



WESTERN

AUSTRALIA

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

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](mailto:commercial@acton.com.au)

Postal Address  
PO Box 1130  
Nedlands WA 6909

30 June 2019

Tony Nardone

Email: [nardoneclassichomes@jinet.net.au](mailto: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:

<b>586 Albany Highway, Victoria Park:</b>	94 square metres approximately
<b>588 Albany Highway, Victoria Park:</b>	88 square metres approximately
<b>Gross Lettable Area Retail (GLAR):</b>	<b>182</b> 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 Was 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](mailto: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](http://www.frichot.com.au)

**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")

---

**LEASE  
588 ALBANY HIGHWAY, VICTORIA PARK**

---

**Frichot & Frichot**

L A W Y E R S  
& Notaries Public

Norfolk Chambers  
6 Norfolk Street  
Fremantle WA 6160  
  
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F: +61 8 9336 1291  
[www.frichot.com.au](http://www.frichot.com.au)

CONV01L007:

**Installments of Rent and Times for Payment**

(a) Annual Rent installments payable from the 1<sup>st</sup> day of January 2011 until the 31<sup>st</sup> 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 1<sup>st</sup> day of each and every calendar month during the above-stated period only.

(b) The Annual Rent payable from the 1<sup>st</sup> 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 1<sup>st</sup> day of each and every calendar month during the Term.

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

**Item 11A**      **Rent Review Dates**

**Fixed Rent Review Dates**

First Fixed Rent Review Date:      The 1<sup>st</sup> day of August 2012

Second Fixed Rent Review Date:      The 1<sup>st</sup> day of August 2013

Third Fixed Rent Review Date:      The 1<sup>st</sup> day of August 2014

Fourth Fixed Rent Review Date:      The 1<sup>st</sup> day of August 2015

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

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

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

Eighth Fixed Rent Review Date:      The 1<sup>st</sup> 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 1<sup>st</sup> 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 TWEEDEALE RD APPLECROSS W.A.

Occupation AGE PENSIONER



SIGNED by  
MARIA NARDONE

)  
)  
) M. Nardone  
)  
)  
) Maria Nardone

in the presence of:  
E. M. Crispino  
Witness

CANDIDA MARIA CRISPINO  
Print Name

88 TWEEDDALE Rd APPUCROSS W.A.  
Address

AGE PENSIONER  
Occupation

SIGNED by  
DANY NARDONE  
in the presence of:

)  
)  
) R. M. Nardone  
)  
)  
) Dany Nardone

E. M. Crispino  
Witness

Signed by Rocco A. Nardone  
Minister of Attorney  
General given by Dany Nardone  
K 547422 P.A.

CANDIDA MARIA CRISPINO  
Print Name

88 TWEEDDALE Rd APPUCROSS W.A.  
Address

AGE PENSIONER  
Occupation

SIGNED by  
**TANYA NARDONE**  
in the presence of:

E.M. Crispino  
Witness

CANDIDA MARIA CRISPINO  
Print Name

88 TWEEDALE Rd APMECROSS WA.  
Address

AGE PENSIONER  
Occupation

)  
)  
)  
1st Member  
Tanya Nardone

Signed by Rocco A. Nardone  
under power of Attorney  
given by Tanya Nardone  
J 726 546 P.A.

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

---

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MARIA NARDONE  
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**

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6 Norfolk Street  
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Reference: ATZ: SPT: 380226 (RV8)

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Fremantle WA 6959  
T: +61 8 9335 9877  
F: +61 8 9336 1291  
[www.frichot.com.au](http://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	<b>ANTONIO ROCCO NARDONE, MARIA NARDONE, DANY NARDONE and TANYA NARDONE</b> as trustees for the Nardone Super Fund all of 26 Tweeddale Road, Applecross, Western Australia.
Item 2	Lessee	<b>FLORIN GAL and MARIANA GAL</b> 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 <sup>2</sup> internal area and approximately 96m <sup>2</sup> of outdoor area and toilet.
Item 5	Term	Sixty four (64) months.
Item 6	Commencement Date	The 1 <sup>st</sup> day of April, 2018.
Item 7	Date of Expiration of Lease	The 31 <sup>st</sup> day of July, 2023.
Item 8	Renewed Terms	Five (5) years commencing on 1 <sup>st</sup> 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 1<sup>st</sup> day of June, 2018.
- Item 11A Rent Review Dates**  
**Fixed 4% Rent Review Dates:**  
On 1<sup>st</sup> 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

MARLEN ALKALAJI

114 Postling st, Kenosha

IT manager W

SIGNED by  
**MARIANA GAL**  
in the presence of:

)  
)  
Mariana Gal

Witness

[Signature]

Print Name

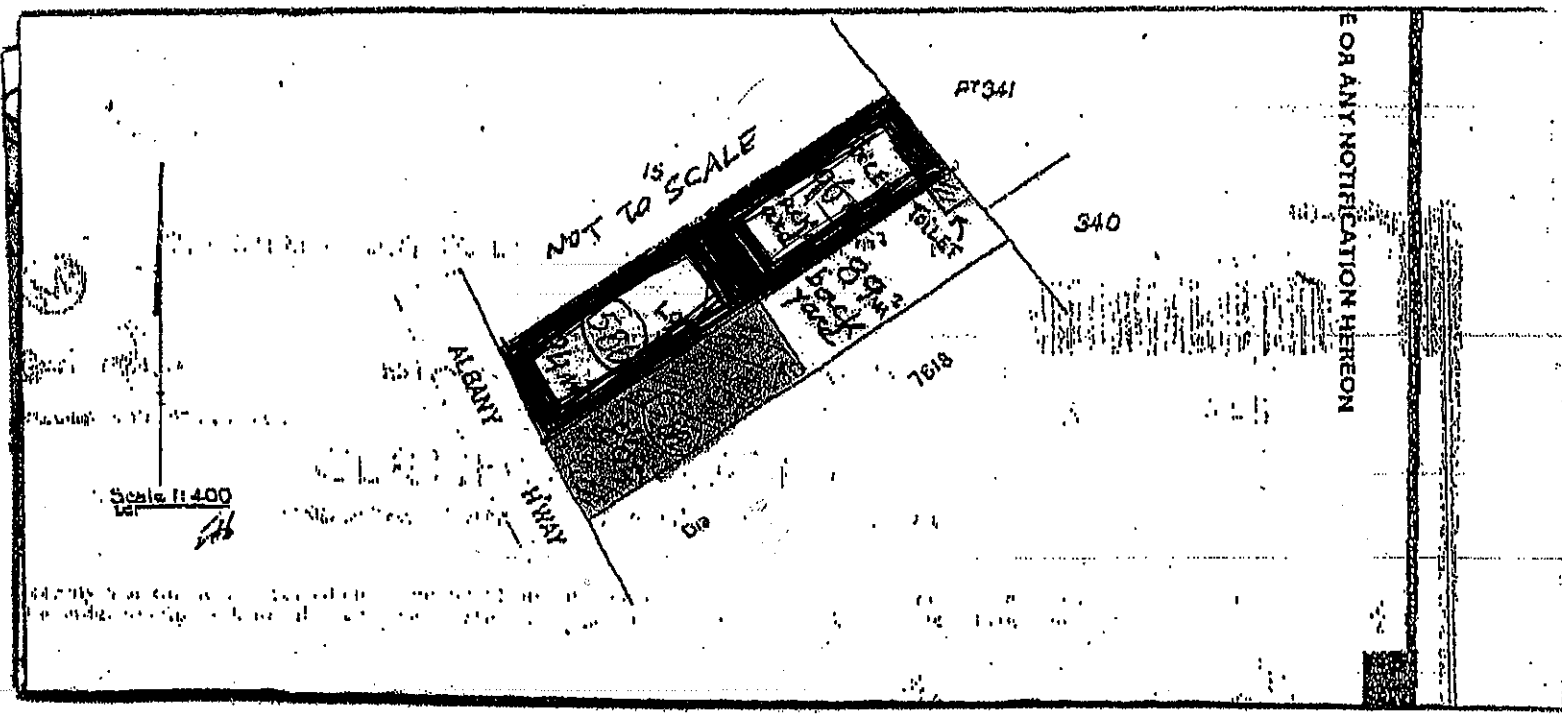
Address

Occupation

MARLEN ALKALAJI

114 Postling st, Kenosha

IT manager



NOT TO SCALE

PT341

340

7618

FOR ANY NOTIFICATION HEREON

Scale 1:400

ALBANY

DIAM

DIA

**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	<del>\$286.79</del>		
Stamp Duty	\$315.45	352-79	
*Intermediary Service Fee	\$60.00		
*Intermediary Service Fee GST	\$6.00		
<b>Total Premium</b>	<b>\$3,536.23</b>		

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

Baldviss: (08) 9529 0036

reception@parryscarpets.com.au

[www.parryscarpets.com.au](http://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

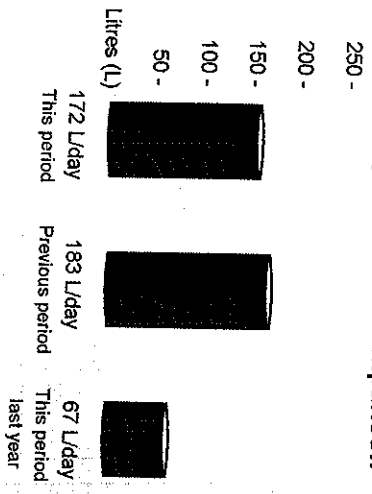
RA & M & T & D NARDONE  
26 TWEEDDALE RD  
APPLECROSS WA 6153



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
<b>Total</b>	<b>\$235.43</b>

### 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](mailto:fosterslegal@gmail.com)

My Ref: AF  
Your Ref:  
Writer's email: [fosterslegal@gmail.com](mailto: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 Rushon  
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](mailto:fosterlegal@gmail.com)

My Ref: AF  
Your Ref:  
Writer's email: [fosterlegal@gmail.com](mailto:fosterlegal@gmail.com)

10 December 2018

*Paid 13/12/18  
B/mest 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](http://victoriapark.wa.gov.au)  
[admin@vicpark.wa.gov.au](mailto: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
<b>DETAILS</b>					
Commercial Rates					\$5,752.80
ESL Category 1 - Commercial					\$986.54
<b>Total GST: \$0.00</b>				<b>TOTAL DUE</b>	<b>\$6,639.34</b>

**PAYMENT OPTIONS**

Option 1 - Payment in Full	Due By 29 August 2018	<b>Total Option 1</b>	<b>\$6,639.34</b>
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	<b>Total Option 2</b>	<b>\$6,766.29</b>

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**

*Hand 3-9-18  
B/west 4501*

**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)

**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](http://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](mailto:admin@vicpark.wa.gov.au) or visit the Town's website at [victoriapark.wa.gov.au](http://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
<b>1 One Discounted Payment</b> (Includes \$24.60 discount)	16 January 2019	\$794.40
<b>2 Two Instalments</b> (no discount or cost)	16 January 2019 22 May 2019	\$409.50 \$409.50
<b>3 Three Instalments</b> (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:

**BPPOINT** **VISA**  
 via our website at [www.osr.wa.gov.au/payments](http://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**

**BPAY**   
 Biller Code: 747097  
 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](http://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\_DL\_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

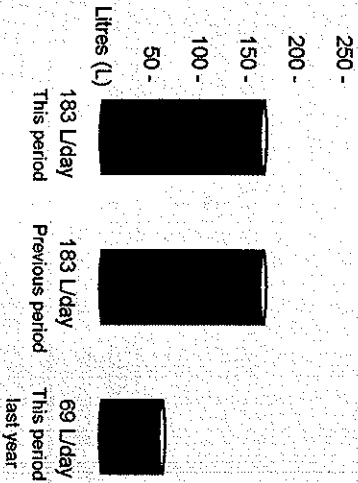
RA & M & T & D NARDONE  
26 TWEEDDALE RD  
APPLECROSS WA 6153

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
<b>Total</b>	<b>\$237.89</b>

### 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.

The amount shown will be debited from your nominated account. If your bank account details have changed please visit [mywater.com.au](http://mywater.com.au) to update your account details.

### Hearing or speech impaired?

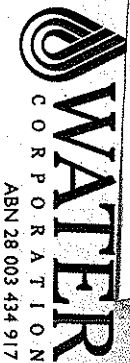
Phone us via the National Relay Service on 133 677.

Website: [watercorporation.com.au/contact](http://watercorporation.com.au/contact)

Faults and Emergencies: (24/7) 13 13 75



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

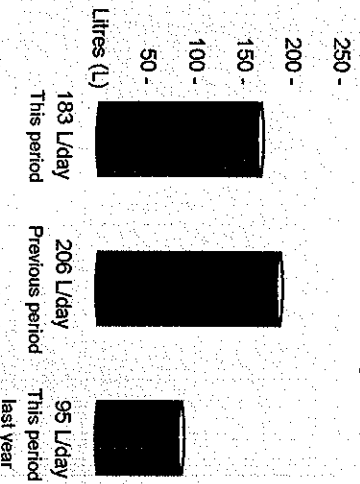
RA & M & T & D NARDONE  
26 TWEEDDALE RD  
APPLECROSS WA 6153

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
<b>Total</b>	<b>\$230.97</b>

### 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

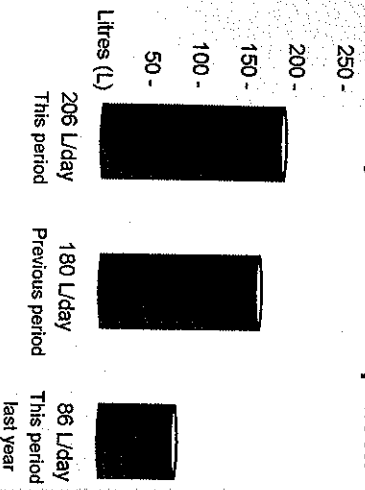
Issue date 6 November 2018  
Bill ID 0128

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
<b>Total</b>	<b>\$242.80</b>

### 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.

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  
Faulks and Emergencies: (24/7) 13 13 75



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  
A B N 28 003 434 917

# Water Use and Service Charge Account

Issue date 4 September 2018  
Bill ID 0127

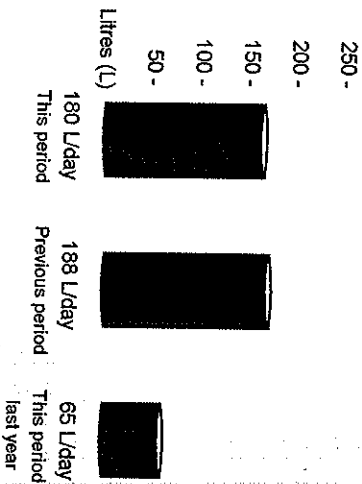
RA & M & T & D NARDONE  
26 TWEEDDALE RD  
APPLECROSS WA 6153

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
<b>Total</b>	<b>\$237.89</b>

### 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  
A B N 28 003 434 917





**WATER**  
CORPORATION  
ABN 28 003 434 917

# Water Use and Service Charge Account

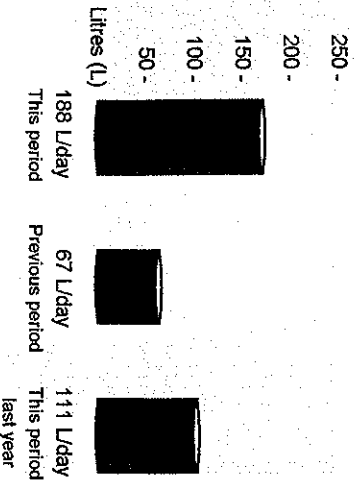
Issue date 5 July 2018  
Bill ID 0126

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
<b>Total</b>	<b>\$242.13</b>

### 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](http://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](http://watercorporation.com.au/contact)  
**Faults and Emergencies:** (24/7) 13 13 75



**WATER**  
CORPORATION  
ABN 28 003 434 917