

BUILDINGS.

THE NORTHERN TERRITORY OF
AUSTRALIA.

No. 3 of 1936.

AN ORDINANCE

Relating to Buildings.

[Notified in *Commonwealth Gazette* No. 28, 5th March, 1936.]

BE it ordained by the Governor-General in and over the Commonwealth of Australia, with the advice of the Federal Executive Council, in pursuance of the powers conferred by the *Northern Territory Acceptance Act* 1910-1919 and the *Northern Territory (Administration) Act* 1910-1933, as follows:—

- Short title. 1. This Ordinance may be cited as the *Buildings Ordinance* 1936.
- Commencement. 2. This Ordinance shall commence on a date to be fixed by the Administrator by notice in the *Gazette*.
- Repeal. 3.—(1.) The Buildings Regulations 1924 and the regulation dated the eleventh day of March, 1927, made under the *Health Ordinance* 1915-1924 are repealed.
- (2.) Regulation 14 of the Nuisance Prevention Regulations and regulations 1 and 2 of the amending Nuisance Prevention Regulations dated the fourth day of February, 1930, are repealed.
- Definition. 4. In this Ordinance, unless the contrary intention appears—
 “health area” means any area notified by the Administrator, by notice in the *Gazette*, to be a health area for the purposes of the *Health Ordinance* 1915-1928;
 “this Ordinance” includes any regulations made thereunder.
- Application of Ordinance. 5. This Ordinance shall apply only within the boundaries of health areas.
- Officers. 6. The Minister may appoint such Engineers, Inspectors and other officers as are necessary for carrying out the provisions of this Ordinance.

7. The Administrator may make regulations, not inconsistent Regulations.
with this Ordinance, prescribing all matters which by this Ordinance are required or permitted to be prescribed, or which are necessary or convenient to be prescribed, for carrying out or giving effect to this Ordinance, and in particular for prescribing matters providing for or in relation to—

- (a) the erection, maintenance, repair, alteration and control of any buildings and structures and the premises on which such buildings or structures have been or are to be erected;
- (b) the declaration of buildings and structures as dangerous or unfit for human habitation, occupation or use, the prohibition of the habitation, occupation or use of such buildings or structures after the making of any such declaration and the measures to be taken by the persons who own, inhabit, occupy or use such buildings or structures after the making of any such declaration and providing, in default, power for the Chief Medical Officer to do the work and recover the cost thereof from the owner or occupier of any such building or structure;
- (c) the forms of notices, applications and other documents to be used for the purposes of the Regulations made under this Ordinance;
- (d) the regulation of the plans and levels of sites for new buildings;
- (e) the foundations and sites of buildings and other erections;
- (f) the mode in which, and the materials with which, such foundations and sites are to be made, excavated, filled up, prepared and completed, for securing stability and for purposes of health;
- (g) the protection of ironwork, and other metal work used in the construction of buildings, from the action of fire;
- (h) the requirements as to the sites, foundations, heights and loads of buildings;
- (i) the requirements as to the materials used in the erection, construction or alteration of buildings;
- (j) the requirements as to the walls of buildings;
- (k) the requirements as to the details of construction of buildings;
- (l) the requirements as to chimneys, flues, fireplaces and heating appliances of buildings;
- (m) the lighting and ventilation of buildings;
- (n) the requirements for the prevention of fire which are to be observed by persons erecting, constructing or altering buildings;

- (o) the requirements to be observed by persons erecting; constructing or altering buildings to be constructed or already constructed on the steel or iron frame system;
- (p) the description and quality of the substances of which plastering may be made;
- (q) the mode in which, and the materials with which, any excavation made within a line drawn outside the external walls of a house, building or other erection, and at a uniform distance therefrom of three feet, shall be filled up;
- (r) the prohibition or regulation of lamps, signs, sign-boards, advertisements or other structures or things overhanging or near any public street or way;
- (s) the prohibition or regulation of the erection, repair and removal of porticoes, verandahs, balconies, awnings and similar structures over any public street or way, and the materials, height and construction thereof;
- (t) compelling the owner or occupier of any building to which a balcony, portico or verandah over any public street or way is attached to keep it properly painted and repaired, and the floors and roof thereof watertight and free from rubbish, and providing in default thereof power for the Chief Medical Officer to do the work and to recover the cost from the owner or occupier.
- (u) the prohibition or regulation of the use over or near any public street or way, in connexion with the erection, repair, alteration or removal of buildings or other structures, of cranes and hoists worked by steam, electric, hydraulic or other power, and machines, boilers and other apparatus and contrivances;
- (v) the prohibiting of the erection or construction, within prescribed localities of any buildings or structures, except buildings or structures as prescribed;
- (w) the fixing of the building line for any class or classes of buildings with reference to the street alignment;
- (x) the use of combustible materials in the construction and repair of buildings and structures;
- (y) the distance between buildings;
- (z) the removal of dangerous buildings or structures after a fire;
- (aa) the height, thickness, construction or materials of party walls;

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- (ab) the fees to be paid by the builder, or by the owner or occupier, of any building or structure; and
- (ac) the imposition of penalties not exceeding Fifty pounds, or imprisonment for three months, for offences against any Regulations made under this Ordinance, and, where the offence is of a continuing nature, a further penalty not exceeding Two pounds for each day while that offence is continued.

Dated this fourth day of March, 1936.

GOWRIE

Governor-General.

By His Excellency's Command,

T. PATERSON

Minister of State for the Interior.
