

No. S. 205.—The following amendments in the Rents Bill are proposed :—

1. Amend the long title by the addition of “and to amend the Rating Ordinance, 1901”.
2. Amend paragraph (b) of clause 2 as follows :—
 - (a.) Insert after “habitation” in the fifth line, “and every hotel and boarding house falling within any one of the classes of boarding houses specified in Rule 1 of the rules made by the Governor in Council under the Asiatic Emigration Ordinance, 1915, and the Boarding House Ordinance, 1917, and published in the *Gazette* of the 19th day of October, 1917,”.
 - (b.) Amend paragraph (ii) by adding “or their families”.
 - (c.) Amend paragraph (iii) so as to read :—
 - (iii) Any hotel or boarding house which does not fall within any one of the classes of boarding houses specified in Rule 1 of the rules made by the Governor in Council under the Asiatic Emigration Ordinance, 1915, and the Boarding House Ordinance, 1917, and published in the *Gazette* of the 19th day of October, 1917.
 - (d.) Insert the following paragraph :—
 - (iv) Any part of any hotel or boarding house whatsoever.
 - (e.) Renumber the present paragraph (iv) as paragraph (v).
 - (f.) Add the following paragraph :—
 - (vi) Any building for the time being vested in the Custodian of Enemy Property, or any part of any such building.
3. Amend sub-paragraph (iii) of paragraph (f) of clause 2 by inserting after “1920,” the words “or shall be first let after the commencement of this Ordinance,”.
4. Amend sub-clause (2) of clause 3 by substituting “due” for “payable” in the second and fourth lines.
5. Amend sub-clause (1) of clause 4 as follows :—
 - (a.) Substitute “shall have” for “has” in the tenth line (para. (a)).
 - (b.) Insert “or shall have” immediately after “has” in the thirteenth, sixteenth, eighteenth, twenty-second, twenty-fifth, twenty-sixth and twenty-eighth lines.
 - (c.) Substitute “any other person residing in such domestic tenement” for “any person residing with him” in the fifteenth line (para. (c)).
 - (d.) Insert “or has or shall have agreed in writing to quit,” immediately after “quit” in the twenty-fifth line, and “or agreement” immediately after “notice”.
 - (e.) Substitute “lessor” for “landlord” in the twenty-sixth line (para. (d)) and in the thirty-third line (para. (e)).
6. Amend sub-clause (1) of clause 4 by the addition of “; or” to the last line thereof and by the addition of the following paragraph after paragraph (e) :—
 - (f) the lessor *bonâ fide* requires possession of the domestic tenement in order to pull down such domestic tenement or in order to reconstruct such domestic tenement to such an extent as to make such domestic tenement a new building within the meaning of the Public Health and Buildings Ordinance, 1903, and shall have given the tenant three months notice to quit.
7. Amend sub-clause (2) of clause 4 by the insertion of the words “and except as to the agreed period of tenancy” immediately after the word “Ordinance” in the sixth line thereof.
8. Amend sub-clause (4) of clause 4 by the omission of the words “, for the purpose of giving effect to this Ordinance” in the ninth line.
9. Amend clause 4 by adding the following sub-clauses at the end thereof :—
 - (5) Where a lessor has obtained an order or judgment for possession or ejection on the ground that he requires a domestic tenement for his own occupation, and it is subsequently made to appear to the court that the order was obtained by misrepresenta-

tion or the concealment of material facts, the court may order the lessor to pay to the former tenant such sum as appears sufficient as compensation for damage or loss sustained by that tenant as the result of the order or judgment.

(6) Nothing in this Ordinance shall be construed as affecting the operation of sections 205, 206, 207 or 207a of the Public Health and Buildings Ordinance, 1903.

10. Amend clause 7 by omitting the word "made" in the fourth line.

11. Amend clause 11 by adding ", as regards length of notice," immediately after "been" in the ninth line.

12. Add the following clauses:—

12.—(1.) Notwithstanding anything contained in the Rating Ordinance, 1901, it shall be lawful for the assessor, in his absolute discretion, on the application of the owner or occupier of any tenement, to reduce the valuation of such tenement in any case in which the rent actually paid in respect of such tenement shall have been temporarily reduced in consequence of the operation of this Ordinance.

(2.) Such reduced valuation shall apply to the quarter in which the reduction is made, and, subject to the provisions of the Rating Ordinance, 1901, with regard to interim valuations, shall continue to be in force while this Ordinance is in force and until the coming into effect of the first annual valuation made after this Ordinance shall have ceased to be in force.

(3.) If the valuation of any tenement is reduced under the provisions of this section, and if the rates in respect of such tenement for the quarter in which the reduction is made shall have been paid to the Treasurer before the making of such reduction, the Treasurer shall refund the sum by which the amount of the rates payable under the former valuation exceeds the amount of the rates payable under the reduced valuation.

13. If the rent of any domestic tenement shall be not higher than that payable on the 31st day of December, 1917, it shall be lawful for the lessor of such tenement to apply to the court to fix such other rent than the standard rent as the court shall think fit as the rent to be paid in respect of such tenement during the continuance of this Ordinance, provided that nothing in this section shall affect any rent which became due before the commencement of this Ordinance, and provided that nothing in this section shall apply to any domestic tenement during the currency of any written lease of such domestic tenement for a definite and unexpired term.

Alternative draft of clause 13.

13. If the rent recoverable from the tenant in actual occupation of any domestic tenement on the 31st day of December, 1920, either (a) was a rent which had been agreed upon in writing at some date before the 1st day of January, 1918, or (b) was not higher than the rent recoverable from the tenant in actual occupation on the 1st day of January, 1918, it shall be lawful for the lessor of such tenement to apply to the court to fix such other rent than the standard rent as the court shall think fit as the rent to be paid in respect of such tenement during the continuance of this Ordinance, provided that nothing in this section shall affect any rent which became due before the commencement of this Ordinance, and provided that nothing in this section shall entitle any lessor, during the currency of any written lease of any domestic tenement for a definite and unexpired term, to any rent higher than the rent reserved in such lease.

14. In case a lessor of any domestic tenement has expended or shall expend after the 31st day of December, 1920, the sum of five hundred dollars or upwards on additions or improvements thereto by which in the opinion of the court the rateable value thereof shall have been or shall be increased, the court may on application by the lessor for such purpose order that the rent of such tenement shall be increased beyond the standard rent by an annual sum equal to 8 per cent. on the amount so expended by the lessor on such additions or improvements, provided that nothing in this section shall affect any rent which became due before the commencement of this Ordinance.

15. If any lease of any domestic tenement, a portion of which is occupied by the lessee himself or by his family or servants, shall expire after the commencement of this Ordinance, nothing in this Ordinance shall be construed as enabling such lessee to retain possession of any portion of such domestic tenement which he does not occupy himself or by his family or servants.

Ordinance No. 1 of 1903.

Assessor to have power to reduce in valuations certain cases.

Ordinance No. 6 of 1901.

Court may revise the rent in certain cases.

Court may revise the rent in certain cases.

Court may increase rent in case of certain rateable improvements.

Tenancies to be extended only as regards premises actually occupied by the lessee.

16.—(1.) No person shall, as a condition or pretended condition of the grant, renewal, or continuance, by himself or by any other person of a tenancy of any domestic tenement, demand payment of any sum of money whatsoever, in addition to the rent.

Money not to be demanded for the grant, renewal or continuance of tenancies.
10 & 11 Geo. 5, c. 17, s. 8.

(2.) Every person demanding any payment in contravention of this section shall be liable upon summary conviction to a fine not exceeding one thousand dollars, and the magistrate by whom such person is convicted may order the amount paid to be repaid to the person by whom the same was paid.

(3.) This section shall not apply to any fine, premium, or other like sum, which any person, before the commencement of this Ordinance, shall have agreed in writing to pay.

17. Where any sum shall, after the commencement of this Ordinance, have been paid on account of any rent, being a sum which is by virtue of this Ordinance irrecoverable by the lessor, the sum so paid shall be recoverable from the lessor who received the payment or his legal personal representative by the lessee by whom it was paid, and any such sum may, without prejudice to any other method of recovery, be deducted by the lessee from any rent payable by him to the lessor.

Recovery of rent by lessee.
10 & 11 Geo. 5, c. 17, s. 14 (1).

CLAUD SEVERN,
Colonial Secretary.

15th July, 1921.

POLICE DEPARTMENT.

No. S. 206.—It is hereby notified that sealed tenders in duplicate, which should be clearly marked "Tender for Electric Plant and Searchlight for No. 1 Fire Float", will be received at the Colonial Secretary's Office until Noon of Friday, the 29th day of July, 1921.

Specifications can be obtained at the Government Marine Surveyor's Office.

Work to be executed to the satisfaction of the Government Marine Surveyor.

The Government does not bind itself to accept the lowest or any tender.

E. D. C. WOLFE,
Captain Superintendent of Police.

15th July, 1921.

LAND OFFICE.

No. S. 207.—It is hereby notified that the following Sales of Crown Land by Public Auction will be held at the District Office, Hongkong, at 11 a.m., on Friday, the 22nd day of July, 1921.

The Lots are sold for the term of seventy-five years from the 1st day of July, 1898, with the right of renewal for a further term of 24 years less 3 days at a re-assessed Crown Rent as Building Lots, subject to the General Conditions of Sale published in Government Notification No. 365 of 1906, and to the Special Condition No. 5 published in Government Notification No. 278 of 1911.

The amount to be spent in rateable improvements on Lots Nos. 1915 and 1916 under the General Condition No. 5 is \$4,000 and \$3,000 respectively.

PARTICULARS OF THE LOTS.

Registry No.	Locality.	Boundary Measurements.				Contents in sq. ft.	Upset Price.	Annual Crown Rent.
		N.	S.	E.	W.			
Survey District No. II, Lot No. 1915.	Diamond Hill.	feet.	feet.	feet.	feet.	5,000	\$ 500	\$ 18
Lot No. 1916.	Do.	3,969	397	15

H. K. HOLMES,
Land Officer.

15th July, 1921.