

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 PIL SUNG LEW ("the Applicant") carrying on the profession trade occupation or calling of DISTRIBUTION OF TINNED DRIED AND FROZEN FOOD ("the business") on Block 8 Section 14 Division of HAWKER known as 61 AMBALINDUM STREET HAWKER ("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 erect or permit or suffer to be displayed or erected upon the land or any building thereon any advertising sign or hoarding whatever without the consent in writing of the Australian Capital Territory Planning Authority and the Building Controller;
- 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 assistant 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 no food preparation should be undertaken with the food items. This includes packaging foods from bulk supplies on the premises;
- 10 that all foods which need refrigeration or freezing need to be transported to the premises in a manner which keeps the foods below 4°C;
- 11 that the business only operate as an office and minor storage facility and that no clients be permitted to visit the residence;
- 12 that the business will only be conducted on the land between the hours of 10.00am to 8.00pm Monday to Saturday;
- 13 that this approval will terminate on the THIRTY FIRST day of JANUARY 1994 or on such earlier date as the Minister determines in accordance with condition 14;
- 14 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 15th day of January, 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.