

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

No. 5 of 1927.

AN ORDINANCE

To amend the Leases (Special Purposes) Ordinance 1925.

BE it ordained by the Governor-General of the Commonwealth of Australia, with the advice of the Federal Executive Council, in pursuance of the powers conferred by the *Seat of Government Acceptance Act 1909* and the *Seat of Government (Administration) Act 1910*, as follows:—

1.—(1.) This Ordinance may be cited as the *Leases (Special Purposes) Ordinance 1927*.

Short title and citation.

(2.) The *Leases (Special Purposes) Ordinance 1925* is in this Ordinance referred to as the Principal Ordinance.

(3.) The Principal Ordinance, as amended by this Ordinance, may be cited as the *Leases (Special Purposes) Ordinance 1925-1927*.

2. Section five of the Principal Ordinance is amended by inserting in paragraph (b) before the word “conditions”, the words “covenants and”.

Terms and conditions of leases.

3. After section five of the Principal Ordinance the following sections are inserted:—

Re-appraisal of value of land.

“5A.—(1.) Where a lease of land under this Ordinance provides for re-appraisal of the unimproved value of the leased land the unimproved value of that land shall be re-appraised by the prescribed authority during the twentieth year of the term of the lease and during each tenth year thereafter.

“ (2.) During the period of ten years next after the year of re-appraisal the rent payable in respect of the leased land shall be at such rate in relation to the unimproved value of the land, as determined in accordance with this or the next succeeding section, as is specified in the lease.

“ (3.) Notice of re-appraisal under this section shall be given in writing by the prescribed authority to the lessee within fourteen days after the date of re-appraisal.

“ (4.) In this section prescribed authority means the prescribed authority under the *City Area Leases Ordinance 1924-1926*.

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Appeals against
re-appraise-
ment.

“ 5B.—(1.) A lessee may within the prescribed time and in the prescribed manner appeal to the Board against a re-appraisal.

“ (2.) The Board shall hear the appeal and determine the unimproved value of the land and for that purpose shall have power to summon witnesses, require the production of books and documents and take evidence on oath.

“ (3.) A determination by the Board under this section shall be final and conclusive and without appeal.

“ (4.) The Chairman and one other member shall form a quorum but the Board shall not have power to decide an appeal unless a majority of all the members concur in the decision.

“ (5.) In this section the Board means the Appeal Board constituted under the *City Area Leases Ordinance 1924-1926*.

Payment of
survey fees.

“ 5c.—(1.) The lessee of any land leased under this Ordinance shall pay to the Federal Capital Commission the survey fee fixed by the Federal Capital Commission for surveying the leased land.

“ (2.) The survey fee shall, unless sooner paid, be paid within such time after the date of the lease as the Federal Capital Commission determines.

Regulations.

4. Section ten of the *Principal Ordinance* is amended—

- (a) by inserting in paragraph (a), before the word “ conditions ”, the words “ covenants and ” ; and
- (b) by inserting in paragraph (c), before the word “ conditions ”, the words “ covenants or ”.

Dated this twenty-seventh day of April, One thousand nine hundred and twenty-seven.

STONEHAVEN,

Governor-General.

By His Excellency's Command,

C. W. C. MARR,

Minister of State for Home and Territories.