

**EXPLANATORY MEMORANDUM**  
**DISALLOWABLE INSTRUMENT FOR THE PURPOSES OF**  
**SUBSECTION 161(5)**

**LAND (PLANNING AND ENVIRONMENT) ACT 1991**

**NO. (54) OF 1993**

This disallowable instrument made under subsection 161(5) of the Land (Planning and Environment) Act 1991 establishes criteria in accordance with subsection 161(4) for the direct grant of a Crown lease for land with government improvements which is no longer required for government use.

The disallowable instrument provides that the applicant must:

- . have previously established a business or service on the premises as a tenant under a licence or short term lease;
- . complete necessary application forms;
- . demonstrate financial and non-financial capacity and expertise to manage the land;
- . pay the current market rent or capital value (land and improvements) in lieu thereof;
- . provide any Bank Undertaking required by the Territory;
- . pay all applicable fees and charges.