been suggested that, as it has large sum of money available 'estment, the Superannuation night consider letting some of t a slightly lower interest rate in directions. For example, the ould make advances to teachers' tive societies, co-operative hous- eties or any other co-operative whose members consist entirely ibutors to the Fund. I appre- at the Board feels under an on, in the interests of the con- s as a whole, to secure the possible rate of interest on its ents, but many other bodies— the Australian Natives Associa- iendly society, of which I am er—lend out a certain proportion r funds to co-operative housing s consisting of their own mem- lthough they do not receive as rate of interest for it as they if the money were lent on mort- Of course, this suggestion has tion to the Bill.

her matter the Government could r is to include in the Superan- r Act an alternative table for based on the retiring age of 60 as is provided at present for s. Male contributors who may to retire before the age of 65 in order to enjoy life before they o old to do so, could thus by g a slightly higher contribution e a pension equivalent to that they would receive under the for retirement at 65 years.

er provisions might be made in t of limited contributors. Such a stion was made to me by one of rganizations concerned. Limited butors are those who have not able to obtain a 100 per cent. bill alth and who, in the event of ment because of invalidity during term of service, would receive only ights of the normal rate of pen- As I mentioned earlier, there are en 3,000 and 4,000 limited contri- s. It is already provided that if a d contributor obtains from a medi- approved by the Board likely to render him incapable before the retiring age, he may be removed from the limited contributors' list. However, a period of only six months is allowed in which such a contributor can obtain that clean bill of health. In many instances that period is not long enough. Perhaps treatment for twelve or eighteen months would enable him to obtain the necessary certificate. I can see no objection to a proposal to increase the period. In November, 1958, the following proviso was inserted in sub-section (3) of section 10 of the Superannuation Act—

> Provided that the Board may in its discretion for special reasons in a particular case accept for the purposes of this sub-section a certificate of a medical practitioner approved by the Board obtained after the expiration of the said period of six months.

That confers a discretionary power on the Board. However, I understand, from advice I have received, that the Board has not very often exercised that power. Earlier to-night I was approached by a limited contributor—I shall not mention his name, although he is known to many honorable members—who has not been able to obtain a clean bill of health within the six months allowed and who, therefore, will not have an opportunity to become a full contributor in due course, even if his health improves.

Many other proposals could be made in respect of superannuation. I understand that the organizations and unions concerned have made submissions to the Government to which I hope it will give serious consideration. I trust that when the Government brings forward its next Bill to amend the Superannuation Act it will make it a wide, comprehensive measure which will remove not one or two anomalies, as has been done from time to time, but all anomalies, and which will, as far as is humanly possible, satisfy all contributors.

The motion was agreed to.

The Bill was read a second time and committed, *pro forma*.

Mr. BOLTE (Premier and Treasurer) [illegible] Excell-

an appropriation be made from the Consolidated Revenue for the purposes of this Bill.

A resolution in accordance with the recommendation was passed in Committee and adopted by the House.

The House went into Committee for the consideration of the Bill.

Clauses 1 to 4 were agreed to.

Clause 5—

> Where immediately prior to the coming into operation of this section a pension is payable in respect of a child who has not attained the age of sixteen years (irrespective of the date when the pension first became payable) that pension shall from the date of that commencement be payable at the rate prescribed in sections thirty-one, thirty-two, thirty-three or forty-one of the principal Act (whichever may be applicable) as amended by this Act.

Mr. BOLTE (Premier and Treasurer).—During the second-reading debate, I foreshadowed an amendment, which I think has been adequately explained to honorable members. I know that the honorable member for Melbourne, who is handling the Bill on behalf of the Opposition, understands it fully. The object of the amendment is to bring back into the scheme children under the age of eighteen years whose pension rights ceased at sixteen years. There are about 200 involved. I ask honorable members to negative this clause. To effect the amendment that I foreshadowed, I shall at the appropriate stage propose that a new clause be inserted, to follow clause 4.

Mr. CLAREY (Melbourne).—Honorable members will recall that, in the course of my second-reading speech, I indicated that an amendment should be made along the lines suggested by the Government. The Opposition supports the proposal.

The clause was negatived.

Clauses 6 and 7 were agreed to.

Mr. BOLTE (Premier and Treasurer).—I propose the following new clause, to follow clause 4:—

> AA. Where at any time prior to the date of the coming into operation of this section a pension was payable in respect of a child of eighteen years and notwithstanding that such pension may have ceased prior to that date that pension shall from that date be payable at the rate prescribed in sections thirty-one thirty-two thirty-three and forty-one of the principal Act (whichever may be applicable) as amended by this Act.

The new clause was agreed to.

The Bill was reported to the House with amendments, and passed through its remaining stages.

SALE OF LAND BILL.

Mr. RYLAH (Attorney-General).—I move—

> That this Bill be now read a second time.

I believe this Bill is one of the most important measures that has been placed before Parliament for a long time. Its purpose is to give effect to the recommendations made by the Statute Law Revision Committee in its report on the sale of land on terms, which this House ordered to be printed on the 2nd May, 1962.

The problems that have arisen in relation to the terms sale of land are clearly set out in the report of the committee as are its recommendations to overcome those problems, and I do not propose to re-state them in this speech. Although the recommendations of the committee are far-reaching, the constructive and courageous approach recommended by the committee has been applauded generally throughout the community, and the Government feels that it is highly desirable to give effect to the recommendations as speedily as possible.

The general plan of this Bill is as follows:—

1. A person is not to sell land under a terms contract unless he is the registered proprietor or presently entitled to become the registered proprietor of the land.

2. Where a person buys land under a terms contract he is to be entitled to call at any time for a transfer on his giving a mortgage back.

3. A person is not to sell land on terms if the land is subject to a mort-

the purchaser. Furthermore, where the land is mortgaged the contract must set out full particulars of the mortgage.

4. After land has been sold under a terms contract the vendor is not to mortgage the land. This is perhaps the most important provision of all.

5. Where there is a mortgage over land which is subdivided the mortgagor is entitled to have the mortgage apportioned over the various allotments so that each allotment can be sold subject to a separate mortgage.

6. Subdivided land is not to be sold until a plan of subdivision has been registered by the Registrar of Titles.

7. A subdivider is in certain limited circumstances authorized to compulsorily acquire rights of way over existing roads or drainage easements over lands in the vicinity. Before a subdivider can exercise these powers the owner must satisfy the council of the municipality concerned and an arbitrator that it is necessary for him to have that power to allow the economical and efficient subdivision of the land. Likewise, any inconsistent prior easements may be removed if they are standing in the way of a new subdivision.

8. A plan of subdivision must be sealed or rejected by a council within 100 days of its submission to the council. A council will no longer be able to hold up the sealing of the plan until roads are made but the power to require full or part construction of roads is continued. However, the plan must be sealed before the requirement is carried out so that the subdivider can proceed with his application to have the plan registered by the Registrar of Titles. The council's position will be protected by providing that the Registrar of Titles is not to register the plan until the requirement has been carried out.

9. Where complex problems have arisen under the existing laws which cannot be solved by application of the standards provisions of the Bill, provision is made for the parties to apply to an arbitrator who will be able to make whatever orders he thinks necessary to sort out the complications.

Mr. Rylah.

Court Judges, or persons qualified to be appointed County Court Judges, to act as arbitrators for the purposes of the proposed legislation. Arbitrators will be able to call on assistance of expert assessors, if they need such assistance.

For the assistance of honorable members, I have had notes prepared and circulated which show how the specific recommendations of the Statute Law Revision Committee have been given effect to. As I said before, this is a most important measure and it is designed to give effect to the Statute Law Revision Committee's report in the most effective and practical way that the Government has so far been able to devise.

I propose that the Bill shall be referred to the Statute Law Revision Committee for a detailed examination of its provisions. The Bill is essentially a Committee measure and requires the careful consideration that can best be given by the Statute Law Revision Committee. I am sure that this House will be much better equipped to deal with the measure in the light of that committee's report. I commend the Bill to the House.

I desire to commend the Parliamentary Draftsman and other officers of the Law Department who have been associated in preparing this complex measure in what I regard as extraordinarily quick time. This has been rendered possible only because we have had the co-operation of certain of Her Majesty's Judges of the Supreme Court, practising barristers and solicitors, and people conversant with the problems reported upon by the Statute Law Revision Committee in getting this Bill into the form it is to-day.

I do not claim, nor does the Government claim, that this is a perfect measure, but it is at least an honest and, I believe, a very good attempt to give effect to the recommendations of the Statute Law Revision Committee, and I feel that it is proper for that comm[illegible] now to have the opportunity of see[illegible] whether its recommendations

those people in the community who may desire to express views on the subject shall be afforded an opportunity to do so before the measure is considered further by the House.

Mr. LOVEGROVE (Fitzroy).—I express agreement with the proposal advanced by the Attorney-General, and endorse his suggestion that the measure be referred to the Statute Law Revision Committee for examination and report. Presumably the Bill will be dealt with by the House in the forthcoming autumn session.

Mr. RYLAH (Chief Secretary).—I hope it will be dealt with during the current session of Parliament. I have considerable faith in the ability of the Statute Law Revision Committee.

On the motion of Mr. LOVEGROVE (Fitzroy), the debate was adjourned until Wednesday, November 7.

Mr. RYLAH (Chief Secretary).—By leave, I move—

That the proposals contained in the Sale of Land Bill be referred to the Statute Law Revision Committee for examination and report.

The motion was agreed to.

PUBLIC WORKS LOAN APPLICATION BILL.

The debate (adjourned from October 10) on the motion of Mr. Petty (Minister of Public Works) for the second reading of this Bill was resumed.

Mr. LOVEGROVE (Fitzroy).—The Opposition raises no objection to the Bill, but desires to take the opportunity of making one or two general observations concerning it. I shall refer to certain items in the schedule, namely, item 1, which refers to schools, hostels, residences and teachers' colleges, item 16 which relates to public offices and residences, item 17 under which an allocation is made for mental hospitals and mental institutions and item 18, Parliament House. With your permission, Mr. Speaker, I should like to refer also to the sy[illegible] of contracting which is at present obtaining in the building in-

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