

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ORDINANCE 1968

EXPLANATORY MEMORANDUM

No. 3 of 1968

The City Area Leases Ordinance 1936-1967 provides that land may be leased for purposes specified in the lease instrument. In some leases it is stipulated that the land may be used for the purposes of 'an industry', 'an industry or industries', 'light industrial and commercial businesses', or for conducting 'industries' in buildings erected on the land.

2. In the view of the fact that the meaning of the word 'industry' is imprecise and that a wide meaning could be attributed to it, it is probable that trading, including retailing, would be legitimate use of the land.
3. The emergence of major shopping centres in areas neither intended nor planned as such could well be detrimental to proper and orderly development. This is particularly important in Canberra, the national capital.
4. It is proposed to amend the City Area Leases Ordinance to provide that where, in the purpose clause of a lease granted under the Ordinance, the words 'an industry' or a similar expression is used, the retail sale of new clothing, foodstuffs and non-alcoholic beverages will be prohibited unless other words in the purpose clause permit such uses. The conducting of boarding houses, guest houses and other establishments offering accommodation for a fee will also be prohibited.
5. The present trading activities on the industrial leases are not affected by the amending Ordinance.

P.N.

.....

Minister's initials