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PRIME MINISTER'S SPEECH AT LAND COMMISSION CEREMONY,
HAPPY VALLEY, ADELAIDE
11.4.75

Mr. Chairman, the Deputy Premier, Ministers, Commissioners, Representatives, our colleagues in the Australian, South Australian Parliament and Local Council, Ladies and Gentlemen -

I don't mind how often I come to functions like this because this function is the forerunner of many which will take place, we hope, throughout Australia and which will have two very great advantages. One is, that the old Australian dream of having a house of your own, will be more within the reach of people because the cost of the land, the biggest single component of the cost of having a house, will be kept to the minimum. And the second feature is that people who come to sub-divisions like this, developed by the Land Commissions, can be sure that all the facilities that the Local Council, the State Government, the Federal Government provide, will be all co-ordinated and supplied at the same time. There will be, that is, a good block of land at cost with all services and then with all the community facilities which the three tiers provide. It's been most gratifying the way the community has been involved in the planning of this first sub-division of any Land Commission in Australia. Their advice has been sought, it has been given. It is a very good example of full community involvement.

It is very appropriate that the first Land Commission, the first sub-division of any Land Commission should be here in South Australia. There is an historical reason for my saying that, and that is that Adelaide was the first piece of good town planning in Australia. It was a magnificent foundation that William Light gave for this city. And it is appropriate enough that the Premier is over near the area he came from, Penang, where his father set out another beautiful city, another beautiful locality.

The other reason why it is so appropriate that we should be having this opening in South Australia, is that the Government of South Australia was the first to respond to the proposals that my Government was making in this regard.

The creation of Land Commissions was proposed at the Federal election in 1972 and it came from two very obvious propositions. One is, that the Federal Government had greater financial resources than the State Governments, and secondly, that the State Governments had a jurisdiction in land matters which the Federal Government did not have. So by bringing together the Federal finances and the State jurisdictions, it would be possible we thought, to solve one of the great social evils in Australia today, and do so in a proper economic and environmental context.

The Federal Government cannot make laws, it cannot administer laws, in regard to land use. The State Governments can, and the Local Government bodies, semi-Government authorities which they have created, play a big role in that as well. But the limiting factor was that these days, no State Government, no authorities created by State Governments, had sufficient finances to provide all the services together and to acquire the land. Now the Federal Government, while not having the limitless funds that many people suggest or suppose, nevertheless did have sufficient financial resources to make it possible to acquire the land in good time and to provide all the services which Governments have to provide at the one time.

Whatever our idealogies, whatever our philosophies, we all accept that Government authorities of one sort or another, Federal, State, Regional, have to provide things like roads and kerbing and guttering. They have to provide sewerage, they have to provide telephones, they have to provide most of the schools and most of the hospitals and most of the public transport and the great evil which has arisen in Australia since the war, where we have very large cities and where a greater proportion of our population lives in cities than is the case in practically any nation in the world. In Australia we just haven't hitherto coped. Individuals can't do it by themselves. Families can't. Communities can't. It requires to bring together all the people with the necessary responsibilities, authority and jurisdiction, and that's what we have aimed to do in these Land Commissions, and before 1973 was out, the basic legislation was passed and my Minister, Tom Uren, and his counterparts in South Australia, were able to make the arrangements under that legislation.

Now Adelaide isn't the largest city in Australia. It maybe the best planned, but it's not the largest, never likely to be the largest. But the ways things are going it's likely to continue to be the best planned, the best serviced. And I suppose it not too invidious to say here, by way of comparison, what still has to be done in the larger cities in Australia because Sydney and Melbourne still haven't been able to secure the services which are now being provided for new home seekers, new home purchasers, in Adelaide. We have made the financial agreement with New South Wales, not without some difficulty, but we still haven't got a Commission. And then in Victoria, we have an undertaking to have an Urban Land Council by the end of June next but nothing really has been done there. Now it's a great pity that this time is being lost because it means that thousands of families, in Sydney and Melbourne, are not able to realise their hopes yet and where they use the existing facilities that are made available for home seekers, they will do so at a greater cost and they will get the blocks of land less serviced with fewer amenities than they would otherwise get. Now South Australia, true to its tradition of proper town planning right from the outset, is leading Australia again in proper town planning, not only in the square mile in the centre, but right round Adelaide, in all the areas

from which people will commute into the city, in all the areas where they will have community activities, there will be accommodation and recreation and occupation and it's been brought about because there has been, in South Australia, ahead of anywhere else in Australia, the necessary consultation and co-operation between the Australian Government, the State Government and the regional authorities.

It is a model of what can be done, this is not just a dream, it's not just a theory, it is practical and it is real and I am delighted, Mr. Deputy Premier, to be seeing on an occasion like this, the culmination of the efforts that you, your Premier, your Ministers, my Minister, many of our colleagues and I, have sought to achieve over the years. Your Premier, you yourself, I would have counted as friends for well over a decade and it's a proud moment when we are able to show to the whole of the people of Australia and particularly to the people of your State and your capital, what can be done by co-operation between all the spheres of Government in Australia. Individuals can't do it. They must depend for some action, some initiative, some co-operation by those whom they elect to serve them in councils and the South Australian Parliament and the Australian Parliament and we are able to deliver the goods now.

This area, these blocks will be \$1,000 or more cheaper than comparable blocks in the Adelaide metropolitan area. They will be fully serviced. The Australian Departments, I am happy to say, are co-operating in this effort and, not only will there be the basic services, there will also be some of the necessary amenities.

We want to see the people who come to live in virgin lands in beautiful, fresh, new settings like this, and so many of the natural features have been preserved. They will also be able to get those things that any community wants and which hitherto we have had to wait for generations to secure. There will be, we believe, in the near future, proper community centres in all these areas - cultural, sporting, and so on, and for those who have to stay closest to home, in their early years, I am now able to unveil a plaque in the playground and in doing so I would like to express the very great pleasure that the boys and girls who are born and raised in this area will be able to grow up in an ideal environment and the people who you have elected in the various fields to serve you, are very happy to meet so many of you and to be at your service, able to deliver the goods in the way, I believe we are showing the whole of Australia that it is possible to do.

Ladies and Gentlemen, I'm not sure that when I get to the plaque I'll be able to speak as loudly as for you all to hear. But I have to leave the microphone, so what I'm going to do over there is unveil the plaque - I don't know what the wording is. This is always a hazard in this job. You sometimes take away some screen and the Sun cartoon or even something offensive or indecent. Coming to South Australia I suppose I can do it with complete safety and assurance. Everything over '73, '74, '75 one's been able to co-operate with South Australia in complete assurance and safety. So sight unseen, I'm now going in this distinguished representative gathering to unveil a plaque for the playground in the first sub-division opened by any Land Commission anywhere in Australia.

.. was unveiled by me on the occasion of the opening of the first sub-division of the South Australian Land Commission, 11th April, 1975.
