

# THE TERRITORY FOR THE SEAT OF GOVERNMENT.

## FEDERAL CAPITAL COMMISSION.

### REGULATIONS UNDER THE LEASES ORDINANCE 1918-1925.

PURSUANT to the powers conferred upon it by the *Leases Ordinance* 1918-1925, the Federal Capital Commission appointed under the *Seat of Government (Administration) Act* 1924 hereby makes the following Regulations, to come into operation forthwith.

Dated this 9th day of March, 1926.

The common seal of the Federal Capital Commission was hereto (L.S.) affixed in the presence of—

C. S. DALEY, Secretary, Federal Capital Commission.

### AMENDMENT OF LEASES REGULATIONS 1919.

1. Regulation 2 of the *Leases Regulations* 1919 is amended by omitting therefrom the words "The Ordinance means the *Leases Ordinance* 1918-1919" and inserting in lieu thereof the following definitions:—

"The Ordinance" means the *Leases Ordinance* 1918-1925.

"The Regulations" means the *Leases Regulations* 1919 as amended from time to time.

2. Regulations 4 and 6 of the Regulations are repealed.

3. Regulations 10 and 11 of the Regulations are repealed and the following Regulations are inserted in their stead:—

"10.—(1) Upon receipt of an application from any person for the grant of a lease or for the consent of the Commission to the assignment of a lease the Commission after making such inquiries as it deems advisable upon any one or more of the following matters:—

(a) the ability of the applicant or proposed assignee to carry out the conditions of the lease;

- (b) other lands (whether within or outside the Territory) owned, leased, or managed by the applicant or proposed assignee;
- (c) whether the applicant or proposed assignee resides or intends to reside in the Territory;
- (d) whether the applicant or proposed assignee is a returned soldier; and
- (e) any other matters which it thinks fit, shall determine whether the applicant or the proposed assignee as the case may be is eligible to become a lessee.

(2) A lease shall not be granted to any person unless the Commission previously determines that he is eligible to become a lessee.

11. The Commission may if it thinks fit, without inviting applications for a lease, grant a lease to any person who previously owned land in the Territory or who is or has been a lessee of land in the Territory.”

4. Regulation 13 of the Regulations is amended by omitting sub-regulations (3) and (4) thereof and by inserting the following sub-regulations in their stead:—

“(3) If in respect of the grant of a lease of a parcel of land for which applications in the form of tenders have been invited the highest amount of rental offered by any applicant whom the Commission determines is eligible to become a lessee is less than the reserve rental, the Commission may at any time thereafter, without inviting further applications, grant a lease of that parcel of land at the reserve rental.

“(4) ‘Reserve rental’ means the rental fixed by the Commission as the lowest rental at which the Commission is prepared to grant a lease of the land.”.

5. After regulation 15 of the Regulations the following Regulations are inserted:—

“15A. If an application for the grant of a lease of a parcel of land for which applications have been invited under the Regulations is not received from any person whom the Commission determines is eligible to become a lessee, the Commission may, without inviting further applications, at any time thereafter grant a lease of that parcel of land.

“15B. Notwithstanding anything contained in the Regulations, the Commission may, without inviting applications, grant a lease under the Ordinance to any person—

- (a) upon a weekly, fortnightly, monthly or quarterly tenancy; or
- (b) for a period not exceeding twelve calendar months; or
- (c) for a period not exceeding twelve calendar months and thereafter upon a weekly, fortnightly, monthly or quarterly tenancy.”.

6. After regulation 17 of the Regulations the following regulation is inserted:—

“17A.—(1) Consent to the assignment of a lease shall not be given unless the Commission previously determines that the proposed assignee is eligible to become a lessee.

(2) Subject to the last preceding sub-regulation the Commission may in any case under the last preceding regulation refuse consent or may grant consent unconditionally or subject to such conditions as the Commission determines.”.

7. Regulation 19 of the Regulations is repealed and the following regulation is inserted in its stead:—

“19. The Commission may at any time on failure by a lessee to fulfil all or any of the conditions of his lease or on contravention by the lessee of any provision of the Regulations, determine the lease.”.