



ANALYSIS

<p>Title</p> <ol style="list-style-type: none"> 1. Short Title 2. Meaning of "land" 3. Objections to applications for licences may be made on ground of fitness of applicant 	<ol style="list-style-type: none"> 4. Matters to be considered in determining fitness of applicant for licence 5. Magistrate to be satisfied as to fitness of proposed partner of licensed land agent 6. Notices on registered office, etc., that land agent duly licensed
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1956, No. 54

An Act to amend the Land Agents Act 1953

[25 October 1956]

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:

1. Short Title—This Act may be cited as the Land Agents Amendment Act 1956, and shall be read together with and deemed part of the Land Agents Act 1953 (hereinafter referred to as the principal Act).

2. Meaning of "land"—Section two of the principal Act is hereby amended by adding the following subsection:

"(4) In this Act, unless the context otherwise requires, the term 'land' includes all estates and interests, whether freehold or chattel, in real property."

3. Objections to applications for licences may be made on ground of fitness of applicant—(1) Section seven of the principal Act is hereby amended by inserting in subsection three, after the word "character" wherever it occurs, the words "or fitness".

(2) Section thirteen of the principal Act is hereby amended by inserting in subsection three, after the word "character" wherever it occurs, the words "or fitness".

4. Matters to be considered in determining fitness of applicant for licence—Section nine of the principal Act is hereby amended by inserting, after subsection three, the following subsection:

"(3A) In considering for the purposes of this section the fitness of any person, the Magistrate shall take into account the responsibilities of land agents and the ability of that person to discharge those responsibilities, having regard to that person's knowledge of land agency transactions and of the principles to be followed by a land agent in such transactions:

"Provided that the fact that an applicant for a licence was the holder of a licence on the date of the commencement of this subsection shall be sufficient proof of the fitness of the applicant or, as the case may be, of each person who on that date was a partner of the applicant or, where the applicant is a company, was a director or the general manager or other responsible officer of the company."

5. Magistrate to be satisfied as to fitness of proposed partner of licensed land agent—Section seventeen of the principal Act is hereby amended by inserting in subsection one, after the word "character", the words "and fitness".

6. Notices on registered office, etc., that land agent duly licensed—Section nineteen of the principal Act is hereby amended by inserting, after subsection two, the following subsection:

"(2A) Where any licensed land agent is a member of the Real Estate Institute of New Zealand Incorporated, then, so long as the rules of that Institute restrict the membership thereof to licensed land agents, it shall be deemed a sufficient compliance with the provisions of this section requiring the land agent to exhibit on his registered office and on every branch office and to show on any document the fact that he is licensed as a land agent if he exhibits on that office or shows on that document a statement that he is a member of that Institute."
