

**Heritage Council of  
Western Australia**

**and**



**HERITAGE AGREEMENT**

**Fmr Western Australia Bank  
12 Viveash Road, Midland**

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**HERITAGE AGREEMENT**  
**Fmr Western Australia Bank, Midland**

SECTION 119  
EXEMPT from W.A. Stamp Duty  
*[Signature]*  
For Commissioner of State Revenue

THIS AGREEMENT is made on the 29<sup>th</sup> day of JUNE 2000 between the following parties:

1. HERITAGE COUNCIL OF WESTERN AUSTRALIA of 108 Adelaide Terrace, East Perth, (the "Council"); and
2. [REDACTED] (the "Owner");

**RECITALS:**

- A. The Owner is the registered proprietor of the land.
- B. The Place is entered in the Register of Heritage Places on a interim basis pursuant to the Act.

**AGREEMENT:**

The parties agree with each other as follows.

**Part 1**  
**Definitions & Interpretation**

**1.1 Definitions**

In this Agreement, unless the contrary intention appears:

"Act" means the Heritage of Western Australia Act 1990;

"this Agreement" means this agreement as it may from time to time be varied as permitted by its terms;

"Conservation Plan" means the Conservation Plan in respect of the Place described in the Schedule as may from time to time be varied with the approval of the Council;

"Conservation Works" means the works specified in Annexure B;

"Construction Completion Date" means:

- a) in the case of short term works as described in Annexure B, the date 1 year after the Effective Date of this Agreement;
- b) in the case of medium term works as described in Annexure B, the date 2 years after the Effective Date of this Agreement; and
- c) in the case of long term works as described in Annexure B, the date 5 years after the Effective Date of this Agreement;

"Construction Period" means:

- a) the period commencing on the Effective Date and expiring on the Construction Completion Date; or
- b) any longer period agreed between the Council and the Owner of the Place in writing;

"Damage" means losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind;

"Effective Date" means the date on which this Agreement is sealed by the Council;

"Effective Date" means the date on which this Agreement is sealed by the Council;

"Event of Default" is defined in clause 5.1;

"Land" means the land described in Item 3 of the Schedule;

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**"Minister"** means the Minister responsible for the administration of the Act;

**"Owner of the Place"** means:

- (a) the Owner, for so long as the Owner is the registered proprietor of the Land;
- (b) any other owners of the Land, "Owner" having the meaning ascribed to it by section 3(2) of the Act;

**"Place"** means the place described in Item 1 of the Schedule and situated on, or forming part or the whole of, the Land;

**"Significant Fabric"** means those parts of the fabric of the Place as are specified in Item 2 of the Schedule;

and

words and expressions having defined meanings in the Act, unless otherwise defined in this clause, have the meanings so defined in the Act.

## 1.2 Interpretation

In this Agreement, unless the contrary intention appears:

- (a) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (b) a covenant or agreement by more than one person binds, and is enforceable against, those persons jointly and each of them severally;
- (c) no rules of construction apply to the disadvantage of a party on the basis that that party was responsible for the preparation of this Agreement or any part of it.

## Part 2

### Commencement, Duration and Scope of this Agreement

#### 2.1 Commencement and duration of this Agreement

Subject to the provisions of this Agreement, this Agreement commences on the Effective Date and shall be of permanent effect unless terminated with the prior written consent of the Council.

#### 2.2 Scope of this Agreement

- (a) This Agreement:
  - (1) applies to the Land and the Place;
  - (2) binds the Land and the Place; and
  - (3) binds the Owner of the Place.
- (b) All of the obligations of the Owner of the Place under this Agreement are covenants made pursuant to section 29(10) of the Act and are intended to run with the Land.
- (c) The rights and obligations of the Owner of the Place under this Agreement are not assignable by the Owner of the Place without the prior written consent of the Council.
- (d) Subject to sub-clause (e), on the Owner of the Place transferring the whole of the interest of the Owner in the Place and the Land to another person, the Owner is released from all personal liability under this Agreement and will



not apply to the provisions of clause 3.1.

- (e) The provisions of sub-clause (d) will not apply in respect of any liability or claim, which arose prior to the date of registration of the transfer of the whole of the interest of the transferring Owner to another person.

### **Part 3 Development and Conservation**

#### **3.1 No Development without the Council's Approval**

- (a) The Owner and the Owner of the Place must, during the Construction Period, undertake the conservation of the Place:
- (1) as recommended by the Conservation Plan;
  - (2) by the completion of the Conservation Works,
- in each case in accordance with plans and specifications approved in advance in writing by the Council.
- (b) The Owner of the Place shall not:
- (1) carry out any development on or of the Place; or
  - (2) without prejudice to the generality of sub-clause (b)(1), do or permit to be done anything on or in relation to the Place which adversely affects the cultural heritage significance or characteristics of the Place or of the Significant Fabric,
- except as permitted by this clause or as otherwise approved in advance in writing by the Council.

#### **3.2 Maintenance**

The Owner of the Place shall maintain the Significant Fabric, as restored and adapted with the approval in advance in writing of the Council, in a proper, safe and sound standard of repair and condition in all respects to the reasonable satisfaction of the Council.

#### **3.3 Compliance with Statutes**

Nothing in this Agreement removes, limits or modifies the obligations on the Owner of the Place to comply with all relevant statutory and other requirements in connection with the development of the Land, and the Owner of the Place is responsible to obtain all approvals consents and licences required for development of the Land, including planning approvals and building licences, from all relevant bodies and authorities including the local authority.

#### **3.4 Conservation Consultant**

- (a) The Owner must appoint a consultant approved by the Council to supervise the Conservation Works, and must commission the consultant to provide the Council with written progress reports detailing the Conservation Works which have been completed.
- (b) The written progress reports must be submitted to the Council:
- every six months during the Construction Period, and
  - within one month of completion of the Conservation Works as defined in this agreement.



**Part 4**  
**Council's Rights of Entry and Powers of Inspection**

**4.1 Council's rights of entry and powers of inspection**

- (a) Subject to sub-clause (b) the Council shall, through its nominated representative or nominated officer from time to time, have the power to enter the Place at reasonable times, and on reasonable prior notice, for any purpose related to the provisions of this Agreement, including without limitation to inspect the Place with a view to ensuring compliance with the provisions of this Agreement.
- (b) Subject to sub-clause (c), the Council will comply with any reasonable requirement imposed by the Owner of the Place for the purpose of exercising the rights of the Council under sub-clause (a).
- (c) The Owner of the Place must do all things necessary to enable the Council to exercise its rights of inspection as set out in sub-clause (a), including without limitation ensuring that reasonable access is provided to all parts of the Place and ensuring access to and use of any facility at the Place which is necessary to facilitate inspection.

**Part 5**  
**Default**

**5.1 Events of default**

- (a) An Event of Default occurs if:
  - (1) the Owner of the Place is in breach of or does not comply with any of its obligations under this Agreement and the breach or non-compliance continues for 30 days, or such longer period as is reasonable for rectification having regard to the nature of the breach or non-compliance, after receipt of written notice from the Council to effect compliance; or
  - (2) the Owner of the Place repudiates or commits a fundamental breach of this Agreement.

**5.2 Rights and remedies of Council**

In the event any Event of Default occurs, the Council shall be entitled to exercise any one or more of the following powers:

- (a) through its agents, contractors or employees enter the Place and take such actions as are in the Council's opinion necessary to rectify the Event of Default (including attending to any construction or other works); together with or separately from
- (b) any rights and remedies which may be available to the Council at law or in equity; together with or separately from
- (c) the rights, powers and remedies available to the Council under the Act,

and nothing in this Agreement limits or prejudices or shall hinder the exercise by the Council or the Minister or any other person of any of the rights, powers or remedies available to the Council, the Minister or that person under the Act if an Event of Default occurs, or any other event occurs which is a breach of any provision of the Act.



### **5.3 Land and Place at risk of Owner of the Place**

The Land and the Place shall remain at the risk of the Owner of the Place in all respects, notwithstanding any provisions in this Agreement dealing with the development of the Land or the Place and without limitation all development of the Land or the Place shall be conducted entirely at the risk of the Owner of the Place and the Owner of the Place shall indemnify and keep indemnified and save harmless the Council, the Minister and any of their respective servants or agents against all Damage incurred or suffered by any of them arising from or in connection with the development or occupation of the Land or the Place by the Owner of the Place or any person claiming through or under the Owner of the Place.

### **5.4 Interest on overdue money**

If the Owner of the Place becomes liable to pay any amount of money to the Council pursuant to this Agreement or arising from any matter the subject of this Agreement, the Owner of the Place shall pay to the Council interest on that amount from and including the due date for payment of the amount to but excluding the actual date of payment of that amount. The interest is to be paid on demand by the Council, is to be calculated on daily balances, and is to be at the rate then payable on judgment debts pursuant to the provisions of the Supreme Court Act.

## **Part 6 General**

### **6.1 Variation to be in writing**

Any variation of this Agreement must be in writing executed by the Council and the Owner of the Place.

### **6.2 Governing Law**

This Agreement is governed by the laws of the State of Western Australia and the parties submit to the jurisdiction of that State.

### **6.3 Further assurances**

Each party shall do all things and execute all further documents as are necessary to give full effect to this Agreement.

### **6.4 Extension of time by Council**

The Council may, at the Council's discretion and by written notice to the Owner of the Place, extend any time period for performance by the Owner of the Place of any of its obligations under this Agreement.

### **6.5 Costs**

(a) The Owner of the Place shall pay or reimburse the Council on demand for all the Council's costs and expenses in relation to:

- (1) the exercise or enforcement by the Council of any right, power or remedy under this Agreement; and
- (2) any act or omission by the Owner of the Place causing Damage to the Council,

including the Council's legal costs and expenses.

(b) Each party shall pay all its own legal costs and expenses in relation to the preparation, execution and stamping of this Agreement.



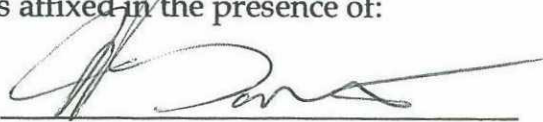
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## The Schedule

- Item 1:**                    **The Place**  
*Former Western Australia Bank* which is situated at 12 Viveash Road, Midland and consists of the Land described in Item 3 and the works and buildings on it
- Item 2:**                    **Significant Fabric**  
The whole of the place.
- Item 3:**                    **Land**  
Swan Location 13354, on Land Administration Diagram 94406 being the whole of the land comprised in Crown Land title Volume 3113 Folio 727.
- Item 4:**                    **Conservation Plan**  
*"The Former Western Australian Bank (Midland Police Service Building) Conservation Plan"* prepared by Heritage and Conservation Professionals for Landcorp, on behalf of the Police Department of Western Australia, November 1998, a copy of which is appended to this Agreement as Annexure A.
- Item 5:**                    **Conservation Works**  
The Schedule of works are described in Annexure B.

EXECUTED AS A DEED.

THE COMMON SEAL of HERITAGE COUNCIL OF WESTERN AUSTRALIA  
is affixed in the presence of:



Signature of authorised person

Director

Office held

IAN. H. BAXTON

Name of authorised person



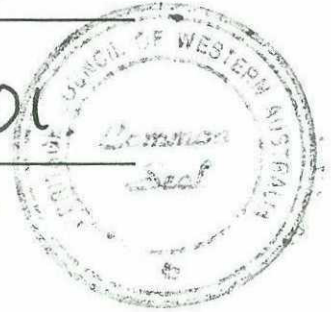
Signature of authorised person

Comm. Clk

Office held

M. A. LEWIS

Name of authorised person



SIGNED

by

in the presence of:

Witness

Name (please print)

**CERTIFICATE UNDER SECTION 32 OF THE HERITAGE OF WESTERN  
AUSTRALIA ACT 1990**

I, The Hon. Graham Kierath, MLA, Minister for Heritage, hereby certify that this Agreement is necessary for the purposes of, and complies with, the Heritage of Western Australia Act.

Dated the 29<sup>th</sup> day of JUNE 2000

  
\_\_\_\_\_  
MINISTER FOR HERITAGE



## Conservation Works

To ensure correct decisions are made within issues of conservation and development, it is desirable that the Owner be guided by the advice of experts and heritage professionals. A specialist consultant should be appointed to assist with the implementation of works and the undertaking of annual inspections.

### Short Term Works - to be completed within 1 year

1. Seek the advice of a structural engineer in respect of the cracking at the rear section of the building (eastern wall) at ground and first floors. Implement the recommended remedial procedures.
2. Determine the extent of rising damp in the building and implement remedial measures accordingly. Particular attention should be given to the eastern wall. Construct an air drain around the perimeter of the building in locations affected by rising damp.
3. Seek the advice of a heritage architect in respect of the ground drainage system. Ensure there is an adequate ground drainage system in place, and that the ground falls away from the building on all sides.
4. Ensure the roof drainage system design capacity (gutters and downpipes) is adequate for the building. Check the system for damage and leaks etc.
5. Repair gutters and downpipes as required. Any replacement material should match the original profile and composition.
6. Inspect and treat the building for damage from termites.

### Medium Term Works - to be completed within 2 years

Repair and repoint external brickwork as necessary using sand lime mortar of matching composition, colour and details to the original. Where repairs have been made using grey cement mortar, these should be removed and the brickwork repointed in an appropriate manner.

Patch and repair plaster cracked by structural damage and rising damp.

Repair the cracks to the ceiling above the stairs.

Carry out a program of repair and maintenance to the external joinery to include repairs and if required, sanding back and painting.

Carry out a program of repair and maintenance to the internal joinery to include repairs and if required, sanding back and painting.

Replace the air-conditioning unit from the northern wall of the building. If a replacement unit is required, it should be discreetly located.

### Long Term Works - to be completed within 5 years

1. Remove the front canopy and restoration of the verandah to the original detail or as an interpretation of the original detail of the building.
2. Reinstall the front facade to original detail by the replacement of the window at first floor level with a door to the verandah if the verandah is reinstated.
3. Remove the acoustic panel ceilings in the ground floor front rooms and restore original or more sympathetic detail.

4. Reinstate missing internal doors to original detail.
5. Reinstate the detail of the original stucco work to the front elevation. Repair and conserve the stucco as appropriate.