

No. , 1918.

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# A BILL

To amend the Housing Act, 1912, and the Public Works Act, 1912; and for purposes consequent thereon or incidental thereto.

[MR. J. C. L. FITZPATRICK;— *December, 1918.*]

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**B**E it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

**1.** This Act may be cited as the "Housing (Amendment) Act, 1918." Short title.

**2.** In this Act "The Principal Act" means the Housing Act, 1912. Definition.

41287 189—(6)

**3.**

Amendment  
of s. 4.

**3.** Section four of the Principal Act is amended by omitting the proviso thereto, and substituting the following:—

“ Provided that section thirty-four of the Public Works Act, 1912, shall not apply in respect of the expenditure on any buildings erected or works constructed in pursuance of this Act.” 5

**4.** The following section is inserted next after section four of the Principal Act:—

Payment of  
purchase  
money or  
compen-  
sation.

Closer Settle-  
ment Act,  
1914, s. 3.

**4A.** Any purchase or resumption of land under this Act shall be paid for— 10

- (a) in cash, or with the concurrence of the owner, vendor, or mortgagee, by inscribed stock or Treasury bills; or
- (b) with the concurrence aforesaid, by certificate issued by the Minister, authorising the payment out of the Treasury of the amount of the purchase-money or compensation in such instalments, and bearing interest at such rate as may be therein specified. Such certificate shall be negotiable only with the consent of the Minister. 15 20

Amendment  
of s. 8.

**5.** Section eight of the Principal Act is amended as follows:—

- (a) Omit “ for residential, building, or other purposes for any term not exceeding seven years ” and insert in lieu thereof “ for residential purposes for any term not exceeding seven years, and for any other purpose for any term not exceeding twenty-one years.” 25 30
- (b) In paragraph three of the second proviso omit “ ascertained by valuation through the Commissioners of the Government Savings Bank ” and insert in lieu thereof “ to be determined by the board and approved by the Minister.” 35
- (c) The following new paragraph is added to the said paragraph at the end of the section:—
  - (5) The maximum periods for the payment of purchase money by instalments shall be for brick, concrete, or stone buildings thirty years, and for wooden buildings twenty-five years. 40

**6.**

6. The following sections are inserted next after section ten of the Principal Act:—

5 10A. Before the person who has after the com- Conditions as  
 mence- ment of the Housing (Amendment) Act, to dealing  
 1918, bought any land with buildings thereon from with land.  
 the board under this Act deals with such land other-  
 wise than by lease for a term not exceeding *seven*  
 years, or by mortgage, or before a mortgagee who has  
 taken a mortgage of such land from such person, or  
 10 any person claiming under such mortgagee sells such  
 land or any part thereof under the power of sale  
 contained in the mortgage, he shall give notice  
 of his intention to the board and shall offer to sell  
 to the board the land and buildings thereon at the  
 15 price which such first mentioned person paid for the  
 same to the board less any depreciation in value  
 which such buildings may have suffered since the  
 purchase from the board. The amount of such  
 depreciation shall be determined by the board; but  
 20 if any person is dissatisfied with such determination  
 he may appeal to a district court judge, whose  
 decision in the matter shall be final.

On such offer being made the board may accept  
 it and take a reconveyance or surrender of the land,  
 25 and dispose of it under this Act, or may refuse such  
 offer.

If any such person or mortgagee deals with or  
 sells any such land as aforesaid without having  
 complied with the provisions of this section, such  
 30 dealing or sale shall be void.

10B. The board shall in the sale and conveyance of Conditions as  
 the land insert conditions, to run with the land, to gardens.  
 binding the owner for the time being to keep  
 gardens on the land in good order, or to a similar  
 35 effect, and may make provisions for enforcing such  
 conditions.

7. Paragraph (a) of subsection one of section sixteen Amendment  
 of the Principal Act is amended by inserting the of s. 16.  
 following at the end of the said paragraph:— Charges  
 40 “but only as and when the land is used for the against fund.  
 purposes of this Act.”

8. Section twenty-one of the Principal Act is Statements  
 amended by inserting after paragraph (c) the following to be laid  
 new paragraph:— before  
 Parliament.

45 (c i) the number of buildings sold and the prices of  
 the same.