

135. Every assignee, by endorsement or other writing, of a policy of marine insurance or of a policy of insurance against fire, in whom the property in the subject insured shall be absolutely vested at the date of the assignment, shall have transferred and vested in him all rights of suit as if the contract contained in the policy had been made with himself.

Assignment of rights under marine or fire policy of insurance.

136. No judge, legal practitioner or officer connected with any Court of Justice shall buy or traffic in, or stipulate for, or agree to receive any share of or interest in, any actionable claim, and no Court of Justice shall enforce, at his instance or at the instance of any person claiming by or through him, any actionable claim so dealt with by him as aforesaid.

Incapacity of officers connected with Courts of Justice.

137. Nothing in the foregoing sections of this Chapter applies to stocks, shares or debentures, or to instruments which are for the time being, by law or custom, negotiable, or to any mercantile document of title to goods.

Saving of negotiable instruments, etc.

Explanation.—The expression “mercantile document of title to goods” includes a bill of lading, dock-warrant, warehouse-keeper’s certificate, railway receipt, warrant or order for the delivery of goods, and any other document used in the ordinary course of business as proof of the possession or control of goods, or authorizing or purporting to authorize, either by endorsement or by delivery, the possessor of the document to transfer or receive goods thereby represented.

THE MONTHLY LEASES (TERMINATION) ACT, 1946.

[BURMA ACT XLIX, 1946.] (23rd December, 1941.)

WHEREAS it is expedient to provide for the termination of certain leases from month to month of immovable property which cannot be enjoyed by reason of enemy occupation of Burma ;

* * * *

It is hereby enacted as follows :—

1. (1) This Act may be called the Monthly Leases (Termination) Act, 1946.

Short title and commencement.

(2) It shall be deemed to have come into force with effect from the twenty-third day of December, 1941.

2. This Act shall apply only to leases of immovable property from month to month :

Application of Act.

Provided that nothing herein contained shall affect any leases of immovable property which have been determined at any time after the twenty-third day of December, 1941, by or under the provisions of any other law for the time being in force, or by agreement between the parties.

- Definition.** **3. In this Act.—**
 (a) "enemy" means any State or Sovereign of a State which is at war with His Britannic Majesty ;
 (b) "lease" includes a sub-lease ; and
 (c) "lessee" includes a " sub-lessee. "
- Termination of lease.** **4. Notwithstanding anything contained in any law for the time being in force, if a lessee ceases to occupy or be in possession of an immovable property by reason of the occupation by the enemy of the place where the immovable property which is the subject of a lease is situate, the lease of such immovable property shall be deemed to have been determined with effect from the end of the month in which the lessee so ceased to occupy or be in possession of the property.**
- Consequences ensuing on termination.** **5. On the determination of a lease under the provisions of this Act, the following consequences shall ensue :—**
 (a) The lessee shall be absolved from all liability for payment of rent from the date on which the lease is deemed under the provisions of this Act to have been determined,
 (b) The lessor shall be deemed to have been put into possession of the property leased within the meaning of clause (g) of section 108 of the Transfer of Property Act,
 (c) Except in regard to the payment of such arrears of rent as may be outstanding, if any, all rights and liabilities of the lessee under the lease or under the provisions of the Transfer of Property Act shall cease and determine, and
 (d) Any person in possession of the property after the determination of the lease, except with the consent of the lessor or his agent, shall be deemed to be a trespasser.

THE URBAN RENT CONTROL ACT, 1948.*

[BURMA ACT VI, 1948.] (10th January, 1948.)

WHEREAS it is necessary to consolidate and amend the existing Urban Rent Control Act, 1946, and subsequent Amendment Acts which were enacted for the purpose of restricting rents of premises in urban areas and for making provision for other matters incidental to or connected with the purpose aforesaid ;

It is hereby enacted as follows :—

1. (1) This Act may be called the Urban Rent Control Act, 1948.
- (2) Subject to the provisions of section 3, it shall extend to all urban areas in the Union of Burma.

* Published in *Burma Gazette*, 1948, Part I, Page 71.