

[CONFIDENTIAL.]

(Rough Draft for Consideration Only.)

No. , 1924.

A BILL

To amend the law with regard to the valuation of the unimproved value of land; and for this purpose to amend the Valuation of Land Act, 1916, and certain other Acts.

BE 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. This Act may be cited as the "Valuation of Land Short title. (Amendment) Act, 1924."

Valuation of Land (Amendment).

2. Section six of the Valuation of Land Act, 1916, is amended by inserting at the end of that section the following proviso :—

Provided that in ascertaining such capital sum the amount, if any, by which the value of the land is enhanced by the goodwill of any trade or business carried on upon the land shall be excluded.

3. Schedule Three to the Local Government Act, 1919, is amended by omitting subsection one of section two of that Schedule, and by substituting therefor the following new subsection :—

(1) The unimproved capital value of land shall be the capital sum which the fee-simple of the land might be expected to realise if offered for sale on such reasonable terms and conditions as a bona fide seller would require, assuming that the improvements, if any, thereon or appertaining thereto, and made or acquired by the owner or his predecessor in title, had not been made :

Provided that in ascertaining such capital sum the amount, if any, by which the value of the land is enhanced by the goodwill of any trade or business carried on upon the land shall be excluded :

Provided further that there shall be a reasonable deduction for profitable expenditure by the owner or occupier on visible and effective improvements (if any) which, although not upon the land, have been constructed for its drainage, for its protection from inundation, or otherwise for its more beneficial use.