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TENANTS' FIXTURES.

ANALYSIS.

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A BILL INTITULED

AN ACT to amend the Law relating to Tenants' Fixtures.

Title.

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

5 1. The Short Title of this Act is "The Tenants' Fixtures Act, 1882."

Short Title.

It shall come into operation on the *first* day of *January*, one thousand eight hundred and eighty-three.

When Act to come into operation.

2. In this Act, if not inconsistent with the context,—

Interpretation.

10 "Tenant includes any person who may hold any land or tenements from any other person as his immediate landlord for any term whatever:

15 "Tenant's fixture" includes any building, erection, article, or thing which may be put up, erected, or fastened by any tenant upon any land, tenements, or premises, and whether let into the soil or otherwise affixed to such land or tenements, for purposes of trade, convenience, or ornament.

20 3. Every tenant who erects, puts up, or makes any tenant's fixture shall be entitled, either before or at the expiration of his tenancy, to remove the same from the land, tenements, or premises on or in which the same may have been erected, put up, or made.

Right of tenant who put up fixtures of any kind to remove same.

25 4. In removing any tenant's fixture which a tenant may not have been entitled to remove prior to the coming into operation of this Act, no tenant shall do any damage to the land, tenements, or premises which cannot be conveniently repaired, and for which compensation cannot be made in money.

Tenant not to do damage to the freehold.

30 5. If any damage be done which can be conveniently repaired, and for which compensation can be made in money, the person who is or was tenant of the land, tenements, or premises in respect of which such damage has been done shall pay to the landlord or person entitled to the immediate reversion of such land, tenements, or premises, such sum by way of compensation as shall be agreed upon between them.

Compensation to be payable by tenant in case of damage.

35 If they cannot so agree, then such amount shall be ascertained and may be recovered, with full costs of suit, in any Court of competent jurisdiction.

How ascertained.

40 6. Nothing in this Act shall be deemed to affect any lease or contract in respect of any tenancy of any land, tenements, or premises in which any provision may be made respecting tenants' fixtures, or the right to remove the same.

Act not to interfere with leases or contracts.