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ALP Broadcast presented by Don Dunstan Member for Norwood

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1962
A.L.P. BROADCAST OF 14TH JUNE, 1962

PRESENTED BY DON DUNSTAN - MEMBER FOR NORWOOD

Good Evening,

The recent announcement by the Premier of a low-deposit purchase housing plan for the S.A. Housing Trust should prompt a few pertinent questions about the present objectives of the Housing Trust.

What was the Trust set up for? Let's take a look at the Act of Parliament which created it in 1936. Its primary objective clearly from the provisions of that Act was to provide low-rental housing for people in low income groups; one group having an income slightly above the living wage, and one in which the houses must not be let to anyone whose income exceeded the living wage - i.e. the basic wage. The Trust could also make gifts or loans to people on small incomes to buy homes and could only sell houses to people who were already tenants, or were qualified by the possession of only low incomes I have specified to become tenants.

The Playford government has entirely altered this conception of the Trusts purposes. Today, the low-income group which was to be provided for by the original Act - workers with the basic wage or a little more, are the people for whom least provision is made.

For rental Trust housing in the metropolitan area the wait is seven years and more. It is rental homes that the low-income groups need. They can neither find the deposit to purchase a home nor afford an economic amount these days from their wages sufficient to make repayments of capital and interest on a housing loan.

The Trust has made it clear repeatedly that before it will sell a house or let one at a rental of £3/10/- per week or more, it has to be satisfied that the proposed tenant has sufficient monies after other commitments to his family, to meet that amount. The low-income earner with several children does not

qualify therefore, no more than he qualifies for a State Bank loan, neither the Trust nor the Bank consider him a good business risk.

The Trust's original purpose was to give social assistance in housing to the needy. In turning over to concentrate on the business of purchase housing development for the middle income groups, it is entirely departing from that purpose.

Once again we have an instance of the Premier's putting a lot in the show window, but the real benefit for the people who are actually in need is nil.

This is all of a piece with the Premier's action over the original Commonwealth and State Housing agreement. When the Federal Labor Government first wrote that agreement it provided that Commonwealth monies would be given to the States who were to build houses and allot them according to need. If the tenant could not pay enough to meet the economic rent of the house then he was to be given a rental rebate. Sir Thomas Playford took no monies under that agreement until the Liberals were in power in Canberra. He then built houses with Commonwealth money but refused to allot them according to need - the average industrial wage in S.A. was then £13/9/2 per week and no-one with that wage got one of these houses - the Libs. in Canberra allowed him to act in breach of the agreement and he allotted the houses according to income and not according to need.

Only under Labor will a Housing minister see that the proper purposes of government housing are adhered to - that provision is made for the needy. Only today I was faced with an appalling problem in my district which is typical of many others. A worker on an average wage with a bad heart condition and two children still at school will be evicted on the 25th June from a house which is to be demolished for yet another service station. He cannot get private rental housing - the very lowest in price available is at £7/-/- per week. Although he notified the Trust as soon as he was given Notice to Quit, the Trust has no rental housing available for years. If he had money he could have his

pick of a Trust home tomorrow. As he has not, he is a wage earner in need, he must, on present indications, go into the street.

Goodnight.