I assent.

(L.S.)

UGO MIFSUD BONNICI
President
7th December, 1995

ACT No. XXXI of 1995

AN ACT to amend the Housing Laws.

BE IT ENACTED by the President, by and with the advice and consent of the House of Representatives, in this present Parliament assembled, and by the authority of the same, as follows:

Short title and commencement.

1. This Act may be cited as the Housing Laws Amendment Act, 1995, and shall be deemed to have come into force on the 1st June, 1995.

Amendment to the Reletting of Urban Property (Regulation) Ordinance, Cap. 69.

2. Immediately after section 45 of the Reletting of Urban Property (Regulation) Ordinance, there shall be added the following new section:

"Operativeness of this Ordinance.

46. (1) The foregoing provisions of this Ordinance shall not apply to the lease of any premises entered into on or after the 1st June, 1995.

(2) For the purposes of this section —

(a) the term "lease" includes any letting as defined in paragraphs (a), (b) or (c) of section 44 of this Ordinance and includes a sublease;

(b) the renewal of a lease on or after the 1st June, 1995 (whether such renewal be conventional, legal, customary or otherwise) shall not be deemed to be a lease entered into on or after the 1st June, 1995.".

Amendment of the Rent Restriction (Dwelling Houses) Ordinance, Cap. 116.

3. Immediately after section 16 of the Rent Restriction (Dwelling Houses) Ordinance, there shall be added the following new section:

"Operativeness of this Ordinance.

17. (1) The foregoing provisions of this Ordinance shall not apply to the lease of any dwelling house entered into on or after the 1st June, 1995.

(2) For the purposes of this section —

(a) lease includes a sublease; and

(b) the renewal of a lease on or after the 1st June, 1995, (whether such renewal be conventional, legal, customary or otherwise) shall not be deemed to be a lease entered into on or after the 1st June, 1995."

Amendment of the Housing (Decontrol) Ordinance, Cap. 158.

4. Immediately after section 15 of the Housing (Decontrol) Ordinance, there shall be added the following new section:

"Operativeness of this Ordinance.

16. (1) The provisions of subsections (2) to (5) of section 5, section 7, section 10 and section 11 of this Ordinance, shall not apply to the lease of any dwelling house entered into on or after the 1st June, 1995.

(2) For the purposes of subsection (1) of this section —

(a) the renewal of a lease on or after the 1st June, 1995 (whether such renewal be conventional, legal, customary or otherwise) shall not be deemed to be a lease entered into on or after the 1st June, 1995;

(b) the continued occupation of a dwelling house under a lease from the *directus dominus* at the expiration of a temporary emphyteutical concession expiring on or after the 1st June, 1995 in terms of section 12 of this Ordinance shall not be deemed to be a lease entered into on or after the 1st June, 1995.

(3) The provisions of section 12 of this Ordinance shall not apply to any contract of temporary emphyteutis entered into on or after the 1st June, 1995.".

Saving.

5. Nothing in sections 2, 3 and 4 of this Act shall be deemed to restrict any of the powers of the Director of Social Housing under the Housing Act, (Cap. 125) and the provisions of the Ordinances referred

to in the said sections as in force immediately before the coming into force of this Act shall, in as far as applicable, continue to apply with regard to the relationship between the said Director and any owner of premises in possession of the said Director on that date, or between the said Director and any person legally in occupation of such premises. The provisions of the said Ordinances as aforesaid shall also continue to regulate the relationship between any person in occupation of such premises and the owner thereof.

Passed by the House of Representatives at Sitting No. 479 of the 28th November, 1995.

LAWRENCE GONZI
Speaker

RICHARD J. CAUCHI
Clerk to the House of Representatives

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