

the Counties of Manawatu, Oroua, Kairanga, Rangitikei, and Horowhenua, from the 1st day of June, 1921, to the 31st day of July, 1921 (both days inclusive), subject to the provisions of the Animals Protection Act, 1913, and the amendments thereof, and the regulations made thereunder.

Dated this day of , 19

Chief Postmaster [or Postmaster].

As witness the hand of His Excellency the Governor-General, this 12th day of April, 1921.

WM. DOWNIE STEWART,
Minister of Internal Affairs.

Regulations under Part I of the Housing Act, 1919.

JELlicoe, Governor-General.

WHEREAS by section thirty-four of the Housing Act, 1919 (hereinafter referred to as "the Act"), it is enacted that the Governor-General may make regulations, not inconsistent with the Act, for the purposes in that section set forth:

Now, therefore, His Excellency the Governor-General of the Dominion of New Zealand, in pursuance and exercise of the power and authority conferred upon him by Part I of the said Act, doth hereby revoke all existing regulations respecting workers' dwellings, and doth hereby make the following regulations in lieu thereof.

REGULATIONS.

1. "DWELLING" means any dwelling erected on land set apart or purchased under this Act, and includes the land on which the same is erected or held therewith, and also includes all outbuildings, fencing, and water, lighting, sanitary, and drainage arrangements necessary for such dwelling.
2. Every worker that desires to acquire a worker's dwelling under Part I of the Act shall make application therefor and a declaration in support of his application.
3. Such application and declaration shall be made by filling in and specifying the particulars indicated in form H. 101 in the Schedule hereto, together with such other particulars as the Housing Superintendent (hereinafter referred to as "the Superintendent") may require.
4. (a.) Every such application shall be accompanied by the sum of £1.
(b.) Should the Housing Board (hereinafter referred to as "the Board") approve the application the said sum of £1 shall be deemed to be in part-payment of the deposit required by the Act.
(c.) Should the application be declined by the Board the said sum may be refunded to the applicant: Provided always that should the Board consider that the applicant has misrepresented his position, or in any other way has put the Board to unnecessary trouble or expense, the Board may retain the whole or such part of such sum as it may think fit.
5. Every applicant to purchase a dwelling shall, when he agrees to purchase the dwelling under the conditions specified by the Superintendent, enter into an agreement to purchase such dwelling.
6. Every agreement to purchase shall be in the form H. 102 in the Schedule hereto, and shall contain such further and other terms and conditions of purchase as the Board may think fit.
7. Where upon the approval of an application for a dwelling the terms and conditions to be contained in an agreement in respect of the same have not yet been fully determined, the Board may at its discretion require the applicant to enter into a provisional agreement.
8. Every such provisional agreement shall be in the form H. 103 in the Schedule hereto, and shall contain such further and other terms and conditions as the Board may think fit.
9. Upon entering into such agreement or provisional agreement, as the case may be, an applicant to purchase shall pay to the Superintendent the remaining portion of the deposit required by the Superintendent in accordance with the Act.
10. Should an applicant desire to withdraw his application at any time, the whole or any part of the deposit paid by him may, at the discretion of the Board, be refunded to him.
11. (a.) The Superintendent may from time to time insure against loss or damage by fire, earthquake, flood, tempest, or other cause, to such extent and in such manner as he may think fit, any dwelling in respect of which the whole or any part of the purchase-money has not been paid to him.
(b.) Each purchaser shall pay to the Superintendent such amount as the Superintendent may require from time to time to defray the cost of such insurance.
(c.) Should any dwelling be destroyed or damaged by fire or other cause aforesaid the amount (if any) received by the Board by way of insurance may be applied towards the cost

of rebuilding or restoring such dwelling: Provided always that in lieu of re-erecting or restoring the dwelling the Board may by agreement with the purchaser cancel the agreement to purchase, and may thereupon refund to the purchaser such proportion as may be agreed upon of the amount paid by the purchaser on account of principal.

(d.) If the occupation of any such dwelling in respect of which an agreement to purchase has been entered into has necessarily ceased by reason of such damage or destruction, the payment of such portion of the instalment of principal due under the agreement as the Board may think fit, taking into consideration any insurance-moneys available, may be suspended by the Board until the dwelling has been re-erected or restored, and the currency of the agreement to purchase shall be extended accordingly.

12. (a.) The purchaser of a dwelling on which the whole of the purchase-money has not been paid shall reside therein, and should he fail so to do the Board may cancel his agreement to purchase in the manner hereinafter provided.

(b.) Notwithstanding anything contained in paragraph (a) of this clause, the Board may at any time in writing permit a purchaser to absent himself from his dwelling, and may permit such purchaser to let the dwelling during his absence to a person to be approved by the Board, at such rental and on such conditions as the Board may think fit, provided that any such permit shall not be for more than twelve months.

13. Before exercising its power to cancel an agreement under the powers given by the said Act or by these regulations the Board shall take into consideration any period of sickness or unemployment suffered by the purchaser or members of his family, and such other circumstances as it may think fit.

14. Before exercising its power to cancel an agreement under the powers given by the said Act or by these regulations the Board shall give to the purchaser notice of intention to cancel the agreement in the form H. 104 in the Schedule hereto, and shall set out in such notice the grounds upon which the Board proposes to act. If within the period stated in such notice the purchaser has not to the satisfaction of the Board fulfilled all the terms and conditions in default, or otherwise complied with the requirements of the Board, and given to the Board satisfactory assurance as to his future observance of the terms and conditions of his agreement, the Board may cancel the agreement, and the Superintendent shall thereupon notify the purchaser of such cancellation in the form H. 105 in the Schedule hereto.

15. The cancellation or other termination of an agreement shall not in any way affect any right or remedy on the part of the Superintendent to recover any moneys due, or otherwise release the purchaser from liability for anything done or omitted to be done by him in respect of his agreement.

16. (a.) The purchaser of a dwelling shall, until the whole of the purchase-money has been paid, keep his dwelling in good order and repair to the satisfaction of the Board, and in particular the Board may require him to have all exterior woodwork of his dwelling painted with two coats of paint at least once in every five years, and to have all exterior metal-work painted with one coat of paint at least once in every five years.

(b.) The purchaser of a dwelling shall, until the whole of the purchase-money has been paid, comply with the by-laws of the local authority, and shall on the request of the local or any other competent authority abate or cause to be abated any nuisance existing in respect to or arising from his dwelling.

(c.) No structural alteration to a dwelling shall be made by a purchaser except with the consent of the Board.

17. (a.) Any purchaser desiring, in accordance with the provisions of section 21 of the Act, to dispose of his dwelling, or of any interest in connection therewith, shall apply in writing for the approval of the Board in the form H. 106 in the Schedule hereto.

(b.) Every such application shall (unless the person to whom it is proposed to make such disposition has already been approved by the Board) be accompanied by an application from such person in the form H. 101 in the Schedule hereto, and by a fee of £2, half of which shall be payable by the purchaser and half by the person to whom it is proposed to make such disposition.

(c.) Should the Board approve any sale, transfer, assignment, or other disposition of the whole of the purchaser's interest in dwelling (other than a mortgage) an agreement shall be entered into by the Superintendent, the transferor, and the transferee, and endorsed on the original memorandum of agreement in the form H. 107 in the Schedule hereto, and the dwelling shall be deemed to be transferred to the transferee only when the said endorsement has been duly signed: Provided always that all payments between the transferor and the transferee shall be approved in writing by the Superintendent or an officer of the Housing Branch of the Department of Labour, and that all moneys payable to the transferor by the transferee shall be handed to the Superin-