



ANNO VICESIMO SEPTIMO ET VICESIMO OCTAVO

VICTORIÆ REGINÆ.

A.D. 1864.

No. 8.

An Act to authorize certain reductions in the valuation of runs, under the Act intituled An Act for an Assessment on Stock, and for other purposes therein mentioned; and to provide for the compensation for improvements, to be allowed on resumption, to lessees of Pastoral Lands under renewed leases.

[Assented to, 3rd November, 1864.]

WHEREAS it is expedient to authorize certain reductions in the valuation of runs under the provisions of the Act passed in the twenty-second year of the reign of Her present Majesty, No. 20, intituled "An Act for an Assessment on Stock, and for other purposes therein mentioned," and to make provision for the compensation for improvements to be allowed to lessees under renewed leases—Be it therefore Enacted, by the Governor-in-Chief of the Province of South Australia, with the advice and consent of the Legislative Council and House of Assembly of the said Province, in this present Parliament assembled, as follows:

Preamble.

1. It shall be lawful for the valuator or valuers, who may from time to time be appointed under the said Act, to make, in his or their valuations, such reductions in the rent of the lands valued by him or them, in respect of improvements effected thereon, as to him or them may seem just: Provided that such reduction shall not, in any one year, exceed one-fifth of the actual value of such improvements as estimated by the said valuator or valuers.

Reductions in respect of improvements may be made by valuers.

2. In case any lands included in any lease which may have been renewed under the said Act shall be resumed during the term granted in the renewed lease, the tenant shall be allowed for the improvements effected during the original term, and existing at the time

Tenant to be allowed for improvements with rateable deduction.

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time of resumption upon the lands so resumed, at the full value, subject to a reduction to the extent of the amount which, at the time of resumption may have been allowed as a reduction on the rent of the lands included in the lease in respect of improvements.

Valuator to state amount of reduction in respect of improvements.

3. The valuator or valutors shall in his or their valuation state the amount of reduction of rent which shall have been made by him or them in respect of improvements, and shall also in such valuation state the nature and estimated value of improvements existing on the land at the time he or they shall make such valuation.

No renewed lease to be again renewed.

4. Nothing in the Assessment of Stock Act, No. 20 of 1858, shall be construed to confer on the holder of any pastoral lease renewed under the provisions of the said Act, a right to a further renewal of any such renewed lease.

Covenant to repair to be contained in renewed lease.

5. In any renewed lease to be made under the authority of the said Act, No. 20 of 1858, there shall be included a covenant on the part of the lessee to keep in good condition and repair all houses, fences, and improvements on the land included in such lease, reasonable wear and tear, and damage by fire, storm, and tempest only excepted.

This Act to be construed with Act No. 20 of 1858.

6. This Act, and the said Act passed in the twenty-second year of the reign of Her present Majesty, shall be construed together as one Act.

In the name and on behalf of the Queen I hereby assent to this Act.

D. DALY, Governor.