

**DOCUMENTS EXECUTED BY AFFIXING THE COMMON SEAL
FOR THE PERIOD 26 MARCH 2014 TO 23 APRIL 2014**

DEED

Document:	Deed.
Parties:	City of Joondalup, Housing Authority and Patricia Giles Centre.
Description:	Deed of Termination and release in relation to Lot 701 (15) Burlos Court, Joondalup (CJ285-12/12 refers). The City sold the driveway area on its former Lot 977 (now Lot 701) to the Housing Authority to enable exclusive rather than shared use of the driveway by the adjacent Pat Giles Centre.
Date:	26 March 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i> <i>Sustainability Policy.</i>
Risk Management Considerations:	Compliance with the requirements of the relevant sections of the <i>Local Government Act 1995</i> and associated Regulations is necessary. The legislation is designed to ensure openness and accountability in the disposal process. The disposal of the City's former Lot 977 was conditional upon various legal and planning matters being resolved. The City's Principal Legal Officer has approved the document.
Financial/Budget Implications:	Once the two-lot subdivision takes place to create a site for aged persons' dwellings and one to accommodate the telecommunications infrastructure, the City will have the site to be disposed of revalued. To date the City's expenditure regarding this site is approximately \$17,000 (for valuations, settlement costs on driveway, subdivision application and amendment advertising costs). The Department of Housing paid the City \$30,000 (excluding GST) for the driveway area. This project is currently shown as running at a loss due to the driveway area in effect being worth a greater value than \$30,000.
Regional Significance:	Not applicable.
Sustainability Implications:	The disposal of City freehold land that has been acquired for community use should not be undertaken without there being a nominated purpose.
Consultation:	Amendment No. 57 to rezone the City's Lot 701 was publicly advertised for a 42 day period which commenced on 10 October 2013.

Document:	Deed.
Parties:	City of Joondalup, Hock San Yap and Choo Hiong Tiong.
Description:	Deed to extend the lease agreement for the Blender Gallery for a further 12 months. The Blender Gallery is a joint venture between the City and the Joondalup Arts Association. Commences 1 January 2014 with an option to extend for a further 12 months.
Date:	26 March 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.58 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	The Blender Gallery is a joint venture between the City of Joondalup and the Joondalup Community Arts Association. Should the lease extension not proceed residents of the City will not have access to a public art gallery within the City of Joondalup.
Financial/Budget Implications:	Rental per annum: \$56,453.62 (exclusive of GST). Car bay rental per annum: \$2,595.84 (exclusive of GST). There has been no increase in building or car bay rental.
Regional Significance:	The Blender Gallery provides residents with a public art gallery facility and workshops and exhibitions by local artists.
Sustainability Implications:	Not applicable.
Consultation:	The Joondalup Community Arts Association was consulted about the extension of the lease and they advised in July 2013 that they would like to extend the lease for another 12 months.

Document:	Deed of Easement.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Deed of Easement in Gross in relation to Lot 537 Boas Avenue, Joondalup, subject of sale to preserve existing rights of access by Western Power to the sub-station facility – Reference CJ220-11/13.
Date:	2 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	
Key Theme:	Economic Prosperity, Vibrancy and Growth.
Objective:	Primary centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 537 Boas Avenue from Western Power the opportunity to develop an improved design of the multi-storey car park on Lot 535 Boas Avenue with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park project. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	Cost of purchase from Western Power is \$31,500 exclusive of GST. The estimated construction cost of the multi-storey car park including consultancy fees and parking equipment is approximately \$20 million. The cost to purchase the site will be charged to the multi-storey car park project listed within the 2013-14 budget.
Regional Significance:	The multi-storey car park will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated in May 2013 to acquire Lot 537 (83) Boas Avenue owned by Western Power to integrate this site and the existing stand alone high voltage sub-station into the proposed adjoining car park development on Lot 535 (93) Boas Avenue. In order to effect a transfer of the site Western Power are prepared to sell the site to the City.</p> <p>The City obtained an Indicative Valuation Advice on the 56m² property in order to negotiate a potential acquisition. Western Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

Document:	Deed of Easement.
Parties:	City of Joondalup, Davidson Pty Ltd and the Roman Catholic Archbishop of Perth.
Description:	Restrictive Covenant to restrict vehicular access from Lots 649, 646 and 1882 – 1893 (inclusive) as depicted on Deposited Plan 401252 to satisfy Condition 10 and 11 of WA Planning Commission subdivision approval 145742 – Lot 9029 (No. 531) Burns Beach Road, Iluka.
Date:	14 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 128BA of the <i>Transfer of Land Act 1893</i> .
Strategic Community Plan:	Not applicable.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the Deed is to satisfy Condition 10 and 11 of the WAPC subdivision approval 145742 and ensure access restrictions are maintained over the sites should the ownership of the sites change. This will reduce the risk of future purchasers of the property not being informed of the access and parking requirements.
Financial/Budget Implications:	Not applicable as the applicant is responsible for all costs associated with the preparation of the deed.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.

LEASE

Document:	Lease.
Parties:	City of Joondalup, Sorrento Surf Life Saving Club and Minister for Lands.
Description:	To enter into a lease agreement between the City of Joondalup and the Sorrento Surf Life Saving Club (Inc) for a period of 10 years commencing 1 January 2014, with two options to extend for a further five year period for property at Lot 301 (189) West Coast Drive, Sorrento.
Date:	26 March 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	In line with the <i>Property Management Framework (PMF)</i> tenure guidelines, annual rental has been set at \$1.00 (peppercorn). The Club will pay all utility costs in line with the principles of the PMF.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF aims to support the equitable access, and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	City officers provided the Club with a draft lease. Meetings were organised with the Club to address issues and all items discussed were clarified.

Document:	Lease.
Parties:	City of Joondalup, Undercroft Bridge Club Inc and Minister for Lands.
Description:	To enter into a Lease Agreement between the City of Joondalup and the Undercroft Bridge Club for property at Lot 15074 (46) Warwick Road, Duncraig commencing 1 January 2014 for a period of 10 years with two options to extend for a further five year period.
Date:	14 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 3.58 and 3.59 of the <i>Local Government Act 1995</i> , together with the <i>Local Government (Functions and General) Regulations 1996</i> determine how a local government may dispose of property.
Strategic Community Plan:	
Key Theme:	Community Wellbeing.
Objective:	Quality facilities.
Policy:	<i>Asset Management Policy.</i>
Risk Management Considerations:	Not applicable.
Financial/Budget Implications:	In line with the <i>Property Management Framework (PMF)</i> tenure guidelines, annual rental has been set at 0.1% of the capital replacement value of the building. Based on this guideline the Undercroft Bridge Club (Inc) will provide \$995 (exclusive of GST) in the first year. The Club will pay all utility costs in line with the principles of the PMF.
Regional Significance:	Not applicable.
Sustainability Implications:	The PMF aims to support the equitable access, and the efficient and effective management of City owned and managed properties. It also recognises the value and community benefit of activities organised and provided for by community groups. In addition, the PMF aims to protect and enhance the City's assets for the benefit of the community and for future generations.
Consultation:	City officers provided the Club with a draft lease. Meetings were organised with the Club to address issues and all items discussed were clarified.

SECTION 70A NOTIFICATION

Document:	Section 70A Notification.
Parties:	City of Joondalup and LandCorp (WA Land Authority).
Description:	To provide notification on the land title of the requirement to retain existing trees on the subject land as outlined in the provisions of the Craigie Structure Plan for property Lots 1-5 Camberwarra Drive, Craigie (Deposited Plan 401063).
Date:	26 March 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the Section 70A is to alert future landowners of the restrictions that apply to the land. This reduces the risk that purchasers of the property will not be informed of the applicable restrictions.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Existing significant trees were identified as part of the subdivision process and have been retained on the subject sites.
Consultation:	Not applicable.

CONTRACT OF SALE

Document:	Contract of Sale.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	Contract of Sale to purchase Lot 537 Boas Avenue, Joondalup - Reference CJ220-11/13.
Date:	2 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	
Key Theme:	Economic Prosperity, Vibrancy and Growth.
Objective:	Primary centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 537 Boas Avenue from Western Power the opportunity to develop an improved design of the multi-storey car park on Lot 535 Boas Avenue with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park project. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	Cost of purchase from Western Power is \$31,500 exclusive of GST. The estimated construction cost of the multi-storey car park including consultancy fees and parking equipment is approximately \$20 million. The cost to purchase the site will be charged to the multi-storey car park project listed within the 2013-14 budget.
Regional Significance:	The multi-storey car park will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated in May 2013 to acquire Lot 537 (83) Boas Avenue owned by Western Power to integrate this site and the existing stand alone high voltage sub-station into the proposed adjoining car park development on Lot 535 (93) Boas Avenue. In order to effect a transfer of the site Western Power are prepared to sell the site to the City.</p> <p>The City obtained an Indicative Valuation Advice on the 56m² property in order to negotiate a potential acquisition. Western Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

A5 APPLICATION TO LANDGATE

Document:	A5 Application to Landgate.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	A5 Application to Landgate to partially surrender the Easement in relation to Lot 537 Boas Avenue, Joondalup purchase of land (CJ220-11/13 refers).
Date:	2 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	
Key Theme:	Economic Prosperity, Vibrancy and Growth.
Objective:	Primary Centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 537 Boas Avenue from Western Power the opportunity to develop an improved design of the multi-storey car park on Lot 535 Boas Avenue with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park project. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	Cost of purchase from Western Power is \$31,500 exclusive of GST. The estimated construction cost of the multi-storey car park including consultancy fees and parking equipment is approximately \$20 million. The cost to purchase the site will be charged to the multi-storey car park project listed within the 2013-14 budget.
Regional Significance:	The multi-storey car park will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated in May 2013 to acquire Lot 537 (83) Boas Avenue owned by Western Power to integrate this site and the existing stand alone high voltage sub-station into the proposed adjoining car park development on Lot 535 (93) Boas Avenue. In order to effect a transfer of the site Western Power are prepared to sell the site to the City.</p> <p>The City obtained an Indicative Valuation Advice on the 56m² property in order to negotiate a potential acquisition. Western Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

Document:	A5 Application to Landgate.
Parties:	City of Joondalup.
Description:	Extinguishing of existing easement G114952 on Lot 535 Boas Avenue, Joondalup to remove an obsolete encumbrance from Certificate of Title. The City of Joondalup (registered proprietor of the land) became entitled to the benefit of the registered easement by the "Joondalup and Wanneroo Order 1998" which was published in the <i>Western Australian Government Gazette</i> No. 125 dated Friday 26 June 1998.
Date:	14 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Not applicable.
Strategic Community Plan:	
Key Theme:	Economic Prosperity, Vibrancy and Growth.
Objective:	Primary Centre status.
Policy:	Not applicable.
Risk Management Considerations:	Extinguishing of existing easement G114952 will remove an obsolete encumbrance from Lot 535 Boas Avenue Certificate of Title.
Financial/Budget Implications:	Cost of lodgement and registration with Landgate will be charged to the multi-storey car park project listed within the 2013-14 budget.
Regional Significance:	The multi-storey car park will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	Consultation with Kott Gunning Solicitors advised extinguishing of this easement on title by merger as existing easement now obsolete as City of Joondalup is now the beneficiary of the registered easement.

MASTER LENDING AGREEMENT

Document:	Master Lending Agreement.
Parties:	City of Joondalup and WA Treasury Corporation.
Description:	Reference CJ038-03/14. The Master Lending Agreement (MLA) reduces the administration for the loan borrowing process and facilitates the registration of agreements under the <i>Personal Property Securities Act 2009 (Cwlth)</i> .
Date:	2 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Sections 6.21 and 6.24 of the <i>Local Government Act 1995</i> and the <i>Personal Property Securities Act 2009 (Cwlth)</i> .
Strategic Community Plan: Key Theme:	Not applicable.
Policy:	Not applicable.
Risk Management Considerations:	The WA Treasury Corporation MLA does not cause any additional risk to the City.
Financial/Budget Implications:	Not applicable.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	The MLA has been reviewed by the City's Principal Legal Officer.

TRANSFER OF LAND

Document:	Transfer of Land.
Parties:	City of Joondalup and Electricity Networks Corporation.
Description:	To effect transfer for purchase of Lot 537 Boas Avenue site from Western Power (CJ220-11/13 refers).
Date:	15 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	Section 3.59 of the <i>Local Government Act 1995</i> .
Strategic Community Plan:	
Key Theme:	Economic Prosperity, Vibrancy and Growth.
Objective:	Primary Centre status.
Policy:	Not applicable.
Risk Management Considerations:	<p>Should the City not purchase Lot 537 Boas Avenue from Western Power the opportunity to develop an improved design of the multi-story car park on Lot 535 Boas Avenue with better circulation and increased income generation for the life of the project would be lost.</p> <p>The option of not proceeding to purchase the site was considered and would result in having a detrimental impact on planning and car bay numbers, design aesthetics, and operation of the car park project. The ability to generate increased income over the life of the project would be reduced.</p>
Financial/Budget Implications:	Cost of purchase from Western Power is \$31,500 exclusive of GST. The estimated construction cost of the multi-storey car park including consultancy fees and parking equipment is approximately \$20 million. The cost to purchase the site will be charged to the multi-storey car park project listed within the 2013-14 budget.
Regional Significance:	The multi-storey car park will service local and regional accessibility. Increasing the availability of car parking could assist in attracting people to the City Centre.
Sustainability Implications:	Not applicable.
Consultation:	<p>Consultation and negotiation with Western Power was initiated in May 2013 to acquire Lot 537 (83) Boas Avenue owned by Western Power to integrate this site and the existing stand alone high voltage sub-station into the proposed adjoining car park development on Lot 535 (93) Boas Avenue. In order to effect a transfer of the site Western Power are prepared to sell the site to the City.</p> <p>The City obtained an Indicative Valuation Advice on the 56m² property in order to negotiate a potential acquisition. Western Power has offered to transfer and sell the site to the City at the mid-point valuation between highest and lowest values.</p>

WITHDRAWAL OF CAVEAT

Document:	Withdrawal of Caveat.
Parties:	City of Joondalup and JBT Corp Pty Ltd.
Description:	To enable the permanent withdrawal of the City's caveat on Lots 311, 312 and 313 McLarty Avenue, Joondalup as the lots are now being amalgamated and the need for reciprocal easements is no longer a consideration.
Date:	23 April 2014.
Signed/Sealed:	Signed and Sealed.
Legislation:	<i>District Planning Scheme No. 2.</i>
Strategic Community Plan:	
Key Theme:	Quality Urban Environment.
Objective:	Quality built outcomes.
Policy:	Not applicable.
Risk Management Considerations:	The purpose of the caveat and associated legal agreement was to ensure that reciprocal access and parking was maintained over the three lots. As the lots are now being amalgamated the caveat is no longer required.
Financial/Budget Implications:	Not applicable as the withdrawal of the caveat is at the cost of the applicant.
Regional Significance:	Not applicable.
Sustainability Implications:	Not applicable.
Consultation:	Not applicable.