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APPROVAL NO: 499

2000014

AUSTRALIAN CAPITAL TERRITORY
APPLICATION FORM
LAND TITLES ACT 1925



Document Code

THIS FORM MAY BE USED FOR MISCELLANEOUS APPLICATIONS FOR WHICH NO FORM IS PRESCRIBED BY THE LAND TITLES ACT 1925 (EG APPLICATIONS TO CHANGE NAME OF PROPRIETOR, TO CORRECT THE REGISTER, ETC.)

1. LAND

DISTRICT/DIVISION	SECTION	BLOCK	UNIT	VOL/FOL	INSTRUMENT NO.
Not Applicable				:	

2. TITLE OF APPLICATION

FOR REGISTRATION OF A MEMORANDUM OF PROVISIONS (NO. 2,000,014 PURSUANT TO SECTION 103A OF THE LAND TITLES ACT 1925

3. NATURE OF APPLICATION (IF INSUFFICIENT SPACE PLEASE ATTACH ANNEXURE)

I, **Deborah Willenbrecht** being a delegate of the Planning and Land Authority ("the Authority") in exercising its functions, APPLY to you to register the attached Memorandum of Provisions. I certify that this memorandum comprising five (5) pages is lodged on behalf of the Authority and contains provisions that are to be incorporated by reference in such Crown Leases as refer to this memorandum.

A Memorandum of Provisions is submitted herewith in accordance with section 103A of the Land Titles Act 1925.

4. DATE

24 September 2003

5. EXECUTION

SIGNED IN MY PRESENCE BY THE APPLICANT.

Deborah Willenbrecht

a delegate of the Planning and Land Authority
in exercising its functions

SIGNATURE OF APPLICANT.

RICHARD DAVID BALE

COMMISSIONER FOR DECLARATIONS

SIGNATURE OF WITNESS.

INSTRUCTIONS FOR COMPLETION

- * The information collected by this form is authorised by the *Land Titles Act 1925*, will be used for the purposes of that Act and will be available for search pursuant to sections 65 and 66 of that Act. It will also be made available to government agencies for statistical and administrative purposes and to non-government persons and organisations concerned with land. A fee may apply to any or all of the above.
- * Delete where inapplicable.
- * This document should clearly indicate the identifiers of all land affected.
- * Complete or rule up all boxes.
- * Execution of document by-
 - Natural Person- Should be witnessed by an adult person who is not a party to the document.
 - Attorney- If this document is executed by an attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority eg "AB by his/her attorney XY pursuant to Power of Attorney A.C.T. registered no ... of which he/she has no notice of revocation".
 - Corporation- S. 127 of the Corporations Law provides that a company may validly execute a document with or without using a common seal if the document is signed by
 - a) two directors of the company;
 - b) a director and a secretary of the company; or
 - c) where the company is a proprietary company and has a sole director who is also the sole company secretary, that director.
- * Alterations should not be made by erasure but by scoring through with a pen and the words substituted written above them verified by initials in the margin.
- * Typewriting and handwriting should be clear, legible and in permanent black ink.

OFFICE USE ONLY

DOCUMENTS LODGED HERewith:

CERTIFICATE OF TITLE	CERTIFICATES	OTHER
		<i>am</i>

CERTIFICATE OF REGISTRATION:

EXAMINED:	
VOLUME:FOLIO:	
REGISTERED:	<i>M</i>

DATE:	21 NOV 2003
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**AUSTRALIAN CAPITAL TERRITORY
LAND TITLES ACT 1925
Section 103A**

Memorandum Of Provisions

Memorandum of Provisions No.2,000,014

1. INTERPRETATION

IN THIS LEASE, unless the contrary intention appears, the following terms mean:

- 1.1 'Act' - the Land (Planning and Environment) Act 1991;
- 1.2 'Authority' – the Planning and Land Authority established by section 7 of the Planning and Land Act 2002;
- 1.3 'Building' - any building, structure or improvement on or under the Land;
- 1.4 'Commencement Date' - the Commencement Date specified in item 4;
- 1.5 'Commonwealth' – the Commonwealth of Australia;
- 1.6 ' Dwelling' - means a building or part of a building used as a self contained residence which must include:
- food preparation facilities;
 - a bath or shower; and
 - a closet pan and wash basin.

It includes outbuildings and works normal to a dwelling;

- 1.7 'Grant Date' – the Grant Date specified in item 4;
- 1.8 'Land' - the Land specified in item 1;
- 1.9 'Lease' - the Crown lease incorporating these provisions;
- 1.10 'Lessee' includes -
- (a) where the Lessee is or includes a person, the executors, administrators and assigns of that person; and
 - (b) where the Lessee is or includes a corporation, the successors and assigns of that corporation;

- 1.11 'Outbuilding' - a shed, garage or similar structure which is ancillary to the permitted use of the land;
- 1.12 'Premises' - the Land and any Building at any time on the Land;
- 1.13 'Purpose' - the Purpose specified in item 5;
- 1.14 'Territory' -
- (a) when used in a geographical sense, the Australian Capital Territory; and
 - (b) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- 1.15 Where the Lessee comprises two or more persons or corporations, an agreement by the Lessee binds them jointly and individually;
- 1.16 The singular includes the plural and vice versa;
- 1.17 A reference to one gender includes the other genders;
- 1.18 A reference to any legislation or to any provision of any legislation includes any amendment to it, any legislative provision substituted for it, and all regulations and statutory instruments issued under it;
- 1.19 A reference to an item is a reference to the corresponding item in the Lease.

2. LESSEE'S OBLIGATIONS

The Lessee must:

RENT

- 2.1 pay to the Authority the rent of 5 cents per annum if and when demanded;

BUILDING SUBJECT TO APPROVAL

- 2.2 not, without the prior written approval of the Authority, except where exempt by law, construct any Building, or make any structural alterations in or to any Building;

COMMENCE CONSTRUCTION

- 2.3 within twelve (12) months from the Grant Date or within such further time as may be approved in writing by the Authority, commence construction of one Dwelling on the Land as approved by the Authority at a cost of not less than sixty thousand dollars (\$60,000);

COMPLETE CONSTRUCTION

- 2.4 within twenty-four (24) months from the Grant Date or within such further time as may be approved in writing by the Authority, complete construction of the Dwelling as approved by the Authority;

COMPLETE FACILITIES

- 2.5 within twenty-four (24) months from the Grant Date or within such further time as may be approved in writing by the Authority, provide facilities on the Land to enable electrical and telephone cables to be installed to a standard acceptable to the Authority;

PURPOSE

- 2.6 use the Land for the Purpose;

PRESERVATION OF TREES

- 2.7 during the period allowed for construction of the Dwellings, not damage or remove trees identified in a development approval for retention, without the prior written approval of the Territory;

REPAIR AND MAINTAIN

- 2.8 repair and maintain the Premises to the satisfaction of the Authority;

RIGHT OF INSPECTION

- 2.9 subject to the Act, permit anyone authorised by the Authority to enter and inspect the Premises at all reasonable times and in any reasonable manner;

RATES AND CHARGES

- 2.10 pay all rates, taxes, charges and other statutory outgoings, which become payable on or in respect of the Land, as they fall due;

CLEAN AND TIDY

- 2.11 at all times, keep the Premises clean, tidy and free from rubbish and other unsightly or offensive matter PROVIDED ALWAYS THAT should the Lessee fail to do so the Authority may, at the cost of the Lessee, cause any matter or thing to be removed from the Premises and restore the Premises to a clean and tidy condition.

3. MUTUAL OBLIGATIONS

The parties agree that:

OWNERSHIP OF MINERALS

- 3.1 all minerals on or in the Land are reserved to the Territory;

FAILURE TO REPAIR AND MAINTAIN

- 3.2 if the Lessee fails to repair and maintain the Premises in accordance with subclause 2.8, the Authority may, by written notice to the Lessee, require the Lessee to carry out the repairs and maintenance within a specified period of not less than one month;

- 3.3 if the Authority believes that any Building is beyond repair, the Authority may, by written notice to the Lessee, require the Lessee to:

- (a) remove the Building; and
- (b) construct a new Building to a standard acceptable to the Authority according to approved plans;

within a specified period of not less than one month;

- 3.4 if the Lessee fails to comply with a notice given under subclause 3.2 or 3.3, the Authority may enter the Premises, with anyone else and with any necessary equipment, and carry out the work which the Lessee should have carried out. The Lessee must pay to the Authority, on demand, the costs and expenses of that work;

TERMINATION

- 3.5 if:
- (a) the Lessee at any time does not use the Land for a period of one year for the Purpose; or
 - (b) the Lessee fails to do any of the things which the Lessee has agreed to do in this Lease and that failure continues for three months (or such longer period as may be specified by the Authority) after the date of service on the Lessee of a written notice from the Authority specifying the nature of the failure;

THEN the Authority on behalf of the Commonwealth may terminate the Lease by giving a written notice of termination to the Lessee. That termination will not adversely affect any other right or remedy which the Authority or the Commonwealth may have against the Lessee for the Lessee's failure;

- 3.6 the power of the Authority on behalf of the Commonwealth to terminate the Lease under subclause 3.5 shall not be affected by:
- (a) the acceptance of rent or other money by the Authority during or after the notice has been given; or

- (b) any delay in exercising any right, power or remedy under the Lease;

FURTHER LEASE

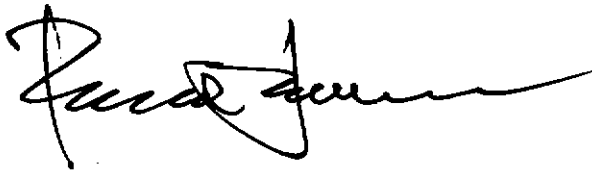
- 3.7 the Lessee will be entitled to a further Lease of the Land on such terms as the Act provides;

NOTICES

- 3.8 any written communication to the Lessee is given if signed on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the Land or at the last-known address of the Lessee or affixed in a conspicuous position on the Premises;

EXERCISE OF POWERS

- 3.9 Any and every right, power and or remedy conferred on the Commonwealth or Territory hereunder or implied by law may be exercised on behalf of the Commonwealth or the Territory or as the case may be by –
- (i) the Authority;
 - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or
 - (iii) the authority or person to whom the Authority has delegated all its powers or functions under the Planning and Land Act 2002 or any Statute Ordinance or Regulation substituted therefore.



Signed by **RICHARD JOHNSTON**)
a delegate authorised to execute this)
Memorandum of Provisions on behalf)
of the Commonwealth)