

Housing

Cap. 226.

**HOUSING (GENERAL WORKERS LOANS)
REGULATIONS, 1980**1980/44.
1986/101.
1990/116.

Authority: These regulations were made on 17th March, 1980 by the National Housing Corporation and approved by the Minister under section 22 of the *Housing Act*.

Commencement: 17th March, 1980.

1. These Regulations may be cited as the *Housing (General Workers Loans) Regulations, 1980*.

2. For the purposes of these regulations,

"Corporation" means the National Housing Corporation established by section 4(1) of the Act;

"house" includes a chattel house;

"project" means any purpose for which a loan may be granted pursuant to regulation 3;

"worker" means any person who is self-employed or otherwise employed, whose income does not exceed an average of \$300 per week and at the date of the making of the application for a loan is 18 years old or over but is not over 60 years of age. 1986/101.

3. (1) Subject to the provisions of regulations 4 and 5, the Corporation may, on such terms and conditions as it thinks fit, advance moneys by way of loan to any worker by whom an application for a loan is made in accordance with regulation 6 for any of the following purposes

(a) the construction or purchase of a house;

(b) the extension of an existing house;

(c) essential repairs or alterations to a house; 1986/101.

(d) the removal of a chattel house from one situation to another; or

(e) the purchase of a house spot.

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(2) The terms and conditions on which a loan is granted may provide for the loan to be advanced by the corporation to the applicant as a lump sum or by instalments.

(3) No loan shall be advanced to any applicant unless,

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(a) in the case of an application for a loan for essential repairs or alterations to a chattel house or the extension of an existing chattel house, the applicant is the owner of the chattel house; or

(b) in the case of an application for a loan for the construction of a new house or for essential repairs or alterations to an existing house, the applicant has an interest in the land on which the house will be constructed or stands, as the case may be; and

(c) in the case of an application for a loan for the extension of an existing house or chattel house, the applicant has an interest in the land on which the extension will be made.

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4. (1) No loan for an amount not less than \$3 000 or more than \$20 000 or 90 per cent of the value of the chattel house in respect of which the loan is being sought, whichever is the lesser, shall be made in respect of an application for a loan for the essential repairs or alterations to a chattel house or for the removal of a chattel house unless,

(a) the amount sought by way of such loan is secured by a chattel mortgage made in favour of the Corporation; or

(b) the chattel house in respect of which the loan is sought is insured to an amount not less than the amount borrowed, and against such risks as the Corporation may decide; and a condition is included in the agreement that the applicant shall maintain such insurance until such time as the whole amount of the loan has been repaid.

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(2) No loan for an amount not less than \$3 000 or more than \$20 000 or 90 per cent of the value of the interest of the applicant in the land on which the house or chattel house is to be constructed, repaired, altered or extended, as the case may be, whichever is the lesser, shall be made in respect of an application for a loan for any other project unless,

- (a) the amount sought by way of such loan is secured by a mortgage of the interest of the applicant in the land made in favour of the Corporation; or
- (b) the buildings on the land are insured to such amount and against such risks as the Corporation may decide; and a condition is included in the agreement that the applicant shall maintain such insurance until such time as the whole amount has been repaid.

5. No loan in respect of any project shall be made by the Corporation unless,

- (a) a duly authorised officer of the Corporation makes a proper valuation and assessment of the project for which the loan is being sought;
- (b) the Corporation or a duly authorised officer of the Corporation is satisfied that the house or chattel house in respect of which the loan is sought contains or will contain such sanitary accommodation as the Corporation or, as the case may be, such officer considers adequate;
- (c) a fixed rate of interest determined by the Minister after consultation with the Minister of Finance is charged on the sum advanced and remaining unpaid; and
- (d) the agreement for the loan provides for the repayment of all capital sums to be advanced and the interest thereon within a period of 15 years of the date of the making of the loan or such shorter period as the Corporation may determine and, in any event, before the applicant reaches the age of 65 years.

6. All applications for loans in respect of any project must be made on the appropriate form obtainable at the offices of the Corporation, must be signed by the applicant, and must contain

- (a) full particulars of,
 - (i) the project for which the loan is sought,
 - (ii) the land on which the house in respect of which the loan is sought is situated or will be situated,
 - (iii) the condition in which the house stands at the time of application,

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- (iv) any lien or encumbrance that any person has against the house or against the interest that the applicant has in the land on which the house is or will be situated,
 - (v) the applicant's interest in the house or the land upon which the house is or will be situated, and
 - (vi) any method of repayment that is proposed by the applicant;
- (b) the names and addresses of all persons having such liens or encumbrances as are mentioned in sub-paragraph (iv) of paragraph (a);
- (c) the name, address, occupation and average income that is being earned by the applicant; and
- (d) such other particulars as may be required by the Corporation.

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6A. Where in order to repay any loan granted by the Corporation, the worker authorizes deductions from his salary, thereafter if the worker wishes to revoke such authorization, he shall notify the Corporation in writing 3 months in advance of revocation.

7. The annual report required by section 17 of the *Housing Act* to be submitted by the Corporation to the Minister must include the following particulars

- (a) the total number of applications for loans in respect of projects that were made in the period to which the annual report relates;
- (b) the total number of persons to whom loans were made in that period, and the total amount advanced;
- (c) the total number of persons to whom loans were made in that period in respect of,
 - (i) repairs to houses,
 - (ii) removals,
 - (iii) construction,

- (iv) purchase, or
- (v) extensions in stone,

and the amount advanced for those respective purposes.

8. Any officer, agent or servant of the Corporation duly authorised in writing by the Corporation may at all reasonable times enter and inspect any property in respect of which an application pursuant to these regulations is made or in respect of which a loan is granted and the whole or any part thereof remains unpaid.

9. Any person who

- (a) prevents, hinders or obstructs any officer, agent or servant of the Corporation in the exercise of any of his functions;
- (b) knowingly makes any false statement in an application for a loan; or
- (c) without the written consent of the Corporation during such time as the whole or any part of a loan made to him remains unpaid, removes, alters, sells or otherwise disposes of the house in respect of which the loan was made, or, without the like consent, permits the removal, alteration, sale or other disposition of such house,

is guilty of an offence and is liable on summary conviction to a fine of \$150 or to imprisonment for a term of 6 months or to both.

