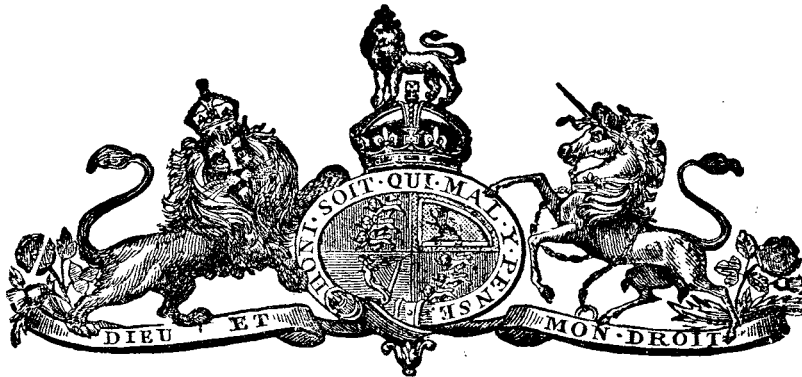


T A S M A N I A



1923.

ANNO TERTIO DECIMO
 GEORGII V. REGIS.

No. 24.

ANALYSIS.

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| <p>1. Short title.
 2. Interpretation.
 3. Regulations of buildings.
 Areas.
 Prohibiting certain buildings in area.
 Except in area.
 Except certain buildings.
 Requiring removal from area.
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 Prohibiting use of buildings in certain ways in area.</p> | <p>Outside of area.
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 Flats.
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AN ACT to further amend "The Launceston Building Act, 1894." [27 March, 1923.] A.D. 1923.

WHEREAS it is expedient to further amend "The Launceston Building Act, 1894," in manner hereinafter appearing : PREAMBLE.

Be it therefore enacted by His Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows :—

- 1 This Act may be cited as "The Launceston Building Act, 1923." Short title.
- 2 In this Act—
 "The said Act" shall mean "The Launceston Building Act, 1894": Interpretation. 58 Vict. No. 32.

4d.]

Launceston Building.

A.D. 1923.
Section 6.

“The City” shall mean the City of Launceston :
“Building,” “Council,” and “Owner” shall have the meanings assigned to those words in “the said Act.”

Regulation of buildings.
58 Vict. No. 32, Sections 21 & 31, 9 Geo. V. No. 75. Sec. 99.

Areas.
Prohibiting certain buildings in area.

Except in area.

Except certain buildings.

Requiring removal from area.

From without area.

Prohibiting use of buildings in certain ways in area.

Outside of area.

Except in certain ways.

Flats
Cf. 58 Vict. No. 32, Sec. 27.
Lavatories, &c.

Method of construction.

3 The Council may from time to time make by-laws for any of the purposes and with regard to any of the matters hereinafter mentioned and for the enforcement thereof, and such by-laws shall be subject to the provisions relating to general by-laws in the said Act contained :—

- i. To appoint and declare areas or limits within the City for any of the purposes of this section :
- ii. To prohibit the erection or construction within any such area or limits as aforesaid of any specified classes or descriptions of buildings, or buildings of any specified design or material :
- iii. To prohibit the erection or construction, except within any such area or limits as aforesaid, of any specified classes or descriptions of buildings, or buildings of any specified design or material :
- iv. To prohibit the erection or construction, within any such area or limits as aforesaid, of any buildings except buildings of specified classes or descriptions or design or material :
- v. To require the removal from any such area or limits by the owner or owners within a time fixed by such notice (not being earlier than Fourteen years from the date of such notice), of all buildings of any specified classes or descriptions or design or material :
- vi. To require the removal by the owner or owners within a time fixed by such notice (not being earlier than Fourteen years from the date of such notice), of all buildings of any specified classes or descriptions or design or material from elsewhere than within such area or limits :
- vii. To prohibit the use of any building within any such area or limits as aforesaid for any specified trade, business, or purpose, or as a residence :
- viii. To prohibit the use of any building, except in any such area or limits as aforesaid, for any specified trade, business, or purpose :
- ix. To prohibit the use of any building in any such area or limits as aforesaid, except for certain trades, business or purposes, or as a residence :
- x. To regulate the use of buildings as or for flats or apartment dwellings :
- xi. To regulate the sanitary and lavatory accommodation and baths to be provided in each building or with each flat or set of apartments in each building :
- xii. To supplement, alter, repeal, revoke or renew the rules in the First Schedule to the said Act contained, and to prescribe the method of construction of specified classes or descriptions of buildings, with power to provide for various methods of construction of the same classes or descriptions of buildings in different areas or limits :

Launceston Building.

- XIII. To prescribe the minimum size of building allotments upon which any residence may be erected, or which may be used and occupied by the occupier of a residence in connection with such residence, and the clear space uninterrupted by any house or building, which must be used and occupied exclusively by such occupier, which clear space may be prescribed to vary in accordance with the size and height of such residence : A.D. 1923.
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Minimum building lots.
58 Vict. No. 32,
Sec. 30.
3 Edw. VII. No. 37, Sec. 163.
- XIV. To prescribe a building line at a distance not exceeding One hundred feet from any street, or any section of a street which shall thereafter be regarded as the general line of building in that street or section of a street; and the provisions of Section Twenty-six of the said Act shall apply to such line as being the regular line of that street. Building line.
See 58 Vict., No. 32, Sec. 26.
- 4** It shall be lawful for the Council by notice in the "Gazette" from time to time to alter, enlarge, or restrict the area comprised in the land set forth in the Second Schedule to the said Act, and thereupon such Second Schedule shall be considered to have been altered, enlarged, or restricted, and the said Act shall be construed accordingly. Alteration of second schedule.
58 Vict. No. 32.
See also Sections 6 and 37.
- 5** The provisions of Section Twenty-one of "The Launceston Building Act, 1912," shall apply to all such by-laws and notices as aforesaid which shall be considered to be part of the said Act. Penalties.
3 Geo. V. No. 10.
- 6** Notwithstanding that certain buildings are exempt from the operation of the first part of the said Act— Plans.
Plans and tracings must be submitted in accordance with Section Thirty-three of the said Act :
Working plans must be lodged in accordance with Section Thirty-seven of the said Act :
Plans must be forwarded in accordance with Section Forty-seven of the said Act—
as the case may require.
- 7** In addition to the powers given by Section Forty seven of the said Act the Council may require the owner of any building having any verandah, portico, awning, shade, or other matter or thing over any footway or roadway in any street to remove or alter the same as the Council may require within One month after notice in writing under the hand of the Town Clerk to so remove or alter is served upon the owner or occupier, and in case the owner fails to remove or alter as required, the Council may order the surveyor to pull down such verandah, portico, awning, shade, or other matter or thing, and the surveyor on such order shall pull down and remove the same, and recover in a summary way all expenses incurred in such pulling down and removal. Verandahs.
Cf. 58 Vict. No. 32, Sec. 47.
- Provided that in all such cases One month's notice shall be served by the surveyor on the owner or occupier before he pulls down and removes as aforesaid.

