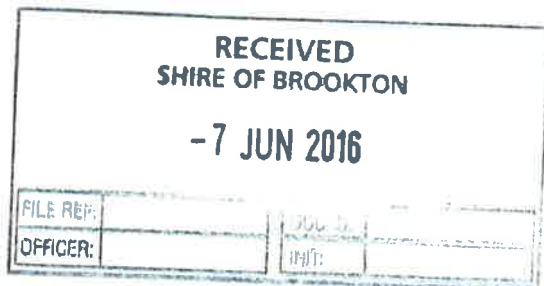


DESKTOP VALUATION

PROPOSED BUCKINGHAM ROAD DEDICATION - SHIRE OF BROOKTON



PREPARED BY
Russell Dodd
District Valuer
Rural Section
Property Valuation Services

PREPARED FOR
Shire of Brookton
14 White Street
Brookton
WA 6306



Your Ref: 1684
Our Ref: F4584-2010 J185806 RD
Enquiries: Russell Dodd Ph: 9273 9462
E-mail: russell.dodd@landgate.wa.gov.au

COUNTRY RURAL – PROPERTY & VALUATIONS

The Shire Planner
Shire of Brookton
PO Box 42
BROOKTON WA 6306

FOR THE ATTENTION OF: STEFAN de BEER

DESKTOP VALUATION – PROPOSED BUCKINGHAM ROAD DEDICATION TAKINGS AS PER DEDICATION & CLOSURE MAP SUPPLIED BEING:

- 1- PARCEL 1 – 0.0774HA TO BE TAKEN FROM EXISTING LOT 7148 ON DEPOSITED PLAN 118603 CT VOLUME 2788 FOLIO 942 – TO BECOME LOT 450.
- 2- PARCEL 2 – 0.2137HA TO BE TAKEN FROM EXISTING LOT 505 ON DEPOSITED PLAN 47772 CT VOLUME 2617 FOLIO 612 – TO BECOME LOT 470.
- 3- PARCEL 3 – 0.2790HA TO BE AMALGAMATED INTO EXISTING LOT 505 ON DEPOSITED PLAN 47772 CT VOLUME 2617 FOLIO 612 – TO BECOME LOT 470.

SHIRE OF BROOKTON

I refer to your written instruction dated 1 April 2016 requesting valuation advice for the 2 parcels proposed to be formally dedicated into Buckingham Road.

This land is not the subject of compulsory acquisition.

The land has not been inspected in accordance with the request for 'valuation advice' for negotiation purposes.

The date of valuation is current being May 2016.

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

- This valuation has been requested as a guide for the purpose of negotiated acquisition of the subject land. Having said this - a 'Heads of Compensation' approach has been addressed – historic aerial imagery dated February 1995 indicates this situation dates back prior to this.
- Please note that I have not inspected this land for the purposes of this valuation. This assessment has been conducted based on office records and information obtained from the client, without an on-site inspection of the property. Whilst every effort has been made to ensure the accuracy of this information, an on-site inspection would be

Western Australian Land Information Authority ABN 86 574 793 858
1 Midland Square, Midland Western Australia 6056
Postal Address: PO Box 2222, Midland Western Australia 6936
Tel (08) 9273 7373 TTY (08) 9273 7571 Email: vs@landgate.wa.gov.au
Web: www.landgate.wa.gov.au

required in order to verify details such as the property description, condition, access and services. Where this assessment is to be relied upon, an on-site inspection is recommended.

- No allowance has been made for solatium
- No allowance has been made for interest.
- There is a limited but sustainable rural small holding market in the Brookton area, which whilst primarily focused in the western and central portion of the Shire.
- It is assumed that the Shire of Brookton or responsible agency will make arrangements for reinstatement of any fencing, water and improvements affected by the acquisition of the land.
- Land areas to be taken for parcels 1, 2 & 3 have been taken off aerial digitized sketch you supplied.
- Your request was for valuation advice concerning parcels 1 & 2. We also included some advice concerning parcel 3 as we understand this portion of closed road may form part of your negotiations in the form of a land swap with the owners of Lot 505.

ENVIRONMENTAL AND CONTAMINATION ISSUES

By the Commencement of the Contaminated Sites Act 2003, a Public Register is now kept in Western Australia of land that has been classified as being either "contaminated – remediation required"; "contaminated – restricted use" or "remediated for restricted use". In arriving at any assessment of the value of land, a basic search of that register has been undertaken which discloses that the land is not classified. We do not accept any responsibility or liability whatsoever for the accuracy of the information contained in the search of the Contaminated Sites Register. In addition to searching the Register we have undertaken general enquiries on the previous use of the land and have relied on the accuracy of the information provided by you to us for this purpose.

We do not accept any responsibility or liability for any loss or damage or for consequential loss or damage of any kind arising from our negligence or otherwise to you or any person in relation to the valuation of the land. This includes any loss or damage arising from our failure or omission to consider any factors which would affect the value of the land including but not limited to any possible environmental site contamination or any failure to comply with environmental contamination.

HERITAGE AND NATIVE TITLE ISSUES

The valuation has been undertaken based on an unencumbered fee simple title and any allowance for possible heritage restrictions on the existing structures or the land itself and native title claim over the land has not been considered.

VALUATION PRINCIPLES

The principle of compensation is to ensure that the dispossessed owner will, so far as money can do so, be placed in the same position in which he would have been, had his land not been taken.

The text book "Land Acquisition" – Brown, page 262 states;

In determining the compensation to be paid where part of a parcel of land is acquired the

courts adopt what is known as the “before and after” test. The land is valued before the taking and the remaining land is valued after the taking. The difference is the sum of compensation due to the owner.

The text book “The Law Affecting the Valuation of Land in Australia” – Alan Hyam, page 63 states;

In Kerswell v Commissioner for Main Roads (Court of Appeal, 13 July 1978, unreported) – If the whole parcel is valued at the time of resumption and then the residue is valued, the difference is the ascertained amount of compensation and severance damage and enhancement of the value of the residue are comprehended without any necessity for specification.

And the text “Principles and Practice of Valuation” – JFN Murray, page 422 states;

Before and After ValuationThis method is unsuitable where the compensation is small as compared with the value of the affected property because a slight error in either valuation might affect the compensation to a considerable degree. It would not be used, for example, to assess compensation for the taking of a strip 20 links wide for the widening of a country road. A simple assessment based on the value per acre of the type of land taken, would be sufficient, in such a case, unless there were special circumstances.

ISSUES RAISED BY LAND OWNERS

The owners have not been contacted.

SERVICES

Western Power

The sketch below shows the local scheme network. Both subject lots are serviced by single phase overhead power.



VALUATION AND SALES EVIDENCE

Sales Evidence

The sales evidence used in the determination of this valuation is attached to this report. Whilst a rural smallholding market is active in this locality especially bearing in mind the proximity to Perth, we note the market is currently in a slightly depressed state and there is limited current and directly comparable evidence available.

In order to ascertain land values the sales evidence has focussed on sales with limited improvements to better ascertain land values.

Six sales have been considered. Slightly more reliance has been placed on Sales 1, 2 & 5 with adjustments made for size, location and date. Sales 3 and 4 relate to slightly larger smallholdings reflecting inferior rates per hectare based but used to set base values. Sale 6 has not settled and is located in Pingelly has been included to highlight the fact that the rural small holding market is variable at the present moment and also slightly depressed.

Adopted Value

The following rates per hectare have been adopted for the following property sizes in relation to this report:

Lot 7148 (450) (40.4686 hectares) - \$ 6,000 / hectare.

Lot 505 (470) (45.8313 hectares) - \$ 5,800 / hectare.

The calculation of the valuation is shown on the attached compensation valuation worksheets.

SUMMARY OF DESKTOP VALUATION

1- PARCEL 1 – 0.0774HA TO BE TAKEN FROM EXISTING LOT 7148 ON DEPOSITED PLAN 118603 CT VOLUME 2788 FOLIO 942 TO BECOME LOT 450

Total Area required 0.0774 hectares taken.

Total Valuation \$500.00

2- PARCEL 2 – 0.2137HA TO BE TAKEN FROM EXISTING LOT 505 ON DEPOSITED PLAN 47772 CT VOLUME 2617 FOLIO 612 TO BECOME LOT 470

Total Area required 0.2137 hectares taken.

Total Valuation \$1,300.00

3- PARCEL 3 – 0.2790HA TO BE AMALGAMATED INTO EXISTING LOT 505 ON DEPOSITED PLAN 47772 CT VOLUME 2617 FOLIO 612 TO BECOME LOT 470

Total Area 0.2790 hectares to be amalgamated.

Total Valuation \$1,300.00

Please refer to valuation reports for more detailed information.

ATTACHMENTS

The following documents are attached to this report and support the determination of value.

- o Valuation Instructions.
- o Respective valuation for each portion of the land taken.
- o Schedule of Sales.

- Certificates of Title.

CONCLUSION

This valuation has been based on a GST exclusive basis. The sales evidence used is GST exempt. Should GST be payable due to the change in land use, then the purchasers would normally agree to pay this as part of a condition of sale.

In view of the fact that this regularization encompasses comparatively small areas of land in both cases, we would consider it reasonable if any negotiated settlement incorporated provision to include an additional sum extending up to possibly **\$1,500 (One thousand, five hundred dollars)** for each landowner. In a compulsory taking scenario one of the valuation facets requiring to be addressed is the issue of consequential loss. Any additional amount within this ceiling, we would deem to be reasonable without requiring substantiation to address the land owners miscellaneous outlays in the form of time whilst addressing site and other meetings relating to this issue, securing basic professional advice and direct out of pocket expenses e.g. mileage, postal etc. during this regularization process

An invoice is enclosed for this service.

The content of this report/advice is meant only for the party to which it is addressed and may contain private information or information that is confidential and commercial in confidence.

Written permission of the Valuer-General is required before you copy, utilise or provide the information or any part of the content to third parties including for any secondary purposes. Information provided in confidence by owners or their agents to the Valuer-General may require their permission for any additional purposes.

You are advised that neither the Valuer-General nor Landgate guarantee that permission will be granted for copying or use of any information for secondary purposes.

We trust the above meets with your requirements but should you have any queries, please do not hesitate to contact the undersigned direct on 9273 9462.

Yours sincerely



Russell Dodd | District Valuer
AAPI / CERTIFIED PRACTISING VALUER
Property and Valuation Services
Landgate

30 May 2016

APPENDICES

APPENDIX 1	Valuation Instructions
APPENDIX 2	Compensation Valuation Advice Sheets
APPENDIX 3	Sales Evidence
APPENDIX 4	Certificates of Title
APPENDIX 5	Sales Location Map

VALUATION INSTRUCTIONS

APPENDIX 1

4534-2010

OUR REF 1684
ENQUIRIES/CONTACT STEFAN DE BEER
9642 1106
planner@brookton.wa.gov.au

The Valuer General Office
PO Box 2222
MIDLAND, WA
6936

Dear Sir/Madam,



Shire of
Brookton

ABN 74 164 408 055

14 White Street Brookton
Western Australia 6306

Phone: (08) 9642 1106

Facsimile: (08) 9642 1173

Email: mail@brookton.wa.gov.au

VALUE OF LAND - PROPOSED ROAD DEDICATION - SHIRE OF BROOKTON

The Shire of Brookton intends to dedicate portions of land as a road as represented in the map attached hereto. The purpose is to formalize an existing road which presently traverses privately owned land. To assist the Shire in its decision making your advice is sought on the value of the subject land, as indicated on the attached sketch plan as no 1 and no 2, the details being as follows:

No 1: A portion of 450 (lot 7148) Buckingham Road, Jelcobine Brookton, in extent approx. 774 m²; and

No 2: A portion of 470 (lot 505) Buckingham Road, Jelcobine, Brookton, in extent approx. 2,137 m².

Should you have any enquiries relating to this planning approval, please contact the undersigned on 9642 1106 or planner@brookton.wa.gov.au.

Yours sincerely


Stefan de Beer
Shire Planner
1 April 2016

7148P118603
URN 1805773

505P47772
URN 1544118

*"A leading community with a strong local government, vibrant economy,
healthy natural environment and unique sense of place".*

APPENDIX 2

PARCEL 1 - SHIRE OF BROOKTON DESKTOP COMPENSATION VALUATION – BUCKINGHAM ROAD REGULARISATION – 0.0774HA TO BE TAKEN FROM EXISTING LOT 7148 ON DEPOSITED PLAN 118603 CT VOLUME 2788 FOLIO 942 – TO BECOME LOT 450.

NAME/OWNER: Sieglinde Marie Bergmann

LAND DESCRIPTION: Lot 7148 on Deposited Plan 118603.
(Proposed Lot 450)

CERTIFICATE OF TITLE: Volume 2788, Folio 942

ENCUMBRANCES etc.: Document E814590 easement burden for right of carriageway – subject parcel not affected.
Document E793263 easement burden for right of carriageway – subject parcel not affected.

AREA BEFORE TAKING: 40.4686 hectares (100 acres)

AREA TO BE TAKEN: 0.0774 hectares

ADDITIONAL SEVERED AREA: N/A

LESS AREA FOR RE_INCLUSION:

AREA REMAINING AFTER TAKING: 40.3912 hectares

DATE OF VALUATION: Assumed current May 2016

SITUATION: Lot 7148, Buckingham Road located 7 kilometres S of Westdale, Shire of Brookton.



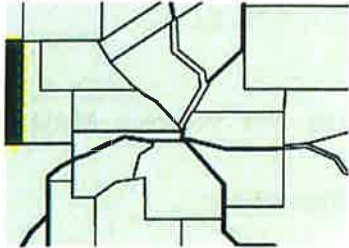
DESCRIPTION OF LAND REQUIRED:

774 m² portion of land located in the south eastern tip of the lot. Currently Buckingham Road extends through this parcel.



ZONING:

Shire of Brookton Town Planning Scheme No.3 shows subject block is zoned 'Farming'.



COMPENSATION VALUATION:

LAND

Area taken: 0.0774 hectares @ \$6,000 = \$ 464.40

SEVERANCE –

Area severed: - Nil

INJURIOUS AFFECTION - Nil
CONSEQUENTIAL LOSSES - Nil

BETTERMENT – Nil

Net = \$ 500

Adopt = \$ 500

TOTAL COMPENSATION \$500 (FIVE HUNDRED DOLLARS)

CONTACT REPORT/COMMENTS:

Owner has not been contacted. In view of the fact that this represents a regularisation and the road in effect is already in use, we have assumed that the adjacent stockyards and shearing shed will not be impacted by the regularisation activities and no provision has been made under consequential losses.

VALUER: Russell Dodd

DATE: 30 May 2016

PARCELS 2 & 3 - SHIRE OF BROOKTON DESKTOP COMPENSATION VALUATION – BUCKINGHAM ROAD REGULARISATION – 0.2137HA TO BE TAKEN FROM EXISTING LOT 505 ON DEPOSITED PLAN 47772 CT VOLUME 2617 FOLIO 612 – TO BECOME LOT 470.

NAME/OWNER:	Dennis Michael Loakes and Veronica Marie Loakes as joint tenants.
LAND DESCRIPTION:	Lot 505 on Deposited Plan 47772. (Proposed Lot 470)
CERTIFICATE OF TITLE:	Volume 2617, Folio 612
ENCUMBRANCES etc.:	Document J696905 easement burden for right of carriageway – subject parcel not affected. Document K399900 easement burden for public access purposes - subject parcel not affected.
AREA BEFORE TAKING:	45.8313 hectares
AREA TO BE TAKEN:	0.2137 hectares
ADDITIONAL SEVERED AREA:	0.3300 hectares
LESS AREA FOR RE_INCLUSION:	0.2790 hectares (Parcel '3')
AREA REMAINING AFTER TAKING:	45.9476 hectares +/- overall
DATE OF VALUATION:	Assumed current May 2016
SITUATION:	Lot 505, Buckingham Road located 7 kilometres S of Westdale, Shire of Brookton.

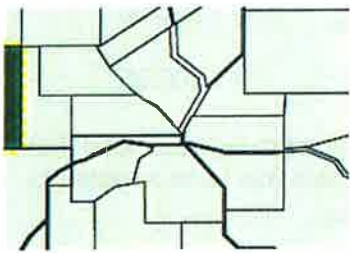


DESCRIPTION OF LAND REQUIRED: 2137m² portion of land located in the north eastern corner of the lot. Currently Buckingham Road extends through this parcel. The current road has been in existence in current form for some time. There is an area of about 3,300m² that is separated from the holding. Note Lot 505 is also split into 2 portions by Beecroft Road.



ZONING:

Shire of Brookton Town Planning Scheme No.3 shows subject block is zoned 'Farming'.



COMPENSATION VALUATION:

LAND

Area taken: 0.2137 hectares @ \$5,800 = \$ 1,239.46

SEVERANCE – (refer to comment section below)

INJURIOUS AFFECTION - Nil

CONSEQUENTIAL LOSSES - Nil

BETTERMENT – Nil

Net = \$ 1,300.00

Adopt = \$ 1,300.00

TOTAL COMPENSATION \$1,300 (ONE THOUSAND THREE HUNDRED DOLLARS)

CONTACT REPORT/COMMENTS:

Owner has not been contacted. Aerial photography indicates there is a shed structure that has not been allowed for in our considerations as the shed and road alignment already co-exist. We have assumed the structure will not be affected by the regularisation process. If the shed structure is impacted by the works and or falls within minimum setback requirements then

either the Shire need to make provision to relocate the structure or provide a new replacement. Alternatively an inspection will be required.

Please also note the current regularisation also gives rise to a severance issue encompassing the parcel of land between parcels '2' and '3'. This area is estimated to be +-3300m². If the severance aspect is to be addressed then our recommendation is on the following basis:

Area severed:	- 0.3300 hectares @ \$5,800	= \$ 1,914.00
Say		\$ 2,000.00

We have not addressed this issue formally as we understand that the owners of Lot 505 have expressed an interest in the closed road parcel '3' being amalgamated into Lot 505. If this is the case this would create an isolated small paddock and by so doing effectively override/negate the severance issue.

The value of the land in parcel '3' is in this context considered to be:

Area to be amalgamated	- 0.2790 hectares @ \$5,000	= \$ 1,395.00
Say		\$ 1,300.00

To all effects and purposes it would be reasonable to consider the parcel to be taken and that to be amalgamated to be of equal value. A slightly lower rate per hectare has been adopted to accommodate the partially vegetated nature of the closed road section.

VALUER: Russell Dodd

DATE: 30 May 2016

SALES EVIDENCE

APPENDIX 3

Sale 1	M909125.
Address	5.5kms S of Westdale. Buckingham Road.
Legal Description	69P62650.
Sale Details	\$190,000 – Jan 15.
Parties	Collier et al – Flavel.
Land Area	23.2217ha.
Land Description	Triangular block +-12.5ha cleared. Balance granite hill, structure is located at rear out of site. Dam. Fencing is in poor state and not stock proof. Short commuting distance from Perth.
Improvements	2 old containers No added value.
Comments	Disclosed \$8,182/ha overall. Land Value \$7,967/ha.
Comparability	Similar location. Smaller lot superior rate /ha.

Sale 2	M964296.
Address	11kms S of Westdale. Pike Rd.
Legal Description	81P74997.
Sale Details	\$275,000 – Mar 15.
Parties	Hamilton Pty Ltd – Brand.
Land Area	60.4297ha.
Land Description	Mostly elevated mixed cleared and uncleared. Undulating with some surface granite. Power on adjacent lot. Recent subdivision. New bore with solar panel. Winter creek traverses one corner. Relatively secluded within close proximity to Perth.
Improvements	Nil.
Comments	Disclosed \$4,551/ha overall.
Comparability	Slightly larger lot. Inferior on a per ha basis.

Sale 3	N015205.
Address	10km NW of Brookton, Chittleborough Road.
Legal Description	6742P127177.
Sale Details	\$205,000 May 15.
Parties	Confederate Social Club – Douglas.
Land Area	63.9ha
Land Description	Approximately 75% cleared with balance Wandoo on low lying and light soil areas. Has a large creek dam (salted), a small soak. Has some very light sands. Power through block, not connected at date of sale. Fencing poor. Property not been grazed or cropped for some time.
Improvements	Basic weekender shed.
Comments	Sale disclosed \$3,208/ha overall & Land value of \$3,130/ha.
Comparability	Inferior location, soils and larger lot. Overall inferior on per ha basis.

Sale 4	M941211.
Address	9kms SE of Brookton. Schultz Rd
Legal Description	202P108175
Sale Details	\$160,000 Dec 14.
Parties	Wright – Gault et al.
Land Area	64.7ha
Land Description	Vacant lot originally cleared. +- 45ha arable. Dam. Access through adjoining lot. Access road does not exist.
Improvements	None at date of sale.
Comments	Disclosed land value \$2,473/ha.
Comparability	Larger lot and inferior location and access. Overall inferior on a per ha basis.

Sale 5	M471355.
Address	8.5 kms w of Brookton. Narkland road access off Brookton Kweda Rd.
Legal Description	98P57192.
Sale Details	\$175,000 – Oct 13.
Parties	Francis et al – Clarke et al.
Land Area	36.8896ha.
Land Description	Elevated lot mildly undulating with local views & backs onto reserve, secluded. +-65% arable balance good mixture of granite/rocky/ gravelly ridge/uncleared suitable for rural small holding. Close proximity to Brookton. Previous sale Sep 2006 - \$170k. Access Narkland road off Brookton Kweda Rd. New small shed SDOS. No boundary fence with lot 97 as appears to be cropped by adjoining farmers. No services.
Improvements	None at date of sale.
Comments	Sale disclosed \$4,744/ha overall.
Comparability	Slightly smaller lot than subject. Slightly inferior location. No services. Overall slightly inferior on a per ha basis.

Sale 6	EAS 50801213 (Not settled)
Address	L6614 Old York Rd. Pingelly.
Legal Description	6614P116729
Sale Details	\$170,000 – April 2016 (To settle 31 May 2016)
Parties	Williams – Halls
Land Area	64.7
Land Description	Almost rectangular lot 85% cleared with bitumen road frontage. Right of carriage way through to rear lot.
Improvements	None
Comments	Desktop analysis. Sale discloses an 'broad area' type value - \$2,628/ha overall.
Comparability	Inferior location and larger lot. Overall Inferior on a per ha basis. Sale included to emphasize market is variable at present.

CERTIFICATES OF TITLE

APPENDIX 4

LANDGATE USE ONLY. COPY OF ORIGINAL. NOT TO SCALE
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Retrieved: 13/04/2016 1:55 PM Page: 1

WESTERN



AUSTRALIA

REGISTER NUMBER 7148/DP118603	
QUANTITY EDITION 1	DATE OF CERTIFICATE ISSUED 5/4/2012

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

VOLUME **2788** FOLIO **942**

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 7148 ON DEPOSITED PLAN 118603

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

SIEGLINDE MARIE BERKMANN OF 450 BUCKINGHAM ROAD, WEST DALE, BEVERLEY
(XA L867745) REGISTERED 27 FEBRUARY 2012

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

1. E814590 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES- SEE TRANSFER E814590 AND VOLUME 201 FOLIO 14A REGISTERED 1.1.1992.
2. H793263 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE TRANSFER H793263 AND VOLUME 201 FOLIO 14A REGISTERED 29.6.2001.

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 locum.

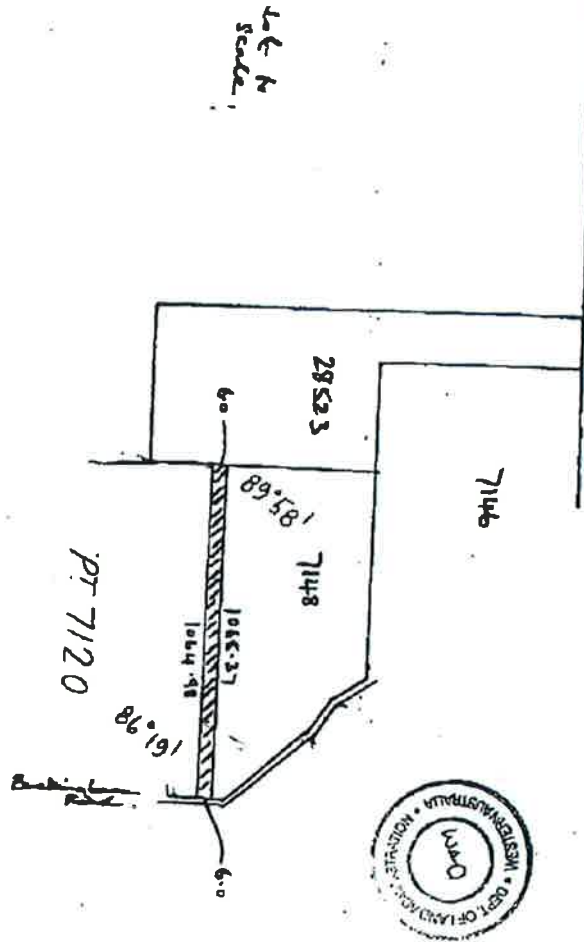
-----END OF CERTIFICATE OF TITLE-----

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: 201-14A (7148/DP118603).
PREVIOUS TITLE: 201-14A.
PROPERTY STREET ADDRESS: 450 BUCKINGHAM RD, JELCOBINE.
LOCAL GOVERNMENT AREA: SHIRE OF BROOKTON

- NOTE 1: L824080 LAND PARCEL IDENTIFIER OF AVON LOCATION 7148 LOT 7148 ON DEPOSITED PLAN 118602 ON 30.12.2011 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE



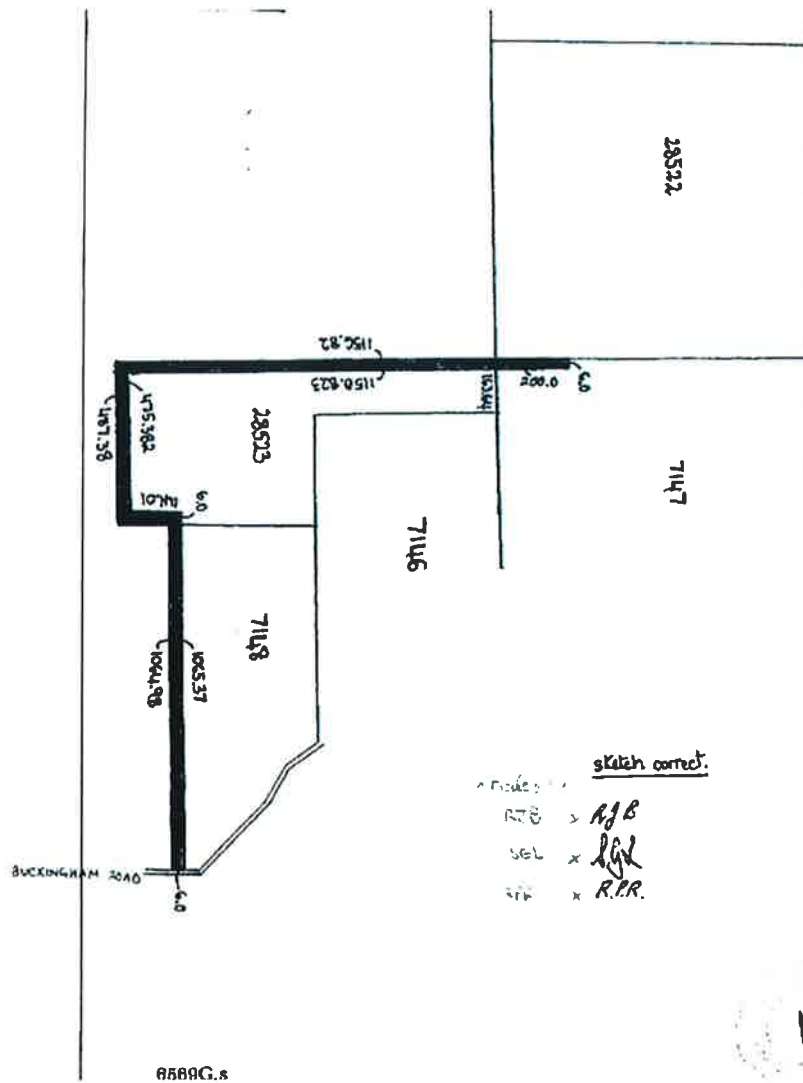
Sketch Corrad

Handwritten signatures and notes:
 Greg Kelly
 N.J. Buckingham

PAGE 2

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

Reserving to and for the registered proprietor or proprietors for the time being of the land being Avon Location 28523 as contained in Certificate of Title Volume 1824 Folio 808 a right of carriageway with full and free right and liberty to the Transferor hereunder and to and for the registered proprietor or proprietors for the time being of the said Avon Location 28523 or any part thereof and his her their and its tenants servants agents workmen and visitors to go pass and repass at all times hereafter and for all purposes and either with or without horses cattle or other animals machinery carts wagons carriages motor cars and other vehicles of any description laden or unladen into or out of and from the said Avon Location 28523 and any part thereof through over and along the road or way in Avon Location 7148 as contained in Certificate of Title Volume 201 Folio 14A and as hachured on the Plan annexed hereto.



THE FIRST SCHEDULE

Servient Tenement:

All those pieces of land being:

- (i) Avon location 28523 formerly being part of the land comprised in Certificate of Title Volume 1913 Folio 866 now being the whole of the land comprised in Certificate of Title Volume 1924 Folio 807 ; and
- (ii) Avon locations 7146, 7147 and 7148 and being the whole of the land comprised in Certificate of Title Volume 201 Folio 14A.

THE SECOND SCHEDULE

Dominant Tenement

All that piece of land being Avon location 28522 formerly being part of the land comprised in Certificate of Title Volume 1913 Folio 866 now being the whole of the land comprised in Certificate of Title Volume 1924 Folio 807 .

THIS DEED OF EASEMENT is made the 18th day
of February 1992

BETWEEN:

RAYMOND JOHN BUCKINGHAM of RMB 223A Via Beverley, Western Australia ("the Grantor") of the one part

AND

SANDRA GAYE LLOYD and RODERICK PETER RANDALL both of 72 Central Avenue Redcliffe, Western Australia ("the Grantee") of the other part

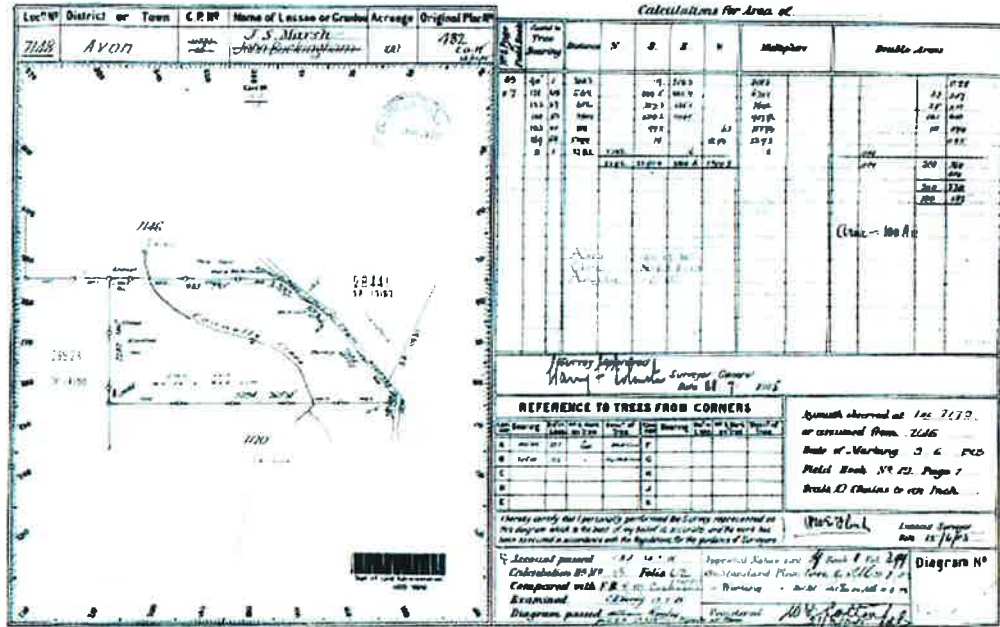
WHEREAS:

- A. The Grantor is registered as the proprietor of an estate in fee simple in the land more particularly described in the first schedule hereto (hereinafter called "the Servient Tenement").
- B. The Grantee is or is entitled to be registered as the proprietor of an estate in fee simple in the land more particularly described in the second schedule hereto (hereinafter called "the Dominant Tenement").
- C. The Grantor has agreed to grant to the Grantee an easement upon the following covenants, terms and conditions.

NOW THIS DEED WITNESSES

That in consideration of the said agreement the Grantor HEREBY GRANTS to the Grantee as appurtenant to the Dominant Tenement full and free right and liberty for the Grantee and the Grantee's successors in title the owners and occupiers for the time being of the Dominant Tenement and their tenants and servants and all persons authorised by the owner of the Dominant Tenement in common with the Grantor and the Grantor's tenants and servants and all persons authorised by the owner of the Servient Tenement from time to time and at all times to pass and repass with or without vehicles of any description and with or without animals for all purposes connected with the use and enjoyment of the Dominant Tenement but not for any other purposes along that portion of the Servient Tenement as is delineated and coloured blue on the plan in the third schedule hereto.





WESTERN



AUSTRALIA

REGISTER TO NUMBER 505/DP47772	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 15/8/2012

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

VOLUME
2617

FOLIO
612

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 505 ON DEPOSITED PLAN 47772

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

DENNIS MICHAEL LOAKES OF 69 STAR STREET, CARLISLE
VERONICA MARIE LOAKES OF 35 CARSON STREET, BEVERLEY
AS JOINT TENANTS

(T M008170) REGISTERED 1 AUGUST 2012

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

1. **J696905** EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 47773. REGISTERED 11.4.2006.
2. **J696905** EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 47774. REGISTERED 11.4.2006.
3. **K399900** EASEMENT BURDEN FOR PUBLIC ACCESS PURPOSES - SEE DEPOSITED PLAN 47774 REGISTERED 2.11.2007.

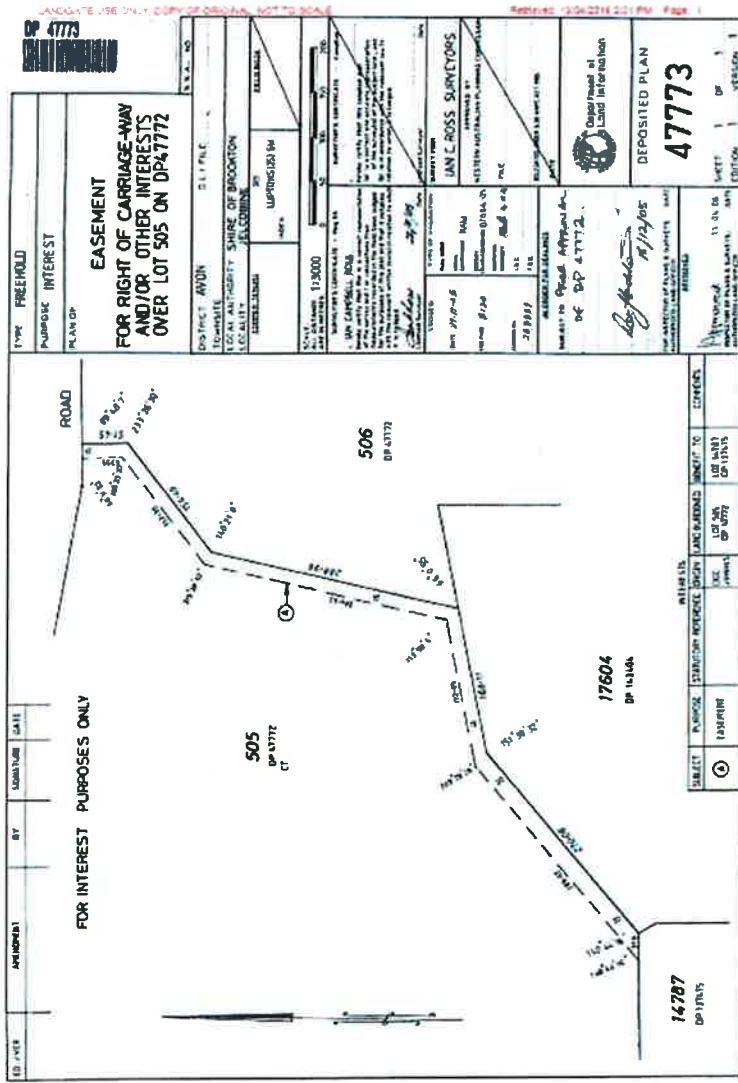
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be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

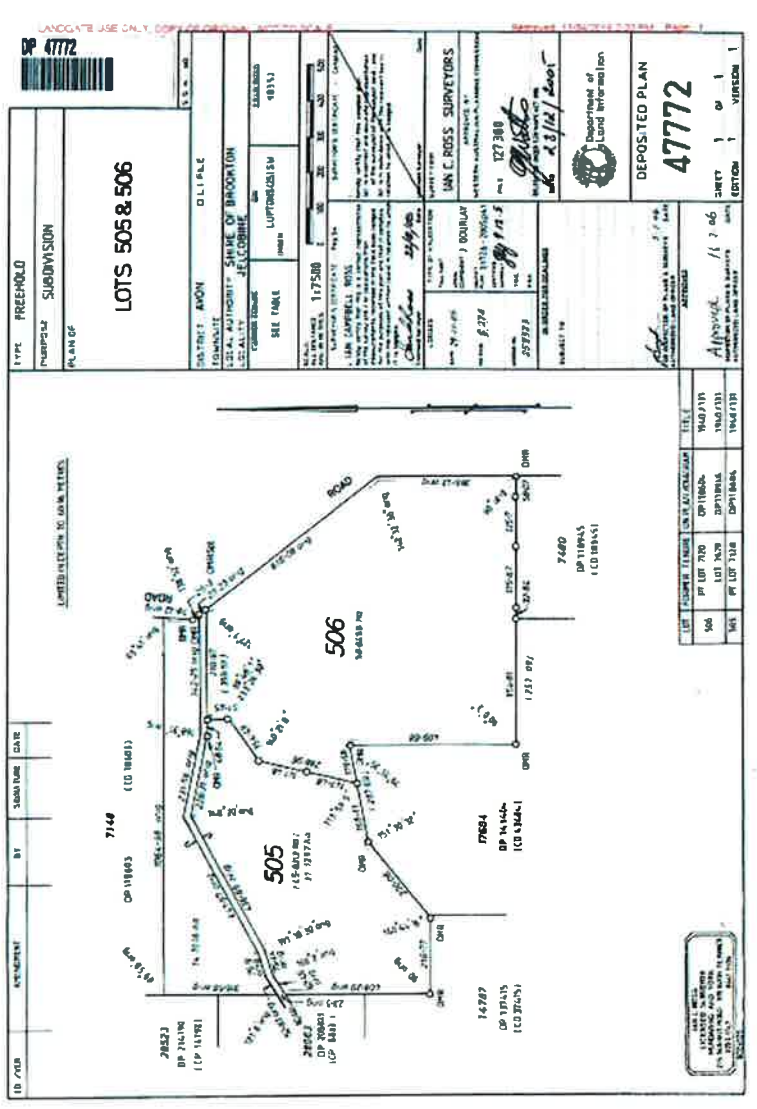
-----END OF CERTIFICATE OF TITLE-----

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: DP47772.
PREVIOUS TITLE: 1940-131.
PROPERTY STREET ADDRESS: 470 BUCKINGHAM RD, JELCOBINE.
LOCAL GOVERNMENT AREA: SHIRE OF BROOKTON





RESERVING TO:

- (A) THE TRANSFEROR AND THE REGISTERED PROPRIETOR FROM TIME TO TIME OF LOT 14787 ON DEPOSITED PLAN 137415 A RIGHT OF CARRIAGEWAY OVER THAT PART OF THE LAND HEREBY TRANSFERRED WHICH IS MARKED A ON DEPOSITED PLAN 47773; AND ✓
- (B) THE TRANSFEROR AND THE REGISTERED PROPRIETOR FROM TIME TO TIME OF LOT 17604 ON DEPOSITED PLAN 143404 A RIGHT OF CARRIAGEWAY OVER THAT PART OF THE LAND HEREBY TRANSFERRED WHICH IS MARKED B ON DEPOSITED PLAN 47774.

Pls initial

1110-208

DM Head
P. J. Baker

SALES LOCATION MAP

APPENDIX 5

