

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

ORDER

Under section 13(3) of the City Area Leases Act 1936:

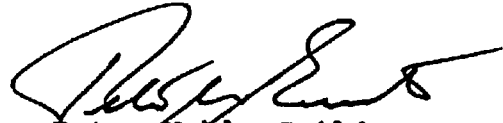
I DIRECT that the right to bid at the auction to be held in Johnson Auditorium, Pilgrim House, 69 Northbourne Avenue, Canberra at 10 am on Tuesday 14 May 1991 for the rights to the grant of leases of Gungahlin G1 Estate (comprising Blocks 1 and 2 Section 80 Palmerston), Gungahlin G2 Estate (Block 3 Section 80 Palmerston) and Gungahlin G3 Estate (comprising Blocks 4 and 5 Section 80 Palmerston) 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 any 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.

I FURTHER DIRECT that it shall be a condition for the grant of the right to bid at the abovementioned auction that upon a person becoming the successful bidder for any one of the Estates known as Gungahlin G1 Estate (comprising Blocks 1 and 2 Section 80 Palmerston), Gungahlin G2 Estate (Block 3 Section 80 Palmerston) or Gungahlin G3 Estate (comprising Blocks 4 and 5 Section 80 Palmerston) that person (or any person which in the reasonable opinion of the Minister is related to or connected with that successful bidder) shall no longer have any right to bid at the

abovementioned auction for the right to the grant of a lease of either of the remaining Estates.

Date: 24th 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 24th 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