

# AUSTRALIAN CAPITAL TERRITORY

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## Rates (Amendment) Ordinance 1986

No. 2 of 1986

I, THE GOVERNOR-GENERAL of the Commonwealth of Australia, acting with the advice of the Federal Executive Council, hereby make the following Ordinance under the *Seat of Government (Administration) Act 1910*.

Dated 13 March 1986.

N. M. STEPHEN  
Governor-General

By His Excellency's Command,

G. SCHOLES  
Minister of State for Territories

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An Ordinance to amend the *Rates Ordinance 1926*

### Short title

1. This Ordinance may be cited as the *Rates (Amendment) Ordinance 1986*.<sup>1</sup>

### Principal Ordinance

2. In this Ordinance, "Principal Ordinance" means the *Rates Ordinance 1926*.<sup>2</sup>

### Interpretation

3. Section 4 of the Principal Ordinance is amended by omitting "means every" from the definition of "parcel" in sub-section (1) and substituting "includes a".

**Unimproved value of land****4. Section 5 of the Principal Ordinance is amended—**

- (a) by omitting paragraph (1) (a) and substituting the following paragraph:

“(a) that the only improvements on or to the parcel of land were the improvements (if any) by way of clearing, filling, grading, draining, levelling or excavating—

- (i) where the Commonwealth had, before that parcel of land became rateable as a separate parcel, granted a development lease of land that included that parcel of land—made by the lessee under that lease or by the Commonwealth, or the cost of which was borne by the lessee or by the Commonwealth; or

- (ii) in any other case—made by the Commonwealth or the cost of which was borne by the Commonwealth;”  
and

- (b) by inserting in sub-section (3), before the definition of “the prescribed date”, the following definition:

“‘development lease’, in relation to land, means a lease for the development of the land by or at the expense of the lessee by way of all or any of the improvements referred to in paragraph (1) (a), to the extent necessary to make that land suitable for subdivision into parcels of land to be leased;”.

**5. After section 5 of the Principal Ordinance the following section is inserted:**

**Unimproved value of land developed by private sector**

“5A. For the purposes of a determination or redetermination of the unimproved value of a parcel of rateable land, (being a parcel of land on or to which an improvement of a kind referred to in paragraph 5 (1) (a) was made by a lessee referred to in sub-paragraph 5 (1) (a) (i)), that improvement shall, for the purposes of this Ordinance, be deemed to have been made only to the extent to which the Commonwealth normally makes improvements of the same kind on or to a comparable parcel of land.”.

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## NOTES

1. Notified in the *Commonwealth of Australia Gazette* on 21 March 1986.
2. No. 6, 1926 as amended by No. 5, 12 and 17, 1929; No. 5, 1930; No. 5, 1931; No. 4, 1933; Nos. 1 and 27, 1937; Nos. 25 and 35, 1938; No. 5, 1950; No. 21, 1959; No. 5, 1967; No. 47, 1970; No. 38, 1971; No. 29, 1974; No. 12, 1975; No. 69, 1976; Nos. 1, 21 and 44, 1977; No. 29, 1979; No. 35, 1981; Nos. 9 and 12, 1983; No. 27, 1984; No. 52, 1985.