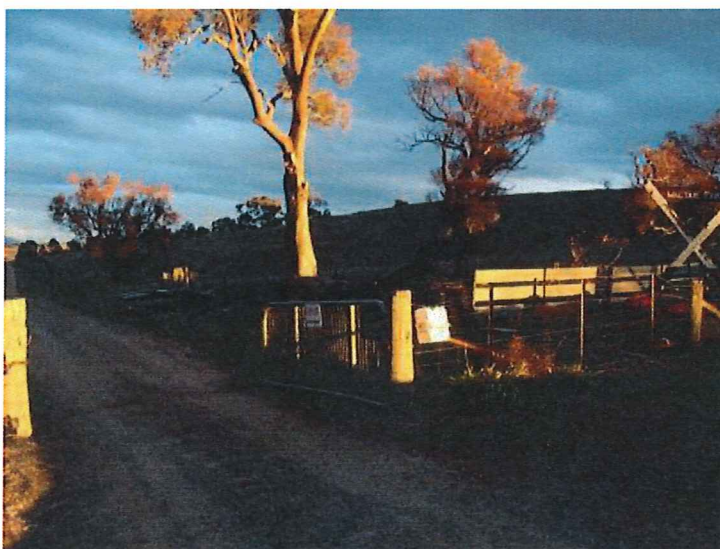


Preliminary Valuation Report

**“Wagtail Park”
Stockdill Drive
Blocks 1601 & 1602
District of Belconnen ACT 2617**

2 October 2015

Under instruction from
Land Development Agency



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Executive Summary



“Wagtail Park” Stockdill Drive, Blocks 1601 & 1602, District of Belconnen ACT		
Instructing Party	Land Development Agency	
Crown Lessee	Graeme John & Glenis Margaret Trevakis	
Interest Valued	Crown Leasehold interest subject to vacant possession	
Relying Party and Purpose of Valuation	Land Development Agency for possible acquisition of electricity switching station and water reservoir lands, as well as potential acquisition of the whole property and/or part or whole of Block 1602.	
Land Area	The lands subject to acquisition is yet to be surveyed but are said to be approximately 4Ha (electrical) and 2Ha (water). Block 1602 is 12.98Ha. Whole property is 327.28Ha	
Zoning	NUZ3: Hills, Ridges and Buffer Areas Zone and NUZ4: River Corridor zone subject to the ACT Territory Plan 2008	
Description	Large ACT rural leasehold property adjoining Belconnen urban area	
Valuation Methodology	Direct Comparison approach	
Date of Inspection	7 July 2015 (Reinspected from roadside 2 October 2015)	
Valuation Date	2 October 2015	
Adopted Value Range	Low	High
	1) Switching Station:	\$200,000
	2) Water Reservoir Site:	\$100,000
	3) Impact of Powerlines	\$175,000
	4) Value of Whole Property:	\$2,000,000
	5) Value of Block 1602	\$125,000
	6) Value of 6,000m ² of Block 1602	\$ 10,000
		\$ 20,000
Rate/ha	\$6,111/Ha to 6,722/Ha overall	
Valuer's Details	STEVEN FLANNERY <small>FAPI</small> Certified Practising Valuer Registered Valuer (NSW) No. 3082 Director	GREG CUMMINS <small>FAPI</small> Certified Practising Valuer Registered Valuer (NSW) No. 7227 Director <i>(Counter Signatory Only)</i>



Key Points

- The property is a substantial ACT rural leasehold property.
- Crown Lease is for a term of 99 years commencing on 10 November 2003.
- Full tenant right lease apart from timber treatment retained by Territory on land hatched in Schedule 1 of Crown Lease.
- Single dwelling right, however dwelling yet to be developed.
- Belconnen District Precinct Map and Code restricts development within 1km of Molonglo sewerage treatment works.
- Existing 15.6m wide easement for Access and Maintenance.
- Status of proposed 91.5m wide Electrical Supply easement shown on DP 9609 to be confirmed.

Critical Conditions

- Our valuation assumes all existing improvements are approved and that all necessary final certificates have been received with no outstanding requisitions.
- We have assumed that although no residence has been erected on the land, the Crown Lease allows for a residence to be developed on site.
- We assume the site is free of any contamination issues.
- That there are no existing orders or potential for any orders to be made by the relevant Statutory Authorities, in regard to noxious weeds.
- That the land acquired for the electrical switching station and water reservoir is based on the areas provided, being 4Ha and 2Ha respectively.
- The location of the proposed electrical switching station and water reservoir are detailed as in this report but not yet surveyed.
- That the proposed additional powerline easement will be along the alignments provided (refer to attached plans)
- That the proposed powerline easement will be 60m wide and accommodate 330KV single circuit steel tower structures.
- That the proposed 91.5W electrical easement as noted on DP 9609 has been approved.
- That under Scenarios 5 and 6, Block 1602 is capable of being subdivided in part or as a whole.
- That the land and improvements are unchanged between the date of our previous full inspection on 7 July 2015 and this updated report 2 October 2015.
- We have assumed that the discharge amount as described in the Land Act no longer applies.
- That the access easement over the subject land is Territory owned land and does not change as a result of this acquisition.
- The valuation is also conditional on the important notices, disclaimers and qualifications contained in the body of this report.

This Executive Summary forms a part of and should not be used or read independently from the complete report. Particular attention is drawn to the Qualifications, Important Notices and Disclaimers included in this report.

SWOT Analysis



Strengths

- Prime location adjoining the urban area of West Belconnen.
- Predominantly cleared grazing land with gradual fall from the Stockdill Drive frontage down to the Molonglo and Murrumbidgee River frontage.

Weaknesses

- Property is steep in contour through the central section which limits the access around the property.
- Existence of easement for access and maintenance.
- Limitations on the siting of a potential dwelling due to topography.

Opportunities

- To further develop the property including construction of a residence.
- Amend purpose clause to allow second dwelling right.
- Separation of whole or part of Block 1602.

Threats

- Visual impact of proposed electric switching station, electrical powerlines and water reservoir.
- Intrusion of domestic animals given proximity to urban area.

Buyer Profile

- Buyer profile for a rural lease such as the subject, would be primarily private individuals, the ACT Government or agricultural based users.

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- Letter of Instruction
- Crown Lease
- Plan of Proposed Sites
- Plan of Proposed Alignment
- Copy of DP 9609

Qualifications

1. This report is prepared for the private and confidential use of the client named in Section 1 of this report, and only for the purpose outlined in Section 1. It should not be relied on by the client for any other purpose and should not be reproduced in whole or part for any other purpose without the express written consent of Knight Frank Valuations Canberra. Any party that is not the named client may not rely on this report for any purpose and should obtain their own valuation before acting in any way in respect of the subject property.
2. This valuation may not be relied upon for mortgage security purposes.
3. Unless otherwise stated, all valuation figures herein are stated on a net of GST basis.
4. Reliance on this report should only be taken upon sighting an original document that has been signed by the valuer and countersigned by a senior executive of Knight Frank Valuations. The counter-signatory verifies that this report is genuine and issued and endorsed by Knight Frank Valuations. The opinion of value expressed in this report, however, has been arrived at by the prime signatory acting as the valuer. Please note that Greg Cummins has not inspected the subject property, and counter-signs this report only in his capacity of Director, Knight Frank Valuations.
5. This valuation is current at the date of valuation only. The timing and extent of market movements is impossible to accurately predict and we do not attempt to do so. The value assessed herein may change significantly and unexpectedly over a relatively short period as a result of general market movements, or factors specific to the particular property as identified in this report. Losses resulting from such movement in value subsequent to the date of valuation are not foreseeable and we do not accept any duty to protect your financial interests against such movements in value.
6. In accordance with industry guidelines and requirements, Knight Frank Valuations Canberra cannot assign or confirm the original or initial valuation after the expiration of 3 months from the date of valuation. Any written assignment of the valuation by Knight Frank Valuations Canberra within this 3 month period is required to contain a statement that the valuer has not re-inspected the property nor undertaken further investigations or analysis since the original/initial valuation and accepts no responsibility for reliance upon the original/initial valuation other than as a valuation of the property at the original/initial date of valuation.
7. This valuation is conditional on there being no material change (including as a result of general market movements, or factors specific to the particular property) between the date of inspection, date of issue and the date of valuation that would impact on the value of the subject property. Should such an event occur, the valuer should be contacted for comment prior to reliance upon the valuation.
8. This valuation is not intended to be used to provide financial advice, express or implied, and we confirm that the valuer and Knight Frank Valuations Canberra is not licensed to provide financial product advice under the *Corporations Act 2001*.
9. This valuation report is to be read in its entirety and in particular we draw your attention to the Important Notices set out in the body of the report and the Critical Conditions section of the Executive Summary.
10. Any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified valuer, reflecting due skill, care and diligence.

1 Introduction

1.1 Instructions

Instructing Party	Land Development Agency
Crown Lessee	Graeme John & Glenis Margaret Trevaskis
Relying Party & Purpose of Valuation	Land Development Agency for possible acquisition of electricity switching station and water reservoir lands, as well as potential acquisition of the whole property and/or part or whole of Block 1602.
Basis of Valuation as instructed	Crown Leasehold interest subject to vacant possession
Date of Inspection	7 July 2015 (Reinspected from roadside 2 October 2015)
Date of Valuation	2 October 2015

A copy of the Letter of Instruction is appended.

1.2 Pecuniary Interest Declaration

The valuer has no pecuniary interest in the said property, past, present or prospective, and the opinion expressed is free of any bias in this regard.

1.3 Market Value Definition

Market Value is defined by the API as:

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion.”

2 Land Particulars

2.1 Location

Position

- Located approximately 18 kilometres north-west of Canberra's CBD.
- Surrounding property provides a mixture of ACT rural leasehold properties, as well as the urban areas of Belconnen.
- Adjoins Molonglo River Corridor to the southern boundary.

Surrounding and Adjoining Development

- Similar ACT rural leasehold properties.
- The property adjoins the residential suburbs of Belconnen.

Road System & Access

- The property is accessed via Drake Brockman Drive and then via Stockdill Drive.
- Access to the existing improvements is off Stockdill Drive via an existing easement.
- A service easement for access and maintenance exists on title.
- Access to Block 1602 readily available off Stockdill Drive.

Services and Amenities

- Domestic power is yet to be connected to the site although traverses the site.
- Mains water tanks.

2.2 Title Details & Site Description

Current Registered Crown Lessee

Graeme John Trevaskis and Glenis Margaret Trevaskis

Title Description

Blocks 1601 & 1602 District of Belconnen

Deposited Plan Nos. 9609 and 9992

Identification

The property has been identified by reference to Block and Section Map, Deposited Plan Nos. 9609 and 9992 and on-site inspection.

Physical Description

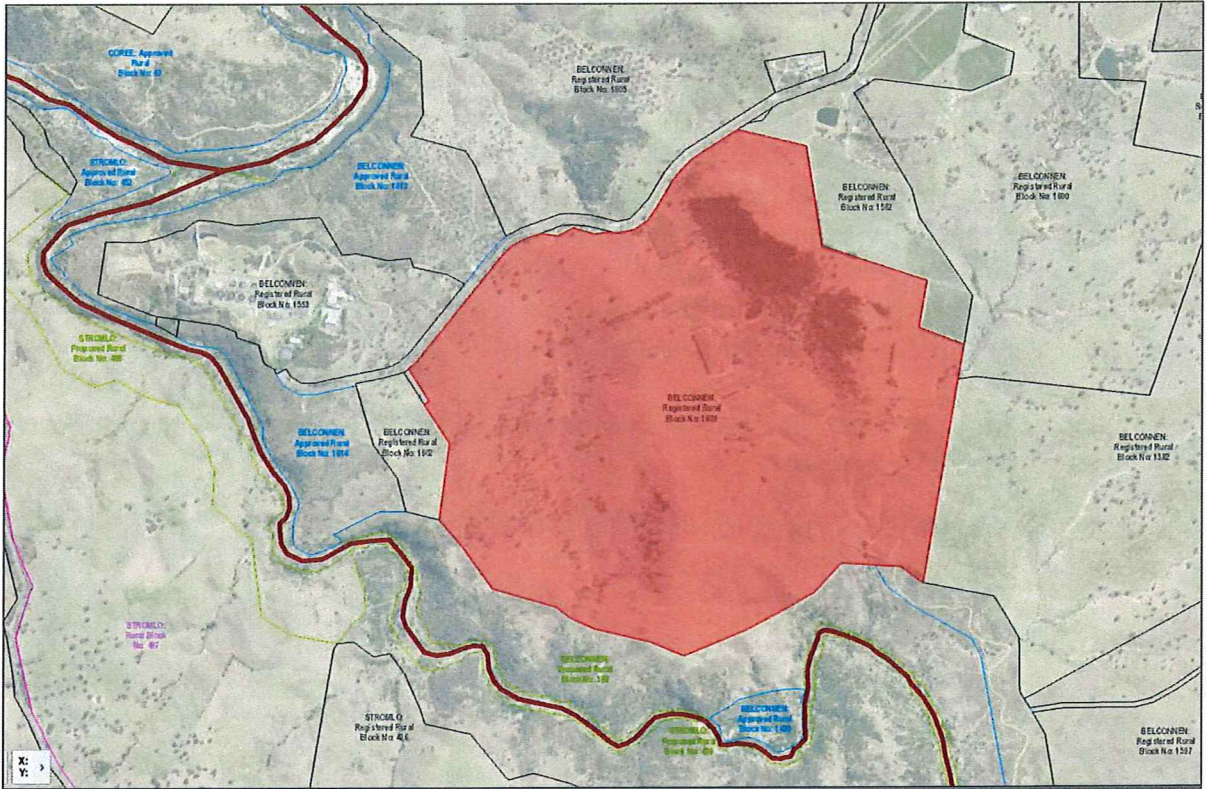
'Wagtail Park' provides a large ACT rural leasehold parcel of land, part of which is undulating to steep in contour and provides some grazing potential. The property provides good views, particularly to the south-east back towards Canberra. The proposed alignment of the electrical transmission easement is along Stockdill Drive which will have a visual impact on the property.

In addition to the land to be taken for both the electrical switching station and water reservoir, there will also be a minor impact on the land area.

Total Site Areas

Block 1601	314.30Ha
Block 1602	12.98Ha
Total	327.28Ha

An extract from ACTMAPi is as follows.



Source: ACTMAPi

Important Notice

From our inspection and a comparison with the Title Plan, the improvements appear to be constructed within the title boundaries, however we are not qualified surveyors, and have not been provided with a site survey and therefore we cannot state conclusively that all buildings are within the title boundaries. Our valuation is conditional on there being no encroachments by the subject's improvements, or onto the subject land by adjoining properties. In the event there is an encroachment which proves material, our valuation would change.

A copy of the Crown Lease is appended to this report.

2.3 Easements and Encumbrances

Reference should be made to the Crown Lease attached. There are no encumbrances and interests noted on title, however we note the proposed easements noted on DP 9609.

Important Notice

Although our title search (attached) does not show any unregistered dealings, it is noted that not all encumbrances may be recorded on the title documents provided to us. Our valuation is made on the basis that the property is free from mortgages, charges and other financial liens and is conditional on there being no encumbrances or interests other than those reported on our title search which materially affect the value, marketability and continued utility of the property. Should any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report be discovered which are material, our valuation would change.

2.4 Town Planning Details

Town planning in the ACT is governed by three tiers of statutory instruments. The National Capital Plan sets the strategic outlook for all of Canberra and provides detailed planning controls for areas of national significance under the direct control of the National Capital Authority. The Territory Plan controls development in all other areas; this includes setting zones and prescribing assessable uses within those zones. The Territory Plan must not be inconsistent with the National Capital Plan. Each site is subject to a Crown lease containing a purpose clause specifying the permitted uses for that site. Purpose clauses may be varied by way of a development application however only uses that are consistent with the Territory Plan and National Capital Plan may be added into a purpose clause. Proposals to add use which are assessable in a particular zone may be refused on the basis that the particular use is unsuitable for the specific site.

Blocks 1601 and 1602 are subject to different zonings under the ACT Territory Plan 2008. Details of these zonings are as follows:

Principal Zoning – Block 1601

NUZ3: Hills, Ridges and Buffer Zone

Zone Objectives

NUZ3: Hills, Ridges and Buffer Zone

- a) *Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra.*
- b) *Provide opportunities for appropriate recreational uses.*
- c) *Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors.*
- d) *Provide predominantly open buffer spaces for the visual separation of towns to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities.*
- e) *Provide opportunities for appropriate environmental education and scientific research activities.*

Principal Zoning – Block 1602

NUZ4: River Corridor

Zone Objectives

NUZ4 – River Corridor Zone

- a) *Conserve the ecological and cultural values of the ACT's major river corridors*
- b) *Protect stream flow, water quality and flood plains from adverse impacts*
- c) *Ensure that the type and intensity of development is sustainable*
- d) *Provide opportunities for a range of ecologically sensitive water and land based recreational activities*
- e) *Ensure compatibility between land uses, water uses and the general character of the rivers*
- f) *Provide opportunities for appropriate environmental education and scientific research activities*
- g) *Prevent development that would significantly increase fire hazard*

Other Planning Controls – Both Blocks

Territory Plan Overlays: Pc: Nature Reserve; PUBLAN: Public Land.

Heritage Controls – Both Blocks

Online searches confirm the subject are not listed in the ACT Heritage database.

Development/Planning Permits – Both Blocks

Online searches indicate there are no current or recent development applications relating to the subject properties.

Crown Lease Details

Lease Commencement
10 November 2003
Lease Term
99 years with approximately 87 years remaining
Purpose Clause
<i>To use the premises only for the purpose of agriculture not including the agistment of horses and ancillary thereto keeping a maximum of eight (8) horses for personal use and one (1) dwelling;</i>
Land Rent
5 cents per annum, if and when demanded

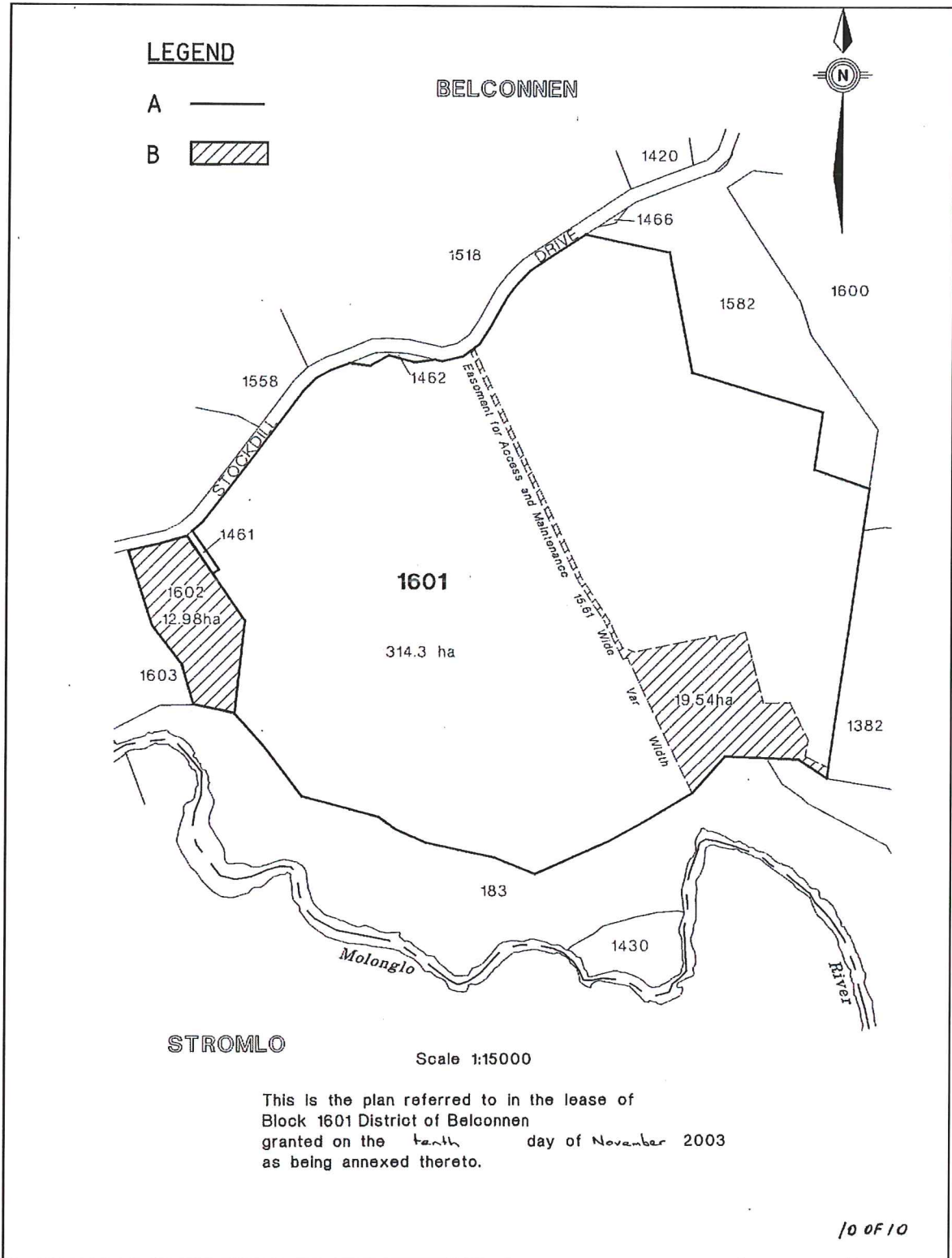
The current rural grazing use appears to conform to the purpose clause. We have adopted the purpose clause as the highest and best use for the subject property.

Important Notice

This information was obtained from the Crown Lease and public resources of the ACT Planning and Land Authority. We are unaware of any Public Authority proposals, Instruments, Orders, Notices or Declarations affecting the property.

Easements for Access Road

We note, as delineated on Deposited Plan Nos. 9609 and 9992, and as set out overleaf, that there is a 15.61 m wide easement for access and maintenance. Furthermore, shown on Deposited Plan 9609 is a proposed 91.5m wide electricity easement which we assume has legal status and the existing powerlines follow the correct alignment.



2.5 Environmental Considerations

Site Contamination

Historical Uses	The property is used for rural grazing purpose only. The use prior to this date is unknown.
Registered on the EPA List/Statement of Environmental Audit	There is no readily accessible contaminated land register in the ACT; however information contained on the register can be obtained through specific searches for individual properties. Enquiries with the ACT Department of Environment and Planning Directorate confirm searches can be requested for a fee and take up to 10 working days. We confirm no formal searches were undertaken.
Perceived Environmental Risk	<i>We confirm that there are no perceived environmental risks or problems associated with the subject property in relation to its present and known historical uses, and we further confirm that we have found no information in our enquiries to necessitate the instigation of a detailed environmental audit, subject to important notice below.</i>

Important Notice

No soil tests or environmental studies have been made available for our perusal and we do not have any expertise as environmental consultants nor are we qualified to provide an assessment of the contamination of land. We have undertaken the following steps to assess whether there are any obvious signs of contamination:

- Site inspection.
- Review existing site use and historical site use (so far as it is identifiable from the current site owners).

As a result of the above investigation we have been unable to identify any obvious signs of contamination. However we are unable to assess whether there are any latent signs of contamination or other indicators beyond the investigations referred to above. The assessed value could well decrease if material contaminants are present. This valuation is conditional on the site being free of contamination and any party relying on this valuation does so on the basis that Knight Frank Valuations Canberra accepts no liability for any loss relating to contamination.

Asbestos Materials

Hazardous Materials Audit Provided	No
Identified Asbestos at Inspection	Yes
Potential for unsighted Asbestos	<i>Given the age of the buildings, there is also potential for asbestos to be present in such items as insulative materials around ductwork, or concealed within wall and ceiling cavities. Our valuation assumes that there is no asbestos, however we recommend formal reports be obtained by suitably qualified professionals.</i>

Important Notice

No asbestos reports have been made available for our perusal and we do not have any expertise in asbestos identification or assessment. We have undertaken the following steps to assess whether there are any obvious signs of asbestos:

- Internal and external visual inspection.
- We have not inspected the building beyond the surface of the internal and external building fabric.

As a result of the above investigation we have been unable to identify any obvious signs of asbestos however as discussed above, this does not mean the building is free of asbestos. We are unable to assess whether there are any latent signs of asbestos or other indicators beyond the investigations referred to above. The assessed value could well decrease if asbestos which is material to the valuation is present. This valuation is conditional on the site being free of asbestos and any party relying on this valuation does so on the basis that Knight Frank Valuations Canberra accepts no liability for any loss relating to asbestos.

2.6 Native Title Claims

None known.

Important Notice

In undertaking this valuation assessment, we have not commissioned a search of the Register of Native Title Claims which is administered by the National Native Title Tribunal. The assessed value could well decrease if a native title claim exists, or eventuates, over the subject land. Knight Frank Valuations Canberra is not a specialist in native title law and this valuation is conditional on the site being free of any native title claim. Any party relying on this valuation does so on the basis that Knight Frank Valuations Canberra accepts no liability for any loss relating to native title claims. Should a native title claim be identified upon the subject site, the valuation should be referred back to the valuer for reassessment.

2.7 Site Plan

Set out below is a plan showing the layout of the property which also indicates the topography with 1m contour lines:



'Wagtail Park'

Stockdill Drive, Block 1601 and 1602, District of Belconnen ACT

File Reference: 109954

2 October 2015

3 Improvements

3.1 General Description

As previously noted the property provides rural leasehold of some 327.28Ha which has remained relatively underdeveloped to date, with the main improvements limited to agricultural based improvements which include the following:

Shearing Shed

Three stand colorbond shearing shed with steel frame, raised timber board equipped with overhead electric gear (powered by generator).

Machinery Shed

Large clear span colorbond machinery shed with 5 bays and constructed galvanised steel frame; 2 bays lockable with concrete floor.

Main Machinery Shed

Large lockable colorbond shed with gravel flooring, 4.5m clearance.

Hay Shed

Steel framed hay shed with earth floor.

Horse Improvements

Steel round yard, 4 holding yards, 4 colorbond stables with water reticulation.

Cattle Yards

A set of transportable cattle yards was situated on site and has been included in the value of the whole property.

Area of Improvements

Shearing Shed	139 square metres
Machinery Shed	154 square metres
Main Machinery Shed	180 square metres
Hay Shed	55 square metres

These areas have been taken from measurements taken on-site and are a little more or less.



Shearing Shed



Main Machinery Shed



Machinery Shed



Hay Shed



Horse Yards



Cattle Yards

3.2 Building Age and Condition

On inspection the buildings appeared to be in good functional condition and have been developed over the last 15 years. The buildings appear to be well maintained. For the purpose of our valuation we have assumed that all improvements erected on site are approved structures. Should this not be the case, we reserve the right to vary our assessment.

Important Notice

We have not been provided with a structural survey, nor an expert report on the plant and equipment. Our valuation is conditional on the structure and service installations of the improvements being free from any defects requiring material capital expenditure, other than that stated herein. If this is incorrect or should there be a material revision to the capital expenditure budget noted within, our valuation would change.

'Wagtail Park'

Stockdill Drive, Block 1601 and 1602, District of Belconnen ACT

File Reference: 109954

2 October 2015

3.3 Rural Improvements

Fencing

The subject property is divided into 5 main paddocks plus small holding paddocks for horses adjacent to the main infrastructure. Boundary fencing comprises a mixture of wire netting and steel and timber strainer posts. The fencing is in average stock proof condition.

Water Improvements

Water to the property is via 8 earthen wall dams and 2 concrete water troughs, as well as semi-permanent creeks which run through the property. Town water is connected to the troughs, which adds to the water security of the property.

Pasture Improvement

Apart from some historic spreading of sub clovers, there appears to have been limited pasture improvement work carried out on the property and the property has a limited fertiliser history.

Weeds

On inspection, we noted the existence of small areas of Bathurst Burr, St John's Wort and saffron thistle to the rear section of the property.

Clearing

The subject property is considered to be optimum cleared for current grazing pursuits with good stands of shade and timber throughout. The higher ridge to the northern end of the property provides good shelter for stock particularly during periods of wet cold weather.

Carrying Capacity

The subject property was previously utilised for grazing of sheep, however in recent years has been primarily focused on beef cattle production. At the time of inspection there were reportedly approximately 800 mixed merinos and 100 cross bred sheep, 40 cows and calves and 4 race horses. This indicates a carrying capacity in the order of 1,600DSE or 4.9DSE per hectare.

Condition of Farm Improvements

On inspection the farm improvements appeared to be in average condition and the improvements remain functional.

4 Market Overview

4.1 ACT Rural Market Overview

The market for ACT rural leases improved in line with the development of planning policies between 1990 and 2000. This policy shift was required as most rural leases at the time were due to expire on 31 December 2005. As policy evolved, the demand base for rural leasehold blocks shifted from rural simplicita uses to professional persons seeking to have a rural lifestyle whilst working in the National Capital.

The realisation of legislation enacting 99 year Crown Lease terms in 2000/2001 had a positive influence on the market, and although mechanisms were put in place to deter speculation, there was strong demand across the whole of the ACT despite varying conditions in the residential sector.

Since then and as the 10 year Windfall Gain provisions (incorporated into rural leases) began to expire there has been increased demand for these properties. ACT rural properties affected by the 10 year discharge provisions meant the market saw limited sales activity in the 10 years leading up to 2010. The rolling expiry of the 10 year covenant has resulted in more sales activity within the ACT rural market since 2010 with some landholders even entering into 'Put and Call' options to allow sales to proceed on a delayed settlement basis once the 10 year period expired.

Sales which have occurred over the past 2 years generally range in value from \$800,000 to in excess of \$3,500,000 depending on size, location and tenant's rights to improvements. Prospective purchasers within the ACT rural system include lifestyle buyers and small rural businesses.

The complexities of ACT rural lease terms and provisions can be off-putting to prospective purchasers, which results in property sales not achieving their full potential when compared to nearby freehold properties. This combined with the fact that the land cannot be subdivided has a negative impact on value. As such, the neighbouring rural/residential areas of NSW can provide a more appealing alternative with many cross border commuters working in Canberra, particularly if future subdivision is sought.

The market for rural simplicita properties close to the ACT continues to be strong however there have been few large holdings on the market for sale in recent years.

Sales activity within the Territory has continued as the expiry of the 10 year windfall gain provision has occurred on most leases since late 2010 onwards.

The major factors affecting the marketability for this class of property include:

- Reduction in interest rates from traditional lending sources since 2011;
- The demand for small to medium rural properties within close proximity to the CBD;
- Realisation of 99 year lease terms (most areas);
- 20 and 50 year lease terms are also common within central areas;
- Withdrawal clause provisions;
- Dwelling rights applicable to a particular property;
- Tenants right to improvements and compensable values;
- Water licences if available;
- Ownership of timber treatment;
- Expiry of discharge amount provision on many rural leases;
- Fluctuations within the ACT residential market.

The market for ACT rural properties in the ACT has experienced increased turnover and improved values since 2011/2012. This trend has continued during 2013/2014 with many lifestyle purchasers experiencing interest, particularly for central areas such as Pialligo and Majura, although there have been few purchases of larger holdings; however some speculative purchases have occurred.

4.2 Subject Property Overview

The subject site provides undulating to steep cleared grazing land with an extensive frontage to Stockdill Drive being to the south of the proposed West Belconnen residential development. This development has reportedly triggered the requirement for a 4Ha switching station site along the current alignment of the 330KV powerline and a 60M wide easement for transmissions lines along the Stockdill Drive frontage. Should the development of this infrastructure proceed, it will have a negative impact of value, as will the proposed 2Ha land and visual impact of the proposed water reservoir also proposed adjacent to Stockdill Drive.

The balance of the site provides undulating to steep grazing, the management of which appears problematic due to the topography of the land which ranges from 500 metres adjoining the Molonglo river frontage to 650m above sea level in the central area of the site. However, this topography provides the opportunity to establish a residence on Block 1601 in an area of the site that would provide extensive views to the surrounding area.

Block 1602 is situated at the western side of the property in close proximity to the Molonglo Treatment Plant. This site is removed from the urban area and provides an undulating site on which timber treatment is not owned.

5 Market Evidence

In carrying out our preliminary valuation KFVC have had regard to a broad range of market evidence including ACT rural leasehold properties that have sold within the Territory, utility site acquisitions and sales of small blocks without building entitlements to assess the various interests valued within this report. Set out below is a summary of the sales considered in providing this advice.

5.1 ACT Rural Leasehold

Property	Sale Price	Sale Date	Site Area (ha)	Rate/ha (ex-buildings)
"RIVERVIEW" 1283 COTTER ROAD STROMLO DISTRICT ACT	\$2,525,000	Nov 2014	250.18 ha	\$6,475
	Property provides an ACT rural lease of some 250ha part of which adjoins the Murrumbidgee River and is subject to withdrawal. Improvements include a c1970's 5 bedroom residence, shedding and horse agistment and stables complex and other rural improvements. Sold by EOI process. Sale included horse agistment business which reportedly generated approx \$70,000pa net. Crown Lease permitted 50 horse agistment plus 8 other plus had a single dwelling right. Land value \$1,620,000 (ex-buildings and business interest).			
"MELROSE VALLEY" 174 OLD TUGGERANONG ROAD TUGGERANONG DISTRICT ACT	\$2,200,000	Apr 2014	239.23 ha	\$7,002
	Property improved with c1938 substantial two storey weatherboard home renovated in 1985 with well-established grounds as well as a two bedroom cottage, garage, 3 stand shearing shed and adjoining yards plus cattle yards. There is also a 4 megalitre licenced bore. Property sold with 99 year lease (10 years past). Property passed in at auction in Nov 2013. Land Value \$1,675,000 (ex-buildings).			
149 WALLAROO ROAD BELCONNEN DISTRICT ACT	\$2,725,000	Feb 2014	1,206,518m ²	\$15,164
	Sold at public auction after spirited bidding. Comprises 122Ha with an 18 month old high quality 5 bedroom, 3 bathroom brick veneer residence in a homestead style with extensive verandahs/outdoor living area. Main residence 224m ² , verandah 183m ² , double garage 50m ² and outdoor entertaining area 62m ² . Other improvements included a bore, 5 paddocks, 2 stand shearing shed, stock yard, hay shed, machinery shed and a recently completed sealed driveway (1.2kms). Known as Block 50 Belconnen District. Easy access to Barton Highway/Canberra City. One building entitlement. Analysed land value \$1,850,000 or \$15,164/ha.			
"WILLOW VALE" 121 APOLLO ROAD TENNENT DISTRICT ACT	\$1,250,000	Dec 2012	856 ha	\$1,203
	Property provides a 855.76 Ha ACT rural leasehold grazing property improved with historic weatherboard cottage and second c1940's masonry block residence, machinery shed, shearing shed and ancillary improvements. Property sold to adjoining owner in an off market transaction. At the date of sale a 99 year lease was available (but not executed). Discharge amount applies in the event of a sale within first 10 years of new lease. Shows land value of \$1,030,000 (ex-buildings).			
325 KAMBAH POOL ROAD TUGGERANONG DISTRICT ACT	\$1,400,000	Sep 2012	105.19 ha	\$12,928
	Improvements include a set of steel cattle yards only with adjoining poly tank. Block attracts single building entitlement and was fenced into 6 main paddocks with 9 dams. Sold with 99 year Crown Lease available. Land Value \$1,360,000 (ex-buildings).			
"GLENLYLE" 23 MOUNT MAJURA ROAD MAJURA DISTRICT ACT	\$3,400,000	Mar 2011	132 ha	\$15,001
	Property improved with substantial Taglietti designed home built c1970's with 3 car garage below and extensively landscaped grounds including in-ground pool and tennis court. Farm buildings include 2 stand shearing shed and yards. Property subject to 99 year lease with approx 94 years remaining. Land provides undulating to steep partially improved grazing land separated by the Majura Parkway. Sold to interstate buyer after passing in at auction on 18 Dec 2010. Vendor liable for payment of discharge amount. Sale indicated a land value of \$1,975,000 (ex-buildings)			

'Wagtail Park'

Stockdill Drive, Block 1601 and 1602, District of Belconnen ACT

File Reference: 109954

2 October 2015

The most comparable large rural sale in valuing the property as a whole is that of “Riverview” on the Cotter Road comprising a 250 Ha property with significant horse agistment located some 15 kilometres from Canberra’s CBD and providing a circa 1970’s residence and sundry improvements. This sale reflects a rate of \$6,475/Ha (ex-buildings and business interest).

The other comparable sale is that of “Melrose Valley” which sold in 2014 for \$2.22M which is a rural leasehold property of 239Ha located adjoining the Tuggeranong suburb of Macarthur, however is considered overall superior to the subject. This sale indicated a land value of approximately \$7,000/Ha (ex-buildings). In preparing our value amendment we have adopted \$6,000/Ha to \$6,500/Ha for the non-withdrawal land.

The value of improvements is derived by the analysis of rural leasehold property sales which have occurred within the ACT. This analysis reflects the depreciated “added value” of improvements, based on a direct comparison basis. This methodology has been utilised in determining the “added value” of the shedding, horse and other improvements situated on the subject property.

KFVC are also aware of other recent acquisitions of ACT rural leasehold properties, however the details of these remain confidential, as their contracts are at various stages and are yet to be confirmed.

5.2 Utility Site Sales

In undertaking our assessment of the value of the proposed Electricity Switching Station site and the Water Reservoir site, KFVC have researched sales of utility sites throughout the ACT although these are usually transactions that occur between Government authorities rather than sales negotiated in the open market, they do provide evidence of value. Set out below is a summary of the sales utilised.

Property	Sale Price	Sale Date	Site Area	Rate/m ²
BLOCK 11 SECTION 59 FYSHWICK	\$446,220	Jun 2013	12,066 m ²	\$37
	Vacant site of 1.206ha with access off Dairy Flat Road. Sold to ACTEW and price reportedly based on Fyshwick land sales. Purpose clause permits electrical sub-station.			
BLOCK 1625 BELCONNEN DISTRICT	\$450,000	Nov 2010	28,950 m ²	\$16
	Retired Block - was to be utilised as ActewAGL Substation for Molonglo Valley. Direct sale to ActewAGL.			
BLOCK 502 STROMLO DISTRICT	\$165,000	May 2010	4,925 m ²	\$34
	Irregular shaped parcel of land behind the former Cotter Pumping station adjacent to the Cotter River. Restrictive purpose clause.			
BLOCK 1 SECTION 2 CASEY	\$200,000	Dec 2008	8,000 m ²	\$25
	Vacant square shaped site of approx 8,000sqm zoned NUZ3 Hills Ridges and Buffers Direct sale to ACTEW with restrictive purpose clause.			

Given these sales are all significantly smaller in area than the subject parcel it is not appropriate to compare them on a \$/m² of site area. KFVC consider a lower rate of \$50,000/Ha to \$75,000/Ha is more appropriate in this circumstance.

5.3 Small Block Sales

In undertaking our valuation of Block 1602 in isolation, both as a whole and in part, we have researched sales of small blocks, the majority of which do not have building entitlements as follows.

Property	Sale Price	Sale Date	Site Area (Ha)	Rate/m ²
2/717807	\$130,000	Dec 2011	2.8	\$46,429
	Vacant land sale. No building entitlement			
136 HADLOW DRIVE LAKE GEORGE NSW	\$137,000	Nov 2010	4.3	\$31,860
	Vacant land sale. No building entitlement			
158 HADLOW DRIVE LAKE GEORGE NSW	\$145,000	Feb 2010	4.9	\$29,592
	Vacant land sale. No building entitlement			
21, 22/707983 51/717593	\$125,000	May 2013	1.2	\$104,167
	Vacant land sale. No building entitlement			
390 OLD FEDERAL HIGHWAY BYWONG NSW	\$218,000	May 2011	6.3	\$34,603
	Vacant land sale. No building entitlement			
43 THE VINEYARDS ROAD LAKE GEORGE NSW	\$197,500	Feb 2010	15.9	\$12,421
	Vacant land sale. No building entitlement			
508 NORTON ROAD WAMBOIN	\$210,000	Jun 2014	13.7	\$15,272
	Land improved with double metal garage. No building entitlement			

As can be seen from the sales they range in value from \$125,000 to \$220,000 for sites ranging in area from 1.2Ha to 16Ha. These sites do not enable a residence to be developed, but provide rural blocks suitable for horse paddocks and the like. Given the size, location and nature of Block 1602, we consider the block value of this site ranges from \$125,000 to \$175,000.

Assuming a 6,000m² component of the site was acquired (as per the attached plan) we envisage a block value of \$10,000 to \$20,000 would be reasonable based on its existing rural purpose clause.

5.4 Impact of Electrical Easement

On instruction KFVC were advised that the proposed easement will be 60m and will allow for the construction of 30m high single circuit steel tower structures along the proposed alignment (refer to attached plan). Given its alignment along Stockdill Drive, the visual impact of this infrastructure is likely to have a negative impact on the value of the property. In preparing this preliminary advice KFVC consider that this impact could be between 5-10% of the total value of the property.

Although difficult to accurately assess the impact, we do note the earlier sale of a property being Lot 3 DP 537708, 9 Church Lane near Hall which was sold in November 2009 for \$895,000 and was severely impacted by Multiple Electrical easements and the impact in that situation was said to be not more than 10%

'Wagtail Park'

Stockdill Drive, Block 1601 and 1602, District of Belconnen ACT

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6 Valuation Rationale

6.1 Direct Comparison Approach

This approach identifies sales on a direct comparison basis and compares the equivalent rates for land and improvements to establish a market value of the subject property.

Following our inspection of the property and research into the various issues we now summarise our preliminary valuation advice as follows.

Summary of Adopted Values

Based on our research of other ACT rural leasehold properties we consider the value of the various elements of the subject property to be as follows.

Based on our research we have applied a rate of \$6,000/Ha to \$6,500/Ha (ex-buildings) for the subject property as a whole based on its current rural grazing pursuits. Other values applied are as set out below.

1. Switching Station Land

1. Switching Station Land			
Hectares		4 Ha	
Value Per Hectare	\$50,000/Ha	\$62,500 Ha	\$75,000/Ha
Calculated Value	\$200,000	\$250,000	\$300,000
Adopted Value Range	\$200,000	\$250,000	\$300,000

2. Water Reservoir

2. Water Reservoir			
Hectares		2 Ha	
Value Per Hectare	\$50,000/Ha	\$62,500 Ha	\$75,000/Ha
Calculated Value	\$100,000	\$125,000	\$150,000
Adopted Value Range	\$100,000	\$125,000	\$150,000

3. Impact of Electrical Easement

Hectares		295 Ha	
Value Per Hectare	\$6,000/Ha	\$6,250 Ha	\$6,500/Ha
Adopted Value	\$1,768,560	\$1,842,250	\$1,915,940
Less Impact of Easement - allowance @	10%	\$176,856	\$184,225
Estimated Impact	\$175,000	\$185,000	\$200,000

4. Whole property

Hectares		295 Ha	
Value Per Hectare	\$6,000/Ha	\$6,250 Ha	\$6,500/Ha
Calculated Value	\$1,768,560	\$1,842,250	\$1,915,940
Plus added Value of Improvements	\$212,500	\$250,000	\$287,500
Calculated Value	\$1,981,060	\$2,092,250	\$2,203,440
Adopted Value Range	\$2,000,000	\$2,100,000	\$2,200,000

5. Whole of Block 1602

Hectares		12.98 Ha	
Value Per Hectare	\$10,500/Ha	\$12,000 Ha	\$13,500/Ha
Calculated Value	\$136,290	\$155,760	\$175,230
Plus added Value of Improvements	\$0	\$0	\$0
Calculated Value	\$136,290	\$155,760	\$175,230
Adopted Value Range	\$125,000	\$150,000	\$175,000

6. Value of part Block 1602

Hectares		0.6 Ha	
Block Value	\$10,000	\$15,000	\$20,000
Plus added Value of Improvements	\$0	\$0	\$0
Calculated Value	\$10,000	\$15,000	\$20,000
Adopted Value Range	\$10,000	\$15,000	\$20,000

The final two scenarios relate to the value of Block 1602, both as a whole and in part and have been based on sales of rural land without building entitlements available.

The above assumption are based on KFVC's inspection of the property, research into market of ACT rural leasehold properties, utility site transactions and impact of the proposed easements are likely to have on the basal property.

7 Additional Requirements

7.1 Marketability

Whilst purchaser depth and transaction volumes for assets of this nature have remained relatively stable in recent years compared with the wider commercial property market. Marketing periods may be seen to range from around 3 months to 9 months with location, demographics and competition playing a significant role. There remains the risk however, that assets considered secondary or with non-standard features may be exposed to more extended sale periods until underlying market sentiment improves. Accordingly, there remains the risk for many assets that the realisable price may be impacted should an expeditious or shorter sale period be required.

8 Valuation Certification

Acting under instructions from the Land Development Agency, Knight Frank Valuations Canberra has undertaken a preliminary valuation of "Wagtail Park", Stockdill Drive, District of Belconnen, ACT. We confirm that we inspected the property on 7 July 2015 and reinspected from the roadside on 2 October 2015 (assuming no change between these dates) and have prepared this report.

Subject to the overriding stipulations contained within the body of this report, we are of the opinion that the market value of the various components of the subject property assuming a sale of the Crown Leasehold interest, with vacant possession based on its current purpose clause and Crown Lease as at 2 October 2015 is as follows:

	Low	to	High
1. Electricity Switching Station 4Ha	\$200,000 (excluding GST) <i>(Two Hundred Thousand Dollars)</i>		\$300,000 (excluding GST) <i>Three Hundred Thousand Dollars</i>
2. Water Reservoir Lands	\$100,000 (excluding GST) <i>(One Hundred Thousand Dollars)</i>		\$150,000 (excluding GST) <i>(One Hundred and Fifty Thousand Dollars)</i>
3. Impact at proposed 60m wide power lines/easement	\$175,000 (excluding GST) <i>(One Hundred & Seventy Five Thousand Dollars)</i>		\$200,000 (excluding GST) <i>(Two Hundred Thousand Dollars)</i>
4. Whole Site	\$2,000,000 (excluding GST) <i>(Two Million Dollars)</i>		\$2,200,000 (excluding GST) <i>(Two Million, Two Hundred Thousand Dollars)</i>
5. Value of Block 1602	\$125,000 (excluding GST) <i>(One Hundred & Twenty Five Thousand Dollars)</i>		\$175,000 (excluding GST) <i>(One Hundred Seventy Five Thousand Dollars)</i>
6. Value of 6,000m ² of Block 1602	\$10,000 (excluding GST) <i>(Ten Thousand Dollars)</i>		\$20,000 (excluding GST) <i>(Twenty Thousand Dollars)</i>

This certificate of valuation forms part of and should not be used or read independently from the complete report.



STEVEN FLANNERY FAPI
Registered Valuer (NSW) No 3082
Director



GREG CUMMINS FAPI
Director
(Counter Signatory Only)

Knight Frank Valuations Canberra

Disclaimer – Important Notice to Third Parties

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'Wagtail Park'

Stockdill Drive, Block 1601 and 1602, District of Belconnen ACT

File Reference: 109954

2 October 2015

LETTER OF INSTRUCTION

From: Gordon, Tom [<mailto:Tom.Gordon@act.gov.au>]
Sent: Thursday, 2 July 2015 3:53 PM
To: Steven Flannery
Cc: Mason, John; Paynter, Patrick
Subject: Belconnen block 1601 and 1602

Hi Steven,

Can you please provide a market appraisal of the Trevaskis property located on Blocks 1601 and 1602 Belconnen.

As discussed the appraisal should consider the entire property as well as specific areas of interest that would facilitate the future Transgrid switching station parcel and electricity line easements; and the future site for a water reservoir supporting West Belconnen.

Attached is a copy of the current lease and should you require more details on the Transgrid facilities or the water reservoir please don't hesitate to call.

Kind regards,
Tom

Tom Gordon | A/g Executive Director

Land Development Agency

Level 7 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

Phone: 02 62075553 | Fax: 02 62076110 | Mob: 0401133018 | Web: www.lda.act.gov.au



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CROWN LEASE

ORIGINAL

Entered in Register Book Vol 1680 Folio 9

**Sections 167, 186C & D
of the Land Act apply**

AUSTRALIAN CAPITAL TERRITORY

Andrew Taylor
Registrar-General



LAND (PLANNING AND ENVIRONMENT) ACT 1991

- 9 FEB 2004

**Australian Capital Territory (Planning and
Land Management) Act 1988 "(C'th) ss 29, 30 and 31"**

LESSEE

LAND

TERM

LEASE GRANTED pursuant to the Land (Planning and Environment) Act 1991 and the Regulations thereunder on the tenth day of November Two thousand and three WHEREBY THE PLANNING AND LAND AUTHORITY ("the Authority") ON BEHALF OF THE COMMONWEALTH OF AUSTRALIA ("the Commonwealth") in exercising its functions grants **GRAEME JOHN TREVASKIS and GLENIS MARGARET TREVASKIS** of 170 Osburn Drive Macgregor in the Australian Capital Territory as joint tenants ("the Lessee") ALL THAT piece or parcel of land situate in the Australian Capital Territory containing an area of **327.28 hectares** or thereabouts and being **Blocks 1601 and 1602 District of Belconnen** as delineated on **Deposited Plan Numbers 9609 and 9992** in the Registrar-Generals office at Canberra in the said Territory ("the land") and being the land bounded by a bold line on the plan annexed hereto ("the plan") RESERVING unto the Territory all that piece or parcels of land known as the Molonglo Valley Interceptor Sewer being the land shown by hachure and shown as easement for access and maintenance on Block 1601 District of Belconnen on the said plan the full right and liberty for the Territory including their servants agents or contractors the right to pass and repass from time to time with or without vehicles of any description for all purposes connected with the use and maintenance of the said Molonglo Valley Interceptor Sewer and associated structures located on that part of the land and FURTHER RESERVING unto the Territory all minerals and the right to use flow and control of ground water under the land TO HOLD unto the Lessee for a term of **ninety nine years** commencing on the tenth day of November Two thousand and three ("the date of commencement of the lease") to be used by the Lessee for the purpose set forth in Clause 3(a) of this lease only YIELDING AND PAYING THEREFOR rent in the amount and in the manner and at the times hereinafter provided and UPON AND SUBJECT TO the covenants conditions and agreements hereinafter contained.

INTERPRETATION 1. IN THIS LEASE unless the contrary intention appears:

- (a) "agriculture" means broadacre animal farming, crop and pasture production, and horticulture for commercial wholesale production, but does not include animal husbandry or any cultivation or animal farming carried out primarily for the personal enjoyment of, or consumption by, the owner(s) or occupant(s) of land;
- (b) "ancillary" means associated with and directly related to, but incidental and subordinate to the predominant use;
- (c) "animal husbandry" means any form of animal production that either takes place within the confines of a building or buildings where livestock are reared in confined areas excluding any husbandry carried out mainly for the personal enjoyment of, or consumption by, the owner(s) or occupier(s) of the land;
- (d) "Authority" means the Planning and Land Authority established by section 7 of the Planning and Land Act 2002;
- (e) "building" means any building or structure, as those terms are defined in section 222 of the Land (Planning and Environment) Act 1991, which requires approval under Part 6 of that Act;
- (f) "child", in relation to a Lessee, includes a son or daughter of the Lessee's partner;
- (g) "de facto relationship" means the relationship between two people (whether of a different or the same sex) who, although not married to each other, live in a relationship like the relationship between a married couple;
- (h) "discharge amount" means an amount determined in accordance with section 186E of the Land (Planning and Environment) Act 1991;
- (i) "dwelling" means a room or suite of rooms used as a separate domicile and includes outbuildings;
- (j) "horticulture" means the use of land for intensive plant production such as fruit vegetable or flower production (including berries and vines);
- (k) "Lessee" shall -
 - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;

- (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
- (iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;
- (l) "partner", in relation to a Lessee, means the Lessee's spouse or a person with whom the Lessee is in a de facto relationship;
- (m) "premises" means the land building and all other improvements on the land;
- (n) "Territory" means -
 - (i) when used in a geographical sense the Australian Capital Territory, and
 - (ii) when used in any other sense the body politic established by section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C'th);
- (o) "Territory owned improvements" means the improvements referred to in the First Schedule of this lease;
- (p) words in the singular include the plural and vice versa;
- (q) words importing one gender include the other genders.

2. THE LESSEE COVENANTS WITH THE COMMONWEALTH as follows:

RENT

- (a) That the Lessee shall pay to the Authority rent at the rate of five cents per annum if and when demanded payable within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;

GOODS AND SERVICES TAX

- (b) That in addition to any other moneys payable under or in respect of this lease the Lessee shall pay to the Authority upon demand an amount equal to the amount payable by the Authority for GST in respect of this lease (where "GST" has the meaning the term has in the A New Tax System (Goods and Services Tax) Act 1999 (C'th) as amended from time to time);

- MANNER OF PAYMENT OF RENT (c) That any rent or other moneys payable by the Lessee to the Authority under this lease shall be paid to such person as may be authorised by the Authority for that purpose at Canberra in the said Territory without any deduction whatsoever.
3. THE LESSEE FURTHER COVENANTS WITH THE COMMONWEALTH as follows:
- PURPOSE (a) To use the premises only for the purpose of agriculture not including the agistment of horses and ancillary thereto keeping a maximum of eight (8) horses for personal use and one (1) dwelling;
- NO BUILDINGS (b) That no building shall be erected within the Lower Molonglo Water Quality Control Centre 1 kilometre Clearance Zone;
- ASSIGNMENT AND SUB-LETTING (c) That the Lessee shall not assign sub-let transfer or part with possession ("proposed assignment") of the whole or any portion of the premises unless each of the following is fulfilled:
- (i) in the case of a proposed assignment within ten years of the date of the commencement of this lease and unless the proposed assignee is the Lessee's partner or child, the Lessee has paid to the Authority the discharge amount;
 - (ii) in all cases the assignee sub-lessee or transferee has a land management agreement approved by the Territory; and
 - (iii) in all cases the Authority has previously granted its consent in writing to the proposed assignment
- in accordance with the applicable provisions of the Land (Planning and Environment) Act 1991 and shall not otherwise deal with the land except pursuant to the provisions of that Act;
- ACCESS (d) That the Lessee shall permit any person or persons duly authorised by the Authority with such equipment as is necessary or convenient to enter upon across and through the land at all reasonable times;
- TREES (e) That the Lessee shall not cut down fell ringbark or otherwise injure or destroy (or suffer to permit the same) any live tree or tree-like plant on the land without the previous consent in writing of the Territory;

- FIREWOOD (f) That the Lessee shall not take suffer or permit the taking of firewood off the land without the previous consent in writing of the Authority;
- SIGNS (g) That the Lessee shall not display or permit to be displayed on the premises any advertisement sign or hoarding without the previous consent in writing of the Authority;
- CLEAN AND TIDY (h) That the Lessee shall at all times keep the premises clean tidy and free from debris rubbish and other unsightly or offensive matter PROVIDED ALWAYS THAT should the Lessee fail to do so the Authority may at the cost of the Lessee cause any matter or thing to be removed from the premises and restore the premises to a clean and tidy condition;
- BUILDING SUBJECT TO APPROVAL (i) That the Lessee shall not without the previous approval in writing of the Authority erect any building on the land or make any structural alterations to the premises;
- REPAIR (j) That the Lessee shall at all times during the said term maintain repair and keep in repair the premises to the satisfaction of the Authority;
- FAILURE TO REPAIR (k) If and whenever the Lessee is in breach of the Lessee's obligations to maintain repair and keep in repair the premises the Authority may by notice in writing to the Lessee specifying the repairs and maintenance needed require the Lessee to effect the necessary work in accordance with the notice. If the Authority is of the opinion that a building or some other improvement on the land is beyond reasonable repair the Authority may by notice in writing to the Lessee require the Lessee to remove the building or improvement and may require the Lessee to construct a new building or improvement in place of that removed within the time specified in the notice. If the Lessee does not carry out the required work within the time specified by the Authority any person or persons duly authorised by the Authority with such equipment as is necessary may enter the premises and carry out the necessary work and all costs and expenses incurred by the Authority in carrying out the work shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;
- RIGHT OF INSPECTION (l) Subject to the provisions of the Land (Planning and Environment) Act 1991 or any Statute Ordinance or Regulation substituted therefor to permit any person or persons authorised by the Authority to enter and inspect the premises at all reasonable times and in any reasonable manner;

RATES AND CHARGES

- (m) To pay all rates charges and other statutory outgoings assessed levied or payable in respect of the premises as and when the same fall due;

COMPLY WITH LEGISLATION

- (n) The Lessee shall comply with every Act Statute Ordinance and Regulation applicable to the premises.

QUIET ENJOYMENT

4. THE COMMONWEALTH COVENANTS WITH THE LESSEE as follows:

That the Lessee paying all moneys due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the premises without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority.

5. IT IS MUTUALLY COVENANTED AND AGREED as follows:

TERMINATION

- (a) That if -

- (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or
- (ii) the said land is at anytime not used for a period of one year for the purpose for which this lease is granted; or
- (iii) the Lessee shall fail to observe or perform any other of the covenants herein contained on the part of the Lessee to be observed or performed and shall have failed to remedy such breach within a period of six months from the date of service on the Lessee of a notice in writing from the Authority specifying the nature of such breach

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

ACCEPTANCE OF RENT

- (b) That acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 5(a) (i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;

- MINERALS (c) That the Authority hereby reserves the right to authorise any person or persons to enter upon the land to mine work win recover and remove minerals and to do all things necessary or convenient for those purposes;
- PIPELINES AND TRANSMISSION LINES (d) That -
- (i) rights to construct maintain and operate pipelines and transmission lines in under on over across and through the land together with the right to authorise any person or persons to enter upon the land to construct maintain or operate pipelines and transmission lines and to do all things necessary or convenient for those purposes are reserved to the Authority;
- (ii) the Lessee shall permit any person or persons duly authorised by the Authority with such equipment as is necessary or convenient to enter upon the land at all reasonable times and survey construct inspect repair maintain or operate any pipeline or transmission line; and
- (iii) in respect of any portion or portions of the land within a distance of three metres from any point on the surface of the land directly under any transmission line the Lessee shall not cultivate or plant with any crop such portion or portions of the land without the previous written consent of the Authority;
- FURTHER LEASE (e) Subject to the Lessee paying all moneys required to be paid under the Land (Planning and Environment) Act 1991 the Lessee shall be entitled to a further lease of the land at such rent and subject to such conditions as may then be provided or permitted by Statute Ordinance or Regulation;
- NOTICE (f) That any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a pre-paid letter addressed to the Lessee at the registered office of the Lessee in the said Territory BUT if for any reason the Lessee does not have a registered office in the said Territory then at the usual or last-known address of the Lessee or affixed in a conspicuous position on the premises;

EXERCISE OF POWERS

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

IN WITNESS whereof the Authority on behalf of the Commonwealth and the Lessee have executed this Lease.

Signed by **DULCE LANDER**)
 a delegate authorised to execute this lease)
 on behalf of the Commonwealth in the)
 presence of)

Sharon Harmer

D. Lander)
)
 Delegate

Sharon Harmer)
)
 Witness

SIGNED SEALED AND DELIVERED)
 by the lessee)
GRAEME JOHN TREVASKIS and)
GLENIS MARGARET TREVASKIS)
 in the presence of:)

Sharon Harmer

G. J. Trevaskis)
G. M. Trevaskis)
 Lessee

Sharon Harmer)
)
 Witness

FIRST SCHEDULE

Timber Treatment (restricted to the area shown by hachure on the attached plan)

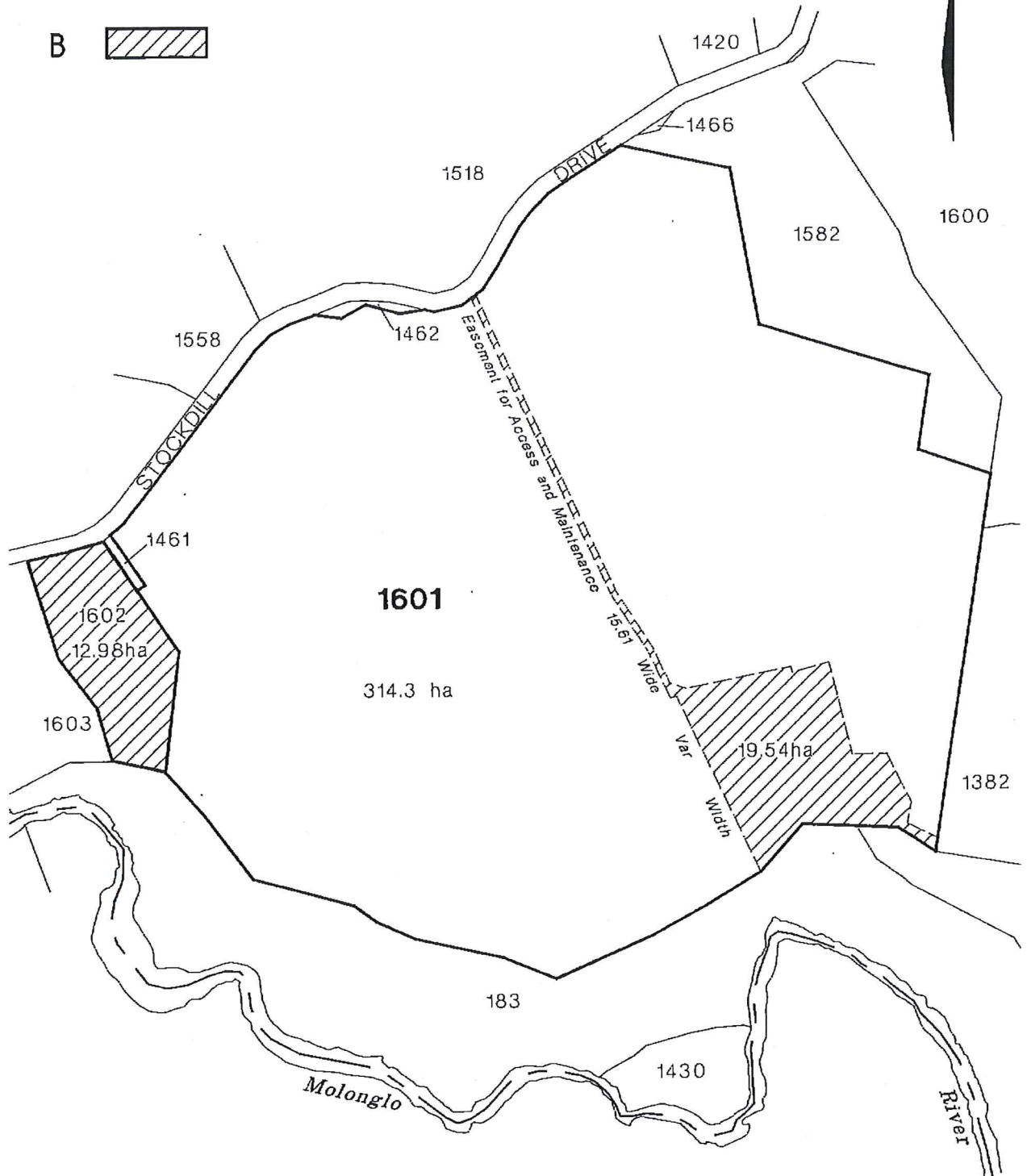
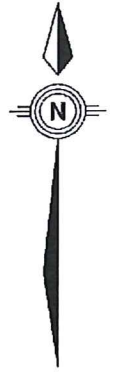
This is the schedule referred to in the lease of Blocks 1601 and 1602 District of Belconnen granted on the *tenth* day of *November* Two thousand and three.

LEGEND

A ———

B 

BELCONNEN

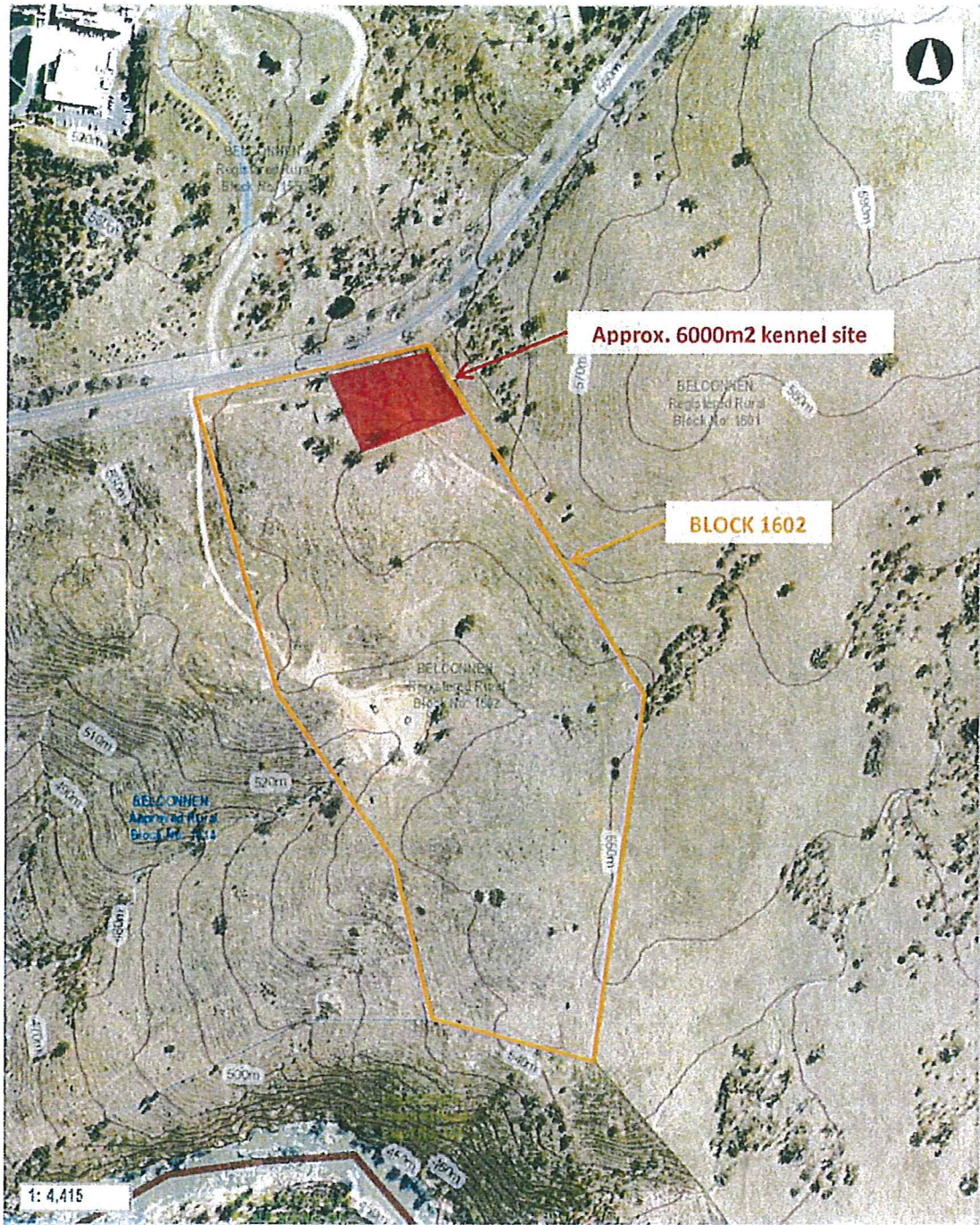


STROMLO

Scale 1:15000

This is the plan referred to in the lease of Block 1601 District of Belconnen granted on the tenth day of November 2003 as being annexed thereto.

PLAN OF PROPOSED SITES



Trevaskis property

Block 1602 showing possible kennel site

PLAN OF PROPOSED ALIGNMENT



1: 10,000

DEPOSITED PLAN 9609

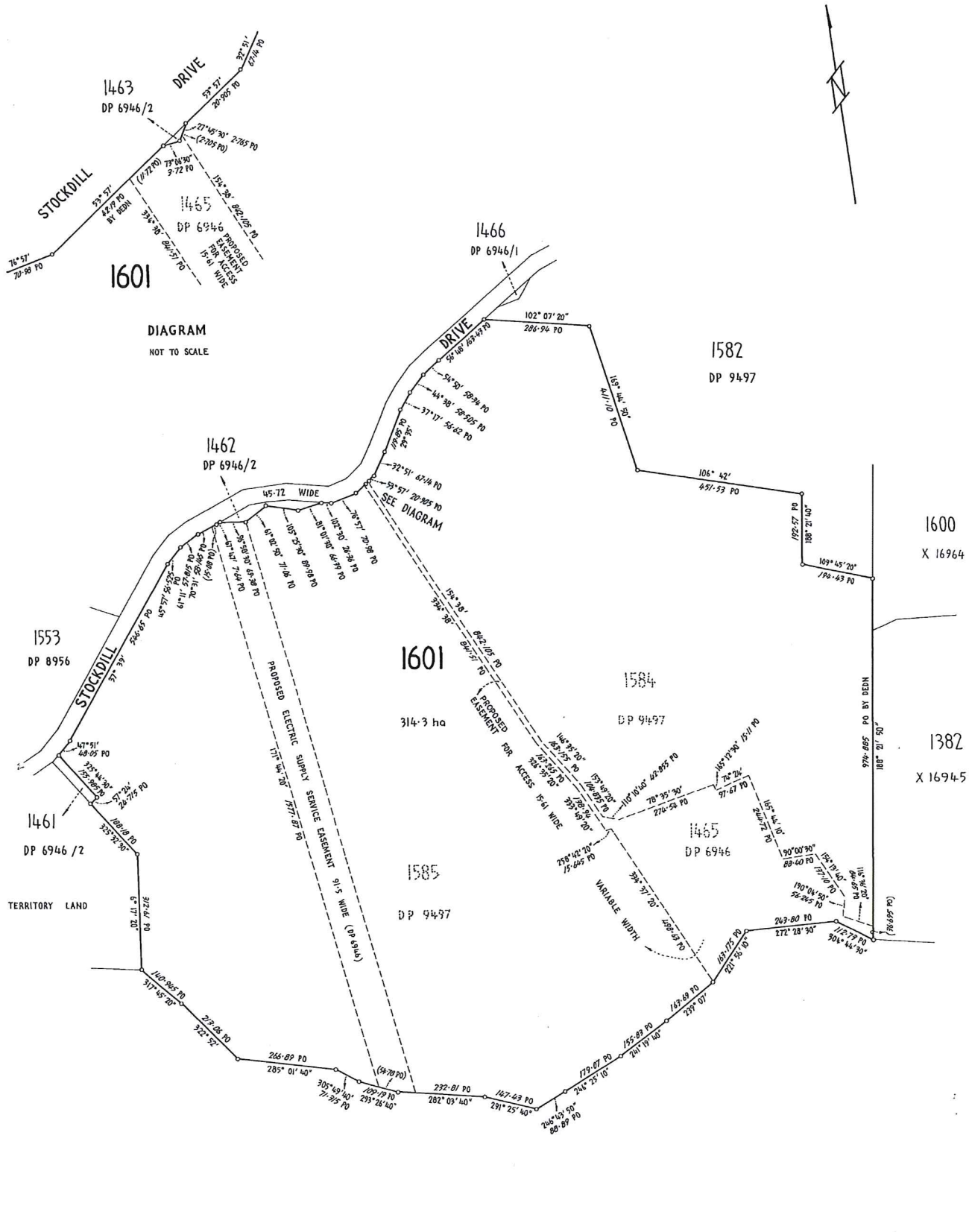


DIAGRAM
NOT TO SCALE

REFERENCE MARKS

- ⊙ Denotes G.P. in road 1.83 m daily from T.P.
- ⊙ C.G. 1.03
- ⊙ FLAG IN KERB
- ⊙ DEEP DRIVEN ROD
- ⊙ D.H.W. IN KERB (Except as otherwise shown)

NOTE: Azimuth: \angle (Strom)
Field Book: SURVEYOR'S REF: 806 98/2

I, DAVID GEOFFREY SLOAN of FISHER STEWART P/L a surveyor registered under the Surveyors Act 1987 do hereby certify that the survey represented on this plan is accurate and has been made in accordance with the Survey Practice Directions 2000 and was completed on 11 OCTOBER 2000

IS COMPILED FROM DP 6946 & DP 9497

(Signature) *David Sloan* 12-10-2000
Surveyor registered under the Surveyors Act 1987

I certify that this plan is the plan prepared in accordance with the Districts Act 1988

G. H. 2000
Chief Surveyor of the ACT Government

PLAN OF
BLOCK 1601
BEING A CONSOLIDATION OF BLOCKS 1465, 1584 & 1585

DIVISION:
DISTRICT: BELCONNEN
AUSTRALIAN CAPITAL TERRITORY

SCALE 1: 6000
0 100 200 300 400 METRES

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the 14TH day of December 2000 at minutes past ten of the fore noon

Approved *Andrew Taylor*
Registrar-General of Titles

DEPOSITED PLAN
9609
AMENDS DP 6946 & DP 9497
X16966

