

*This PUBLIC BILL originated in the LEGISLATIVE ASSEMBLY,
and, having this day passed, is now ready for presentation to the
LEGISLATIVE COUNCIL for its concurrence.*

H. ROBBINS,
Clerk of the Legislative Assembly.

*Legislative Assembly Chamber,
Sydney, 20 October, 1955.*

New South Wales



ANNO QUARTO

ELIZABETHÆ II REGINÆ

Act No. , 1955.

An Act to approve and ratify an Agreement
for the variation of the Agreement entered
into between the Commonwealth and the
States in relation to housing; and for
purposes connected therewith.

BE it enacted by the Queen's Most Excellent Majesty,
by and with the advice and consent of the Legis-
lative 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 "Commonwealth and Short title,
State Housing Agreement Act, 1955."

2. The Agreement made on the sixteenth day of April, Approval
one thousand nine hundred and fifty-five, a copy of which and
ratification
10 is set forth in the Schedule to this Act, is hereby approved of
and ratified. Agreement.

Commonwealth and State Housing Agreement.

SCHEDULE.

Sec. 2.

AGREEMENT VARYING THE COMMONWEALTH AND
STATE HOUSING AGREEMENT.

AN AGREEMENT made the Sixteenth day of April One thousand
5 nine hundred and fifty-five BETWEEN THE COMMON-
WEALTH OF AUSTRALIA (in this Agreement called "the Com-
monwealth") of the first part THE STATE OF NEW SOUTH
WALES of the second part THE STATE OF VICTORIA of the
third part THE STATE OF QUEENSLAND of the fourth part
10 THE STATE OF SOUTH AUSTRALIA of the fifth part and THE
STATE OF WESTERN AUSTRALIA of the sixth part, and
intended to be supplemental to the Agreement (in this Agreement
called "the Principal Agreement") made on the nineteenth day of
November, One thousand nine hundred and forty-five, between the
15 Commonwealth and the States of New South Wales, Victoria,
Queensland, South Australia, Western Australia and Tasmania and
referred to as the Commonwealth and State Housing Agreement.

WHEREAS the Principal Agreement was authorized or
approved by the Parliaments of the Commonwealth and of the said
20 States:

AND WHEREAS in or about the month of August in the year
One thousand nine hundred and fifty the State of Tasmania with-
drew from the rental housing scheme referred to in the Principal
Agreement and is no longer regarded as a party to the Principal
25 Agreement:

AND WHEREAS it is provided by clause 14 of the Principal
Agreement that a dwelling erected under the Principal Agreement
may be sold by a State subject to the conditions contained in that
clause, and that thereupon the State shall pay to the Common-
wealth the full purchase price of the dwelling payable by the pur-
30 chaser and the Principal Agreement shall as from the date of sale
of a dwelling cease to apply to that dwelling:

AND WHEREAS it has been agreed between the parties to this
Agreement that tenants of dwellings erected under the Principal
35 Agreement may be allowed to purchase the dwellings on the terms
and conditions set out in this Agreement, and that the Principal
Agreement be amended accordingly:

NOW IT IS HEREBY AGREED as follows:—

1.—(1) This Agreement is subject to approval by the Parliament
40 of the Commonwealth.

(2.)

Commonwealth and State Housing Agreement.

(2.) Notwithstanding that the States of New South Wales, Victoria, Queensland, South Australia and Western Australia are named as parties to this Agreement—

5 (a) the Agreement shall, in the event of the Parliament of one or more of those States failing to authorize or approve the Agreement, operate as an agreement between the Commonwealth and the State or States which authorize or approve the Agreement as fully and effectually as if the State or
10 States so authorizing or approving the Agreement were the only State or States named as a party or parties to the Agreement and the State or States failing to authorize or approve the Agreement were not named as a party or parties to the Agreement; and

15 (b) the Agreement shall as between the Commonwealth and any State come into force upon being authorized or approved by the Parliaments of the Commonwealth and that State.

(3.) In this Agreement, and in clause 14 of the Principal Agreement, as amended by this Agreement, each State which is named as a party to this Agreement and the Parliament of which shall
20 authorize or approve this Agreement is referred to as a "State", and the expression "the States" shall mean, where the context so permits or requires, all of those States so authorizing or approving this Agreement.

25 2. The Commonwealth shall provide for or secure the execution by it and its instrumentalities of the obligations of the Commonwealth arising pursuant to this Agreement and each of the States shall provide for or secure the execution by that State and by its instrumentalities of the obligations of that State arising pursuant to this Agreement.

30 3. Clause 6 of the Principal Agreement is amended—

(a) by omitting from sub-clause (2.) the words "sub-clause (2.) of"; and
(b) by omitting from sub-clause (3.) the word "Each" and inserting in its stead the words "Subject to clause 14 of this
35 Agreement, each".

4. Clause 14 of the Principal Agreement is omitted and the following clause inserted in its place:—

40 "14.—(1.) A dwelling may be sold by a State at any time after its completion to the tenant of the dwelling on such terms and conditions, not inconsistent with this clause, as are prescribed or fixed by that State.

"(2.) The purchase price of a dwelling sold under this clause shall be fixed by the State.

"(3.)

Commonwealth and State Housing Agreement.

“ (3.) A dwelling sold under this clause, otherwise than for cash, to the tenant of the dwelling, not being an eligible person within the meaning of the *War Service Homes Act 1918-1954* (which expression in this Agreement includes the wife of an eligible person who is temporarily or permanently insane) obtaining an advance under that Act, shall be sold subject to the following terms and conditions:—

- 5 (a) the minimum deposit shall be five per centum of the first Two thousand pounds of the purchase money plus ten
10 per centum of the amount by which the purchase money exceeds Two thousand pounds;
- 15 (b) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the purchaser as the tenant or by a spouse of the tenant as tenant of the dwelling up to the date of the sale, or such part thereof as is
20 determined by the State, may be credited to the purchaser and may be regarded as part of the deposit, but the purchaser shall pay in cash by way of deposit not less than five per centum of the purchase price;
- 25 (c) the rate of interest to be charged to a purchaser in respect of any purchase money owing to a State shall be Four pounds ten shillings per centum per annum or such other rate as may be agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of the State;
- 30 (d) the balance of purchase money remaining after payment of the cash deposit and crediting the purchaser with repayments of principal in accordance with paragraph (b) of this sub-clause shall not exceed Two thousand seven hundred and fifty pounds and
- (e) the period of repayment of the balance of purchase money shall not exceed forty-five years.

35 “ (4.) In respect of a dwelling which is sold for cash, a State shall pay to the Commonwealth forthwith the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule
40 to this Agreement) in respect of the dwelling up to the date of sale, and the amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the amount so paid to the Commonwealth.

“(5.)

Commonwealth and State Housing Agreement.

5 “(5.) Where the tenant of a dwelling is an eligible person
within the meaning of the *War Service Homes Act 1918-1954*
who desires to purchase the dwelling from the Director of War
Service Homes (in this clause called “the Director”) in pursu-
10 ance of that Act, or to obtain an advance under that Act to
enable him to purchase the dwelling, the State may, if requested
so to do by the Director, sell the dwelling to the Director or
to that eligible person, in which event no amount of money shall
be payable to the State by the Director or the eligible person, as
15 the case may be, but the State shall transfer to the Director
or to the eligible person, as the case may be, an estate in fee
simple in the land on which the dwelling is erected, if the
dwelling is erected on freehold land, or issue a Crown lease
in perpetuity to the Director or to the eligible person, as the
20 case may be, if the dwelling is erected on Crown land, subject
in either case to the reservations, exceptions and conditions (if
any) contained in the Crown grant or Crown lease, as the case
may be, and to such incumbrances, reservations, exceptions,
covenants or conditions subject to which the sale is expressly
25 made, and the amount of the State’s indebtedness to the Com-
monwealth under sub-clause (2.) of clause 6 of this Agreement
shall as from the date of sale be reduced by the amount of the
purchase price of the dwelling less repayments of principal
(included in the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First Schedule to this
Agreement) paid by the tenant of the dwelling up to the date of
sale and credited to the purchaser.

30 “(6.) Where a State sells a dwelling under this clause,
otherwise than for cash, not being a dwelling sold in accordance
with sub-clause (5.) of this clause—

- (a) the State will pay to the Commonwealth the cash deposit
received from the purchaser;
- (b) the State will pay to the Commonwealth the capital
35 cost of the dwelling ascertained in accordance with the
First Schedule to this Agreement, less—
 - (i) the total repayments of principal (included in
the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First
40 Schedule to this Agreement) in respect of the
dwelling up to the date of sale; and
 - (ii) the cash deposit paid by the State to the Common-
wealth under the last preceding paragraph,
and interest thereon, computed from the date of sale,
by equal annual instalments of principal and interest
45 over a period of forty-five years, or such less period as
may be agreed between the Treasurer of the Common-
wealth and the Treasurer of the State; and

(c)

Commonwealth and State Housing Agreement.

5 (c) The amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph (4) of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale.

10 (7.) The rate of interest payable by the State to the Commonwealth under the last preceding sub-clause in respect of a dwelling sold shall be the rate charged by the Commonwealth pursuant to clause 6 of this Agreement in respect of advances at the date on which the construction of that dwelling was completed, or such other rate as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State, but the rate of interest payable in respect of a dwelling the construction of which is or was completed on or before the 30th day of June, 1955, shall not exceed that charged as aforesaid on the 1st day of July, 1954.

20 (8.) Nothing in this Agreement shall prevent the purchase of a dwelling by the tenant and his spouse jointly and in any such case the provisions of this clause shall be applied with such consequential alterations as may be necessary.

25 (9.) As from the date of sale, this Agreement, other than this clause and clause 6 as affected by this clause, shall cease to apply to a dwelling sold under this clause.

30 (10.) The 'date of sale' shall mean the day next following the date on which, under the relevant contract of sale with the appropriate Instrumentality of the State, the purchaser ceases to be tenant of the dwelling.

35 (11.) The accounting arrangements under which payments due by a State to the Commonwealth under this clause shall be made shall be as agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of that State."

Commonwealth and State Housing Agreement.

IN WITNESS whereof the parties to these presents have executed these presents the day and year first abovewritten.

SIGNED SEALED AND DELIVERED by The Right Honourable ROBERT GORDON MENZIES Prime Minister of the Commonwealth for and on behalf of the Commonwealth in the presence of—
RONALD MENDELSON

ROBERT G. MENZIES (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN JOSEPH CAHILL Premier of the State of New South Wales for and on behalf of that State in the presence of—
J. GOODSSELL

J. J. CAHILL (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN CAIN Premier of the State of Victoria for and on behalf of that State in the presence of—
T. FORRESTAL

JOHN CAIN (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable VINCENT CLAIR GAIR Premier of the State of Queensland for and on behalf of that State in the presence of—
C. J. McPHERSON

V. C. GAIR (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable THOMAS PLAYFORD Premier and Treasurer of the State of South Australia for and on behalf of that State in the presence of—
W. C. LANGCAKE

T. PLAYFORD (L.S.)

SIGNED

Commonwealth and State Housing Agreement.

SIGNED SEALED AND DELIVERED by The Honourable ALBERT REDVERS GEORGE HAWKE Premier of the State of Western Australia for and on behalf of that State in the presence of—

A. R. G. HAWKE (L.S.)

R. H. DOIG

No. , 1955.

A BILL

To approve and ratify an Agreement for the variation of the Agreement entered into between the Commonwealth and the States in relation to housing; and for purposes connected therewith.

[Mr. McGRATH;—18 October, 1955.]

BE it enacted by the Queen'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 "Commonwealth and State Housing Agreement Act, 1955." Short title.

2. The Agreement made on the sixteenth day of April, one thousand nine hundred and fifty-five, a copy of which is set forth in the Schedule to this Act, is hereby approved and ratified. Approval and ratification of Agreement.

Commonwealth and State Housing Agreement.

SCHEDULE.

Sec. 2.

AGREEMENT VARYING THE COMMONWEALTH AND
STATE HOUSING AGREEMENT.

AN AGREEMENT made the Sixteenth day of April One thousand
5 nine hundred and fifty-five BETWEEN THE COMMON-
WEALTH OF AUSTRALIA (in this Agreement called "the Com-
monwealth") of the first part THE STATE OF NEW SOUTH
WALES of the second part THE STATE OF VICTORIA of the
third part THE STATE OF QUEENSLAND of the fourth part
10 THE STATE OF SOUTH AUSTRALIA of the fifth part and THE
STATE OF WESTERN AUSTRALIA of the sixth part, and
intended to be supplemental to the Agreement (in this Agreement
called "the Principal Agreement") made on the nineteenth day of
November, One thousand nine hundred and forty-five, between the
15 Commonwealth and the States of New South Wales, Victoria,
Queensland, South Australia, Western Australia and Tasmania and
referred to as the Commonwealth and State Housing Agreement.

WHEREAS the Principal Agreement was authorized or
approved by the Parliaments of the Commonwealth and of the said
20 States:

AND WHEREAS in or about the month of August in the year
One thousand nine hundred and fifty the State of Tasmania with-
drew from the rental housing scheme referred to in the Principal
Agreement and is no longer regarded as a party to the Principal
25 Agreement:

AND WHEREAS it is provided by clause 14 of the Principal
Agreement that a dwelling erected under the Principal Agreement
may be sold by a State subject to the conditions contained in that
clause, and that thereupon the State shall pay to the Common-
wealth the full purchase price of the dwelling payable by the pur-
30 chaser and the Principal Agreement shall as from the date of sale
of a dwelling cease to apply to that dwelling:

AND WHEREAS it has been agreed between the parties to this
Agreement that tenants of dwellings erected under the Principal
35 Agreement may be allowed to purchase the dwellings on the terms
and conditions set out in this Agreement, and that the Principal
Agreement be amended accordingly:

NOW IT IS HEREBY AGREED as follows:—

1.—(1) This Agreement is subject to approval by the Parliament
40 of the Commonwealth.

(2.)

Commonwealth and State Housing Agreement.

(2.) Notwithstanding that the States of New South Wales, Victoria, Queensland, South Australia and Western Australia are named as parties to this Agreement—

5 (a) the Agreement shall, in the event of the Parliament of one or more of those States failing to authorize or approve the Agreement, operate as an agreement between the Commonwealth and the State or States which authorize or approve the Agreement as fully and effectually as if the State or States so authorizing or approving the Agreement were
10 the only State or States named as a party or parties to the Agreement and the State or States failing to authorize or approve the Agreement were not named as a party or parties to the Agreement; and

15 (b) the Agreement shall as between the Commonwealth and any State come into force upon being authorized or approved by the Parliaments of the Commonwealth and that State.

(3.) In this Agreement, and in clause 14 of the Principal Agreement, as amended by this Agreement, each State which is named as a party to this Agreement and the Parliament of which shall
20 authorize or approve this Agreement is referred to as a "State", and the expression "the States" shall mean, where the context so permits or requires, all of those States so authorizing or approving this Agreement.

25 2. The Commonwealth shall provide for or secure the execution by it and its instrumentalities of the obligations of the Commonwealth arising pursuant to this Agreement and each of the States shall provide for or secure the execution by that State and by its instrumentalities of the obligations of that State arising pursuant to this Agreement.

30 3. Clause 6 of the Principal Agreement is amended—

(a) by omitting from sub-clause (2.) the words "sub-clause (2.) of"; and

35 (b) by omitting from sub-clause (3.) the word "Each" and inserting in its stead the words "Subject to clause 14 of this Agreement, each".

4. Clause 14 of the Principal Agreement is omitted and the following clause inserted in its place:—

40 "14.—(1.) A dwelling may be sold by a State at any time after its completion to the tenant of the dwelling on such terms and conditions, not inconsistent with this clause, as are prescribed or fixed by that State.

"(2.) The purchase price of a dwelling sold under this clause shall be fixed by the State.

"(3.)

Commonwealth and State Housing Agreement.

“(3.) A dwelling sold under this clause, otherwise than for cash, to the tenant of the dwelling, not being an eligible person within the meaning of the *War Service Homes Act 1918-1954* (which expression in this Agreement includes the wife of an eligible person who is temporarily or permanently insane) obtaining an advance under that Act, shall be sold subject to the following terms and conditions:—

- (a) the minimum deposit shall be five per centum of the first Two thousand pounds of the purchase money plus ten per centum of the amount by which the purchase money exceeds Two thousand pounds;
- (b) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the purchaser as the tenant or by a spouse of the tenant as tenant of the dwelling up to the date of the sale, or such part thereof as is determined by the State, may be credited to the purchaser and may be regarded as part of the deposit, but the purchaser shall pay in cash by way of deposit not less than five per centum of the purchase price;
- (c) the rate of interest to be charged to a purchaser in respect of any purchase money owing to a State shall be Four pounds ten shillings per centum per annum or such other rate as may be agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of the State;
- (d) the balance of purchase money remaining after payment of the cash deposit and crediting the purchaser with repayments of principal in accordance with paragraph (b) of this sub-clause shall not exceed Two thousand seven hundred and fifty pounds and
- (e) the period of repayment of the balance of purchase money shall not exceed forty-five years.

“(4.) In respect of a dwelling which is sold for cash, a State shall pay to the Commonwealth forthwith the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale, and the amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the amount so paid to the Commonwealth.

“(5.)

Commonwealth and State Housing Agreement.

5 “(5.) Where the tenant of a dwelling is an eligible person
within the meaning of the *War Service Homes Act 1918-1954*
who desires to purchase the dwelling from the Director of War
Service Homes (in this clause called “the Director”) in pursu-
10 ance of that Act, or to obtain an advance under that Act to
enable him to purchase the dwelling, the State may, if requested
so to do by the Director, sell the dwelling to the Director or
to that eligible person, in which event no amount of money shall
be payable to the State by the Director or the eligible person, as
15 the case may be, but the State shall transfer to the Director
or to the eligible person, as the case may be, an estate in fee
simple in the land on which the dwelling is erected, if the
dwelling is erected on freehold land, or issue a Crown lease
in perpetuity to the Director or to the eligible person, as the
20 case may be, if the dwelling is erected on Crown land, subject
in either case to the reservations, exceptions and conditions (if
any) contained in the Crown grant or Crown lease, as the case
may be, and to such incumbrances, reservations, exceptions,
covenants or conditions subject to which the sale is expressly
25 made, and the amount of the State’s indebtedness to the Com-
monwealth under sub-clause (2.) of clause 6 of this Agreement
shall as from the date of sale be reduced by the amount of the
purchase price of the dwelling less repayments of principal
(included in the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First Schedule to this
30 Agreement) paid by the tenant of the dwelling up to the date of
sale and credited to the purchaser.

30 “(6.) Where a State sells a dwelling under this clause,
otherwise than for cash, not being a dwelling sold in accordance
with sub-clause (5.) of this clause—

(a) the State will pay to the Commonwealth the cash deposit
received from the purchaser;

35 (b) the State will pay to the Commonwealth the capital
cost of the dwelling ascertained in accordance with the
First Schedule to this Agreement, less—

40 (i) the total repayments of principal (included in
the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First
Schedule to this Agreement) in respect of the
dwelling up to the date of sale; and

45 (ii) the cash deposit paid by the State to the Common-
wealth under the last preceding paragraph,

and interest thereon, computed from the date of sale,
by equal annual instalments of principal and interest
over a period of forty-five years, or such less period as
may be agreed between the Treasurer of the Common-
wealth and the Treasurer of the State; and

(c)

Commonwealth and State Housing Agreement.

5 (c) The amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph (4) of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale.

10 "(7.) The rate of interest payable by the State to the Commonwealth under the last preceding sub-clause in respect of a dwelling sold shall be the rate charged by the Commonwealth pursuant to clause 6 of this Agreement in respect of advances at the date on which the construction of that dwelling was completed, or such other rate as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State, but the rate of interest payable in respect of a dwelling the construction of which is or was completed on or before the 30th day of June, 1955, shall not exceed that charged as aforesaid on the 1st day of July, 1954.

20 "(8.) Nothing in this Agreement shall prevent the purchase of a dwelling by the tenant and his spouse jointly and in any such case the provisions of this clause shall be applied with such consequential alterations as may be necessary.

25 "(9.) As from the date of sale, this Agreement, other than this clause and clause 6 as affected by this clause, shall cease to apply to a dwelling sold under this clause.

30 "(10.) The 'date of sale' shall mean the day next following the date on which, under the relevant contract of sale with the appropriate Instrumentality of the State, the purchaser ceases to be tenant of the dwelling.

35 "(11.) The accounting arrangements under which payments due by a State to the Commonwealth under this clause shall be made shall be as agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of that State."

Act No. 50, 1955.

Commonwealth and State Housing Agreement.

IN WITNESS whereof the parties to these presents have executed these presents the day and year first abovewritten.

SIGNED SEALED AND DELIVERED by The Right Honourable ROBERT GORDON MENZIES Prime Minister of the Commonwealth for and on behalf of the Commonwealth in the presence of—
RONALD MENDELSON

ROBERT G. MENZIES (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN JOSEPH CAHILL Premier of the State of New South Wales for and on behalf of that State in the presence of—
J. GOODSELL

J. J. CAHILL (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN CAIN Premier of the State of Victoria for and on behalf of that State in the presence of—
T. FORRESTAL

JOHN CAIN (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable VINCENT CLAIR GAIR Premier of the State of Queensland for and on behalf of that State in the presence of—
C. J. McPHERSON

V. C. GAIR (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable THOMAS PLAYFORD Premier and Treasurer of the State of South Australia for and on behalf of that State in the presence of—
W. C. LANGCAKE

T. PLAYFORD (L.S.)

SIGNED

Commonwealth and State Housing Agreement.

SIGNED SEALED AND DELIVERED by The Honourable ALBERT REDVERS GEORGE HAWKE Premier of the State of Western Australia for and on behalf of that State in the presence of—
A. R. G. HAWKE (L.S.)
R. H. DOIG

COMMONWEALTH AND STATE HOUSING AGREEMENT BILL, 1955.

EXPLANATORY NOTE.

THE object of this Bill is to approve and ratify an Agreement made on the 16th April, 1955, between the Commonwealth of Australia and all States except Tasmania. This Agreement amends in certain respects the Agreement between the Commonwealth and the States made on the 19th November, 1945, and known as the Commonwealth and State Housing Agreement.

The purpose of the amending Agreement, so far as this State is concerned, is generally to facilitate and encourage the purchase by tenants of The Housing Commission of New South Wales of dwellings erected under the provisions of the Commonwealth and State Housing Agreement.

COMMONWEALTH OF MASSACHUSETTS

JULY 1933

EXHIBIT

IN SENATE,
JULY 1933.
REPORT OF THE
COMMISSIONER OF
THE BUREAU OF
PUBLIC HEALTH,
MASSACHUSETTS,
FOR THE YEAR
1932.

PROOF

No. , 1955.

A BILL

To approve and ratify an Agreement for the variation of the Agreement entered into between the Commonwealth and the States in relation to housing; and for purposes connected therewith.

[Mr. McGRATH;—18 October, 1955.]

BE it enacted by the Queen'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 "Commonwealth and State Housing Agreement Act, 1955." Short title.

2. The Agreement made on the sixteenth day of April, one thousand nine hundred and fifty-five, a copy of which is set forth in the Schedule to this Act, is hereby approved and ratified. Approval and ratification of Agreement.

Commonwealth and State Housing Agreement.

SCHEDULE.

Sec. 2.

AGREEMENT VARYING THE COMMONWEALTH AND
STATE HOUSING AGREEMENT.

AN AGREEMENT made the Sixteenth day of April One thousand
5 nine hundred and fifty-five BETWEEN THE COMMON-
WEALTH OF AUSTRALIA (in this Agreement called "the Com-
monwealth") of the first part THE STATE OF NEW SOUTH
WALES of the second part THE STATE OF VICTORIA of the
third part THE STATE OF QUEENSLAND of the fourth part
10 THE STATE OF SOUTH AUSTRALIA of the fifth part and THE
STATE OF WESTERN AUSTRALIA of the sixth part, and
intended to be supplemental to the Agreement (in this Agreement
called "the Principal Agreement") made on the nineteenth day of
November, One thousand nine hundred and forty-five, between the
15 Commonwealth and the States of New South Wales, Victoria,
Queensland, South Australia, Western Australia and Tasmania and
referred to as the Commonwealth and State Housing Agreement.

WHEREAS the Principal Agreement was authorized or
approved by the Parliaments of the Commonwealth and of the said
20 States:

AND WHEREAS in or about the month of August in the year
One thousand nine hundred and fifty the State of Tasmania with-
drew from the rental housing scheme referred to in the Principal
Agreement and is no longer regarded as a party to the Principal
25 Agreement:

AND WHEREAS it is provided by clause 14 of the Principal
Agreement that a dwelling erected under the Principal Agreement
may be sold by a State subject to the conditions contained in that
clause, and that thereupon the State shall pay to the Common-
wealth the full purchase price of the dwelling payable by the pur-
30 chaser and the Principal Agreement shall as from the date of sale
of a dwelling cease to apply to that dwelling:

AND WHEREAS it has been agreed between the parties to this
Agreement that tenants of dwellings erected under the Principal
35 Agreement may be allowed to purchase the dwellings on the terms
and conditions set out in this Agreement, and that the Principal
Agreement be amended accordingly:

NOW IT IS HEREBY AGREED as follows:—

1.—(1) This Agreement is subject to approval by the Parliament
40 of the Commonwealth.

(2.)

Commonwealth and State Housing Agreement.

(2.) Notwithstanding that the States of New South Wales, Victoria, Queensland, South Australia and Western Australia are named as parties to this Agreement—

- 5 (a) the Agreement shall, in the event of the Parliament of one or more of those States failing to authorize or approve the Agreement, operate as an agreement between the Commonwealth and the State or States which authorize or approve the Agreement as fully and effectually as if the State or States so authorizing or approving the Agreement were
10 the only State or States named as a party or parties to the Agreement and the State or States failing to authorize or approve the Agreement were not named as a party or parties to the Agreement; and
- 15 (b) the Agreement shall as between the Commonwealth and any State come into force upon being authorized or approved by the Parliaments of the Commonwealth and that State.

(3.) In this Agreement, and in clause 14 of the Principal Agreement, as amended by this Agreement, each State which is named as a party to this Agreement and the Parliament of which shall
20 authorize or approve this Agreement is referred to as a "State", and the expression "the States" shall mean, where the context so permits or requires, all of those States so authorizing or approving this Agreement.

2. The Commonwealth shall provide for or secure the execution
25 by it and its instrumentalities of the obligations of the Commonwealth arising pursuant to this Agreement and each of the States shall provide for or secure the execution by that State and by its instrumentalities of the obligations of that State arising pursuant to this Agreement.

30 3. Clause 6 of the Principal Agreement is amended—

- (a) by omitting from sub-clause (2.) the words "sub-clause (2.) of"; and
- (b) by omitting from sub-clause (3.) the word "Each" and inserting in its stead the words "Subject to clause 14 of this
35 Agreement, each".

4. Clause 14 of the Principal Agreement is omitted and the following clause inserted in its place:—

40 "14.—(1.) A dwelling may be sold by a State at any time after its completion to the tenant of the dwelling on such terms and conditions, not inconsistent with this clause, as are prescribed or fixed by that State.

"(2.) The purchase price of a dwelling sold under this clause shall be fixed by the State.

"(3.)

Commonwealth and State Housing Agreement.

5 “(3.) A dwelling sold under this clause, otherwise than for cash, to the tenant of the dwelling, not being an eligible person within the meaning of the *War Service Homes Act 1918-1954* (which expression in this Agreement includes the wife of an eligible person who is temporarily or permanently insane) obtaining an advance under that Act, shall be sold subject to the following terms and conditions:—

10 (a) the minimum deposit shall be five per centum of the first Two thousand pounds of the purchase money plus ten per centum of the amount by which the purchase money exceeds Two thousand pounds;

15 (b) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the purchaser as the tenant or by a spouse of the tenant as tenant of the dwelling up to the date of the sale, or such part thereof as is determined by the State, may be credited to the purchaser and may be regarded as part of the deposit, but
20 the purchaser shall pay in cash by way of deposit not less than five per centum of the purchase price;

(c) the rate of interest to be charged to a purchaser in respect of any purchase money owing to a State shall be Four pounds, ten shillings per centum per annum or such other rate as may be agreed from time to time
25 between the Treasurer of the Commonwealth and the Treasurer of the State;

(d) the balance of purchase money remaining after payment of the cash deposit and crediting the purchaser with repayments of principal in accordance with paragraph (b) of this sub-clause shall not exceed Two
30 thousand seven hundred and fifty pounds and

(e) the period of repayment of the balance of purchase money shall not exceed forty-five years.

35 “(4.) In respect of a dwelling which is sold for cash, a State shall pay to the Commonwealth forthwith the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule
40 to this Agreement) in respect of the dwelling up to the date of sale, and the amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the amount so paid to the Commonwealth.

“(5.)

Commonwealth and State Housing Agreement.

5 “(5.) Where the tenant of a dwelling is an eligible person
within the meaning of the *War Service Homes Act 1918-1954*
who desires to purchase the dwelling from the Director of War
Service Homes (in this clause called “the Director”) in pursu-
10 ance of that Act, or to obtain an advance under that Act to
enable him to purchase the dwelling, the State may, if requested
so to do by the Director, sell the dwelling to the Director or
to that eligible person, in which event no amount of money shall
be payable to the State by the Director or the eligible person, as
15 the case may be, but the State shall transfer to the Director
or to the eligible person, as the case may be, an estate in fee
simple in the land on which the dwelling is erected, if the
dwelling is erected on freehold land, or issue a Crown lease
in perpetuity to the Director or to the eligible person, as the
20 case may be, if the dwelling is erected on Crown land, subject
in either case to the reservations, exceptions and conditions (if
any) contained in the Crown grant or Crown lease, as the case
may be, and to such incumbrances, reservations, exceptions,
covenants or conditions subject to which the sale is expressly
25 made, and the amount of the State’s indebtedness to the Com-
monwealth under sub-clause (2.) of clause 6 of this Agreement
shall as from the date of sale be reduced by the amount of the
purchase price of the dwelling less repayments of principal
(included in the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First Schedule to this
Agreement) paid by the tenant of the dwelling up to the date of
sale and credited to the purchaser.

30 “(6.) Where a State sells a dwelling under this clause,
otherwise than for cash, not being a dwelling sold in accordance
with sub-clause (5.) of this clause—

(a) the State will pay to the Commonwealth the cash deposit
received from the purchaser;
(b) the State will pay to the Commonwealth the capital
35 cost of the dwelling ascertained in accordance with the
First Schedule to this Agreement, less—

(i) the total repayments of principal (included in
the annual amortization allowance mentioned in
sub-paragraph (a) of paragraph 4 of the First
40 Schedule to this Agreement) in respect of the
dwelling up to the date of sale; and

(ii) the cash deposit paid by the State to the Common-
wealth under the last preceding paragraph,

45 and interest thereon, computed from the date of sale,
by equal annual instalments of principal and interest
over a period of forty-five years, or such less period as
may be agreed between the Treasurer of the Common-
wealth and the Treasurer of the State; and

(c)

Commonwealth and State Housing Agreement.

5 (c) The amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph (4) of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale.

10 “(7.) The rate of interest payable by the State to the Commonwealth under the last preceding sub-clause in respect of a dwelling sold shall be the rate charged by the Commonwealth pursuant to clause 6 of this Agreement in respect of advances at the date on which the construction of that dwelling was completed, or such other rate as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State, but the rate of interest payable in respect of a dwelling the construction of which is or was completed on or before the 30th day of June, 1955, shall not exceed that charged as aforesaid on the 1st day of July, 1954.

20 “(8.) Nothing in this Agreement shall prevent the purchase of a dwelling by the tenant and his spouse jointly and in any such case the provisions of this clause shall be applied with such consequential alterations as may be necessary.

25 “(9.) As from the date of sale, this Agreement, other than this clause and clause 6 as affected by this clause, shall cease to apply to a dwelling sold under this clause.

30 “(10.) The ‘date of sale’ shall mean the day next following the date on which, under the relevant contract of sale with the appropriate Instrumentality of the State, the purchaser ceases to be tenant of the dwelling.

35 “(11.) The accounting arrangements under which payments due by a State to the Commonwealth under this clause shall be made shall be as agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of that State.”

Commonwealth and State Housing Agreement.

IN WITNESS whereof the parties to these presents have executed these presents the day and year first abovewritten.

SIGNED SEALED AND DELIVERED by The Right Honourable ROBERT GORDON MENZIES Prime Minister of the Commonwealth for and on behalf of the Commonwealth in the presence of—
RONALD MENDELSON

ROBERT G. MENZIES (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN JOSEPH CAHILL Premier of the State of New South Wales for and on behalf of that State in the presence of—
J. GOODSALL

J. J. CAHILL (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN CAIN Premier of the State of Victoria for and on behalf of that State in the presence of—
T. FORRESTAL

JOHN CAIN (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable VINCENT CLAIR GAIR Premier of the State of Queensland for and on behalf of that State in the presence of—
C. J. McPHERSON

V. C. GAIR (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable THOMAS PLAYFORD Premier and Treasurer of the State of South Australia for and on behalf of that State in the presence of—
W. C. LANGCAKE

T. PLAYFORD (L.S.)

SIGNED

Commonwealth and State Housing Agreement.

SIGNED SEALED AND DELIVERED by The Honourable ALBERT REDVERS GEORGE HAWKE Premier of the State of Western Australia for and on behalf of that State in the presence of—

A. R. G. HAWKE (L.S.)

R. H. DOIG

New South Wales



ANNO QUARTO

ELIZABETHÆ II REGINÆ

Act No. 41, 1955.

An Act to approve and ratify an Agreement for the variation of the Agreement entered into between the Commonwealth and the States in relation to housing; and for purposes connected therewith. [Assented to, 29th November, 1955.]

BE it enacted by the Queen'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 "Commonwealth and State Housing Agreement Act, 1955."

2. The Agreement made on the sixteenth day of April, one thousand nine hundred and fifty-five, a copy of which is set forth in the Schedule to this Act, is hereby approved and ratified.

Approval
and
ratification
of
Agreement.

Commonwealth and State Housing Agreement.

Sec. 2.

SCHEDULE.

AGREEMENT VARYING THE COMMONWEALTH AND
STATE HOUSING AGREEMENT.

AN AGREEMENT made the Sixteenth day of April One thousand nine hundred and fifty-five BETWEEN THE COMMONWEALTH OF AUSTRALIA (in this Agreement called "the Commonwealth") of the first part THE STATE OF NEW SOUTH WALES of the second part THE STATE OF VICTORIA of the third part THE STATE OF QUEENSLAND of the fourth part THE STATE OF SOUTH AUSTRALIA of the fifth part and THE STATE OF WESTERN AUSTRALIA of the sixth part, and intended to be supplemental to the Agreement (in this Agreement called "the Principal Agreement") made on the nineteenth day of November, One thousand nine hundred and forty-five, between the Commonwealth and the States of New South Wales, Victoria, Queensland, South Australia, Western Australia and Tasmania and referred to as the Commonwealth and State Housing Agreement.

WHEREAS the Principal Agreement was authorized or approved by the Parliaments of the Commonwealth and of the said States:

AND WHEREAS in or about the month of August in the year One thousand nine hundred and fifty the State of Tasmania withdrew from the rental housing scheme referred to in the Principal Agreement and is no longer regarded as a party to the Principal Agreement:

AND WHEREAS it is provided by clause 14 of the Principal Agreement that a dwelling erected under the Principal Agreement may be sold by a State subject to the conditions contained in that clause, and that thereupon the State shall pay to the Commonwealth the full purchase price of the dwelling payable by the purchaser and the Principal Agreement shall as from the date of sale of a dwelling cease to apply to that dwelling:

AND WHEREAS it has been agreed between the parties to this Agreement that tenants of dwellings erected under the Principal Agreement may be allowed to purchase the dwellings on the terms and conditions set out in this Agreement, and that the Principal Agreement be amended accordingly:

NOW IT IS HEREBY AGREED as follows:—

1.—(1) This Agreement is subject to approval by the Parliament of the Commonwealth.

(2.)

Commonwealth and State Housing Agreement.

(2.) Notwithstanding that the States of New South Wales, Victoria, Queensland, South Australia and Western Australia are named as parties to this Agreement—

- (a) the Agreement shall, in the event of the Parliament of one or more of those States failing to authorize or approve the Agreement, operate as an agreement between the Commonwealth and the State or States which authorize or approve the Agreement as fully and effectually as if the State or States so authorizing or approving the Agreement were the only State or States named as a party or parties to the Agreement and the State or States failing to authorize or approve the Agreement were not named as a party or parties to the Agreement; and
- (b) the Agreement shall as between the Commonwealth and any State come into force upon being authorized or approved by the Parliaments of the Commonwealth and that State.

(3.) In this Agreement, and in clause 14 of the Principal Agreement, as amended by this Agreement, each State which is named as a party to this Agreement and the Parliament of which shall authorize or approve this Agreement is referred to as a "State", and the expression "the States" shall mean, where the context so permits or requires, all of those States so authorizing or approving this Agreement.

2. The Commonwealth shall provide for or secure the execution by it and its instrumentalities of the obligations of the Commonwealth arising pursuant to this Agreement and each of the States shall provide for or secure the execution by that State and by its instrumentalities of the obligations of that State arising pursuant to this Agreement.

3. Clause 6 of the Principal Agreement is amended—

- (a) by omitting from sub-clause (2.) the words "sub-clause (2.) of"; and
- (b) by omitting from sub-clause (3.) the word "Each" and inserting in its stead the words "Subject to clause 14 of this Agreement, each".

4. Clause 14 of the Principal Agreement is omitted and the following clause inserted in its place:—

"14.—(1.) A dwelling may be sold by a State at any time after its completion to the tenant of the dwelling on such terms and conditions, not inconsistent with this clause, as are prescribed or fixed by that State.

"(2.) The purchase price of a dwelling sold under this clause shall be fixed by the State,

"(3.)

Commonwealth and State Housing Agreement.

“(3.) A dwelling sold under this clause, otherwise than for cash, to the tenant of the dwelling, not being an eligible person within the meaning of the *War Service Homes Act 1918-1954* (which expression in this Agreement includes the wife of an eligible person who is temporarily or permanently insane) obtaining an advance under that Act, shall be sold subject to the following terms and conditions:—

- (a) the minimum deposit shall be five per centum of the first Two thousand pounds of the purchase money plus ten per centum of the amount by which the purchase money exceeds Two thousand pounds;
- (b) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the purchaser as the tenant or by a spouse of the tenant as tenant of the dwelling up to the date of the sale, or such part thereof as is determined by the State, may be credited to the purchaser and may be regarded as part of the deposit, but the purchaser shall pay in cash by way of deposit not less than five per centum of the purchase price;
- (c) the rate of interest to be charged to a purchaser in respect of any purchase money owing to a State shall be Four pounds ten shillings per centum per annum or such other rate as may be agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of the State;
- (d) the balance of purchase money remaining after payment of the cash deposit and crediting the purchaser with repayments of principal in accordance with paragraph (b) of this sub-clause shall not exceed Two thousand seven hundred and fifty pounds and
- (e) the period of repayment of the balance of purchase money shall not exceed forty-five years.

“(4.) In respect of a dwelling which is sold for cash, a State shall pay to the Commonwealth forthwith the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale, and the amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the amount so paid to the Commonwealth.

“(5.)

Commonwealth and State Housing Agreement.

“(5.) Where the tenant of a dwelling is an eligible person within the meaning of the *War Service Homes Act 1918-1954* who desires to purchase the dwelling from the Director of War Service Homes (in this clause called “the Director”) in pursuance of that Act, or to obtain an advance under that Act to enable him to purchase the dwelling, the State may, if requested so to do by the Director, sell the dwelling to the Director or to that eligible person, in which event no amount of money shall be payable to the State by the Director or the eligible person, as the case may be, but the State shall transfer to the Director or to the eligible person, as the case may be, an estate in fee simple in the land on which the dwelling is erected, if the dwelling is erected on freehold land, or issue a Crown lease in perpetuity to the Director or to the eligible person, as the case may be, if the dwelling is erected on Crown land, subject in either case to the reservations, exceptions and conditions (if any) contained in the Crown grant or Crown lease, as the case may be, and to such incumbrances, reservations, exceptions, covenants or conditions subject to which the sale is expressly made, and the amount of the State’s indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall as from the date of sale be reduced by the amount of the purchase price of the dwelling less repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the tenant of the dwelling up to the date of sale and credited to the purchaser.

“(6.) Where a State sells a dwelling under this clause, otherwise than for cash, not being a dwelling sold in accordance with sub-clause (5.) of this clause—

- (a) the State will pay to the Commonwealth the cash deposit received from the purchaser;
- (b) the State will pay to the Commonwealth the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less—
 - (i) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale; and
 - (ii) the cash deposit paid by the State to the Commonwealth under the last preceding paragraph,

and interest thereon, computed from the date of sale, by equal annual instalments of principal and interest over a period of forty-five years, or such less period as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State; and

(c)

Commonwealth and State Housing Agreement.

- (c) The amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph (4) of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale.

"(7.) The rate of interest payable by the State to the Commonwealth under the last preceding sub-clause in respect of a dwelling sold shall be the rate charged by the Commonwealth pursuant to clause 6 of this Agreement in respect of advances at the date on which the construction of that dwelling was completed, or such other rate as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State, but the rate of interest payable in respect of a dwelling the construction of which is or was completed on or before the 30th day of June, 1955, shall not exceed that charged as aforesaid on the 1st day of July, 1954.

"(8.) Nothing in this Agreement shall prevent the purchase of a dwelling by the tenant and his spouse jointly and in any such case the provisions of this clause shall be applied with such consequential alterations as may be necessary.

"(9.) As from the date of sale, this Agreement, other than this clause and clause 6 as affected by this clause, shall cease to apply to a dwelling sold under this clause.

"(10.) The 'date of sale' shall mean the day next following the date on which, under the relevant contract of sale with the appropriate Instrumentality of the State, the purchaser ceases to be tenant of the dwelling.

"(11.) The accounting arrangements under which payments due by a State to the Commonwealth under this clause shall be made shall be as agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of that State."

Commonwealth and State Housing Agreement.

IN WITNESS whereof the parties to these presents have executed these presents the day and year first abovewritten.

SIGNED SEALED AND DELIVERED by The Right Honourable ROBERT GORDON MENZIES Prime Minister of the Commonwealth for and on behalf of the Commonwealth in the presence of—
RONALD MENDELSON

ROBERT G. MENZIES (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN JOSEPH CAHILL Premier of the State of New South Wales for and on behalf of that State in the presence of—
J. GOODSELL

J. J. CAHILL (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN CAIN Premier of the State of Victoria for and on behalf of that State in the presence of—
T. FORRESTAL

JOHN CAIN (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable VINCENT CLAIR GAIR Premier of the State of Queensland for and on behalf of that State in the presence of—
C. J. McPHERSON

V. C. GAIR (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable THOMAS PLAYFORD Premier and Treasurer of the State of South Australia for and on behalf of that State in the presence of—
W. C. LANGCAKE

T. PLAYFORD (L.S.)

SIGNED

Commonwealth and State Housing Agreement.

SIGNED SEALED AND DELIVERED by The Honourable ALBERT REDVERS GEORGE HAWKE Premier of the State of Western Australia for and on behalf of that State in the presence of—

R. H. DOIG

A. R. G. HAWKE

(L.S.)

By Authority:

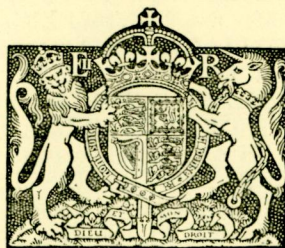
A. H. PETTIFER, Government Printer, Sydney, 1955.

I certify that this PUBLIC BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.

H. ROBBINS,
Clerk of the Legislative Assembly.

*Legislative Assembly Chamber,
Sydney, 16 November, 1955.*

New South Wales



ANNO QUARTO

ELIZABETHÆ II REGINÆ

Act No. 41, 1955.

An Act to approve and ratify an Agreement for the variation of the Agreement entered into between the Commonwealth and the States in relation to housing; and for purposes connected therewith. [Assented to, 29th November, 1955.]

BE it enacted by the Queen'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 "Commonwealth and State Housing Agreement Act, 1955."

2. The Agreement made on the sixteenth day of April, one thousand nine hundred and fifty-five, a copy of which is set forth in the Schedule to this Act, is hereby approved and ratified.

Approval
and
ratification
of
Agreement.

SCHEDULE.

I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.

G. BOOTH,
Chairman of Committees of the Legislative Assembly.

Commonwealth and State Housing Agreement.

Sec. 2.

SCHEDULE.

AGREEMENT VARYING THE COMMONWEALTH AND
STATE HOUSING AGREEMENT.

AN AGREEMENT made the Sixteenth day of April One thousand nine hundred and fifty-five BETWEEN THE COMMONWEALTH OF AUSTRALIA (in this Agreement called "the Commonwealth") of the first part THE STATE OF NEW SOUTH WALES of the second part THE STATE OF VICTORIA of the third part THE STATE OF QUEENSLAND of the fourth part THE STATE OF SOUTH AUSTRALIA of the fifth part and THE STATE OF WESTERN AUSTRALIA of the sixth part, and intended to be supplemental to the Agreement (in this Agreement called "the Principal Agreement") made on the nineteenth day of November, One thousand nine hundred and forty-five, between the Commonwealth and the States of New South Wales, Victoria, Queensland, South Australia, Western Australia and Tasmania and referred to as the Commonwealth and State Housing Agreement.

WHEREAS the Principal Agreement was authorized or approved by the Parliaments of the Commonwealth and of the said States:

AND WHEREAS in or about the month of August in the year One thousand nine hundred and fifty the State of Tasmania withdrew from the rental housing scheme referred to in the Principal Agreement and is no longer regarded as a party to the Principal Agreement:

AND WHEREAS it is provided by clause 14 of the Principal Agreement that a dwelling erected under the Principal Agreement may be sold by a State subject to the conditions contained in that clause, and that thereupon the State shall pay to the Commonwealth the full purchase price of the dwelling payable by the purchaser and the Principal Agreement shall as from the date of sale of a dwelling cease to apply to that dwelling:

AND WHEREAS it has been agreed between the parties to this Agreement that tenants of dwellings erected under the Principal Agreement may be allowed to purchase the dwellings on the terms and conditions set out in this Agreement, and that the Principal Agreement be amended accordingly:

NOW IT IS HEREBY AGREED as follows:—

1.—(1) This Agreement is subject to approval by the Parliament of the Commonwealth.

(2.)

Commonwealth and State Housing Agreement.

(2.) Notwithstanding that the States of New South Wales, Victoria, Queensland, South Australia and Western Australia are named as parties to this Agreement—

- (a) the Agreement shall, in the event of the Parliament of one or more of those States failing to authorize or approve the Agreement, operate as an agreement between the Commonwealth and the State or States which authorize or approve the Agreement as fully and effectually as if the State or States so authorizing or approving the Agreement were the only State or States named as a party or parties to the Agreement and the State or States failing to authorize or approve the Agreement were not named as a party or parties to the Agreement; and
- (b) the Agreement shall as between the Commonwealth and any State come into force upon being authorized or approved by the Parliaments of the Commonwealth and that State.

(3.) In this Agreement, and in clause 14 of the Principal Agreement, as amended by this Agreement, each State which is named as a party to this Agreement and the Parliament of which shall authorize or approve this Agreement is referred to as a "State", and the expression "the States" shall mean, where the context so permits or requires, all of those States so authorizing or approving this Agreement.

2. The Commonwealth shall provide for or secure the execution by it and its instrumentalities of the obligations of the Commonwealth arising pursuant to this Agreement and each of the States shall provide for or secure the execution by that State and by its instrumentalities of the obligations of that State arising pursuant to this Agreement.

3. Clause 6 of the Principal Agreement is amended—

- (a) by omitting from sub-clause (2.) the words "sub-clause (2.) of"; and
- (b) by omitting from sub-clause (3.) the word "Each" and inserting in its stead the words "Subject to clause 14 of this Agreement, each".

4. Clause 14 of the Principal Agreement is omitted and the following clause inserted in its place:—

"14.—(1.) A dwelling may be sold by a State at any time after its completion to the tenant of the dwelling on such terms and conditions, not inconsistent with this clause, as are prescribed or fixed by that State.

"(2.) The purchase price of a dwelling sold under this clause shall be fixed by the State.

"(3.)

Commonwealth and State Housing Agreement.

"(3.) A dwelling sold under this clause, otherwise than for cash, to the tenant of the dwelling, not being an eligible person within the meaning of the *War Service Homes Act 1918-1954* (which expression in this Agreement includes the wife of an eligible person who is temporarily or permanently insane) obtaining an advance under that Act, shall be sold subject to the following terms and conditions:—

- (a) the minimum deposit shall be five per centum of the first Two thousand pounds of the purchase money plus ten per centum of the amount by which the purchase money exceeds Two thousand pounds;
- (b) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the purchaser as the tenant or by a spouse of the tenant as tenant of the dwelling up to the date of the sale, or such part thereof as is determined by the State, may be credited to the purchaser and may be regarded as part of the deposit, but the purchaser shall pay in cash by way of deposit not less than five per centum of the purchase price;
- (c) the rate of interest to be charged to a purchaser in respect of any purchase money owing to a State shall be Four pounds ten shillings per centum per annum or such other rate as may be agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of the State;
- (d) the balance of purchase money remaining after payment of the cash deposit and crediting the purchaser with repayments of principal in accordance with paragraph (b) of this sub-clause shall not exceed Two thousand seven hundred and fifty pounds and
- (e) the period of repayment of the balance of purchase money shall not exceed forty-five years.

"(4.) In respect of a dwelling which is sold for cash, a State shall pay to the Commonwealth forthwith the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale, and the amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the amount so paid to the Commonwealth.

"(5.)

Commonwealth and State Housing Agreement.

“(5.) Where the tenant of a dwelling is an eligible person within the meaning of the *War Service Homes Act 1918-1954* who desires to purchase the dwelling from the Director of War Service Homes (in this clause called “the Director”) in pursuance of that Act, or to obtain an advance under that Act to enable him to purchase the dwelling, the State may, if requested so to do by the Director, sell the dwelling to the Director or to that eligible person, in which event no amount of money shall be payable to the State by the Director or the eligible person, as the case may be, but the State shall transfer to the Director or to the eligible person, as the case may be, an estate in fee simple in the land on which the dwelling is erected, if the dwelling is erected on freehold land, or issue a Crown lease in perpetuity to the Director or to the eligible person, as the case may be, if the dwelling is erected on Crown land, subject in either case to the reservations, exceptions and conditions (if any) contained in the Crown grant or Crown lease, as the case may be, and to such incumbrances, reservations, exceptions, covenants or conditions subject to which the sale is expressly made, and the amount of the State’s indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall as from the date of sale be reduced by the amount of the purchase price of the dwelling less repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) paid by the tenant of the dwelling up to the date of sale and credited to the purchaser.

“(6.) Where a State sells a dwelling under this clause, otherwise than for cash, not being a dwelling sold in accordance with sub-clause (5.) of this clause—

- (a) the State will pay to the Commonwealth the cash deposit received from the purchaser;
- (b) the State will pay to the Commonwealth the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less—
 - (i) the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph 4 of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale; and
 - (ii) the cash deposit paid by the State to the Commonwealth under the last preceding paragraph, and interest thereon, computed from the date of sale, by equal annual instalments of principal and interest over a period of forty-five years, or such less period as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State; and

(c)

Commonwealth and State Housing Agreement.

- (c) The amount of the State's indebtedness to the Commonwealth under sub-clause (2.) of clause 6 of this Agreement shall be reduced by the capital cost of the dwelling ascertained in accordance with the First Schedule to this Agreement, less the total repayments of principal (included in the annual amortization allowance mentioned in sub-paragraph (a) of paragraph (4) of the First Schedule to this Agreement) in respect of the dwelling up to the date of sale.

"(7.) The rate of interest payable by the State to the Commonwealth under the last preceding sub-clause in respect of a dwelling sold shall be the rate charged by the Commonwealth pursuant to clause 6 of this Agreement in respect of advances at the date on which the construction of that dwelling was completed, or such other rate as may be agreed between the Treasurer of the Commonwealth and the Treasurer of the State, but the rate of interest payable in respect of a dwelling the construction of which is or was completed on or before the 30th day of June, 1955, shall not exceed that charged as aforesaid on the 1st day of July, 1954.

"(8.) Nothing in this Agreement shall prevent the purchase of a dwelling by the tenant and his spouse jointly and in any such case the provisions of this clause shall be applied with such consequential alterations as may be necessary.

"(9.) As from the date of sale, this Agreement, other than this clause and clause 6 as affected by this clause, shall cease to apply to a dwelling sold under this clause.

"(10.) The 'date of sale' shall mean the day next following the date on which, under the relevant contract of sale with the appropriate Instrumentality of the State, the purchaser ceases to be tenant of the dwelling.

"(11.) The accounting arrangements under which payments due by a State to the Commonwealth under this clause shall be made shall be as agreed from time to time between the Treasurer of the Commonwealth and the Treasurer of that State."

Commonwealth and State Housing Agreement.

IN WITNESS whereof the parties to these presents have executed these presents the day and year first abovewritten.

SIGNED SEALED AND DELIVERED by The Right Honourable ROBERT GORDON MENZIES Prime Minister of the Commonwealth for and on behalf of the Commonwealth in the presence of—
RONALD MENDELSON

ROBERT G. MENZIES (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN JOSEPH CAHILL Premier of the State of New South Wales for and on behalf of that State in the presence of—
J. GOODSALL

J. J. CAHILL (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable JOHN CAIN Premier of the State of Victoria for and on behalf of that State in the presence of—
T. FORRESTAL

JOHN CAIN (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable VINCENT CLAIR GAIR Premier of the State of Queensland for and on behalf of that State in the presence of—
C. J. MCPHERSON

V. C. GAIR (L.S.)

SIGNED SEALED AND DELIVERED by The Honourable THOMAS PLAYFORD Premier and Treasurer of the State of South Australia for and on behalf of that State in the presence of—
W. C. LANGCAKE

T. PLAYFORD (L.S.)

SIGNED

Commonwealth and State Housing Agreement.

SIGNED SEALED AND DELIVERED by The Honourable ALBERT REDVERS GEORGE HAWKE Premier of the State of Western Australia for and on behalf of that State in the presence of—
R. H. DOIG } A. R. G. HAWKE (L.S.)

In the name and on behalf of Her Majesty I assent to this Act.

J. NORTHCOTT,
Governor.

*Government House,
Sydney, 29th November, 1955.*