

# Property Management Australia Pty Ltd

ABN 94 057 870 265

as trustee for T and C Superannuation Fund ABN 95 057 594 713

140 John Farrant Drive  
Gooseberry Hill WA 6076

Mob. 0438 735 745  
Email: craig.burbidge@pma.au

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## OFFER to RE-LEASE

1. LESSOR – Property Management Australia Pty Ltd.
2. PREMISES – Lot 2864 Anderson Road, Cnr Pyramid Road, Karratha, WA, 6714.
3. LESSEE – Veolia Environmental Services (Australia) Pty Ltd

Registered Office. – 65 Pirrama Road  
Pymont, NSW, 2009

Current Trading Address: 124 Kewdale Road, Kewdale WA, 6105.

ABN and / or ACN. – 20 051 316 584

### 4. LEASE STRUCTURE – 2864 Anderson Rd

- 4.1 Total Land Area. \_\_\_\_\_ 7619 sq meters
- 4.2 Workshop Area. \_\_\_\_\_ 50 meters x 20 meters = 1000 sq meters
- 4.3 Office and Amenities and Tool or Parts store \_\_\_\_\_ 22 meters x 8 meters = 176 sq meters
- 4.4 Covered Car Parking Bays. \_\_\_\_\_ 22 meters x 5 meters = 110 sq meters (8 cars)
- 4.5 Perimeter Fencing and Gates.
- 4.6 Re-Lease Term - 3 Years from 26-Nov-2022 to 25-Nov-2025.
- 4.7 Optional Further Terms – Veolia has an exclusive option to renew from 26-Nov-2025.(Lease Term at Veolia's discretion and to be advised at Veolia's exercise of option).
- 4.8 Commencement Date - 26 November 2022 (continues on from current lease)
- 4.9 Rental. \_\_\_\_\_ per annum net exclusive of GST, payable by calendar monthly instalments of \_\_\_\_\_ + GST in advance, by Electronic Funds Transfer to Lessors bank account. This amount is the previous lease amount adjusted by latest published 12 month CPI for Perth (7.4%) as per discussion and mutual agreement from both parties

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Mob. [REDACTED]

Email: [REDACTED]

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#### 4.10 Outgoings. –

The Lessee will be responsible from the commencement date for the payment of all outgoings, including but not limited to, Shire Council rates and all other Council fees and charges, water rates and supply services and water usage charges, all Government fees and charges including land tax assessed on a single holding basis, insurances for premises and buildings including machinery breakdown fences gates and Landlords public liability, cleaning, security, electricity supply charges, gas supply charges, telephone and communications charges, vermin and termite protection and treatment, maintenance and general upkeep of the premises and buildings including plant and machinery and equipment.

#### 4.11 Makegood.

As defined in the Lease will apply at the end of the Lease term.

#### 4.12 Rent Adjustment.

This is a three year extension of the lease and rent adjustment of the latest Published CPI for Perth is applicable as per the fourth schedule of the lease on each anniversary of the lease..

#### 4.13 Rent Review to market.

Upon exercise of the further option on or before 26 Nov 2025 there will be a rent review to market which will be by negotiation and mutual agreement between both parties.

#### 4.14 Use of Premises. The Lessee takes the Premises “as is”

The premises are zoned “Industrial” but the Lessor does not warrant that the Premises are fit or suitable for any purpose or comply with any laws, and that the Lessee must make its own enquiries, inspections and investigations to ensure the Premises are suitable for the conducting of the Lessee’s business.

ALSO –It is the Lessee’s responsibility to obtain any permit or licence required at law to enable the Premises to be used for the permitted use, and this offer is not subject to the Lessee obtaining any necessary permit, statutory approval or licence.

#### 4.15 Legal Costs for Lease Preparation.

As this is an extension on an existing lease, no legal costs have been incurred by the Lessor in preparing this Offer to Re-Lease.

#### 4.16 Retail Tenancies.

The Lessee acknowledges that they will not conduct any retail activity within the demised premises and that the Retail Tenancies Act does not apply in this instance to the Lease.

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[Redacted] 6076

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#### 4.17 GST.

All amounts are quoted on a GST exclusive basis and the Lessee will be required to pay GST in addition to rental and outgoings, and any other fees and charges incurred by the Lessor.

#### 4.18 Security Deposit.

The current security bank guarantee held by the Lessor for the duration of the previous Lease is due to expire before the end of this lease extension. The Lessor requires the same security bank guarantee for this extension and a further 6 months to cover any period of make good with an expiry of 25 May 2026. This new security guarantee may be rescinded prior to the expiry of 25 May 2026, if all the conditions of the Lease, including make good, have been fulfilled.

Please forward a copy of the Security Bank Guarantee showing and expiry date of 25 May 2026

#### 5. DOCUMENT.

The Lessor and the Lessee agree that this Offer to Lease contains the basis of a contract to "Lease the Premises at 2864 Anderson Road, Karratha, WA, 6714." This Offer to Lease is bound by all conditions in the Original Lease (commenced 26-11-2012) unless expressly defined otherwise in this document.

#### Signed by the Lessee

Lessee Name. Veolia Environmental Services  
[Redacted]  
Signed for and on behalf of Lessee [Redacted]  
[Redacted] (Signature)  
Name. \_\_\_\_\_  
Position. CEO & Managing Director Australia and New Zealand  
Date signed. 29 November 2022 | 9:58 PM AEDT

#### Signed by the Lessor

[Redacted]  
Company Secretary  
Property Management Australia Pty Ltd  
Date signed. 30 November 2022 | 11:59 AM AWST