

# WORKERS' HOMES.

7° GEO. VI., No. XVI.

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No. 21 of 1943.

**AN ACT** to amend the Workers' Homes Act, 1911-1941, by making provision therein for the erection by the Workers' Homes Board of small dwelling-houses, the letting of the same on a weekly tenancy basis to persons who could not otherwise afford to obtain dwelling houses under the provisions of that Act, the making of advances to householders for the purpose of improving the standard of the dwelling-house, and for other incidental purposes.

[Assented to 25th October, 1943.]

**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 Western Australia, in this present Parliament assembled, and by the authority of the same, as follows:—

1. This Act may be cited as the *Workers' Homes Act Amendment Act, 1943*, and shall be read as one with the Workers' Homes Act, 1911-1941 (No. 8 of 1911 as reprinted), hereinafter referred to as the principal Act. Short title.

2. Section two of the principal Act is hereby amended by inserting a reference to a new Part after the reference "Part IV.—Advances for Homes," as follows:— Amendment  
of s. 2 of the  
principal Act.

PART IV.A.—WEEKLY TENANCIES AND ADVANCES TO  
HOUSEHOLDERS.

Amendment  
of s. 3 of the  
principal Act.  
New defini-  
tion.

3. Section three of the principal Act is amended—  
(a) by adding after the definition of “This Act”  
the following new definition:—

Weekly  
tenancy.

“Weekly tenancy” means a weekly tenancy  
under part IV.A of this Act;

- (b) by amending the definition of “Worker’s  
dwelling” by adding at the end of the defini-  
tion the following words:—

“and includes a dwelling-house on land the  
subject of a converted weekly tenancy  
under Part IV.A of this Act.”

Amendment  
of s. 6 of the  
principal Act.

4. Section six of the principal Act is amended—  
(a) by adding after the word “moneys” in the first  
line of subsection (2) the following words in  
parentheses:—

“(except funds of the Board under sub-  
section (2a) of this section)”;

- (b) by inserting a subsection after subsection (2),  
as follows:—

(2a) All funds to the credit of the Board  
from time to time for the purpose of Part  
IV.A of this Act, shall be placed to the credit  
of a separate account at the Treasury, to be  
called “The Workers’ Homes (Weekly Ten-  
ancy) Account,” and shall be made available  
by the Treasurer to the Board from time to  
time at his discretion and operated on in the  
prescribed manner.

Insertion of  
new Part and  
sections.

5. The following new Part and sections are inserted  
after section forty-eight of the principal Act:—

PART IV.A.—WEEKLY TENANCIES.

Weekly  
tenancies.

48A. (1) The Board may use any available dedicated  
land and purchase or acquire and set aside lands for the  
purpose of erecting dwelling-houses thereon, to be let  
out on a weekly tenancy basis to workers.

(2) Every person desirous of obtaining a dwelling-  
house on a weekly tenancy under the provisions of this

Part shall make application in the prescribed form to the Board. Every such application shall be supported by such evidence as is prescribed or as the Board may require.

48B. If the application is granted the applicant shall take possession of the dwelling-house and commence to occupy the same within such time as the Board may require, but before entering into possession the applicant shall be required to sign a tenancy agreement in the prescribed form setting out the terms and conditions of the weekly tenancy.

On granting of application applicant to take possession of dwelling-house.

48C. Subject to the preceding provisions, the Board is hereby authorised out of the account established under section six (2a) to effect all insurances necessary to keep any dwelling-house erected under this Part insured against the risk of fire.

Board to insure against fire.

48D. (1) The Board may in its discretion at any time, if it is satisfied that a weekly tenant would, if the tenancy of the dwelling-house under this Part were converted to a leasehold interest under Part III. be able to carry out the terms and conditions applicable, in that event grant the tenant a lease of the land subject to the provisions of Part III.

Weekly tenancies may be converted to perpetual leaseholds under Part III.

(2) The lands the subject of any such converted tenancy shall be dedicated by the Governor under section eight for the purpose of this Act.

48E. (1) The Board may, for the purpose of affording assistance to any person (whether a worker within the meaning of this Act or not) make advances to applicants to enable alterations or additions to be made to the dwelling-house of the applicant so that such dwelling-house may be brought into conformity with the building, health or other by-laws or standards of the local authority of the district in which such dwelling-house is situate, or to improve the standard of comfort or convenience of such dwelling house.

Advances to householders for the purpose of improvement of the standard of dwelling-house.

For the purposes of this section "Local Authority" shall include the Metropolitan Water Supply Department, and "additions" shall include the installation or improvement of water supply, sewerage and drainage systems and all necessary fittings.

(2) No advance shall be made under this section unless the applicant satisfies the Board that his financial position justifies the assistance applied for.

(3) Advances shall be made to and received by the applicant upon such terms and conditions as to the security for any such advance, the rate of and times for the payment of interest and repayment of principal and other matters as are prescribed by regulations made under this Act. In so far as they can be made applicable all relevant provisions of this Act shall apply to advances made under this section: Provided that notwithstanding anything contained in the principal Act or this Act the Board shall be at liberty to make an advance under this section notwithstanding that the dwelling house is encumbered by a previous mortgage or charge.

Citation of  
principal Act.

6. The principal Act as amended by this Act may be cited at the *Workers' Homes Act, 1911-1943.*

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