

RENT RESTRICTION BILL.

EXPLANATORY MEMORANDUM.

THE law relating to the restriction of rents, as contained in Part I of the War Legislation Act, 1916, and its amendments, will, unless this Bill is passed, expire on the 31st October, 1934. The purpose of the present Bill is to continue the existing law in operation until 31st October, 1935.

By the Rent Restriction Act, 1926, as amended by the Rent Restriction Continuance Act, 1927, the legislation as to the restriction of rent ceased to have application to any dwellinghouse after the 1st May, 1928, unless it had then been or was thereafter expressly applied thereto by order of a Magistrate's Court, made on the application of the tenant. Except in the case of dwellinghouses situated in the Hawke's Bay earthquake area (in respect of which special provision has been made by section 2 of the Rent Restriction Extension Act, 1931) the law does not apply nor can it be applied to dwellinghouses erected after 9th November, 1920, or first let after that date (s. 16 of the Housing Amendment Act, 1920).

Even in the case of dwellinghouses to which the Act has been applied, the landlord is entitled to claim and receive an annual net rent equal to seven per centum of the present capital value, after rates, insurance, and other necessary outgoings have been deducted.

In practice few applications under the Act ever reach the Court, but much has been accomplished by negotiations between landlord and tenant, conducted by officers of the Labour Department.

This PUBLIC BILL originated in the HOUSE OF REPRESENTATIVES, and, having this day passed as now printed, is transmitted to the LEGISLATIVE COUNCIL for its concurrence.

*House of Representatives,
23rd October, 1934.*

Hon. Mr. Bitchener.

RENT RESTRICTION.

ANALYSIS.

Title.	
1. Short Title.	2. Extending duration of law as to restriction of rent. Repeal.

A BILL INTITLED

AN ACT to extend the Duration of the Law relating to Title.
the Restriction of Rent.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. This Act may be cited as the Rent Restriction Act, 1934. Short Title.
2. (1) Part I of the War Legislation Amendment Act, 1916, and the several amendments thereof, in so far as those enactments are in force on the passing of this Act, shall continue in force until the *thirty-first* day of *October*, nineteen hundred and thirty-five, when they shall be deemed to be repealed. Extending duration of law as to restriction of rent.
- 15 (2) The Rent Restriction Act, 1933, is hereby repealed. See Reprint of Statutes, Vol. IV, p. 1042 Repeal.

By Authority: G. H. LONEY, Government Printer, Wellington.—1934.

No. 83—2.