

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

INSTRUMENT OF APPROVAL UNDER SECTION 10

Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON APPROVE of HOSNY SAYED ("the Applicant") carrying on the profession trade occupation or calling of REFRIGERATION AND AIR CONDITIONING TECHNICIAN ("the business") on Block 42 Section 27 Division of EVATT known as 1 LOUAT PLACE EVATT ("the land") subject to the following conditions relating to the use of the land being observed by the Applicant in carrying on the business -

- 1 that this approval will remain valid only while the Applicant continues to be a bona fide resident of the land;
- 2 that the Applicant will ensure that the conduct of the business does not cause an annoyance a nuisance or danger and is not offensive to any tenants or occupiers of adjoining lands;
- 3 that the Applicant will not exhibit any notice, advertisement, sign or hoarding on the property. In accordance with the application lodged by the Applicant, a sign up to 500mm x 300mm in size indicating the name and occupation of the resident can only be exhibited on the dwelling house;
- 4 that the Applicant will conduct the business strictly in accordance with the application made by the Applicant under section 10 of the City Area Leases Act 1936 unless otherwise stipulated in this Instrument;
- 5 that no person other than the Applicant will conduct or in any way carry on the business on the land without the prior approval of the Minister;
- 6 that the Applicant will ensure that all residence and business related vehicles are parked within the confines of the land;
- 7 that the Applicant will not employ any assistants for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;

- 8 that only the approved area be used for the conduct of the business;
- 9 that the floor space occupied by the business be restricted to 40m<sup>2</sup>;
- 10 that no goods are displayed in a window, in an area forward of the front building line, or otherwise;
- 11 that all goods are to be contained within the building;
- 12 that the business will only be conducted on the land between the hours of 8.30 am and 5.00 pm Monday to Sunday;
- 13 that any business conducted at the premises be by appointment, and that such will be organised to ensure that there is 15 minutes between the end of one appointment and the start of the next;
- 14 that this approval will terminate on the THIRTIETH day of JUNE 1994 or on such earlier date as the Minister determines in accordance with condition 15;
- 15 upon any failure to comply with any or all of the foregoing conditions the Minister or his Delegate under the said Act may give written notice requiring the Applicant to show cause within a period of fourteen days why this approval should not be revoked. At the expiration of this period the Minister or his Delegate may revoke the approval.

Dated this 8<sup>th</sup> day of July 1993

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 Carl James Thompson, the person for the time being holding or performing the duties of the office of Administrative Service Officer Class 6 Position Number 786, Delegate of the Minister.