

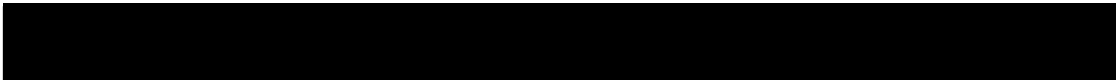
Heritage of Western Australia Act 1990
Section 29

HERITAGE AGREEMENT

between

HERITAGE COUNCIL OF WESTERN AUSTRALIA

and



AND



in respect of

OLD TREASURY BUILDING
portion of the
CENTRAL GOVERNMENT OFFICES
(HCWA Place No. P1973)

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HERITAGE AGREEMENT

Old Treasury Building Corner of St George's Terrace and Barrack Street, Perth

THIS AGREEMENT is made between the following parties:

1. **HERITAGE COUNCIL OF WESTERN AUSTRALIA** a corporate body established pursuant to the *Heritage of Western Australia Act 1990*, of 491 Wellington Street, Perth, Western Australia, 6000 (the "Council"); and
2. [REDACTED] **AND** [REDACTED]
[REDACTED] of [REDACTED]
[REDACTED] (the "Occupier").

RECITALS:

- A. The Council's objects are to identify, conserve and, where appropriate, enhance those places which are of significance to the cultural heritage of Western Australia; facilitate development that is in harmony with the cultural heritage; and promote public awareness and knowledge of Western Australia's cultural heritage.
- B. Pursuant to the Development Deed, the Occupier is under a contractual obligation to undertake development works on the land and for that purpose has been granted a legal interest in the land from the owner, which interest may or may not be recorded on the Certificate of Title.
- C. The Place has been identified as being of cultural significance, and was entered in the Register of Heritage Places on a permanent basis pursuant to the Act on 8 January 1999.
- D. The Council and the Occupier wish to enter this Agreement to provide for the conservation of the Place so as to retain its cultural heritage significance for present and future generations.
- E. The Occupier's entry into this agreement satisfies a condition imposed by the City of Perth for the grant of Development Approval for the development works contemplated by the Development Deed.

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 (WA) 1990* and any regulations (as amended from time to time);

"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 Item 5 of the Schedule, as may from time to time be varied with the prior written approval of the Council and the Occupier;

“Conservation Policy” means the policy specified in Item 3 of the Schedule;

“Damage” means direct losses, costs, damages, liabilities, expenses, actions, suits or claims of any kind (excluding consequential loss or damage);

“Development” means “development” as defined in the Act, but excludes the approved development of the Place in accordance with the Development Approval referred to in Recital E;

“Development Deed” means the OTB Hotel Site Development Deed entered into between the Occupier, the Minister for Works and others;

“Effective Date” means the date on which this Agreement is certified by the Minister pursuant to Section 32(1) of the Act;

“Event of Default” is defined in clause 5.1;

“Land” means the land described in Item 4 of the Schedule;

“Maintenance” means the continuous protective care of the Significant Fabric as specified in Item 6 of the Schedule;

“Minister” means the Minister responsible for the administration of the Act;

“Minor Penetrations” means minor penetrations in buildings and structures within the Place for the purposes of wall or ceiling anchoring or running services, but excludes openings (such as for doorways or windows);

“Occupier” means:

- (a) subject to clause 2.2(d), [REDACTED] for so long as [REDACTED] retains its interest in the Land as described in Recital B; and
- (b) the Occupier or Occupiers of the Land from time to time, as the expression “Occupier” is defined in the Act;

“Place” means the place described in Item 1 of the Schedule;

“Register” means the Register of Heritage Places as defined in the Act;

“Significant Fabric” means the elements specified in Item 2 of the Schedule; and

“Use” means the functions of the Place as well as the activities and practices that may occur at the Place.

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 rule of construction applies to the disadvantage of a party on the basis that the party was responsible for drafting this Agreement or any part of it;

- (d) a reference to this Agreement or any other document or instrument includes the Agreement, document or instrument (as the case may be) as varied or replaced, notwithstanding any change in the identity of the parties;
- (e) a reference to the Occupier doing or refraining from doing anything includes a reference to the Occupier causing a person to do, or causing a person to refrain from doing, that thing (as the case may be);
- (f) a reference to any thing is a reference to the whole and each part of it; and
- (g) words and phrases having defined meanings in the Act, unless otherwise defined in this Agreement, have the meanings so defined in the Act.

PART 2 COMMENCEMENT, DURATION AND SCOPE OF THIS AGREEMENT

2.1 Commencement and Duration of this Agreement

- (a) This Agreement is made pursuant to Section 29 of the Act and is conditional upon the Minister
 - (i) being satisfied that this Agreement is necessary for the purposes of, and complies with, the Act; and
 - (ii) certifying that fact upon each executed copy of this Agreement.
- (b) This Agreement commences on the Effective Date and shall be of permanent effect unless terminated with the written consent of the Council or superseded by a new Agreement pursuant to paragraph (c) or (d).
- (c) If the Occupier transfers its interest in the Place, at the sole discretion of the Council the transferee must either
 - (i) assume the Occupier's obligations under this Agreement, or
 - (ii) enter into a new Heritage Agreement with the Council on terms substantially similar to this Agreement.
- (d) If the Occupier enters into a new agreement with the owner of the land whereby the Occupier acquires a long-term lease or other interest that supersedes the interest described in Recital B and that is recorded on the Certificate of Title, the Occupier and the Council shall enter into a new Heritage Agreement on terms substantially similar to this Agreement, which shall be made binding on the Occupier's successors by the lodgment of a memorial on the Certificate of Title pursuant to s. 29(8) of the Act.

2.2 Scope of this Agreement

- (a) This Agreement:
 - (i) applies to the Land and the Place;
 - (ii) binds the Land and the Place to the extent of the Occupier's interest in the Land; and
 - (iii) binds the Occupier to the extent that the Occupier has an interest in the Land.
- (b) All of the obligations of the Occupier under this Agreement dealing with development or use of the Land or any part of the Land or the conservation or care of any building, natural feature or other object on the Land 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 Occupier under this Agreement are not assignable by the Occupier without the prior written consent of the Council, which consent shall not be unreasonably withheld, conditioned or delayed. The Council must promptly provide reasons to the Occupier if consent is withheld.
- (d) Subject to clause 2.2(e), on the person who is at the time the Occupier ("**Outgoing Occupier**") either:
 - (i) transferring the whole of that person's interest in the Place to another person, or
 - (ii) losing its interest in the Place (through either an expiry or termination of its interest in the Place),
 the Outgoing Occupier is released from all personal liability under this Agreement. For the avoidance of doubt, this clause 2.2(d) operates only to release the Outgoing Occupier personally and does not release, vary or otherwise affect the obligations of any subsequent occupier of the Place under, or in connection with, this Agreement.
- (e) The provisions of clause 2.2(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 Outgoing Occupier to another person.

PART 3 DEVELOPMENT AND CONSERVATION

3.1 Conservation Plan

The parties acknowledge that the Conservation Plan is the primary guiding document for the conservation and future use of the Place and the recommendations in the Conservation Policy should be adopted by the Occupier to the extent reasonably feasible and practicable taking into account the use of the Place by the Occupier in accordance with the Development Deed.

3.2 Development

Unless approved in advance in writing by the Council, the Occupier shall not:

- (a) carry out any Development which alters the Significant Fabric (except for Minor Penetrations reasonably required to facilitate the use of the Place by the Occupier in accordance with the Development Deed);
- (b) without prejudice to the generality of clause 3.2(a), 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
- (c) sub-divide or make application to sub-divide the Land.

The Council acknowledges it has given approval to any action described in paragraph (a), (b) or (c) undertaken in connection with the development of the Land in accordance with the Development Deed.

3.3 Maintenance

The Occupier shall ensure that the Significant Fabric, as restored and adapted with the approval of the Council, is kept in a proper, safe and sound standard of repair and condition in all respects, in accordance with the Maintenance schedules.

3.4 Conservation Consultant

The Occupier must appoint a consultant approved in advance in writing by the Council (such approval not to be unreasonably withheld, conditioned or delayed) to direct the carrying out of any conservation works or repairs to the Significant Fabric of the Place.

3.5 Reporting

- (a) All reports required in this clause shall be prepared on behalf of the Occupier by the consultant appointed pursuant to clause 3.4, or such other person with the necessary skills approved in writing in advance by the Council.
- (b) The Occupier must ensure that a proper, detailed and comprehensive written report is provided to the Council within 60 days after receipt of a written request from the Council for a report describing
 - (i) all Conservation Works, Maintenance, or Development activities which the Occupier has undertaken pursuant to this agreement since the later of the Effective Date or the date of any previous report;
 - (ii) the condition of the Significant Fabric at the time of the report; and
 - (iii) any other matters regarding the conservation of the Place as specified in the written request;provided that no more than one such report shall be required within any 12-month period.
- (c) In the event that the Council reasonably requires further information, detail, explanation or other clarification beyond that provided in a submitted report, the Council will notify the Occupier in writing of the particular information reasonably required and the time in which the Occupier is to provide that information, which shall not be less than 30 days from the date of receipt of the written notice from the Council.
- (d) The Occupier's failure to provide any report or additional information required under this Clause 3.5 shall constitute an Event of Default.

3.6 Insurance

- (a) The Occupier will maintain an insurance policy with a reputable insurance company sufficient to enable full and proper replacement, reinstatement or restoration of the Significant Fabric (as far as practicable and feasible) in the case of damage or destruction and provide a copy of such a policy and a Certificate of Currency to the Council if requested. The Council acknowledges that insurance maintained by the Occupier in accordance with the Development Deed will be sufficient to satisfy the Occupier's obligations under this clause.
- (b) In the event of damage or destruction the Occupier shall, using monies recovered from its insurance policy, fully and properly replace, reinstate or restore the destroyed or damaged Significant Fabric as far as practicable and feasible.
- (c) In the event of a dispute between the parties as to whether replacement, reinstatement or restoration of the Significant Fabric is practical and feasible, following an occurrence of damage to or destruction of the Place, prior to seeking any legal remedies the parties will attempt to resolve the dispute through good faith negotiation and, if necessary, informal

mediation facilitated by a neutral mediator acceptable to all parties to the dispute. The parties will each bear their own costs associated with any such negotiation or informal mediation.

- (d) To the extent of any inconsistency between this clause 3.6 and the terms of the Development Deed relating to an event of damage or destruction, the terms of the Development Deed shall prevail.

3.7 Compliance with Statutes

The provisions of this Agreement are in addition to the Act and any other written laws and nothing in this Agreement removes, limits or modifies the obligations on the Occupier to comply with all relevant statutory and other requirements in connection with the Development of the Land, and the Occupier is responsible for obtaining 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.

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 clause 4.1(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 clause 4.1(c) and to the extent consistent with the terms of the Development Deed, the Council will comply with any reasonable requirement imposed by the Occupier for the purpose of exercising the rights of the Council under clause 4.1(a).
- (c) The Occupier must do all things necessary to enable the Council to exercise its rights of inspection as set out in clause 4.1(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

An Event of Default occurs if:

- (a) the Occupier 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 business 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
- (b) the Occupier 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 reasonable 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, including applying to the court for an order for specific performance, 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 Occupier

- (a) The Land and the Place shall remain at the risk of the Occupier in all respects, notwithstanding any provisions in this Agreement dealing with the Development or maintenance of the Land or the Place. Without limitation, all Development and maintenance of the Land or the Place shall be conducted entirely at the risk of the Occupier and the Occupier shall, subject to clause 5.3(b), indemnify and keep indemnified and save harmless the Council, the Minister, the State of Western Australia and any of their respective servants or agents (each an '**Indemnified Party**') against all Damage incurred or suffered by any of them arising from or in connection with the Development, maintenance or occupation of the Land or the Place by the Occupier or any person acting through, on behalf of, or under the direction of the Occupier.
- (b) The indemnity provided by the Occupier in clause 5.3(a) shall be reduced proportionately to the extent that it can be shown any Damage has been caused by a negligent or deliberately malicious act or omission by an Indemnified Party.

5.4 Interest on overdue money

If the Occupier 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 Occupier 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 (WA) 1935*.

PART 6 NOTICES

6.1 Form of notices

Any notice, report or other communication which must be given, served or made under or in connection with this Agreement:

- (a) must be in writing in order to be valid;
- (b) is sufficient if executed by the Party giving, serving or making the notice, or if executed on such Party's behalf by any officer, director, attorney or solicitor having the authority to so act for such Party;
- (c) is sufficient, in the case of the Occupier's obligations under clause 3.5, if executed by the relevant consultant appointed pursuant to clause 3.4;
- (d) will be deemed to have been duly served, given or made in relation to a person if it is delivered or posted by prepaid post to the address, or sent by facsimile or sent by email to the address of that person identified in clause 6.2 or at such other address or number as is notified in writing by that person to the other Parties from time to time; and
- (e) will be deemed to be served, given or made:
 - (i) if delivered by hand, on delivery;
 - (ii) if sent by prepaid post, on the second day after the date of posting;
 - (iii) if sent by facsimile, on receipt of a transmission report confirming successful transmission; and
 - (iv) if sent by email, on receipt of confirmation of successful delivery.

6.2 Address for notices

The details of each Party for the purposes of giving notice are as follows:

- (a) the **Council**: Heritage Council of Western Australia
 PO Box 7479
 CLOISTERS SQUARE PO WA 6850
 Phone: (08) 6552 4000 Fax: (08) 6552 4001
 ATTENTION: Manager, Development Referrals

- (b) the **Occupier**: [REDACTED] and
 [REDACTED]
 [REDACTED]
 Phone: (08) [REDACTED] Fax: (08) [REDACTED]
 ATTENTION: Director

**PART 7
GENERAL**

7.1 Variation to be in writing

No variation of this Agreement will be effective unless in writing and executed by the Council and the Occupier.

7.2 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.

7.3 Further assurances

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

7.4 Extension of time by Council

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

7.5 Costs

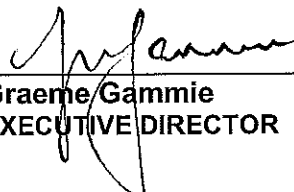
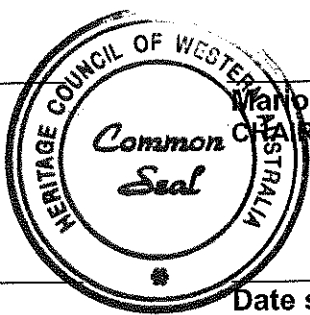
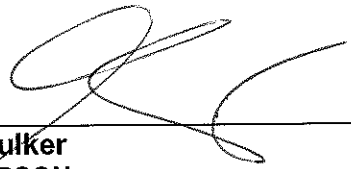
- (a) The Occupier shall pay or reimburse the Council on demand for all costs and expenses incurred by the Council in relation to:
 - (i) the exercise or enforcement by the Council of any right, power or remedy under this Agreement, at law, in equity or otherwise; and
 - (ii) any act or omission by the Occupier causing Damage to the Council,including (without limitation) 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.

THE SCHEDULE

- Item 1: Place**
- Old Treasury Building portion of *Central Government Offices* (HCWA Place No. 1973), located at the NE corner of St George's Terrace and Barrack Street, Perth, and consists of:
- (a) the Land;
 - (b) all buildings, structures and works on the Land from time to time; and
 - (c) any thing in connection with the Land, entered or deemed to be entered in the Register.
- Item 2: Significant Fabric**
- The Significant Fabric is those parts of the Place specified in section 5 of the Conservation Plan as being of 'Some Significance', 'Considerable Significance' or 'Exceptional Significance'.
- Item 3: Conservation Policy**
- The Conservation Policy is described in section 6 of the Conservation Plan.
- Item 4: Land**
- The area hatched on the plan contained in Annexure B, and which is part of land currently comprised in:
- (a) Lot 1065 on DP 194299, certificate of title Volume LR3104 Folio 900;
 - (b) Lot 1108 on DP 193557, certificate of title Volume LR3110 Folio 900; and
 - (c) Lot 100 on DP 54406, certificate of title Volume 2655 Folio 363.
- Item 5: Conservation Plan**
- The Central Government Offices Perth, Conservation Plan dated August 1998 prepared for the Department of Contract and Management Services on behalf of the Government Property Office by Considine and Griffiths Architects Pty Ltd with Erikson and Taylor.
- Item 6: Maintenance**
- The schedule of maintenance activities described in Annexure A.

EXECUTED AS A DEED

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

 _____ Graeme Gammie EXECUTIVE DIRECTOR		 _____ Sharon Fulker CHAIRPERSON
23.5.12 _____ Date signed		22.5.12 _____ Date signed

Executed by _____ in accordance with section 127(1) of the *Corporations Act 2001* (Cwlth) by authority of its directors:

Signature of authorised person

Signature of authorised person

Office held

Office held

Name of authorised person

Name of authorised person

Date signed

Date signed

Executed by [redacted] in accordance with section 127(1) of the *Corporations Act 2001 (Cwlth)* by authority of its directors:

[redacted]

Signature of authorised person

[redacted]

Signature of authorised person

[redacted]

Office held

[redacted]

Office held

[redacted]

Name of authorised person

[redacted]

Name of authorised person

[redacted]

Date signed


[redacted]

Date signed

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

I, the Hon. G M Castrilli, MLA, Minister for Local Government; Heritage; Citizenship and Multicultural Interests, hereby certify that this Agreement is necessary for the purposes of, and complies with, the *Heritage of Western Australia Act (WA) 1990*.

Dated the 9th day of July 2012.



Minister for Local Government; Heritage; Citizenship and Multicultural Interests

Annexure A

Maintenance

PART 1 – MAINTENANCE DEFINITIONS

Maintenance is defined in the Burra Charter as “the continuous protective care of the fabric, contents and setting of a place” and is generally categorised as ‘corrective’ or ‘planned’.

Corrective maintenance describes works necessary to bring a building to an acceptable standard. Works may arise from specific conservation plan recommendations, for example, treatments for rising damp.

Corrective maintenance can also include emergency or urgent works that must be initiated immediately for health, safety or security reasons, or that are required urgently to prevent rapid or catastrophic deterioration of the structure or building fabric. Examples of urgent works include graffiti removal, roof repairs after storm damage, replacement of broken glazing after forced entry and repairs to burst water pipes.

Planned maintenance describes works necessary to prevent failure, and which recurs predictably within the life of a building. Examples of planned maintenance works are cleaning gutters and maintenance painting.

Successful maintenance will ultimately rely upon:

- Attentiveness, vigilance and knowledge of the nominated property maintenance personnel;
- Prompt identification and repair of urgent corrective maintenance works;
- Adherence to the recommended preventative maintenance inspection schedule;
- Knowledge and understanding of significant fabric and the application of best practice conservation and repair techniques;
- Use of specialist tradespersons skilled in maintenance of heritage fabric where applicable; and
- Use of specialist consultants to document and/or scope works.

PART 2 – URGENT CORRECTIVE MAINTENANCE

The following corrective maintenance works constitute urgent works that should be attended to as soon as possible after the defect has been noted, to prevent ongoing damage, to limit spread of damage and to maintain integrity of building security.

- Repair of blocked/broken stormwater and sewer lines.
- Repair of blocked/damaged rainwater goods.
- Repair of burst/broken water service pipes.
- Repair of leaking toilet cisterns, pipes, taps, hot water systems, air conditioning systems.
- Repair/replacement of damaged/defective security lighting, light fittings, switches, electrical fittings.
- Repair of grounds and building fabric due to storm damage.
- Repair/replacement of damaged/defective fire detection systems, fire indicator panels, intruder detection systems, smoke detection systems.
- Removal of graffiti and rectification of other vandal damage.
- Repair of damaged/defective door and window hardware, particularly locks and latches.

- Repair/replacement of broken/cracked glazing to doors and windows.

PART 3 – PLANNED MAINTENANCE INSPECTION SCHEDULE

WEEKLY (or MORE FREQUENTLY IF REQUIRED)

- Clean exterior hard and soft landscaped areas.
- Clean building interiors.

QUARTERLY

- Check and clean external light fittings.
- Check and clean directional and interpretative signage.

HALF YEARLY

- Clean windows including glazing and painted surrounds.
- Inspect landscape plantings and trees to ensure root systems, branches, foliage are not in contact with or causing damage or deterioration to significant fabric.
- Inspect irrigation system. Ensure no overspray onto masonry, adjacent hard surfaces.
- Inspect for evidence of termites, vermin, and other pests. Pay particular attention to sub-floor cavities, roof spaces. Inspect implemented termite treatment system in accordance with manufacturer's recommendations.

ANNUALLY

- Inspect fire and emergency equipment, detection devices, and indicator panels to ensure fully operational.
- Check and rod clear rainwater and soil drainage systems.
- Check and clear rainwater goods to ensure free flow. Check leaf guards and ensure correctly positioned and free from debris.
- Check plumbing and water supply services for leaks.
- Inspect electrical services and systems to ensure safety and compliance.
- Check and clean internal light fittings.
- Inspect masonry, decorative façade elements and balconies. Monitor for signs of cracking, movement, moisture damage.
- Inspect restored balconies to Titles Office. Monitor for signs of structural movement.
- Check door, window and shutter hardware for signs of wear and damage. Ensure operational and adequately lubricated.
- Inspect wall vents. Ensure free from debris.
- Inspect adjacent ground levels to ensure no encroachment onto damp proof courses.
- Inspect paving surfaces for missing, damaged, loose, deteriorated or deformed surfaces. Check for ponding and ensure adequate falls. Check paving sealants/coatings to ensure adequate performance.
- Inspect joinery and external paint finishes for signs of deterioration, fading, moisture damage.

2-YEAR CYCLE

- Clean principal building facades using low-pressure water wash.

8 -10-YEAR CYCLE

- Inspect condition of roof dormer windows, roof coverings and rainwater goods. Check flashings, cappings, seals, bedding mortars. Check for loose or raised fixings, deformed sheet edges and surface rust/corrosion. Check for batten failure at site of loose fixings. Check roof penetrations for missing/ damaged seals,

cowls, flashings. Check for slipped, loose, cracked, broken or otherwise defective slates.

- Inspect parapets and chimneys for sign of cracking, movement.
- Check external renderwork for signs of delamination, drumminess, cracking. Include decorative coffers, dentils, cornices.
- Inspect masonry for signs of rising damp, efflorescence, fretting. Check for loose, missing mortar.
- Inspect condition and soundness of eaves and soffit linings. Check for paint failure, surface stains, general signs of weathering/degradation, failed battens/fixings, worn trims.
- Undertake major external paint condition inspection and implement required maintenance painting. Repair glazing system and implement external joinery repairs prior to repainting.

15-YEAR CYCLE

- Refresh/upgrade directional and interpretative signage.
- Undertake major roof and rainwater goods condition inspection for membrane roofs. Implement required repairs/replacement.

30-YEAR CYCLE

- Undertake major roof and rainwater condition inspection of metal roofs. Implement required repairs/replacement.
- Undertake major masonry and mortar condition inspection. Implement required repairs/replacement.

40 – 50 YEAR CYCLE

- Undertake major roof and rainwater goods condition inspection for slate roofs. Implement required repairs/replacement.

Annexure B

Land

LOT: 1065, 1105, 101	REVISION:	SCALE: @ A1 1:200	DATE: 05/12/2011	SURVEYED: D.J.C.
PLAN/DIA: DP 193557		REF: 247110 MRVAC	DRAWN: D.J.C.	CHECKED:
CITY/LOCAL:		WAPC REF:	S5M CITY 85	

GIUDICE SURVEYS ESTABLISHED 1972 LEVELLED LAND SURVEYORS Land Subsidence, Strata Consultants, Engineering Survey, Project Management		8 King Street Fremantle WA 6155 PH: 9436 6222 F: 9436 6220	
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TITLE: FEATURE SURVEY OLD TREASURY BUILDING BARRACK STREET PERTH	PLEASE NOTE: This drawing has been prepared for the purpose of designing new construction on the land and should not be used for any other purpose. The site boundaries shown hereon were not created at the time of survey and have been plotted from plan documents. * Certificate of Title should be referred to re encumbrances prior to design construction of this project. * Only visible services have been located. Prior to any excavation, construction or excavation for other services should be contacted by detailed location of all services. * The location of sewer lines should be indicated only and Water Authority is contacted plans should be referred to prior to design. * Access Fl. taken at Time of Field Day. * This plot forms an integral part of the [REDACTED] TOWNSHIP AREA - All areas
CLIENT: MRVAC	

WATER	DRAINAGE	POWER	TELSTRA
STOP VALVE	EMERGENCY VALVE	CO-SURFER POLE	TELEPHONE POLE
WATER TAP	SEWER TAP	WOOD POLE	TELEPHONE
ALUMINIUM	SEWER TAP	SEWER POLE	TELEPHONE 1
WATER TAP	WATER TAP	SEWER POLE	TELEPHONE 2
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 3
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 4
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 5
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 6
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 7
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 8
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 9
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 10
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 11
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 12
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 13
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 14
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 15
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 16
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 17
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 18
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 19
WATER TAP	SEWERAGE	SEWER POLE	TELEPHONE 20

