

20. (1.) Whenever any additional sum of not less than £5 is paid in advance by the purchaser of a worker's dwelling, in pursuance of section 11 of the said Act, the sum so paid shall be disposed of by the Superintendent as hereinafter mentioned.

(2.) If the purchaser so desires, the amount so paid shall be received in advance in respect of so many of the half-yearly instalments of principal and interest as the said amount is sufficient to satisfy; and the purchaser shall not be required to make any further payments in respect of the purchase-money until the expiration of the time in respect of which such payment in advance is made. In any such case the Superintendent may credit the purchaser with a sum for interest computed at 5 per cent. per annum on the amount so paid in advance.

(3.) In lieu of making any such break as aforesaid in the continuity of the payments in respect of purchase-money, the Superintendent shall, if the purchaser so desires, accept the amount so paid in advance in satisfaction of so many of the next succeeding half-yearly instalments of principal as that amount is sufficient to satisfy; and the corresponding instalments of interest shall not be payable. The subsequent half-yearly instalments of principal and interest shall then be payable without any break in the periodical continuity of the payments until the total amount of purchase-money has been paid, either at the same rate for the remainder of the shortened term of the agreement to purchase, or at such reduced rate for the full term of the agreement to purchase as is necessary for the payment of the remainder of the purchase-money and of the interest payable thereon.

21. The certificate referred to in section 14 of the said Act, to be granted by the Board on the fulfilment of the terms of an agreement to purchase a worker's dwelling, shall be in the Form W.D. 3A in the Schedule hereto.

22. Every worker who is desirous of making a disposition of his dwelling under section 15 of the said Act shall apply in writing to the Board for its consent to the proposed disposition, and such application shall be in the Form W.D. 4A in the Schedule hereto, and shall specify the particulars indicated in that form.

23. Every application for such disposition shall be accompanied by a declaration by the proposed transferee, and shall be in the Form W.D. 4B in the Schedule hereto.

24. If the Board shall consent to the application, then a certificate shall be endorsed on the original agreement or lease, as the case may be, evidencing the title of the transferee to the worker's dwelling in the Form W.D. 4C in the Schedule hereto.

25. (1.) Subject to these regulations, the Board shall from time to time cause all necessary repairs to be made to workers' dwellings in respect of which an agreement to lease or for a weekly or other tenancy is in force, if those repairs are necessitated by fair wear-and-tear, or damage by fire, or other cause. Subject as aforesaid, the lessee or tenant of a worker's dwelling shall keep the same in good order and condition to the satisfaction of the Board.

(2.) The purchaser of a worker's dwelling shall, until the total purchase-money has been paid, keep his dwelling in good order and repair to the satisfaction of the Board. Without limiting the foregoing provision, the purchaser of a worker's dwelling shall have all exterior woodwork of his dwelling painted with two coats of paint at least every five years, and all exterior metalwork shall be painted with one coat of paint at least once in five years. In the event of any purchaser being unable to the satisfaction of the Board to comply with this regulation, or with the directions of the Board pursuant to these regulations, the Board may, in its discretion, out of the amount which the purchaser has paid off the principal, carry out such work as it deems necessary, and may recover the sum thus expended from the purchaser by such weekly, fortnightly, or monthly instalments of principal and interest (computed at 5 per cent. per annum) as it thinks fit. The amount of such instalments shall be added to the instalments payable under the agreement to purchase the dwelling, and the agreement shall, until the additional instalments aforesaid are paid, be deemed to be amended accordingly.

(3.) No alterations to a worker's dwelling other than those required or authorized by this regulation shall be made except with the consent of the Board or Superintendent.

26. If the by-laws of the local authority of the district in which any worker's dwelling is situated require any alterations or additions to be made to that dwelling in pursuance of any authority conferred upon it by any Act or otherwise, the Board may, in the case of a tenant or lessee, or of a purchaser, who is unable to its satisfaction to effect such alterations or additions, have the required alterations or additions made, and the cost of same shall be added to the capital value of the dwelling. The agreement in respect thereof shall be amended accordingly, and thereafter for the remainder of

the currency of the agreement such increased rent or other payments shall be payable as are necessary to repay the addition to the capital value, together with interest thereon (computed at 5 per cent. per annum).

27. Any member of the Board or of a District Board, or any person appointed by such Board for that purpose, shall at all reasonable times be entitled to inspect any worker's dwelling.

SCHEDULE.

Form W.D. 1A.

APPLICATION TO PURCHASE A WORKER'S DWELLING.

(Under Section 8 of the Workers' Dwellings Act, 1910.)

To the Superintendent of Workers' Dwellings, Wellington.

I, [*Name in full*], of [*Address*], [*Occupation*], hereby apply to the Workers' Dwellings Board to purchase (a) a worker's dwelling to be erected in accordance with the particulars set out in the first part of the Schedule hereto; or (b) [*in the case of a dwelling already erected*] the worker's dwelling, being [*Specify number, street, and other particulars sufficient to identify the dwelling*].

I enclose herewith the sum of one pound (£1), being the amount of fee required by section 8 of the above-mentioned Act, as amended by section 7 of the 1914 Act.

I also enclose statutory declaration (Form W.D. 1D) made by me in accordance with the said section 8, and I further declare that the particulars set out in the second part of the Schedule hereto are correct.

Dated at this day of 19  
[*Signature of Applicant.*]

SCHEDULE.

Part I.

PARTICULARS OF WORKER'S DWELLING.

Site:—

1. Particular locality desired (if any):
2. Approximate size of section desired [*Where workers' dwellings land is available, specify number of section or portion desired*]\*:

Dwelling:—

3. Number of rooms required:
4. Number of design selected\*:
5. Any other particulars concerning land or dwelling that applicant desires to submit:

\* Designs of dwellings may be inspected, and particulars of land available (if any) may be obtained, at the nearest office of the Department of Labour; the Board will be prepared to consider any reasonable alterations of designs to suit the requirements of applicants.

Part II.

PARTICULARS AS TO APPLICANT.

1. Age:
2. Occupation:
3. State whether married or single:
4. Name and address of employer:
5. Rate of earnings at time of application:
6. Proposed occupants of worker's dwelling, stating ages and sexes of children:

Form W.D. 1B.

APPLICATION FOR RENEWABLE LEASE OF A WORKER'S DWELLING.

(Under Section 8 of the Workers' Dwellings Act, 1910.)

To the Superintendent of Workers' Dwellings, Wellington.

I, [*Name in full*], of [*Address*], [*Occupation*], hereby apply to the Workers' Dwellings Board for a renewable lease for twenty-one years of (a) [*in the case of a dwelling already erected*] the worker's dwelling being [*Specify number, street, and other particulars sufficient to identify the dwelling*]; or (b) a worker's dwelling to be erected in accordance with the particulars set out in the first part of the Schedule hereto.

I enclose herewith the sum of one pound (£1), being the amount of fee required by section 7 of the Amendment Act, 1914.

I also enclose statutory declaration (Form W.D. 1D) made by me in accordance with section 8 of the said Act, and I further declare that the particulars set out in the second part of the Schedule hereto are correct.

Dated at this day of 19  
[*Signature of Applicant.*]