

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

*Legislative Council Chamber, }
Sydney, 13th December, 1888. }*

ADOLPHUS P. CLAPIN,
For the Clerk of the Parliaments.

New South Wales.



ANNO QUINQUAGESIMO SECUNDO

VICTORIÆ REGINÆ.

An Act for the purpose of enabling the “Commercial Building and Investment Company (Limited)” to sell, assign, and convey the property belonging to them, and of validating past sales made by the said Company.

WHEREAS the “Commercial Building and Investment Company Preamble.
(Limited),” (hereinafter called the said Company) was on the twenty-seventh day of April, one thousand eight hundred and eighty-one, duly incorporated under the provisions of the Companies Act, and
5 the objects for which the said Company was incorporated were stated in the Memorandum of Association to be as follows:—

- (a) The acquiring by purchase or otherwise freehold and leasehold estates.
- 10 (b) The making of advances repayable by instalments or otherwise to shareholders and others upon the security, either of buildings to be erected by them or upon freehold and leasehold properties in their possession.
- (c) The erection of houses and buildings on the lands of the Company.
- 15 (d) The letting on building lease of the lands of the Company.

Commercial Building and Investment Company Sales.

- (e) The formation of suburbs under certain rules and conditions as to the class of buildings, size of allotments, and sanitary arrangements.
- (f) The receiving of money on deposit at interest.
- 5 (g) The doing of all such other things as are incidental or conducive to the abovementioned objects.

And whereas doubts have been raised whether under the said Memorandum of Association the said Company has power to sell, assign, and convey its property. And whereas the said Company has on
 10 numerous occasions since the date of its incorporation sold and conveyed lands and other hereditaments to purchasers for valuable consideration. And whereas it is expedient that the said doubts should be removed, and all past sales and conveyances by the said Company should be validated. Be it therefore enacted by the Queen's
 15 Most Excellent Majesty, by and with the advice and consent of the Legislative Council and the Legislative Assembly of the Colony of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

1. In addition to the objects in the said Memorandum of
 20 Association contained, the said Company shall be deemed to have been, ^{Power to sell and convey.}
 on the twenty-seventh day of April, one thousand eight hundred and eighty-one, incorporated for the following objects, namely:—

To sell, assign, and convey all or any part of the property of the said Company.

25 2. No sale, conveyance, or other assurance previously made by ^{Validating clause.}
 the said Company shall be held invalid by reason only that the powers by this Act conferred on the said Company were not set forth in, or conferred upon, the said Company by the original Memorandum of Association.

30 3. This Act may be cited as the "Commercial Building and ^{Short title.}
 Investment Company Sales Act of 1888."

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Commercial Building and Investment Company Sales.

- (e) The formation of suburbs under certain rules and conditions as to the class of buildings, size of allotments, and sanitary arrangements.
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 15 Most Excellent Majesty, by and with the advice and consent of the Legislative Council and the Legislative Assembly of the Colony of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

1. In addition to the objects in the said Memorandum of
 20 Association contained, the said Company shall be deemed to have been, ^{Power to sell and convey.} on the twenty-seventh day of April, one thousand eight hundred and eighty-one, incorporated for the following objects, namely:—

To sell, assign, and convey all or any part of the property of the said Company.

25 2. No sale, conveyance, or other assurance previously made by ^{Validating clause.} the said Company shall be held invalid by reason only that the powers by this Act conferred on the said Company were not set forth in, or conferred upon, the said Company by the original Memorandum of Association.

30 3. This Act may be cited as the "Commercial Building and ^{Short title.} Investment Company Sales Act of 1888."

Legislative Council.

52^o VICTORIÆ, 1888.

A BILL

For the purpose of enabling the "Commercial Building and Investment Company (Limited)" to sell, ~~and deal with real-estate~~ assign, and convey the property belonging to them, and of validating past sales made by the said Company.

(As amended and agreed to in Select Committee.)

WHEREAS the "Commercial Building and Investment Company ^{Preamble.} (Limited)," (hereinafter called the said Company) was on the twenty-seventh day of April, one thousand eight hundred and eighty-one, duly incorporated under the provisions of the Companies Act, and
5 the objects for which the said Company was incorporated were stated in the Memorandum of Association to be as follows:—

- (a) The acquiring by purchase or otherwise freehold and leasehold estates.
- 10 (b) The making of advances repayable by instalments or otherwise to shareholders and others upon the security, either of buildings to be erected by them or upon freehold and leasehold properties in their possession.
- (c) The erection of houses and buildings on the lands of the Company.
- 15 (d) The letting on building lease of the lands of the Company.

C 29—

(e)

NOTE.—The words to be omitted are ruled through; those to be inserted are printed in black letter.

- (e) The formation of suburbs under certain rules and conditions as to the class of buildings, size of allotments, and sanitary arrangements.
- (f) The receiving of money on deposit at interest.
- (g) The doing of all such other things as are incidental or conducive to the abovementioned objects. 5

And whereas doubts have been raised whether under the said Memorandum of Association the said Company has power to sell, assign, and convey ~~lands~~ **its property**. And whereas the said Company has on numerous occasions since the date of its incorporation sold and 10 conveyed lands and other hereditaments to purchasers for valuable consideration. And whereas it is expedient that the said doubts should be removed, and all past sales and conveyances by the said Company should be validated. Be it therefore enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the 15 Legislative Council and the Legislative Assembly of the Colony of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

1. In addition to the objects in the said Memorandum of Association contained, the said Company shall be deemed to have been, 20 on the twenty-seventh day of April, one thousand eight hundred and eighty-one, incorporated for the following objects, namely:—

Power to sell, mortgage or lease and convey.
Power to improve, develop, and turn lands to account.

- (h) To sell, ~~mortgage, lease, dispose of, or otherwise deal with~~ **assign, and convey** all or any part of the property of the said Company.
- (k) To improve, develop, and turn to account any lands acquired 25 by or belonging to the said Company or in which the said Company is interested, and in particular by laying out and preparing the same for building purposes, constructing, altering, pulling down, decorating, maintaining, fitting up, and improving buildings and conveniences, and by planting, 30 paving, draining, cultivating, letting on building lease or building agreement, and by advancing money to and entering into contracts and arrangements with builders, tenants, and others.

Validating clause.

2. No sale, conveyance, or other assurance previously made by 35 the said Company shall be held invalid by reason only that the powers by this Act conferred on the said Company were not set forth in, or conferred upon, the said Company by the original Memorandum of Association.

Short title.

3. This Act may be cited as the "Commercial Building and 40 Investment Company Sales Act of 1888."

Legislative Council.

52^o VICTORIÆ, 1888.

A BILL

For the purpose of enabling the "Commercial Building and Investment Company (Limited)" to sell, ~~and deal with real estate~~ assign, and convey the property belonging to them, and of validating past sales made by the said Company.

(As amended and agreed to in Select Committee.)

WHEREAS the "Commercial Building and Investment Company ^{Preamble.} (Limited)," (hereinafter called the said Company) was on the twenty-seventh day of April, one thousand eight hundred and eighty-one, duly incorporated under the provisions of the Companies Act, and
5 the objects for which the said Company was incorporated were stated in the Memorandum of Association to be as follows:—

- (a) The acquiring by purchase or otherwise freehold and leasehold estates.
- 10 (b) The making of advances repayable by instalments or otherwise to shareholders and others upon the security, either of buildings to be erected by them or upon freehold and leasehold properties in their possession.
- (c) The erection of houses and buildings on the lands of the Company.
- 15 (d) The letting on building lease of the lands of the Company.

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- (g) The doing of all such other things as are incidental or conducive to the abovementioned objects. 5

And whereas doubts have been raised whether under the said Memorandum of Association the said Company has power to sell, **assign**, and convey ~~lands~~ **its property**. And whereas the said Company has on numerous occasions since the date of its incorporation sold and 10 conveyed lands and other hereditaments to purchasers for valuable consideration. And whereas it is expedient that the said doubts should be removed, and all past sales and conveyances by the said Company should be validated. Be it therefore enacted by the Queen's Most Excellent Majesty, by and with the advice and consent of the 15 Legislative Council and the Legislative Assembly of the Colony of New South Wales in Parliament assembled, and by the authority of the same, as follows:—

1. In addition to the objects in the said Memorandum of Association contained, the said Company shall be deemed to have been, 20 on the twenty-seventh day of April, one thousand eight hundred and eighty-one, incorporated for the following objects, namely:—

- (h) To sell, ~~mortgage, lease, dispose of, or otherwise deal with~~ **assign, and convey** all or any part of the property of the said Company.
- (k) To improve, develop, and turn to account any lands acquired 25 by or belonging to the said Company or in which the said Company is interested, and in particular by laying out and preparing the same for building purposes, constructing, altering, pulling down, decorating, maintaining, fitting up, and improving buildings and conveniences, and by planting, 30 paving, draining, cultivating, letting on building lease or building agreement, and by advancing money to and entering into contracts and arrangements with builders, tenants, and others.

2. No sale, conveyance, or other assurance previously made by 35 the said Company shall be held invalid by reason only that the powers by this Act conferred on the said Company were not set forth in, or conferred upon, the said Company by the original Memorandum of Association.

3. This Act may be cited as the "Commercial Building and 40 Investment Company Sales Act of 1888."

Power to sell,
mortgage or lease
and convey.
Power to improve,
develop, and turn
lands to account.

Validating clause.

Short title.

VICTORIA, 1888.

AN ACT

For the purpose of enabling "The Commercial Building and Investment Company Limited" to sell and deal with Real Estate belonging to them and of validating past sales made by the said Company.

WHEREAS The Commercial Building and Investment Company Limited (hereinafter called the said Company) was on the Twenty-seventh day of April One thousand eight hundred and eighty-one duly incorporated under the provisions of the Companies Act and the objects for which the said Company was incorporated were stated in the Memorandum of Association to be as follows:—

10 (a) The acquiring by purchase or otherwise Freehold and Leasehold Estates.

 (b) The making of advances repayable by instalments or otherwise to shareholders and others upon the security either of Buildings to be erected by them or upon freehold and leasehold properties in their possession.

 (c) The erection of Houses and Buildings on the lands of the Company.

15 (d) The letting on Building lease of the lands of the Company

- (e) The formation of Suburbs under certain Rules and Conditions as to the class of Buildings size of Allotments and Sanitary arrangements.
- (f) The receiving of money on deposit at interest.
- (g) The doing of all such other things as are incidental or conducive to the abovementioned objects.

And whereas doubts have been raised whether under the said Memorandum of Association the said Company has power to sell and convey lands And whereas the said Company has on numerous occasions since the date of its incorporation sold and conveyed Lands and other Hereditaments to purchasers for valuable consideration. And whereas it is expedient that the said doubts should be removed and all past sales and conveyances by the said Company should be validated Be it therefore enacted by the Queen's most Excellent Majesty by and with the advice of the Legislative Council and the Legislative Assembly of the Colony of New South Wales in Parliament Assembled and by the authority of the same as follows :—

1.—In addition to the objects in the said Memorandum of Association contained the said Company shall be deemed to have been on the Twenty-seventh day of April One thousand eight hundred and eighty-one incorporated for the following objects namely :—

- (h) To sell mortgage lease dispose of or otherwise deal with all or any part of the property of the said Company.
- (i) To improve develop and turn to account any lands acquired by or belonging to the said Company or in which the said Company is interested and in particular by laying out and preparing the same for building purposes constructing altering pulling down decorating maintaining fitting up and improving Buildings and Conveniences and by planting paving draining cultivating letting on building lease or building agreement and by advancing money to and entering into Contracts and Arrangements with Builders Tenants and others.

2.—No sale conveyance or other assurance previously made by the said Company shall be held invalid by reason only that the powers by this Act conferred on the said Company were not set forth in or conferred upon the said Company by the original Memorandum of Association.

3.—This Act may be cited as "The Commercial Building and Investment Company Sales Act of 1888."

Power to sell mortgage or lease.

Power to improve develop and turn lands to account.

Validating clause.

Short title

VICTORIA, 1888.

AN ACT

For the purpose of enabling "The Commercial Building and Investment Company Limited" to sell and deal with Real Estate belonging to them and of validating past sales made by the said Company.

WHEREAS The Commercial Building and Investment Company Limited (hereinafter called the said Company) was on the Twenty-seventh day of April One thousand eight hundred and eighty-one duly incorporated under the provisions of the Companies Act and the objects for which the said Company was incorporated were stated in the Memorandum of Association to be as follows :—

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- (a) The acquiring by purchase or otherwise Freehold and Leasehold Estates.
- 10 (b) The making of advances repayable by instalments or otherwise to shareholders and others upon the security either of Buildings to be erected by them or upon freehold and leasehold properties in their possession.
- (c) The erection of Houses and Buildings on the lands of the Company.
- 15 (d) The letting on Building lease of the lands of the Company

Commercial Building and Investment Company Limited Act.

- (e) The formation of Suburbs under certain Rules and Conditions as to the class of Buildings size of Allotments and Sanitary arrangements.
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- (h) To sell mortgage lease dispose of or otherwise deal with all or any part of the property of the said Company.
- (k) To improve develop and turn to account any lands acquired by or belonging to the said Company or in which the said Company is interested and in particular by laying out and preparing the same for building purposes constructing altering pulling down decorating maintaining fitting up and improving Buildings and Conveniences and by planting paving draining cultivating letting on building lease or building agreement and by advancing money to and entering into Contracts and Arrangements with Builders Tenants and others.

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