

SUBLEASE/UNDERLEASE PROPERTY TRANSFER REPORT - COMMERCIAL AND INDUSTRIAL PREMISES

This property inspection has been requested by Rio Tinto Alcan (Gove Operations), following an application by the applicant, to ensure compliance with the terms and conditions of the existing sublease. The relevant fee is payable prior to the inspection taking place.

Access to the inside and outside of all buildings on the allotment is required by the Compliance and Risk Advisor (CRA) to enable this inspection.

This report is a condition assessment of the subject property based upon a visual inspection only. It is prepared by Nhulunbuy Corporation [ACN 009 596 598] solely for the purpose of administering the tenure within Special Purpose Leases 214 and 250. In preparing this report, Nhulunbuy Corporation does not purport to provide a professional or complete assessment of the condition, or any features, of the subject property or the underlying sub-lease. Nhulunbuy Corporation accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any party for the purpose other than that outlined above.

Inspection Fee Payment Details

Date of invoice	/ . /20.	Invoice No.	
Date paid	/ . /20.	Receipt no.	

Sublease Holder

Sublease holder name	
Lot no. and street address	
Sublease holder contact telephone number	

Financial Details

Service Charges outstanding	YES	Invoice no./Amount	
Electricity Charges outstanding	YES	Invoice no./Amount	
Water Charges outstanding	YES	Invoice no./Amount	
Final Readings Requested	YES	Invoice no./Amount	
Comments			

General Description of the allotment

Siting of the buildings	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Site gradient	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Site drainage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Electricity supply	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Water supply	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Level of maintenance	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not satisfactory
Comments		

Building 1

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Building 2

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Building 3

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Building 4

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Building 5

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Building 6

Building type/use			
Approximate year of construction			
Construction type			
Structural cracking/movement	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Salt damp	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Pest control damage	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Foundations	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Walls (painting)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Windows (glass)	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roofing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Roof plumbing	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External doors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
External stairs	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Balcony	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Verandah	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Deck	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Smoke detectors	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Firefighting equipment	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Unsatisfactory	<input type="checkbox"/> NA
Comments			

Incomplete/Unapproved building work

Comments	
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Occupancy Status

<input type="checkbox"/> Vacant	<input type="checkbox"/> Occupied
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Readily accessible areas observed

		Comments
<input type="checkbox"/> Building interior	<input type="checkbox"/> Building exterior	
<input type="checkbox"/> Roof space	<input type="checkbox"/> Roof external	
<input type="checkbox"/> Subfloor space	<input type="checkbox"/> Site	
<input type="checkbox"/> Other	<input type="checkbox"/> Outbuildings	

Inaccessible areas

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Comments	
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Serious safety hazards

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Comments	
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Open space/amenity

Comments	
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Miscellaneous

		Comments
Is a retail function being undertaken	YES	
Are materials adequately stored	YES	
Are any caravans present	YES	
Does fencing comply with the policy	YES	
Any noxious weeds on property	YES	
Is there a caretaker residence	YES	
Residence approved	YES	

Report summary

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NCL clearance for transfer of sublease

<input type="checkbox"/> Approved	<input type="checkbox"/> Conditional Approval (subject to following works being undertaken)	<input type="checkbox"/> Refused
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<u>ADDENDUM:</u>	<u>DATE:</u> /. /20.
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Inspection details

Date	/. /20.	Authorised Officer	
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