

“Avondale Farm”

DETAILS OF FARM FOR LEASE BY EXPRESSIONS OF INTEREST.

| | |
|----------------------|--|
| Property: | Avondale Farm |
| Location: | Waterhatch Road, Beverley |
| Title Details: | <ul style="list-style-type: none">- Lot 3 on Deposited Plan 225569 Crown Land Title Volume LR3140 Folio 499- Lot 16 on Deposited Plan 225569 Crown Land Title Volume LR3140 Folio 500 |
| Summary: | <p>Avondale is a broadacre farming property located at Beverley. Expressions of interest are being sought for the lease of the property as a whole with the heritage precinct excluded from the lease. The shearing shed, sheep yards and chemical storage area and silos are available to use by the tenant under a licence arrangement. The current farming operation runs sheep and crops the property to a mix of crops including wheat, canola, and barley.</p> <p>The National Trust is developing the historical precinct and bush reserve at Avondale Farm for increased community and commercial access to the property. This will result in increased access to the property by visitors, volunteers and employees. Activities such as short stay accommodation and events will be conducted in these areas. Strong consideration will need to be given to the management of farming operations to take into account the impact on visitor experience and safety. A warden resides on site and has an important role in communicating with the lessee to advise them of events and visitation at Avondale.</p> |
| Lease Documentation: | The Lessee agrees that a formal lease document that reflects the terms and conditions outlined in this tender offer and such other terms, proviso's and conditions that National Trust of Australia (WA) will reasonably include to protect the Lessor will be prepared by a solicitor of choice of the National Trust of Australia (WA). |
| Legal Costs: | Preparation of the lease document and payment of any government costs will be paid by the lessee up to a maximum of \$2,000 plus GST. |
| Access: | The lessee must provide access to National Trust of Australia (WA) at its absolute discretion for any purpose it sees fit. The National Trust of Australia (WA) will inform the tenant of any intention to access the area of the property subject to the lease. |
| Cropping Area: | Cropping and grazing hectares have been estimated using historical farm information. The lessee must satisfy through their |

own enquiry the hectares listed on the map and whether paddocks are suitable for cropping or livestock.

Farm Area:

Approximate Cropping: 452ha
Approximate Grazing: 68ha

Term:

Term – 4 years commencing 1st March, 2020 and finishing 29th February 2024.

A further 4 year option may be offered by the National Trust of Australia at their discretion. Area of the lease may be subject to change during any second or subsequent terms.

The area of the farm available is to be leased as a whole (cannot be split between multiple tenants)

Rental will be increased annually by CPI (Perth measure)

At the conclusion of each 4 year term a market rent review will be undertaken.

Payments:

Annually with 50% on 1st March and 50% on the 15th December. First payment due 1st March 2020

Late payment of lease fees will incur interest at 12%p.a.

Expressions of interest submitted should be quoted exclusive of GST, however all lease payments should include 10% GST.

Cropping Rotation:

Break crop must be included at least one year in four on cropping paddocks. Break crop could include Canola, Lupins, Field Peas, chickpeas, Faba Beans or a pasture.

Livestock:

Grazing areas must be conservatively stocked to prevent wind erosion and have a maximum stocking density of 12DSE/winter grazed ha.

Fertiliser:

Minimum of 10kgs/ha of Phosphorous annually across arable areas.

Apply 2 t/ha of limesand (neutralising value of 90%) across all arable areas within the 4 year lease period.

Pastures:

Pastures on arable land must be spraytopped with a minimum of Gramoxone @ 0.8 l/ha on an annual basis.

Summer Weeds:

Spraying for summer weeds will be the responsibility of the Lessee.

Improvements:

Shearing shed and sheep yards are included for use by the tenant under licence by The National Trust (WA)

Silos designated can be used by the tenant under licence

Chemical shed and associated water can be used by the tenant under licence.

Shared access using main entry road

Machinery shed between stables and homestead can be used under licence.

A licence fee of \$2,500 plus GST is required for the use of the improvements annually

Capital improvements and expenditure on the property (eg fencing/water) can be suggested by the tenants but approval will be at the absolute discretion of the National Trust of Australia (WA)

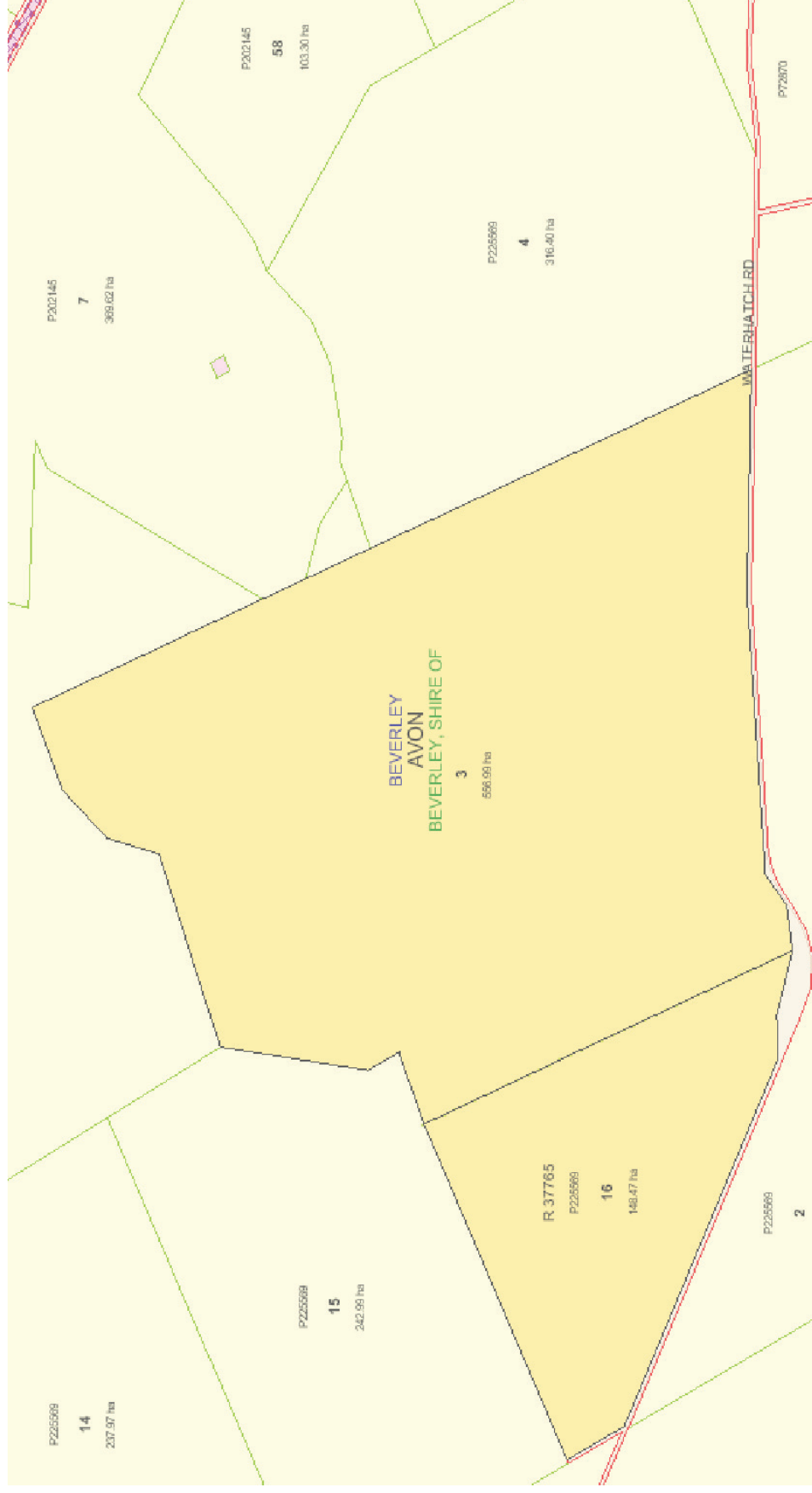
| | |
|------------------|---|
| Excluded areas: | <p>Bush reserve Rubbish tip Oat paddock in front of museum Heritage precinct – unless specified</p> <p>See attached aerial map of excluded areas.</p> |
| Fencing: | Must be maintained in working order. |
| Water: | Must be maintained in working order to all existing water points. Scheme water charges for the spray tank and for stock water will be measured and invoiced to the tenant. |
| Rates: | Any Shire Rates or other government expenses will be paid by lessor – National Trust of Australia. |
| Electricity: | Negotiable subject to property use and potential consumption of electricity |
| Insurance: | <p>Public Liability insurance for \$20,000,000 to be taken out by the lessee.</p> <p>Employers indemnity insurance to be maintained by lessee</p> <p>A certificate of currency will be required to be provided annually to the National Trust of Australia when requested.</p> |
| Fire Management: | To be maintained by lessee in accordance with local government regulations. A fire break of 2.2m between paddocks and the adjacent heritage precinct area must be maintained by the lessee and in addition the lessee must maintain a fire break of 4m around hay sheds and the main water pump adjacent to the bush reserve. |
| Burning: | Preference is for windrow burning only on paddocks. Having due consideration of smoke drift over heritage precinct will be well regarded |

| | |
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| Farm operations: | Any farm operations that may impact on the heritage precinct such as seeding, spraying, harvest, shearing are to be conducted to have a minimal effect on other users of the area |
| Rubbish: | Any rubbish such as chemical drums generated by lessee in the course of running the farm operations are to be removed by lessee |
| Damage: | Any damage to improvements to be paid by lessee. No improvements to be altered by lessee without prior written consent of the lessor. |
| Capital Expense: | An annual budget of 10% of the lease value excluding GST can be suggested for capital improvements to the property, but any such expenditure is at the absolute discretion of the National Trust of Australia. |
| Inspection: | The lessor or its agent will inspect the property in September each year to ensure terms of the lease have been complied with. Any information specific to the terms of the lease will need to be provided to the lessor annually including fertiliser use, chemical use, rotation, crop yield, stocking rates and rainfall data. |
| Make Good: | Upon expiry or termination of the lease, the lessee must leave the Property in good and substantial repair and condition. The lessee must remove all of its fixtures and fittings and repair and damage caused by that removal. |
| Closing Date: | <p>Expressions of Interest are to be submitted to the National Trust from 1st August 2019 onwards and on or before 5pm, 5th September 2019 and should include the following details:</p> <ol style="list-style-type: none"> 1. Name of the proponent(s), business address and relevant contact details 2. Details of any proposed team members, consultants/contractors 3. Details of proposed use of the property and any anticipated impact on heritage values 4. proposed rental Excluding GST 5. Level of insurances and name of the company that holds the policy 6. Any other relevant considerations |
| EOI process: | <p>EOI advertised on our website, social media and paid advertisement (Trust)</p> <p>No hard copies can be submitted; digital copies to be submitted to trust@ntwa.com.au with in subject: CONFIDENTIAL EOI AVONDALE FARM</p> <p>Deadline Thursday 5th September 5pm, hard copies will not be accepted.</p> |

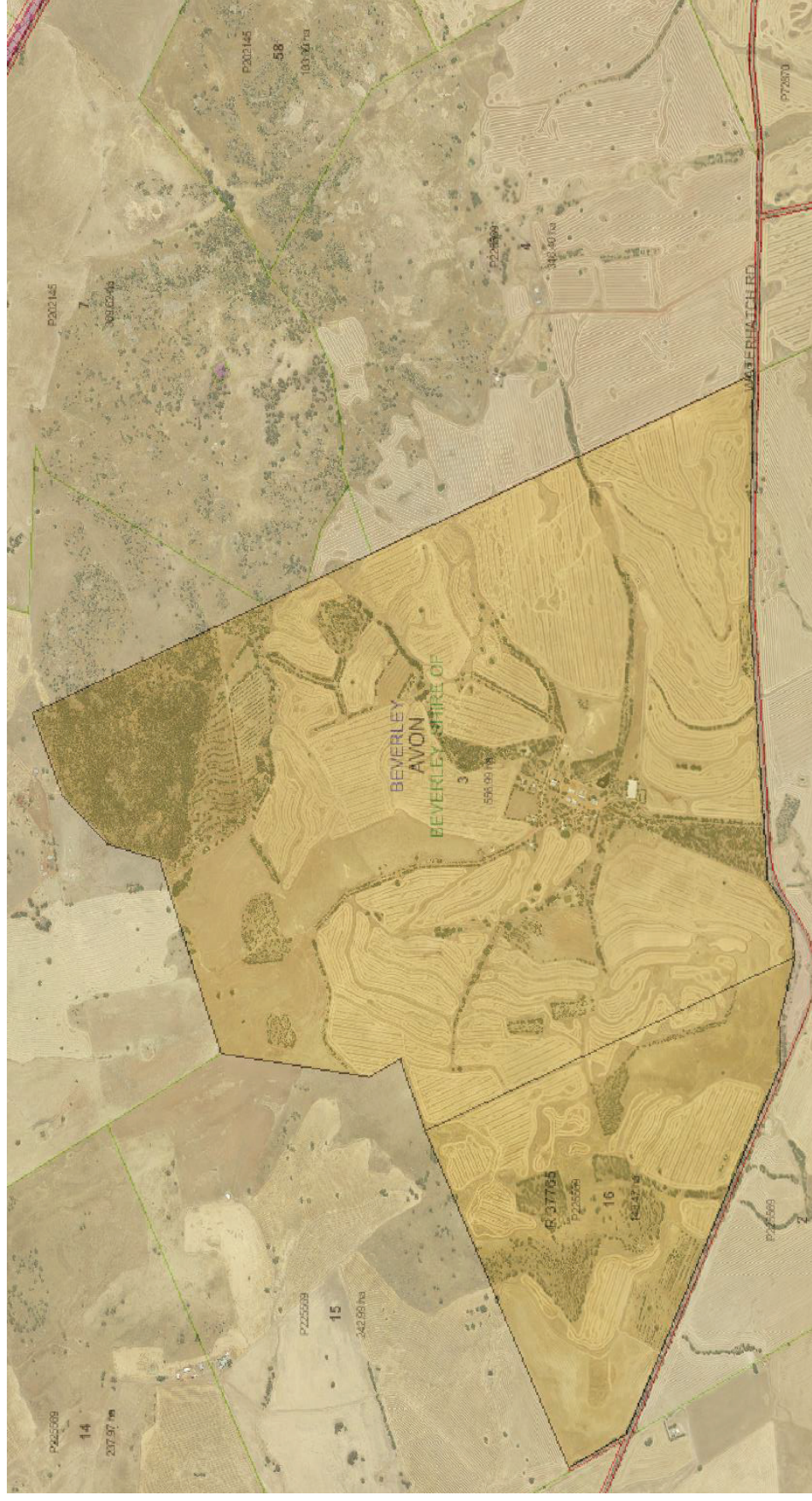
All businesses submitting an expression of interest will be notified in writing as to the final decision by Friday 20th September.

Site Inspection: Avondale Farm will be open for inspection, Monday 19th August – 10am to 12pm for viewing by interested parties. Please register your visit with trust@ntwa.com.au

Attachments: Farm Map, Arable area Map, title map, aerial photo, map of heritage precinct



National Trust of WA – 01/07/19



LEASE

BOUNDARY



Legend



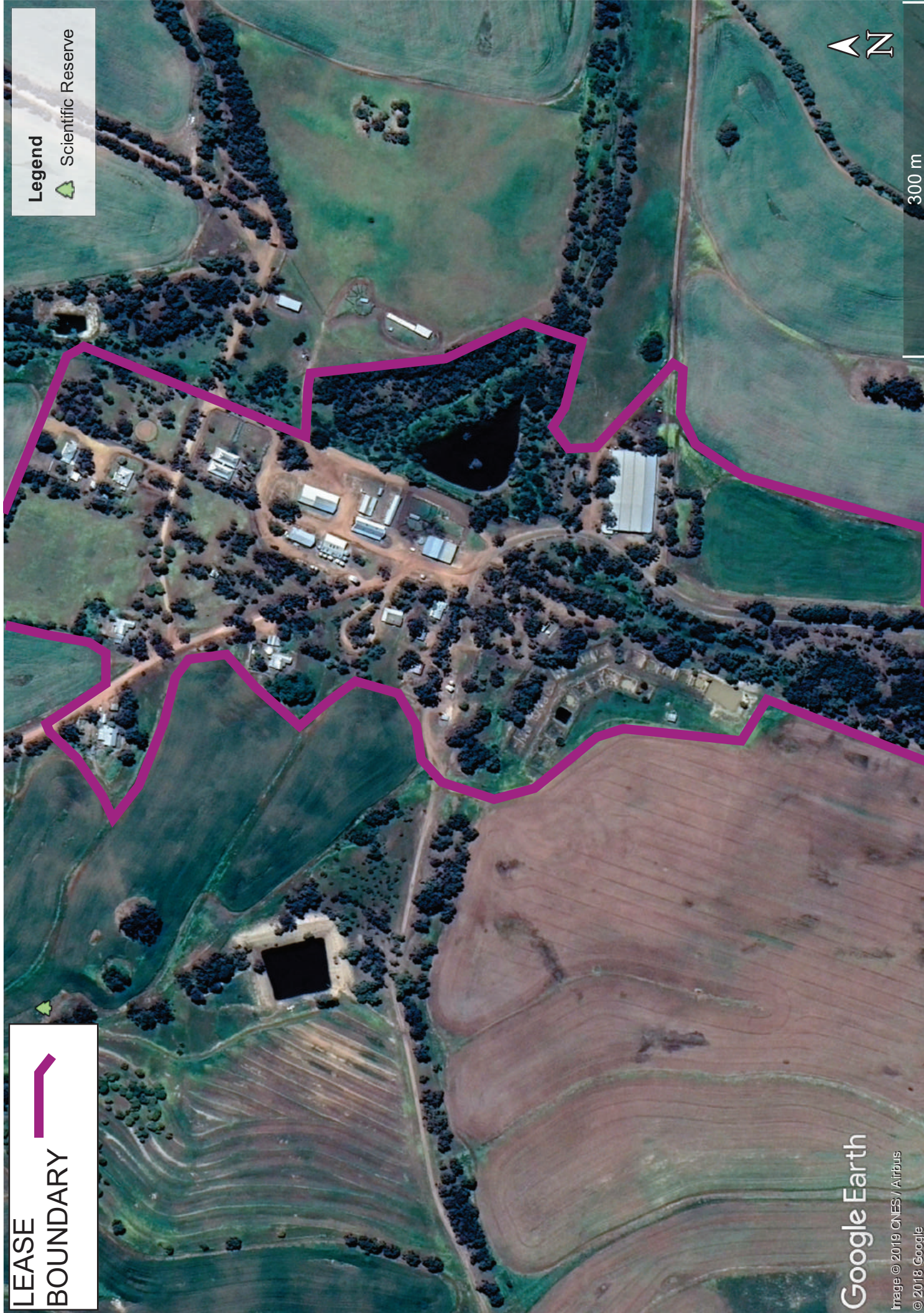
Scientific Reserve

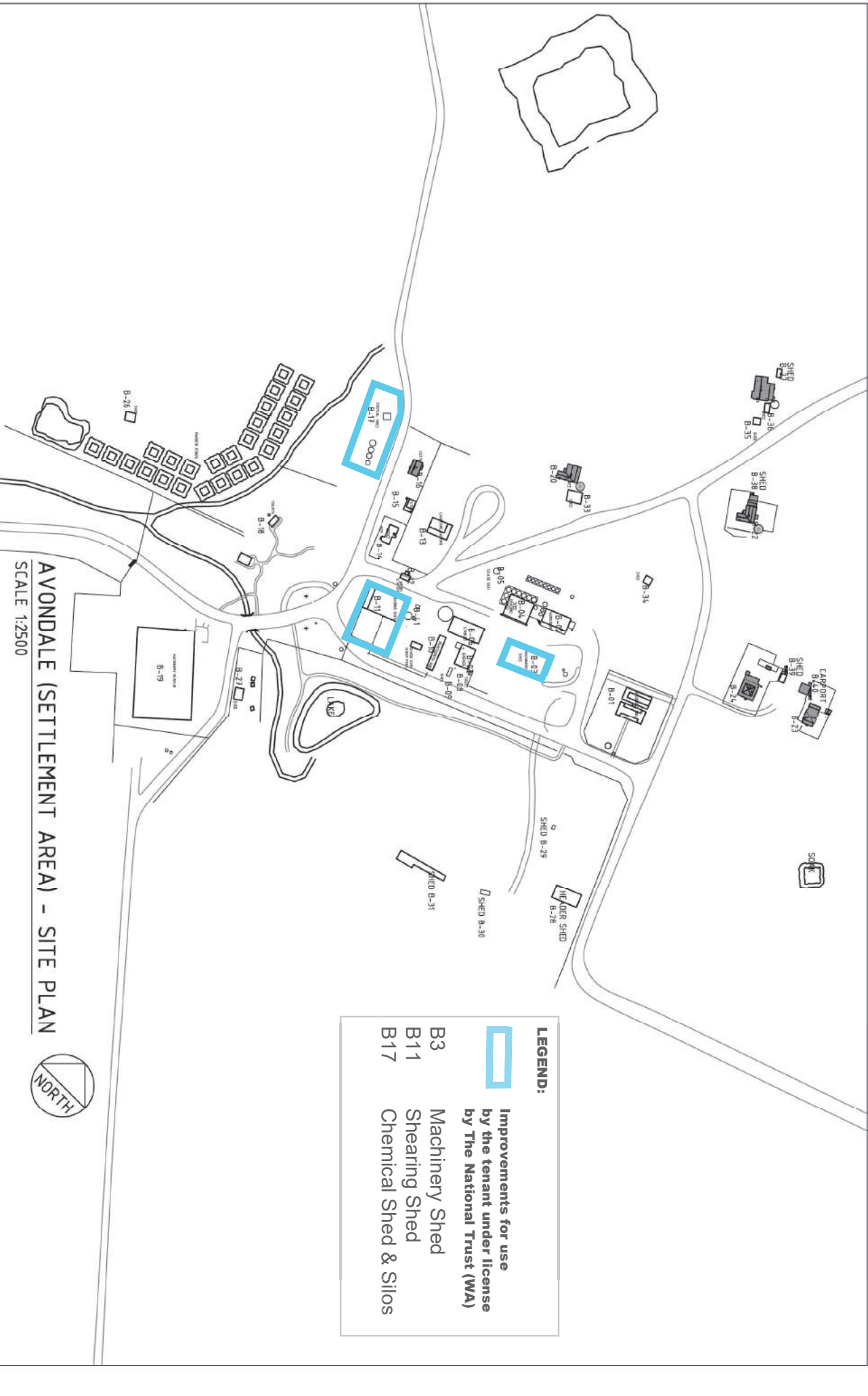
Google Earth

Image © 2019 CNES / Airbus
© 2018 Google



300 m







AVONDALE (SETTLEMENT AREA) - SITE PLAN
SCALE 1:2500



LEGEND:

 Improvements for use by the tenant under license by The National Trust (WA)

 B3 Machinery Shed

 B11 Shearing Shed

 B17 Chemical Shed & Silos

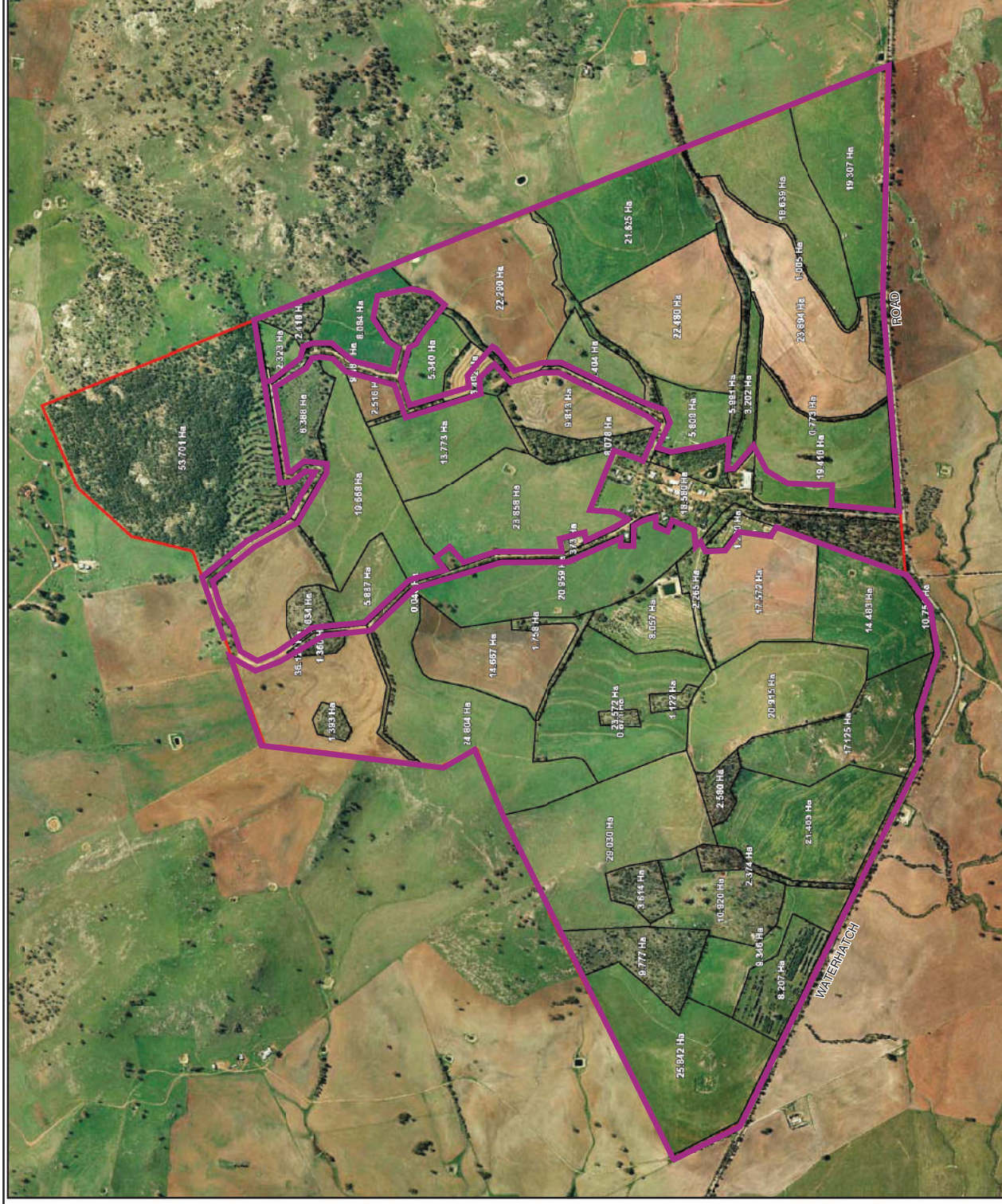
Please note that all drawings and dimensions are a representation only. Wall thicknesses vary along the wall length and height. The measurements shown are an estimation of average thickness and height. Likewise, walls are not straight, vertical or parallel, and drawings are an estimate of the average. Site information is also only representative, with the location of ALL services being only approximations.

AVONDALE
Lot 3 & 16,
Waterhatch Road,
Beverley WA 6304

| | | | | |
|--------------|---------------------|----------------|---|--|
| Drawing | Core Area Site Plan | Drawing No: | 1 | National Trust of Australia (WA) |
| Date Drawn: | December 2017 | | | The Old Observatory 4 Hawlock Street, West Perth PO Box 1162, West Perth WA 6872 |
| Scale: | 1:2500 | File Location: | | Phone: (08) 9321 6088 |
| Drawn by: | MV/Midland Survey | Drawn by: | | Fax: (08) 9324 1571 |
| Measured by: | Midland Survey | Measured by: | | Email: trust@ntwa.com.au |
| | | | | Web: www.ntwa.com.au |
| | | | | MANAGED BY THE NATIONAL TRUST |

LAND USE AREAS

Farm Lease Boundary



| | |
|--------|-----------|
| Drawn: | C. Reeves |
|--------|-----------|

| | |
|----------|---------|
| Checked: | M Price |
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| Officer: | MI. 1100 |
| Date: | 21 Jan 201 |

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|-------------|----------|
| Projection: | MGA zn50 |
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Avondale Farm Project Association
FLORA AND FAUNA PLAN
AVONDALE FARM



coffey
environments

SPECIALISTS IN ENVIRONMENTAL
SOCIAL AND SAFETY DESIGN

AVONDALE PADDOCK PLAN

Figure 3



Compiled by: DAFWA
Geospatial Information Services Group

Northam
Date: 15/11/2010

Date: 13/11/2010
Projection: Universal Transverse Mercator, Zone 50

Horizontal Datum: Geocentric Datum of Australia 1994

Vertical Datum: Australian Height Datum 1971

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Cropping Areas Avondale Farm (PID 1665130)

Legend

A

Labels of arable - not croppable

A

Labels of arable areas

Arable areas

Arable but not croppable

Vegetation

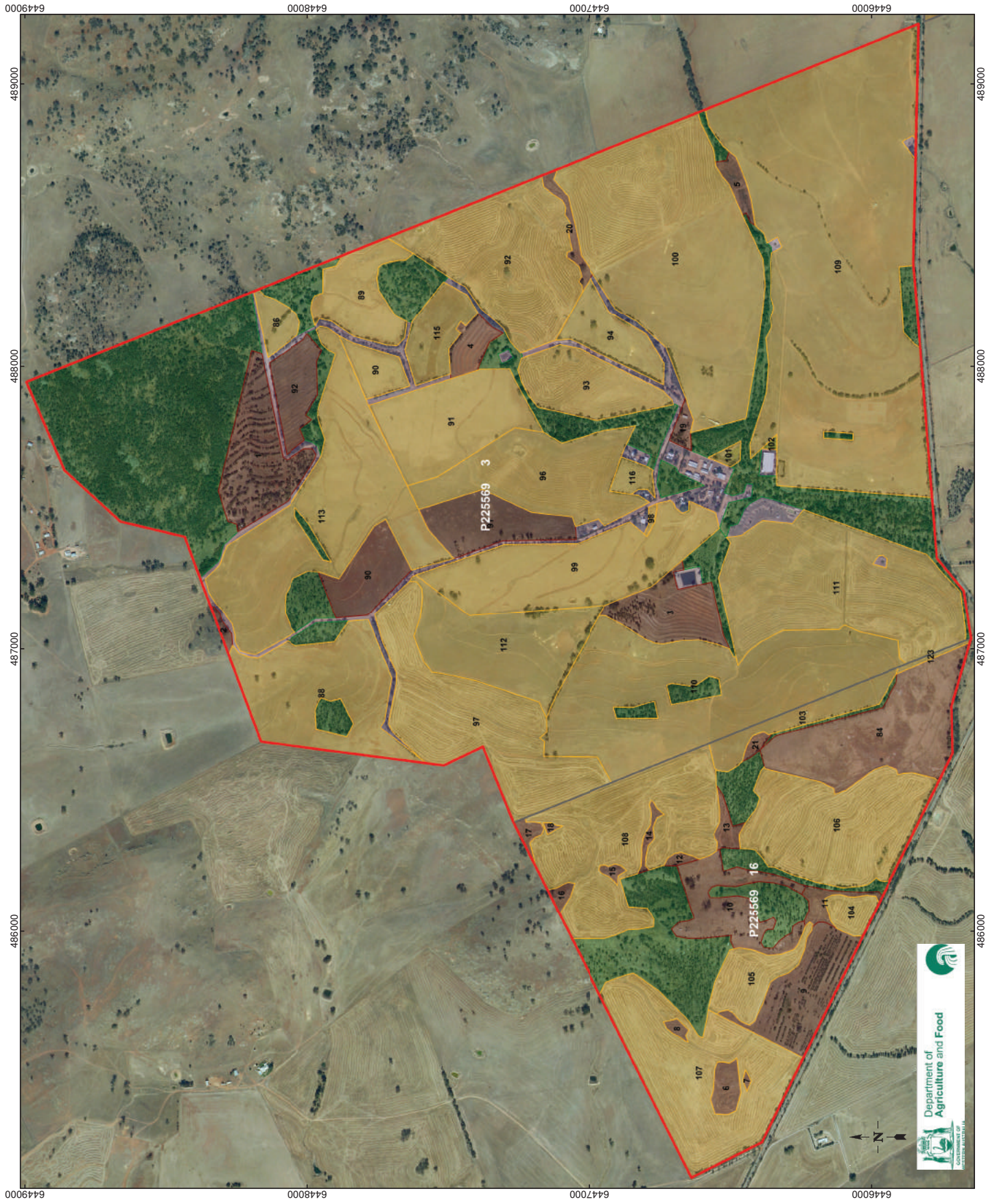
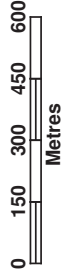
Non Arable

Cadastral Parcel Boundary

Parcel labels are in white

Property Boundary

Beverley Image - Dec 2012



Arable Paddocks

| Parcel ID | Title Details | Arable areas id | Area (ha) |
|-----------|---------------|-----------------|--------------|
| 26441350 | P225569 3 | 86 | 2 |
| 26441350 | P225569 3 | 88 | 17 |
| 26441350 | P225569 3 | 89 | 7 |
| 26441351 | P225569 3 | 90 | 3 |
| 26441352 | P225569 3 | 91 | 13 |
| 26441353 | P225569 3 | 92 | 20 |
| 26441350 | P225569 3 | 93 | 9 |
| 26441350 | P225569 3 | 94 | 5 |
| 26441350 | P225569 3 | 96 | 16 |
| 26441350 | P225569 3 | 97 | 24 |
| 26441350 | P225569 3 | 98 | 0.2 |
| 26441350 | P225569 3 | 99 | 19 |
| 26441350 | P225569 3 | 100 | 46 |
| 26441350 | P225569 3 | 109 | 80 |
| 26441350 | P225569 3 | 110 | 36 |
| 26441350 | P225569 3 | 111 | 31 |
| 26441350 | P225569 3 | 112 | 13 |
| 26441350 | P225569 3 | 113 | 31 |
| 26441350 | P225569 3 | 115 | 5 |
| | | TOTAL | 377.2 |
| 26467300 | P225569 16 | 103 | 3 |
| 26467300 | P225569 16 | 104 | 2 |
| 26467300 | P225569 16 | 105 | 5 |
| 26467300 | P225569 16 | 106 | 20 |
| 26467300 | P225569 16 | 107 | 24 |
| 26467300 | P225569 16 | 108 | 21 |
| 26467300 | P225569 16 | 123 | 0.4 |
| | | TOTAL | 75.4 |

Grazing Paddocks

| Parcel ID | Parcel code | Arable (but not croppable) areas id | Area (ha) |
|-----------|-------------|-------------------------------------|-------------|
| 26441350 | P225569 3 | 19 | 0.8 |
| 26441350 | P225569 3 | 20 | 1.4 |
| 26441350 | P225569 3 | 3 | 7.1 |
| 26441350 | P225569 3 | 4 | 2.3 |
| 26441350 | P225569 3 | 5 | 1.3 |
| 26441350 | P225569 3 | 90 | 5.8 |
| 26441350 | P225569 3 | 91 | 7.4 |
| 26441350 | P225569 3 | 92 | 6 |
| | | TOTAL | 32.1 |
| 26467300 | P225569 16 | 10 | 8.1 |
| 26467300 | P225569 16 | 11 | 1.3 |
| 26467300 | P225569 16 | 84 | 17.8 |
| 26467300 | P225569 16 | 9 | 9.1 |
| | | TOTAL | 36.3 |