

PUBLIC BUILDINGS.

1° AND 2° GEO. VI., No. LII.

No. 52 of 1937.

AN ACT relating to the leasing of certain Government Lands; to authorise the application of the proceeds for the erection of buildings as central public buildings for the use of the Government.

[Assented to 18th January, 1938.]

BE 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:—

Short title.

1. This Act may be cited as the *Public Buildings Act, 1937.*

Appointment of advisory committee.

2. The Governor may appoint a committee of five officers of the public service (three of whom shall be the Public Service Commissioner, the Under Treasurer, and the Principal Architect) to advise him in relation to—

- (a) the leasing of the lands and public buildings, particulars whereof are set out in the Schedule to this Act;
- (b) the location and the erection of buildings for public offices of the Government on lands the property of the Government.

3. The committee shall from time to time, when requested by the Governor, or may of its own motion—

Committee to advise.

- (a) draw up schemes of subdivision with a view to the leasing of any lands set out in the Schedule to this Act;
- (b) obtain valuations in respect of any such lands.

4. (1.) Subject to the provisions of subsection (2) of this section the Governor may on the recommendation of the committee from time to time lease all or any of the lands set out in the Schedule to this Act for any term of years not exceeding fifty, at such rent and on such terms and conditions as the Governor may think fit.

Governor may lease existing lands.

(2.) Provided, however, that—

- (a) no such lands shall be leased until the Governor has obtained through the medium of the committee a report on and valuation of the lands proposed to be leased;
- (b) every such report and valuation shall specify the value of the lands, including all buildings and erections thereon, and the rental value thereof, after taking into consideration any covenants and obligations proposed to be imposed on the lessee under the terms of any lease which the Governor proposes to grant;
- (c) no such lands shall be leased until the proposed lease of the same has been put up for public tender, after giving not less than three weeks' notice of the calling of tenders in at least three issues of a daily newspaper published and circulating in the city of Perth, but the Governor may, pending any such leasing, negotiate privately, and with the advice of the committee let all or any of the said lands on a weekly or monthly tenancy basis, at such rent and subject to such terms and conditions as the committee may advise;
- (d) no such lands shall be leased at a rent below the rental value as ascertained by the committee in accordance with the provisions of this section, but if the calling of tenders for a lease proves abortive in any case by reason of there

being no offer equal to or higher than the rental value of the lands so ascertained, then the Governor may on the advice of the committee negotiate for and lease the said lands by private contract.

Proceeds of
leasing or
letting to be
paid to
special
accounts.

5. (1.) (a) The proceeds of all rent derived from or in connection with the leasing or letting of any of the said lands shall be paid to a special trust account, to be kept at the Treasury, entitled the "Government Buildings Leasing Revenue Account," the proceeds of which shall be used from time to time, firstly, for the purpose of paying any interest payable under the provisions of subsection (3) of this section and then in the payment of the costs of the administration of this Act.

(b) At the expiration of each financial year any available balance standing to the credit of the Government Buildings Leasing Revenue Account shall be paid to the credit of a separate account, to be kept at the Treasury, entitled the Government Buildings Sites Trust Fund Account.

(2.) Subject to this Act any moneys standing to the credit of the Government Buildings Sites Trust Fund Account from time to time may be applied for the erection of public buildings for the Government, and in the event of there being insufficient funds in the Government Buildings Leasing Revenue Account in payment to the extent of the deficiency of any charges incurred in connection with the administration of this Act.

(3.) (a) Pending the leasing of such lands and the receipt of the rents and profits therefrom and the accumulation of sufficient moneys in the Government Buildings Sites Trust Fund Account, the Treasurer is authorised to expend up to the sum of three hundred thousand pounds for the purpose of the erection of public buildings from moneys standing to the credit of the account kept at the Treasury entitled the "State Insurance Reserve Fund," and to pay interest to the credit of that account on the daily balance of such advance at such rate as the Treasurer may determine, having regard to the rate paid by the State for loan moneys.

(b) In so far as the Government Buildings Leasing Revenue Account has insufficient funds to pay the whole of the interest due to the State Insurance Reserve Fund,

Consolidated Revenue Fund is hereby appropriated to make good the deficiency.

(4.) Moneys standing to the credit of the said Government Buildings Sites Trust Fund Account may from time to time as they are available be utilised with the authority of the Treasurer in recouping advances made from the said reserve fund.

6. No moneys shall be paid out of the Government Buildings Sites Trust Fund Account until estimates have been submitted to Parliament and payment of the amounts shown therein has been authorised by Parliament.

Appropriation of moneys to be approved by Parliament.

SCHEDULE.

DESCRIPTION OF LAND :			Buildings thereon.	HOW RESERVED OR HELD :	
No.	Allotments.	Area.		Class and Number of Reserve.	Purpose.
1	Perth lots B11, B12, B13 and part B2, Hay street, Cathedral avenue, St. George's terrace, and Barrack street	a. r. p. 1 2 18	State Government Buildings (Central)	A7123	Government Buildings.
2	Perth lot B18 (Certificate of Title volume 1010, folio 408) Barrack street	0 1 5.8	Public Offices	Title	Held for new Commonwealth Savings Bank.
3	Perth lots H137, H142, and H498, Harvest terrace, King's Park road, and Havelock street	12 3 36	Observatory	A3495	Observatory (lease to Commonwealth).
4	Perth lots B15 and B15½, Hay street	0 0 29	Agricultural Bank....	B6793	Public Buildings.
5	Perth lots L15, L15½ and L16, St. George's terrace and Bazaar terrace	2 1 0.1	Perth Technical School Buildings and Quarters	B1151	Technical School.
6	Part of Perth lot A13, Hay and Murray streets	0 2 24.6	Chief Secretary's and Child Welfare Department	B3518	Public Buildings.
7	Perth lot A7 and part A8, Irwin and Hay streets and St. George's terrace	1 0 21.1	Children's Court	B5576	Public Buildings.
8	Portions of Perth town lots V28 and V29 (Certificate of Title volume 495, folio 150), Wellington street	0 1 3.3	Old cottage	Title	Leased.
9	Perth town lot H143, Murray and Hay streets	0 1 27.3	Vacant	Crown Land.
10	Perth lot H106, Hay and Colin streets	1 1 20	Vacant	S299	Public Buildings.
11	Perth town lots Y32, Y33, and portion of Y31 on Plan 1011 (Certificate of Title volume 137, folio 60), James and Francis streets	1 2 27	Traffic Office and Factories Department	Title	
12	Perth lots 215, 216 and 418, Barker road and Thomas street, Subiaco	2 2 37	Vacant	10118	School.
13	South-western part of Perth town lot V28, Murray street, 67.4 links frontage by 136.4 links depth	0 0 13.3	State Trading Concerns	Title	
14	Perth lot Y194, Carr street	0 1 15.6	Old School Quarters	2030 (part)	School site purposes (leased).