

# New South Wales.



ANNO VICESIMO PRIMO

## GEORGII V REGIS.

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### Act No. 49, 1930.

An Act to abolish distress for rent ; to afford relief to tenants in certain other regards ; to amend the Landlord and Tenant Act of 1899, and certain other Acts ; and for purposes connected therewith. [Assented to, 19th December, 1930.]

**B**E it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows :—

**1.** (1) This Act may be cited as the "Landlord and Tenant Amendment (Distress Abolition) Act, 1930."

Short title  
and com-  
mencement.

(2) This Act shall be deemed to commence on the tenth day of December, one thousand nine hundred and thirty.

**2.**

*Landlord and Tenant Amendment (Distress Abolition).*

Abolition of  
distress for  
rent due.

**2.** (1) After the commencement of this Act no distress for rent shall be levied or made.

(2) Where prior to the date upon which His Majesty's Assent to this Act is signified, any person has levied or made any distress for rent, the distress shall not be proceeded with, and shall be deemed to be withdrawn without prejudice to the right of the person making the distress to recover the amount distrained for and the costs of making the distress from the person liable for the rent as a debt in any court of competent jurisdiction.

Amendment of  
Act No. 18, 1899.

**3.** The Landlord and Tenant Act of 1899 is amended—

Sec. 23 (2)  
(c).

(a) (i) by inserting at the end of paragraph (c) of subsection two of section twenty-three the words "Provided that the period referred to may be in excess of thirty days if the justices are satisfied that thirty days is not an adequate period in the circumstances";

Sec. 23 (6).

(ii) by omitting from subsection six of the same section the words "by themselves, their counsel, or attorneys";

*Ibid.*

(iii) by inserting at the end of the same subsection the words "such right may be exercised by themselves, their counsel, or attorneys, or if the justices think fit, by their agents";

Sec. 24.

(b) by omitting from section twenty-four the words "not exceeding fifteen clear days from the day of such adjudication" and by inserting in lieu thereof the words "which seems in the circumstances of the case just and reasonable";

Sec. 8.  
(Consequen-  
tial.)

(c) by omitting from subsection two of section eight the words "and that no sufficient distress was to be found on the demised premises countervailing the arrears then due";

Sec. 18 (3).

(d) by omitting from subsection three of section eighteen the words "and that no sufficient distress was then to be found on the premises to satisfy such arrear."

*Landlord and Tenant Amendment (Distress Abolition).*

**4.** In lieu of the power of distress contained in subsection two of section one hundred and forty-six of the Conveyancing Act, 1919-1930, for arrears of any annual sum therein referred to, the person to whom such sum is due may recover the same as a debt from the person in possession of the land in any court of competent jurisdiction.

Rent charges  
and other  
annual sums.  
Act No. 6,  
1919, s. 146.

**5.** Nothing in this Act shall prejudice or affect the right of a person to whom rent is due to recover the same as a debt from the person liable to pay the same in any court of competent jurisdiction.

Saving of  
right to  
recover by  
action.

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By Authority :

ALFRED JAMES KENT, I.S.O., Government Printer, Sydney, 1930.

[3d.]

THE HISTORY OF THE UNITED STATES

The first of the great events of the American Revolution was the signing of the Declaration of Independence on July 4, 1776. This document declared the thirteen colonies to be free and independent states, no longer subject to British rule. The Declaration was a bold statement of the colonies' desire for self-governance and was a key step in the process of creating a new nation.

The Declaration was signed by a group of delegates from the colonies, including John Hancock, who signed it in a large, prominent hand. The document was then read aloud to the public, and it inspired a sense of unity and purpose among the colonists. It also provided a clear statement of the principles that would guide the new nation, including the right to life, liberty, and the pursuit of happiness.

The Declaration of Independence was a landmark event in American history, and it remains a symbol of the nation's commitment to freedom and democracy. It is a document that has inspired generations of Americans and has played a central role in the development of the United States.

*I certify that this PUBLIC BILL, which originated in the LEGISLATIVE ASSEMBLY, has finally passed the LEGISLATIVE COUNCIL and the LEGISLATIVE ASSEMBLY of NEW SOUTH WALES.*

W. R. McCOURT,  
*Clerk of the Legislative Assembly.*  
*Legislative Assembly Chamber,*  
*Sydney, 17 December, 1930.*

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**B**E it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

**1.** (1) This Act may be cited as the "Landlord and Tenant Amendment (Distress Abolition) Act, 1930." Short title and commencement.

(2) This Act shall be deemed to commence on the tenth day of December, one thousand nine hundred and thirty. **2.**

*I have examined this Bill, and find it to correspond in all respects with the Bill as finally passed by both Houses.*

H. J. CONNELL,  
*Chairman of Committees of the Legislative Assembly.*

Landlord and Tenant Amendment (Distress Abolition).

Abolition of  
distress for  
rent due.

**2.** (1) After the commencement of this Act no distress for rent shall be levied or made.

(2) Where prior to the date upon which His Majesty's Assent to this Act is signified, any person has levied or made any distress for rent, the distress shall not be proceeded with, and shall be deemed to be withdrawn without prejudice to the right of the person making the distress to recover the amount distrained for and the costs of making the distress from the person liable for the rent as a debt in any court of competent jurisdiction.

Amendment of  
Act No. 18, 1899.

**3.** The Landlord and Tenant Act of 1899 is amended—

Sec. 23 (2)  
(c).

(a) (i) by inserting at the end of paragraph (c) of subsection two of section twenty-three the words "Provided that the period referred to may be in excess of thirty days if the justices are satisfied that thirty days is not an adequate period in the circumstances";

Sec. 23 (6).

(ii) by omitting from subsection six of the same section the words "by themselves, their counsel, or attorneys";

*Ibid.*

(iii) by inserting at the end of the same subsection the words "such right may be exercised by themselves, their counsel, or attorneys, or if the justices think fit, by their agents";

Sec. 24.

(b) by omitting from section twenty-four the words "not exceeding fifteen clear days from the day of such adjudication" and by inserting in lieu thereof the words "which seems in the circumstances of the case just and reasonable";

Sec. 8.  
(Consequential.)

(c) by omitting from subsection two of section eight the words "and that no sufficient distress was to be found on the demised premises countervailing the arrears then due";

Sec. 18 (3).

(d) by omitting from subsection three of section eighteen the words "and that no sufficient distress was then to be found on the premises to satisfy such arrear."

*Landlord and Tenant Amendment (Distress Abolition).*

4. In lieu of the power of distress contained in sub-section two of section one hundred and forty-six of the Conveyancing Act, 1919-1930, for arrears of any annual sum therein referred to, the person to whom such sum is due may recover the same as a debt from the person in possession of the land in any court of competent jurisdiction.

Rent charges  
and other  
annual sums.  
Act No. 6,  
1919, s. 146.

5. Nothing in this Act shall prejudice or affect the right of a person to whom rent is due to recover the same as a debt from the person liable to pay the same in any court of competent jurisdiction.

Saving of  
right to  
recover by  
action.

*In the name and on behalf of His Majesty I assent to this Act.*

*Government House,  
Sydney, 19th December, 1930.*

PHILIP GAME,  
*Governor.*

THE ...

The ... of the ... and ... of the ...

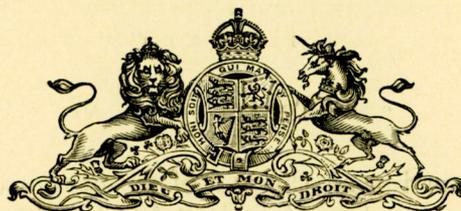
THE ...

The ... of the ... and ... of the ...

*This PUBLIC BILL originated in the LEGISLATIVE ASSEMBLY, and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.*

W. R. McCOURT,  
*Clerk of the Legislative Assembly.*  
*Legislative Assembly Chamber,*  
*Sydney, 17 December, 1930.*

## New South Wales.



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## GEORGI V REGIS.

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Act No. , 1930.

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Landlord and Tenant Amendment (Distress Abolition).

**2.** (1) After the commencement of this Act no distress for rent shall be levied or made. Abolition of distress for rent due.

(2) Where prior to the date upon which His Majesty's Assent to this Act is signified, any person has levied or made any distress for rent. the distress shall not be proceeded with, and shall be deemed to be withdrawn without prejudice to the right of the person making the distress to recover the amount distrained for and the costs of making the distress from the person liable for the rent as a debt in any court of competent jurisdiction.

**3.** The Landlord and Tenant Act of 1899 is amended— Amendment of Act No. 18, 1899.

- (a) (i) by inserting at the end of paragraph (c) of subsection two of section twenty-three the words "Provided that the period referred to may be in excess of thirty days if the justices are satisfied that thirty days is not an adequate period in the circumstances"; Sec. 23 (2) (c).
- (ii) by omitting from subsection six of the same section the words "by themselves, their counsel, or attorneys"; Sec. 23 (6).
- (iii) by inserting at the end of the same subsection the words "such right may be exercised by themselves, their counsel, or attorneys, or if the justices think fit, by their agents"; Ibid.
- (b) by omitting from section twenty-four the words "not exceeding fifteen clear days from the day of such adjudication" and by inserting in lieu thereof the words "which seems in the circumstances of the case just and reasonable"; Sec. 24.
- (c) by omitting from subsection two of section eight the words "and that no sufficient distress was to be found on the demised premises countervailing the arrears then due"; Sec. 8. (Consequential.)
- (d) by omitting from subsection three of section eighteen the words "and that no sufficient distress was then to be found on the premises to satisfy such arrear." Sec. 18 (3).

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*Landlord and Tenant Amendment (Distress Abolition).*

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Rent charges  
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Saving of  
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recover by  
action.

1870

The first of the year was a very successful one for the  
firm. The sales were up to the mark and the  
profits were also very good. The business was  
very quiet during the winter months but  
it has now become very active again.  
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1871