



SAORSTÁT EIREANN.

BILLE NA dTITHE (SAORAIDI TOGALA), 1924.

HOUSING (BUILDING FACILITIES) BILL, 1924.

Mar do tugadh isteach.

As introduced.

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SAORSTÁT EIREANN.

BILLE NA dTITHE (SAORAIDI TOGALA), 1924.
HOUSING (BUILDING FACILITIES) BILL, 1924.

BILL

entitled

5

AN ACT TO FACILITATE THE PROVISION OF DWELLING-
HOUSES, AND FOR THAT PURPOSE TO AUTHORISE
THE MAKING OF GRANTS TO PERSONS PROVIDING
SUCH HOUSES, TO ENSURE THE SUPPLY OF BUILD-
ING MATERIALS AT REASONABLE PRICES, AND TO
MAKE OTHER PROVISIONS CONTRIBUTING TO AN
INCREASED SUPPLY OF DWELLING-HOUSES.

BE IT ENACTED BY THE OIREACHTAS OF SAORSTAT
EIREANN AS FOLLOWS:—

Definitions.

1.—In this Act—

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the word “ house ” means dwelling-house;

the word “ erect ” means to erect a new house on a vacant site,
and the words “ erecting, ” “ erection ” and other cognate words
shall be construed accordingly;

the word “ re-construct ” means to repair or re-construct
an existing house, including the making of alterations and
additions, so as to convert the same into one or more houses
to which this Act applies, and the words “ reconstructing, ”
“ re-construction ” and other cognate words shall be construed
accordingly;

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the expression “ existing house ” means a house which is in exist-
ence at the passing of this Act;

the expression “ local authority ” means the council of a county,
county borough, or urban district and the commissioners of a
town;

30

the expression “ appointed officer ” means a person nominated by
the Minister;

the word “ prescribed ” means prescribed by the Minister;

the expression “ the Minister ” means the Minister for Local
Government.

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Grants to
persons erecting
or reconstructing
houses.

2.—(1) The Minister may, with the consent of the Minister for
Finance, make grants out of moneys to be provided by the
Oireachtas to persons erecting or re-constructing houses to which
this Act applies.

(2) The amount of any grant made under this section in respect
of any particular house shall not exceed the appropriate sum
specified in Part I. of the Schedule to this Act.

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(3) The aggregate amount of the grants to be made under
this section shall not exceed the sum of £250,000 in respect of the
erection of houses, or the sum of £50,000 in respect of the recon-
struction of houses.

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Houses to which
this Act applies.

3.—(1) Subject to the provisions of this section, this Act
applies to a house which fulfils the following conditions—

(a) the house shall, in respect of its planning, construction,
sanitation and number per acre, comply with the pre-
scribed conditions;

50

(b) the house shall in respect of the size and number of rooms and necessary appurtenances be in general accordance with prescribed plans;

5 (c) the total area of all floors of the house measured inside the external walls shall not be less than 520 square feet, and shall not exceed 960 square feet;

(d) the house shall be certified by an appointed officer to have been completed in a proper and workmanlike manner;

10 (e) the erection or reconstruction of the house shall be begun after the passing of this Act, or, in special cases approved of by the Minister, within six months before the passing of this Act, and shall in any case be completed within twelve months after the passing of this Act, or within such further period not exceeding four months as the Minister may in any particular case allow;

20 (f) in the case of the reconstruction of an existing house, that existing house shall have been in a ruinous or defective condition at the passing of this Act, and shall, before the reconstruction is begun, be certified by an appointed officer to be capable of reconstruction as a house fulfilling the foregoing conditions;

25 (g) in the case of the erection of a new house, the site of such house shall not have been the subject of a claim under the Damage to Property (Compensation) Act, 1923 (No. 15 of 1923);

30 (h) in the case of the reconstruction of an existing house, such existing house shall not have been the subject of a claim under the Damage to Property (Compensation) Act, 1923 (No. 15 of 1923).

(2) The provisions of this Act in relation to the reconstruction of houses shall apply only to houses situate in a county borough or urban district, or in a town having commissioners under the
35 Towns Improvement (Ireland) Act, 1854, or in a town having a population according to the latest census of not less than five hundred.

40 4.—(1) The person to whom a grant is made under this Act in respect of the erection or reconstruction of a house shall not at any time before the 26th day of June, 1926, sell or lease that house at a price, fine or rent exceeding the appropriate price, fine or rent specified in Part I. of the Schedule to this Act. Conditions attaching to receipt of grant.

45 (2) If any person to whom a grant has been made under this Act contravenes any of the provisions of the foregoing subsection he shall be guilty of an offence under this Act and shall be liable on summary conviction to a fine not exceeding £100.

50 5.—Every grant made by the Minister under this Act shall be paid at such time or times, in such instalments, and upon production of such evidence (in the case of payment of an instalment) of partial compliance with the conditions imposed by or under this Act, or (in the case of a final payment) of complete compliance with the conditions aforesaid, as shall from time to time be prescribed, and the decision of the Minister as to whether any such condition has or has not been complied with (whether wholly or
55 partially) or as to whether sufficient evidence of such compliance has or has not been given shall be final. Time and manner of making grant.

60 6.—(1) Any local authority may with the approval of the Minister, and subject to the prescribed conditions, do any one of the matters following; that is to say— Local authorities may make supplemental grants, loans, etc.

(a) make to any person to whom a grant is payable by the Minister under this Act in respect of a house situate

within the area of jurisdiction of the local authority, a further grant not exceeding the amount of the grant payable by the Minister in respect of that house;

(b) make to any person to whom a grant is payable by the Minister under this Act in respect of a house situated within the area of jurisdiction of the local authority, a loan not exceeding twice the amount of the grant payable by the Minister in respect of that house, such loan to be repayable by instalments or otherwise within a period not exceeding fifteen years from the making of the loan, with interest at a rate not more than ten shillings above the rate at which the local authority can at the date of the making of the loan themselves borrow money, and to be secured by a mortgage or charge on the house aforesaid.

(c) grant or lease any portion of any land then in the possession of the local authority to any person, subject either to a covenant that such person will erect on such land a house or a specified number of houses to which this Act applies, or a covenant that such land will be used solely as additional garden space for a reconstructed house to which this Act applies;

(d) execute any works necessary or incidental to, or tending to promote the development of, land suitable to the erection or reconstruction of houses to which this Act applies.

(2) Any local authority may, with the approval of the Minister, borrow money for the purposes of the foregoing sub-section, and moneys borrowed for those purposes shall not be reckoned as part of the total debt of such local authority for the purpose of any limitation on borrowing imposed by or under any statute.

Local authority may remit portion of rates.

7.—(1) Any local authority having power to levy rates may, and when required by the Minister shall, in every of the first nineteen financial years after the valuation for rating purposes of a house in respect of which a grant shall have been made by the Minister under this Act, remit a portion of the rates leviable in respect of that house in that year by the local authority.

(2) The amount of rates leviable in any such year as aforesaid which may or shall be remitted by a local authority under the foregoing sub-section shall not exceed the proportion of such rates specified in the second column of Part II. of the Schedule to this Act opposite the number of such year in the first column of the said Part II.

Power to limit prices of building materials.

8.—(1) The Minister may at any time if he thinks fit, order a local inquiry into the cost (including the wholesale and retail prices, the transport, handling and overhead charges, and the margin of profit) in any county, county borough, town, district or other area of any materials or appliances used in the building of houses, and if he is satisfied, after the holding of such local inquiry, that the cost of such materials or appliances in that area is excessive and restrictive of output of building work, the Minister may by order prescribe the maximum amount of the wholesale price or of the retail price which may be charged for such materials or appliances in that area or the maximum amount of profit and of transport, handling and overhead charges which may be included in the wholesale or the retail price charged for such materials or appliances in that area.

(2) Any person aggrieved by an order made by the Minister under this section may appeal from such order in the manner provided by this Act.

(3) If any person charges in any area to which an order under this section applies a price for any material or appliance to which the order applies in excess of the price which may lawfully be charged under the same order, he shall be guilty of an offence under this Act and shall be liable on summary conviction thereof to a fine not exceeding £50, and where the person guilty of such offence is a company, the chairman, managing director and every other director of the company shall be guilty of the like offence unless he proves that the act constituting the offence took place without his consent or connivance.

(4) Article 32 of the Schedule to the Local Government (Application of Enactments) Order, 1898, shall apply to every local inquiry held under this section.

9.—(1) It shall be lawful for the Minister, whenever after consultation with the Minister for Industry and Commerce it appears to him expedient for the purpose of facilitating the building, re-construction or repair of houses (including as well houses to which this Act does not apply as houses to which it does apply) in Saorstát Eireann or any part thereof, to purchase or manufacture, store, transport, and sell any materials or appliances ordinarily used in the building of houses.

Minister may purchase or manufacture building materials.

(2) All materials and appliances purchased or manufactured by the Minister under this section shall be sold by the Minister to persons in Saorstát Eireann at a price (in the case of purchased materials or appliances) equal to the total of the price paid by the Minister, all transport and storage charges actually incurred, and five per cent. of the price paid by the Minister, or (in case of manufactured materials or appliances) equal to the total of the net cost of the manufacture thereof by the Minister, all transport and storage charges actually incurred, and five per cent. of the net cost aforesaid.

(3) The expenses incurred in the purchase or manufacture, storage, transport, and sale of materials and appliances under this section shall, to such extent as shall be sanctioned by the Minister for Finance, be paid out of moneys provided by the Oireachtas, and the proceeds of the sale of all such materials and appliances shall be paid into the Exchequer.

10.—(1) Whenever a right of appeal from an order of the Minister is given by this Act, the appeal shall, subject to prescribed rules of procedure, be made to a standing tribunal of appeal consisting of three persons to be appointed by the President of the Executive Council, and such tribunal shall have power to confirm or to annul the order appealed against, or to make such other order in the matter as the Minister could have made under this Act, and the decision of the tribunal of appeal in the matter shall be final and not subject to appeal to or review by any court.

Appeals from Minister to be to standing tribunal of appeal.

(2) Where any appeal to which this section applies is not finally determined within fourteen days after the date on which notice of appeal was given, the operation of the order appealed against shall be suspended as from the expiration of the said fourteen days until the appeal has been finally determined.

11.—(1) The Minister may by order prescribe all such rules, conditions, plans and other matters as are in this Act referred to as being or to be prescribed, and such other regulations as may be required for the carrying into effect of this Act.

Rules, Conditions, etc., may be prescribed.

(2) Every order made by the Minister under this section shall be laid before each House of the Oireachtas as soon as may be after it is made, and if a resolution is passed by either House of the Oireachtas within the next subsequent twenty-one days on which that House has sat annulling such order, such order

shall be annulled accordingly, but without prejudice to the validity of anything previously done under such order.

(3) In so far as the provisions of any local Act, or of any bye-laws, rules, regulations or scheme under whatever authority made, relating to the construction, laying-out, or drainage of new buildings or new streets are inconsistent with any conditions prescribed by the Minister under this section, those provisions shall not apply to any house to which this Act applies and which complies with the conditions so prescribed. 5

Short Title. 12.—This Act may be cited as the Housing (Building Facilities) Act, 1924. 10

SCHEDULE.—PART I.

	Where Sewers and Watermains are not available			Where Sewers and Watermains are available		
	Number of Rooms in House			Number of Rooms in House		
	3	4	5	3	4	5
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Maximum grant by Minister for erected house ..	50 0 0	70 0 0	90 0 0	60 0 0	80 0 0	100 0 0
Maximum grant by Minister for reconstructed house	33 6 8	46 13 4	60 0 0	40 0 0	53 6 8	66 13 4
Maximum price on sale or maximum fine on lease, subject to note hereunder	240 0 0	320 0 0	400 0 0	270 0 0	360 0 0	450 0 0
Maximum rent on lease for any term exceeding one year	3 0 0	4 0 0	5 0 0	3 0 0	4 0 0	5 0 0
Maximum rent on letting for one year	19 4 0	25 12 0	32 0 0	21 12 0	28 16 0	36 0 0
Maximum rent on weekly letting	0 7 4½	0 9 10	0 12 3½	0 8 3½	0 11 1	0 13 10

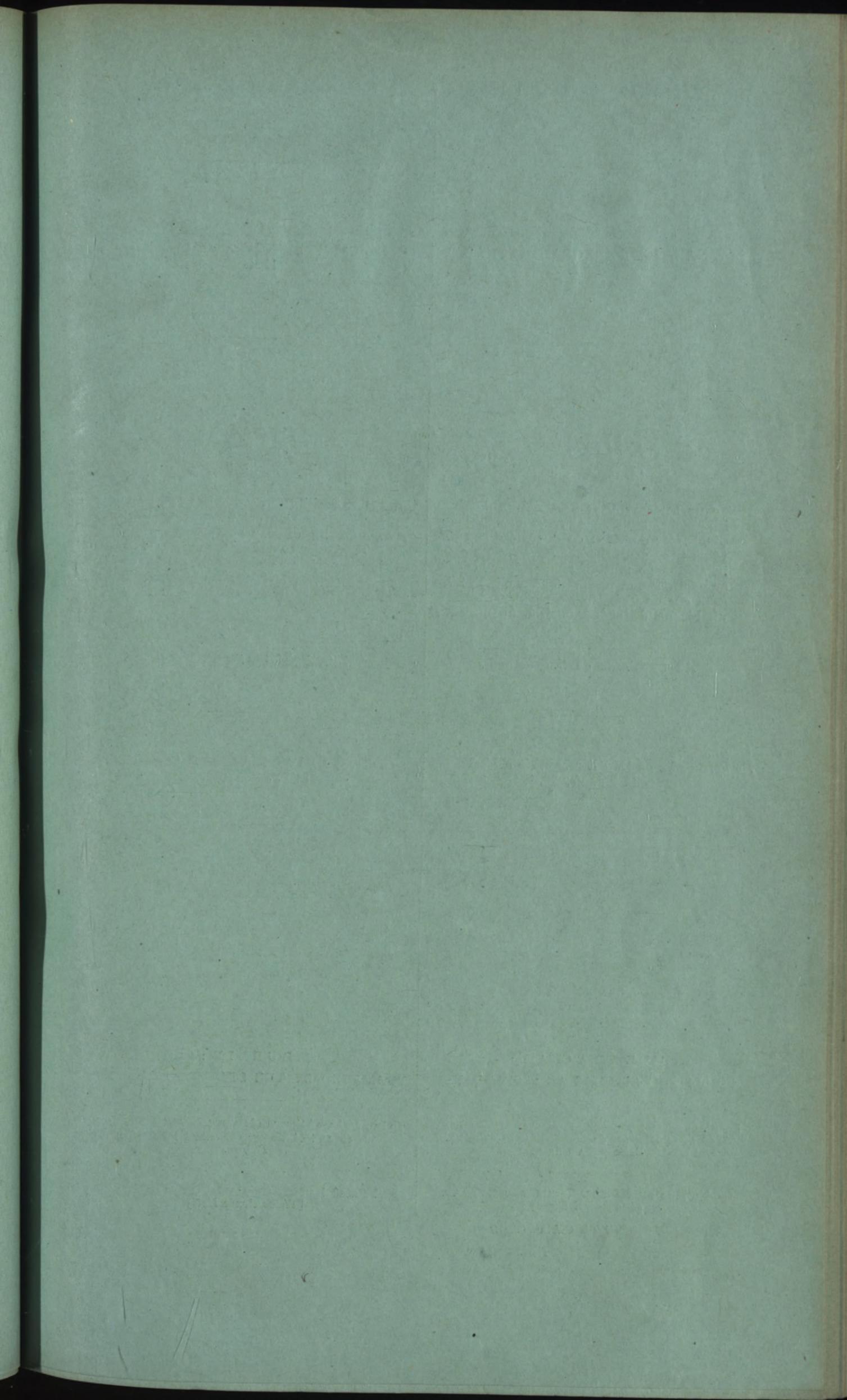
NOTE.—Where the erection or re-construction is not completed within twelve months from the passing of this Act, and the time for such completion is extended, the grant shall be reduced by one-tenth for every month between the expiration of the said twelve months and the date of actual completion of the erection or re-construction.

NOTE.—Where assistance is granted by a local authority under Section 5, the maximum price on sale or maximum fine on lease shall be reduced by an amount equal to half the value of such assistance, and the maximum yearly or weekly rents on letting shall be reduced correspondingly.

NOTE.—Where the letting is for a period less than a year and greater than a week, the maximum rent will be in proportion to the yearly and weekly rates prescribed by this Schedule.

SCHEDULE.—PART II.

Number of year after valuation for rating purposes	Proportion of rates which may be remitted
1st	Nineteen-twentieths
2nd	Eighteen-twentieths
3rd	Seventeen-twentieths
4th	Sixteen-twentieths
5th	Fifteen-twentieths
6th	Fourteen-twentieths
7th	Thirteen-twentieths
8th	Twelve-twentieths
9th	Eleven-twentieths
10th	Ten-twentieths
11th	Nine-twentieths
12th	Eight-twentieths
13th	Seven-twentieths
14th	Six-twentieths
15th	Five-twentieths
16th	Four-twentieths
17th	Three-twentieths
18th	Two-twentieths
19th	One-twentieth



BILLE NA DTITHE (SAORAIDI TOGALA),
1924.

HOUSING (BUILDING FACILITIES) BILL,
1924.

BILLE

dá ngairmtear

Acht chun soláthar tithe comhnaithe do chur in usacht, agus chuige sin a údarú go dtabharfar deontaisí do dhaoine a sholáthróidh tithe den tsórt san agus chun a chur in áirithe go mbeidh abhar tógála le fáil ar phraghsanna réasúnta, agus chun forálacha eile do dhéanamh a chabhróidh chun uimhir na dtithe comhnaithe do mhéadú.

An Uachtarán do thug isteach.

*Do hordúodh, ag Dáil Éireann, do chlóbhuála,
18adh Eanáir, 1924.*

BILL

entitled

An Act to facilitate the provision of dwelling-houses, and for that purpose to authorise the making of grants to persons providing such houses, to ensure the supply of building materials at reasonable prices, and to make other provisions contributing to an increased supply of dwelling-houses.

Introduced by the President.

*Ordered, by Dáil Éireann, to be printed,
18th January, 1924.*

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