

# **SOUTH AUSTRALIA**

## **PARLIAMENTARY DEBATES (HANSARD)**

### **Second Session of the Forty-First Parliament (1973)**

Parliament, which adjourned on June 28, 1973, was prorogued by proclamation dated July 5. By proclamation dated July 5, it was summoned to meet on Tuesday, July 24, and the Third Session began on that date.

#### **LEGISLATIVE COUNCIL**

Tuesday, July 24, 1973

The PRESIDENT (Hon. Sir Lyell McEwin) took the Chair at noon.

#### **OPENING OF PARLIAMENT**

The Clerk (Mr. I. J. Ball) read the proclamation by His Excellency the Governor (Sir Mark Oliphant) summoning Parliament.

#### **GOVERNOR'S SPEECH**

His Excellency the Governor, having been announced by Black Rod, was received by the President at the Bar of the Council Chamber and by him conducted to the Chair. The Speaker and members of the House of Assembly having entered the Chamber in obedience to his summons, His Excellency read his Opening Speech as follows:

Honourable members of the Legislative Council and members of the House of Assembly:

1. I have called you together for the dispatch of business.
2. It is with much regret that I have to recall the death, since you were last called together, of the Hon. Henry Kenneth Kemp, who represented the Southern District of the Legislative Council for some nine years. Mr. Kemp passed away shortly after the last session of this Parliament concluded. I also have to recall the death of Mr. Roy McLachlan, a former member of the House of Assembly, who passed away in April of this year. The late Mr. McLachlan represented the District of Victoria in that House for six years from 1947. In recording our appreciation of the services rendered by these gentlemen to this State I feel sure that you will join me in expressing our sympathy to their families.
3. The success of my Government's policy of industrial promotion and assistance to secondary industry has resulted in the economy of the State being strengthened during the

last financial year. Partly as a result of this policy the number of registered job vacancies more than doubled during the year and the number of registered unemployed fell significantly. My Government will continue to pursue policies aimed at further strengthening the economy. A new housing agreement between the Commonwealth and this State will be submitted to Parliament for ratification. The funds provided under this agreement will enable the South Australian Housing Trust actively to pursue my Government's policy of providing rental housing for those of limited means. The new housing agreement will also permit my Government to expand its programme of making loans for homes available through the State Bank, where funds will be lent at a concessional rate of interest of 5½ per cent to persons who satisfy a "needs test" approved in accordance with the new agreement. For persons who do not satisfy the needs test home loans will be available at 6½ per cent. My Government has already announced an increase to \$12,500 in the amount of the maximum loan.

4. The increased demand at profitable prices for wool, meat, grains, oil seeds and some other agricultural products together with favourable seasonal conditions have enhanced confidence in the rural sector generally and also provided a valuable stimulus to the economy of the State as a whole. Following agreement between the Ministers of Agriculture of the States of the Commonwealth it is intended to place before you a Bill providing for production control in the egg industry and it is hoped, by this means, to promote a more stable egg market. The limitations upon the manufacture of table margarine in this State will be relaxed. An increased production of polyunsaturated margarine will be permitted and it is felt that this will assist in meeting the real demand for this product. My Government hopes to promote education in agricultural science by placing before you a Bill to constitute Roseworthy Agricultural College as an autonomous college of

advanced education. In the forthcoming financial year, a considerable sum will be expended on the upgrading of facilities at the Port Lincoln abattoir. Meat producers of Eyre Peninsula will derive considerable benefit from the improvements that are presently in contemplation.

5. My Government intends to continue with its policy of protecting the environment. Legislation will be placed before you to require the promoters of large projects to undertake research into the nature and extent of environmental damage that may be expected from the implementation of their developmental schemes and to provide environmental impact statements setting out the results of their researches. By this and other means my Government hopes to keep environmental damage to a minimum. Bills will be laid before you to provide for deposits to be paid on beverage containers and to establish a waste disposal authority to co-ordinate the disposition of waste products generated within the metropolitan area. In view of the decline in the number of areas in which waste can be disposed of, the disposal of industrial solid and liquid waste will come within the terms of the authority.

6. Considerable progress has been made in implementing my Government's policy of developing comprehensive welfare services throughout the State. My Government will continue the vigorous implementation of this policy by establishing additional community welfare centres and increasing the number of district offices and the range of services provided therein. In the field of Aboriginal affairs considerable progress has been made towards the autonomous administration of reserves and settlements by the Aboriginal communities. At several places Aboriginal councils are being constituted and funds are being provided so that they can employ their own staff to provide necessary local services.

7. My Government expects that finality will be reached in negotiations with the Commonwealth Government relating to an agreement for the construction of a standard gauge railway line to Adelaide. Once agreement is reached appropriate enabling legislation will be placed before you. It is also expected that early agreement will be reached in relation to the proposal of the Commonwealth Government to build a standard gauge railway line on a new route from Tarcoola to Alice Springs. In the last financial year more major projects in road building were completed by the Highways Department than have been completed during any other financial year in the history of that department. Amongst these projects were the Kingston bridge, the Port Augusta bridge, the Stirling to Verdun section of the South-Eastern Freeway and the Noarlunga by-pass. In addition, contracts worth nearly \$3,000,000 for the construction of all but the final 89 km of the unsealed section of the Eyre Highway are in progress and the Highways Department expects to complete sealing by mid-1975. My Government is sensitive to the problem of road safety and to the seriousness of the social problems which arise from road accidents and accordingly will continue and intensify its positive policy of practical accident prevention measures in which the activities of the Road Safety Council figure so prominently.

8. A Royal Commission has been appointed to inquire into, amongst other things, the need to adjust boundaries of local government authorities in the State with a view to increasing the efficiency of these authorities. It is expected that this Royal Commission will be in a position to present its report within the next 12 months.

9. My Government intends to pursue the recommendations, made by committees that reported on worker participation in management for South Australia, concern-

ing the formation of joint consultative committees and the introduction of schemes to obviate the dehumanizing aspects of some industrial processes. My Government recognizes the need for greater attention to training at all levels in industry, particularly by the introduction of adequate and suitable on-the-job training. My Government is proceeding to implement many of the recommendations made following the survey of training needs made in this State last year. It is proposed to appoint an industrial training council to co-ordinate and promote industrial training activities in this State. A Bill to amend the Workmen's Compensation Act will be placed before you during the forthcoming session. A Bill to amend the Industrial Conciliation and Arbitration Act will also be placed before you during the forthcoming session. It will provide that industrial disputes will be dealt with by industrial tribunals, that civil actions for damages will not be available in industrial disputes and for the removal of the penal provisions from that Act.

10. The value of minerals produced in this State in the past 12 months increased from \$99,500,000 to \$102,000,000 and although there was a drop of \$4,000,000 in iron ore production, production of copper showed a marked increase to reach almost \$5,000,000. With the commissioning of stage 2 of the Burra mine development and increased production from Kanmantoo a further increase in copper production is confidently expected. The success of the vigorous drilling programme in the Cooper Basin, carried out in order to provide sufficient reserves of natural gas for the Sydney market, was also a feature of the past 12 months exploration activity.

11. Detailed planning for the complete redevelopment of the Northfield wards of the Royal Adelaide Hospital will continue in this financial year and work on the first stage of this project is planned to commence mid-way through next year. It is also proposed to undertake a survey in depth into the use of existing facilities of the dental department of this hospital with a view to improving the service provided to patients. Ninety-seven additional beds have been provided at the Queen Elizabeth Hospital to accommodate certain medical and surgical specialties and in addition the new chronic renal dialysis unit has been opened. Rapid progress has been made on the planning and construction of the Flinders Medical Centre which will provide the State's second school of medicine as well as urgently needed hospital beds to service the south-western districts. Five major building contracts worth in total nearly \$19,000,000 have so far been let for this project and a sixth will be let early in August. It is expected that the first 64 students will be admitted to the new school of medicine in 1974.

12. During the last financial year, the school building programme incurred an over-expenditure of \$6,470,000 for a record new level of \$29,770,000. This increase in our spending was provided from State funds and was incurred so that the programme would be geared to an appropriate level once additional Commonwealth funds become available. The autonomy of teachers colleges foreshadowed in my Speech in 1972 has become a reality. Legal autonomy was proclaimed on January 1, 1973, and as from July 1 the colleges became eligible for Commonwealth funding as colleges of advanced education. The regulations under the Education Act are being completely revised and new regulations are being promulgated in sections at various intervals during the year. Two sections have already been promulgated and it is proposed that the regulations should be completely revised by the end of this year. Administrative instructions which will consolidate policies

will be drawn up and issued to schools as early as possible next year. The Department of Further Education continues to expand and to consolidate its activities. A Further Education Bill to give full legal status to the department will be placed before you in this session. Officers of the Education Department are occupied with the preparation of submissions to the Interim Committee for the Australian Commission for Technical and Further Education. It is understood that grants from this commission will be available from July 1, 1974.

13. My Government is conscious of the need to develop the water resources of this State in a manner that will ensure that our future progress will not be impeded. My Government is developing detailed plans relating to the control and use of all the water resources that are available to it. In the future it is likely that these policies will necessitate the introduction of comprehensive legislation dealing with water resources. My Government has approved in principle proposals for water treatment works to purify and improve the quality of water supplied to Adelaide consumers. Plans for water treatment works will be included in a scheme to be submitted for the Little Para dam and it is proposed that the first water treatment works for the existing supply system will be built at Hope Valley reservoir. In furtherance of its policy of planning for the provision of water resources well into the future, my Government has commissioned a study in relation to the requirements of Adelaide and its environs up to the year 2011. This study, which has been recently completed and employed the latest planning and population projections available, will be used to guide my Government's planning for the construction of future dams and pipelines. Any changes in existing tendencies will be kept under constant review.

14. During the course of the last financial year approximately \$13,900,000 was spent on the construction of hospital buildings by my Government and work on major projects in this area will continue in the forthcoming financial year. Last year \$29,800,000 was expended upon school building work and an extensive programme is envisaged in this area for the forthcoming financial year. In addition, \$12,300,000 worth of works were completed in relation to other Government buildings.

15. During the forthcoming financial year the Electricity Trust of South Australia expects to spend approximately \$36,000,000, about 20 per cent more than its expenditure in the previous year, on new power station plant and the development of the transmission and distribution system. A new 275,000-volt transmission line costing approximately \$5,000,000 is to be built from Para to Tailem Bend to meet the steadily growing power requirements of the South-East and Lower Murray. Preliminary work on this line has begun and it is due to be completed in 1975. This line will also ensure that adequate power is available for the initial development of the new city of Monarto.

16. The South Australian Housing Trust will continue to provide housing of good quality and varied designs. In particular, a wider choice, both as regards the design of houses and the locality in which they are situate, will be offered to the aged by the trust. The power of the trust to build and lease factories will continue to be used to support my Government's industrial development programme.

17. My Government has under active consideration a review of the scheme of superannuation for the Public Service and others and appropriate legislation will be laid before you.

Members of the House of Assembly:

The Estimates of Expenditure will be laid before you in the usual way.

Honourable members of the Legislative Council and members of the House of Assembly:

18. In addition to the measures already referred to, my Government intends to lay before you a substantial legislative programme and included in this programme will be Bills relating to Aboriginal and historic relics, the Aboriginal Lands Trust, the Adelaide Festival Theatre, aged and infirm persons' property, bulk handling of grain, builders licensing, building societies, Crown lands, criminal injuries compensation, the Electricity Trust of South Australia, education, fisheries, fire brigades, Flinders University, gift duty, health, irrigation, justices, the Kindergarten Teachers College, land and business agents, liquor licensing, petrol resellers licensing, privacy of the citizen, security bonds, lottery and gaming, land prices, the city of Monarto, motor vehicles, exemption of rates for pensioners, the Public Service, prices, restricted classifications for certain publications, and a considerable number of other matters.

19. In the Budget presented in August, 1972, my Government forecast a possible deficit of \$7,500,000 for the financial year 1972-73 after allowing for likely increases in wage rates. Subsequently, in November, 1972, Supplementary Estimates were passed by this Parliament to authorize expenditures to meet the cost of certain over-award and service pay increases, and of metropolitan unemployment relief works and drought relief. At that time, and in the absence of other factors, it was considered that the deficit on Revenue Account could rise to \$13,500,000. However, largely as a result of increases in revenues, particularly in relation to stamp duty associated with property conveyance transactions, and in water rates revenues, and by the exercise of firm control over expenditures it was possible to confine the Revenue deficit to an amount of \$3,900,000. On Loan Account, proposals accepted by Parliament envisaged a nominal deficit. The actual deficit on Loan account was \$1,900,000 which was due mainly to the achievement of a considerably better programme on school buildings. Thus, on the combined accounts, my Government's finances showed an overall deficit of \$5,800,000 for the year 1972-73. This, of course, was a material improvement on earlier expectations. At the Premiers' Conference and Loan Council meeting held in June of this year the amount of funds which became available for works and housing will enable my Government, by the exercise of priorities, to put forward a reasonable capital works programme, but the refusal of the Commonwealth Government to provide other than minor additional revenue grants beyond those available through the application of the formula contained in the legislation will mean that, even after taking action to increase its revenues in a number of areas, my Government will not be able to avoid budgeting for a substantial deficit on Revenue Account, if it is to continue to provide services of the range and standard which the people of this State expect of it.

20. I now declare this session open and trust that your deliberations will be guided by Divine Providence to the advancement of the welfare of this State.

The Governor retired from the Chamber, and the Speaker and members of the House of Assembly withdrew.

The President again took the Chair and read prayers.

#### DEATH OF HON. H. K. KEMP

The Hon. A. F. KNEEBONE (Chief Secretary): I move:

That the Council express its deep regret at the death of the Hon. Henry Kenneth Kemp, former member for the Southern District, and place on record its appreciation of

his meritorious public service, and that as a mark of respect to the memory of the late honourable gentleman the sitting of the Council be suspended until the ringing of the bells. I refer briefly to the Hon. Mr. Kemp's record in this Chamber. He was first elected as a member for the Southern District on June 19, 1964, and was re-elected on February 18, 1965, and on March 10, 1973. He was a member of the Subordinate Legislation Committee from July 13, 1971, to June 18, 1973. He was educated at Unley High School, Prince Alfred College, Roseworthy Agricultural College and the University of Adelaide, where he gained a Bachelor of Agricultural Science (Honors) degree. He was engaged in horticultural research with the Agriculture Department from 1936 to 1953. He was an orchardist, grazier, dairyman, and journalist from 1953 to 1964, and was known throughout Australia for his writings on gardening matters and as a judge of horticultural competitions.

He served as an air crew member of the Royal Australian Air Force from 1940 to 1945, attaining the rank of Flight-Lieutenant. He was a director of Kemp's Nurseries Limited from 1936 to 1968 and Chairman of Balhannah Co-operative Society Limited since 1965. He is survived by his wife Norma and a family of two sons and three daughters.

I wish to express my personal appreciation of the honourable member. I remember early in his career in this Chamber that he became Chairman of a Select Committee on the Welfare of Aboriginal Children that travelled all over the State where there were reserves, missions or other places where Aborigines congregated. It was during such a trip that I became well acquainted with the honourable member and learned to appreciate his application to the job at hand.

In this Chamber, too, he demonstrated a great ability to ask probing questions on matters in which he was interested and spoke very knowledgeably on those areas where he had the greatest concern. I express to his family the sympathy of all honourable members at his passing. As a demonstration of his great application to duty, he attended the recent short session, at a time when he was very close to death; this indicated his great aptitude for seeing that he did the right thing. I did not always agree with the arguments that the honourable member brought forward, but my colleagues and I appreciated that he was putting his own point of view and that of the Party he represented, and he did it very well.

The Hon. R. C. DeGARIS (Leader of the Opposition): I support the motion. As the Chief Secretary has said, the Hon. Mr. Kemp was elected to this Council in 1964 and, of course, was my immediate colleague in the Southern District. During his service in the Council not only was the late Mr. Kemp a devoted and extremely loyal colleague of mine but was also a devoted and very loyal colleague to every other honourable member. Indeed, on occasions I heard the late Mr. Kemp defend very strongly even the Australian Labor Party's views in the Council, purely because they were members of this Council. He had a great attachment to the Chamber and to the work therein. He had an outstanding academic career. I think that all honourable members appreciated his extensive knowledge of agricultural matters, particularly his expertise in horticulture, which was of tremendous advantage and assistance to the deliberations of the Council.

I also agree with the Chief Secretary that the late Harry Kemp had a most probing mind on matters that concerned him deeply, and I appreciate the Chief Secretary's reference to his service on the Select Committee on the Welfare of Aboriginal Children. He served during the Second World

War, reaching the rank of Flight-Lieutenant. Honourable members appreciate that, during the recent short session, Harry Kemp was critically ill. On several occasions I, and also another honourable member, urged Mr. Kemp to go home. However, he refused to do so, saying that it was his duty to be in this Chamber. I extend my sincere sympathy to his widow and family.

The PRESIDENT: I should like to add my own personal contribution to what has been said by the Chief Secretary and the Leader of the Opposition in this Council. There is no need for me to go over the ground already covered, which referred to the activities of the late Harry Kemp from his entry into the Agriculture Department to his service during the war and to his many other activities associated with this Parliament, but I speak more on the personal side and of his contribution to many debates in this Chamber. He was a knowledgeable and talented gentleman who was most generous in sharing with others the knowledge he possessed. For 18 years or so he wrote for the *Chronicle* on gardening and later (I think for nine years) he wrote as "Garrya" in the *Sunday Mail*. It was through these columns that he was able to hand on to many people his knowledge of gardening. His name became a household word amongst gardening enthusiasts and many people have said that they purchased the *Sunday Mail* because of the gardening notes contained in it.

In his own area he was Chairman of the Balhannah Co-operative Society for some years, and in that way he served the people in his own district. All these activities, combined with his technical knowledge, contributed greatly to his value in debates and discussions in this Chamber. In the death of the Hon. Harry Kemp I am sure that we all mourn the loss of a colleague of outstanding calibre and integrity. He was a personal friend of us all, and we remember with deep appreciation his many fine qualities. I have already conveyed a message of sympathy to his family in their bereavement, and I now ask honourable members to rise and express their feelings in a silent mark of respect.

Motion carried by members standing in their places in silence.

*[Sitting suspended from 12.54 to 2.20 p.m.]*

#### ASSENT TO BILLS

His Excellency the Governor, by message, informed the Council that he had reserved the following Bills for the signification of Her Majesty the Queen's pleasure thereon:

Constitution Act Amendment (Franchise),  
Constitution and Electoral Acts Amendment (Council Elections).

#### QUESTIONS

##### BEACHPORT MONUMENT

The Hon. M. B. CAMERON: I seek leave to make a short statement prior to asking a question of the Chief Secretary.

Leave granted.

The Hon. M. B. CAMERON: Some time ago I referred a request to the Special Minister of State in the Commonwealth Government from the Beachport and District Branch of the National Trust concerning assistance for the erection of a monument to two seamen who lost their lives in an unsuccessful attempt to delouse a German mine near Beachport during the Second World War. In fact, those two gentlemen were the only people to die off the shores of South Australia from enemy action. The Commonwealth Government has indicated that it does not intend

to erect such a monument, while expressing support for the general scheme. As these people were the only two people killed during the war in South Australia by enemy action, I wonder whether the Government would consider a request for assistance from the Beachport and District Branch of the National Trust.

The Hon. A. F. KNEEBONE: While I appreciate the fact that the honourable member has brought the matter to our attention, I think the appropriate procedure would be that the Beachport and District Branch of the National Trust write a letter to the South Australian Government about this. Although I will take the honourable member's question to Cabinet and have it investigated there, I think an approach should be made also from the Beachport and District Branch of the National Trust to the Government.

#### **INDUSTRIES DEVELOPMENT COMMITTEE**

The Hon. R. A. GEDDES: I direct my question to the Chief Secretary, representing the Premier. Will the Government set guide lines to assist the Industries Development Committee so that the results of the Commonwealth Government's tariff cuts will not cause unnecessary hardship to any new industry wishing to avail itself of the assistance that the Industries Development Committee may provide?

The Hon. A. F. KNEEBONE: I will take the honourable member's request to the Premier and bring back a reply as soon as possible.

#### **GOVERNMENT PRINTING OFFICE**

The Hon. M. B. DAWKINS: Recently, I asked the Chief Secretary a question about the progress of the new Government Printing Office and also for some information about the timetable for the demolition of the old building. I understand the Chief Secretary has a reply.

The Hon. A. F. KNEEBONE: The Mapping Branch of the Lands Department is already located at, and operating from, Netley. I have looked at that establishment myself and am much impressed with the new set-up and the work being done there. Later, when the place has been properly fitted, I think it would be a good idea if I arranged for honourable members of this Chamber to look at the new set-up of the Mapping Branch of the Lands Department. It is most impressive.

The Lithographic Branch of the Lands Department became a branch of the Government Printing Department on July 1, 1973. It is expected that the Lithographic Branch will move to Netley early in January, 1974. The Accounts Branch of the Government Printing Department will move to Netley on August 6, 1973. The remainder of the Government Printing Department is expected to move to Netley in January, 1974. This also applies to the Kent Town branch. The old building will be vacated by about the end of January, 1974.

The Hon. M. B. DAWKINS: The Chief Secretary has said that the old Government Printing Office will be vacated by the end of next January. Can he obtain more detailed information about the demolition programme, particularly the date of completion of the demolition?

The Hon. A. F. KNEEBONE: I am not aware of the date of completion of demolition, but I shall inquire and bring down a reply as soon as it is available.

#### **MOTOR MECHANICS**

The Hon. A. M. WHYTE: I understand that the Minister of Health has a reply from his colleague, the Minister of Labour and Industry, to a question I asked regarding motor mechanics. I appreciate the manner in which the Minister's colleague replied to me, by supplying a copy of my question and several copies of his reply.

The Hon. D. H. L. BANFIELD: The matter raised by the honourable member is under consideration by the Department of Labour and Industry. The Minister of Labour and Industry has already had discussions with the South Australian Branch of the Institute of Automotive Mechanical Engineers (Inc.), and the department is also examining the Queensland Act on this matter. In view of the scope of the investigations being made, it will be some time before a decision will be made.

#### **RABBITS**

The Hon. V. G. SPRINGETT: As there has been an increase in rabbits to plague proportions in certain parts of this State can the Minister of Agriculture tell me what steps he is taking to deal with the problem, and what advice he has been giving?

The Hon. T. M. CASEY: The honourable member should direct this question to the Minister of Lands, because his department deals directly with this problem through the Vermin Control Advisory Committee. If the honourable member will direct his question to the Minister of Lands I am sure the Minister will give him a more detailed answer than I can.

The PRESIDENT: Does the Minister of Lands wish to reply?

The Hon. A. F. KNEEBONE: I can assure the honourable member that my department is well aware of the great number of rabbits inhabiting many areas of the State. However, with the co-operation of settlers, lessees and owners of properties in the areas infested, the utmost is being done to decimate the rabbits to keep them at a more tolerable level.

The Hon. V. G. SPRINGETT: The Minister said that steps are being taken; can he give details of those steps?

The Hon. A. F. KNEEBONE: The main step being taken is poisoning, followed by the ripping of warrens.

The Hon. A. M. WHYTE: I seek leave to make a short statement before asking a question of the Minister of Health, representing the Minister of Environment and Conservation.

Leave granted.

The Hon. A. M. WHYTE: One of my constituents often camps in the Flinders Range, particularly in the Bunyeroo Gorge in the Oraparinna national park. When he was settling into his camp one night recently he noticed how prevalent the rabbits were in the area. He was surprised that, before he could get out his traps or load his rifle, a ranger arrived and asked whether he had such equipment. It seems that the Administration is not aware of how quickly the rabbit population can increase in that part of the State. Will the Minister check on such areas, especially in national parks, since all landholders have been requested to try to stem what appears to be a build-up in the rabbit population?

The Hon. D. H. L. BANFIELD: I shall refer the honourable member's question to my colleague and bring down a reply as soon as possible.

#### **MODBURY HOSPITAL**

The Hon. M. B. DAWKINS: Recently, I asked the Minister of Health a question relating to the full utilization of the new Modbury Hospital and the progress which had been carried out there. Has the Minister a reply to that question?

The Hon. D. H. L. BANFIELD: The present position at the Modbury Hospital is as follows: post natal beds, 20 available, will meet demand until end of 1973 when further beds can be opened; children's beds, 16 available, and these appear to be sufficient for immediate needs; general medical and surgical beds, 80 available, just meeting present

demands; a total of 116 beds in use. Since the first patient was admitted on March 1, 1973, over 1,000 patients have been admitted to the Modbury Hospital.

#### ZONE FIVE SETTLERS

The Hon. R. C. DeGARIS: I seek leave to make a brief statement prior to asking a question of the Chief Secretary.

Leave granted.

The Hon. R. C. DeGARIS: A substantial reduction in war service land settlement rentals was achieved by agreement and negotiation between the previous Commonwealth Government and the present State Government in the area generally known as zone 5; however there are still a number of settlers who feel that justice has not been completely done and I refer to the following groups: first, settlers on Kangaroo Island; secondly, Brimbago settlers (who appear to me to be part of the zone 5 settlement scheme); and thirdly, people who purchased war service settlers leases prior to the reduction in zone 5 rentals. Can the Chief Secretary tell me what negotiations are presently taking place in relation to these three groups?

The Hon. A. F. KNEEBONE: I have been approached by Kangaroo Island settlers on a number of occasions and, as a result, I approached the Commonwealth Government on a number of occasions during the terms of office of the previous Government and the present Government. I am at present awaiting information from the Commonwealth Minister for Primary Industry, Senator Wreidt. A request has been made along the lines of the submissions to me by the Kangaroo Island settlers, but I have yet to receive an official reply from the Minister. The Keith people—

The Hon. R. C. DeGaris: They are the original A.M.P. settlers.

The Hon. A. F. KNEEBONE: —have made approaches to me which have been forwarded to the Commonwealth Minister. Regarding those who bought land from people who were soldier settlers in the South-East and zone 5, it must be made clear that the zone 5 people who had their rentals fixed as a result of negotiations with the South Australian Government and the Commonwealth Government were the original soldier settlers. To be able to sell to someone else, the people had to pay the difference between the provisional rental which they were paying and the fixed rental, which was the bone of contention for the zone 5 settlers; it caused them to say that they would not sign their leases because the rentals had not been properly fixed. So, there was a considerable difference between that rental and the provisional rental. To be able to sell to someone else, those settlers had to pay the difference in the rental, and they did that. The people who bought the properties were aware of the rentals that had to be paid: they went into it with their eyes open, knowing that that was what they had to pay. They would have had to pay considerably more to the vendors if the rentals had been lower, and they know this.

At present their rental, to which they are objecting, is about \$1 an acre (0.405 ha). This surprises many people; after all, that rental nowadays for such properties is very reasonable indeed. However, these things do not come out in the discussions we hear. The negotiated settlement of the zone 5 problem was on the basis (and the zone 5 settlers and the Government had to agree to this as the final settlement) that it applied only to those people who were original zone 5 settlers. The previous Commonwealth Minister for Primary Industry would not go any further. The agreement specifically stated that that was as far as it would go. Despite the fact that my Government told

the previous Commonwealth Government that 16 people who had bought properties from previous zone 5 settlers had asked us what we could do for them, this was as far as the Commonwealth Government would go. A television segment on this matter referred to the fact that I was at home in bed, ill; true, I was at home with a heavy cold, but the television segment referred to this point in a rather slighting manner. A spokesman said that the South Australian Minister was sympathetic but that, if he wanted to, he could do something. It is the same old story! Sure, we could do something, but we would be left holding the bag: we would have to face up to the difference between any lower rental that we might fix and what the Commonwealth Government required as a rental. When people appear on television they sometimes do not tell the whole story, but I have told the whole story. The people who are complaining are paying a rental of about \$1 an acre (0.405 ha) and, even in the nitty-gritty of the argument about the other zone 5 settlers, none of them, not even Mr. Matthews, argued that they could not afford the rental: they argued that the rental was not properly fixed.

The Hon. R. C. DeGaris: I think they are probably right.

The Hon. A. F. KNEEBONE: Anyway, let us say that we negotiated a satisfactory arrangement for them. I cannot achieve anything for the 16 people who bought properties from the zone 5 people, but I hope to do something for the Kangaroo Island people and the Brimbago people, if possible.

#### DEER FARMING

The Hon. M. B. CAMERON: I seek leave to make a short statement before asking a question of the Minister of Agriculture.

Leave granted.

The Hon. M. B. CAMERON: In a recent article in the *Stock Journal* prominence was given to a new proposition being undertaken for profit in New Zealand—farming deer for venison. Various parts of the South-East have shown considerable interest in this type of farming for some time. Lengthy trials have been conducted in New Zealand which indicate that the per acre (0.405 ha) rate of producing venison is about the same as for beef, but venison is bringing almost twice the price of beef on the export market and the antlers bring about \$15 a pound (about 0.454 kg), because Asians greatly prize them as a sex aid. The article queries whether the antlers are practical or merely symbolical in that regard. Deer farming could be a good proposition for the South-East, where deer have been kept in the past and where there are now a number of wild deer. Has the Minister any information on the practicability of this type of farming being undertaken, whether there are any obstacles in its path, whether it is possible to obtain stock from New Zealand, and whether the quarantine regulations forbid deer being imported into Australia? This is a most profitable sideline in New Zealand, where deer have proven to be a tourist attraction, too.

The Hon. T. M. CASEY: I do not think there is any obstacle in the way of anyone who wants to establish a farm of this kind in any part of the State. I have heard of kangaroo farms being established.

The Hon. M. B. Cameron: People aren't permitted to kill kangaroos.

The Hon. T. M. CASEY: I even heard that buffalo farms were to be established. Deer are considered to be vermin in New Zealand, where the people try to exterminate them with the aid of helicopters. I do not know what price venison brings on the export market, but

from my limited acquaintance with venison in New Zealand I say that it does not compare in any shape or form with beef, though that does not mean to say that venison does not bring a good price on the export market. I am uncertain of the quarantine restrictions on deer. It is for the Commonwealth Government to decide whether deer must be quarantined before being imported into South Australia. If a person wanted to farm deer as a commercial proposition in the same way as kangaroos are farmed, there should be ways and means of doing it. I know that many farms in South Australia and in other States run deer and that a former Australian High Commissioner in the United Kingdom (Sir Alex Downer) had deer on his property in the Adelaide Hills. I do not think there would be any problem in obtaining stock from our local sources, instead of going to New Zealand.

#### BARLEY BOARD

The Hon. M. B. CAMERON: I seek leave to make a short statement prior to asking a question of the Minister of Agriculture.

Leave granted.

The Hon. M. B. CAMERON: An editorial in this week's issue of the *Stock Journal* contains a full statement of the composition of the Australian Barley Board. It says that the present Act gives the composition of the board as a Chairman, two representatives of growers of barley in South Australia, one barleygrower from Victoria, and one representative of brewers and maltsters. There is no provision for a representative of Australian barley feed consumers, one of the main sections of barley users. Of the total pool in 1946-47 of just over 8,500,000 bushels (309 400 m<sup>3</sup>), 98.62 per cent was used for malting and only 1.38 per cent was used for feed. In 1971-72 the quantity used for feed had jumped to 48.5 per cent of 50,000,000 bushels (1 820 000 m<sup>3</sup>), as against 51.5 per cent for malting. Will the Government consider the expansion of the board to provide a representative of barley feed users?

The Hon. T. M. CASEY: I have taken steps to discuss this matter with the board. As the honourable member explained, the main consumption of barley has moved from the maltsters to the feed industries. When the board was first constituted I think it was borne in mind that the users of barley would be taken into consideration when deciding on the appointment of board members. I consider that sufficient time has elapsed since the appointment of members to the board under the original concept for the situation to be looked at again, and I intend to do that now.

#### PINE PLANTATIONS

The Hon. C. R. STORY: On June 21 last I asked the Minister of Agriculture a question regarding pine plantations. Has he a reply?

The Hon. T. M. CASEY: I have a table which sets out the areas planted with pines during the past four years, and I ask leave for the figures to be incorporated in *Hansard* without my reading them.

Leave granted.

#### AREAS PLANTED

Year	South-East ha	Northern ha	Mount Crawford ha	Southern Areas and Myponga ha
1969	2370.9	153.2	243.1	147.8
1970	2119.4	105.3	232.4	188.3
1971	1727.9	123.6	294.7	125.9
1972	1207.3	125.4	351.9	127.8

The Hon. T. M. CASEY: With regard to the rehabilitation of red gum in the River areas, a forestry officer was appointed to the Riverland area in 1969 and in addition to establishing and running a nursery his duties have included studies of the native vegetation, mainly on river flats. In this work he has been closely associated with officers of the Engineering and Water Supply Department. Work has included trials with varieties of red gum, some of which have shown salt tolerance. It is clear already that red gum and box regeneration can be achieved in areas protected from grazing and rabbits. However, experimental work to date has been confined to forest reserves and to surveys on the former Chowilla dam site.

#### CONSUMER CREDIT LEGISLATION

The Hon. R. C. DeGARIS: Recently I directed a question to the Chief Secretary, representing the Attorney-General, about consumer credit legislation. Is a reply available?

The Hon. A. F. KNEEBONE: Yes. Probably it will never be possible to say that any legislation on the topic of consumer transactions or consumer credit is completely satisfactory. The Consumer Transactions Act and the Consumer Credit Act passed in the last session of Parliament are bold and forward-looking measures which reshape the law with regard to consumer transactions and consumer credit. They are the outcome of expert investigations in this country and overseas, the investigations in this country extending over at least the past seven years. The preparation of the legislation was certainly not hurried. It was the result of a great deal of mature consideration. Regulations to implement the Acts are at present in the course of preparation and interested parties are being consulted. The regulations will be promulgated and tabled in the near future. In the course of preparing the regulations, it has emerged that certain minor amendments to the Acts would assist in their administration, and certain amendments will be introduced shortly.

#### MINISTERIAL STATEMENT: LAND PRICES

The Hon. A. F. KNEEBONE (Minister of Lands): I seek leave to make a statement.

Leave granted.

The Hon. A. F. KNEEBONE: On May 16 the Government announced that a land commission would be established to exercise restraint over the price of building blocks in the Adelaide metropolitan area. Since the announcement, I have been approached by many people who sought clarification, and the Real Estate Institute brought to me a questionnaire that contained several questions to which it desired replies. The statement I am about to give answers some of the questions that were posed.

It was explained that no vacant allotments below half an acre (0.2025 ha) in size, with water services, purchased as from that date, could be resold at a price in excess of the purchase price, plus an additional annual 7 per cent of that price, plus rates and taxes.

This was followed by a further announcement that a land development unit, headed by a steering committee to advise on land purchase and development activities, had been formed under my control to enable the Government's policies on land price control to be administered in a co-ordinated way. The unit, which has commenced its operations under the guidance of the steering committee, is responsible to the Director of Lands for direct dealings with private companies responsible for the subdivision of Government land. It will work with Government departments and authorities in the co-ordination of services to subdivisions and with the Housing Trust in the preparation of

sub-divisional plans. The unit will advise on the purchase and subdivision of available land parcels and will oversee the co-ordination of such services as roads, sewerage, gas and electricity to new subdivisions.

As several questions have been raised relating to the Government's policy on land price control, I would like now to clarify these points. The questions which have been asked and the Government's replies are as follows:

(1) How long will the controls be in existence? Answer: In terms of the investigations made by the working party on the stabilization of land prices, the application of controls should be for an indefinite period in order to ensure that a balance is struck between the supply and demand for vacant serviced allotments.

(2) Does the 7 per cent mark-up suggested allow for expenses incurred in buying and selling the allotment? Answer: The percentage mark-up of 7 per cent a year will apply to the contract price for the sale of the land. An additional amount may be allowed to the vendor for expenses actually incurred in meeting his proportion of rates and taxes, stamp duties, registration fees and road moieties, if the last-mentioned have been incurred. No allowance will be made for legal fees directly associated with the transfer of the land, brokerage fees, interest paid to a mortgagee, selling commissions and expenses associated with the holding of the land, such as the erection of fencing, surveying fees, and fire break clearing.

(3) Does the percentage mark-up commence from the time a contract is signed or when the transfer is lodged for registration? Answer: It is intended that the proposed legislation will be made retrospective and that the percentage mark-up will commence from the date on which the contract is signed and not from the date on which the memorandum of transfer is lodged in the Lands Titles Office.

(4) How would the legislation affect sales made on agreement for sale and purchase? Answer: My comments on the previous question are relevant. The operative date would be the date of signing the sale and purchase agreement.

(5) How would this legislation affect the sale of allotments by public auction? Answer: As the proposed legislation is intended to control the price of vacant allotments, consequently no exemption from the application of the 7 per cent mark-up would be made in respect of land sold by auction.

(6) Is it intended to control all building allotments? Answer: As the proposed price control relates to all residentially-zoned land, therefore it would apply to all vacant allotments.

(7) What protection can be afforded to those persons dealing in real estate matters as their livelihood, that is, solicitors, land brokers, agents and salesmen, against

unscrupulous members of the public (it has been announced that agents, etc., will lose their licences if they are a party to transactions where "they should have known" about black market practices)? Answer: It is intended to introduce a validation test on each transaction and this will rely on the completion of an information notice by the land agent, who will therefore be required to discharge his normal responsibilities in respect of any transactions relative to the 7 per cent mark-up, and these of course will then include the completion of the notice. Bearing this in mind, it is intended that the legislation will place the onus for malpractice on the vendor, and also on the agent where collusion is proven.

(8) How is the 7 per cent calculated; on a monthly or annual basis? Answer: The 7 per cent mark-up applicable to any transaction would be calculated on a pro rata basis but the actual manner of application is still under consideration and will be announced shortly.

(9) What is the present position regarding the responsibility of agents who have listed and perhaps sold land for clients since May 16, before the queries raised had been clarified? Answer: As previously stated, the proposed legislation is intended to be retrospective. However, each case will be treated on its merits.

#### **GRANT HIGH SCHOOL**

The PRESIDENT laid on the table the report by the Parliamentary Standing Committee on Public Works, together with minutes of evidence, on Grant High School, Mount Gambier (Additions).

#### **SESSIONAL COMMITTEES**

Sessional Committees were appointed as follows:

Standing Orders: The President, the Hons. R. C. DeGaris, A. F. Kneebone, Sir Arthur Rymill, and A. J. Shard.

Library: The President, the Hons. C. W. Creedon, M. B. Dawkins, and F. J. Potter.

Printing: The Hons. B. A. Chatterton, R. A. Geddes, C. M. Hill, A. I. Shard, and V. G. Springett.

#### **ADDRESS IN REPLY**

The PRESIDENT having laid on the table a copy of the Governor's Speech, the Hon. A. F. KNEEBONE (Chief Secretary) moved:

That a committee consisting of the Hons. C. W. Creedon, R. C. DeGaris, A. F. Kneebone, A. I. Shard, and C. R. Story be appointed to prepare a draft Address in Reply to the Speech delivered this day by His Excellency the Governor and to report on the next day of sitting.

Motion carried.

#### **ADJOURNMENT**

At 3.7 p.m. the Council adjourned until Wednesday, July 25, at 2.15 p.m.