



Information Memorandum

Proposed Lot 66
Part of Lot 2, 2 Midland Road,
Helena Valley



Seniors Own Real Estate
Suite 3, 19 Mumford Place, Balcatta

May 2018



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Appendices

Appendix 1 Certificate of Title

Appendix 2 Caveat K049282 Easement to Water Corporation see deposited plan 52691 – Registered 9/1/2007

Appendix 3 *K617549 Memorial contaminated sites act 2003 Registered 6/6/2008 – Please Note: Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.



1.0 Introduction

Helena Valley - Rare Opportunity

Potential Residential Aged Care Site

2 Level – 120 bed care facility

(subject to all required approvals)

The sale is by way of Offers to Purchase closing 4pm WST Friday 29th June 2018

Seniors Own Real Estate has been appointed as exclusive agents for the sale of Proposed Lot 66 Part of Lot 2 – 2 Midland Road Helena Valley.

Arguably the best potential development site in the area this offering represents a truly unique opportunity to develop a signature property.

The vacant property makes a compelling development proposition for serious Developers.

We trust you find our Information Memorandum, informative and well structured, however, should you require further information, an inspection or would like a personalised explanation of the property and its many positive attributes, then please do not hesitate to contact the Business Development Manager of Seniors Own Real Estate, Stephen Allen or Managing Director, Mike Graebner.

**Important note:
All inspections of the property should be arranged
through Stephen Allen on 0419 823 323**



2.0 Executive Summary

Property Address:	Proposed Lot 66 Part of Lot 2 – 2 Midland Road Helena Valley
Property Type:	Vacant Land
Interest:	Freehold
Site Area:	Significant land holding of 9746m ² (Approximately & subject to survey).
Local Authority:	Shire of Mundaring
Proposed Zoning:	Please refer to 3.5 Town Planning and Zoning (Page 6)
Method of Sale:	Offers to Purchase
Closing Date:	4pm WST Friday 29 th June 2018
Comments:	Strategically positioned nearby established housing.

Seller Representative:	Stephen Allen Business Development Manager Seniors Own Real Estate Suite 3, 19 Mumford Place Balcatta WA 6014 T: +61 (0)8 9243 1366 F: +61 (0) 89240 4288 M: +61 (0)419 823 323 E: Stephen@seniorsown.com.au	Mike Graebner Managing Director Seniors Own Real Estate Suite 3, 19 Mumford Place Balcatta WA 6014 T: +61 (0)8 9243 1366 F: +61 (0) 89240 4288 M :+61 (0)418 913 930 E: Mike@seniorsown.com.au
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3.0 Property Details

3.1 Title Details

The land is of freehold tenure described as:

Certificate of Title: Volume 1409 Folio 591, being Lot 2 on Diagram 3284

(Please Note: Only Proposed Lot 66 Part of Lot 2 – 2 Midland Road Helena Valley is for sale)

3.2 Encumbrances

Please refer to appendices

3.3 Location

The subject site is situated on Lot 2 Midland Road Helena Valley, approximately 19 kilometres from the Perth CBD.

Surrounding area has developed into a new modern suburb with a high standard of housing. The site offers easy access to Shopping centres and hospitals, nearby streets are Allamanda Gate, Melita Drive, Carabeen Avenue, Tuckeroo Parade and Parkview Gardens

3.4 Suburb Profile

2016 CENSUS SUMMARY	HELENA VALLEY
Population - Usually Resident	3,683
Median Age of Residents (Years)	40
Residents over 65	726
Percentage Change in last 12 Months	-4.3%
5 year Average Annual Growth Rate	0.0%

Source: REIWA

3.5 Town Planning and Zoning

- Light green area in the north-west section of the property (roughly a triangular shape) is zoned Rural Residential 4;
- Dark green area in the north-east section of the property (roughly a rectangular shape with an angular edge) is reserved Parks and Recreation under the Metropolitan Region Scheme (more information on the Metropolitan Region Scheme is provided here: <https://www.planning.wa.gov.au/1222.aspx>)
- The red and white striped area is zoned Development.

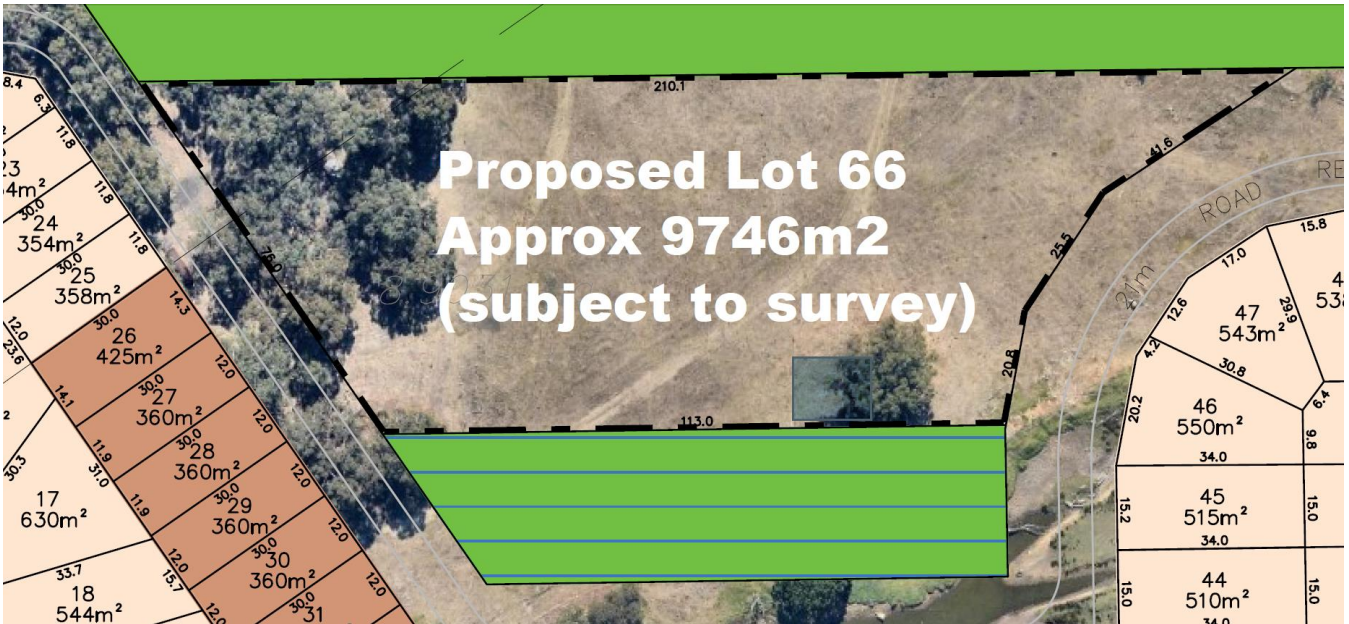


3.6 Site Description

Land Area:	9746 m ²
Services:	No services are currently connected.
Site Characterisation:	Gently undulating site.

3.7 Site Plan





3.8 Useful Links

Additional and pertinent information may be found at the following websites:

- Shire of Mundaring www.mundaring.wa.gov.au
- Department for Planning and Infrastructure www.dpi.wa.gov.au



4.0 Development Highlights

- Approximately 27 minutes, 19 km from Perth CBD.
- Approximately 5 minutes, 2.7km to Helena Valley Fresh Mini Market
- Approximately 9 minutes, 4.2 km to Midland Gate Shopping centre.
- Approximately 6 minutes, 3.3 km to Midland Public Hospital
- Approximately 8 minutes, 4.1km to St John of God Midland Public Hospital
- Established Housing in close proximity.
- Recreational parkland and Helena River nearby



LEGEND

Helena Valley Active Path	Proposed vegetation	Playground	Creek crossings
Secondary Path	Meadow parkland	Parkland	Informal/overflow parking
Tertiary Path	Turf	Picnic areas	Mountain bike pump track
	Watercourse	Picnic areas with lookout	Sports club rooms and grounds
		Exercise node	

KEY - refer to precedent images

HELENA VALLEY RECREATION PRECINCT VISIONING STUDY

FORESHORE VISION PLAN // PRECINCT CONCEPT
 DRAWING NO. 02 ISSUE: C SCALE 1:7500 at A3

Visioning Study

NOTE: This is a concept plan only, prepared by the Shire of Mundaring and is for information only.



AREAS	
SITE AREA	9961m ²
GROUND FLOOR	3685
FIRST FLOOR	3685
TOTAL AREA	7370m ²
BEDROOMS	
UND FLOOR	52
FLOOR	68
TOTAL BEDS	120

CAR PARKING	
STAFF BAYS	1 BAY PER STAFF MEMBER ON PREMISES AT ANY ONE TIME (COUNCIL REQ)
ALLIED HEALTH	5 BAYS PER PRACTITIONER (COUNCIL REQ)
VISITOR BAYS	10 BAYS
STAFF BAYS	28 BAYS (STAFF ON SITE)
ALLIED HEALTH	15 BAYS (3 PRACTITIONERS)
TOTAL BAYS REQ	53 BAYS
TOTAL BAYS	53 BAYS

PLEASE NOTE
 *THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF SALE OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 **THE DIMENSIONS OF THIS DRAWING ARE THE DIMENSIONS OF THE SITE AND HAVE NOT BEEN CHECKED FROM PLAIN DIMENSIONS.
 ***GENERAL INFORMATION SHOULD BE REFERRED TO THE ENCLOSURES PRIOR TO CONSTRUCTION.
 ****ONLY VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, CONSTRUCTION OR INSTALLATION OF ALL SERVICES, CONSULT WITH THE LOCAL COUNCIL AND OTHER AUTHORITY REGARDING ALL SERVICES.
 *****ALL CONSTRUCTION PLANS SHOULD BE REFERRED TO PRIOR TO DESIGN AND OTHER AUTHORITY REGARDING ALL SERVICES.
 *****ALL AREA ARE APPROXIMATES ONLY.
 *****DIMENSIONS ARE APPROXIMATES.

CONCEPT PLAN – RESIDENTIAL AGED CARE
 Prepared by Todd Patterson – KPA Architects to demonstrate a design option for the Site based on 120 beds.



5.0 Sale Process

Proposed Lot 66 Part of Lot 2 – 2 Midland Road Helena Valley is offered for sale as an individual parcel and is For Sale on the following basis:

Sale Process: Offers to Purchase.
Closing Date: 4pm WST Friday 29th June 2018
Offers Submitted to: Seniors Own Real Estate
 Suite 3, 19 Mumford Place
 Balcatta WA 6014

A proforma Offer to Purchase form is available from Seniors Own Real Estate upon request

5.1 Good and Services Tax

The Sellers are registered for GST and the buyers will be required to pay the sellers GST liability at settlement.



6.0 Disclaimer

Seniors Own Real Estate give notice that recipients acknowledge and agree for the benefit of the Seller and their agents Seniors Own Real Estate that each recipient acknowledges and accepts the following:

1. In making an offer, the Purchaser will rely entirely upon the Purchaser's own enquiries and inspection in relation to the applicable Property;
2. The particulars are indicative and a preliminary outline only for guidance and does not constitute an offer or contract;
3. All descriptions, dimensions, references to conditions and necessary permission for use and occupation, results of departmental enquiries and assumptions and other details are given in good faith and are believed to be correct, but these should not be relied upon as statements or representations of fact;
4. All sizes and dimensions are approximations only and may vary from actual sizes and should be verified by prospective buyers;
5. No person in the employment of Seniors Own Real Estate has the authority to make or give any representation or warranty whatsoever in relation to this property;
6. Seniors Own Real Estate hereby disclaim all responsibility for any harm, loss, cost or damage resulting from use of, or reliance upon, the whole or any part of information by any prospective purchaser, lender or any other person, if any part of that information is inaccurate or incomplete;
7. Does not rely on any information, representation, letter, document or arrangement (including, without limitation, the Information Memorandum) or other conduct as adding to or amending the applicable Contract of Sale and if the Purchasers offer is accepted, the applicable Contract of Sale will constitute the only agreement between the Seller and the Buyer;
8. The Seller and Agent are not liable to a Purchaser as a result of any information, statement, warranty, representation, letter document or arrangement (including, without limitation, the Information Memorandum) or any conduct provided, made or done by or on behalf of the Seller;
9. The Seller and Agent are not responsible for any cost or expense incurred by any Purchaser in preparing or lodging an offer or any investigation by the Purchaser in relation to a Property; and
10. By accepting receipt of this information package it is acknowledged by the recipient this document is confidential and shall only be utilised by the recipient for acquisition purposes and such information shall not be publicly disclosed or reproduced in any manner or be discussed with any third party, without the prior written consent of the Seller.



Appendix 1 Certificate of Title



REGISTER NUMBER 2/D3284	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 17/2/2017

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1409** FOLIO **591**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 2 ON DIAGRAM 3284

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN STEFANELLI OF 47 SWAN VIEW ROAD SWAN VIEW WA 6056
 IN 2/8 SHARE
 JOSEPH STEFANELLI OF 47 SWAN VIEW ROAD SWAN VIEW WA 6056
 IN 2/8 SHARE
 NICK DI CANDILO OF 524 GUILDFORD ROAD BAYSWATER WA 6053
 IN 2/8 SHARE
 SHANKLIN HOLDINGS PTY LTD OF 1/40 VICTORIA STREET MIDLAND WA 6056
 IN 1/8 SHARE
 TATTENHALL INVESTMENTS PTY LTD OF 1/40 VICTORIA STREET MIDLAND WA 6056
 IN 1/8 SHARE
 AS TENANTS IN COMMON

(T N554697) REGISTERED 15/2/2017

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. K049282 EASEMENT TO WATER CORPORATION - SEE DEPOSITED PLAN 52691 REGISTERED 9/1/2007.
2. *K617549 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 6/6/2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1409-591 (2/D3284)
 PREVIOUS TITLE: 524-11
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF MUNDARING

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 2/D3284

VOLUME/FOLIO: 1409-591

PAGE 2

NOTE 1: J933448 DEPOSITED PLAN (INTEREST ONLY) 52691 LODGED
NOTE 2: J914589 SECTION 138D TLA APPLIES TO CAVEAT F788267
NOTE 3: N823208 INTEREST ONLY DEPOSITED PLAN 411154 LODGED



Appendix 2 Caveat

INSTRUCTIONS

1. This form may be used only when a "Box Type" Form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult person. The address and occupation of the witness must be stated.

OFFICE USE ONLY

K 49282 E

09 Jan 2007 09:56:24 Perth



REG \$ 82.00

LODGED BY

ADDRESS Freehills
QV.1 Building
250 St Georges Terrace
PERTH WA 6000
FAX No. Tel: 9211 7777
REFERENCE No. Fax: 9211 7878
ISSUING BOX No. LTO Box 116D Perth

PREPARED BY

Freehills
 Barristers & Solicitors
ADDRESS 36th Floor, QV1 Building
 250 St Georges Terrace
 Perth WA 6000
 Ref: PMW:WATER:PARKVIEW:81120001
PHONE No. (08) 9211 7777
FAX No. (08) 9211 7878

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

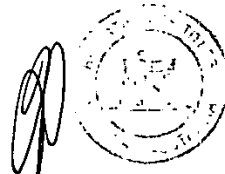
①

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	<u>1409/591</u>	Received Items
2.	<u>1409/592</u>	Nos. 2
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk <i>h</i>

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED



010750274

Signed by John Di Candilo in the presence of:

D. Wilson
Witness signs

J. Candilo
John Di Candilo -

Doneice Wilson
Name (print full name)

13 Desert ash Pl.
Address

Helena valley
Address (continued)

Admin
Occupation

Signed by Nick Di Candilo in the presence of:

N. Di Candilo
Witness signs *D. Wilson*

N. Di Candilo
Nick Di Candilo

Doneice Wilson
Name (print full name)

13 Desert ash Pl.
Address

Helena valley
Address (continued)

Admin
Occupation

Signed by **John Stefanelli** in the presence of:

John Stefanelli
Witness signs

John Stefanelli
John Stefanelli

Deneice Wilson
Name (print full name)

13 Desert ash Pl.
Address

Melona Valley
Address (continued)

Admin
Occupation

Signed by **Joseph Stefanelli** in the presence of:

D. Wilson
Witness signs

Joseph Stefanelli
Joseph Stefanelli

Deneice Wilson
Name (print full name)

13 Desert ash Pl
Address

Melona Valley
Address (continued)

Admin
Occupation

Executed as a deed:

BT Signed by Brian Lanyon Hancock
~~Josephus Johannes~~
~~Henricus Mensink~~ the *R/* Manager, *BT*
Corporate Real Estate of Water
Corporation (a Group E Attorney) and
by Phillip Robert Bland the Manager
Acquisitions of Water Corporation (a
Group F Attorney) as the attorneys for
Water Corporation who state that they have
no notice of revocation of the Power of
Attorney No J120221 dated 7
December 2004 under which they sign in
the presence of:

Witness

Anne O'Hern

Name (please print)

CF Water Corporation

Address

629 Newcastle St, Leederville

Address (continued)

Acquisitions Officer

Occupation

Witness

Anne O'Hern

Name (please print)

CF Water Corporation

Address

629 Newcastle St, Leederville

Address (continued)

Acquisitions Officer

Occupation

Attorney

BT Brian Lanyon Hancock
~~Josephus Johannes Henricus Mensink~~

Name (please print)

BT *A/* Manager, Corporate Real Estate of
Water Corporation

Designated Post

Attorney

Phillip Robert Bland

Name (please print)

Manager, Acquisitions
of Water Corporation

Designated Post

written consent of the Grantor and the Grantee and neither of those parties shall make application to any Court, the Commissioner of Titles, the Registrar of Titles or the Department of Land Information, Perth, Western Australia for the partial or whole modification, removal or extinguishment of any right granted to the Grantee under this deed except with such prior written consent of all parties.

Schedule

1. Land

- (a) Lot 2 on Diagram 3284 being the whole of the land comprised in Certificate of Title Volume 1409 Folio 591;
- (b) Lot 3 on Diagram 3958 being the whole of the land comprised in Certificate of Title Volume 1409 Folio 592.

2. Easement Land

That part of the Land comprised in Deposited Plan Number 52691.

3. Monetary or other Consideration

Nil

4. Encumbrances

Nil

- (2) caused by, or arising from, or incidental to, any damage to a Pipeline or a Fitting referred to in sub-paragraph (1).

3 Grantee's Covenants

By this deed the Grantee covenants with the Grantor and its successors in title, the registered proprietor or proprietors for the time being of the Land, to:

- (a) complete any work from time to time commenced on the Easement Land (**Grantee's work**) with all convenient speed;
- (b) fill in, consolidate and level off any holes or trenches made or caused by the Grantee's work on the Easement Land;
- (c) reinstate and make good the surface of the Easement Land following completion of the Grantee's work;
- (d) carry away all earth and rubbish occasioned by the Grantee's work;
- (e) whilst the soil or surface of the Easement Land is opened and during the progress of any construction, alteration, repair or maintenance work to a Pipeline or a Fitting on the Easement Land, to affix adequate warning signs or notices and ensure that the Easement Land is properly fenced off or guarded in order to eliminate, so far as is reasonably possible, the risk of injury or damage to persons and animals from that construction, alteration, repair or maintenance work; and
- (f) indemnify the Grantor and its successors in title against any loss, damage or liability suffered by any person other than the Grantee as a result of the negligence of the Grantee in relation to the exercise of its rights under this deed.

4 Registration

4.1 Registration

As soon as practicable after execution this deed will be registered at the Department of Land Information, Perth, Western Australia.

4.2 Further Assurance

Each party will do all things and execute all further documents, necessary to enable registration of this deed at the Department of Land Information, Perth, Western Australia and to give full effect to this deed.

5 General

5.1 Modification of rights

The rights granted to the Grantee under this deed will not be modified, surrendered, released or abandoned either wholly or partially except with the prior

- (2) any apparatus (**Fitting**) connected with, and requisite to secure the safe and proper working of, a Pipeline and for all or any of those purposes to:
- (A) make surveys and take levels of the Easement Land as it thinks fit;
 - (B) construct, extend, maintain, alter and improve a Pipeline or a Fitting or any one or more of them through, under or upon the Easement Land;
 - (C) open and break up the soil of the Easement Land and excavate and sink trenches for the purpose of constructing, extending, maintaining, altering or improving a Pipeline or a Fitting or any one or more of them;
 - (D) open, cleanse and repair a Pipeline or a Fitting or any one or more of them; or
 - (E) alter the position or construction of any Pipeline or Fitting within the Easement Land; and
- (b) from time to time and at all times after the date of execution of this deed to use a Pipeline for the passage of waste water.

2 Grantor's Covenants

By this deed the Grantor, for itself and its successors in title, the registered proprietor or proprietors for the time being of the Land, covenants with the Grantee:

- (a) not without the prior written consent of the Grantee on each occasion to:
 - (1) construct, make or erect or cause, permit or suffer to be constructed, made or erected any building or improvement or part of a building or improvement under, upon or over the Easement Land;
 - (2) plant, or cause, permit or suffer to be planted, any trees or shrubs on the Easement Land; or
 - (3) place, or cause, permit or suffer to be placed or to remain, on the Easement Land or any part of the Easement Land any thing or any part of a thing which does, or is likely to, prevent or hinder the Grantee in the exercise of its rights and privileges under this deed;
- (b) to indemnify, and keep indemnified, the Grantee from and against all damage:
 - (1) caused to a Pipeline or a Fitting or any one or more of them by, or arising out of, or incidental to, the construction, making or erection of any building or improvement constructed, made or erected on the Land by the Grantor or any employee, agent or contractor of the Grantor, or any other person for whom the Grantor is responsible or who is on the Land with the express or implied consent of the Grantor;

This Deed of Easement

is made on 22-12-2006 between the following parties:

1. **Water Corporation**
a statutory body corporate established under the provisions of the Water Corporation Act 1995
of 629 Newcastle Street, Leederville, Western Australia
(Grantee)
2. **John Stefanelli and Joseph Stefanelli**
both of 47 Swan View Road, Greenmount, Western Australia
and
John Di Candilo and Nick Di Candilo
both of 524 Guildford Road, Bayswater, Western Australia
(Grantor)

Recitals

- A. The Grantor is registered as the proprietor of an estate in fee simple in the land (**Land**) described in Item 1 of the Schedule (**Schedule**).
- B. The Grantor has agreed to grant the Grantee an easement under section 195 of the Land Administration Act 1997 (WA) as amended (**Empowering Legislation**) in respect of that part of the Land described in Item 2 of the Schedule (**Easement Land**) for all or any one or more of the purposes contained in this deed.

This deed witnesses

and the parties agree as follows:

1 Grant of easement

In consideration of the premises and for the consideration (if any) described in Item 3 of the Schedule, by this deed the Grantor, being registered as the proprietor of an estate in fee simple in the Land subject to the encumbrances (if any) described in Item 4 of the Schedule, for itself and its successors in title, the registered proprietor or proprietors for the time being of the Land, transfers and grants to the Grantee under, and in accordance with, the Empowering Legislation full and free right and liberty to and for the Grantee:

- (a) by its workmen, officers, servants, agents, contractors and others acting under the authority of the Grantee, with or without carriages or vehicles or motor or other mechanised vehicles laden or unladen, from time to time and at all times after the date of execution of this deed, to enter upon the Easement Land or any part of the Easement Land for all or any of the purposes of constructing, extending, maintaining, altering or improving:
 - (1) the existing pipeline or any other pipelines (each a **Pipeline**) for the carriage of waste water through, under or upon the Easement Land; and



Department of Treasury and Finance
Office of State Revenue
Government of Western Australia



Certificate of Stamp Duty

Deed - Easement (DLI)

Stamp Duty - Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1010183008	Certificate Issue Date:	22-12-2006
Document Reference:	5280-10-1	Client Reference:	91361846
Instrument Date:	22-12-2006		
Original Stamp Duty:	\$20.00		
Penalty Tax:	\$0.00		

Land:	Lot 2, Diagram 3284	Volume/Folio:	1409/591
	Lot 3, Diagram 3958		1409/592

Party names:

WATER CORPORATION
STEFANELLI, JOHN
STEFANELLI, JOSEPH
DI CANDILO, JOHN
DI CANDILO, NICK

Related Certificate Summary

FORM B2

Form Approval No: B1134

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

BLANK INSTRUMENT FORM

Deed of Easement

(Note 1)

Large empty rectangular box for the instrument content.



Appendix 3 Memorial

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initiated by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future notices can be sent.
3. **INFORMATION CONCERNING SITE CLASSIFICATION**
Include information concerning site classification as either: contaminated - restricted use, contamination - remediation required, remediated for restricted use or possibly contaminated - investigation required.
4. **CHIEF EXECUTIVE OFFICER'S ATTESTATION**
This document must be signed by or on behalf of the Chief Executive Officer, Department of Environment and Conservation under Section 91 of Contaminated Sites Act 2003. An Adult Person should witness this signature. The address and occupation of the witness must be stated.

EXAMINED

K617549 ML

06 Jun 2008 10:25:26 Perth



REG S 85.00

**MEMORIAL
CONTAMINATED SITES ACT 2003**

LODGED BY
Department of Environment and Conservation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6842

PHONE No. 1300 762 982

FAX No. (08) 6467 5532

REFERENCE No. 6215

ISSUING BOX No. 888V

PREPARED BY
Contaminated Sites Section
Department of Environment and Conservation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6842

PHONE No. 1300 762 982 FAX No. (08) 6467 5532

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items Nos.
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



APPROVAL NUMBER

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Client ID 556

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

MEMORIAL

CONTAMINATED SITES ACT 2003

SECTION 58(1) (a) (i) (I) (II) (III) (IV)

205

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 2 ON DIAGRAM 3284	Whole	1409	591
LOT 3 ON DIAGRAM 3958	Whole	1409	592
LOT 6 ON DIAGRAM 3259	Whole	1409	593

REGISTERED PROPRIETOR (Note 2)

JOHN STEFANELLI
 JOSEPH STEFANELLI
 BOTH OF 47 SWAN VIEW ROAD, GREENMOUNT
 JOHN DI CANDILO
 NICK DI CANDILO
 BOTH OF 524 GUILDFORD ROAD, BAYSWATER
 AS TENANTS IN COMMON IN EQUAL SHARES

INFORMATION CONCERNING SITE CLASSIFICATION (Note 3)

Under the Contaminated Sites Act 2003, this Site has been classified as "Possibly contaminated - investigation required". For further information on the contamination status of this Site, please contact the Contaminated Sites section of the Department of Environment & Conservation.

Dated this Fourth day of June Year 2008

CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)



Andrew Miller, A/SECTION MANAGER

DELEGATE OF THE CHIEF EXECUTIVE OFFICER
 DEPARTMENT OF ENVIRONMENT AND CONSERVATION
 UNDER SECTION 91 OF THE
 CONTAMINATED SITES ACT 2003



SIGNATURE OF WITNESS

FULL NAME: Christopher Chau
 ADDRESS: 168 St Georges Tce PERTH WA 6000
 OCCUPATION: Data Management Officer