

# **NORTHERN TERRITORY OF AUSTRALIA**

## **HOUSING ACT**

As in force at 1 April 1995

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# NORTHERN TERRITORY OF AUSTRALIA

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As in force at 1 April 1995

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## HOUSING ACT

**An Act to provide for the establishment of a Northern Territory Housing Commission and for the provision by the Commission of dwellings for letting or sale, and for related purposes**

### **Part I                      Preliminary**

#### **1                      Short title**

This Act may be cited as the *Housing Act*.

#### **2                      Commencement**

This Act shall come into operation on a date to be fixed by the Administrator by notice in the *Gazette*.

#### **3                      Repeal**

The Acts specified in the Schedule are repealed.

#### **4                      Application**

This Act binds the Crown in right of the Territory.

#### **5                      Definitions**

In this Act, unless the contrary intention appears:

***appoint*** includes reappoint.

***Commission*** means the Northern Territory Housing Commission established by section 6(1).

***Commissioner*** means the person appointed as Commissioner under section 8(1) and includes a person appointed under section 10 to act as Commissioner when so acting.

***dwelling*** means a house built or otherwise acquired, and retained, by the Commission or a house in the control of the Commission as agent for the purpose of section 16(2)(h).

**equipment**, in relation to a dwelling, includes any furnishings, fitments and appliances provided in the dwelling by the Commission for the better use of the dwelling as a residence.

**former Act** means the *Housing Act* as in force immediately before the commencement of this Act.

**former Commission** means the Northern Territory Housing Commission established by the former Act.

**Home Finance Trustee** means the Home Finance Trustee within the meaning of section 4 of the *Housing Loans Act*.

**house** means a residence of any kind and includes:

- (a) a unit within the meaning of the *Unit Titles Act*, a flat, a hostel or a transportable home;
- (b) accommodation declared by the Minister, by notice in the *Gazette*, to be a house for the purposes of this Act; and
- (c) the appurtenances, out-buildings, fences and permanent provision for lighting, water supply, drainage and sewerage provided in connection with a house,

and, in relation to letting, vacating, evicting or selling, also includes the land on which a house is situated, but does not otherwise include any land.

**let**, in relation to a dwelling, includes sub-let and also includes lease or sub-lease the land on which the dwelling is situated.

**maintain** means repair, alter, extend, renovate, equip, furnish or otherwise affect premises.

**market value**, in relation to a dwelling, means the highest amount that, in the opinion of the Valuer-General, the dwelling, including the land on which the dwelling is situated, could be sold for if offered for sale by private treaty.

**premises** means a house and includes the land upon which a house is built.

## **Part II                      Northern Territory Housing Commission**

### **Division 1                Establishment and constitution of the Commission**

#### **6                      Northern Territory Housing Commission**

- (1) There is established by this Act a Commission by the name of the Northern Territory Housing Commission.
- (2) The Commission:
  - (a) is a body corporate with perpetual succession;
  - (b) shall have a common seal; and
  - (c) is capable, in its corporate name, of acquiring, holding and disposing of real, leasehold and personal property and of suing and being sued.
- (3) All courts, judges and persons acting judicially shall take judicial notice of the seal of the Commission affixed to a document and shall presume that it was duly affixed.

#### **7                      Composition of Commission**

- (1) The Commission shall be constituted by the Commissioner.
- (2) The establishment of the Commission is not affected by reason only of there being a vacancy in the office of the Commissioner.

#### **8                      Appointment of Commissioner**

- (1) The Minister may, by notice in writing, appoint a person to be the Commissioner.
- (2) The Minister may at any time terminate the appointment of the Commissioner.

#### **9                      Conditions of Commissioner, &c.**

The Commissioner shall:

- (a) be paid such salary, allowances and expenses; and
- (b) subject to section 8(2), hold office on such terms and conditions,

as the Administrator determines.

## **10        Acting Commissioner**

The Minister may, by notice in writing, appoint a person to act from time to time as the Commissioner during the absence from duty of the Commissioner or a vacancy in the office of the Commissioner.

## **11        Disclosure of interest**

- (1) Where the Commissioner has a direct or indirect pecuniary interest in a matter being or to be considered by the Commission he shall, as soon as practicable after he becomes aware of a potential conflict of interest because of that pecuniary interest, disclose the nature of it to the Minister, and the Commission shall, subject to subsection (2), refrain from further consideration of, or from considering, that matter.
- (2) The Minister may, after considering the nature of the pecuniary interest disclosed to him under subsection (1) by the Commissioner, direct the Commission to continue its consideration of, or to consider, the matter which caused the Commissioner to make that disclosure.

## **14        Delegation**

- (1) The Commission or the Minister may:
  - (a) in the case of the Commission – by writing under its seal; and
  - (b) in the case of the Minister – by instrument in writing,delegate to a person any of its or his powers and functions under this Act, other than this power of delegation.
- (2) A power or function delegated under this section, when exercised or performed by the delegate, shall, for the purpose of this Act, be deemed to have been exercised or performed by the Commission or the Minister, as the case may be.
- (3) A delegation under this section does not prevent the exercise of a power or the performance of a function by the Commission or the Minister.

## **Division 2                      Functions and powers of the commission**

### **15                      Functions of Commission**

The functions of the Commission are:

- (a) to provide and to assist in the provision of residential accommodation; and
- (b) to provide accommodation, whether residential, office, industrial or otherwise, for Commonwealth or Territory public purposes.

### **16                      Powers of Commission**

- (1) Subject to this Act, the Commission has power to do all things that are necessary or convenient to be done for or in connection with or incidental to the performance of its functions and the exercise of its powers.
- (2) Without limiting the generality of subsection (1), the Commission may, for the purpose of carrying out its functions or exercising its powers, including the powers conferred upon it elsewhere in this Act:
  - (a) acquire, hold and dispose of real or personal property, or any interest therein, and any rights, privileges, permits, licences and authorities;
  - (b) prepare sites for building;
  - (c) build on land, including land held by a private person;
  - (d) maintain, manage and control premises;
  - (e) let premises;
  - (f) sell dwellings;
  - (g) provide financial and other assistance for the acquisition of land or buildings for accommodation, and for building and maintaining premises for accommodation;
  - (h) act as agent for the Commonwealth or Territory in administering a Commonwealth or Territory housing scheme;
  - (j) manufacture or otherwise produce its own materials;

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- (k) build, purchase or otherwise acquire, with the approval in writing of the Minister, and maintain premises and other buildings for its own immediate or future office or industrial requirements;
    - (m) build, purchase or otherwise acquire, with the approval in writing of the Minister, and control, manage and maintain premises and other buildings for the immediate or future needs of the Commonwealth or Territory; and
    - (n) sell, lease or otherwise dispose of real or personal property, including any part of premises and buildings referred to in paragraph (k) or (m), that is then surplus to its own, the Commonwealth's or the Territory's needs.
  - (3) Subject to this Act and to any rights or duties the Commission may have as a mortgagee in a particular case, the Commission shall not sell real or personal property (other than building materials) unless the sale is made either by public auction or after inviting public tenders for the purchase of the property.
  - (3A) Where property remains unsold after being offered for sale by public auction or public tender under subsection (3), the Commission may, either by itself or by an agent or agents appointed for the purpose, offer the property for sale to the public on such terms and conditions as the Commission may specify.
  - (3B) An offer under subsection (3A) shall remain open for a period of 6 months commencing with the day on which the public auction was held or, as the case may be, the public tenders closed, or until a binding arrangement for the sale of the property has been entered into, whichever is sooner.
  - (3C) Notwithstanding that property may be offered for sale pursuant to subsection (3) or (3A), the Commission may withdraw the property from sale at any time:
    - (a) where the property is offered under subsection (3), before the day on which the public auction is held or, as the case may be, public tenders are to close; or
    - (b) where the property is offered under subsection (3A), before a binding arrangement for sale has been entered into.
  - (4) The Minister may, by instrument in writing, authorize the Commission to sell, lease or otherwise dispose of real or personal property, being property of the Commission, to the Territory, a statutory corporation or a person of a class of persons specified in the authorization, and the Commission may sell, lease or otherwise



dispose of the property accordingly.

**17 Ministerial control**

In the exercise of its powers and the performance of its functions, the Commission is subject to the directions of the Minister.

**18 Power of Commission to enter land and take property of Commission**

- (1) Where property of the Commission is upon, or affixed to or within a building located upon, land which is either not leased to the Commission or leased to the Commission and occupied by another person, the Commission may, by such agents, servants and workmen as it thinks fit for the purpose, enter upon and remove its property from that land, and, for the purpose of such removal, use any road, railway, tramway or other facility of transport upon that land.
- (2) The owner, lessee, or person in occupation, of land entered upon in pursuance of subsection (1) shall be paid just compensation by the Commission for damage, if any, suffered by him in respect of the entry or use of methods of transport.

**19 Tenant to be responsible for maintenance of dwelling**

- (1) The tenant of a dwelling shall keep the dwelling and its equipment in the condition that, in the opinion of the Commission, it was in when that person became the tenant of that dwelling or as improved from time to time by the Commission, fair wear and tear, and damage by, or arising out of, fire, storm and tempest, flood or earthquake excepted.
- (2) Where the tenant of a dwelling has not complied with the requirements of subsection (1) in respect of the dwelling, the Commission may enter that dwelling, by such agents, servants and workmen as it thinks fit for the purpose, and cause to be carried out any work necessary to make good the default of that tenant.
- (3) The costs and expenses reasonably incurred by the Commission in exercising its powers under subsection (2) shall be a debt due and payable to the Commission by the tenant of the dwelling in respect of which those powers were exercised.

**20 Removal of illegal structures**

- (1) Where the tenant of a dwelling makes an alteration, addition or erection to, or demolishes the whole or any part of, premises leased by him from the Commission without prior approval from the

Commission, the Commission may give notice in writing to the tenant requiring that the premises be returned to the state that they were in, or as near thereto as is practicable, prior to the alteration, addition, erection or demolition.

- (2) Where the tenant of a dwelling referred to in subsection (1) has not complied with a notice given under that subsection within 28 days after the date of service of the notice upon him, or such longer period as the Commission, by notice in writing to that tenant, allows, the Commission may, by such agents, servants and workmen as it thinks fit for the purpose, enter the premises, and cause to be carried out any work necessary to make good the default of that tenant.
- (3) The costs and expenses reasonably incurred by the Commission in exercising its powers under subsection (2) shall be a debt due and payable to the Commission by the tenant of the dwelling in respect of which those powers were exercised.

### **Part III                      Money of Commission**

#### **21                      Moneys of Commission**

The moneys of the Commission consist of:

- (a) moneys paid to the Commission out of money appropriated for the purpose by the Legislative Assembly;
- (b) such moneys as the Commission receives in the performance of its functions and the exercise of its powers;
- (c) moneys lent to the Commission by the Territory or the Treasurer, or by a statutory corporation or financial institution; and
- (d) moneys advanced under section 27 to the Commission.

### **Part IV                      Provision of housing and rental of dwellings**

#### **22                      Commission to administer prescribed housing schemes**

Subject to section 16(2)(h), the Commission shall not, except with the consent in writing of the Minister, administer a housing scheme other than a prescribed housing scheme.

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**23 Minister to determine rents**

The Minister shall, subject to such terms and conditions as he thinks fit, determine the rent to be paid for a dwelling or a class of dwelling to be let under this Act.

**Part V Provision of housing assistance****24 Commission to administer prescribed housing assistance schemes**

The Commission shall not, except with the consent in writing of the Minister, administer a scheme for providing assistance in the purchase of housing other than a prescribed housing assistance scheme.

**25 Trust account**

- (1) Notwithstanding the repeal, on the commencement of this Act, of section 33K of the former Act, the trust account established in pursuance of that section continues in existence for the purposes of subsection (2).
- (2) The Commission shall, in respect of the trust account continued in existence under subsection (1), debit to that account:
  - (a) all repayments of advances made to the Commission under this Part or formerly made to the Home Finance Trustee under the *Housing Loans Act*;
  - (b) all payments of interest on advances referred to in paragraph (a); and
  - (c) all moneys paid or advanced by the Commission under this Part or formerly paid or advanced by the Home Finance Trustee under the *Housing Loans Act* (including costs of administration, maintenance, repairs or insurance of buildings).

**26 Money may be advanced or paid for certain purposes**

For the purposes of carrying out a prescribed housing assistance scheme, the Commission may, on such terms and conditions as the Treasurer thinks fit (including a condition that the money need not be repaid or refunded to the Commission), advance money to, or pay money on behalf of, a person to whom such a scheme relates to enable the person:

- (a) to erect a house on land owned or leased by the person;(b) to purchase land or a lease of land and erect a house on the land;
- (c) to purchase land on which a house is erected or a lease of such land;
- (d) to purchase a dwelling;
- (e) to complete a partially erected house owned by the person;
- (f) to repair a damaged house owned by the person;
- (g) to modify a house owned by the person;
- (h) to purchase land or a lease of land on which is situated a partially erected or damaged house and complete the erection or repair of the house;
- (j) to exchange a house owned by the person; and
- (k) to discharge a mortgage, charge or encumbrance already existing on land or a lease of land.

**27            Commission may accept advances**

For the purposes of this Part, the Commission may accept an advance made to it by a person approved by the Treasurer.

**28            Maintenance and insurance of dwellings and houses**

The Commission may make such payments as it thinks fit for the maintenance or insurance of a dwelling or house sold or in respect of which an advance has been made by it under this Part or formerly made by the Home Finance Trustee under the *Housing Loans Act* under a prescribed housing assistance scheme in force under this Part or Part VIII or formerly in force under the *Housing Loans Act* and in respect of which an amount of purchase money or the advance is owing.

**Part VII            Miscellaneous**

**29            Annual report**

- (1) The Commissioner shall, within the period of 6 months immediately following the end of the financial year or such other period as the Minister determines, prepare a report on the operations of the Commission during the financial year and forward it to the Minister.

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- (2) The Minister shall table the report under subsection (1), together with the financial statements and report of the Auditor-General on the financial statements required under section 10 or 11 of the *Financial Management Act*, in the Legislative Assembly within 6 sitting days of the Assembly after the delivery of the later of the reports to the Minister.

**30 Protection of persons acting for Commission**

A person acting with the authority of the Commission is not personally liable in respect of any matter or thing done or contract entered into:

- (a) by the Commission; or
- (b) by that person,

where the matter or thing was done, or the contract was entered into, in good faith for the purpose of executing this Act or any other Act conferring or imposing functions on the Commission.

**31 False statements in documents**

- (1) A person shall not, in a document furnished to the Commission or to a person acting with the authority of the Commission, knowingly make a false statement.

Penalty: \$1,000 or imprisonment for 6 months.

- (2) A prosecution for an offence against subsection (1) shall not, in respect of a loss or damage incurred by or to the Commission as a consequence of the offence, interfere with or lessen a right or remedy by civil process by the Commission against a person charged with that offence.

**31A Change in income to be notified**

Where a person furnishes to the Commission details of the person's income in an application for the grant of a rebate of rental under this Act or under a housing scheme administered by the Commission under this Act and the application is granted, the person shall, during the period the person receives a rebate or participates in the housing scheme, not later than 28 days after a change occurs in the details so furnished, notify the Commission of the change.

Penalty: \$1,000.

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**31B      Limitation of time for making complaint**

A complaint shall not be made in respect of an offence against section 31 or 31A after the expiration of 2 years after the date on which the alleged offence occurred.

**32      Liability for rates and water and sewerage charges, &c.**

(1) Notwithstanding the *Local Government Act*:

- (a) where the Commission has acquired land within a municipality or community government area and there is a dwelling on the land or the Commission proposes to erect a dwelling on that land, that land is rateable land for the purposes of the *Local Government Act*; and
- (b) the Commission is liable for payment of a charge made by the Council of a municipality or community government area for a service provided for the removal of night-soil or garbage in respect of the land on which a dwelling is situated.

(2) A statement in writing by the Commission that it proposes to erect a dwelling, or that it does not propose to erect a dwelling, on land specified in the statement is, for the purposes of this section, conclusive evidence as to that fact.

**34      Application of *Tenancy Act***

Part VII of the *Tenancy Act* shall apply to and in relation to the repossession by the Commission of premises let under this Act.

**35      Minister may determine amount at which a dwelling shall be sold**

The Minister may, in writing, determine:

- (a) the amount; or
- (b) the method of determining the amount,

at which a dwelling, including the land on which the dwelling is situated, shall be sold under this Act and, accordingly, the Commission shall not sell that dwelling except at that amount so determined.

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**36 Service of documents**

A notice or other document which, under this Act, is required or permitted to be served on a person, may be so served:

- (a) by handing it or tendering it to the person;
- (b) by properly addressing and posting it by prepaid post to the last-known or usual place of abode or business of the person;  
or
- (c) by leaving it with some person apparently over the age of 16 years at the last-known or usual place of abode or business of the person.

**37 Regulations**

- (1) The Administrator may make regulations, not inconsistent with this Act, prescribing all matters required or permitted by this Act to be prescribed, or necessary or convenient to be prescribed for carrying out or giving effect to this Act.
- (2) Without limiting the generality of subsection (1), the Regulations may:
  - (a) make provision for and in relation to schemes for the provision of assistance in the purchase of housing, and including, for such purposes, the purchase of land where the purchase of the land is for the purpose of the construction of housing on that land;
  - (b) make provision for and in relation to types of housing schemes and the class of persons eligible under such housing schemes;
  - (c) subject to section 35, make provision for and in relation to the sale at market value of dwellings by the Commission;
  - (d) make provision for and in relation to housing for certain classes of persons or their employees;
  - (e) make provision for and in relation to the letting of dwellings by the Commission to certain classes of persons and their employees;
  - (f) make provision for and in relation to the Commission acting as an agent for the Commonwealth or the Territory in the administration of a Commonwealth or Territory housing scheme;

- (fa) make provision for and in relation to the requirements which a mortgagor referred to in section 29(2) must satisfy in order to be eligible for an exemption under section 29(3);
  - (g) make provision for and in relation to the terms and conditions upon which a rate of interest shall be payable on the balance of the purchase price for the time being outstanding under a contract of sale of, or a mortgage in respect of, a dwelling by a person purchasing, under a prescribed housing scheme referred to in section 22, the dwelling; and
  - (h) prescribe penalties, not exceeding a fine of \$1,000 or imprisonment for a period not exceeding 6 months, for an offence against the Regulations.
- (3) Regulations made in pursuance of subsection (2)(g) may be expressed to apply to a housing scheme administered, in pursuance of section 33F(2) of the former Act, by the former Commission as agent for the Territory and, for such purposes:
- (a) the housing scheme shall be deemed to be a prescribed housing scheme referred to in section 22; and
  - (b) such regulations may be expressed to come into operation on a date before such regulations were made and shall, accordingly, be deemed to have come into operation on the date so specified.

## **Part VIII                      Transitional and savings**

### **38                      Commission to replace former Commission**

On and from the commencement of this Act:

- (a) all real and personal property that, immediately before that commencement, was vested in the former Commission shall vest in the Commission;
- (b) all moneys and liquidated and unliquidated claims that, immediately before that commencement, were payable to or recoverable by the former Commission shall be moneys and liquidated and unliquidated claims payable to or recoverable by the Commission;
- (c) all proceedings commenced before that commencement by the former Commission and pending immediately before that commencement shall be deemed to be proceedings pending on that commencement by the Commission and all



proceedings so commenced by any person against the former Commission and pending immediately before that commencement shall be deemed to be proceedings pending on that commencement by that person against the Commission;

- (d) all contracts, agreements, arrangements and under-takings entered into with, and all securities lawfully given to or by, the former Commission and in force immediately before that commencement shall be deemed to be contracts, agreements, arrangements and undertakings entered into with and securities given to or by the Commission;
- (e) the Commission may, in addition to pursuing any other remedies or exercising any other powers that may be available to it, pursue the same remedies for the recovery of money and claims referred to in this section and for the prosecution of actions and proceedings so referred to as the former Commission might have done but for the commencement of this Act;
- (f) the Commission may enforce and realize any security or charge existing immediately before that commencement in favour of the former Commission and may exercise any powers thereby conferred on the former Commission as if the security or charge were a security or charge in favour of the Commission;
- (g) all debts, money and claims, liquidated and unliquidated, that, immediately before that commencement, were due or payable by, or recoverable against, the former Commission shall be debts due by, money payable by and claims recoverable against, the Commission; and
- (h) all liquidated and unliquidated claims for which the former Commission would, but for this Act, have been liable shall be liquidated and unliquidated claims, as the case may be, for which the Commission shall be liable.

### **39 References in other Acts, &c.**

On and from the commencement of this Act, a reference in:

- (a) an Act;
- (b) an instrument of a legislative or administrative character (an instrument appointing a person as a member of the former Commission excepted); or

- (c) another document not being an instrument of a legislative or administrative character,

to the former Commission shall be a reference to the Commission.

#### **41 Continuation of existing schemes**

- (1) Notwithstanding the repeal, on the commencement of this Act, of Part III of the former Act, a scheme made under that Part and in force immediately before that repeal shall, on the commencement of this Act, continue in force but may be repealed or amended as though it were a scheme in force under this Act.
- (2) Notwithstanding the repeal, on the commencement of this Act, of sections 33G and 33H(1) of the former Act, a scheme referred to in either of those sections in force immediately before that repeal shall, on the commencement of this Act, continue in force but may be repealed or amended as though it were a scheme in force under this Act.
- (3) A reference to the Home Finance Trustee in a scheme referred to in subsection (2) shall be read as including a reference to the Commission.
- (4) Notwithstanding the repeal, on the commencement of this Act, of section 33H(3) of the former Act, the Regulations continued in force by that section, as in force immediately before the commencement of this Act, shall, on the commencement of this Act, continue in force as though made under this Act, but:
  - (a) a reference in those Regulations to the Home Finance Trustee shall be read as including a reference to the Commission; and
  - (b) those Regulations may be amended or repealed by regulations made under this Act.

#### **42 Enforcement of contracts against Home Finance Trustee**

- (1) A contract or agreement made by or with the Home Finance Trustee may be enforced:
  - (a) by and against the Commission as if the contract or agreement had been made with the Commission; or
  - (b) against the Home Finance Trustee.

- (2) Where, in pursuance of subsection (1), a contract is enforceable against the Home Finance Trustee, the Commission:
- (a) may discharge all obligations of the Home Finance Trustee under the contract or agreement;
  - (b) may defend any action or resist any arbitration proceeding arising under the contract or agreement; and
  - (c) guarantees the payment of any moneys ordered or awarded to be paid by the Home Finance Trustee in the action or arbitration proceeding.

**43 Repayment of advance**

The Commission shall repay, to a person who has advanced money to the Home Finance Trustee under the *Housing Loans Act*, the balance of moneys outstanding on the commencement of this Act, together with all interest accrued or accruing, in accordance with the terms and conditions on which the money was advanced to the Home Finance Trustee.

**44 Saving of Commission as agent for Commonwealth**

Notwithstanding the repeal, on the commencement of this Act, of section 33F(1) of the former Act, where the former Commission was, immediately before the commencement of this Act, acting as agent for the Commonwealth for the purposes of that section, the Commission shall, on and from the commencement of this Act, but subject to this Act, continue to act as agent for the Commonwealth for those purposes.

**45 Saving of actions**

An act, matter or thing done or omitted to be done before the commencement of this Act by, to or in respect of the former Commission shall, to the extent that but for that commencement that act, matter or thing would on or after that commencement have had any force or effect or been in operation, be deemed to have been done or omitted to be done by, to or in respect of the Commission, as the case may be.

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**Schedule      Acts repealed**

section 3

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Number and year	Short title
No. 8, 1959	<i>Housing Ordinance 1959</i>
No. 18, 1960	<i>Housing Ordinance 1960</i>
No. 43, 1962	<i>Housing Ordinance (No. 2) 1962</i>
No. 74, 1963	<i>Housing Ordinance 1962</i>
No. 14, 1965	<i>Housing Ordinance 1965</i>
No. 43, 1966	<i>Housing Ordinance 1966</i>
No. 6, 1968	<i>Housing Ordinance 1968</i>
No. 9, 1969	<i>Housing Ordinance 1969</i>
No. 53, 1969	<i>Housing Ordinance (No. 2) 1969</i>
No. 17, 1970	<i>Housing Ordinance 1970</i>
No. 84, 1970	<i>Housing Ordinance (No. 2) 1970</i>
No. 6, 1971	<i>Housing Ordinance 1971</i>
No. 44, 1971	<i>Housing Ordinance (No. 2) 1971</i>
No. 60, 1972	<i>Housing Ordinance 1972</i>
No. 63, 1972	<i>Housing Ordinance (No. 2) 1972</i>
No. 21, 1973	<i>Housing Ordinance 1973</i>
No. 40, 1974	<i>Housing Ordinance (No. 2) 1974</i>
No. 41, 1974	<i>Housing Ordinance (No. 3) 1974</i>
No. 42, 1974	<i>Housing Ordinance (No. 5) 1974</i>
No. 56, 1974	<i>Housing Ordinance (No. 4) 1974</i>
No. 74, 1974	<i>Housing Ordinance (No. 6) 1974</i>
No. 27, 1975	<i>Housing Ordinance 1975</i>

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No. 32, 1975	<i>Housing Ordinance (No. 2) 1975</i>
No. 57, 1976	<i>Housing Ordinance 1976</i>
No. 9, 1977	<i>Housing Ordinance 1977</i>
No. 35, 1978	<i>Housing Ordinance 1978</i>
No. 29, 1979	<i>Housing Act 1979</i>
No. 66, 1979	<i>Housing Act (No. 2) 1979</i>

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## ENDNOTES

### 1 KEY

Key to abbreviations

<b>amd</b> = amended	<b>od</b> = order
<b>app</b> = appendix	<b>om</b> = omitted
<b>bl</b> = by-law	<b>pt</b> = Part
<b>ch</b> = Chapter	<b>r</b> = regulation/rule
<b>cl</b> = clause	<b>rem</b> = remainder
<b>div</b> = Division	<b>renum</b> = renumbered
<b>exp</b> = expires/expired	<b>rep</b> = repealed
<b>f</b> = forms	<b>s</b> = section
<b>Gaz</b> = <i>Gazette</i>	<b>sch</b> = Schedule
<b>hdg</b> = heading	<b>sdiv</b> = Subdivision
<b>ins</b> = inserted	<b>SL</b> = Subordinate Legislation
<b>lt</b> = long title	<b>sub</b> = substituted
<b>nc</b> = not commenced	

### 2 LIST OF LEGISLATION

***Housing Act 1982 (Act No. 76, 1982)***

Assent date	8 December 1982
Commenced	15 April 1983 ( <i>Gaz</i> G15, 15 April 1983, p 3)

***Housing Amendment Act 1984 (Act No. 48, 1984)***

Assent date	25 September 1984
Commenced	15 January 1986 ( <i>Gaz</i> G2, 15 January 1986, p 8)

***Public Service and Statutory Authorities Amendment Act 1985 (Act No. 28, 1985)***

Assent date	26 June 1985
Commenced	26 June 1985

***Housing Amendment Act 1986 (Act No. 70, 1986)***

Assent date	19 December 1986
Commenced	1 July 1986 (s 2)

***Housing Amendment Act 1987 (Act No. 11, 1987)***

Assent date	25 June 1987
Commenced	1 July 1987 ( <i>Gaz</i> S48, 29 June 1987)

***Housing Amendment Act 1988 (Act No. 57, 1988)***

Assent date	25 November 1988
Commenced	1 December 1988 (s 2)

***Housing Amendment Act 1989 (Act No. 63, 1989)***

Assent date	7 November 1989
Commenced	7 November 1989

***Housing Amendment Act 1991 (Act No. 2, 1991)***

Assent date	22 February 1991
Commenced	22 February 1991

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***Housing Amendment Act 1992 (Act No. 43, 1992)***

Assent date 7 September 1992  
Commenced 7 September 1992

***Local Government (Consequential Amendments) Act 1993 (Act No. 84, 1993)***

Assent date 31 December 1993  
Commenced 1 June 1994 (s 2, s 2 *Local Government Act 1993* (Act No. 83, 1993) and Gaz S35, 20 May 1994)

***Financial Management (Consequential Amendments) Act 1995 (Act No. 5, 1995)***

Assent date 21 March 1995  
Commenced 1 April 1995 (s 2, s 2 *Financial Management Act 1992* (Act No. 4, 1995) and Gaz S13, 31 March 1995)

### 3 SAVINGS AND TRANSITIONAL PROVISIONS

ss 6(2), 14 and 15 *Housing Amendment Act 1998* (Act No. 44, 1998)

### 3 LIST OF AMENDMENTS

s 5	amd No. 11, 1987, s 4
s 7	sub No. 11, 1987, s 5
s 8	amd No. 28, 1985, s 9(10)
	sub No. 11, 1987, s 5
s 9	sub No. 11, 1987, s 5
s 10	amd No. 28, 1985, s 9(11)
	sub No. 11, 1987, s 5
s 11	sub No. 11, 1987, s 5
ss 12 – 13	rep No. 11, 1987, s 5
s 14	amd No. 11, 1987, s 6
s 16	amd No. 63, 1989, s 2; No. 2, 1991, s 2
s 23	amd No. 11, 1987, s 7
s 26	amd No. 57, 1988, s 3
pt 6 hdg	rep No. 11, 1987, s 8
pt VII hdg	sub No. 5, 1995, s 19
s 29	amd No. 48, 1984, s 4
	rep No. 11, 1987, s 8
	ins No. 5, 1995, s 19
s 30	amd No. 11, 1987, s 9
s 31	amd No. 11, 1987, s 10
ss 31A – 31B	ins No. 43, 1992, s 2
s 32	amd No. 84, 1993, s 6
s 33	rep No. 70, 1986, s 3
s 35	amd No. 11, 1987, s 11
s 37	amd No. 48, 1984, s 4
s 40	rep No. 11, 1987, s 12