commission. The City of Adelaide Forum specifically looks at the processes needed for that close cooperation to be successful, the level of purposeful investment in the city, proposals for housing in the city, access to the city, especially by public transport and the enhancement of the character, heritage and urban design of the city. These are all high profile issues in which the Adelaide City Council and the State Government have legitimate interests.

The Local Heritage Review Committee arose out of the forum and it has progressively sorted out—I think admirably—the vexed issue of local heritage or townscape that came out of the last City of Adelaide Plan. The committee has already assessed some 1 980 properties and has put in an extraordinary amount of time in doing so. I think that process is very much appreciated by those in the past who expressed some frustration about seeing a process evolve to deal with this matter in a responsible way. The City/State Forum has also been active in keeping close contact on major projects under way in the city where we have both shared planning responsibilities or other statutory responsibilities, for example, the Rundle Mall upgrade, the North Terrace cultural precinct, the Halifax Street redevelopment project—the old city council depot redevelopment—and of course the East End Market which we have talked about in this Committee today. I am very pleased about the way in which the forum has brought the Adelaide City Council and the Government together on a number of key issues. I certainly appreciate the advice that I receive from the forum. I know that the Adelaide City Council does as well. There is some key work to be done in terms of the next major City of Adelaide Planning Review, and also the formation of committees under the Development Act to replace the City of Adelaide Planning Commission.

Mr ATKINSON: I note that the Minister has been swift to extricate the commercial interest in the Adelaide City Council from its difficulties with what I might call the NIMBY (not in my backyard) faction on the Adelaide City Council via the City of Adelaide Forum. In that way I gather the O'Connell Street supermarket proposed development has

been rescued. I want to ask the Minister why he has not been so swift to act on an application made by the City of Hindmarsh/Woodville (a city representing more than 80 000 people) under section 721 of the Local Government Act to end the unlawful closure of Barton Road at North Adelaide? What is the timetable for reopening that road in accordance with decisions of the Supreme Court, the Surveyor-General, the Minister of Environment and Land Management and the Minister of Transport Development?

The Hon. G.J. Crafter: The honourable member has been assiduous in his desire to see that that anomaly is corrected. The prime responsibility for it has been with my colleague the Minister of Transport Development. The honourable member will be pleased to know that I met with my colleague in recent weeks and also with a representative from the Adelaide City Council to discuss ways in which that long-standing and quite complex legal matter might be resolved in the overall interests of both the residents of North Adelaide and the constituents of the honourable member. I am hopeful that that matter can be resolved satisfactorily.

Mr ATKINSON: The City of Hindmarsh/Woodville has made an application, I understand under section 721 of the Local Government Act, notifying you as the Minister that it has a dispute with the Adelaide City Council regarding Barton Road. Under that section you are required to appoint an investigator who will make recommendations to you on resolving the dispute and that your ruling will have the force of a Supreme Court order in resolving that conflict. What is happening with the City of Hindmarsh/Woodville section 721 application?

The Hon. G.J. Crafter: I am advised that we are still waiting to receive that application. The honourable member has referred to this previously and, as yet, it has not been received by my office. It may well be in transit somewhere or it may be part of the negotiations that are under way to resolve this issue. The council may be holding its hand on that particular matter. I can assure the honourable member that when we receive it we will deal with it in the appropriate way. Obviously, we will take advice and so on. In fact, I understand from officers that twice we have followed up with the council the possibility of when we might receive that application. I can assure the honourable member that there is no reticence on our part to see the matter resolved. As I said, regardless of that application, which may not be a speedy way of resolving the issue, I have already taken the initiative with my colleague and the Adelaide City Council to see if, by negotiation, we cannot resolve the matter.

Mr ATKINSON: I refer to page 132 of the Program Estimates. What progress has been made during the year on the greening of urban areas?

The Hon. G.J. Crafter: I think we can be well pleased with what is happening in this State generally in terms of the greening of our city and rural areas of the State. The substantial change that has occurred in Adelaide, particularly in the last decade or so, is often remarked on by visitors. I am pleased to see that this philosophy is much more integrated in the planning process and the culture of local government, in particular, as it makes decisions about land use, development applications, and so on. A significant milestone this year was the authorisation of the Metropolitan Open Space System (MOSS) supplementary development plan, which set the policy framework for a system of open space and green belts within metropolitan Adelaide.

The greening of Adelaide program is a source of funding for landscaping projects that assist in the establishment of the

Metropolitan Open Space System. The greening of Adelaide project has meant that a great many people are taking personal pride in their newly greened surroundings. Since the inception of the project, over 100 000 trees and shrubs have been planted, thanks largely to the positive response from all sectors of the community. One example of an initiative in this regard is funding assistance during 1992-93 for the Noarlunga council for the landscaping of Port Willunga Creek near the Aldinga township. I am sure that members would know of many other examples in their own area.

The greening of Adelaide program will also complement other strategic actions of Government. For example, in the Northern Adelaide Plains funding has been granted for the landscaping of the Stebonheath Road flow control park at Munno Para, which is one of the key elements of the council's stormwater drainage strategy. That will bring about substantial revegetation of that area which provides useful community facilities as well as enhances the potential residential growth in that important part of Adelaide.

The Hon. B.C. EASTICK: In his last answer, the Minister stated that the MOSS program is now gazetted and functional. The footnote to the map indicates that it is not definitive and that, in association with councils, action will be taken in the near future to clearly define which areas of land are specifically involved. When will that program be initiated and what criteria will be used other than the broad concept of recreational open space areas?

Additional Departmental Adviser:

Mr D. Ellis, Acting General Manager, Office of Planning and Urban Development.

Mr Ellis: Part of the proposal for the Metropolitan and Open Space System was to define all the critical public open space areas—that has certainly been done by the supplementary development plan—and also to define those areas that are held in private ownership that can form a visual link in the system. The hills face zone is a classic case in point. Although such areas are held in private ownership, the hills face zone is a backdrop to Adelaide in terms of the planning controls that are in place. It has been included as part of the supplementary development plan in that way.

Most of the attention of the metropolitan open space grants and plan is concentrated on public areas of open space, whether they be drainage reserves or old State Planning Authority reserves that were purchased some time ago, in terms of greening programs and grants to councils. The Minister mentioned the Stebonheath Road flow control park as one. That is the reason for the inclusion of private as well as public open space in the plan.

The Hon. B.C. EASTICK: I appreciate the speed with which that plan was put into place with special proclamations, and on the day on which the two month review period expired it was once again gazetted—I believe for good reason. Unfortunately, with a number of other SDPs there seems to be a less than satisfactory timeframe. I realise that other SDPs are open to public consultation and consideration by ACOP. To what degree does the Minister and/or ACOP seek to go behind some of the pernicky, if I can use that term, challenges to the validity of what is put in place?

The Minister would be aware from time to time that an activist group might become vocal and produce a somewhat fictitious response to the real purpose of an SDP. Those activities hold up quite important decision-making processes on the development and planning of both Government and private activity. That is almost a question such as, 'How long is a piece of string?', but I believe that there are some

important issues on which Government should take an initiative and inform itself beyond what might appear to be contained in the Act or the normal public protocol.

The Hon. G.J. Crafter: This is an important area that requires full explanation. Before I became the Minister responsible for this area, I was concerned about the time it took to process SDPs. Developers, councils or individuals in the community would often complain to me, as the local member, about the way in which change of land use questions were resolved. The new Development Act provides for amendments to development plans to be done more efficiently.

Since becoming Minister I have grown to appreciate a little more some of the complexities involved. We can provide statistics to the Committee to show that the time taken to process an SDP has reduced markedly. In fact, this year, we have processed a large number of SDPs despite all the work that has been going on with the new Development Act—pressure is on the officers of the department.

There are many and varied components involved in the processing of an SDP, as the honourable member has indicated. Some delays are frustrating and unnecessary. Unfortunately, in some cases they are bureaucratic, but in many cases it is appropriate that there be full community discussion and that the appropriate processes (the checks and balances involving the role that this place plays in the writing of new local laws that apply to land use) should take the fullness of time because they are quite fundamental decisions. Nevertheless, I think we always need to be vigilant so that there is not delay for delay's sake. These things are treated seriously in my experience by local government and, in a sense the role that State Government plays is one of acting in the broader interest of the community and not so much of interfering with decisions at local level. I think that is a sign of the maturity of the relationship between State and local government.

Mr Ellis: The numbers on the supplementary development plans show up—I do not have the page number here—at 40 which is the highest over a three year period. So, we are processing more supplementary development plans, and we expect to process even more next financial year. We are constantly aware of the sorts of issues that you raise, when you introduce the question of how long is a piece of string, because it is a vexed question with a lot of different complexities. One of the things that the Development Act will assist with, which will help some of the process, is the concept of statement of intent, to be prepared by councils and discussed with the Advisory Committee on Planning prior to undertaking major planning investigations. In that way, the brief for the proposed zoning change can be discussed up-front between the relevant council and the Advisory Committee on Planning.

It often directs to the front end of the process the studies and the sorts of investigations to which the honourable member referred that are necessary during the course of the study, so that people do not do a large amount of work for six months or a year and then come into the Advisory Committee on Planning only to find that some other policy cuts across all the work that they have done. So, that is one technique we have employed. That arises out of the Planning Review, and it is in the Development Act specifically as something to undertake.

The other technique is the area planning technique, which is an evolving one, as members would be aware, but one which I hope will cut across many of the issues that the

honourable member has raised in asking the question. By working with councils in a more active way and by looking at the sorts of policy changes that those councils may want, such as those which involve the Barossa Valley (which was discussed earlier) the northern area or the Noarlunga basin, we are hopeful that we can flesh out some of those prime underlying issues which need to be looked at in the development plan and which will result in changes to the development plan.

The Hon. B.C. EASTICK: In relation to the housing cooperatives, which matter was discussed before lunch, is the Minister now satisfied that the nepotism, which was an unfortunate feature of the early days of the cooperatives, has been completely suppressed and that all is well? The Minister will recall that there were some problems down at Port Adelaide, amongst other places, where various activities involving brothers, sisters, aunts and uncles were very much to the fore.

The Hon. G.J. Crafter: I am not sure whether those programs that are at arm's length, if you like, from the Government can ever be free from those sorts of influences, human beings being what they are. However, the structures that were put in place as a result of the select committee and the changes to the legislation which led Australia in this area are about as good as we can achieve. Also, as I said in my answer, considerable work is being done in assisting the training of people involved in the cooperative movement. The relationship through advisory committees and day-to-day activities with organisations such as the Housing Trust are beneficial in maintaining those standards of conduct which we require and which the community clearly requires of us. So, no, I cannot say that we can eradicate that, but we can minimise it. We need to be vigilant and also to ensure that we have the administrative processes in place. By means of the Housing Cooperatives Act, we can now design regulations, and so on, to take account of some of these concerns.

Mr Engelhardt: The regulations pursuant to the Act require each cooperative to have a mandatory by-law in relation to tenant selection. That requires each cooperative to have a tenant selection process which is documented and available to the public. We are currently auditing all housing cooperatives and, by the end of this month, we will have done 20 of them. We are also revising all those by-laws. So, each cooperative is audited on an annual basis and required to have that tenant selection process available. Where those tenant selection processes are not suitable or acceptable to the authority, the authority has the right to intervene, under section 71 of the Act. It has not yet intervened on this matter; it has not yet found it necessary to do so. Should that be the case, we will certainly report any such occurrence to the Minister.

The Hon. G.J. Crafter: I ask the General Manager to give us the facts on the Telford Street property, which was said to be vacant for a period of time. We have just checked out that matter, and we can clarify it on the spot.

Mr Parker: The circumstances with unit 5, 18 Telford Street, which was raised previously, are that the previous tenant died in July, and the unit was vacated on 16 July. There was then two weeks for maintenance time. It was an eight-year-old two bedroom unit at the rear of an original house. This unit was not attractive, one reason being that it lacked secure parking. There were four refusals by consecutive tenants not choosing to occupy the unit, but it is now allocated—about six weeks after the maintenance period finished. There have been some inquiries in the media this

week about the same unit. The trust keeps detailed statistics of the vacancy times and monitors the housing managers in terms of their performance in vacancy times, from both a financial point of view and the time that the house remains vacant. Around 24 per cent of vacancies extend beyond two weeks. So, putting that the other way around: 75 per cent of houses that become vacant are re-let within two weeks of their becoming vacant. That is a key performance indicator that the trust monitors.

Mr HERON: What will be the impact of the new Development Act on the department, and in particular what effect will it have on work loads and staffing resources?

The Hon. G.J. Crafter: The new Development Act, which is a substantial rewriting of the planning laws of South Australia, will have quite a major impact on the department and the work of the officers of the department. We are currently going through quite a large-scale education and communication phase with interest groups, and I outlined the details earlier today. The department has made a substantial commitment of resources to the new legislation, with five full-time equivalent positions working on its implementation.

In the early stages, there are likely to be some pressures as both staff and client groups get used to the new policy settings and procedures. In the medium to long term, there are expected to be significantly improved efficiencies for all the partners in the planning process—applicants, councils, the community and the department. The revision of planning and development control policies by councils will be assisted by the publication of the Government's planning strategy. This will provide a clear context for local policy formulation which was not previously available.

Initially there will be a heavy load on department staff as they assess the conformity of statements of intent, which is the first important step in a council's policy review during the planning strategy. This is likely to require some negotiation and advice. In the longer term, the processes should lead to better defined, better understood and better accepted policies for development plans. This should result in far clearer decision making for individual applications. In the majority of cases, there will be a few grounds for detailed examination or dispute where the development plans have been reviewed and then revised.

The department has now available in final draft form a series of guideline booklets which explain the new processes to selected target audiences, such as council assessment staff, State agencies wishing to undertake development and the community at large, who will be assisted in deciding whether an application is required and then how to go about it. These will be available at the commencement of the Act which, as I indicated earlier, will be in November.

Mr HERON: In relation to local government, I understand that, with the successful conclusion of the Hindmarsh and Woodville councils' amalgamation in August this year, the work of the Local Government Advisory Commission has ceased, and the process of amalgamation and boundary change will occur through the Local Government Act. Will this result in reduced Government interest in local government boundary reform?

The Hon. G.J. Crafter: It is important to explain that there are new provisions in the Local Government Act as a result of amendments passed by the Parliament last year relating to amalgamations and boundary changes in local government. The completion of the report on the amalgamation of the Hindmarsh and Woodville councils concluded the life of the Local Government Advisory Commission. It is

undoubtedly true that the Local Government Advisory Commission was a worthwhile body. It did a lot of valuable advisory work. It was decided that it had outlived its usefulness as a structure and there were other ways of achieving the desired outcomes, given the new relationship that now exists between the State and local governments.

The advisory commission was established in 1984 to, among other things, investigate and make recommendations on proposals for local government boundary changes. As members would be aware, the amalgamation of the Woodville and Hindmarsh councils was the first metropolitan amalgamation since 1901, so we have not had a lot of activity in terms of amalgamations in the metropolitan area. There have certainly been many amalgamations and changes of boundaries in the non-metropolitan area, although perhaps not as many as desirable.

As was stated at the time the reform Act was introduced in 1992, the disbanding of the Local Government Advisory Commission does not mean that the State Government has no interest in structural reform in local government. We are very much committed to assisting local government to become more effective, more efficient and more relevant in the community, and that is the concern of the Federal Government as well. It recognises that local government has an equal or greater interest in structural reform, which will enhance its capacity to serve the community.

The new system for amalgamation and boundary change managed by the local government sector is now in operation. To date it has dealt with only one minor matter. Briefly, the system provides for proposals for change to be initiated by both councils and electors. If a council initiates a proposal which relates to more than one council area, all the councils for those areas must agree to the proposal's going forward. The panel, convened by the Local Government Association, oversees the investigation and consultation and reports on each proposal. Electors may also demand a poll on any panel recommendation. The roll of the panel is very much one of ensuring that the promoters of change go through the necessary processes of thorough investigation and community consultation. Councils unhappy with a recommendation of the panel can veto it, so achieving consensus if necessary.

The rationale for giving councils so much control over the boundary change process is that it is clear that significant changes will not be successful unless the councils and communities involved accept them and want them to work. The system for amalgamation and boundary change, which is now in place, is unique in Australia, and the capacity and reputation of local government in this State will be enhanced if it takes advantage of the system. I have every confidence that it will. The LGA's first report on the new system is due to be tabled in October this year, and the results of the system should be clear by the time Parliament reconsiders these provisions when it is required to do so in 1997.

Mr HERON: Given that the Aboriginal communities in the north of this State operate in many respects as their own local government bodies, what opportunities exist for such communities to gain access to Commonwealth grants for local government?

The Hon. G.J. Crafter: In Tasmania earlier this year, at the meeting of Ministers responsible for local government, it was decided to provide funds to South Australia to work in conjunction with the Commonwealth Government to explore ways in which remote Aboriginal communities could access Commonwealth-local government financial assistance funds which hitherto have been unavailable to those communities.

That important study is currently under way. I think all tiers of government agree that it is a fundamental right of all citizens in this country to access those funds that are provided for local government and spread on a *per capita* basis across this country and, on top of that, the allocation of other well established criteria. It is true that at present those people living in Aboriginal communities in the remote areas are not able to access those Commonwealth funds.

Currently, South Australian Aboriginal communities—such as the Anangu Pitjantjatjara, the Maralinga Tjarutja and some of those in the Aboriginal Land Trust lands—are classified as unincorporated areas and are therefore not eligible for funding under the Commonwealth-Local Government Financial Assistance Act. The point made by the honourable member is quite valid. In many respects they do act as local government bodies through the provision of road works, community facilities and other services. In recognition of that point, we secured the funds that I mentioned from the Local Government Ministers conference earlier this year. That was a grant of \$50 000 to fund the research project and to research, I guess, the potential and mechanisms for obtaining local government status for Aboriginal communities in those unincorporated areas.

The Anangu Pitjantjatjara lands—the most remote area with the largest expanse—are to be used as a case study. The provision of infrastructure, such as roads, is very important to the viability and way of life of people servicing those communities. There are many other aspects of those local communities that we need to look at as well.

The project will involve a review of the operation of Aboriginal service provision organisations, with a view to defining how such organisations can operate as local government bodies in a way that will satisfy the requirements of both Government and the communities to which they relate. It has been done in a culturally sensitive way, and hopefully it will see the emergence of a culturally relevant form of local government for those important communities which, unfortunately, are often forgotten.

Mr OSWALD: I refer to page 128 of the Program Estimates. Under 'Public cemeteries/crematoria—operation and maintenance to West Terrace Cemetery' there are no capital expenditure figures. Has any money been set aside this year for capital expenditure on the West Terrace Cemetery?

The Hon. G.J. Crafter: I will have to take that question on notice. For some time now the West Terrace Cemetery has been administered by SACON on behalf of my department. I do not have an officer here with that precise knowledge. We will try to do some work on it and provide some information for the honourable member.

Mr Lennon: Briefly, no capital funds are made available in the budget for the West Terrace Cemetery this year. As the honourable member would be aware, the future management of the cemetery is fluid because of the current investigations, metropolitan-wide, into the management of cemeteries and crematoria.

Mr OSWALD: I have a supplementary question. In 1991-92 recurrent expenditure on West Terrace Cemetery amounted to \$460 000 to restore 207 graves at an average cost of \$320 per grave. I presume this \$460 000 was spent on salaries and the like—there would not have been too much in the way of capital expenditure in that. Last year, for a similar outlay of \$459 000, only five graves were restored, but the budget papers claim that the cost was \$325 per grave. All these figures appear on page 133 of the Estimates documents. In other words, it was \$320 per grave for 207

graves as against \$325 per grave for five graves. Does the Minister agree that the figures do not add up, and will he tell the Committee how this \$460 000 was expended on the cemetery, because I am led to believe that this money was spent elsewhere in the department during 1992-93 and put down to the cemetery?

The Hon. G.J. Crafter: I will have to interview the grave diggers and others down there to get that information for the honourable member. As I said, the program is administered by an officer in SACON, so I will obtain that information for the honourable member.

Mr OSWALD: I have a supplementary question in respect of the capital works listed on page 133 under 'Specific targets/objectives'. It refers to headstone restoration, continued restoration of burial books, capital improvements to the front entrance (gates and the fence), the roadway, drainage and the northern fence to define the boundary, continued conservation policy strategies, and continued grounds maintenance. That is quite a massive capital works program for no capital works and just a salaries line.

West Terrace Cemetery is a jewel in the State's heritage. If it was brought up to standard, it could have major tourist significance to the State. Some of the headstones and the history surrounding them could be put on a tourist tour guide, as happens overseas. However, it appears that, over the past 12 months, the Government has let the cemetery continue to go to wrack and ruin. A lot of us are very curious as to where the money allegedly was spent last year, because it does not seem to have been spent on the cemetery. I do not see how the budget of \$466 000, which we presume was supposed to have been spent there this year, can cover the projected objectives that are laid down in the budget papers.

The Hon. G.J. Crafter: As I understand it, the work that the honourable member refers to is done by the staff. The association that the administration of this program has with SACON is a valuable one in terms of accessing the resources available within SACON. That is why the administration has been left there, whilst this work is being done metropolitan-wide on the administration of cemeteries. It is an anomaly that this cemetery is left to be administered by the State Government, when other cemeteries are administered by trusts and other administrative arrangements, basically under the control of local government.

With respect to the tourist potential and heritage and historic nature of some of the graves there, I can envisage that SACON has undertaken a survey of historic grave sites and the significance and character of various areas of the cemetery in order to formulate guidelines for future management and for programs such as those related to tourism, research and so on. I am advised that the final report of that work is currently being drafted, so that should be available in the near future. With respect to the anomaly that the honourable member points out in the Program Estimates on page 133, I will have to take that matter on notice.

Mr OSWALD: My next question relates to a proposal that has been put to Government—and I have been briefed on it. I refer to the involvement of churches in selling the spare land (the tennis courts, playing fields and whatever) around their properties and becoming involved in community or cooperative housing. I cannot find anything in the budget this year for that program. It may be that it is under another heading. Will the Government pick up that program this year if it is in the budget and, if so, what is the budget allocation?

The Hon. G.J. Crafter: The Government is certainly keen to foster that work. It has been very successful in

Victoria, where there is an inter-church housing organisation. Honourable members may be interested to know that Don Hopgood, a member of this House, has taken a particular interest in this area and is chairing the Housing Advisory Committee and also the inter-church housing body in this State. The inter-church housing body is an emerging organisation which is assessing what surplus land the various churches hold and whether that land could be made available for housing needs.

It is the belief of those who are looking at this area that it has enormous potential, and it is very much in line with the work of the churches in our community. In fact, I think they can do this work very well and provide facilities that otherwise would not be available to the community. Land and buildings would often be under-utilised if this was not to be so. Also, of course, it assists in the local economy, provides additional social services and so on. With respect to the funds that are available through the community housing program, I will ask Ms Charles to comment.

Ms Charles: At this stage the negotiations are mainly focused on the inter-church housing unit, which is receiving funding in this year's grants to community housing organisations to foster the development of various projects. So there is some funding under the line 'Community housing' on page 143 of the Program Estimates. Groups are shortly to be notified of the funding of their applications, so we will not announce that at this stage. With respect to specific projects, they will actually occur within the Community Housing Program or other vehicles. The inter-church unit will now work with churches and with the Cooperative Housing and Community Housing Unit within the Housing Trust to develop projects and then make application to the relevant program. So, you will not actually find specific funds allocated for this program, but they will certainly appear throughout this year and may be identifiable as part of next year's budget outcome.

Mr OSWALD: Is it too early to know the number of units we are talking about over the next 12 months?

Ms Charles: It is certainly too early. A lot of negotiations are proceeding as to the basis for which organisations may well go into joint ventures and the arrangements whereby the money might be made available. There is certainly a lot of interest, but it is a bit early yet.

The Hon. G.J. Crafter: It has been put to me that we need to develop policies with respect to the ownership of land. I think very few of the church bodies, although they are land rich, would want to divest themselves of the ownership of that land. It may be that we can structure the funds that are provided for housing on those lands in such a way that the churches can remain with the ownership of the land and overcome the difficulty that they would have. So we are working on that as well at the moment.

Mr OSWALD: Do qualified building inspectors always inspect pre-used housing stock before it is purchased by the trust? I advise that two properties have come to my attention. One is at Wallaroo and it was purchased by the trust. It is alleged to be substandard and uninhabitable, requiring additional work. The other property is at Modbury and is in a block of walk-up flats, which were so poorly constructed that tenants could not get furniture up the stairs and the trust had to cut out a window to get the furniture in.

The Hon. G.J. Crafter: I will ask the General Manager if he can help us. Again, we may need to get details from the honourable member in order to investigate it. However, on

the general issues of inspection, quality control, and so on, I will ask the General Manager to comment.

Mr Parker: As to qualified building inspectors, I do not think the officers concerned with this checking process would necessarily be qualified building inspectors, but they would be experienced in building work and contract administration. We have a small contracts branch which deals with this sort of project and acquisition and which checks out anything that is in any way unusual in terms of acquisitions. I think that the best way to handle this question is to take the details on notice. But, as a generalisation, it is certainly trust policy to ensure that every property we acquire is technically checked out before it is acquired. It could be that a property is offered at such a price that it is acquired anyway and upgraded and it is still within the price range that the trust is prepared to pay after spending money on it.

Mr McKEE: I refer to page 143 of the Program Estimates. What has been the financial return to Government from its involvement in joint ventures?

The Hon. G.J. Crafter: As I said earlier, the joint ventures that the Urban Lands Trust has entered into have been incredibly successful, not only in financial terms but also in terms of the communities that have been established and the quality of life in those communities. In fact, the Golden Grove model is being applied in a number of other places in Australia at the present time.

One of the concerns that we have is that we might not have protected securely enough the intellectual property that we as a State have put into our joint ventures, because that is a very marketable commodity around Australia and, I would suggest, overseas as well. For example, in specific areas such as the provision of schools where we have a number of schools on the one campus, Golden Grove is a high water mark in Australia and the plans and concepts have been used now quite extensively in other places.

We are currently involved in three major residential land development joint ventures, at Golden Grove, Seaford and Northfield. At Golden Grove, the Urban Lands Trust will ultimately receive a total of about \$56 million from its involvement in that joint venture compared with a broadacre land valuation of approximately \$12 million in 1984. This represents a significant return on the Government's investment. As I said, that is in monetary terms, but there are also the intangibles that can be added to that.

The Urban Lands Trust and the South Australian Housing Trust will receive about \$55 million from their investment at Seaford compared with the Valuer-General's broadacre valuation of about \$18 million in 1990. Again, this represents a significant return on investment. At Northfield, the first precinct will eventually return about \$21 million to the Urban Lands Trust and the Housing Trust. Given that the Valuer-General valued the three major land holdings totalling 245 hectares at \$19.4 million and a further 10 hectares at \$1.3 million, it can be seen that returns from the development of the first 77 hectares will have covered the original land costs.

Not only are the joint ventures sound investments but, as I suggested, there is a number of other significant benefits that they bring to our community equally as valuable as the income they earn for the taxpayers of this State. First, they result in lower prices of land to home buyers. Fundamentally important is this question of land affordability and ability of people to move from rental to private home ownership—a major objective of the majority of residents in this State.

Such ventures provide a steady supply of land for the housing industry generally, and as a result of that orderly release of land the highs and lows of land supply which hurt people who most need to get into home ownership are eliminated. That situation has been avoided in this State over a long period. Thirdly, the joint ventures lead to the coordinated provision of Government services, resulting in cost efficiencies and integrated and timely community facility provision. Those joint venture communities are fine examples of provision of that community infrastructure when it is most needed and in such a way that major agencies such as education, recreation and sport, and so on, can actually facilitate those developments in an affordable way.

In terms of innovation and excellence in urban development generally, I think people cannot other than be excited by the visual impact of going into those particular communities and by all the qualities of outstanding urban design and development that go into them. Finally, there is the integration of public and private housing, particularly at Northfield with the improvement of the adjacent suburb of Hillcrest. There is quite substantial public housing involvement. It is done in a way that I suggest is sensitive and appropriate and in the overall community interest.

Membership:

Mr Blacker substituted for Mrs Kotz.

Mr McKEE: I refer the Minister to page 134 of the Program Estimates in relation to equal opportunity in local government. What is to be the fate of equal employment opportunity programs in local government given that provisions under the Local Government Act for such programs are due to expire on 30 June next year?

The Hon. G.J. Crafter: We have been engaged in discussions on this issue with local government, the Commissioner for Equal Opportunity and interest groups now for some time. Concern is being expressed in the community and within sections of local government about the problems associated with an appearance of lack of equal opportunity in that sphere of government. I think one needs to look at the composition of that tier of administration in local government that relates to chief executive officers, city managers, town clerks and deputies. One sees that there are very few women in that category across the State by contrast, for example, with similar positions at the State Government level or even Federal Government level.

Nevertheless there are other areas of concern as well. It is something that is being acknowledged by local government itself, and a considerable amount of work has been going on. Of course, there are much narrower career paths within individual councils; there are fewer opportunities, people get locked into positions for longer periods than they do in other tiers of government and those issues need to be addressed.

I have been advised recently by the Local Government Equal Opportunity Advisory Committee that there has been significant progress by local government in the establishment of these various programs to which I have referred, which is evidenced by the many examples of equal opportunity reporting of practices being put into place right across the local government sphere. However, to date there is still a wide disparity of programs across the State in terms of depth and breadth of programs, and the advisory committee has informed me that there is merit in extending the provisions for a further period. In view of the advice I have received it is my intention to seek approval from Cabinet to have the

Local Government Act amended in order to extend the equal opportunity provisions accordingly.

Mr McKEE: The Commonwealth has announced that a review will be conducted of the Local Government Financial Assistance Act 1986. Does the Government expect South Australia to benefit in financial terms from this review?

The Hon. G.J. Crafter: There was concern expressed at the time about what were the true intentions of the Federal Government in embarking upon this review, and certainly we would have been very concerned if it had been a review of the distribution of those funds between the States, but it is a review aimed at looking at how those funds are expended within the State sphere. The Federal Minister for local government responsibility, the Deputy Prime Minister, came to Adelaide and carried out quite thorough and extensive reviews, consulted with key leaders in local government and talked about his interest in this area and his concerns, and he gave various undertakings to local government about this. I think that was a very helpful process.

I think it is true that the Federal Government can see that local government has a very important role to play in future in the delivery of key services in the community, and the Federal Government wants to establish a strong relationship with local government. That is something in which I concur, and that can only be of value to the community as we establish who it is who can best provide services in our community without being too hide bound about trying to protect our respective spheres' rights. It does not matter whether they are State rights, local government rights or Federal rights but it really is a matter of determining need and how that can best be met in the community, and that is the sincere concern of the Deputy Prime Minister.

At the Local Government Ministers Conference in June this year an agreement was reached on the proposal put forward by the Federal Minister to conduct a review of the Commonwealth Local Government Financial Assistance Act. That Act provides for funds to be distributed between the States and Territories on an equal per capita basis and for untied grants to be made to local governing authorities within each State on a horizontal equalisation basis. That is generally on a needs basis. It was agreed that this review would focus only on the intrastate distribution of the funds—that is looking at the distribution of funds within each State—and on that basis all the States agree that that review should proceed. The terms of reference for the Commonwealth review of the Act include examining the effectiveness of the principles for the allocation of the funds on a needs basis when it comes to encouraging, for example, regional cooperation, efficiency, better environmental quality, improved access to and delivery of services and increased cost recovery in local government and where the conditions attached to the funds would improve progress in these areas. This is euphemistically known at the Commonwealth level as microeconomic reform.

This review will not examine the total amount of funding available nor the distribution of funds between the States and Territories and this is the area where South Australia could stand to benefit financially. For some years we have been stressing to the Commonwealth Government that the financial assistance grants should be divided between the States in a more equitable way. That is on a horizontal fiscal equalisation basis, or needs basis, rather than as equal per capita grants. Our argument is supported by the findings of the Commonwealth Grants Commission in its 1991 report. So, implementing these recommendations we believe would greatly benefit

South Australia and the other less populous States. This issue is being considered by the Heads of Treasury Working Party at the request of the 1992 Premiers Conference, although we can see that there would be resistance from the more populous States to the line of argument that we are advancing in South Australia.

Mr OSWALD: Can the Minister give a guarantee that the work involved in the Local Government (Constitution) Act will be completed and the Bill will be tabled in this House before 20 November this year?

The Hon. G.J. Crafter: Yes, I think our timetable is planned to have that legislation prepared and agreed jointly between State and local government for tabling before the House rises this year. That is certainly our intention and an enormous amount of work has been going on. There has been a broad based discussion in local government about this. There is an anticipation that this work would proceed on that basis. I think it is appropriate that prior to any State election legislation of this importance be available for consideration by all of the electors of this State.

Mr OSWALD: Is it the Government's intention at this stage that the Local Government (Constitution) Act will be a free standing Act or does he see it being incorporated in what would be one composite Act?

The Hon. G.J. Crafter: It is the Government's intention to bring in a free standing piece of legislation—a Bill for an Act to provide for a Local Government (Constitution) Act—and then the decision would have to be taken about whether to dissect the remaining parts of the existing Local Government Act and rewrite, as is our current wish (and work is already proceeding), many sections of that Act. Whether that would form one other Local Government Act or a series of Acts relating to discrete areas of local government activity has yet to be decided, and that is really an issue for another day.

It is interesting that New South Wales has really lead the way in terms of rewriting the Local Government Act but writing it in a way that is more understandable to members of local government and the community at large. It is very important that an Act like the Local Government Act be written in plain English and in a form that can be easily accessed, and that is a very difficult job when one looks at the Local Government Act in this State or in a number of other States. There is an important lot of work to be done there and that is under way. The first part of that work is the discrete Local Government (Constitution) Bill.

Mr OSWALD: The 2020 document led to the State strategic plan that we have yet to see. We saw one come out earlier which is being rewritten and it will be released at the same time as the Development Act comes out. What type of accountability is built into the strategic plan as far as the actions and decisions of the various Government departments are concerned? Can the Minister guarantee that Government departments will also be bound by the directions of the plan? It is all very well for local government to be instructed that it will have to be bound by the contents of the plan and that it will be accountable, but the question has been raised by local government as to whether the plan is going to be drafted in such a way that Government departments are also bound by the same controls.

The Hon. G.J. Crafter: As the honourable member recalls, during the debate on the Bill which led to the Development Act these issues were considered, and the legislation now requires the State to reveal its hand in major planning issues. There has not been an obligation in the past

for that to occur and we all saw that as a very desirable extension of the role of Government agencies that impact upon the orderly planning process. That, I think, is going to be a great strength in our planning system. We know that the Premier is required each year to lay on the table in this place a report on these key strategic issues in which there is State Government involvement. I think there is a legislative framework in place now. As to how we fill that out, I will ask Mr Lennon to explain the strategies that are currently under way.

Mr Lennon: There are three elements to this question: first, the extent to which Government abides by the same development standards as a private person; secondly, the means by which Government activity, especially investment activity, is driven towards the objects of any plan or strategy and, thirdly, the way in which Government activity is programmed in order to manage the process of urban development. Taking each of those in turn, as the Minister indicated, one of the major reforms that is contained in the Development Act is that Government development activity will be required to abide by the same standards as a private person, and will in fact have to go through an application process. This is a major reform and requires the bureaucracy to go through the same procedures as a private person. To the extent that a Government at a particular time wishes to depart from established policy in the development plan, then there is a requirement that Parliament be notified. Therefore, the political responsibility will take its course. That in itself is a major reform.

The second issue is this major question of the extent to which Government actions are used in order to achieve the objectives of the plan. As the Minister indicated, it is a major step forward for a Government of the day to be required to put its cards on the table. In most States and most systems Government tends to respond to the immediate circumstances, and is not constrained in that way. The question that was raised of course is: how do we ensure that Government made investment decisions follow the objects or strategy of the plan? There has been a major review of the capital works process undertaken within Government over the past 12 to 18 months. The previous capital works budget committee has been disbanded as well as some functions of the Public Works Standing Committee, which means it will have to find a new place in Government to adequately scrutinise major capital expenditure.

A new process and a new body is the Government Asset Strategy and Budget Committee, which was established three months ago. Amongst its primary objectives are the translation of broad directions of Government, especially in the economic and planning strategies, into frameworks that guide the medium and long-term capital works processes of agencies. My office, in conjunction with other Government departments, at the present time is going through an exercise to identify the key infrastructure and investment decisions which should be prioritised in order to implement the planning strategy. We would expect a report of that along these lines to be made available to Government over the next few months. It is an enormously long term process, but it is a major reform to turn Government investment decisions into that kind of strategic context.

The third area is the programming of economic and service provision which has tended to operate within the metropolitan staging program. This is a mechanism through which all agencies in Government are required to lay out expenditure—again mostly capital expenditure, but it does

extend into recurrent service provisions—to ensure that especially in new urban growth areas we do not have circumstances where schools or roads are not built in time, and the main connection services are not there. South Australia is the only State in Australia that has this system in place. That committee works closely with the Urban Development Institute. We have a ministerial advisory committee with the Urban Development Institute where land developers provide their medium term projections which we then use to guide the service requirements of the various agencies. This then culminates in the metropolitan development program, which is used by the public and private sector. We are looking, at the present time, at upgrading the metropolitan development program to provide a means by which Treasury allocates priorities to those major investment decisions. It is a very complicated subject, but again in those three areas it seems to me that it is a further major step forward in, first Government being required to abide by the same rules as everybody else, secondly, the capital investment process being put on a strategic possession basis and, thirdly, the programming activities, especially for new urban growth, are being worked between Government and industry and directly feeding into the capital works process.

Mr OSWALD: Referring to the Better Cities money, it is listed in the budget that \$8.988 million is to be spent in 1993-94. At this stage of the year is it possible to know the breakdown of that particular money, or is it something which will evolve as the year goes on and the Government looks at different programs? Are they defined now as specific programs or are they subject to change as the year goes on?

Mr Lennon: The Better Cities program is a four year rolling program and most of the money tends to be marked for capital works. As such, there are major variations, especially over the end of the financial year, as with any capital works program. In summary terms, the estimate is that we will receive \$69 million over four years for the Better Cities program. The agreements we have with the Commonwealth at the present time, and they are subject to an annual report, are, first, that the Elizabeth/Munno Para area will receive \$16.16 million, secondly, the inner western areas will receive \$4 million, thirdly, the southern areas will receive \$8.5 million, and MFP/Australia and the North Western Crescent will receive \$40 million over that four years. In terms of the estimates for 1993-94, based on the Commonwealth budget papers, \$26.061 million is expected to be received in 1993-94 made up of: MFP/North Western Crescent \$15.8 million, Elizabeth/Munno Para \$4.248 million, Inner West \$1.866 million and Southern Adelaide \$4.146 million. In each of those there are summaries which we can make available for each of the program activities in each of the areas. The only constraint is that on an annual basis the program requires the Commonwealth and the State, through the Minister, to review progress and then to make variations accordingly. The evaluation process has only started recently and it is therefore possible that during the current financial year there may be further variations to the existing agreements.

Mr OSWALD: Is the figure for the northern region of \$4.248 million now locked in to certain programs or could that money be varied for different programs?

Mr Lennon: We have an agreement between the Commonwealth and the State that specifies expenditure over four years. In the annual review process it is possible for that to be reviewed and to be earmarked into different expen-

ditures. If it were to be earmarked for different areas, revision of the agreement would be required, but that is possible.

Mr OSWALD: The decision has been taken as to how that money will be spent in the northern region over the next 12 months?

Mr Lennon: Yes, for the life of the program, but it is possible to vary it. In some areas, as with normal capital works, there have been variations from original estimates.

Mr ATKINSON: What has the Government done to decontaminate former MATS (Metropolitan and Adelaide Transport System) plan land in the inner western suburbs?

The Hon. G.J. Crafter: The honourable member has a considerable interest in the rejuvenation of some of these contaminated former industrial zones into useable, residential recreational space. Much valuable work is being done. Some of this land was MATS plan land. I understand that at one stage almost half of the residences in the Hindmarsh council area was owned by the former Highways Department for MATS plan development. That development would have involved huge expenditure and in residential terms it would have devastated the inner western suburbs of Adelaide had it occurred. In my own electorate there was to be a clover-leaf and fly-over through College Park, which one would find somewhat preposterous these days. Nevertheless, it was a bold plan. It has left in public ownership residual parcels of land that we can now use to rejuvenate those important areas of town.

The inner western program, which was the umbrella for doing this work, was established in 1983 with the objective of facilitating urban renewal of areas that were adversely affected by the disbanded MATS plan proposal. A considerable amount of the land remaining under the control of the program is badly filled or contaminated due to its former industrial use. Some of the land has been remediated for development following extensive engineering investigations in consultation with the Department of Environment and Natural Resources, the Health Commission, other relevant agencies and, of course, local government.

The land under the control of the program is located within the suburbs of Mile End, Bowden, Brompton and Ridleyton. It is anticipated that further medium density residential development of this inner urban land may be facilitated following current engineering investigations. The program, which is self-funded from the sale of surplus freeway corridor land, has expended \$16 million on development initiatives since its establishment. So, it has grown into a substantial program, and it is difficult to see how this land would have been developed other than by this method.

Specific achievements in which the honourable member may be interested include the following. The Port Road district centre precinct has been rezoned and streetscaped for office development including Panasonic, Readymix, Pioneer Nubrik and SAGASCO. Commercial development is proceeding in the Henley Beach Road area of Mile End—I note some buildings being erected there at the moment. Other land for light industrial and commercial activity throughout the project area will also be developed in due course. A number of community development projects have been implemented, including: the Hindmarsh City Farm, the Bowden-Brompton Community Centre and the Falcon Avenue Neighbourhood House at Mile End. Significant capital works have been undertaken, including substantial drainage works and streetscape improvements. Community centres have been provided and extensive public open space reserves are being established for the enjoyment of both

existing and future residents. Notable reserves are those at the former Readymix site and the shortly to be constructed reserve at the Horwood Bagshaw site, which is quite a large reserve that is being constructed in association with the local community.

Residential development has been a prime aim of the program with construction of approximately 800 dwellings facilitated with several hundred more anticipated over the next four years. Innovative development controls have been included in facilitating this residential development. There has been remediation of former industrial land for residential use, including the Horwood Bagshaw site at Mile End, the Readymix site (now known as the Burley Griffin Estate) at Brompton and the ASC site at Bowden. So, it is an interesting and valuable program.

Mr ATKINSON: In late 1992 and early this year South Australia had unseasonable heavy rainfall which resulted in damage to roads and other local government infrastructure. How does the Local Government Disaster Fund operate and how did the fund's management committee respond to this deluge?

The Hon. G.J. Crafter: Had this fund not been in place we would have had one disaster after another. We were able to cope with that substantial flooding, return the communities to some degree of normality quickly and take away the fear associated with financial and physical loss. Of course, there was no human loss in those floods. The Local Government Disaster Fund was established in 1990 following discussions with the Local Government Association which arose out of the Ash Wednesday bushfires and the District Council of Stirling bushfire settlement. It was agreed that the Government would use a levy associated with the payment of financial institutions duty, that that levy would be set at .005 per cent and imposed for five years from 1 October 1990 with the resulting revenue to be paid into the Local Government Disaster Fund.

The fund is to be used for purposes related to the effects on councils of natural disasters which are non-insurable. The fund is also being used to repay the State's contribution to the 1980 Stirling bushfire settlement and to cover the minor amounts of interest subsidies payable by the Government in respect of various past disasters. The fund is managed by a committee of State and local government representatives. The main functions of the committee are: to prepare guidelines for assistance from the fund and to consider applications made under those guidelines; to monitor and report on the fund; to circulate appropriate information about the fund to councils and other bodies; and to provide advice on possible other sources of revenue.

In the period December 1992 to February 1993 the management committee received 56 applications from councils for assistance with respect to flood damage arising out of the natural disaster to which the honourable member refers. Independent engineers were engaged to assist and report on each claim and to ensure that information provided by councils was comparable. Claims were assessed by the committee on a case-by-case basis. Of the 56 claims, 31 were assessed as meeting eligibility criteria for funding. Damage had to have arisen from a major natural event which was beyond the capacity of the council to fund from its own resources. Payments totalling \$4.365 million were made to these councils to assist in flood damage repairs and restoration.

Mr ATKINSON: New accounting regulations under the Local Government Act which require compliance with the

Australian accounting standard for financial reporting by local governments came into effect on 1 July. How has that standard affected councils in this State and what arrangements have been made to help councils to abide by the new standard?

The Hon. G.J. Crafter: This has had quite an impact on local government finances. Of course, it has been done in the interests of the overall community, particularly with respect to the standing of local government in the community. Under the Local Government Act accounting regulations, councils must comply with the Australian accounting standard for financial reporting by local governments (AAS27) for local councils from 1 July of this year. Responsibility for implementation of the new standard rests with the Local Government Association with the help of a grant of \$80 000 from the State in accordance with the agreement reached by the State local government negotiating task force in April 1991. A lot of preparatory work was put into arriving at this situation.

The LGA has established an accounting committee, on which the State is represented, to coordinate the tasks necessary for implementation of the new standard. Initially, the primary task of the committee was to participate with the State in drafting the new accounting regulations for local government. This was achieved in consultation with councils and other users of local government financial information, such as the Local Government Grants Commission and the Australian Bureau of Census and Statistics. More recently, the Local Government Accounting Committee has prepared a set of manuals to assist councils to implement this new standard. These comprise an implementation manual, implementation guidelines and an asset accounting manual. The committee has also been involved in the coordination of comprehensive training programs for local government elected members and financial practitioners. The accounting committee of the LGA and the Local Government Financing Authority are committed to providing ongoing professional and technical support for councils during this implementation phase and to this end have appointed a project officer based at the offices of the association.

The Hon. B.C. EASTICK: What has the Minister done personally to guarantee that the money raised in the name of local government will flow to local government? I have in mind the sums of money which became dedicated to local government as a result of taxation changes earlier this year. But, from public utterance, none of that money has yet been passed on to the local government bodies that anticipated being able to spend it.

The Hon. G.J. Crafter: With respect to what I have done personally, I have not actually got my hands on the money, and I do not think the honourable member expects me to do that. I have been engaged in many discussions about its proper management. The budget papers indicate that we have established a trust fund into which that money will be paid. The negotiations have been tardy, and there has been some reticence on the part of local government in the early stages to embark on what are quite fundamental decisions about assuming functions that were hitherto provided at State Government level. But we have passed that stage, and we are almost ready to announce the first stage of those programs, which will be transferred to State Government, along with the appropriate funding. I am confident that, during this financial year, that program can be brought into fruition, and the appropriate funding transferred to local government, because that money will be dedicated and held in that trust fund for local government.

The Hon. B.C. EASTICK: The Minister will appreciate that a Commonwealth to State, and on occasions a State to Commonwealth, exchange of programs has led to funding for a period and then a withdrawal of that level of Government funding. From memory, the Minister, as Minister of Education, suddenly found that he required large sums of money for child care and early childhood education, because the Commonwealth withdrew the funds. What guarantees are being given to local government that the off-sets offered by the State Government to local government will stay in place for a determinate or indeterminate time?

The Hon. G.J. Crafter: Apart from the statutory provision for the collection of that taxation, there are the agreements that we have entered into between the two tiers of Government which embrace these issues. So, we would envisage that the new responsibilities, the sharing and transfer of responsibilities and other appropriate arrangements, would be encompassed by way of those agreements. As I said, there is a new maturity in this relationship, and the process of signed agreements between the two tiers of Government has led us to this stage. There is a good deal of confidence between the tiers of Government that we should proceed along these lines.

Of course, local government remains a creature of the State Government. There is always the capacity, because of the supremacy of the State Government's powers over local government, for local government to really be subjected to that subordinate role. It is a matter of mature relationships, agreements and goodwill. That is certainly the basis on which my colleagues and I have been undertaking those negotiations. It can be said that the Commonwealth Government, while it may not have the legislative authority, certainly has the financial authority and it can withhold funds, as the honourable member has mentioned, with respect to various sensitive and key programs.

I would hope that in our relationship with the Commonwealth Government we could also achieve a more mature relationship. It is interesting that the Commonwealth is now embodying many more of these financial programs in legislation that gives the degree of security the States have been seeking for some time. A lot of work still has to be done between the State and the Commonwealth Governments, whereas the arrangements between State and local government are of a much more stable nature. These programs, transferring quite fundamental roles, can be seen as transfers of a permanent nature. It is very clear that they have to be funded in the community's interest in some way. We need a secure source of funding, and this is a dedicated area of taxation which we can assume will not just be stable but will continue to grow.

The Hon. B.C. EASTICK: Last week the Minister explained to the House the variants in the figures announced by the Commonwealth Minister and those which were announced locally. Can we be assured that the figures that will be announced in future will be one set of figures which do not cause confusion out at the local government coalface?

The Hon. G.J. Crafter: As I understand it, that situation arose as a result of human error whereby figures were transposed. I do not think we can attribute anything more to it than that. I am not sure whether we can overcome human frailty. We need to be very careful about the release of information of that type, on which every council in this State is relying. They scrutinise the allocation of funds that are brought down by the Grants Commission. That is an unfortunate occurrence.

Mr OSWALD: The Program Estimates (page 143) under 'community assistance' lists private rent relief at \$9.25 million. How many recipients are likely to access this area during 1993-94?

Ms Charles: Rent relief is supplementary assistance and relates to both the income of the people applying for it and the level of rent being paid. The relief can take the form of a grant up to \$25 a week. To the end of July 1993, 10 279 recipients were in receipt of assistance, and the average amount of assistance per week was \$15.89. It is expected that in the course of 1993-1994 we will experience a rise similar to the one we have experienced over the previous two years, namely, a growth of around 20 per cent. It has been gradually rising. Given the economic conditions, there is not an expectation that there will be a lessening of demand in this area.

Mr OSWALD: The rent rebates are listed at \$119.25 million; how many recipients are you estimating will be in receipt of those rebates?

The Hon. G.J. Crafter: That refers to the internal rental rebate system which subsidises rents within the Housing Trust.

Mr Parker: Of the trust's 63 000 tenants, about 76 per cent, on present indications, will benefit from the rent rebate system. That figure is climbing, as was outlined earlier, and the number of tenants moving from full rent paying to a rent rebate situation is expected to grow in the coming year. As a continuation of the trend we are in, more than 76 per cent or 77 per cent of the tenants entering Housing Trust accommodation require rent rebates. It is predicted to be approximately 47 200 tenants this year.

Mr OSWALD: The budget papers identify that the trust expects to build 650 new houses in 1993-94. Why is that figure down on previous years?

The Hon. G.J. Crafter: There are other houses that are either to be built or bought in relation to other programs in addition to that projection for the trust. The primary reason is the reduction in Commonwealth funds under the Commonwealth-State housing program.

Mr Parker: The level of funds available for capital works for 1993-94 is \$90 million, and that comprises \$25.4 million in grants, the carryover or bring forward funds of \$7.5 million (projects already committed), and the sale of residential assets. The total projected program of commencements this financial year is 750 houses. There is always a difference between commencements and completions, given the ups and downs in the program.

Mr OSWALD: Does the Government intend to introduce any amendments to the Rundle Mall Act between now and 20 November for permanent Sunday trading in the mall?

The Hon. G.J. Crafter: We are working on amendments to the Rundle Mall Act, as I indicated earlier in my lengthy answer about the Rundle Mall. We do not envisage that any of the amendments will relate to trading hours. That is really a matter for my colleague the Minister of Labour Relations and Occupational Health and Safety, who has made a number of statements about weekend trading and trading that would affect Rundle Mall and so on. However, in the work that is going on with respect to the Rundle Mall, one needs to take account of the changing patterns in respect of trading hours that are emerging across this country and elsewhere, and the tourist infrastructure that we have within the Rundle Mall precinct, including North Terrace and elsewhere. It would be foolish of us not to consider that—although not in the drafting of amendments to the Act, because that is not

relevant to trading hours—in relation to other matters we are looking at with respect to Rundle Mall. I do not know where the trading hours debate will lead, but we need to look at the trends and what is occurring in other places, so that eating places, entertainment facilities, security and their relationship with the North Terrace precinct and other places is taken into account.

Additional Departmental Advisers:

Mr N. McGachey, General Manager, Division of Recreation, Sport and Racing.

Mr D. Harvey, Director, Division of Recreation, Sport and Racing.

Mr A. Edgar, General Manager, South Australian TAB.

Mr B.J. Hill, Director, Corporate Services.

Mr A. Frolow, Manager, Corporate Services, South Australian TAB.

Mr A.D. Miers, Manager, Recreation SA, Department of Housing and Urban Development.

Mr R.W. Moyle, Business Manager, Recreation and Sport, Department of Housing and Urban Development.

Mr G. Forbes, Recreation and Sport.

Mr D. Pullino, Senior Finance Officer.

Mr OSWALD: Was the Minister accurately reported by Mike Duffy in the *Sunday Mail* of 5 September when he claimed that the State Government was engaged in negotiations with the South Adelaide Football Club to supply new funds for the second phase of the southern region sports complex, which will include a grandstand?

The Hon. G.J. Crafter: Yes, currently negotiations are under way between the South Australian National Football League, the South Adelaide Football Club and various Government officers in order to facilitate further community facilities at the southern sporting complex.

Mr OSWALD: As a supplementary question, the capital works program lists completion by November 1993—I am referring to page 26—at an estimated cost of \$1.660 million, and then states:

Stage 1 of this complex is being undertaken and comprises the development of a football oval of suitable standard to meet the requirements of the SANFL to stage competition matches including a grandstand to seat at least 1 000 people, spectator mounds and catering facilities.

That clearly indicates that, as part of the budgeted money, money is set aside for the 1 000 person grandstand. We are all well aware that, if there is no grandstand, the league will not schedule any matches down there. During discussions with the South Adelaide Football Club board and its executive officer I was told quite unequivocally that the Government's advice was that \$2.4 million, which was transferred from the Housing Trust, had been provided for the site by the Government; and that a further \$1.6 million had been provided from the Better Cities money to carry out certain siteworks to form up the oval, relocate a roadway and provide fencing and changerooms.

I am also aware of discussions between SAFA and the league for an additional \$600 000, which the league will guarantee, to assist with the South Adelaide clubrooms. Over and above those negotiations, South Adelaide is adamant that no further negotiations are going on between them, the league or the Government, and they have been told quite clearly that, after the \$2.4 million and the \$1.6 million, no further funds are available. There are no further funds available, and they are absolutely adamant that no further discussions are going

on between them and the Government which would provide additional moneys for the grandstand. So, I ask the Minister: who is telling me the truth, the Minister or the officials from the South Adelaide Football Club?

The Hon. G.J. Crafter: I am not sure what interpretation the honourable member is putting on any discussions he might have had with the South Adelaide Football Club, but I met with the officials of the club about two weeks ago and discussed the further works that they wished to see on that site. Since that time there have been further discussions with Government officials about this issue, and no submissions have been put to me on these matters.

I met informally with a number of those officials on Monday night of this week and had a discussion again about how those negotiations were going, and they said that they were proceeding. They were concerned that the deal that they were trying to strike was a tough one, as they said, but nevertheless they were prepared to embrace discussions in that spirit.

There is not, as everyone knows, an excess of money available, but we certainly want to see that important development facilitated. It impacts on the community in a most important way. It is providing facilities involving not only Australian rules football but a number of other sports and, indeed, community facilities urgently needed in that area of a club nature. They link in with the education institutions and the very large schools that physically surround that southern sports complex site. So, I call those discussions and negotiations. They were complaining to me that they are too tough as early as three days ago, so I think there may be some crossed wires about what might be the outcome of those discussions, but they are certainly proceeding.

Mr OSWALD: Last Monday is a fairly hastily convened meeting to get discussions up and running. I certainly have not spoken to them since Monday of this week, but as at last week they were absolutely adamant that no discussions were going on between South Adelaide Football Club and the Government or, to their knowledge, any other organisation. In that case I ask: is this \$1.66 million, which is listed in the capital works program, Better Cities money or has that money come from some other source?

The Hon. G.J. Crafter: First of all, in relation to the discussions, let me say, as I said earlier, that they were informal discussions at a function that I was attending where I specifically raised the issue of how the negotiations were proceeding with respect to funding. That is where that information was given to me. So, there certainly are negotiations still proceeding. If the honourable member chooses to ignore those discussions with SAFA and officers of the Department of Recreation and Sport as not being negotiations or discussions—he was told by South Adelaide that that was occurring, and it is occurring—I am not sure how I can best explain what is going on. They are negotiations about funding, they are negotiations in conjunction with the South Australian National Football League about facilities that are required to conduct league football there at that site, and they are not yet determined. I have actually met, as I said, here in Parliament House with officers in the past few weeks. So, I can assure the honourable member that the Government is proceeding with appropriate haste, because important decisions have to be made, but also with proper consultative processes about the issue.

The \$1.61 million allocated is from Better Cities money, and I explained that to the *Sunday Mail*. There was unfortunately a headline on a press release which may have been

misleading, and I regret that. Immediately I saw that headline I had officers contact the South Adelaide Football Club and other interested groups and explain that they may misinterpret that, but that was simply money that has flowed through to this State. It is certainly part of this budget because it comes into the documents that we have before us as a result of our negotiations to allocate that money to this project.

Mr OSWALD: Will the Minister therefore agree that the \$1.66 million in this document is in fact old money, it has been spent, and there is no new money in the budget to pay for the 1 000 seat grandstand as claimed?

The Hon. G.J. Crafter: I certainly admit that it is Better Cities funding that has come through this State budget. It is money that is currently being expended. I am not sure whether you call it old money or new money, but the—

Mr OSWALD: It was in last year's budget?

The ACTING CHAIRMAN: Order!

The Hon. G.J. Crafter: The additional facilities will be funded off budget. That is the subject of these current negotiations.

Mr OSWALD: Which the South Adelaide Football Club claim are not taking place.

The Hon. G.J. Crafter: I am not sure what information the honourable member is receiving, but certainly meetings are proceeding, and of course there are meetings with the football league as well which has an interest in this matter and in other matters.

Mr OSWALD: But only in relation to the \$600 000 for which they will be asked to give the guarantee to SAFA and which will not involve—

The Hon. G.J. Crafter: I am not in a position—

The ACTING CHAIRMAN: Order! Let us take it one question at a time. We have loads of time ahead of us. I will give the honourable member a fair go, but let us take it one question at a time. The honourable Minister.

The Hon. G.J. Crafter: I am not in a position to say what the nature of those negotiations are, but they certainly involve the discussion on how we are going to meet not only the needs of the South Adelaide Football Club but those broader community needs that I expressed earlier that are seen as desirable to include in the development of the type that has been proposed.

Mr OSWALD: So is the Minister suggesting that there are discussions between SAFA and the league to negotiate loans over and above the \$600 000 which will be used for the South Adelaide Football Club?

The Hon. G.J. Crafter: As I said, I am not in a position to reveal that, unless the South Adelaide Football Club or the football league want to advise the honourable member of the nature of those discussions, but in the discussions that I have had we have certainly been discussing the broader community needs with respect to the development of the facility there. As I said, there is the involvement of schools and other community groups in the development of that facility and, of course, the involvement of local government in that as well.

Mr HERON: Can the Minister provide information to the Committee on the outcome of the initiative to allow bookmakers to accept bets by telephone? The Racing Act was amended during last session of Parliament to allow licensed bookmakers operating on a racecourse to accept bets from persons off the racecourse by telephone. Can the Minister provide details to the Committee of the turnover and the financial impacts of that initiative?

The Hon. G.J. Crafter: Yes. The amendment to the Racing Act which permitted bookmakers to accept bets by

telephone from punters off the racecourse has proved to be very successful. I was surprised, it being Opposition policy to in fact do that, that the measure passed the Legislative Council only narrowly despite very strong opposition from many members of the Opposition during that debate, whereas I would have thought that this was an issue that had more broad based support.

It is worth noting that interest has been shown by the Governments of Queensland and Victoria which are now actively considering similar initiatives in their States following its introduction here in South Australia. Many interstate racing officials have made inquiries and visited the offices of the Bookmakers Licensing Board, which in itself is quite a unique statutory board in racing in Australia, and also the Morphettville betting auditorium to inspect the operation and become familiar with the control systems which have been implemented with respect to telephone betting. It was introduced on 8 May this year and turnover for the period to 30 June was in excess of \$1 million, with the bulk of turnover being achieved on weekend galloping meetings. Turnover has steadily risen from \$90 000 in the first week of operation to as high as \$393 000 at one recent South Australian Jockey Club meeting. This is a result of continued attraction of new clients who have sought and gained credit facilities with bookmakers. It is estimated that approximately 75 per cent of telephone betting turnover is on interstate race meetings. Annual turnover is expected to be in the order of \$25 million.

As predicted, there has been no evident impact on TAB turnover. This is largely due to the fact that the minimum bet under the legislation is restricted to \$250 or greater or a bet which represents a minimum risk to the bookmaker of \$2 000, for example, \$100 on a 20 to one chance. It has been established that the average telephone bet is of the order of \$900. These facts, together with the knowledge that a significant proportion of the turnover comes from interstate, confirm the information available to date that the turnover is not being diverted from the TAB. In fact, there is some evidence to show that money might in fact be flowing to the tote, where bookmakers are laying off the bets received in this new mode.

It is also interesting that the TAB has been monitoring bets of \$250 or more and there has been an increase of those bets in this period with the TAB, rather than the decline that some had predicted. Indeed, from 8 May to 30 June 1993 TAB turnover was up \$2.3 million compared with the corresponding period last year, which is that period moving into mid-winter. Statistics supplied recently by the Bookmakers Licensing Board reveal that total telephone betting between 8 May and 30 July 1993 amounted to \$3.5 million. Of this sum, 79.5 per cent has been held on course and 20.5 per cent in the betting auditorium.

With respect to on-course turnover, the allocation of percentages held between each of the codes is as follows: galloping, 92 per cent; harness racing, 5 per cent; greyhounds, .6 per cent; and sports betting, 2.1 per cent. As stated earlier, based on current levels of turnover continuing and there being no interstate competition introduced, it is anticipated that annual telephone betting turnover, certainly within the first year of operation, will be \$25 million.

Mr HERON: I remember the debate on this Bill in the House, and the Minister mentioned that it was anticipated that other States would get on the bandwagon and come in behind us. Surprisingly, he has now said that other States are still just showing and interest in using this facility.

The Hon. G.J. Crafter: Of course, one can already bet by telephone outside the Australian jurisdiction. People can bet in Papua New Guinea and Vanuatu. That is proving to be quite popular. Indeed, my Victorian counterpart has recently visited Vanuatu and inspected facilities there. However, the other States are obviously watching what is happening here with considerable interest. I am not sure what legislative frameworks they have to deal with this matter, but I would anticipate that we would see some activity in the next few months in some jurisdictions.

Mr HERON: Can the Minister advise the Committee of the response to the betting auditorium at Morphettville? The Racing Act was amended, as I said, during the last session of Parliament to provide for the operations of the auditorium-style facility, which was projected to provide opportunities for additional turnover through both bookmaker and totalisator betting services. Can the Minister advise the Committee of the progress of operations of the auditorium?

The Hon. G.J. Crafter: I think that the auditorium has already proven to be well worth while and very successful. It follows models of auditoria that have been provided in other States. I have seen the auditorium at Moonee Valley racecourse and I think it is an excellent facility providing a very high standard of services to the general public, and gamblers in particular, in that locality. The betting auditorium at Morphettville provides for betting both on the totalisator and with bookmakers. Indeed, it is that involvement of bookmakers that is different about the auditorium here: it allows for bookmakers and the totalisator to bet on interstate and South Australian provincial and country race meetings. The location has catering facilities and may prove ultimately to be an excellent venue for gaming machines. That matter is certainly under active consideration by the South Australian Jockey Club.

Betting activities commenced at the auditorium on 19 May this year, with initial turnover averaging approximately \$80 000 a week through the tote and \$40 000 a week through bookmakers. These turnovers were less than the estimates originally provided due to the action of the joint proprietors of the National Bookmakers' Prices Service in not agreeing to provide official bookmakers' odds fluctuations to the auditorium. The joint proprietors are the metropolitan race clubs of Sydney and Melbourne; that is, the VRC, the Victorian Amateur Turf Club, the Moonee Valley Racing Club, the AJC and the Sydney Turf Club. It is understood that this decision was taken on the basis of those clubs' opposition to the decision to allow telephone betting in this State, and that the clubs were concerned to ensure the security of the odds fluctuations. That is certainly denied by the Government and the racing authorities in this State and it was proposed to take legal action for that restrictive practice here in South Australia.

It was quite unfair considering that those clubs which hold that service were prepared to provide it for authorities in Darwin and, as I said, in other places. They were unfairly withholding it from South Australia. Without reliable and official odds fluctuations, punters were reluctant to invest, either with bookmakers or with the totalisator. Accordingly, turnover was considerably less than anticipated. On 24 August this year the SAJC received advice from the joint proprietors that the BPS service would be made available to the auditorium. I very much appreciated the representations that were made on behalf of South Australia by my interstate ministerial colleagues and, indeed, by other people in the racing industry, who also saw this withholding of that

information as unfair. Since then, turnover has increased dramatically with bookmakers and through the tote. In the first week, following receipt of the service, bookmakers' turnover was \$250 000 and totalisator turnover was \$120 000. These figures are increasing as more and more punters become aware of the fluctuation service being available.

Using these early figures of \$250 000 and \$120 000 per week respectively, annual estimates of turnover are: bookmakers, \$13 million; and totalisator, \$6.25 million. These figures compare with the original estimates of \$15 million and \$13.4 million respectively. Whilst the original tote turnover estimates may appear to be optimistic, it must be acknowledged that actual turnovers following the receipt of the BPS service are increasing at a considerable rate each week, and that ground may well be made up. In a full year I am confident that the original estimated turnovers will be achieved. I think it would have been unfair of us to predict that we would have had this pernicious withholding of that service.

Despite recent comments that have been brought to my attention, I am advised that the SAJC has commenced making payments to the various race clubs, to the Harness Racing Board and to the Greyhound Racing Board in accordance with the profit sharing arrangements agreed upon. Furthermore, I am advised that with the operation of the auditorium there have been net gains of 27 per cent and 15 per cent respectively in provincial and country totalisator turnovers. In other words, adding the two sources together—the club and the auditorium—net turnovers are higher than was the case in the previous year without the auditorium. In addition, there has importantly been no impact on TAB turnover since the introduction of the auditorium.

Mr HERON: Last month the Minister launched the newly created Sports Development South Australia. Can he explain what this involves and how Sports Development South Australia will benefit sport in our State?

The Hon. G.J. Crafter: This is an important initiative in sports development in South Australia. It was launched at a very successful function recently at Football Park. I will ask Mr McGachey to outline it to the Committee.

Mr McGachey: In the past, SASI and the Recreation Institute were two separate bodies within the Department of Recreation and Sport. Unfortunately, there was a hiatus of sports that did not receive support, either funding or whatever, and as a consequence of the Swincer report the concept of the sports development section was established. The idea was to provide an opportunity for those sports that were not declared SASI sports to receive proper development support. As a consequence of that, the Minister has allocated funds from Treasury to establish the Sports Development Section, and from that we had a successful launch about a month ago. As a consequence, a number of sports will now be applying for support under the sports general budget that has been established, and those sports will be addressed on priority and allocated accordingly.

Also within Sports Development (South Australia) there are a number of other components, for specific population issues: women's sport, disabled sports and Aboriginal sports. Through funding from the Government we have been able to establish a support service within SDS and those areas will be addressed through a development plan, a strategic plan, and allocated accordingly. Also under that umbrella of the Sports Development Section there is the very successful Aussie Sports Unit, which is partly funded by the Australian Sports Commission and it is supported, in turn, by the

Education Department and the Department of Recreation and Sport. Also within the group is junior sports policy coordination and, as you would be aware, the national junior sports policy is about to be launched, and it is to the credit of South Australia.

We have been a leader in the national sphere and we are very pleased that the rest of Australia is trying to catch up with us. So the launch of the Sports Development Section is a tremendous initiative by the Government. It will support development in South Australia and bring South Australia to the fore, not only those SASI sports but also all the remaining sports that exist in South Australia.

Mr OSWALD: In response to a question that I asked in the House on 24 August this year the Minister informed the House that Radio Station 5AA had applied for a narrowcast licence. At the same time the Australian Broadcasting Authority (ABA) was maintaining to anyone who chose to ring them or write to them that they had not yet called applications. So, we had a situation of some confusion out there where there was this expectation that the radio station was to go to air on a narrowcast yet the authority was saying that they had not yet called for applications. Being as everyone knows a fairly keen racegoer and being involved in racing horses myself I have a genuine interest in getting narrowcast racecalling on the South Australian networks—contrary to the attack that the Government made on me in the House to try and draw some cheap political teeth. But I have a genuine desire to see the narrowcast used for racing.

Indeed, Ray Fewings was good enough to advise me on one occasion recently that he expected the station to go to air on 6 September. So, there is an expectation, and there has been an expectation built up, to see narrowcasting going to air. Now that 6 September has come and gone, will the Minister tell those of us, who are at least involved in the industry, without the political swiping, what is going on? Were licences called for and if they have not been called for, can he tell the community that they have not yet been called and let us know what the present position is as regards 5AA's chances of getting a narrowcast licence and whether we are going to see narrowcast broadcasting of racing in South Australia in the foreseeable future?

The Hon. G.J. Crafter: The honourable member should not rely on discussions that he has with Ray Fewings as to when this service will commence in South Australia. Mr Fewings does not make those decisions and the honourable member knows that. If he wants to elevate those discussions in order to promote in this place some expectation in the community that there is a lack of efficiency in this area or confusion about when the service will commence, then I think that it is unfair to the administration of the radio station. 5AA is doing good work to try and improve the standard and quality of services that it provides to the racing industry in this State and to punters, and generally to people who are interested in the sport of racing in one of its various codes.

This is a novel area. There has not been a structure established previously for the granting of these licences. There are applications from other States to access a similar service and the Commonwealth authority is under considerable pressure from other applicants for other forms of licences—pay television thrown in. So, it is a difficult time in which to negotiate with the Federal authorities.

The honourable member asked me a question the other day and I undertook to get information from the TAB about the nature of the application and the relationship that has been formally established with the tribunal and with the authority

to determine the granting of that narrowcast licence. I will get that information for the honourable member. What I want to say also is this: just as recently as last night I had a conversation with an interest who is a competitor of this radio station and I had outlined to me information very similar to that which the honourable member outlined to the Committee a moment ago and to the House when the question was asked previously about the nature of the application, and obviously there are strong vested interests in this matter.

There are substantial sums of money involved in the ownership of commercial radio stations and the market in this State is reasonably small and there is stiff competition to access that market. People's reputations, their livelihoods and the profitability of their companies are involved in it; so I would like to deal with this matter on that commercial basis. I am confident that both the TAB board, its administration and the 5AA board, that is, Festival City Broadcasters and its administration, are acting in the best interests of the taxpayers of this State, and also the public that it is committed to serve, that is, the racing community of this State. These are complex and difficult decisions, and the hurly-burly of the marketplace is certainly part of all of this. What I object to is the Parliament being used in order to further the interests of a particular group of people or individuals who may well get some advantage out of the debates that ensue.

I am pleased that the member for Morphett has indicated his own support, and I presume that of the Opposition, for the intention of the 5AA board to apply for a narrowcast licence. I think one of the alternatives is to try in some way to boycott or jettison that application and not to have a division in the current structure of 5AA on the AM band and the move to take racing solely into the narrowcast band. I think a lot of research and work has been done to assess that that is the best way that we can not only provide the service but penetrate those areas of the State that are currently denied access to broadcasting of races. They were a decade or so ago when the ABC broadcast races, but since that time they have not been.

I am pleased the member for Flinders is here because I spoke to some constituents from his electorate a while ago who said that the only way they could hear the races was to drive their car up to the top of a big hill somewhere and get their antenna up and they would then hear a crackling sound, and if they were lucky they got the race broadcast. They had similar problems in getting the current information from newspapers as well, because they do not come into town regularly. These people just miss out on their participation in the sport of racing. It is a part of our culture. Many people like to listen to the races or have a bet if they can and enjoy the sport. That has now been denied them and we believe that one way to overcome that disability, which will be a fillip financially for the industry, is to provide this narrowcast broadcasting facility. What does concern me is the hurly-burly of the marketplace. We are certainly prepared to be part of that, but I am pleased the honourable member has made the statements he has about his support for that licence. I will get the information on the application and the nature of it, how it is being treated by the Commonwealth authorities, and the likely timetable for it.

Mr OSWALD: To your knowledge, has the ABA called for nominations?

Mr Edgar: Applications were called for by the ABA in early February 1993. Festival City Broadcasting immediately lodged an application for a narrow cast licence and the AM frequency 1539. Technical plans and specifications were also lodged. FCB was advised in early March that the frequency

and technical specifications had been approved. At a meeting with radio stations in May 1993 the ABA stated that those stations which had applied and had their frequency and technical plans approved would probably have their narrow cast licence provided.

The Hon. G.J. Crafter: Perhaps I can provide more specific information that I have received. Applications for narrow cast licences are called for by the Australian Broadcasting Authority. On 11 January this year Radio Station 5AA requested an opinion from the ABA as to the suitability of racing broadcasts and associated information for the issuing of a narrow cast licence and received a positive response from the ABA on 1 February 1993. 5AA then, as required under the Broadcasting Act, provided an official application to the ABA on 16 February 1993. A decision on the application was expected at an earlier time, but we understand it is being delayed because of other priorities currently before the ABA, and in particular the pay television situation.

Mr OSWALD: My next question relates to the Racecourse Development Board as it applies to the harness racing code. Has the RDB for harness racing currently considered or approved or have under its consideration a grandstand for Whyalla? If so, what is the number of persons it will hold, and what is the size of the grant which was made available?

The Hon. G.J. Crafter: I recently opened the new club facilities and grandstand at Whyalla. I think a sum of \$200 000 was expended at that time. I do not know of any other applications for further expenditure there.

Mr OSWALD: What is the size of the grandstand? What seating capacity does it have?

The Hon. G.J. Crafter: The facilities that I opened were predominantly the internal facilities of the grandstand; the facilities for patrons, members and so on. There was a small extension of the seating capacity, but that was not seen as the priority for the club; it was the other facilities, as far as rooms and so on are concerned.

Mr OSWALD: Does the Minister have any idea of the number of patrons who use those facilities on a daylight trotting day?

The Hon. G.J. Crafter: I recall the committee explaining to me that those facilities are used by the broader community. There are weddings and other functions there. The facilities are very pleasant and are provided for the use of the broader community. I do not know the actual head count of people who are going through the facility.

Mr OSWALD: Would the Minister be surprised if he learnt that there are usually about 20 or 30 patrons at a Monday race meeting? Could he confirm that the \$200 000 which has been granted by the RDB for the project, which obviously on the Minister's own admission is going to be used mainly for purposes other than the trotting industry, has in fact been provided at the persuasion of the Treasurer, who leant on the RDB and who happens to also be the local member for Whyalla, to provide these facilities at the Whyalla track?

The Hon. G.J. Crafter: I am not sure of the gossip or the innuendo involved in the question. Certainly, there is a harness racing community in Whyalla. If the honourable member is indicating that the track itself should be closed, and I presume that is the bottom line, then I think that industry would become defunct. I think that would be a shame. There is a regional city of 25 000 people situated there, and it links in with the other Iron Triangle tracks. So, basic facilities need to be available. If the patronage at some of those meetings is as described, it certainly was not the case

on the day that I was there, but there are other carnivals and meetings and so on, and I guess that raises the question of how many meetings there should be and what support should be given to the industry in that area. There needs to be criteria other than the criterion of attendance at those regular meetings, particularly in relation to the requirement to conduct meetings to meet TAB schedules and so on.

Mr OSWALD: The Minister would know that I have no intention of advocating the closure of the Whyalla Trotting Track—it is an important part of country racing for the trotting and harness code. However, I point out to the Minister and the Committee that we should analyse the use of RDB money and where it is allocated, because it is scarce money. I highlight the concern that is being fed back to me through the harness racing code that the \$200 000 to be spent in Whyalla, which was questioned because of the poor patronage of the facility at its Monday meetings, raises the question of who leant on the RDB to ensure that it provided that money. The general feeling around the industry is that the Treasurer used his position in the dying days of the Government to have that money allocated, so that it became a facility which, on the Government's own admission, will not necessarily be used so much by trotting patrons as by other people in the town.

The Hon. G.J. Crafter: The Chairman of the Racecourse Development Board has indicated to me that no representations were received by him from the Treasurer. Indeed, the decision taken to carry out those works was done well before the member for Whyalla became Treasurer. This is a serious allegation, and the honourable member ought to produce the evidence on which he makes this allegation and show to the House the documentary evidence of the representations that the member for Whyalla is alleged to have made to the Racecourse Development Board. I suggest that representations from members of Parliament are not improper, and I understand that in this case they were not made. Members on both sides of the House make representations on behalf of sporting organisations in their electorate. Indeed, the former President of the Legislative Council was an office bearer of the Country Racing Association and was very active in arguing in this place and in other forums for support for country racing codes. He was very effective in his representations, I might add, and he still maintains that interest.

I think that is a legitimate function of a member of Parliament. I understand that the Racecourse Development Board made its decision following representations received from the committee of the Whyalla Harness Racing Club, its assessment of them and discussions with others in the industry, on the basis that the facilities needed to be upgraded in order to encourage more people to come to meetings and to keep the industry viable in that important regional centre. So, to spend that amount of money—and I think one would assume that is not a large amount of money to spend on a capital works program—to provide additional facilities for the community, and then to be roundly criticised for wasting money, for squandering it on a small number of people who actually attend meetings is, I think, a convoluted way of approaching this issue. I am mystified to know what the honourable member is hoping to achieve by implying that the local member of Parliament advocated that, which I understand he did not do. If the honourable member has some evidence to show that, it is his obligation to produce that evidence now, because otherwise he has done a grave disservice to the reputation of an honourable member in this place.

Mr McKEE: There has been a lot of publicity lately regarding the increased popularity of cycling. I myself have bought a bicycle and a helmet. Has your department addressed the question of providing increased access to the countryside for people who wish to use their bicycle for this form of recreation and leisure?

The Hon. G.J. Crafter: There has been a marked increase in interest in cycling, although participation in recreational cycling is still a major problem in our community. Although we have made it mandatory for cyclists to wear helmets, I think there is still some residual concern in our community that cycling is dangerous and unacceptable for their children in the lifestyle of some families. More design work on roadways and exclusive cycleways through parklands and so on are important to encourage back to cycling many members of the community.

From a formal recreational point of view, there is certainly a substantially increased popularity in recreational cycling. The emergence of the mountain bike has added to this. Staff of Recreation SA are currently developing a facility that when completed will provide access from Adelaide to the Flinders Ranges town of Blinman for cyclists in particular. This has been achieved in the form of a marked cycling trail known as the Mawson trail. The trail will be completed towards the end of 1993 and will total about 1 000 kilometres. It will provide users with unparalleled access to the State's magnificent scenic and historic areas. Almost 600 kilometres of Mawson trail have already been marked and have proved extremely popular.

[Sitting suspended from 6 to 7.30 p.m.]

Membership:

Mr S.J. Baker substituted for the Hon. B.C. Eastick.

The Hon. G.J. Crafter: The trail is designed to avoid bitumen roads, yet it visits most towns and places of interest along that route. Maps and brochures provide a myriad of advice for recreational cyclists, ranging from bicycle preparation to accommodation facilities. This type of marked trail is unique in South Australia. Many interstate and overseas visitors to this State have commented on the appeal of the Mawson Trail and have congratulated officers of Recreation South Australia on its development. Credit must also go to the dedicated band of volunteer cyclists who give their free time to assist in the trail's development. The Mawson Trail has been developed in consultation with South Australian cyclists. Their needs have been encompassed in the design of both the trail brochures and the trail itself. Because the Mawson Trail parallels the already famous Heysen Trail, it can utilise the same historic accommodation huts which have been renovated and rebuilt by Recreation South Australia for the Heysen Trail.

The economic importance of a recreation trail which covers such a vast distance as the Mawson Trail should not be underestimated. This point was highlighted during the recent Great South Australian Bike Ride which followed part of the Mawson Trail. A large number of touring cyclists spent significant amounts of time—and no doubt money—at local wineries, restaurants, and even community cake stalls that were organised along the route during that enjoyable experience for so many South Australians. With the number of people who cycle for pleasure in this State approaching some 500 000, it is the intention to complete the Mawson Trail this calendar year and ensure that most facilities of this

type are developed for the enjoyment of present and future cyclists.

Mr McKEE: I understand the Heysen Trail is very impressive—1 500 kilometres long. I refer to page 135 of the Program Estimates. What facilities are available to enable the walkers to camp out overnight on the Heysen Trail?

The Hon. G.J. Crafter: The Premier recently launched the completion of the current activities of the Heysen Trail and a series of important guides to users of the trail. Because the trail is so popular, accommodation is very important, and accommodation for the trail is provided in a number of ways, ranging from campsites and huts to a brochure identifying various bed and breakfasts, shearer's quarters and hotels along the trail. Campsites have been established along the trail over a number of years. Some are existing National Parks and Wildlife Service facilities or Woods and Forest campsites, while others are lightweight campsites set up by Recreation South Australia. Campsites are usually low-key developments that consist of a lean-to structure attached to a two-module rain-water tank and a long-drop toilet.

Establishment of basic hut facilities along the trail began in 1988 with the opening of the Mayo hut near Hawker. Since then, another seven huts have been established at various locations. It is planned that eventually there will be a hut a day's walk apart along the entire length of the trail—a total of 75 huts. If possible, old buildings of State or local significance are being utilised as hut sites. These include schools, railway stations and settlers cottages. By using these pioneer buildings, we are improving the experience of trail users and saving old buildings which are part of this State's heritage and, of course, are a tourism drawcard.

Accommodation information will also be provided in the form of an accommodation guide currently being compiled by the outdoor recreation section of Recreation South Australia. Accommodation, including bed and breakfasts, farm-stay, shearer's quarters, hotels and motels, have been identified along the trail. This information will be presented in three brochures covering the northern, central and southern sections of the trail. The first brochure covering the northern section of the trail from Blinman to Wilmington will be available to the public in the near future.

Mr McKEE: With the completion of the Heysen Trail, what initiatives are being undertaken to develop further trails, particularly those in established tourist centres?

The Hon. G.J. Crafter: Now, with the obvious success of the Heysen Trail, other opportunities are arising. One of the positives coming out of the loss of country railways is the conversion of those old railway routes to walking trails, and various other appropriate activities for the community. Officers of my department who worked very successfully on the Heysen Trail are now negotiating for other similar trails. The development of a walking and cycling corridor between the Mid North towns of Auburn and Clare is a current focus of activity. This corridor will provide a multi-use recreation trail, and it is to be known as the Riesling Trail. The leisure corridor will be situated within part of the disused Riverton to Spalding railway reserve, which traverses some of this State's most spectacular rural countryside, passing the historic towns, villages and hamlets of Auburn, Leasingham, Watervale, Undalya, Sevenhill and Clare—names synonymous with this State's best known and historic vineyards.

The countryside between Auburn and Clare has much to offer leisure seekers; however, little public access is available away from the main roads, and there is only one small conservation park in the area. Although there are many

unmade and undeveloped roads, these are not easily identified. Development of a multi-purpose recreation trail along the railway reserve would also encourage secondary and tertiary students to walk and ride to the three schools in the district, avoiding the busy main roads. The Clare Valley is promoted as a South Australian tourist attraction, and development of the Riesling Trail will greatly enhance the quality of the experience.

The nature of past railway engineering, which included cuttings, embankments, culverts and bridges, lends itself to the development of the scheme proposed which would be accessible to a wide range of people: walkers, cyclists, horse riders and less able-bodied persons seeking outdoor recreation. Both locals and tourists will be provided with additional opportunities to experience the Australian outdoors. There is considerable community support for the proposal. The Clare Valley wine makers, from whom I have received a deputation, are keen to support the project and have offered significant help with the plant and equipment, graphic design and a marketing network. The University of South Australia's School of Architecture has offered expertise in the area of bridge design and development of a master plan using the Riesling Trail concept for student experience. Support has also been pledged by the Clare Valley Tourist Association. Recently, along with the wine makers, I met the Mayor of the Clare council, and there was an indication of very strong support on behalf of the local community.

In conclusion, the railway reserve between Auburn and Clare has the potential to be developed as a unique outdoor leisure corridor, providing a wide range of recreation and tourism opportunities which will bring significant social and economic advantages to South Australia. The Riesling Trail development is a perfect example of State and local government working hand-in-hand with the community, and importantly with the private sector in this key economic and tourist zone of the State.

Mr OSWALD: What funding has been given to the fun, sport and action project, who was involved in the decision to fund this type of project, and how is the money to be used?

The Hon. G.J. Crafter: I understand it is a program funded by Foundation SA, which would not necessarily come under the lines of my Ministry. We are certainly interested in the project but the funds are not provided by the Department of Recreation and Sport.

Mr OSWALD: The concept would be there and the Minister's officers would have an ongoing interest in it and an overview of it, I would have thought?

The Hon. G.J. Crafter: It is not a matter where we are responsible for the funding but we are certainly interested in it. It is a very important initiative which has very substantial potential to encourage greater participation of the young people in organised sporting activities during school years and later on. It is also an important way to provide employment for elite sports men and women in our community who otherwise would remain unemployed and would not be able to use their talents in this way in setting an example and working with young people in schools and in the community. There is much to be gained from this project if it is implemented in conjunction with the education providers in local communities and with the Department of Recreation and Sport. I think there is a lot to be gained by setting up networks in local communities. It has already commenced in the southern suburbs at this stage, and there is a lot to be gained in that form of networking to get the most value out of the program.

Mr OSWALD: I acknowledge it is coming out of the foundation, but how are the sports chosen and what input do various sporting associations have? What figure is Foundation SA putting up?

Mr McGachey: The selection of sports is up to the discretion of the Foundation SA board. They are meeting with the southern regions, councils and high schools to see what is the prevalent sport in the area. It is a pilot scheme and the first year they are looking at \$250 000 for the program.

Mr OSWALD: The Minister of Recreation and Sport and also his colleague the Minister of Education would be aware of the Moneghetti report's recommendations on physical and sport education. From 1996 sport will become compulsory care subjects for all Victorian students from the first grade to year 10. Will the two Ministers here, to whom I have referred, be moving in a similar way in South Australia, or will our South Australian children be disadvantaged?

The Hon. G.J. Crafter: I have not studied the Moneghetti report, which I think was released just last week, but it is an important statement on the potential to be achieved in the relationship between organised sport and sporting associations and the education system, and the way in which they may cooperate to provide for those opportunities for young people. I must say that the report is not worth the paper it is written on if in fact there is not the capacity to deliver the resources to provide for the recommendations of the report. In the same week that the report was released in Victoria, the Victorian education system embarked on the biggest reduction of education resources in the history of this country.

The Melbourne *Age* referred to the Victorian State education system as the Sarajevo of Australian education: 2 400 teachers to go, 200 schools to be closed without consultation—an enormous reduction in resources for that education system, which is currently in absolute chaos. So, all the good work of Moneghetti and those who worked with him—and there was an impressive team of people who helped devise that report—is wasted. I think the recommendations in it certainly deserve our consideration in this State and warrant embarking on an exercise coming out of the consultative structure established between the Education Department and the Department of Recreation and Sport and various sporting groups in South Australia to provide for similar outcomes in this State, and those relevant to South Australia.

I would hope that we could actually deliver on some of these areas as a Government, rather than have this conflicting rhetoric. It will amaze me if the schools could even begin to tackle the recommendations in the report for a long time to come, because they do require resourcing and involve very important relationships, and they also require changes in priorities within the curriculum of schools, within the allocation of time of teachers' work, and within the industrial arrangements that pertain in the education systems that have been established over a very long period. So, we can bring down reports and say this is important, whether it is in driver education, physical education, sporting activities, AIDS education or whatever, but that has to be provided with additional resources or there has to be a reallocation of existing resources. That is the difficulty that will be experienced in implementing that quite important report.

Mr OSWALD: There is still concern among sports people about the issue of the staffing structures of both the division and the Sports Institute and a desire to see them become stabilised. Sporting associations have put to me that they are supposed to look to both areas of the division for leadership,

advice and service. However, they do not know who is in the director's seat from one week to the next. They claim that the Government has had four CEOs or General Managers of the department. The present General Manager is still in an acting position until June 1994. The sports division, SASI, has no permanent or acting director. There is a roster, and whoever's turn it is takes it for a few weeks carrying out other duties at the same time, apart from one person now on leave. Sporting organisations are becoming impatient and see the present situation as ludicrous. They want to know when the Government will resolve this staffing impasse and make some permanent appointments.

The Hon. G.J. Crafter: The honourable member does a grave disservice to those dedicated officers of the Division of Recreation and Sport and Racing and also those people in the SA Sports Institute who are providing a very important range of services, who are dedicated, committed people who work often for less remuneration than they would receive in other occupations, who work long hours and who make great personal sacrifices to attain excellence in sporting achievement in our State. It is easy to be flippant and glib about this matter and to make a humorous point of transfers of staff, but it is a serious matter. I take it seriously, and so does the Government—

Mr S.J. Baker interjecting:

The Hon. G.J. Crafter: The honourable member might like to explain that. I can assure members of the Committee that the Government does take these appointments seriously, they go through appropriate processes to be achieved, and we have measured outcomes that are important in the creation of the new department that I have been describing in this Committee.

An announcement will be made next week on the new director of the South Australian Sports Institute. I have been in discussion with many people involved in the sports sector in South Australia, and I have not heard one person reflect the flippant attitudes that the honourable member has just put to this Committee. I am not sure to whom he has been speaking and on whose behalf he raises these issues, but I would have thought, during what has been a difficult period, there has been a lot of cooperation of staff and certainly a lot of goodwill by sporting organisations and others that we serve to ensure that there is provided the leadership that is necessary in this important area of Government and in the relationship between Government and the broader community.

In recent weeks, South Australians have achieved very outstanding results on the tracks and sporting fields of the world, whether it is in the field of cycling, rowing, netball, football, soccer, and so on—events that we can be very proud of as we prepare for Commonwealth Games competition in Victoria, Canada, next year and for the coming Atlanta Olympics. South Australia, as a small State, out-performs the rest of this nation in so many areas of sporting excellence. So, I would have thought that belies those unfortunate comments that the honourable member has made about the administration of elite sport in this State.

Mr OSWALD: That is the very point I am making. We have a Sports Institute of dedicated people doing an extraordinarily difficult job, working extremely long hours, far beyond the call of duty on many occasions, yet there is no permanency. We are asking when you will bring in some permanency instead of running the institute and sport with people sitting in chairs on a temporary basis. Nothing is more destabilising in any organisation than to have people sitting there on temporary appointments.

We have had several CEOs or General Managers and several temporary positions, and I fully acknowledge the marvellous work and dedication of the people from the institute involved with elite sports. I am well aware of the achievements we have had out in the sporting arena: that is not in question. The question is the inability of this Government to make decisions to put people in permanent positions. That is the criticism. It is certainly no criticism whatsoever of the personnel involved who we all know are working extraordinarily long hours, far beyond what they are ever paid to do.

The Hon. G.J. Crafter: First, it is somewhat hypocritical of the honourable member to claim that the criterion for performance of public servants is permanency, when clearly the view of the Opposition is that there should be contractual positions in the public sector. So many times I have heard the Opposition debate that it is permanency in the public sector that in fact is a negative in terms of efficiency and output. So, it is interesting to hear the Opposition arguing for permanency in the Public Service, and that is what the honourable member is arguing for.

We have negotiated contractual positions for those elite coaches at the Sports Institute and that has brought about, I would suggest, considerable establishment of employment to the satisfaction of all the parties involved. Certainly, with respect to the positions that we are about to fill at SASI, I do not see any concern about having people in contractual positions there to perform appointed tasks over a period. That is in accordance with modern business practice in the public and the private sector, and that is the way I believe that we should organise the Public Service, but to return to permanency—lifelong tenure of positions within the Public Service and particularly in this area of activity—I do not think is in anyone's best interests.

Mr ATKINSON: Recreation and sport relies heavily on voluntary organisers and officials. Can the Minister indicate what his department is doing to support volunteers?

The Hon. G.J. Crafter: So often in sport we do not acknowledge and value sufficiently the work of volunteers. There are people in every sporting group who have great skills and who give those skills to other members of those associations, and particularly the young people, and it has been incredibly rewarding for me to spend this period in recreation and sport and to experience the depth of volunteerism and commitment that there is in this sector of the life of our community.

The Australian Sports Commission and the Division of Recreation, Sport and Racing here in South Australia have devised a program to support volunteerism and strengthen the volunteer base in sport in South Australia. It is part of a national program and focuses on enhancing the volunteer base of sport and recreation, as well as recognising that volunteerism is a recreational pursuit in its own right. People obviously gain from it personally and seek great enjoyment from it as well. The report that Dr John Daly wrote, entitled 'Volunteerism in Australian recreation and sport', identified the fact that over 170 South Australians volunteer in community sport and recreation, and this, I would suggest, is of very substantial economic significance to our State.

Administrators admit that most organisations simply would not be able to operate without volunteers. Numbers appear to be declining and strategies are needed to reverse this trend. Sport and recreation organisations at all levels will, through the program, benefit from support in the areas of recruitment, training, recognition and volunteer management.

The volunteers will also benefit from the program by recognition strategies and training opportunities.

The program will initially be for a three-year period, with a financial contribution of \$60 000 per annum from the Australian Sports Commission. This funding will provide for the employment of a project officer to coordinate the VIP program and some minor project costs. The program is part of a national initiative and South Australia has an important role to play and has traditionally, I would suggest, led the field in recognising the issue. As a result, an additional one-off contribution of \$16 000 has been provided by the Sports Commission to develop volunteer databases and to pilot the position of a volunteer manager within sport and recreation organisations' infrastructure. The State contribution to the program will be in the form of project costs for training, recognition of the promotional aspects of recruitment and community awareness. The program will equip recreation and sport associations with the ability to stabilise their volunteer base through the gain, train, retrain concept.

Mr ATKINSON: Sometimes children's needs are overlooked when planning community facilities. Can the Minister outline to the Committee what his department is doing for children's recreation?

The Hon. G.J. Crafter: The division of the department involved with play equipment, recreational activities for children, playgrounds, and so on, is regarded as being a world leader in this area. I recently attended a component of a national conference that was held here in Adelaide and, in talking to delegates at that conference and in the documents that were produced for that conference, the very high standing in which South Australia was held in this area was clear. Indeed, in my previous experience as Minister or Children's Services and Education I am aware of the enormous amount of work that has been done in this State in ensuring that playground equipment and playgrounds are appropriate for the needs in the community and that there is an involvement of young people in design and the measurement of the outcomes—enjoyment—that young people receive from their participation in play in their daily lives. I think the models that have been established within the playgrounds unit are very valuable.

The International Play Association presented an award to the unit of the Division of Recreation, Sport and Racing, commending it for its work with respect to article 31 of the United Nations Conventions on the Right of the Child. The unit's advisory service on children's outdoor environments has influenced approximately 1 500 play sites in South Australia over the past five years. It provides extensive community education programs and actively works with councils, schools, kindergartens, Government departments and community groups to achieve the best outcome it can for those facilities for young people in our community.

From June 1992 to June this year over 2 000 telephone calls were received requesting information, 394 of which required further follow-up action. Furthermore, 257 workshops were conducted throughout South Australia, from areas as remote as Ceduna to Marla across to Mount Gambier. Services provided included 96 written risk management reports, as well as inspections and assessments, design appraisals, Australian standards implementation and maintaining a very important library. The unit provides a service for technical planning and design information that is independent, current and considered to be at the forefront of activity by international organisations, as I referred to previously.

The playgrounds unit also has been involved in several special activities by advocating and participating in projects to develop regional play facilities for people with disabilities, collaborative projects for art/play spaces, working with remote communities to provide play opportunities for Aboriginal children, establishing a national play body and developing and publishing a computer database that aids children in selecting trees and flora appropriate, for example, to their school grounds. As members would know, there is considerable interest in school communities in aspects of the life of children. The philosophies of the unit relate to the traditional values of the natural environment and enhancing children's imagination and creativity in a safe yet stimulating environment. With continued commitment, this unit will pursue these activities as well as develop and initiate new projects that serve to identify and address the needs of South Australia's children in the outdoor environment.

Mr ATKINSON: Can the Minister outline to the Committee any initiatives being undertaken by the Department of Recreation and Sport as part of the United Nations Year of the World's Indigenous People?

The Hon. G.J. Crafter: There has been very substantial progress made in this area of the work of the Division of Recreation, Sport and Racing. I must say that I think that sport and recreation opportunities are a particularly valuable bridge for members of the Aboriginal community, who in so many aspects of their life are disadvantaged and yet can gain recognition and advantage through their participation in sporting activities in particular. It is disappointing to still hear racist comments about the participation of Aboriginal people in sporting and recreational pursuits. Probably the sporting community has done more than any other sector of the community to accept the Aboriginal culture, to accept the skills and recognise the talents of Aboriginal people in the sporting arenas of the nation and to ensure that there is a breakdown of that element of racism surrounding so many other aspects of the life of Aborigines.

I refer to a sports commentator on the ABC, who, referring to the Eagles player Chris Lewis, said not that he could not be located to answer charges at the AFL tribunal but that he had gone 'walkabout'. I thought that was an unfortunate and derogatory remark and certainly uncalled for, I would have thought, from a leading sports commentator on the ABC. That is the difficulty that so many Aboriginal sportsmen and sportswomen face in taking their place as equals in the life of our community.

For those very reasons, the division has established an Aboriginal unit consisting of three Aboriginal officers, focusing on sport development, recreation development and policy and planning. This unit was established as a result of the deliberations of a task force on Aboriginal sport, which investigated and made recommendations for the advancement of Aboriginal sport and recreation. Staff of this unit are currently involved in community consultation and resource assessment to ascertain the Aboriginal sport and recreation needs, including programs and facilities, as well as determining the level of local government support for Aboriginal sport and recreation programs.

Once completed, the community consultation and resource assessment will provide the basis for a development plan that addresses both Aboriginal sport and recreation issues. Staff of the South Australian Aboriginal Sport and Recreation Association are involved in the preparation of this plan. The plan will take into account and complement the recommendations contained in the five-year Aboriginal sport develop-

ment in South Australia's strategic plan prepared recently. I will be launching that strategic plan in a few weeks time. In addition, the department has employed two Aboriginal development officers under the Young Person's Sport and Recreation Development Program. This program is an initiative of the Commonwealth Government through the Aboriginal and Torres Strait Islanders Commission. The five-year program is in response to the Aboriginal Deaths in Custody Royal Commission and is designed to encourage and support, through sport and recreation, the development and enhancement of initiatives in Aboriginal communities which target the development of young Aboriginals.

The need for this type of program was identified by the royal commission due to the inverse relationship between the availability of sport and recreation programs and facilities and young people's involvement in the criminal justice system. I am sure that all of us are appalled by the incidence of premature deaths of Aboriginal people, not only in custody, which is sad enough, but also as a result of many other facets of life and disadvantage in this country. The agreement between the division and ATSIIC will be for two years to enable a review and evaluation of the program to be conducted. If this critique is satisfactory it is anticipated that a further three-year agreement will be negotiated. These two major initiatives demonstrate that commitment to the indigenous people in areas of recreation and sport is ongoing and will continue to benefit the Aboriginal communities not only in this Year of the World's Indigenous People but in years to come.

The ACTING CHAIRMAN: Minister, I have a question: it relates to the feat of the two South Australian cyclists who took out the world championships. I believe it is our best effort in 157 years of history. Mike Turtor won a gold medal, but this is the first time that I know of that South Australia has two home-grown world champions. Had they been in any other country in the world they would have now received such lucrative contracts that their future would have been assured. They got a very poor coverage on the electronic media and it is only recently that the newspapers have started to mention what has actually happened. As far as I know, the cyclists have not even received a civic reception. Minister, have you looked at this situation and do you intend to fete these people as they should be feted? If they were in France or Germany or, indeed, America, there would have been millions of people lining the streets to see them. I am a bit disappointed that South Australia has done nothing, or appears to have done nothing, so far to give these people the recognition they deserve.

The Hon. G.J. Crafter: Thank you, Mr Chairman, for your comments, in which I share an interest. We have had discussions with the Lord Mayor and there is planned to be a reception, I think, in the next few days for the gold medal winning pursuit team, who will be in Adelaide in the next few days. Also, we are engaged in organising a function whilst they are here training in Adelaide along with the Italian national junior team. However, I think it is a pity that the daily press and the media have not made more of this world record. It is interesting that two of the four members of the 4 000 metre team pursuit were from South Australia—Stuart O'Grady and Brett Aitken. Indeed, that time of 4 minutes, .03 seconds, I understand, is capable of being reduced further. From the comments that Charlie Walsh has made from Europe, he indicates that, given the superb track at the superdrome, he believes that the four minute barrier can be broken on the superdrome here. So I think we have some very

exciting prospects ahead for South Australians in particular, but, of course, at the international meets that are coming up.

I should also acknowledge Tim O'Shaunessy and Bill-Joe Shearsby, from Tasmania and Victoria respectively, who were part of that 4 000 metre pursuit team that won gold so recently. I also must acknowledge the enormous contribution that Garry Neiwand has made to cycling as well. He won gold in the 1 000 metre sprint and also in the keirin event. Shane Kelly won silver in the 1 000 metre times trial and the 2 000 metre tandem saw Stephen Pate and Danny Day also winning silver—they are from Victoria and Queensland respectively. So, we should also acknowledge the achievements of other Australians.

Of course, the Australian Sports Institute program is based here in Adelaide so we have a particular interest in the cycling achievements in this State and have a close relationship. Now, with the superb facilities we have available to us, there are exciting opportunities for young South Australians to participate in this sport, both indoors and on the track. So, I think we will see a boom period. It is important that cycling, and these outstanding cyclists in particular, receive the recognition that they deserve.

Mr BLACKER: I seek information from the Minister in relation to page 63 of the Estimates of Payments and Receipts and a line under Program 5—Development of Sport. Under 'Accommodation and services costs', an allocation has been made this year of \$40 000. I gather from the previous record that there was no reference last year and nor was an expenditure incurred. Is there any special purpose for that amount? Is the Minister planning any entrepreneurial trips or something like that?

The Hon. G.J. Crafter: We will have to make some inquiries for the honourable member. I understand from the officers that it relates to a transfer of costs, not of an unusual nature—telephones and so on. It has been recorded as a debiting of those costs. There are certainly no abnormal expenditures proposed or any specific programs that are related to that expenditure.

Mr BLACKER: Again in relation to Program 5, I note that under 'Grants and payments for sporting purposes financed from the Recreation and Sport Fund' there is an extra \$500 000 in that fund. Does that indicate that the Recreation and Sport Fund has built up and is it a direct transfer of money or is there a special purpose for which that extra \$500 000 has been allocated?

The Hon. G.J. Crafter: That is fresh money that is provided. As referred to earlier, the Sports Development Program was launched just a few weeks ago at Football Park at a very large gathering of people involved in sporting groups and people are currently applying for funds, which will provide for grants and other supports for sporting groups who do not fit into the elite sports category—those 20 sports that are involved with the Sports Institute. So, there were some sports that were missing out because they did not fit into that criteria and we believe that they deserve support because they are substantial sports in the community. There are also the programs for the specific target populations that Mr McGachey referred to: women's sport, disabled persons involved in sport; and Aboriginal community members involved in sport. So apart from the general group of sporting organisations that will be accessing that money there will be the special targeted populations as well. That is an important and indeed very exciting new development that has come out of the review of the activities of the former Department of Recreation and Sport.

Mr BLACKER: In relation to that—and I note the various categories and criteria that the Minister is using for special purpose in terms of handicapped and other such things—is there a criterion to allow additional allocations for country sports?

The Hon. G.J. Crafter: I think that they are generally eligible to apply for the grants that are available, and certainly this new amount of money that is available. All told, there is some \$800 000 additional funds that will be available for grants and new programs in one form or another in this financial year. The question of geographic isolation and disadvantage is a vexed question and the honourable member may be interested to know that at the Sports Ministers' meeting last Friday in Melbourne the Federal Minister, Ros Kelly, raised this issue of concern to her of how young people in isolated areas of this nation were finding difficulty in accessing sports programs and participating due to the lack of opportunities that are otherwise available to young people living in metropolitan areas across this country. She suggested that there might be some cooperative work done between the States and the Commonwealth to try and address this problem.

Whilst we in the States, and in small States like South Australia, can address some of that disadvantage and need we do need external help in order to do it in a more comprehensive way. At that meeting I indicated that we are much more advanced and give a higher priority, for example, to providing financial support and other supports to young people who are coming to Adelaide to receive merit certificates each year as a result of the year 12 examination.

As important as that is, we do not have similar amounts of money available for brilliant young swimmers, cyclists, footballers, or whoever, who would benefit greatly from being able to join in elite programs, training sessions, camps and so on. Indeed, in our education system we provide transport for students to go from our special music schools to the conservatorium or in many other ways, but we do not seem to have that same priority for very talented young sports men and women. I think that is something that we do need to address and we need continual advocacy on behalf of those young people who all too often are easy to forget.

Mr BLACKER: I thank the Minister for that because from time to time we have had youngsters who have been able to be selected in State teams yet through the inability of their parents to be able to finance the trips to Adelaide for training and so forth they have been disadvantaged, and it is quite tragic. On page 62, there is a reference under 'Receipts' to the Commonwealth Games bid, and I notice that \$1 10 000 was estimated for 1992-93, with an actual expenditure of \$230 804, and that came from Commonwealth contributions, sponsorships and other receipts. Was that expenditure covered by those, or how much did the State Government put in in addition to that?

The Hon. G.J. Crafter: That is the final stage of the accounting for the Commonwealth Games bid. Some of that money was coming in dribs and drabs after the decision had been taken, but it has been promised and committed, and so that accounts for those later payments and finalises the finances surrounding the Commonwealth Games bid.

Mr BLACKER: We regret that it did not succeed.

The Hon. G.J. Crafter: We certainly do and South Australians have a lot to be proud of. It was a superb bid. I presented that bid to the Commonwealth Games Federation on behalf of the people of South Australia when I was in London at the beginning of last year and I can assure

honourable members of the Committee and the people of this State that it was the best bid without a doubt. Unfortunately it was not chosen on the basis of merit but there are other considerations and I guess we will be hearing more about the way in which these decisions are made on Friday week at 4 a.m. Depending upon the outcome of that decision we will take advice and consider whether we should then further pursue our interest in this area. There is undoubted respect for the South Australian bid. There is a great attractiveness to South Australia as a Commonwealth Games venue. All that work has been done, so before we abandon it we need to reflect carefully on the opportunities that are still available to us.

Mr HERON: I understand that the Adelaide Superdrome is now up and running well. Can the Minister outline any coming events over the next year that will be coming to the Adelaide Superdrome?

The Hon. G.J. Crafter: I can advise the honourable member that the superdrome is up and running. There has been some additional seating provided. It was found in the very early stages that there was a need for that seating to provide not only for cycling but also for the marketing of the superdrome as a venue for other events as well. The superdrome was completed in March of this year and several major events have been held there. Of course, it is used by other sporting groups, in particular by Volleyball SA as its headquarters. The South Australian Cycling Federation is preparing for the first full season of cycle racing at the superdrome which will start next month. The official opening and first cycling event to be held at the superdrome took place on 20 March at the time of the official opening. Of course, the event was a sellout. There was undoubtedly some fantastic racing. It is a very exciting venue and indeed a very exciting sport to watch. I am sure it will be very popular with South Australians, with the excellent facilities provided there. Cathy Watt on that occasion, members may recall, made an attempt on the 3 000 metre world record, which was a very exciting sight.

The venue also staged for the first time in the history of the sport in Australia derny racing, that is, motor post racing, which was also well received by cyclists and the very large crowd present. The popularity of this event identified that the lack of additional permanent seating would have been an ongoing problem. I am pleased to say that an extra 1 200 seats have been installed for the coming season. Volleyball SA now calls the Adelaide superdrome its home and the first season of competition has been well received by the public and, of course, by those involved in the sport. I think the future for that sport, which is a televised sport, is very bright indeed. It is an Olympic Games sport and, of course, in South Australia we have a volleyball focused school at Heathfield which has proved very successful in promoting this sport.

The 1993-94 season will see the first full season of track cycling at the superdrome, and the season will start on 9 October and run through to the end of March next year. During this time the Adelaide superdrome management team will be promoting international events. As I said, there will be the season opening, with the Coca-Cola West End Super on 9 October, the Lifeplan Australia team challenge in November, the West End Super 50k Madison championship in December, Olympic Night in January, the Coca-Cola Adelaide Cup on Wheels in February, and the Australian track championships selection racing for the 1994 Commonwealth Games in March of next year. All those events will obviously be very popular.

The international cycling events planned for this coming season will provide the opportunity for the South Australian public to view some of the world's best cyclists in action. The comments received by the management of the superdrome from local and visiting cyclists have been extremely positive and the Adelaide track is quickly gaining an international reputation as being one of the world's finest. The quality of the facilities and the speed of the track have definitely assisted in attracting international cyclists to compete in the coming season and also, as I said, the training programs that will be undertaken here. The South Australian Cycling Federation and clubs will also compete at the venue on Friday nights.

Mr HERON: You recently announced Adelaide as the successful city to host the canoe/polo world championships to be held in 1996. Can you outline the background as to how the event was secured and indicate whether any other international events have been secured for South Australia?

The Hon. G.J. Crafter: There is a unit within the division that is specialising in the promotion of South Australia as a venue for international sporting events. That unit consists of staff who were formally involved in the preparation of the Commonwealth Games bid, as well as some outstanding South Australian athletes. It is proposed that that group will combine with staff in Tourism SA and from the Convention Centre so that there is a group of officers in South Australia who are combining their resources to attract conferences and international sporting and other events to South Australia, and that we give support to those groups that are making bids on the international scene to attract those events. It is important for our standing as a tourist destination, it is important for our local economy and, of course, for the full utilisation of the magnificent network of sporting and community facilities that we have available in South Australia that were prepared as part of our bid for the Commonwealth Games.

Late last year the international events unit was invited by the Australian Canoe Federation, which is a very popular emerging sport particularly at the elite level, to prepare an application for submission to the International Canoe Federation to stage the 1996 World Canoe/Polo Championships in Adelaide. The submission was completed in April this year and forwarded to the federation for comment. The federation was of the view that the application required no further work and should immediately be submitted to the International Canoe Federation for consideration.

That federation met in Germany and decided a year ahead of time that Adelaide should host the 1996 World Canoe/Polo Championships. The event will therefore be held at the Adelaide Aquatic Centre in September 1996, and I made an announcement to this effect in July this year. The international events unit will shortly establish a working committee to organise the running of these championships, which will be largely self-funded with only a limited contribution of about \$20 000 from South Australia. The event will produce some positive financial benefits for the South Australian economy, given that it is expected to attract about 300 international competitors and, of course, the groups that follow those as well as others who will come to witness this event to Adelaide.

In addition to the World Canoe/Polo Championships, Australia has been awarded the 1994 World Women's Basketball Championships. While the final rounds of the championships will be staged in Sydney, preliminary rounds will be staged in other cities. Adelaide will host 12 preliminary round matches between a group of countries including

Australia. The venue will be the Powerhouse. The South Australian Government has contributed \$100 000 towards the cost of staging this major event, particularly as it is during the State's celebrations next year of women's suffrage. The event will take place in June and the committee organising the celebration of the South Australian Women's Suffrage Centenary has been offered promotional opportunities during the championship rounds to be staged in Adelaide. It is anticipated that there will be many people coming to South Australia to participate and to watch that exciting championship.

Mr OSWALD: Poker machines are expected to cost the TAB significant profitability, estimated at some \$50 million of turnover. Has the TAB determined its estimated distribution of profit for 1993-94 to the codes? What is the figure? Is the Government prepared to guarantee to the codes that their allocation in real dollar terms from TAB profit in 1993-94 will not be less than the 1992-93 distribution?

The Hon. G.J. Crafter: I am not sure from where the honourable member plucks the figure of \$50 million and what authority he has for saying that. The experience in other States and most recently, of course, in Queensland and Victoria, is that there is minimal effect from the introduction of poker machines on the turnover of the TAB. I guess we need to wait and see what the impact will be in South Australia. I acknowledge that each State is different, and regional economies do play some part in these matters. I think that we also need to look at what the experience is in the other States that have most recently, certainly within the last year, introduced poker machines.

The distribution of the moneys to the codes has not been finalised yet by the TAB. Upon the appointment of the new General Manager, the board of the TAB asked the General Manager to reassess the budget of the TAB and its turnover estimates for the year and, indeed, a number of other key financial decisions relating to the operations of the TAB. That work is currently under way, and when it is concluded decisions will be taken on estimates of the amount of money that will be distributed to the racing codes. I recently met with members of the controlling body of the galloping code and the TAB and discussed this issue and explained the situation to them.

Mr OSWALD: Although the figures have not yet been published, and I accept what the Minister says, my question is still applicable: will the Minister guarantee that the codes and their allocation will receive, in dollar terms at least, what they received in 1992-93, and that they will not go backwards?

The Hon. G.J. Crafter: The honourable member has said that he has authority from somewhere to say that there will be a reduction in turnover of \$50 million by the TAB within this financial year and that that will affect the dividends paid to the racing codes. If poker machines are introduced from March next year, as has been suggested in some quarters, that will mean a reduction of \$200 million per year in the turnover of the TAB that the honourable member is anticipating. That will be the full year effect of that and, as the turnover of the TAB is just over \$500 million (estimated at about \$525 million for the year ahead), I would have thought that the honourable member's figures need a bit of work to bring them into shape.

Mr S.J. BAKER: A 10 per cent turnover.

The Hon. G.J. Crafter: The honourable member is throwing around a figure of 10 per cent. That is not the experience in either of the two States that have most recently

introduced poker machines. So, I think that someone ought to be a little cautious. Of course, the Opposition's desire is to throw the committees of various racing clubs around the State into some sort of panic in the belief that a crisis is about to occur. I assure those people that a crisis is not about to occur. This is a matter that responsible people in the racing industry, the TAB and Government have been monitoring and are concerned about.

The additional \$2 million provided in prize money to the galloping code has gone a long way to assist in the preparation of budgets for the coming year. That will ensure that we are able to maintain to the best of our ability stake money and the viability of the galloping code. The Racecourse Development Board already provides to the greyhound and harness racing codes substantial sums of money that assist in the provision of stake money. So, decisions were taken many months ago in order to support over the next two financial years the galloping code, which of course is the largest component of the racing industry in this State. Once more precise figures have been provided by the TAB there will be communication with the boards of the harness racing and greyhound codes and, of course, with the controlling body for racing, and those dividends will be resolved and assessments made. However, I anticipate that there will not be reductions from the previous year's payments.

Mr OSWALD: The Minister is a very intelligent man, and I think he understands what I am looking for when I say 'a guarantee'. He is not prepared to guarantee that the codes will receive the same payments for 1993-94 as they received in 1992-93. He would like to hope that they will get it, but he is not prepared to guarantee it. The Government acknowledges the plight of the racing industry, as the Minister did a few minutes ago, by allowing the galloping codes access to \$1 million a year for two years from RDB funds to be used as stake money. It is well known that the trotting and greyhound codes are in similar decline. Is the Minister prepared to make a gesture to the greyhound and harness racing codes to assist them through their crisis?

I note that historically some money was allocated to help Sky Channel, but that occurred some time ago. The industry is on its knees and going through a considerable crisis, and representations have been made to the Government by both the greyhound and harness racing codes to see whether a gesture can be made by the Government if not identical to what it did for the galloping code at least to assist them to do something about their stake money.

The Hon. G.J. Crafter: I am pleased to say that \$300 000 is made available to harness racing for access to Sky Channel and also to the sires stake series, which ensures that stake money is provided at the best level possible, certainly at a much reduced level than if those funds were not available. An amount of \$150 000 is provided to the greyhound code, and on a pro rata basis of the industries that is comparable to the \$1 million provided to the galloping code. Indeed, that money has been provided over a number of years, whereas that has not been the case for the galloping code. That money has been provided to the harness racing code over the past decade.

In summary, by 1995 the harness racing code will have received \$2.78 million from the RDB for stake money, Sky Channel assistance and track maintenance grants, and the greyhound code will have received in excess of \$827 000 over the past 10 years. So, consistently large sums of money have been provided from the resources of the RDB to that sphere of those two codes. I think it is true to say that in all

three codes these payments have been very well received, and they are seen as an appropriate use of RDB funds. Indeed, they secure the viability of the industry during a difficult time to support the broad cross-section of people who benefit from the maintenance of that level of stake money, whether they be farriers, jockeys, trainers, riders or whatever. The people involved in providing services to the industry benefit from that level of prize money. So, it has been well received. Whether more money can be provided, as some sections of the industry have suggested, is to a large extent dependent upon the industry itself as to the priorities it sees for the resources available to the Racecourse Development Board.

Mr OSWALD: I framed that question carefully to leave it open so that it did not refer only to money from the RDB. The initial part of my question referred to money from the RDB going to the galloping code, and the remainder of my question was designed to see whether the Minister was prepared to make a gesture, recognising the dire straits of the greyhound and trotting codes. The time has come for Government to acknowledge that both those codes are in crisis, but once again this evening the Government has intimated that no money is forthcoming. The Government is really saying that the money that went to the galloping code from the RDB is catch-up money for what the trotting and greyhound codes have already received. They are already aware of the history of it, and they are hoping that there will be some gesture from the Government to try to help them out before a few more trainers, owners and breeders fall over.

The Hon. G.J. Crafter: I received those representations and, in consultation with the industry and interest groups, the Government has provided additional resources for the industry—once again, that has been well received. First, through the establishment of the auditorium there is a fillip in funds that flow directly to the three codes and also with the telephone betting for bookmakers and the recent announcement in the State budget of the alteration of on-course tote tax scales. Those three initiatives, as well as the additional money from the RDB, are financial fillips to the industry.

As I said, they have been very well received, and people have appreciated the speed with which we have implemented those issues. Hopefully the latter matter, together with the sports betting amendments, will pass through the Parliament in the next few weeks once the budget has been brought down, because the industry deserves attention. It is a large employer in the State, it has a direct impact on the economy and I know that these initiatives will help the industry.

Mr OSWALD: The recent Senate report into sport and recreation was critical of the opportunities in schools for sports participation. What initiatives in the budget will reverse the decline of sport in our schools?

The Hon. G.J. Crafter: The programs coming out of Foundation SA, which are not in my budget line, are in line with Government policy to provide substantial additional resources to programs relating to sport in schools. That program amounts to some \$750 000, which is quite a substantial additional expenditure of fresh money to employ elite athletes to work with young people in our schools in the community to develop competitive sporting skills. Also, additional funds are provided for the Aussie Sports Program and \$150 000 for sports camp and, of course, they are seen as an integral part of the junior sports policy.

As members heard earlier in evidence to this Committee by the General Manager of the Recreation, Sport and Racing Division, the pioneering work in this State on the development of junior sports policy was accepted nationally at the

Ministers meeting last Friday. In addition to that, the additional \$800 000 in this budget under the SDS program, the additional funding under the elite programs, and the volunteer funding to which I referred earlier will impact directly on the opportunities that are available for young people, and it will improve the quality of coaching in our community.

In addition to that, and directly related to schools, is the work that is going on in the development of strategies and policies and, as I mentioned earlier, in the collaborative work between the Recreation, Sport and Racing Division and the Education Department in conjunction with State sporting associations. So, there are not only fillips in the budget but some changing attitudes are occurring within State sporting associations, within the education community and within the broader community with respect to the importance of competitive sport and the greater participation of young people in sport not only when they are at school but when they have left school as well.

Mr OSWALD: I acknowledge that the sporting associations are having the issue dumped on them, and they have been the ones to recognise this rapid drop-off in participation in the number of sports that are being offered in our State schools. There does not seem to be too much acknowledgment on the educational side to get involved. I draw a parallel between parent and staff participation and the range of skills available in the public school system compared with those available in the State school system. It is all very well to talk about the sporting associations and Foundation SA being funded to start participation by way of coaching camps and whatever, but at the end of the day those children in our State schools must have access to as good a range of sports instructors and the like as private school children.

Nothing in the budget excites me to think that in, say, two years the set-up that is available to our privileged children in private schools will be accessible in State schools. What will the Government do to ensure that we can present to our State school children and their parents the same opportunities for sport that are available in the private school system? Let us turn back the wheel two or three years with respect to the 80 per cent contact time or whatever it was when teachers started to walk away from the coaching of children—and it was an industrial issue—and abrogated it to the sporting organisations. They are leaving it now to organised sport to pick up the vacuum, which is undesirable.

The Hon. G.J. Crafter: A lot of rhetoric is often spoken about this issue, and it ought to be put into its proper context. Undoubtedly, in our schools, there is increased emphasis on young people to pursue academic streams of activity almost to the exclusion of other extracurricular activities or other aspects of the curriculum in order to gain tertiary entrance opportunities. The retention rate to year 12 has gone from 32 per cent when we were in Government in 1982 to 95 per cent this year. The overriding thrust by senior secondary students is to obtain the credentials to gain access to training and education opportunities and career paths.

At the same time, there are 53 000 less students in our schools than there were 15 years ago, and the declining population in our secondary schools is continuing. That equates to 53 fewer high schools—Adelaide, Unley or whatever—being required in this State than was the case 15 years ago. So, when sporting associations are concerned about the declining participation of young people in their activities, they need also to be aware of the declining

incidence of that age group in our overall population and in the demography in this State.

We have been going through a time of dramatic decline in the numbers of young people in that age group—there just are not the children there. A combination of external factors, that is, increasing retention rates, demands on the curriculum and the declining numbers, makes it very difficult for young people to participate to a greater extent in competitive sport within the context of schools. Despite that fact, many State schools have excellent competitive school programs, but it is patchy. The concern in the community is that many schools do not see that as a high priority. As the member for Morphett said, the private school sector has the capacity to buy in coaches, programs and teachers in order to do it. One sees the advertisements in the weekend press for rowing and tennis coaches, and so on. That simply is not available to students in State schools.

The honourable member was right to say that a cost factor is associated with that. Indeed, the honourable member and his colleagues would be the first to criticise the Government if we advertised a whole range of positions of that type in the State school system to the exclusion of other priorities in education. What we have done—indeed, what we have pioneered in this State—is the beginning of a network of focus sports schools. I mentioned earlier the work that has gone on at Heathfield High School, for example, where recently I witnessed 500 students from not only that school but a network of primary schools participating in a volleyball program. I have also witnessed the work that is going on at the Ascot Park gymnastics focus school—it has been absolutely outstanding. All the children in that school benefit from that program, as a visit to the school will reveal. Already a network of discussions are going on about other sports with similar focus schools, which are very excited about participating in a program of this type. A variety of other approaches are being explored within the Education Department in conjunction with State sporting associations and with officers of the Recreation, Sport and Racing Division to achieve in our schools greater participation of young people in competitive and organised sporting activity.

Mr McKEE: I refer to page 136. Under the 1993-94 specific targets and objectives, it states, 'Explore options to ensure the sporting community of SA are best served by the Government funding available through the Department of Recreation and Sport and Foundation SA.' Where does the noble art of boxing fit into that sort of target? If we are exploring options to ensure that the sporting community of South Australia is best served, is the boxing community included in that, being a boxing fan?

The Hon. G.J. Crafter: Boxing is still a strong sport in South Australia, and it is a Commonwealth Games and Olympic Games sport. There are two major boxing associations in this State, and they are eligible for funding under the SDS program that I referred to earlier. There is a network of professional boxing as well as amateur boxing in this State. I believe that the sport will rise or fall on its ability to organise itself and to maintain its popularity within that section of the community that enjoys the sport of boxing. It is a sport that has been popular over a very long period in this country, and Australian boxers have been on many occasions national heroes, particularly during periods of great trauma—during the depression, wars, and so on.

In addition to the SDS program, outstanding boxers are eligible to apply for South Australian Sports Institute scholarships as well. We have a series of scholarships

available for outstanding athletes in one sport or another. There is a variety of opportunities for that sport to continue to provide excellence of achievement for participation in international events, just as a popular mass sport among young people.

Mr HERON: Is the Minister aware that on public golf courses at weekends the general public have to wait up to two to three hours to get a game of golf? There are plenty of private courses around, but there are just not enough private courses in Adelaide. Is the Government doing anything to alleviate that position?

The Hon. G.J. Crafter: Yes. I am aware of the demand for golf courses and golfing opportunities. In fact, it is emerging as a very popular sport in schools as well. Many schools now organise coaching clinics within the schools and have organised competitions emanating out of school programs. It is a very popular sport with both boys and girls, and it is in this State still fortunately accessible to ordinary people. I know it is almost prohibitive in many countries, and in some other States it is much more difficult to access public courses, but it is still within the range of affordable sports. There is recognition in the marketplace of the viability of the provision of courses, and a number of plans are proceeding at the present time.

There is the expansion of the North Haven course from nine to 18 holes. There is a new course being provided in the Munno Para council area, with the possibility of two courses there. There are plans for the course on the West Beach Federal Airports Corporation property and for a golf course in the Barossa Valley, and so on. There is also the new McCracken Country Club at Victor Harbor. There may be one or two other courses that are in the pipeline as well. Obviously the marketplace sees that there is a need for these and is working to provide them. A number of those courses, certainly at North Haven and Munno Para, would be courses which would have public access, and the discussions that I have had with the North Haven community and those involved in the expansion of that course are very much committed to its remaining a course which is widely available to the public.

Whilst I do not think we will ever meet the total needs of the community, I think we are building a network of golf courses, both private and public, which will well serve future generations of South Australians.

Mr OSWALD: Last year the Government through its 1992-93 budget was supporting the TAB in its request for its own premises. This year's capital works program does not provide for those new premises. Is the TAB including new premises in its building program this year or another year down the track?

The Hon. G.J. Crafter: The TAB board is currently reviewing its need for expenditure associated with a new building and when that review is completed the board will make a decision about whether it should in fact purchase a new building, build a new building or renovate the current TAB headquarters. There are some problems associated with the suitability of the present building and that is part of the current considerations.

Mr OSWALD: That means that the earliest that it could happen is in the 1994-95 year: it will not happen this year?

The Hon. G.J. Crafter: I do not think there is any possibility of any commencement, if there was to be a decision taken to build a new building or to buy a new building within this financial year.

Mr OSWALD: I am quite supportive of the board having a close look at it. I was just interested why the allocation was not in the budget. A media release was put out by the Minister on 26 August with claims to boost racing industry finances based on present turnover generated by race clubs through their respective on-course totalisators, resulting in a saving to the three codes of \$155 000 per year. The Minister may recall the press release. The Minister claims this \$155 000 to be:

... a direct fillip to all racing clubs in increased stake money and will have a flow-on potential of attracting better fields and increasing betting activity.

That is pretty glowing. Unless he has been misreported, can he explain how the \$155 000, spread over the three racing codes—and every club in the city, provincial and country areas that are all running eight to 10 race meetings each—will achieve the benefits he is claiming in the press release?

The Hon. G.J. Crafter: This is a proposal that will, as I explained to the Committee a moment ago, require there to be an amendment to the Racing Act, but it does really update the scale of taxation which is currently provided but which inflation has eroded over recent years, and it does bring it much more into line with where it should be, had some sort of CPI indicator or indices been built into it. It is based on current average turnovers generated by race clubs through their respective on-course totalisators and the adjustments that will be proposed in the amendment to the Act will result in the following savings to the codes; that is, galloping \$104 000, harness racing \$35 000 and greyhounds \$16 000, amounting to a total of some \$155 000.

Mr OSWALD: I have a supplementary question. Has the Minister done any sums on how much that would end up per race? I guess this is part of the election hype to say, 'We are doing something for a crippled racing industry', but \$155 000 spread over the three codes seven days a week, country, city, provincial, all racing eight to 10 races per meeting, would get down maybe to even cents per race, yet the Minister claims it will be 'a direct fillip to all racing clubs to increase their stake monies with the flow-on potential to attract better fields and increased betting activity.' Frankly, Minister, I cannot quite see how that sort of money spread over hundreds and hundreds of races will have that effect. I guess they will be pleased to receive it, but it is such a drop in a bucket to be able to claim such a major press release.

The Hon. G.J. Crafter: An amount of \$155 000 is not to be sneezed at: I think it has been received by the industry on that basis. Other sporting groups and associations in this State certainly would not be dismissing \$155 000 in the way that the honourable member has. It is the Government forgoing revenue and that money being put into the pockets of the industry. I would have thought it was a substantial fillip, certainly worth a press release. It is part of a series of initiatives that this Government has taken in the past 12 months to encourage people back to racecourses. There is a direct incentive for the clubs to get people on to the tracks and to bet on the on-course tote, because that is where the most direct return is to the industry. This alteration to the scales is in fact a further incentive to race clubs to run programs, to administer their activities, and to promote them in a way that will see people returning to the tracks. We are seeing it happen more and more this year.

There has been an enormous improvement in the promotion of the sport of racing. There have been incentives, whether it is by putting on a rock band after the race meeting, organising things such as the St Valentine's Day race

meeting, or as occurred last Saturday during the Crows match when the gates were opened and a whole range of other incentives were offered and people attended where very few people otherwise would have been at the track, to the Balaklava Cup, which 5 000 attended, and so on. All of that is about keeping the bookmakers viable. So we have telephone betting for bookmakers. It is about having an auditorium at Morphettville so that the facilities on the course are improved. People get access to those facilities now to a much greater extent than they would previously—those facilities that are used infrequently now. We have also undertaken other initiatives—sports betting is another that has recently been announced as well.

So these initiatives—and I guess we can throw in the additional stake money we spoke about earlier this evening as well—are all incentives to get people back on to the tracks to follow the sport of racing. Why are we doing that? Not only to make racing viable now about also to ensure that future generations of Australians also follow this sport. I think there is a real danger that if the sport is not carefully promoted, if racing as a sport does not remain attractive to ordinary Australians, then it will become a sport for the few. It will lose its attractiveness and the next generation of Australians will spend their leisure dollar other than on betting on horses or coming to the races or following them from a sporting point of view and this industry will decline. In this State it employs 12 000 people in full and part-time positions and is a major fillip to our economy. It has given this State great prestige in Australia and overseas for many generations. There are a whole lot of dimensions as to why we would want to do this and why we would want to tell the community that we were doing it.

Mr OSWALD: You do not have to tell me that Minister; I am well aware of it all. In 1993-94 Specific Objectives reference is made to further assistance for TAFE in the curriculum advisory group for apprentice jockeys. The Minister may need to research this question and I am happy if he does. How many jockeys are undertaking the apprenticeship each year? How many graduated in 1992? With the serious downturn in the racing industry in 1992-93, does the Minister have any statistics on the percentage of students who were able to be placed in the stables and in fact who are getting jobs as they come out of TAFE?

The Hon. G.J. Crafter: I think there is not any shortage of work for those apprentices who complete their training. I think the difficulty is in engaging apprentices and organising the course of study for them, which has been on an unsatisfactory basis in the past. In some instances those young people, boys and girls, who become involved in this industry as apprentices have been exploited by trainers, and indeed have had very onerous tasks to do—some of which are not really associated with the skills that need to be imparted.

So, the involvement now of TAFE in this area, the establishment of the apprenticeship training school at the Cheltenham Racecourse, which I opened a few weeks ago, is a first in Australia. It is actually being looked at very carefully by other States at the present time and is certainly strongly supported by trainers, owners, breeders and, of course, the apprentices. I think that that will now put the profession associated with being a jockey well and truly on a stable basis. I do not actually have the figures here about the numbers of apprentices, their career paths and opportunities, but I will obtain all of that information for the honourable member. I think there is a lot that we can be proud of here. It is the beginning though of the formalisation of this area of

skills formation. It does attract both boys and girls and it does give them the basis on which they can enter other aspects of the industry as well as simply being a jockey—they can move into areas of training, administration, breeding and so on. I think it is certainly a move in the right direction.

Mr HERON: The recent overseas success of a number of South Australian athletes has highlighted the work of the SASI Sports Physiology Unit. Can the Minister outline the operations of that unit?

The Hon. G.J. Crafter: The work of the South Australian Sport Institute often goes unnoticed in the broader community. The physiology unit is one of those classic cases which has really become an important component of elite sport in our community. It is an integral part of the variety of services provided by the Government and the non-government sectors involved in the South Australian Sports Institute. The physiology unit has developed an extensive range of applied sport, specific physiology and biochemistry services, and it is recognised as one of the most comprehensive, productive and experienced applied sports physiology laboratories in this country. The unit undertakes critique, design and administration of sports specific test protocols in both the field and laboratory environments and undertakes research and development of physiological and biochemical testing equipment.

In addition, the unit undertakes research projects designed to assist SASI coaches and athletes in their training, competition and programming of yearly training schedules. An important aspect of an athlete's training is the time taken to recover from injuries, and the sports physiology unit provides up-to-date information on recovery methods which enable the athlete to resume training with minimal time loss due to injuries. Currently the unit has four full-time staff, including Neil Craig, the unit coordinator and sports physiologist. He is the founding member of the unit, and his specialist area of work is in the applied physiology of cycling, an area in which his research has earned himself and SASI international recognition. As we heard earlier, the world's leading cyclists are emanating from South Australia, and undoubtedly the work of this unit has contributed to that.

Petre Bourden, who is a sports physiologist, has been in the unit for seven years and specialises in the applied physiology of rowing, kayaking, cricket and athletics. Sarah Woolford, who is also a sports physiologist, has been in the unit for four years and specialises in the applied physiology of team sports and tennis. Tom Stanniff is a biomedical technician whose role is in equipment development, maintenance and calibration as well as being the unit's computing expert. These expertise and services are available to all SASI scholarship holders and national level athletes on request from their national sporting organisations and on a fee-for-service basis to other high performance athletes.

Finally, the reputation that this unit has earned, not only nationally but also internationally, is well deserved when we consider the success of our cyclists in the recent world championships, all of whom utilised the services of this unit. When I spoke to Charlie Walsh a while ago he said that they can carry out these physiological assessments of young cyclists at the beginning of their elite careers and accurately determine whether they have the physical capacity to endure the training programs that are set out by this unit. So, the analysis of the physical capacity of a young person is reaching incredibly sophisticated levels.

Mr HERON: What has been done to relocate the Dean Rifle Range as part of the development of the MFP?

The Hon. G.J. Crafter: I am aware that a number of members have raised this question over a period, and there has been some concern within the Dean Rifle Range committee that this process be concluded expeditiously. I will ask Mr Forbes to comment on the current status of the Dean Rifle Range.

Mr Forbes: We have been negotiating with the South Australian Rifle Association (SARA) for some months to try to find suitable land for it to utilise when it leaves the MFP site. That is not an easy task when you look at the amount of land that it requires. For shooting full bore, or big bore as they call it, a kilometre of land is required. You need about 1 000 yards to shoot, and then a safety zone of another 2 000 yards, and it is not easy to find suitable land of those dimensions. We have located two areas at Middle Beach, both of which are suitable to SARA. As one of those sites is owned by the Federal Government, we are currently negotiating with it to release that land. We should know by November whether or not that land will be available.

In addition to that, we are also working with SARA on the preparation of a business plan. It is very important for that association to have a good and comprehensive business plan. It is possible we could generate income from the land with farms or crops because the overshoot area is not required, so we are working fairly closely with it on that. The Government has put aside \$360 000 to purchase the land and relocate the Dean Rifle Range. We hope that the land will become available fairly cheaply, which will enable us to do some mounding for the association. SARA has been in existence since about 1861, so it is a very old and established association. It is also a Commonwealth Games sport, and it is very important sport within the Commonwealth Games.

We are hopeful that by the end of this year we will have a suitable site for it and that a business plan has been prepared to enable it to generate income from the land and establish a home of some permanency. It is currently located at the Gillman MFP site. We have just negotiated a lease with the MFP until June 1994, so that will enable it to have the Queen's shoot there as well.

Mr HERON: What contribution did the South Australian Government make to the coordination of the world youth soccer championships held in Adelaide earlier this year, and what ongoing benefit has it had for soccer in South Australia?

The Hon. G.J. Crafter: Members would be aware that the world youth soccer championships, which was the largest international sporting event held this year, were conducted in a number of States in Australia. South Australia was fortunate to have a very exciting series here in Adelaide. The State Government provided some \$1.8 million to upgrade facilities at Hindmarsh Stadium. The Government also provided \$100 000 towards the conduct of that event here in Adelaide, along with quite substantial in-kind support, staff and other support for the administrative structure of the conduct of the games.

Clearly, there is now an infrastructure, and certainly widespread interest in soccer is evolving within our community. It also provides a basis from which we can now provide facilities for young people interested in soccer, not only at an elite level but also in club, community and school soccer. Soccer is certainly an emerging sport in many schools around the State. It is an area where there are increasing crowds. The impact of television and the international nature of the sport has been very encouraging.

I think it should also be recognised that there are now vast opportunities for outstanding soccer players to play soccer at

international level. I think some 40 Australians are now playing overseas, and many of them are outstanding. I will ask Mr McGachey to provide some additional detail on the world youth series.

Mr McGachey: The youth series was played in a number of States. In New South Wales at the Sydney Football Stadium, at the Bruce Stadium in Canberra, at Olympic Park in Melbourne, at Lang Park in Brisbane and also at the Hindmarsh Stadium here in Adelaide. One of the fortunate things about the Adelaide event was the attendance of the Brazilians who eventually went on and won the series. They were here with the Mexicans, the Saudi Arabians and the Norwegians. Due to the attractiveness of the Brazilians and their particular skills, Hindmarsh Stadium was filled with 10 000 spectators each night, with up to 12 500 on the final day. Brazil went on and won the tournament after playing Ghana in the final. SBS broadcast to something like 2.2 billion homes throughout the world, and that was a particular fillip for the Sydney Olympic bid. Soccer was particularly pleased to contribute towards Australia's efforts in trying to bring the Olympics to Sydney. Finally, the upgrading of the facilities at Hindmarsh has created an expectation within the soccer community for the up and coming national league. Adelaide City and West Adelaide are our two home State teams, and hopefully with the upgraded facilities the support that those clubs can generate will return to the game and bring it on to greater success in the future.

Mr OSWALD: Why is the Government through the TAB not prepared to introduced monthly distribution of profits to the clubs to help smooth their cash flows?

The Hon. G.J. Crafter: I understand that a suggestion along those lines has been put to the TAB by the racing industry for consideration. There is a resultant diminution of the asset base. Obviously, there is some investment of moneys, and that is paid on to the clubs. Whether there will be a long-term benefit to the clubs needs to be assessed. I know that some country clubs have a difficulty with receiving moneys because they have to budget in a way that is detrimental to their economic wellbeing. If moneys could be advanced or paid in a different way (monthly or more frequently), that would assist. I have had representations recently from a club along those lines. So, that matter needs to be assessed before one can conclude that the savings that the clubs or the codes perceive will be of benefit. There may well be a diminution of funds at the TAB end by advancing those payments with a lack of short-term investment earnings in the process.

Mr OSWALD: So, the answer is 'No'.

The Hon. G.J. Crafter: There has been a recent request to consider that matter.

Mr OSWALD: Under the 1993-94 objectives on page 137 there is a reference to bookmakers. Will the Minister advise which options or initiatives he is considering to enhance the viability of bookmakers and when does he intend to implement them? There is a reference on that page to the fact that the viability and profitability in turnover of bookmakers has been looked at. Obviously, that reference has been included for the purpose of doing something to stimulate the viability of bookmakers. My question is: what does the Government have in mind and when does it intend to implement it?

The Hon. G.J. Crafter: The Government has made two announcements about the enhancements that can be made to the viability of bookmakers and the services that bookmakers provide to the sporting public of this State. Both these matters

are to be encompassed in amendments to the Racing Act in this current session. One involves the increase in capacity for sports bookmaking. Bookmakers are not able to punt on a number of activities in the sporting field—they are currently restricted in the legislation—and it is proposed to extend those and to have a regular motion making capacity in the future that will make it easier to extend events as they emerge, whether it be in the past with accepted betting on the Bay Sheffield, which has been taken for granted, or something else. I do not see why other sporting events, either one off or on a regular basis, should not be included in sports betting as well. We know that we are losing revenue to Darwin, particularly where a quite comprehensive range of betting opportunities are available. People bet on Federal elections or the various activities that occur from time to time in the community where people want to have a punt. They are prohibited from doing so in South Australia, so those funds flow to places where that practice is available. Of course, the bookmakers themselves are keen to participate and provide this service to the community.

Secondly, we have announced that we intend to allow bookmakers to field at sporting events, that is, to take bets on sporting events and other bets but not on races. The bookmakers themselves are concerned that they would be vulnerable if they were betting alone, say, at a test cricket match or a league football grand final or whatever. However, they are certainly keen to participate in the range of other betting opportunities—the so-called sports betting that is now available, for example, at the auditorium or on the racecourses—and the extended range of betting opportunities that will be available once the legislation passes. So, there are the two additional fillips for bookmakers to extend their services in the community.

Mr OSWALD: I refer to Program Estimates (page 129). What sporting organisations have received grants to assist them in drawing up plans for new sporting facilities? What are the names of the organisations, the values of the grants and what is the grant to pay for?

The Hon. G.J. Crafter: I do not have the information available, but I will certainly obtain it for the honourable member.

Mr OSWALD: The Program Estimates (Page 135) list the development of local government recreation programs. What is involved in those programs, and what allocation has been made in the budget to achieve these objectives?

The Hon. G.J. Crafter: I will take that question on notice and obtain an answer for the honourable member.

Mr OSWALD: The Program Estimates (page 136), under 'Sport', list the implementation, monitoring and review of the gender equity plan. How does this plan apply to sport?

Mr McGachey: Under the auspices of the Australian Sports Commission, the gender equity plan was launched nationally. Each State was to provide information on how we could address the gender equity issues. The South Australian Sports Institute, under Sportsplan, provides funds to sporting bodies that provide, within the strategic planning process, a gender equity strategy. Once those are placed within the plan, we can then allocate the funds and address gender equity through the sports plan.

Mr OSWALD: At page 135, the 1992-93 Specific Targets/Objectives state:

Support was provided through the Grants Programs to State Associations and recreational groups which assisted in the improvement of leisure opportunities for the community.

What reporting mechanisms are in place to make State associations accountable for these grants, and how are their performances measured?

The Hon. G.J. Crafter: I will ask Mr Tony Miers from the Recreation Division to comment on that matter.

Mr Miers: When we approve grants for recreational associations, the process of that approval involves a committee which is made up from the community membership of our recreation committee and several officers of the Division of Recreation and Sport in the areas of the women's advice, social justice and our Aboriginal adviser, if that is appropriate. Recommendations are then made to the Minister, and the associations become accountable, with the presentation of budgets and audited reports, on the outcomes of that grant being paid.

Mr BLACKER: I refer to the question I asked before the dinner adjournment in relation to the \$40 000 accommodation and services costs with respect to the development of sport. I notice under 'Development of recreation', there was a figure in last year's lines, and there is a considerably increased figure for this year. Similarly under racing, there was a figure last year and it has been increased slightly this year. The same applies to the intra-agency support services. Why is it not similarly mentioned under 'Planning and development' and other such agencies, and who is paying for the accommodation and services costs? Is it the Recreation, Sport and Racing Divisions?

The Hon. G.J. Crafter: During the dinner break, I asked staff to look at this matter raised by the honourable member. It is our belief that it is a routine way of describing accommodation and other expense costs. There may be a Treasury explanation that we need to obtain as to why it is provided in this way. We checked around amongst our own staff to try to find an explanation as to why it is recorded in that way. I will undertake to get that information for the honourable member.

Mr BLACKER: I appreciate that. On reading these documents, it appears the development of sport, recreation and racing are paying accommodation and services costs for all the other agencies.

The Hon. G.J. Crafter: I do not think that is right, but I will obtain a report.

Mr BLACKER: With respect to the grants and payments for recreational purposes, financed by the Recreation and Sport Fund, where are those payments going, or is it a guideline-type issue with an upper limit of funding, and when that runs out, that is it? I am referring to the allocation of \$593 000 under Program 4, 'Grants and Payments for Recreation Purposes', financed from the Recreation and Sport Fund.

Mr Miers: Under the grants programs that Recreation SA maintains, we have a set of criteria, and last year we funded some \$413 000 in recreation grants. The grants criteria are split up into three areas. We have a set of agencies that perform recreation activities on behalf of Government. We provide association support to State associations for increasing the professionalism and management capabilities of those associations, and we have a third category which is for the support of recreation events of special significance beyond normal activities of recreation associations.

Mr OSWALD: At page 136, the 1993-94 objectives list the relocation of the Division of Sport. Will the Minister expand on this objective?

The Hon. G.J. Crafter: Preliminary work is being done on considering the feasibility and indeed the desirability of relocating a number of sporting programs and recreation

programs to a central location at State Sports Park, and that is an indication of the preliminary nature of that work that is currently being undertaken.

Mr OSWALD: I have a supplementary question. The way it read was: the relocation of that division of sport. Could you repeat your answer to me as to who you see going out to Sports Park?

The Hon. G.J. Crafter: We are currently considering who should go out there, or should they go at all, I guess is the first question; and, if it is seen as desirable that that should occur, then who it is that should be relocated to that one venue. There is a view that perhaps there are economies associated with not having to pay CBD rents and the ability to dispose of a number of other properties and providing purpose-built accommodation at State Sports Park where there would be many efficiencies. That really needs to be studied quite carefully before any decisions are taken. Mr McGachey may be able to comment on that as well and it might help the honourable member.

Mr McGachey: It is simply a case of research. We are looking at ways of rationalising the budget, looking at assets and looking at what we can do for the future. There is a lot to be said for having all your people in the one place. We have had the difficulty of Kidman Park and city centre in the past, and I am sure that in fact the feasibility research adds up. It may be an option to move, but it is purely a research component.

Mr OSWALD: So it could be part or the whole of the department?

Mr McGachey: It could be all, it could be part, it could be a combination of a number of things.

The Hon. G.J. Crafter: Mr Lennon may have an explanation that could satisfy the member for Flinders with respect to the lines that he referred to.

Mr Lennon: The separate treatment of accommodation and service costs reflects the fact that the budget was prepared, I guess, before the integration of the new department. You will note on page 63 under Programs 4, 5 and 6 that 'accommodation and services costs' appears separately, whereas on the second line of page 64 there is an amount of \$4.3 million representing combined administration costs for other parts of the new agency. Those separate accounting treatments will be made consistent in the accounts for next year, therefore enabling a true comparison. It is the case that in the preparation of the budget this year there were separate accounting packages which are reflected but, as I say, they will be reconciled in the next accounts for the combined agency.

Mr BLACKER: The point I was making is that the accommodation and service costs are coming out of the development region of recreation and sport rather than some

of the others. It is the development of recreation and the development of sport that is creating the burden of accommodation service costs, and therefore less money is going out to those regions.

Mr Lennon: I understand the point the honourable member is making, but in a sense that reflects the program structure for that part of the department's operations rather than the apportionment of costs into development functions *per se*.

Mr McKEE: Can the Minister tell us what work is being undertaken on the provision of a golf course at Sports Park?

The Hon. G.J. Crafter: A good deal of work is being done to ensure that a golf course is provided at State Sports Park. The Enfield council is a key partner in this exercise. Detailed investigations have been undertaken into the provision of water to the site to enable irrigation of the proposed golf course. As the underground water supply at State Sports Park is too saline for irrigation purposes, a proposal whereby stormwater run-off from the surrounding residential areas is diverted to State Sports Park to form a wetland area and dam is currently being considered.

This proposal will alleviate the problem of irrigation, and overall it is expected to cost in the vicinity of \$2 million. The construction of the course proper is expected to cost in the vicinity of \$8 million. The Enfield council has indicated that, subject to final design, it would be prepared to undertake the cost of construction and will manage the facility when it is completed. The land will remain as Government land and will be regarded as the Government's contribution towards the facility. The value of the land is approximately \$3.5 million.

Negotiations are being undertaken with the council with regard to other aspects of this proposal and the more detailed costings. At this stage, if in fact those preliminary feasibilities are established, it can be expected that work will commence during next year, and the course can be completed in mid-1995. The golf course will incorporate the Forresters forest, work on which was commenced some months ago, and the existing bike trail through State Sports Park, and will include the usual golf club facilities. As I said, it is intended that it be a public golf course. Funds have been allocated from this year's capital works program to enable further detailed investigations to be undertaken in the provision of water for the site. That, of course, is a key element to the viability of the overall golf course project.

The ACTING CHAIRMAN: There being no further questions, I declare the examination of the vote completed.

ADJOURNMENT

At 10 p.m. the Committee adjourned until Friday 17 September at 9.30 a.m.