



18 September 2014

Att: Rates Department
City of Greater Geraldton
PO Box 101
GERALDTON WA 6531

Dear Sir/Madam

Property: 10-12 Francis Street, Geraldton

At Centacare Family Services we are currently doing renovations at our office, 3 Maitland Street. We are leasing the above properties until the works are completed for our Family Relationship Counsellors. The owner of the properties is Francis Stephen Flocco and as part of the lease we are to pay the rates. The lease is from July 1 2014 – December 31 2014 as shown in the attached Lease Agreement.

Centacare Family Services Geraldton was established in 1986 by the Bishop of Geraldton. Aware of the fundamental dignity of the person, Centacare acts as the official welfare arm of the Church in the Diocese of Geraldton by providing professional, pastoral and community care to families and individuals.

Centacare Family Service is a not for profit organisation, a Public Benevolent Institution and a registered Charity. We would appreciate it if the City of Greater Geraldton would consider giving us a concession on the rates fees.

Could you please advise me by mail or email admin@centacaregeraldton.org.au of your decision.

Yours Sincerely

Sr Mary Ryan
Director

standard commercial/industrial
property lease (part b)



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STANDARD COMMERCIAL/ INDUSTRIAL PROPERTY LEASE (PART B)

not for retail premises or other premises where the Commercial tenancy
(retail Shops) agreement act 1985 applies

Particulars of the Lease

- This document incorporates The Real Estate Institute of Western Australia (Inc.) 2006, General Terms and Conditions of the Lease contained in the document attached.
- Before using this document please read the notes at the front of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease.

THIS LEASE is made 20
for the Premises at 10 - 12 Francis Street, Geraldton WA 6530

1. Lessor:

Full Name: Francis Stephen FIOCCO
Address: C/- First National Real Estate 25 Chapman Road, GERALDTON WA 6530
Telephone: Work 08 9956 6444 Home
Facsimile 08 9956 6455 Email commercial@fngn.com.au
ACN/ABN Mobile

2. Lessee:

Full Name:
Address:
Telephone: Work Home
Facsimile Email
Full Name:
Address:
Telephone: Work Home
Facsimile Email

(if a corporation) Name: Roman Catholic Bishop of Geraldton Centacare Family Services Trading as: Centacare Family Services

ACN/ABN 45 343 752 115

Postal Address: PO Box 2717 Geraldton 6531

Address of Registered Office: 3 Maitland St Geraldton 6530

Telephone 08 9921 1433 Mobile:

Facsimile 08 9921 4358 Email mary.ryan@centacaregeraldton.org.au

Contact Name: Sister Mary Ryan (Director)

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3. Guarantor:

Full Name:
Address:
Telephone: Work Home Mob:
Facsimile: Email:

Full Name:
Address:
Telephone: Work Home Mob:
Facsimile: Email:

4. Premises:

* The Land

~~* That part of the Land and Building situated at and known as~~

10-12 Francis Street, GERALDTON WA 6530

which is depicted as crosshatched or coloured on the annexed plan (if any).

* Delete the inapplicable

5. Land:

Lot 28 on Diagram/~~Deposited Plan/Strata Plan~~ 92646 and being the whole of the land in Certificate of Title
Volume 2113 Folio 916

6. Term:

6 months/~~years~~ commencing on the Date of Commencement.

7. Date of Commencement:

1st July 20 14

8. Further terms:

months/years commencing on 20
 months/years commencing on 20

9. Rent:

From the Date of Commencement until varied the Rent is \$ per annum, payable by instalments of
\$ per month in advance on the first day of each month. (Rent is exclusive of GST, see clause 30)

10. Rent review dates:

During the Term:

Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>

During the Further Term:

Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>

Insert A,B,C,D or E for the Method of Rent Review.

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11. Method of Rent Review:

Subject to clause 18 the Rent applicable from and including each Rent Review Date specified in Item 10 above is calculated by one of the following methods of rent review:

- A Market Rent Review on that Rent Review Date
- B CPI Rent on that Rent Review Date
- C The Rent applicable immediately before that Rent Review Date increased by % of that Rent.
- D The greater of a Market Rent Review and CPI Rent on that Review Date
- E

12. Lessor Chattels:

The Lessors Chattels included in the Lease are:

Air conditioning units x 6; 2 x LG Fridges, 1 x LG washing machine in No10; 1 x white cupboard in kitchen no 10; Window treatments and floor coverings.

13. Rate of Interest:

15% per annum calculated on a daily basis.

14. Painting and decorating intervals:

Within three (3) months before the end of each Term and Further Term granted or at earlier Termination.

15. Public Risk Insurance:

\$20 million unless stated otherwise

16. Nature of Business and Permitted use:

The Permitted Use of the business is

Counselling office

17. Outgoings Payable by the Lessee:

	THE LESSOR AGREES TO PAY (DENOTE WITH X)	THE LESSEE AGREES TO PAY (DENOTE WITH X)
(a) Water Drainage and Sewerage Rates		X
(b) Local Authority Rates including fire services levy		X
(c) Land Tax and MRIT		X
(d) Interest Charges on Outstanding Rates and Taxes		X
(e) Water Consumed Beyond Allowance		X
(f) Fire Services		X
(g) Cleaning, including Window and Rubbish Removal		X
(h) Grounds Repairs and Maintenance		X
(i) Building Repairs and Maintenance of a Non-Structural Nature		X
(j) Building Insurance		X
(k) Plate Glass Insurance		X
(l) Public Liability Insurance (to a minimum of \$10 million).		X
(m) Property Management Fees		X
(n) Common Area, Lighting and Power		X
(o) Security		X
(p) Toilet Requisites		X
(q) Hot Water Systems Running and Repairs and Maintenance		X
(r) Electricity and Gas and Telephone Services Consumed in the leased Premises		X
(s) Air-conditioning Running and Repairs and Maintenance		X
(t) Escalator & Lift: Running and Repairs and Maintenance		N/A
(u) Strata Company Levy		N/A
(v) Pest Control		
(w)		
(x)		
(y)		

18. Security Bond: \$ NIL

19. Special Clauses:

19.1 It is a condition of this lease that the Lessor pays 6 months rent and management fee in advance at the commencement of the lease.

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ACCEPTANCE

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by

Francis Stephen FIOCCO

(FULL NAME)

X *Francis Fiocco*
Signature

In the presence of:

Lenny
Signature of Witness

Renee Luff
Full Name of Witness

*shop 16 A melville plaza
corner highway melville*
Address of Witness

bank manager
Occupation of Witness

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSOR PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
)
)
)
)

Sole / Director

Full Name of Director

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by

(FULL NAME)

Signature

In the presence of:

Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSOR PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
)
)
)
)

Director / Secretary

Full Name of Director / Secretary

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DECEMBER 2009
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ACCEPTANCE

SIGNED BY THE LESSEE

(Individual)

SIGNED by

[Signature]

(FULL NAME)

[Signature]

Signature

In the presence of:

[Signature]

Signature of Witness

[Text]

Full name of Witness

[Text]

Address of Witness

[Text]

Occupation of Witness

(Corporation)

Roman Catholic Bishop of Geraldton Centacare Family Service

Full Name of Corporation

45 343 752 115

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
)
)
)
)

[Signature]

Sole / Director

Sister Mary Ryan

Full Name of Director

SIGNED BY THE LESSEE

(Individual)

SIGNED by

[Signature]

(FULL NAME)

[Signature]

Signature

In the presence of:

[Signature]

Signature of Witness

[Text]

Print full name of Witness

[Text]

Address of Witness

[Text]

Occupation of Witness

(Corporation)

[Text]

Full Name of Corporation

[Text]

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
)
)
)
)

[Text]

Director / Secretary

[Text]

Full Name of Director / Secretary

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ACCEPTANCE

SIGNED BY THE GUARANTOR (Individual)

SIGNED by

(FULL NAME)

Signature

In the presence of:

Signature of Witness

Full name of Witness

Address of Witness

Occupation of Witness

SIGNED BY THE GUARANTOR (Individual)

SIGNED by

(FULL NAME)

Signature

In the presence of:

Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
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)
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)

Sole / Director

Full Name of Director

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

)
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)

Director / Secretary

Full Name of Director / Secretary

A true copy of this document has been received by each of the signatories hereto - together with a copy of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease in the attached document.

[Signature]

[Signature: Frank Finco]

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09/10

WESTERN AUSTRALIA

OATHS, AFFIDAVITS AND STATUTORY DECLARATIONS ACT 2005

STATUTORY DECLARATION

I, Mary Annette Ryan, CEO of Centacare Family Services and Psychologist of 1/228 Willcock drive Geraldton WA 6530

{name, address and occupation of person making declaration}

sincerely declare as follows:-

Centacare Family Services is leasing 10 – 12 Francis St Geraldton, to provide counselling services to the community in Geraldton and surrounds. The service operates from 8.30 – 5 Monday, Tuesday, Thursday and Friday and 8.30 – 7.30 on Wednesday. There are five counsellors providing the service and an Administration Officer.

There is no set fee for the service but clients are asked to make a contribution according to income, starting at \$5 for Centrelink beneficiaries. There is a waiver if there is an inability to contribute anything. Clients are not required to provide an income statement as their contribution is based on trust.

{insert content of the statutory declaration; use numbered paragraphs if content is long}

This declaration is true and I know that it is an offence to make a declaration knowing that it is false in a material particular.

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005*

at

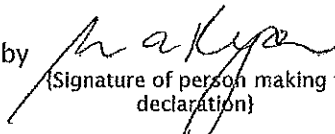
GERALDTON
{place}

WESTERN AUSTRALIA
{date}

in the presence of -

Twenty Third day
of September 2014

by


{Signature of person making the declaration}

{Signature of authorised witness}

E. C. Snow Jd No 5477 WA

ERROL GEORGE SNOW

{Name of authorised witness and qualification as such a witness}

Justice of the Peace



Mission Statement

Centacare Family Services offers family relationships and community services to individuals, couples and families

As a Catholic agency we provide professional assistance in a manner that promotes human dignity and enhances growth and wellbeing

Values

In order to enact Centacare's Mission Statement we are committed to the following values

Service	Guided by Christ's example we serve all those who reach out for help.
Compassion	We are committed to listening, to understanding and assisting in the best way possible.
Justice	We provide a service that is non-judgemental, promotes equality and respects cultural differences.
Excellence	We promote excellence in services and programmes through staff who are committed to working as a team and to pursuing on-going professional development.

Centacare Family Services has been operating in Geraldton for 28 years. It is a not for profit, a Public Benevolent Institution and a Registered Charity. Counselling has been offered under the Family Law Act has been since 1989 At present Centacare has 2 offices in Geraldton and one each in the towns of Carnarvon, Exmouth, Yalgoo and Mt Magnet. Services operated from these offices include Family and Relationship Services, Family Law Services, Indigenous Parenting Service, Early Childhood Education and Family Support Centre, Victim Support Services, Indigenous Family Violence Support. Centacare employs 47 staff across the Midwest and Gascoyne regions which includes 4 psychologists, 2 conditionally registered psychologists, 6 social workers, a psychotherapist, two lawyers, a paralegal, two teachers and an accountant, includes 8 Aboriginal people who have family connections through the region, and all with local knowledge. Among these are 4 qualified Family Dispute Resolution Practitioners. Centacare has 4 remote offices- Exmouth, Carnarvon, Yalgoo and Mt Magnet,- there is experience in management of remote services and supported both administratively and service provision. With the range of services under FARS and Family Law Services over many years, Centacare staff are well able to contribute and support expanded service provision. This range includes Family Counselling, Family Relationship Centre, Post Separation Cooperative Parenting.

As Centacare is in the middle of a refurbishment building programme on the premises at 3 Maltland St, it has been necessary to lease premises so that the counselling services can continue over the next 6 months. Half of the building has been closed off during the renovations. It was fortunate that we found the Francis St premises at the right time as it's a very suitable premise for the counselling services. There are five counsellors and an Administration Officer located at these temporary premises. The counselling services are open to the whole community without discrimination. In the past Financial year Centacare provided counselling to 1068 clients across 3586 contact sessions.

The attached brochure outlines Centacare's services.