

**AUSTRALIAN CAPITAL TERRITORY**

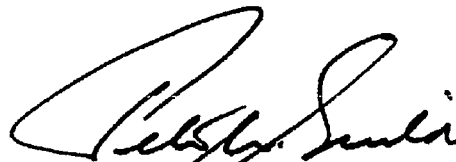
**CITY AREA LEASES ACT 1936**

**ORDER**

Under section 13(3) of the City Area Leases Act 1936, I DIRECT that the right to bid at the auction to be held in Johnson Auditorium, Pilgrim House, 69 Northbourne Avenue, Canberra at 10 am on Tuesday 14 May 1991 for the rights to the grant of a lease of Banks 2 Estate (comprising Blocks 10,11 and 12 Section 90 Banks) shall be restricted to persons who have:-

- (i) submitted an Application for the Right to bid at the Restricted Auction for those blocks to Ray L. Davis & Company Pty Limited 12 Moore Street Canberra City 2601 not later than 2 pm on 12 April 1991;
- (ii) executed the "Industrial Conduct Undertaking" in the form set out in the schedule hereto and submitted the said undertaking to Ray L. Davis & Company Pty Limited 12 Moore Street Canberra City 2601 not later than 2 pm on 12 April 1991;
- (iii) been accepted by the Territory as possessing the financial and managerial ability to undertake the successful development and operation of the blocks referred to above;
- (iv) been accepted by the Territory as possessing the experience and ability to undertake major land servicing works; and
- (v) not been advised by the Commonwealth of their inclusion in the "Special Notoriety" category under the Australian Government's guidelines for dealing with Firms that have Achieved Special Notoriety in Deals with the Australian Building Construction Employee's and Builders Labourers' Federation.

Date: *9th* day of April 1991



Peter Noble Guild,  
the person for the time  
being performing the duties  
of the office of  
Senior Executive Band 2,  
Position Number 5244.  
Delegate of the Chief  
Minister.

THIS IS THE SCHEDULE OF THE ORDER MADE BY ME UNDER SECTION 13(3)  
OF THE CITY AREA LEASES ACT 1936 ON THE 9th DAY OF April  
1991.

**INDUSTRIAL CONDUCT UNDERTAKING**

..... a company incorporated  
in ..... and having its registered office at  
..... hereby undertakes to the  
Commonwealth of Australia that it is the successful bidder  
for.....  
.....  
..... it will, while lessee of the City Area  
Lease for this Block, maintain and require any contractors and  
sub-contractors engaged in the undertaking of any works required  
to comply with the building and development covenant to be  
included in the City Area lease for the Block, to maintain a  
good industrial record and in particular undertake to:

- (a) adhere to relevant awards and formal industrial agreements;
- (b) adhere to the National Wage Case principles;
- (c) prohibit "all in" or cash-in-hand payments;
- (d) ensure good safety practices in accordance with relevant  
legislation, awards and the procedures contained in the  
Building Industry Agreement;
- (e) refuse claims for payment for lost time due to strike  
action; and
- (f) refuse to recognise, co-operate with a deal in any way with  
the Australian Building Construction Employees' and  
Builders Labourers' Federation (BLF) following its  
deregistration under the Builders Labourers Federation  
(Cancellation of Registration) Act 1986. This does not  
affect dealings with the BLF as registered or recognised  
under state legislation in the State of Queensland,  
Tasmania, South Australia and Western Australia, but  
applies to any dealings with the BLF elsewhere.

The Common Seal of .....  
.....  
was hereunto affixed pursuant to the Articles of Association of  
that Company.



.....  
Delegate's Initials