

TOWN COUNCIL (AMENDMENT) (NO. 3) REGULATIONS, 1971
ARRANGEMENT OF REGULATIONS

REGULATION

1. Citation
2. Revocation and replacement of regs. 56 and 57 of L.N. 37/1966
3. Amendment of heading and reg. 1 of S.I. 14/1971

Statutory Instrument No. 92 of 1971

TOWNSHIPS PROCLAMATION (CHAPTER 120)

TOWN COUNCIL (AMENDMENT) (NO. 3) REGULATIONS, 1971

(Published on the 13th August, 1971)

IN EXERCISE of the powers conferred by section 2 of the Townships Proclamation, the Minister of Local Government and Lands has made the following regulations —

1. These regulations may be cited as the Town Council (Amendment) (No. 3) Regulations, 1971. Citation

2. Regulations 56 and 57 of the Town Council Regulations, 1966 are revoked and replaced by the following regulations —

Revocation
and replace-
ment of regs.
56 and 57 of
L.N. 37/1966

56. Subject to regulation 53 (2), where a general or interim valuation is made —

“Basis of
valuation

- (a) if any land is to be valued with improvements the basis of valuation of such land shall be the capital sum which the land might be expected to realize if offered for sale with all improvements existing thereon at the time of the valuation on such reasonable terms and conditions as a *bona fide* seller would require; and
- (b) if any land is to be valued without improvements the basis of valuation of such land shall be the capital sum which that land might be expected to realize if offered for sale exclusive of the improvements existing thereon at the time of the valuation on such reasonable terms and conditions as a *bona fide* seller would require,

due regard being had in either case not only to such particular rateable land, but to other rateable land of a similar class, character, value or position, and the land shall be considered subject to any restrictions imposed on it by a council under its bye-laws or by any town planning scheme which may either increase or decrease the value of such land:

Provided that any exceptional circumstance of a temporary nature which is likely to cause an abnormal price to be paid, shall be disregarded in arriving at the estimated price.

Particulars to be inserted in the valuation roll

57. The Valuation Officer shall frame any valuation roll in such manner as to show —

- (a) the situation of the land;
- (b) the full name of the owner, and his address;
- (c) the description of the land; and
- (d) the value of the land both with and without improvements.”.

Amendment of heading and reg. 1 of S.I. 14/1971

3. The heading to, and regulation 1 of, Statutory Instrument No. 14 of 1971 published in the Gazette on the 26th day of February, 1971 are amended by the deletion of the words “Town Council (Amendment) Regulations, 1971” and the substitution therefor in each case of the words “Town Council (Amendment) (No. 2) Regulations, 1971”.

Dated the 5th day of August, 1971.

R.N. MANNATHOKO,
Permanent Secretary,
Ministry of Local Government
and Lands.

L2/7/99