



21 November 2022

Dear Ms D'Agostino

RE: 12 Lathlain Place, Lathlain - Withdrawal of Caveat

We refer to the Contract of Sale for Lot 59 (12) Lathlain Place, Lathlain ('Contract') in 2018 between Palmgate Nominees Pty Ltd ('Buyer' or 'Palmgate') the Town of Victoria Park ('Seller' or 'Town').

In accordance with Clause '17. Withdrawal of Caveat' of the Contract, as the Approved Development has been constructed in accordance with all statutory requirements and within the stipulated timeframe, the Town is now required to initiate permanent withdrawal of the caveat on title under the Contact as outlined under clause 17 'b' as below:

Subject to there being no subsisting or unremedied breach of any provision of this Contract and:...

(b) the development of the Land in accordance with clause 8(b) of this Contract being completed and the Buyer having complied with its obligations pursuant to this Contract, the Seller shall provide to the Buyer on receipt of a written request from the Buyer and at the Seller's cost a withdrawal of any caveat lodged by the Seller pursuant to this Contract. The Seller shall not unreasonably withhold nor delay withdrawal of caveat.

Palmgate confirms the following:

- The Buyer has met the requirements and conditions of sale as outlined under the Contract, and contained within Clause 17,
- As per the issuing of the Occupancy Permit OP 6.2022.285.1 previously provided, the conditions outlined within the relevant clause 8(b) have been satisfied and the Approved Development is constructed in accordance with all statutory requirements well within 3 years of the date of Building Approval BP 6.2020.634.1 dated 19 November 2020,
- Note Partial Occupancy Permit was granted in accordance with the Building Approval which references 'Fitout by others' or 'Installed by others' (Drawing No.: WD07 of 21).

Thank you for your time and please feel free to contact myself on 0402 004 458 or Trish Byrne on 0402 600 378.

Yours sincerely,

Kelly Chapman
Director
Palmgate Nominees Pty Ltd