



WESTERN

AUSTRALIA

REGISTER NUMBER 14/P1938	
Duplicate Edition 1	DATE Duplicate ISSUED 15/6/2006

VOLUME 1385 FOLIO 845

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

LOT 14 ON PLAN 1938

LAND DESCRIPTION:

ROCCO ANTONIO NARDONE
MARIA NARDONE
DANY NARDONE
TANYA NARDONE
ALL OF 26 TWEEDALE ROAD, APPECROSS
AS TENANTS IN COMMON IN EQUAL SHARES

(T J778116) REGISTERED 8/6/2006

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

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: 1385-845 (14/P1938)
PREVIOUS TITLE: 149-101
PROPERTY STREET ADDRESS: 586 ALBANY HWY, VICTORIA PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

ACTON

COMMERCIAL

Level 1, 187 Stirling Highway
Nedlands WA 6009
Ph: (08) 9386 9981
Fax: (08) 9386 9052
Email: commercial@acton.com.au

Postal Address
PO Box 1130
Nedlands WA 6909

30 June 2019

Tony Nardone

Email: nardoneclassichomes@jinet.net.au

Dear Tony,

RE: PROPERTY APPRAISAL 586-588 ALBANY HIGHWAY, VICTORIA PARK AS OF 30 JUNE 2019

Based on our discussion, please find the following market appraisal for the above property as requested.

Title Details:

Lot 14 on Plan 1938 and being whole of the land in certificate of title Volume 1385 Folio 845.

Brief Description:

The development comprises two adjoining single level retail shops of brick and iron construction, located on a level lot of 367 sqm of land. The property is located between the intersections of Gresham and Miller Street's, Victoria Park, benefiting from good local exposure. Based on the plans and schedules provided to us, the configurations and average areas are summarised below.

Accommodation Breakdown:

586 Albany Highway, Victoria Park:	94 square metres approximately
588 Albany Highway, Victoria Park:	88 square metres approximately
Gross Lettable Area Retail (GLAR):	182 square metres approximately

Comments:

Being a leased premises, demand for this style of asset would be from the investment market. The demand for leased assets remains relatively stable, with the retail development appealing to small to medium investors. Notwithstanding, demand for leased and vacant investments in the current market is relatively weak with the risk to the tenant covenants reflecting higher investment returns than the adopted capitalisation rate for vacant or owner occupied office units.

Licensed Real Estate Agent and Business Broker

Auctioneers - Strata Managers - Commercial Property Managers

Licensee: Agora Commercial (WA) Pty Ltd ACN 600 034 179 ATF Agora Unit Trust ABN 47 885 806 112 Yas ACTON Commercial



Potential Net Income:

Within Victoria Park, achieved rentals for comparable retail accommodation generally indicates a range of net face rentals of between \$250 and \$400 per sqm pa net. Rental rates vary due to a number of factors including location, quality, and age of building, exposure, quality of tenancy, natural light, size of tenancy, date of negotiation and whether an incentive was provided. Our assessments for the combined components are as follows:

Retail Net Rental: \$322 / sqm x 182 sqm = \$60,000.00 per annum net plus GST
Adopted Current Total Net Rental: \$58,755.43 (\$329 per sqm combined) per annum net plus GST
Variable Outgoings: Payable by the tenant in addition to the net rental.

Direct Comparison Approach:

In assessing the value of the premises we have utilised the Direct Comparison Approach as one method of assessment. In adopting this approach we have had specific regard to the subject's office location being within the Albany Highway Retail strip, the layout and quality of the improvements, the size and configuration of the accommodation and general location in relation to the sales evidence considered. In adopting an appropriate building value rate, we have had regard to the previously referred essential considerations, and the sales evidence, which reflect rates of say \$4,700 to \$5,000 psm, which is considered appropriate for the subject considering the quality fit-out and desirable location.

Our assessment of the Direct Comparison Approach is detailed within our finite appraisal assessment.

Capitalisation Approach:

In undertaking our approach of on a capitalisation basis, we have considered an investment approach whereby our assessment of net market income has been capitalised in perpetuity at an appropriate investment yield. We have adopted a market yield range of 6.7% and 7.0%, which we feel reflects the nature, configuration, location and anticipated tenancy profile of the asset class together with current market investment criteria.

Finite Appraisal Consideration:

Based on the available evidence, the aforementioned analysis and having regard to the characteristics of the development, we conclude that the following is representative of the market assessment (exclusive of GST):

Net Income	\$58,755.43	\$58,755.43	\$58,755.43
Yield	6.50%	6.75%	7.00%
Range	\$903,929.00	\$870,450.00	\$841,079.00
Rate per sqm	\$4,966.00	\$4,788.00	\$4,621.00

Our assessed figure of \$841,079- \$903,929 (plus GST), reflects \$4,621.00 to \$4,966.00 per sqm of Gross Lettable Area Retail and a market yield of 6.5-7.0% on the current Net Passing Income of \$58,755.43 (\$322.00 per sqm).

Yours sincerely
ACTON COMMERCIAL



JONATHAN KILBORN
DIRECTOR
INVESTMENT SALES & LEASING
MOBILE: 0404 796 137
EMAIL: Jonathan.kilborn@acton.com.au

DISCLAIMER

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The information should not be used or relied upon as a substitute for professional advice which should be sought before applying the information or any information or indication derived from it, to any particular circumstances. The particulars contained in this report do not constitute an offer or Contract of Sale.

This report is provided on a confidential basis and is not to be re-supplied to any other person without the prior written consent from Acton.

**ROCCO ANTONIO NARDONE
MARIA NARDONE
DANY NARDONE
TANYA NARDONE**

as trustees for the Nardone Super Fund

("Lessor")

AND

**ASP PRODUCTIONS PTY LTD
(ACN 078 972 157)**

("Lessee")

AND

ANDREW IAN WEMYSS

("Guarantor")

**FORM 6 TENANT GUIDE
COMMERCIAL TENANCY (RETAIL SHOPS) AGREEMENTS ACT 1985
588 ALBANY HIGHWAY, VICTORIA PARK**

Frichot & Frichot

L A W Y E R S
& Notaries Public

Norfolk Chambers
6 Norfolk Street
Fremantle WA 6160
Reference: ATZ:SCM:301034

PO Box 388
Fremantle WA 6959
T: +61 8 9335 9877
F: +61 8 9336 1291
www.frichot.com.au

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Reference: ATZ:SCM: 301034

CONV01L007:

Installments of Rent and Times for Payment

(a) Annual Rent installments payable from the 1st day of January 2011 until the 31st day of July 2011 shall be One Thousand Nine Hundred and Three Dollars and Sixty One Cents (\$1,903.61) per calendar month exclusive of GST monthly in advance on the 1st day of each and every calendar month during the above-stated period only.

(b) The Annual Rent payable from the 1st day of August 2011 shall be by equal and consecutive monthly installments of Two Thousand and Ninety Three Dollars and Ninety Seven Cents (\$2,093.97) exclusive of GST monthly in advance on the 1st day of each and every calendar month during the Term.

Item 11 **Date for Commencement of Payment of Annual Rent**
The 1st day of January, 2011.

Item 11A **Rent Review Dates**

Fixed Rent Review Dates

First Fixed Rent Review Date: The 1st day of August 2012

Second Fixed Rent Review Date: The 1st day of August 2013

Third Fixed Rent Review Date: The 1st day of August 2014

Fourth Fixed Rent Review Date: The 1st day of August 2015

Fifth Fixed Rent Review Date: The 1st day of January 2017 (if the Lessee exercises its option to extend the Term of this Lease)

Sixth Fixed Rent Review Date: The 1st day of January 2018 (if the Lessee exercises its option to extend the Term of this Lease)

Seventh Fixed Rent Review Date: The 1st day of January 2019 (if the Lessee exercises its option to extend the Term of this Lease)

Eighth Fixed Rent Review Date: The 1st day of January 2020 (if the Lessee exercises its option to extend the Term of this Lease)

Market-Based Rent Review Dates

First Market-Based Rent Review Date: The 1st day of January 2016 – Market-Based Rent Review Date (if the Lessee exercises its option to extend the Term of this Lease)

Item 12 **Lessor's Nominee**

Not Applicable

Item 13 **Lessee's Proportional Contribution to Utility Charges (where not separately assessed)**

Forty eight per cent (48%)

Lessee's Proportional Contribution to Rates, Charges and Taxes (where not separately assessed)

Forty eight per cent (48%)

17.2.5 The Bank Guarantee shall be maintained (or replaced as provided by the following item) by the Lessee throughout the continuance and renewal of this Lease.

17.2.6 The Lessee shall provide as promptly as is reasonably possible an additional or replacement Bank Guarantee in each of the following circumstances:

17.2.6.1 on an assignment of this Lease, on behalf of the assignee to the Lessor;

17.2.6.2 on an assignment of the reversion, on behalf of the Lessee to the new owner of the Premises; and

17.2.6.3 to maintain the Bank Guarantee and restore it to the amount specified herein after an amount has been paid to the Lessor following a demand under the Bank Guarantee.

17.2.7 The Lessor shall release the bank from liability under the Bank Guarantee when this Lease and any extension of this Lease has come to an end without liability under the Bank Guarantee or after that liability has been discharged.

17.3 Right of Lessor to Determine on Redevelopment

At any time after the expiry of five (5) years from the Commencement Date, if the Lessor shall desire to redevelop the Premises or the building or the Land or any part of the Land of which the Premises forms part, the balance of the Term shall cease and determine at the expiration of six (6) MONTHS from the date of a notice of such intended redevelopment and determination given by the Lessor to the Lessee and upon such expiration of six (6) MONTHS from the date of such notice the balance of the Term shall cease and determine without prejudice to the rights of the Lessor contained or implied in the this Lease in respect of any antecedent breach of the Lease or any agreement, term, covenant, conditions or stipulation contained in this Lease and the Lessee will on the expiration of such notice yield up the Premises to the Lessor in accordance with the covenants and conditions contained or implied in this Lease and the Lessee shall not have or make any claim whatsoever against the Lessor in respect of such determination.

EXECUTED AS A DEED the day and year first hereinbefore written

ROCCO ANTONIO NARDONE
in the presence of:

)
) R. A. Nardone
Rocco Antonio Nardone

Witness E. M. Crispino

Print Name CAMPARA MARIA CRISPINO

Address 88 TWEE DALE RD APPLECROSS W.A.

Occupation AGE PENSIONER

SIGNED by
MARIA NARDONE

)
) M. Nardone
)
) Maria Nardone

in the presence of:

Witness E. M. Crispino

Print Name CANDIDA MARIA CRISPINO

Address 88 TWEEDDALE Rd APPUCROSS W.A.

Occupation AGE PENSIONER

SIGNED by
DANY NARDONE

)
) R. M. Nardone
)
) Dany Nardone

in the presence of:

Witness E. M. Crispino

Signed by Rebecca A. Nardone
in the presence of
attorney
given by Dany Nardone
K 547422 P.A.

Print Name CANDIDA MARIA CRISPINO

Address 88 TWEEDDALE Rd APPUCROSS W.A.

Occupation AGE PENSIONER

SIGNED by
TANYA NARDONE

)
)
)

1st Member
Tanya Nardone

Signed by Rocco A. Nardone
under power of Attorney
given by Tanya Nardone

in the presence of:

E.M. Crispino
Witness

CANDIDA MARIA CRISPINO
Print Name

J 726 546 P.A.

88 TWEE DALE Rd APMECROSS WA.
Address

AGE PENSIONER
Occupation

EXECUTED by
ASP PRODUCTIONS PTY LTD
ACN 078 972 157
in accordance with section 127 of the
Corporations Act 2001

)
)
)
)
)

[Signature]
Director/Company Secretary

Director

ANDREW Wemyss
Name of Director/Company Secretary
(BLOCK LETTERS)

Name of Director
(BLOCK LETTERS)

**ROCCO ANTONIO NARDONE
MARIA NARDONE
DANY NARDONE
TANYA NARDONE**

as trustees for the Nardone Super Fund

("Lessor")

AND

**FLORIN GAL
MARIANA GAL**

("Lessee")

FORM 4 TENANT GUIDE
Section 6A [r. 9]
COMMERCIAL TENANCY (RETAIL SHOPS) AGREEMENTS ACT 1985
586 ALBANY HIGHWAY
VICTORIA PARK

Frichot & Frichot

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Reference: ATZ:SPT:380226

www.frichot.com.au

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DANY NARDONE
TANYA NARDONE**

as trustees for the Nardone Super Fund

("Lessor")

AND

**FLORIN GAL
MARIANA GAL**

("Lessee")

**LEASE
586 ALBANY HIGHWAY
VICTORIA PARK**

Frichot & Frichot

**L A W Y E R S
& Notaries Public**

Norfolk Chambers
6 Norfolk Street
Fremantle WA 6160

Reference: ATZ: SPT: 380226 (RV8)

PO Box 388
Fremantle WA 6959
T: +61 8 9335 9877
F: +61 8 9336 1291
www.frichot.com.au

THIS LEASE is made the day of 12. 04. 2018.

PARTIES

The party specified in Item 1 of the Schedule ("Lessor")

AND

The party specified in Item 2 of the Schedule ("Lessee")

AND

The party specified in Item 2A of the Schedule ("Guarantor")

RECITALS

A The Lessor is or is entitled to be registered as the proprietor of an estate in fee simple of the land specified in Item 3 of the Schedule (the "Land") subject to the encumbrances notified on the title to the Land. There is a building erected on the Land.

B The Lessor has agreed to lease to the Lessee and the Lessee has agreed to take on lease that part of the building which is more particularly specified in Item 4 of the Schedule (the "Premises").

OPERATIVE PART

1. DEMISE

The Lessor HEREBY LEASES to the Lessee and the Lessee HEREBY TAKES on lease the Premises for the term specified in Item 5 of the Schedule (the "Term") upon and subject to the covenants and powers implied in every memorandum of lease by virtue of the *Transfer of Land Act 1893* so far as not hereby expressly or by necessary implication negated or modified and subject to the observance and performance of the provisions of this Lease hereinafter contained or implied ("provisions of this Lease").

2. TERM

Subject to the provisions of this Lease the period of the Lessee's lease shall be for the Term commencing on the date specified in Item 6 of the Schedule (the "Commencement Date") and expiring on the date specified in Item 7 of the Schedule (the "Date of Expiration of Lease").

3. PAYMENT OF ANNUAL RENT OUTGOINGS AND OTHER MONEYS

3.1 Annual Rent

The Lessee shall pay for the Premises that annual rental specified in Item 9 of the Schedule (the "Annual Rent") at the time by the instalments and in the manner specified in Item 10 of the Schedule (the "Instalments of Rent and Times for Payment") and the Annual Rent shall be subject to review and variation in accordance with the provisions of this Lease.

23.3 Retail Shops Act

If this Lease is subject to the provisions of the *Commercial Tenancy (Retail Shops) Agreements Act 1985 (WA)* as amended ("*Retail Shops Act*") such that where a provision in this Lease is void due to a provision of the *Retail Shops Act* then this Lease will be read as if the relevant provision in the *Retail Shops Act* were incorporated into this Lease.

SCHEDULE

Item 1	Lessor	ANTONIO ROCCO NARDONE, MARIA NARDONE, DANY NARDONE and TANYA NARDONE as trustees for the Nardone Super Fund all of 26 Tweeddale Road, Applecross, Western Australia.
Item 2	Lessee	FLORIN GAL and MARIANA GAL both of 22 Anglesea Street, East Victoria Park, Western Australia.
Item 2A	Guarantor	Not applicable.
Item 3	Land	Lot 14 on Plan 1938 and being the whole of the land comprised in Certificate of Title Volume 1385 Folio 845.
Item 4	Premises	The premises situated at and known as 586 Albany Highway, Victoria Park and being the area outlined in Red on the plan attached hereto for identification purposes only and having an area of approximately 94m ² internal area and approximately 96m ² of outdoor area and toilet.
Item 5	Term	Sixty four (64) months.
Item 6	Commencement Date	The 1 st day of April, 2018.
Item 7	Date of Expiration of Lease	The 31 st day of July, 2023.
Item 8	Renewed Terms	Five (5) years commencing on 1 st August, 2023.

- Item 9 Annual Rent**
\$30,000.00 plus GST.
- Item 10 Instalments of Annual Rent and Times for Payment**
By equal and consecutive monthly instalments of \$2,500.00 plus GST payable monthly in advance on the 1st day of each and every calendar month during the Term (subject to the provisions for review of Annual Rent in this Lease) with prorata payments for any part calendar month.
- Item 11 Date for Commencement of Payment of Annual Rent**
The 1st day of June, 2018.
- Item 11A Rent Review Dates**
Fixed 4% Rent Review Dates:
On 1st August 2023 and every 12 month anniversary thereafter.
- Item 12 Lessor's Nominee**
Not applicable
- Item 13 Lessee's Proportional Contribution to Utility Charges (where not separately assessed)**
52%
- Item 14 Default Interest**
Ten per centum (10%) per annum for any period of over 10 days and less than one calendar month.
Fifteen per centum (15%) per annum for any period of over one (1) calendar month.
- Item 15 Permitted Use of Premises**
Hairdressing or such other use as approved by the Lessor in writing such approval to be at the Lessor's absolute discretion.
- Item 16 Public Liability Insurance**
The public liability insurance must be for at least twenty million dollars (\$20,000,000.00) or such higher amount as the Lessor reasonably requires from time to time.

EXECUTED AS A DEED

SIGNED by
ROCCO ANTONIO NARDONE
as trustee for the Nardone Super Fund
in the presence of:

)
)
)
)
RA Nardone
Rocco Antonio Nardone

Witness
S Castell

Print Name
SAM CASTELLI

Address
90 TWEEDDALE RD. APPLE CROSS

Occupation
SELF EMPLOYED

SIGNED by
MARIA NARDONE
as trustee for the Nardone Super Fund
in the presence of:

)
)
)
)
M. Nardone
Maria Nardone

Witness
S Castell

Print Name
SAM CASTELLI

Address
90 TWEEDDALE RD.

Occupation
APPLE CROSS
SELF EMPLOYED

SIGNED by
DANY NARDONE
as trustee for the Nardone Super Fund
in the presence of:

)
)
)
)
Dany Nardone

Witness
S Castell

Print Name
SAM CASTELLI

Address
90 TWEEDDALE RD. APPLE CROSS

Occupation
SELF EMPLOYED

SIGNED by
TANYA NARDONE
as trustee for the Nardone Super Fund
in the presence of:

)
)
)
Tanya Nardone
Tanya Nardone

Witness

[Signature]

Print Name

Address

Occupation

SIGNED by
FLORIN GAL
in the presence of:

)
)
Florin Gal

Witness

[Signature]

Print Name

Address

Occupation

MARION ALKALAJI

114 Postling St, Kenosha

IT manager W

SIGNED by
MARIANA GAL
in the presence of:

)
)
Mariana Gal

Witness

[Signature]

Print Name

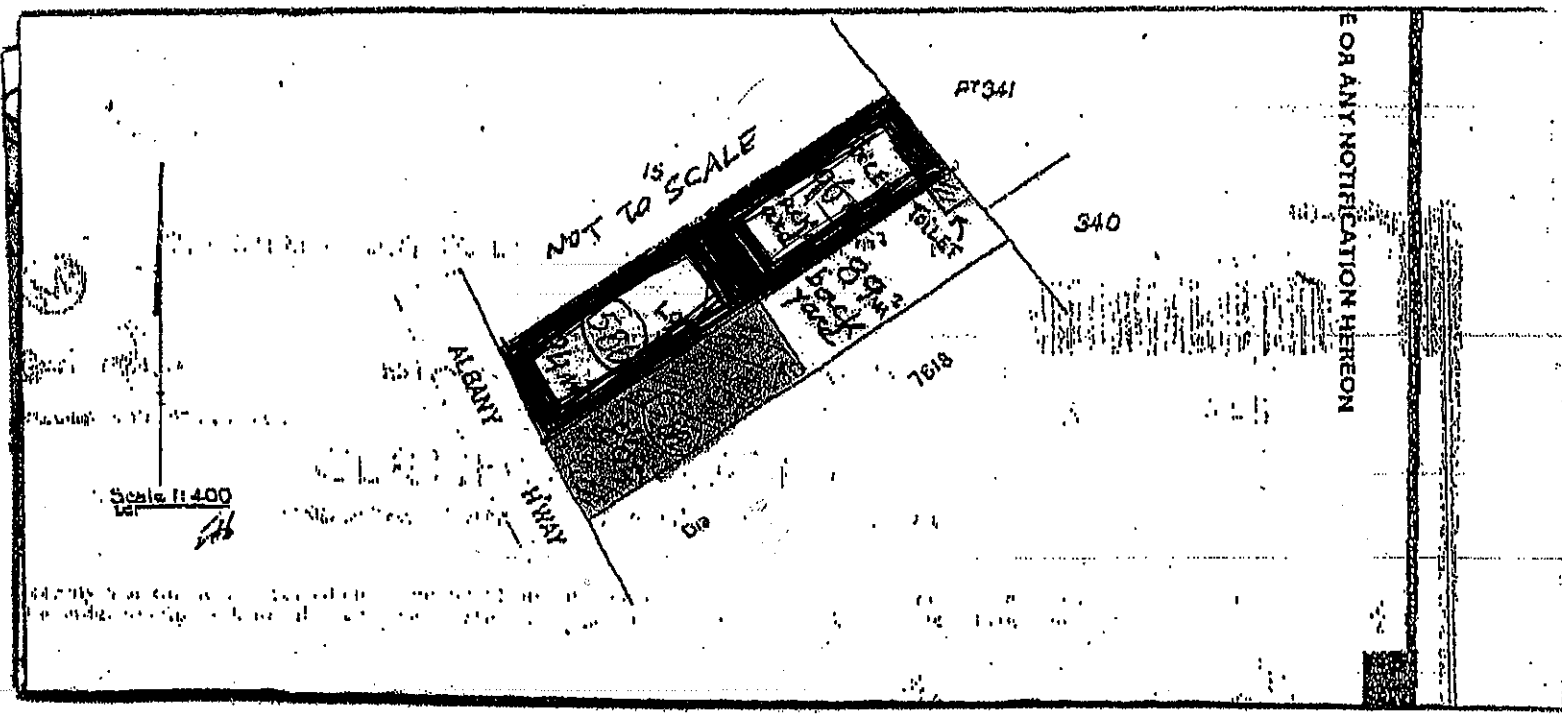
Address

Occupation

MARION ALKALAJI

114 Postling St, Kenosha

IT manager



NOT TO SCALE

PT341

340

7618

FOR ANY NOTIFICATION HEREON

ALBANY

HAWK

Scale 1:400

JH

**Business Insurance
Renewal Invitation**

Policy Number EKAT7580266BPK

Client Number EKO10766
Client Name NARDONE SUPERANNUATION FUND

14 June 2019

NARDONE SUPERANNUATION FUND
26 TWEEDALE ROAD
APPLECROSS 6153

Notice Sent Via: Elders Insurance
ELDERS INSURANCE KALAMUNDA
ABN: 75 876 215 588
ATTN:KELVIN ANNING
PO BOX 781 KALAMUNDA WA 6926
(P) 0892905700 (F) 0892905755
(E) kalamundainsurance@elders.com.au

Dear Sir/Madam

Thank you for choosing to insure with Elders Insurance. I am pleased to enclose your Renewal Invitation.

Protection of your valuable assets is important, so please check the enclosed notice and schedule carefully to ensure accuracy of your policy details. It is advisable to keep these documents in a safe place.

Your annual premium is \$3,536.23 including the Service fee. Your insurance policy is due to expire at 4 July 2019 unless you advise otherwise.

Did you know that you can choose from a number of payment methods? You can choose to pay by BPAY, Credit Card, Cheque, Cash or by including monthly instalments. Please refer to the next page for further details or contact this office if you wish to discuss the alternative methods of payment.

Please refer to the Important Information attached.

Elders Insurance offers a special service for handling claims. In most cases we will handle your claims locally, supporting local business, tradespeople and suppliers, whenever practical. We understand the varying needs of our customers and are proud to provide local, face-to-face service.

I appreciate the opportunity to continue assisting you with your insurance needs. If you have any questions about the Policy, or your insurances, please do not hesitate to contact this office on 0892905700.

Yours faithfully,

**ELDERS INSURANCE KALAMUNDA
Elders Insurance Authorised Representative**

**Business Insurance
Renewal Invitation**

Policy Number EKA758026BPK

Client Number EK010766
Client Name NARDONE SUPERANNUATION FUND

NARDONE SUPERANNUATION FUND
26 TWEEDALE ROAD
APPLECROSS 6153

Notice Sent Via: Elders Insurance
ELDERS INSURANCE KALAMUNDA
ABN: 75 876 215 588
ATTN:KELVIN ANNING
PO BOX 781 KALAMUNDA WA 6926
(P) 0892905700 (F) 0892905755
(E) kalamundainsurance@elders.com.au

Period of Insurance
From 04/07/2019 To 04/07/2020 at 4pm

Your Insurance Policy will expire at 4.00pm on the FROM DATE shown. To arrange cover: 1. Check the Sum(s) Insured, Policy Covers and Policy Wording to understand what you are covered for. If any changes are required please advise us. 2. Pay the amount due before the FROM DATE. Please read DUTY OF DISCLOSURE on back of notice.

The Insured

NARDONE SUPERANNUATION FUND

ROCCO NARDONE

*Paid 14-06/2019
\$3,536-23*

Business Insurance Renewal Invitation

Policy Number EKA758026BPK

Client Number EKO10766
Client Name NARDONE SUPERANNUATION FUND

NARDONE SUPERANNUATION FUND
26 TWEEDALE ROAD
APPLECROSS 6153

Elders Insurance
ELDERS INSURANCE KALAMUNDA
ABN: 75 876 215 588
ATTN:KELVIN ANNING
PO BOX 781 KALAMUNDA WA 6926

Period of Insurance
From 04/07/2019 To 04/07/2020 at 4pm

The Insured

NARDONE SUPERANNUATION FUND ROCCO NARDONE

Location Summary

Address

586 & 588 ALBANY HWY VICTORIA PARK WA 6100

This document becomes your Policy Schedule and Tax Invoice/Adjustment Note on payment.

Total Premium and Charges

Premium	\$2,867.99	ABN	None Noted
Levies	NIL		
GST	\$286.79		
Stamp Duty	\$315.45	352-79	
*Intermediary Service Fee	\$60.00		
*Intermediary Service Fee GST	\$6.00		
Total Premium	\$3,536.23		

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Important information about Your duty of disclosure appears at the back of this Policy Schedule and on your application. Please read this information carefully.

*Invoiced for and on behalf of Elders Insurance Authorised Representative.

PARRYS

CARPETS & FLOORCOVERINGS

Proprietor: MANGO NOMINEES PTY LTD

ABN: 50 876 415 773

HEAD OFFICE

203 Alexander Road

BELMONT WA 6104

Ph: (08) 9478 5588

Fax: (08) 9478 5599

OTHER STORES

Malaga: (08) 9249 5455

Baldvix: (08) 9529 0036

reception@parryscarpets.com.au

www.parryscarpets.com.au

TAX INVOICE

Invoice Number: 294344

Date: 10/04/2019

SOLD TO:

NARDONE SUPERFUND
26 TWEEDDALE ROAD
APPLECROSS
6153

DESCRIPTION OF SALE:

Supply and Install
@ 588, Albany Highway, Vic Park.

All Seasons Madras Grey Vinyl 6578075 to 3 Rooms laid loose.

Installation Date: 22/05/2019

This order has been paid on:

Receipt No #328828-\$500.00 & #329033-\$120.00

EFT BANK DETAILS

Account Name: Mango Nominees Pty Ltd

BSB: 036406

Account #: 15 82 24

Remarks: Order # & Surname

Nett Price: 563.64

GST: 56.36

Total Price: 620.00

Water Use and Service Charge Account

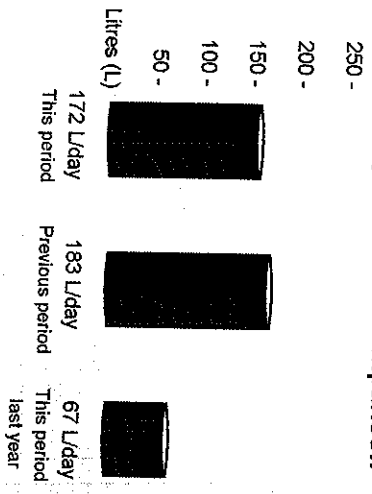
Issue date 3 May 2019
Bill ID 0131

RA & M & T & D NARDONE
26 TWEEDDALE RD
APPLECROSS WA 6153

051D 000775 000000
Account number 90 01973 13 9
Amount to be debited \$235.43
Date to be debited 24 May 2019

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 24 May 2019	\$235.43
Total	\$235.43

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Enquiries?

Need your account in an alternative format?
Please call us on 13 13 85.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14
Account number 90 01973 13 9
Amount to be debited \$235.43
Date to be debited 24 May 2019

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

ANDREW FOSTER BA LLB. (UNSW)
Barrister & Solicitor
ABN 110 490 512 50

PO Box 112
North Fremantle WA 6159
Mob: 0419 414 420
E: fosterslegal@gmail.com

My Ref: AF
Your Ref:
Writer's email: fosterslegal@gmail.com

3 May 2019

Rocco Nardone
Maria Nardone
Dany Nardone &
Tany Nardone
26 Tweedale Road
APPLECROSS WA 6153

*Paid 4/5
Blwbst 4501*

Lease of 586 Albany Highway, Victoria Park ("premises") to Caroline Rushton
Fee Invoice

Date	Work Item	Units
21.01.19	Peruse email instructions from you; draft email to you with email to Sweeney Legal	1
25.02.19	Phone attendance on you taking instructions and advising	3
16.04.19	Phone attendance on you taking instructions and advising	1
02.05.19	Phone attendances on you taking instructions; peruse email instructions from you; drafting, lodging and serving general procedure claim	8

Unit Summary

Solicitor rate 13 units @ \$30.00 per unit = \$390.00

GST: \$39.00

Disbursements

Filing fee on general procedure claim

\$327.20

Balance due: \$756.20

**You may pay this account by EFT deposit to Andrew Foster, National Australia Bank account bsb 085 933
alc 85 764 2694*

Liability limited by a scheme approved under Professional Standards Legislation

ANDREW FOSTER BA, LL.B. (UNSW)
Barrister & Solicitor
ABN 110 490 512 50

PO Box 112
North Fremantle WA 6159
Mob: 0419 414 420
E: fosterlegal@gmail.com

My Ref: AF
Your Ref:
Writer's email: fosterlegal@gmail.com

10 December 2018

*Paid 13/12/18
B/lest 4501*

Rocco Nardone
Maria Nardone
Dany Nardone &
Tany Nardone
26 Tweedale Road
APPLECROSS WA 6153

Lease of 586 Albany Highway, Victoria Park ("premises") to Caroline Rushton
Fee Invoice

Date	Work Item
03.12.18	To my professional costs of taking your instructions, advising you and to drafting letter of demand for outstanding rent, outgoing interest and costs due by the above named in relation to the above premises
10.12.18	

\$300.00

GST: \$30.00

Balance due: \$330.00

**You may pay this account by EFT deposit to Andrew Foster, National Australia Bank account bsb 085 933 a/c 85 764 2694*

***Your rights in relation to legal costs
The following avenues are available to you if you have any concerns in relation to this bill:*

- requesting an itemised bill*
- discussing your concerns with me*
- having my costs assessed*
- applying to set aside our costs agreement.*

*For more information about your rights, please read the fact sheet titled "Your right to challenge legal costs".
You can ask me for a copy, or obtain it from the Legal Practice Board (or download it from the website of the
Legal Practice Board or the Law Society of Western Australia).*

With compliments



Andrew Foster
Barrister & Solicitor



TOWN OF
VICTORIA PARK

Administration Centre
99 Shepperton Road
Victoria Park WA 6100

Locked Bag No. 437
Victoria Park WA 6979
ABN 77 284 859 739

Ph (08) 9311 8111
Fx (08) 9311 8181

Cashier office hours
Monday to Friday – 8.30am to 4.30pm

victoriapark.wa.gov.au
admin@vicpark.wa.gov.au

rate notice

FINANCIAL YEAR 2018/2019

tax invoice

FOR
IMPORTANT
INFORMATION
SEE REVERSE
SIDE OF THIS
NOTICE



BD051 012657 12

ASSESSMENT
NUMBER

49338

DATE OF ISSUE

24 July 2018

DUE DATE

29 August 2018

Mr R A Nardone & Mrs M Nardone
& Mr D Nardone & Mrs T Nardone
26 Tweeddale Road
APPLECROSS WA 6153

PROPERTY ADDRESS:

586 Albany Highway VICTORIA PARK WA 6100
LOT 14 PLAN 1938

WARD: Jarrah

MINIMUM RATE	VEN NUMBER	VALUATION	RATE: Cents in \$	ESL Category and Usage	ESL: Cents in \$
\$1,282	275221	GRV \$61,200	9.40	Category 1 - Commercial	1.4486
DETAILS					
Commercial Rates					\$5,752.80
ESL Category 1 - Commercial					\$986.54
Total GST: \$0.00				TOTAL DUE	\$6,639.34

PAYMENT OPTIONS

Option 1 - Payment in Full	Due By 29 August 2018	Total Option 1	\$6,639.34
Option 2 - Pay In Four Instalments	Instalment 1 Due By 29 August 2018 Instalment 2 Due By 31 October 2018 Instalment 3 Due By 09 January 2019 Instalment 4 Due By 13 March 2019	Total Option 2	\$6,766.29

Option 3 - Payment arrangement - Please contact the rates department to discuss this option if unable to pay in full or by instalments.

\$6,766.29

Please Note: INTEREST IS ACCRUING ON ARREARS BALANCES.
Penalty interest will accrue on balances not received by the Due Date at 11% pa applied daily. (Excluding fully entitled pensioners/seniors)

Hand 3-9-18
Bluest 4501

PAY YOUR RATES IN FULL BY 29 AUGUST 2018 TO BE ENTERED INTO THE RATES PRIZE DRAW.
SEE THE ENCLOSED COPY OF LIFE IN THE PARK FOR FURTHER INFORMATION.

rate notice

**ARE YOU INTERESTED IN
RECEIVING YOUR RATES
NOTICE VIA EMAIL?**

Register at: vicpk.co/e-rates

Under the Bush Fires Act 1954, all property owners and occupiers of land in the Town must establish and maintain firebreaks from 1 November to 30 April each year. During this time, properties – including residential, industrial and vacant land – are required by law to comply with firebreak specifications. The maximum penalty for failure to correctly install a firebreak is \$10,000. To find out if you are required to install a fire-break on your property, obtain a copy of the Firebreaks Notice, or for further information on Firebreaks, contact Rangers on **9311 8171**, email admin@vicpark.wa.gov.au or visit the Town's website at victoriapark.wa.gov.au



Government of Western Australia
 Department of Finance
 Office of State Revenue

LAND TAX NOTICE OF ASSESSMENT
 BASED ON LAND OWNED AS AT 30 JUNE

L- 007658
 061
 NARDONE D + M + R A + T
 26 TWEEDEALE RD
 APPECROSS WA 6153

Paid 26/12

CLIENT ID	2392383
PAYMENT REF	0411904596
DATE ISSUED	28 November 2018
DATE DUE	16 January 2019

IMPORTANT – Please refer to accounting, land details and explanatory notes overleaf →
 ASSESSMENT PERIOD: 2018/2019

PAYMENT OPTIONS FOR THIS ASSESSMENT

Option	Payment due by	Amount to Pay
1 One Discounted Payment (Includes \$24.60 discount)	16 January 2019	\$794.40
2 Two Instalments (no discount or cost)	16 January 2019 22 May 2019	\$409.50 \$409.50
3 Three Instalments (Includes \$16.35 cost)	16 January 2019 22 May 2019 26 July 2019	\$278.45 \$278.45 \$278.45

The discount on Payment Option 1 will not apply unless the Amount to Pay is received by 16 January 2019.
 Payment options 2 and 3 will not apply unless the Amount to Pay is received by 16 January 2019.
 A late payment penalty of 5% will be imposed on the amount of tax assessed which is not paid by the due date unless you have advised the Office of State Revenue of an error in your assessment by 16 January 2019.

This assessment is not subject to GST

Save time and pay online.

Pay your assessment by:



VISA
 via our website at www.osr.wa.gov.au/payments or phone **1300 133 676**
 A credit or debit card administration fee will apply. Please visit our website for more information.
 Your payment reference number is: **0411904596**

IB
 BILDER
 Ref: 0411904596

Telephone & Internet Banking – Bpay®
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More information can be accessed by visiting www.bpay.com.au

PAYMENT DUE BY
 16 January 2019

*638 0411904596 \$794.40

Traincode 831 User code 066559 Customer reference number 000000 411904598
 For credit: WA Office of State Revenue **\$ 794.40**

<0000079440> <066559> <000000411904598>

060SRV_d_l_l_0669/007658/015323



WATER CORPORATION
ABN 28 003 434 917

Water Use and Service Charge Account

Issue date 6 March 2019

Bill ID 0130



OSID 000897 000000

Account number 90 01973 13 9

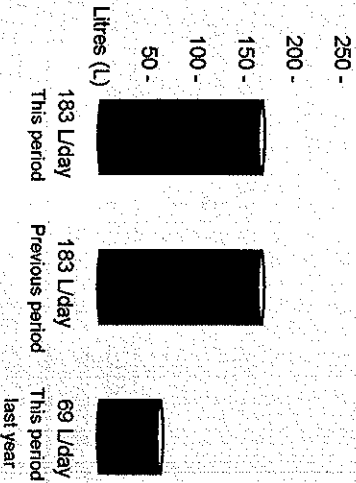
RA & M & T & D NARDONE
26 TWEEDDALE RD
APPLECROSS WA 6153

Amount to be debited \$237.89

Date to be debited 27 Mar 2019

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 27 March 2019	\$237.89
Total	\$237.89

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14

Account number 90 01973 13 9

Amount to be debited \$237.89

Date to be debited 27 March 2019

Enquiries?

Need your account in an alternative format?
Please call us on 13 13 85.

Hearing or speech impaired?

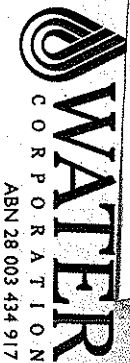
Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.



WATER CORPORATION
ABN 28 003 434 917



WATER CORPORATION
ABN 28 003 434 917

Water Use and Service Charge Account

Issue date 7 January 2019

Bill ID 0129



051D 000880 000100

Account number 90 01973 13 9

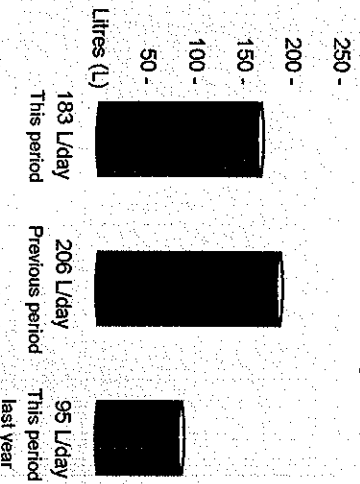
RA & M & T & D NARDONE
26 TWEEDDALE RD
APPLECROSS WA 6155

Amount to be debited \$230.97

Date to be debited 29 Jan 2019

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 29 January 2019	\$230.97
Total	\$230.97

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14

Account number 90 01973 13 9

Amount to be debited \$230.97

Date to be debited 29 January 2019

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



WATER CORPORATION
ABN 28 003 434 917



C O R P O R A T I O N
ABN 28 003 434 917

Water Use and Service Charge Account

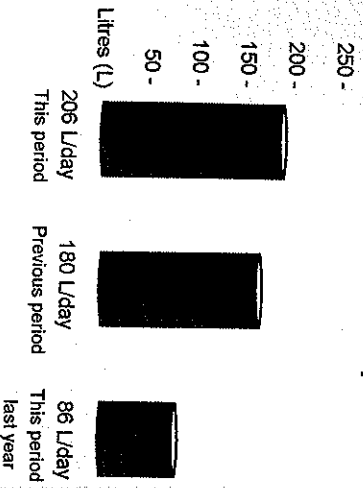
Issue date 6 November 2018
Bill ID 0128

RA & M & T & D NARDONE
26 TWEEDDALE RD
APLECROSS WA 6153

Account number 90 01973 13 9
Amount to be debited \$242.80
Date to be debited 27 Nov 2018

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 27 November 2018	\$242.80
Total	\$242.80

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14

Account number 90 01973 13 9

Amount to be debited \$242.80

Date to be debited 27 November 2018

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.
Website: watercorporation.com.au/contact
Faulks and Emergencies: (24/7) 13 13 75

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.



C O R P O R A T I O N
ABN 28 003 434 917



C O R P O R A T I O N
ABN 28 003 434 917

Water Use and Service Charge Account

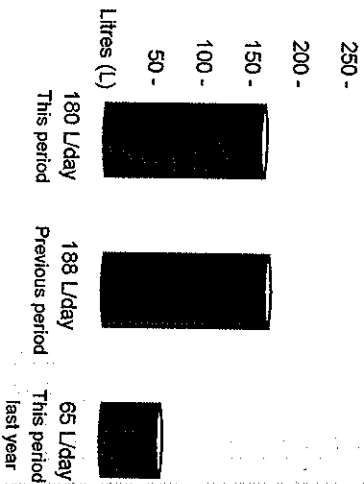
Issue date 4 September 2018
Bill ID 0127

RA & M & T & D NARDONE
26 TWEEDDALE RD
APPLECROSS WA 6153

051D 002748 000000
Account number 90 01973 13 9
Amount to be debited \$237.89
Date to be debited 25 Sep 2018

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison Your account summary (GST does not apply to this account)



Description	Amount
Current charges due 25 September 2018	\$237.89
Total	\$237.89

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14

Account number 90 01973 13 9

Amount to be debited \$237.89

Date to be debited 25 September 2018

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



C O R P O R A T I O N
ABN 28 003 434 917



WATER
CORPORATION
ABN 28 003 434 917

Water Use and Service Charge Account

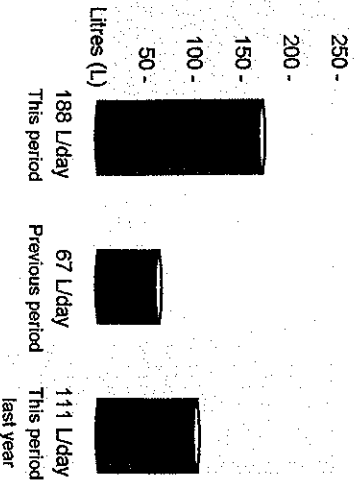
Issue date 5 July 2018
Bill ID 0126

RA & M & T & D NARDONE
26 TWEEDDALE RD
APPLECROSS WA 6155

Account number 90 01973 13 9
Amount to be debited \$242.13
Date to be debited 26 Jul 2018

Account for SHOPS AT 586 ALBANY HWY VICTORIA PARK LOT 14

Daily water use comparison



Your account summary (GST does not apply to this account)

Description	Amount
Current charges due 26 July 2018	\$242.13
Total	\$242.13

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

This bill has also been sent electronically to your My Water account. To stop receiving a paper copy please update your bill delivery preference in My Water.

Direct debit advice

586 ALBANY HWY VICTORIA PARK LOT 14
Account number 90 01973 13 9

Amount to be debited \$242.13
Date to be debited 26 July 2018

The amount shown will be debited from your nominated account. If your bank account details have changed please visit mywater.com.au to update your account details.

Hearing or speech impaired?
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Website: watercorporation.com.au/contact
Faults and Emergencies: (24/7) 13 13 75



WATER
CORPORATION
ABN 28 003 434 917