

## LAND TITLES

OFFICE OF REGULATORY SERVICES

ACT Justice and Community Safety Directorate

RN: 1926445

## SUBLEASE

Land Titles Act 1925

Form 072 – SL  
BA-01ACT  
Government

Justice and Community Safety

## LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

## TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
1692:10	Conder	322	13	

FULL NAME OF LESSOR/OWNER (Surname Last)  
(ACN required for all companies)

Antonio Olivera and Deborah Kay Olivera

FULL POSTAL ADDRESS OF LESSOR

16 Andrea Place, BONYTHON ACT 2905

FULL NAME OF LESSEE/TENANT (Surname Last)  
(ACN required for all companies)

Defence Housing Australia

FULL POSTAL ADDRESS OF LESSEE

26 Brisbane Avenue, Barton ACT 2600

TENANCY OF LESSEE (Only complete if more than one Lessee)

Joint Tenants / Tenants in Common (in the following shares) -

## AREA BEING LEASED

<input checked="" type="checkbox"/> Whole of the Land		Area/Shop/Tenancy	on Sublease Plan/s No.s
---	--	-------------------	-------------------------

SUBLEASE COMMENCEMENT DATE

27 JUNE 2014

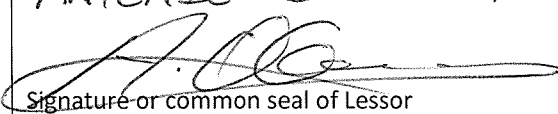

SUBLEASE TERMINATION DATE

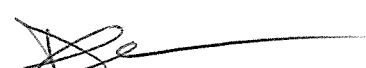
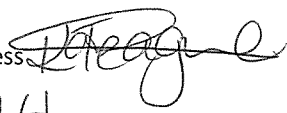
26 JUNE 2023

CONDITIONS (Tick whichever is applicable – At least one box will apply)

The covenants implied at sections 119 and 120 of the <i>Land Titles Act 1925</i> are hereby negated.	
The provisions set forth in the Memorandum of Provisions (MOP) filed in the office of the Registrar-General are deemed to be incorporated herein / as modified by annexure as attached.	✓
The covenants and conditions set out in the annexure attached are deemed to be incorporated	✓
Provide MOP number <b>1653173</b>	✓

<b>CONSENTING PARTY – SUPPORTING DOCUMENTATION</b> (One form required for each party required to consent)	<b>DATE</b>
<input type="checkbox"/> See Mortgagee Consent Page	27/6/14

<b>LESSOR/S EXECUTION</b>	
Print full name of Lessor DEBORAH KAY OLIVERA <i>Deborah Olivera</i> ANTONIO OLIVERA  Signature or common seal of Lessor	Print full name and address of witness GARY MICHAEL STILLING A Barrister & Solicitor of the Supreme Court of the Australian Capital Territory Suite 7, LAKEVIEW HOUSE 236 COWLISSAW STREET TUGGERANONG ACT  Signature of witness

<b>LESSEE'S EXECUTION</b>	
SIGNED SEALED AND DELIVERED BY <b>Daniel Michael Carton</b> as Tier Two attorney for Defence Housing Australia under Power of Attorney No. <b>124627</b> in the presence of:  By executing this deed the attorney states that the attorney is authorised to act under the Power of Attorney and that the attorney has received no notice of the revocation of the Power of Attorney Dated	Print full name and address of witness  <b>Kathryn Teague</b> Defence Housing Australia 26 Brisbane Avenue BARTON ACT 2600 Signature of witness  Dated 2.6.14

<b>OFFICE USE ONLY</b>			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Production number	

This is the Annexure to Sublease dated 27/6/14 between Antonio Olivera and Deborah Kay Olivera (Owner) and Defence Housing Australia (Tenant) over Volume 1692 Folio 10 being 4 pages

## Details

---

Date 27/6/14

## Parties

Name As shown in **Item 1** of the Reference Schedule  
Short form name **Lessor**

Name As shown in **Item 2** of the Reference Schedule  
Short form name **DHA**

## Background

- A The Lessor acknowledges that this agreement assists DHA in performing its statutory function under the *Defence Housing Australia Act 1987* ("DHA Act").
- B DHA leases the Property to support its functions, by allowing members of the Defence Force and other specified persons under the DHA Act to occupy the Property.
- C While the DHA Property Care Services are distinct from the tenancy provisions of this agreement, they are linked so that neither component can operate in isolation.

# Reference Schedule

**Item 1 Lessor**

**Antonio Olivera and Deborah Kay Olivera**

ABN: (if applicable)

Attention: (if applicable)

Telephone No:

Facsimile No:

**Item 2 Defence Housing Australia**

ABN: 72 968 504 934

Attention: David Charles Hancock, Deputy Manager, HMC Canberra

Telephone No: 02 6268 3700

Facsimile No: 02 6268 3760

**Item 3 Property**

Address: 91 Charterisville Ave, Conder

Title reference: Volume 1692 Folio 10 Block 13 Section 322 Division Conder

**Item 4 Initial Term**

9 years

**Item 5 Commencement Date**

27 June 2014

**Item 6 Expiry Date**

26 June 2023

**Item 7 Variable Extension Period**

3 years

**Item 8 Commencing Rent**

\$585.00 per week

**Item 9 Rent Review**

*First review date*

31 December of the year in which this Agreement commences, or if the Commencement Date is later than 30 September in that year, then 31 December in the following year

*Method of rent review*

Greater of market rent or the rent at the Commencement Date

*Second and subsequent review dates*      *Method of rent review*  
Every 31 December for the term of this agreement      As above

**Item 10**      **Service Fee**  
16.5% (GST inclusive)

**Item 11**      **The Act**  
Residential Tenancies Act 1997

ATTACHMENT A

MORTGAGEE'S CONSENT

Signed for and on behalf of  
Westpac Banking Corporation  
ABN 53 003 457 131  
by its Tier Three Attorney:

Westpac Banking Corporation

Power of Attorney No. 121082

Name of Attorney  
before me:

KERRY JAMES

*Varsha*  
SIGNATURE OF WITNESS

VARSHA ASRANI

NAME OF WITNESS (BLOCK LETTERS)