

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

SECTION 13(5)

NOTICE OF THE HOLDING OF AN AUCTION

Under section 13(5) of the City Area Leases Act 1936, I GIVE NOTICE that an auction at which rights to the grant of leases of Block 19 Section 489 Gordon, Block 1 Section 90 Banks, Block 2 Section 590 Chisholm & Block 1 Section 158 Phillip will be offered for sale to be held in Riley Hall, Pilgrim House, 69 Northbourne Avenue, Canberra at 10 am Tuesday on 24 April 1990.

A. Copies of:

- (i) plans showing the location of those parcels; and

- (ii) documents containing statements with respect to:
- (a) the distinguishing number allotted to each of those parcels;
 - (b) whether or not there are improvements on any of those parcels and, if so, a description of the improvements, the value of the improvements and whether or not the Territory on behalf of the Commonwealth is prepared to accept a mortgage securing the payment of an amount not exceeding the whole or a specified part of the improvements;
 - (c) the term to be included in each of those leases; and
 - (d) the provisions, covenants and conditions to be included in each of those leases.

are available from Ray.L.Davis & Company Pty Limited
12 Moore Street Canberra City 2601.

- B. An order under section 13(3) of that Act applies to those parcels. The order specifies that the right to bid at the auction is restricted to persons in the following class:

Those people 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

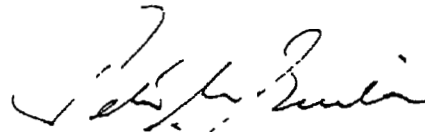
not later than 2 pm on 28 March 1990
- (ii) executed and submitted an "Industrial Conduct Undertaking" in the form set out in the Schedule to Ray .L. Davis & Company Pty Limited 12 Moore Street Canberra City 2601

not later than 2 pm on 28 March 1990
- (iii) been accepted by the Territory as possessing the financial and managerial ability to undertake the successful development and operations of any of the leases;
- (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, (BLF).

GOVERNMENT NOTICES Continued

- C. A declaration has been made under section 13 (13A) of that Act. It applies to those parcels. The successful bidder for the right to the grant of a lease of any of those parcels may, at the time of the auction, pay to the Territory, instead of an amount equal to the amount of his bid, an amount equal to a tenth of that amount and he shall pay to the Territory within 36 days after the date of auction an amount equal to the difference between the amount paid by him at the time of the auction and the amount of his bid.

Date: Nineth day of February 1990



Peter Noble Guild, the person for the time being performing the duties of the office of Senior Executive Level 3, Position Number 4294. Delegate of the Chief Minister.

THIS IS THE SCHEDULE TO THE NOTICE MADE BY ME UNDER SECTION
13(5) OF THE CITY AREA LEASES ACT 1936 ON NINETH DAY OF FEBRUARY
1990.

INDUSTRIAL CONDUCT UNDERTAKING

.....a company incorporated in
.....and having its registered office
at hereby undertakes to the
Commonwealth of Australia that if it is the successful bidder for
.....
..... it will, while lessee of the City Area Lease of
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 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 or deal in any way
with the Australian Building Construction Employee's 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 States 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.

.....
Delegates's Initials