

CONTRACT OF SALE OF REAL ESTATE

Part 1 of the standard form of contract prescribed by the Estate Agents (Contracts) Regulations 2008

Property Address: UNIT 3010 618 LONSDALE STREE MELBOURNE VIC 3000

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the:

- * Particulars of sale; and
- * Special conditions, if any; and
- * General conditions -

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT

Purchasers should ensure that, prior to signing this contract, they have received –

- a copy of the Section 32 Statement required to be given by a Vendor under Section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of the Act; and
- a copy of the full terms of this contract.

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties

must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER on/...../20.....

Print name of person signing:

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney")

This offer will lapse unless accepted within [] clear business days (3 business days if none specified).

SIGNED BY THE VENDOR..... on/...../20.....

Print name of person signing CHEE HENG CHOO

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney")

The **DAY OF SALE** is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period

Section 31
Sale of Land Act 1962

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS The 3-day cooling-off period does not apply if:

- you bought the property at or within 3 clear business days **before or after** a publicly advertised auction; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

NOTICE TO PURCHASERS OF PROPERTY 'OFF THE PLAN'

Off-the-Plan Sales

Section 9AA(1A)
Sale of Land Act 1962

- You may negotiate with the vendor about the amount of deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.
- A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.
- The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

XYNERGY REALTY – ALTONA
114-116 QUEENS STREET ALTONA VIC 3018

Tel: 0414 241 168 Fax: Ref: ENDRU YAO Email: endru@xynergy.com.au

VENDOR

CHEE HENG CHOO

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

EASY LINK CONVEYANCING
of 328 Main Road East, St Albans 3021

Tel: 03 9364 1133 Fax: 03 9364 0022 Ref: HN-26/40253 Email:
settlement2@easylinkconveyancing.com.au

PURCHASER

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

of

Tel: Fax: Ref: Email:

LAND (general conditions 7 & 13)

The Land is:-
Described in the table below

Certificate of Title Reference	Being Lot	On plan
11640/683	3010	PS 721616N
11640/114	3010A	PS721616N

The Land includes all improvements and fixtures.

PROPERTY ADDRESS

The address of the land is:

Unit 3010 618 Lonsdale Street Melbourne Vic 3000

GOODS SOLD WITH THE LAND

(general condition 6.3(f))

All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature.

PAYMENT

Price	\$		
Deposit	\$		by
Balance	<u>\$</u>		(of which \$
			payable at settlement
			has been paid)

Deposit bond

General condition 15 applies only if the box is checked

Bank guarantee

General condition 16 applies only if the box is checked

GST (general condition 19)

The price includes GST (if any) unless the words '**plus GST**' appear in this box:

If this is a sale of a 'farming business' or 'going concern' then add the words '**Farming business**' or '**going concern**' in this box:

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box:

SETTLEMENT (general condition 17 & 26.2)

Is due on

Unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; or
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

LEASE (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box:

in which case refer to general condition 5.1.

If '**subject to lease**' then particulars of the lease are:

Residential tenancy agreement for a fixed term ending

Periodic residential tenancy agreement determinable by notice

Lease for a term ending.....with.....option to renew, each of..... years

TERMS CONTRACT (general condition 30)

If this contract is intended to be a terms contract within the meaning of the **Sale of Land Act 1962** then add the words '**terms contract**' in this box, and refer to general condition 30 and add any further provisions by way of special conditions:

LOAN (general condition 20) – **NOT APPLICABLE AT AUCTION**

The following details apply if this contract is subject to a loan being approved:

Lender:

Loan amount: \$

Approval date:

Building report

General condition 21 applies only if the box is checked

Pest report

General condition 22 applies only if the box is checked

SPECIAL CONDITIONS

This contract does not include any special conditions unless the words '**Special conditions**' appear in this box:

SPECIAL CONDITIONS

If the contract is subject to 'special conditions', then particulars of the special conditions are as follows.

1. Purchaser's inspection and investigation.

- 1.1. The Purchaser acknowledges that they have inspected the structures buildings and the Land and performed all required investigations in relation to the land. The Purchaser warrants to the Vendor that, because of the Purchaser's own inspection and enquiries, the Purchaser:
 - 1.1.1 Has made investigations and accepts the structures, improvements, and land as to the current nature, quality, condition, and state of repair.
 - 1.1.2 Accepts that all structures or improvements on the land may not comply with applicable building codes, standards regulations and the Purchaser has made its own investigation as to the level of compliance and required building rectification work or demolition to achieve compliance.
 - 1.1.3 Accepts the land as it is in its current state, and subject to all defects, whether latent or patent, noncompliance with applicable building codes standards and regulations; and
 - 1.1.4 Is satisfied about the purposes for which the land may be used and about all restrictions and prohibitions on their intended use or development of the land.
 - 1.1.5 Is aware that the structures and improvements on the land may not be suitable for occupation or habitation notwithstanding that an occupancy permit had been issued

WARRANTY BY VENDOR

- 1.2 The Vendor gives no warranty:
 - 1.2.1 That the improvements erected on the land or any alterations or additions to the improvements comply with any building legislation, regulations applicable code and standards.
 - 1.2.2 As to the use to which the land may be intended to be used by the purchaser is suitable for that intended use
 - 1.2.3 That the building and structures on the land comply with any applicable building permit, approval, and regulations
 - 1.2.4 That any of the chattels appliances, fixtures or fittings in that building are operational or functional.
- 1.3 The Vendor has not made and shall not be construed as having made any representation or warranty that the Property is free of contaminants. Prior to entering this Contract, the Purchaser has made its own enquiries and investigations as to the environmental state of the Property and the Purchaser has relied and relies entirely on the result of its investigations and on its own judgment in entering this Contract.

CLAIMS BY PURCHASER

- 1.4 The Purchaser shall make no objection, claim compensation, or delay settlement or payment of the balance of the purchase price because of anything in connection with:
 - 1.4.1 any improvements buildings structures erected on the land or any alterations or additions to the improvements not being in compliance with any building legislation, applicable codes and standards, building regulations.
 - 1.4.2 The failure or defect (latent or patent) in any structure, improvements chattels or good which are on the land.
 - 1.4.3 The nature of quality and classification of the soil and subsoil of the land.
 - 1.4.4 The suitability condition or existence or non-existence of any chattels appliances, fixtures, and fittings in relation to the dwelling on the land.

2. Nomination

General condition 4 of the contract of sale is added:

- 2.1 The purchaser may no later than 10 days before the due date for settlement nominate a suitable or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.
- 2.2 The nominee must pay to the Vendor's representative an amount of \$220.00 (inclusive of GST) to cover the Vendor's additional costs and disbursements incurred due to the nomination request.

3. Extension/Variation request

The Purchaser must pay to the Vendor's representative an amount of \$220.00 (inclusive of GST) to cover the Vendor's additional costs and disbursements incurred due to each extension or variation to the finance approval date, deposit payment due date, or settlement date, as requested by the Purchaser and consented to by the Vendor. This payment is payable at the time of settlement for each request made.

4. Rescheduled Settlement

- 4.1 The purchaser must ensure the settlement occurs on the due date for settlement as set out in the particulars of this Contract (Due Date). Failure to settle by the Due Date constitutes a default under this contract.
- 4.2 In the event of a default by the Purchaser by not settling on the Due Date, the Purchaser must pay to the Vendor's representative an amount of \$220.00 (inclusive of GST) to cover the Vendor's additional costs and disbursements incurred for each occurrence of requesting a rescheduling of the settlement.

5. Adjustments

- 5.1 The Purchaser is responsible for ensuring the Statement of Adjustments and all relevant certificates are prepared by their representative and delivered to the Vendor's representative no later than 3 business days preceding the settlement date
- 5.2 Should there be a delay by the Purchaser in providing the Statement of Adjustments and relevant certificates by the specified time, the Purchaser will be deemed in default of the Contract. As a result of this default, the Purchaser will incur an administration fee of \$220.00 (inclusive of GST) payable to the Vendor's representative for the delay.

6. Duties Form

- 6.1 The Duties Form must be completed and provided to the vendor's conveyancer no later than 5 business days prior to the settlement date.
- 6.2 If the purchaser has not completed the Duties Form as required by special condition 6.1 the purchaser will be in default of the contract and must pay to the Vendor's representative an administration fee of \$220.00 (inclusive of GST).
- 6.3 If any requests for amendments in the Duties Form made within 3 business days of the settlement date that require the parties to re-sign, the Purchaser must pay to the Vendor's representative an administration fee of \$110.00 (inclusive of GST) for each amendment.

7. Default not remedied

General conditions 35.4 of the contract of sale is added:

Should the settlement be not completed on the due date by the purchaser, the purchaser will be liable for Vendor's losses including but not limited to:

- 7.1 Interests on any loan secured on the property from the original settlement date until the property can settle.
- 7.2 Penalties, interest, and charges incurred as a result of not being settle a purchase of another property; and
- 7.3 Any extra costs involved accommodation costs; storage costs incurred by the Vendor.

8. Amendments

General Condition 6.1 is amended by deleting the words "in the month and year set out the header of this page" and adding the word "latest" which reads as follows "The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the latest form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd".

Contract of Sale of Land - General Conditions

Contract Signing

1 ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5. ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations, exceptions and conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out in the header of this page
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and

- (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
- (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

6.4 The vendor further warrants that the vendor has no knowledge of any of the following:

- (a) public rights of way over the land;
- (b) easements over the land;
- (c) lease or other possessory agreement affecting the land;
- (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
- (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.

6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.

6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:

- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
- (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
- (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.

6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.

7.2 The purchaser may not:

- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
- (b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.

8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.

10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.

11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made

- by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 11.4 The vendor must ensure that at or before settlement, the purchaser receives—
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—
- (a) that—
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay—
as though the purchaser was in default.

11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.

11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDER WARRANTY INSURANCE

The vendor will provide any current domestic building insurance required pursuant to section 43B of the Domestic Building Contracts Act 1995 (Vic), in the vendor's possession relating to the property, if requested in writing to do so at least 14 days before settlement.

13. GENERAL LAW LAND

13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.

13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.

13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.

13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.

13.5 The purchaser is taken to have accepted the vendor's title if:

- (a) 21 days have elapsed since the day of sale; and
- (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.

13.6 The contract will be at an end if:

- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
- (b) the objection or requirement is not withdrawn in that time.

13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.

13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

Money

14. DEPOSIT

14.1 The purchaser must pay the deposit:

- (a) to the vendor's licensed estate agent; or
- (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
- (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:

- (a) must not exceed 10% of the price; and
- (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

14.3 The deposit must be released to the vendor if:

- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either-
 - (i) there are no debts secured against the property; or

- (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- (d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
 - (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959 (Cth)* is in force.

15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959 (Cth)*.
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.
- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.
- 17.3 Where settlement is conducted electronically in accordance with the Electronic Conveyancing National Law, settlement must occur during the time available for settlement in the operating time of the settling ELNO.
- 17.4 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and

- (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 18.4 The vendor must open the electronic workspace (“workspace”) as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. For the purposes of any electronic transactions legislation (only) the workspace is an electronic address for the service of notices and for written communications.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 “the transaction” means this sale and purchase and any associated transaction involving any of the same subscribers.
- To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:
- (a) the electronic lodgment network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgment network operators after the workspace locks;
- (b) if two or more electronic lodgment network operators meet that description, one may be selected by purchaser’s incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
- (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment.
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day, or
- (b) at the option of either party, otherwise than electronically as soon as possible –
- if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred during the hours that the settling ELNO operates in the State of Victoria.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes (“keys”) to the estate agent named in the contract,
- (b) direct the estate agent to give the keys to the purchaser or the purchaser’s nominee on notification of settlement by the vendor, the vendor’s subscriber or the electronic lodgment network operator;
- (c) deliver all other physical documents and items (other than the goods sold with the land to which the purchaser is entitled at settlement), and any keys if not delivered to the estate agent, to the vendor’s subscriber or, if there is no vendor’s subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor’s address set out in the contract; and
- (d) give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser’s nominee on notification by the electronic lodgment network operator of settlement.

19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
- (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
- (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
- (c) the particulars of sale specify that the supply made under this contract is of land on which a ‘farming business’ is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
- (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.

- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser, unless the margin scheme applies.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
 - (b) 'GST' includes penalties and interest.

20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from –
 - (i) a registered building surveyor;
 - (ii) a registered building inspector;
 - (iii) a registered domestic builder; or
 - (iv) an architect,which is –
 - (v) prepared in compliance with Australian Standard AS 4349.1 -2007;
 - (vi) identifies a current defect in a structure on the land; andthe author states is a major defect.
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the basis that the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.
- 23.4 For the purposes of general condition 23, the expression "periodic outgoings" does not include any amounts to which section 10G of the *Sale of Land Act 1962* (Vic) applies.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and

- (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
 - (a) the settlement is conducted through an electronic lodgment network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* or in *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
 - (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
 - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;despite:
 - (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:

- (a) settlement is conducted through an electronic lodgment network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, but only if:
- (a) so agreed by the vendor in writing; and
 - (b) the settlement is not conducted through an electronic lodgment network.
- However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
- (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
 - (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
 - (b) comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
 - (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
 - (b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:

- (a) personally, or
- (b) by pre-paid post, or
- (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
- (d) by email.

27.4 Any document properly sent by:

- (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
- (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
- (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
- (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.

27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28. NOTICES

28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.

28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.

28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

28.4 General condition 28 does not apply to any amounts to which section 10G or 10H of the *Sale of Land Act 1962* (Vic) applies.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;

- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2 but may claim compensation from the vendor after settlement.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

- 34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 34.2 The default notice must:
 - (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

- 35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 35.2 The contract immediately ends if:
 - (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 35.3 If the contract ends by a default notice given by the purchaser:
 - (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 35.4 If the contract ends by a default notice given by the vendor:
 - (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:

- (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
- (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
- (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

GUARANTEE and INDEMNITY

I/We, of

and of

being the **Sole Director / Directors** of ACN
 (called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

- (a) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;
- (b) the performance or observance of any of the agreements, obligations or conditions under the within Contract;
- (c) by time given to the Purchaser for any such payment performance or observance;
- (d) by reason of the Vendor assigning his, her or their rights under the said Contract; and
- (e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

this day of 20.....

SIGNED SEALED AND DELIVERED by the said)
)
 Print Name.....)
 in the presence of:) Director (Sign)
)
 Witness.....)

SIGNED SEALED AND DELIVERED by the said)
)
 Print Name.....)
 in the presence of:) Director (Sign)
)
 Witness.....)

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor: CHEE HENG CHOO

Property: UNIT 3010 618 LONSDALE STREET MELBOURNE VIC 3000

VENDORS REPRESENTATIVE

EASY LINK CONVEYANCING

Shop

328 Main Road East
ST ALBANS VIC 3021

Tel: 03 9364 1133

Fax: 03 9364 0022

Email: settlement2@easylinkconveyancing.com.au

Ref: HN-26/40253

SECTION 32 STATEMENT
UNIT 3010 618 LONSDALE STREET MELBOURNE VIC 3000

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: MELBOURNE PLANNING SCHEME
Responsible Authority: MELBOURNE CITY COUNCIL
Zoning: CCZ - Capital City Zone
Planning Overlay/s: See attached reports

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

Attached is a copy of the current Owners Corporation Certificate issued in respect of the land together with all documents and information required under section 151 of the *Owners Corporations Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

SECTION 32 STATEMENT
UNIT 3010 618 LONSDALE STREET MELBOURNE VIC 3000

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
 - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
 - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
 - (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

SECTION 32 STATEMENT
UNIT 3010 618 LONSDALE STREET MELBOURNE VIC 3000

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

CHEE HENG CHOO

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

Material Facts - Sale of Land Act 1962 - Section 12(d)

A "material fact" is a fact that a possible purchaser would care about when deciding whether or not to buy land, or that could make a purchaser decide to buy land at a certain price. It's important for the seller or agent to tell potential purchasers anything important about the property that they might not know, even after looking at it. This is to make sure that the deal is fair and transparent.

Please respond to the following queries in accordance with Section 12(d) of the Sale of Land Act of 1962:

1. Tests or investigations in the past have shown (or the vendor or agent already knows about) a problem with the building's structure, a termite infestation, combustible cladding, asbestos (including loose-fill asbestos insulation), or contamination from the land's prior use;
 Yes / **No**. If Yes, please specify:
2. The underlying cause of an obvious physical defect is not easy to see during the inspection (for example, a big crack in a wall would be obvious to a purchaser during the inspection, but the reason for the crack, like bad stumping, might not be);
 Yes / **No**. If Yes, please specify:
3. There has been a significant event at the property, including a flood, or a bushfire;
 Yes / **No**. If Yes, please specify:
4. There is a history of pesticide use in the event the property had been used for horticulture or other agricultural purposes
 Yes / **No**. If Yes, please specify:
5. There are restrictions on vehicular access to a property that are not obvious during a property inspection (such as truck curfews or where access is via an easement that is not apparent on the Certificate of Title or plans);
 Yes / **No**. If Yes, please specify:
6. Facts about the neighbourhood around the property that might not be obvious at first inspection, such as sinkholes, surface subsidence, or plans for development, that are likely to affect how the property is used and enjoyed more than the usual disturbances and inconvenient things that come with living on land of this kind and in this area;
 Yes / **No**. If Yes, please specify:
7. Building work or other work done without a required building permit, planning permit or that is otherwise illegal;
 Yes / **No**. If Yes, please specify:
8. The property, either now or in the past, has been the site of a serious crime or an event that might cause long-term risks to the health and safety of the people living there, such as: extreme violence such as a homicide
 - use for the manufacture of substances such as methylamphetamine, or
 - a defence or fire brigade training site involving the use of hazardous materials. **Yes** / **No**. If Yes, please specify:
9. Enhancements or improvements made to a property such as renovations, substantial repairs, etc.
 Yes / **No**. If Yes, please specify:
10. Any other specific facts known by the vendor (or the vendor's agent, including an estate agent) to be important to a specific purchaser;
 Yes / **No**. If Yes, please specify:

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11640 FOLIO 683

Security no : 124133176600E
Produced 23/03/2026 12:33 PM

LAND DESCRIPTION

Lot 3010 on Plan of Subdivision 721616N.
PARENT TITLE Volume 11346 Folio 412
Created by instrument PS721616N 10/03/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHEE HENG CHOO of NO 1 JALAN PJS 9/1F BANDAR SUNWAY 46150 PETALING JAYA
MALAYSIA
AM842031R 08/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AM842031R 08/06/2016

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS721616N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 3010 LEVEL 30 618 LONSDALE STREET MELBOURNE VIC 3000

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS721616N
OWNERS CORPORATION 2 PLAN NO. PS721616N

DOCUMENT END

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Register Search Statement - Volume 11640 Folio 114

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11640 FOLIO 114

Security no : 124133640262Y
Produced 09/04/2026 12:54 PM

LAND DESCRIPTION

Lot 3010A on Plan of Subdivision 721616N.
PARENT TITLE Volume 11346 Folio 412
Created by instrument PS721616N 10/03/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHEE HENG CHOO of NO 1 JALAN PJS 9/1F BANDAR SUNWAY 46150 PETALING JAYA
MALAYSIA
AM842031R 08/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AM842031R 08/06/2016

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AM564648V 16/02/2016

DIAGRAM LOCATION

SEE PS721616N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: CARSPACE 3010A 618 LONSDALE STREET MELBOURNE VIC 3000

OWNERS CORPORATIONS

The land in this folio is affected by

OWNERS CORPORATION 1 PLAN NO. PS721616N

DOCUMENT END

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Document Identification	PS721616N
Number of Pages (excluding this cover sheet)	61
Document Assembled	09/04/2026 13:05

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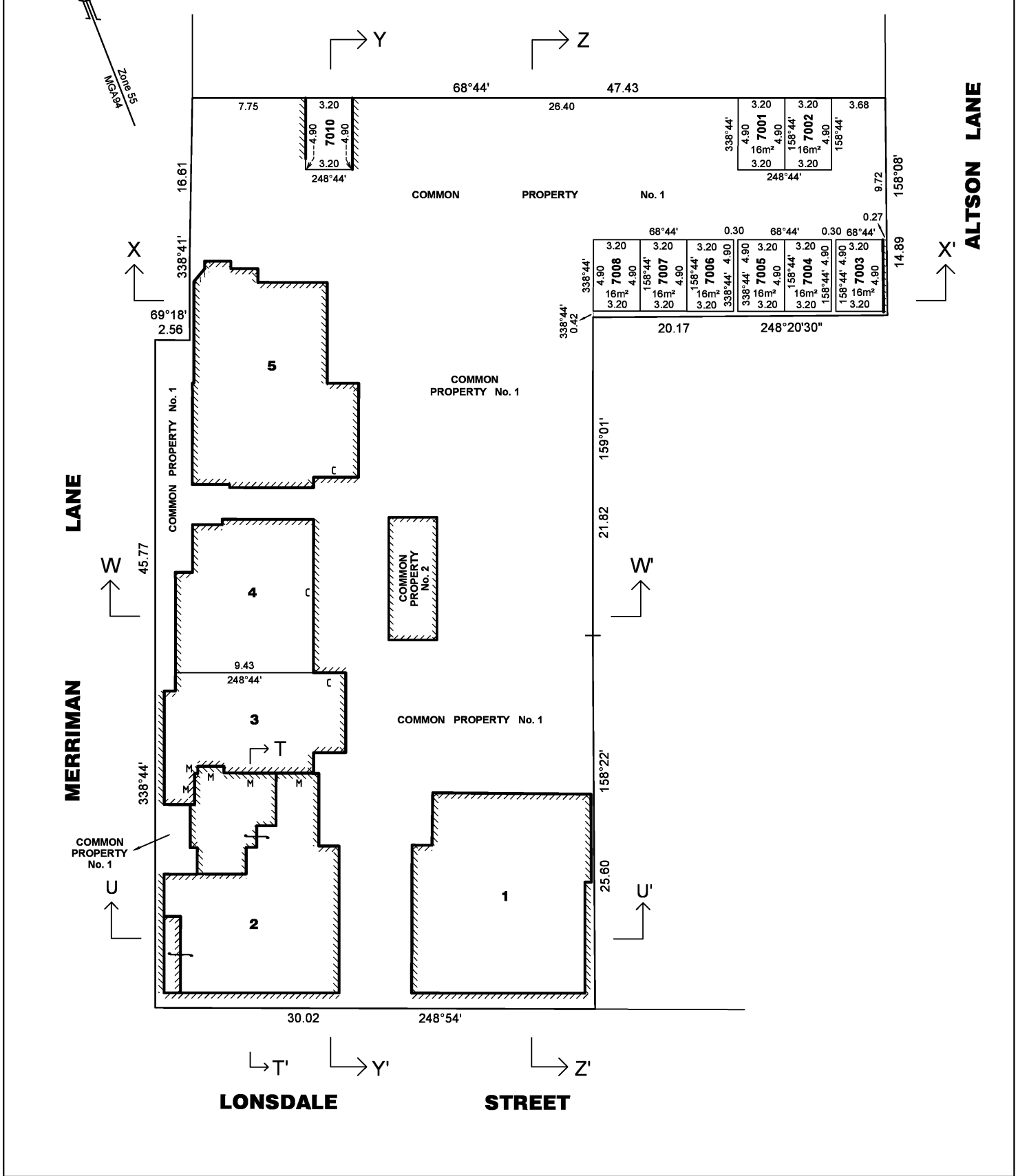
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PLAN OF SUBDIVISION		EDITION 1	PS721616N		
<p>LOCATION OF LAND</p> <p>PARISH: MELBOURNE NORTH</p> <p>SECTION: 32</p> <p>CROWN ALLOTMENT: 6, 7 & 9</p> <p>TITLE REFERENCE: VOL.11346 FOL.412</p> <p>LAST PLAN REFERENCE: LOT B ON PS642578H</p> <p>POSTAL ADDRESS: 612-620 LONSDALE STREET, 9-11 ALSTON LANE & (at time of subdivision) 2-18 MERRIMAN LANE, MELBOURNE, 3000</p> <p>MGA CO-ORDINATES: E: 319 900 ZONE: 55 (of approx centre of land N: 5 812 820 GDA 94 in plan)</p>		<p>COUNCIL NAME: MELBOURNE CITY COUNCIL</p>			
NOTATIONS					
<p>THIS IS A SPEAR PLAN</p> <p>COMMON PROPERTY No.1 IS ALL THE LAND ON THE PLAN EXCEPT THE LAND IN COMMON PROPERTY No.2 AND IN LOTS.</p> <p>BOUNDARIES SHOWN BY THICK CONTINUOUS HATCHED LINES ARE DEFINED BY BUILDINGS.</p> <p>LOCATION OF BOUNDARIES: MEDIAN : BOUNDARIES OF LOTS MARKED M. UNFINISHED CONCRETE CORE WALLS : THE BOUNDARIES OF LOTS MARKED C. FACE OF WALLS, FLOORS, CEILINGS AND ROOVES : ALL OTHER BOUNDARIES AFFECTED.</p> <p>HATCHING WITHIN A PARCEL INDICATES THAT THE STRUCTURE OF THE RELEVANT WALL, FLOOR, CEILING OR ROOF IS CONTAINED IN THAT PARCEL.</p> <p>LOTS WITH A SUFFIX 'A' & LOTS 7001 TO 7023 (INCLUSIVE) & LOTS 8001 TO 8004 (INCLUSIVE) ARE LIMITED IN HEIGHT TO 2m ABOVE THEIR LOWER BOUNDARY.</p> <p>ALL INTERNAL SERVICE DUCTS & PIPE SHAFTS WITHIN THE BUILDINGS ARE DEEMED TO BE PART OF COMMON PROPERTY No.1. THE POSITION OF THESE DUCTS & SHAFTS HAVE NOT BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN.</p> <p style="text-align: center;">LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS</p> <p style="text-align: center;">FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES</p> <p>** TO SUPPORT THE STRUCTURE OF THE ERECTED OR PROPOSED SIGNAGE THROUGH USE OF THE CONCRETE FLOOR/ROOF SLAB SHOWN MARKED E-1.</p> <p>DATUM FOR AHD LEVELS MELBOURNE NORTH PM 51 AHD Height 14.645 DATE OF READING - 28 June 2013</p>					
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
NOTATIONS					
DEPTH LIMITATION: Does not apply					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. TP-2013-689 Council Reference SA-2013-96 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.</p>					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
SECTION 12(2) APPLIES TO ALL THE LAND IN THIS PLAN.					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SUPPORT** SEE DEFINITION HEREON (LIMITED IN DEPTH AND IN HEIGHT SEE CROSS SECTIONS V-V', W-W', X-X', Y-Y' & Z-Z')	SEE PLAN	THIS PLAN	LOT 5001 ON THIS PLAN	
 <p>VICLAND SURVEYING INC. KEARNEY & TYRRELL SURVEYING 53 Rose Street, Essendon 3040 T 9331 4266 E admin@vland.com.au F 9331 4366 W www.vland.com.au</p>		SURVEYORS FILE REF: 14072	VERSION 3	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 60 SHEETS
		<p>PLAN REGISTERED</p> <p>TIME: 4:29pm DATE: 10 / 03 / 2016</p> <p>Bavanithey Puniarangan Assistant Registrar of Titles</p>			

PLAN OF SUBDIVISION **PS721616N**

**DIAGRAM 1
GROUND LEVEL**



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SCALE 1:250

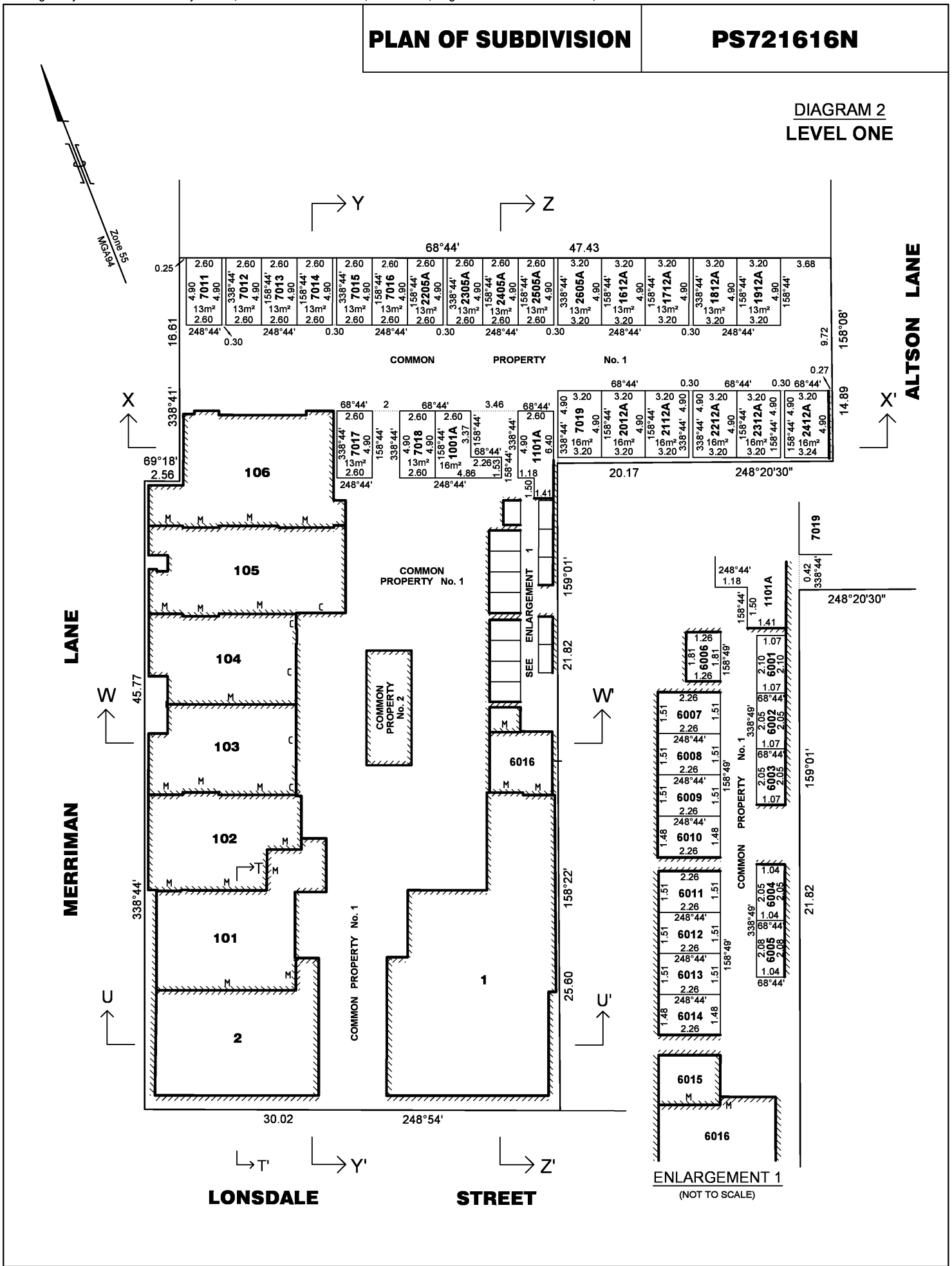
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 2
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 2
LEVEL ONE



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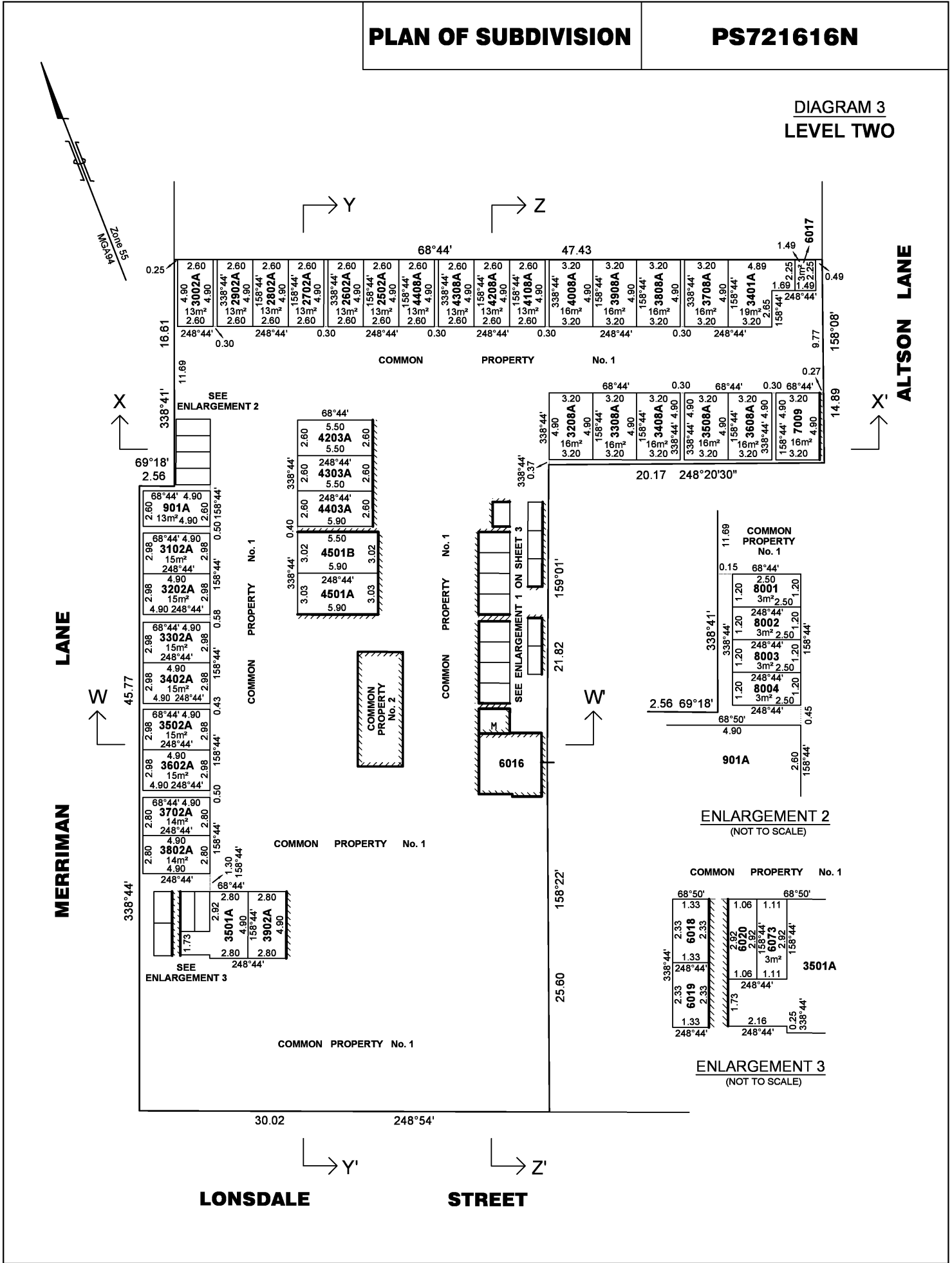
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LENGTHS ARE IN METRES

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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 3 LEVEL TWO



SEE ENLARGEMENT 2

SEE ENLARGEMENT 3

ENLARGEMENT 2
(NOT TO SCALE)

ENLARGEMENT 3
(NOT TO SCALE)

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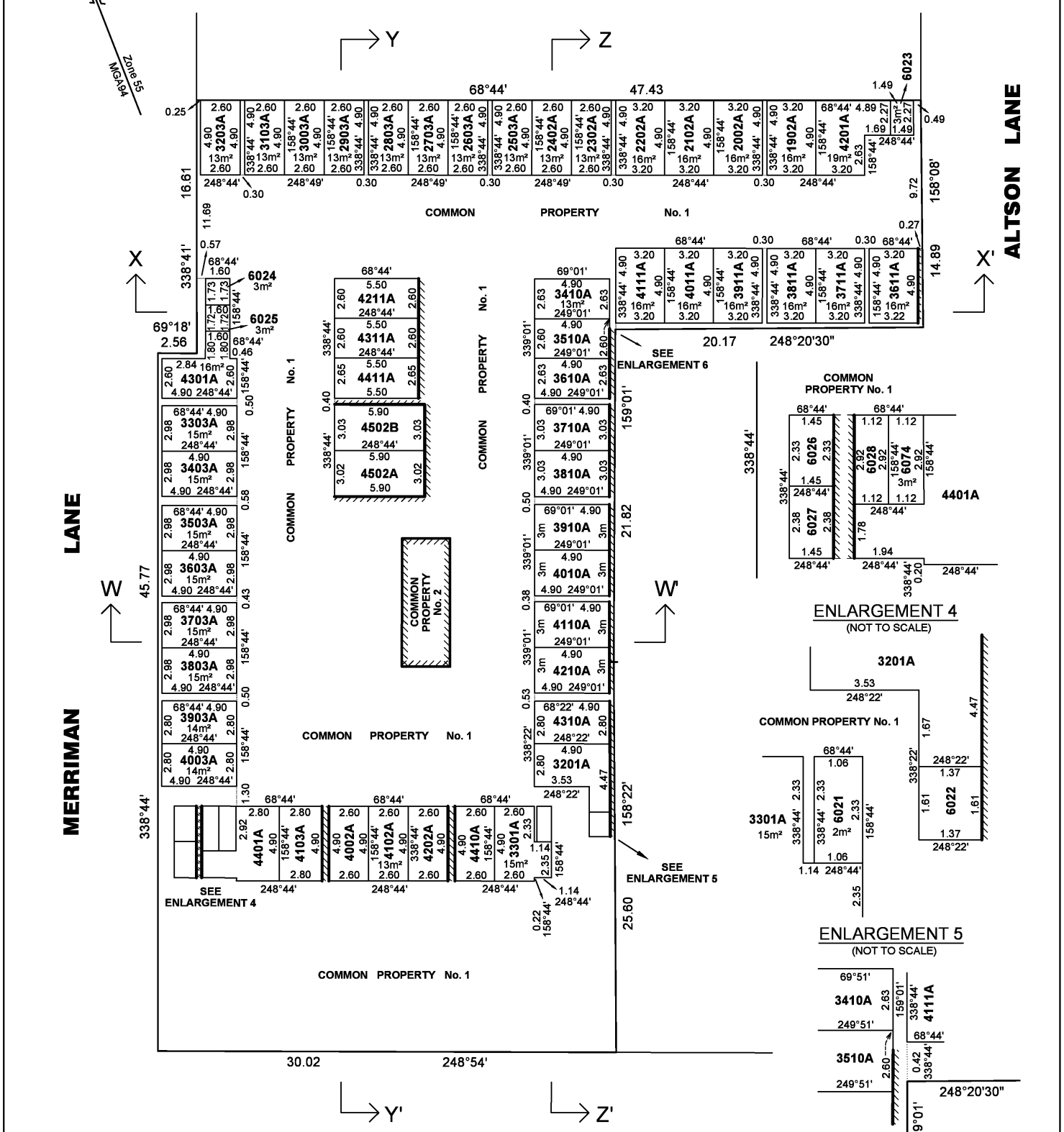
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 4 LEVEL THREE

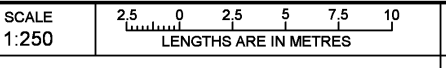


ALTON LANE

MERRIMAN LANE

LANSDALE STREET

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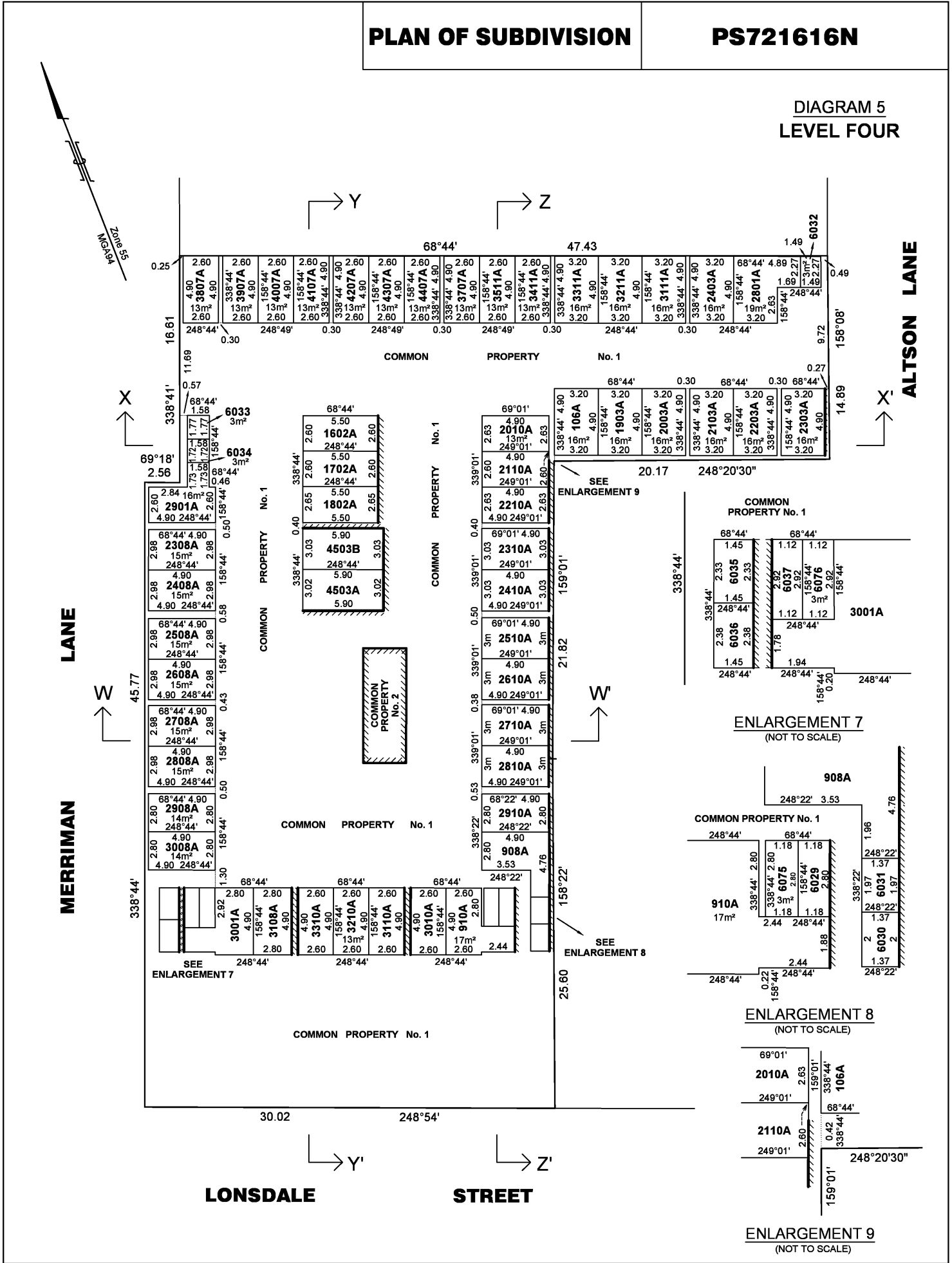


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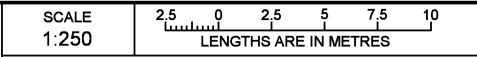
PLAN OF SUBDIVISION

PS721616N

DIAGRAM 5 LEVEL FOUR



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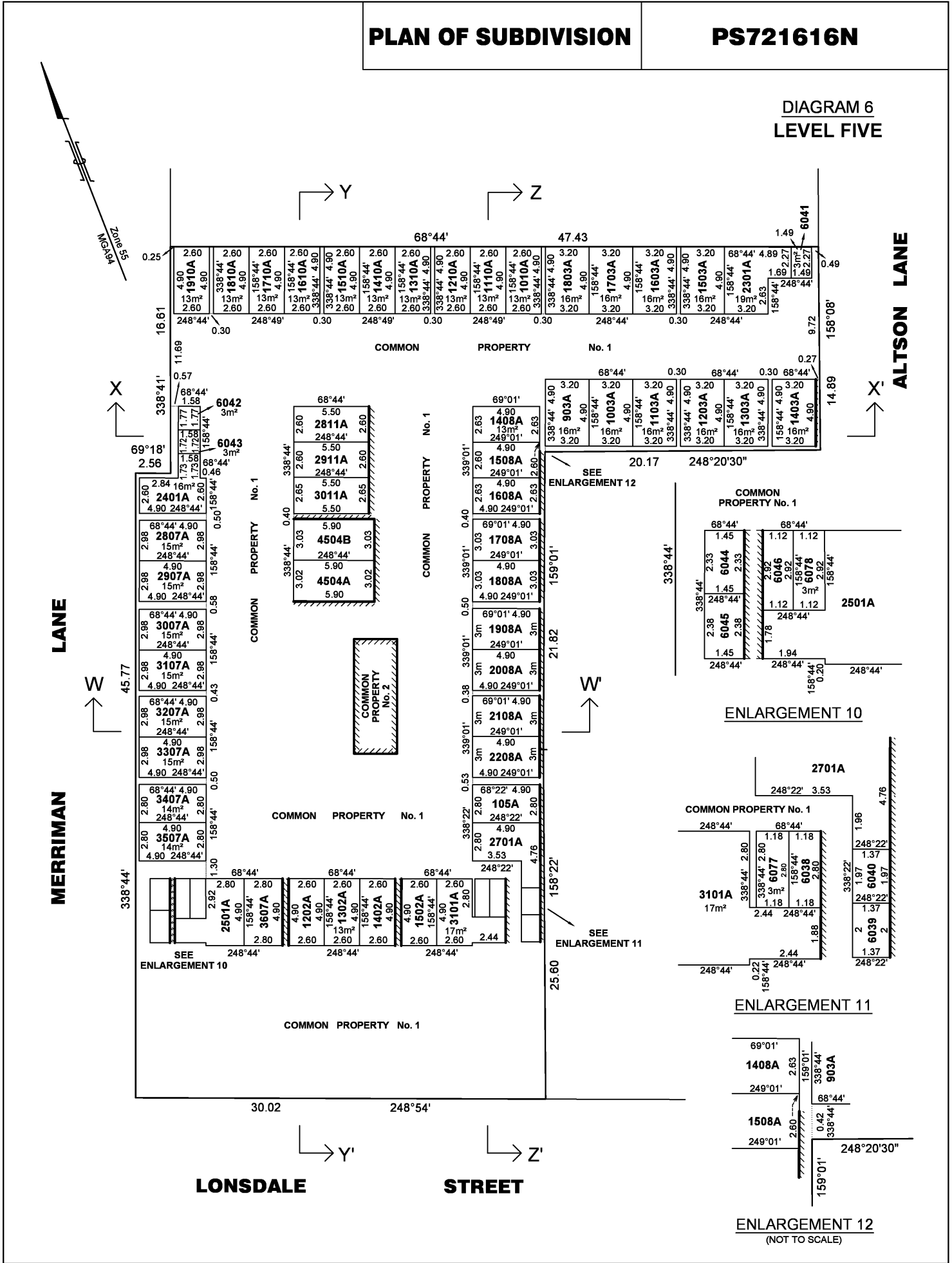


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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 6 LEVEL FIVE



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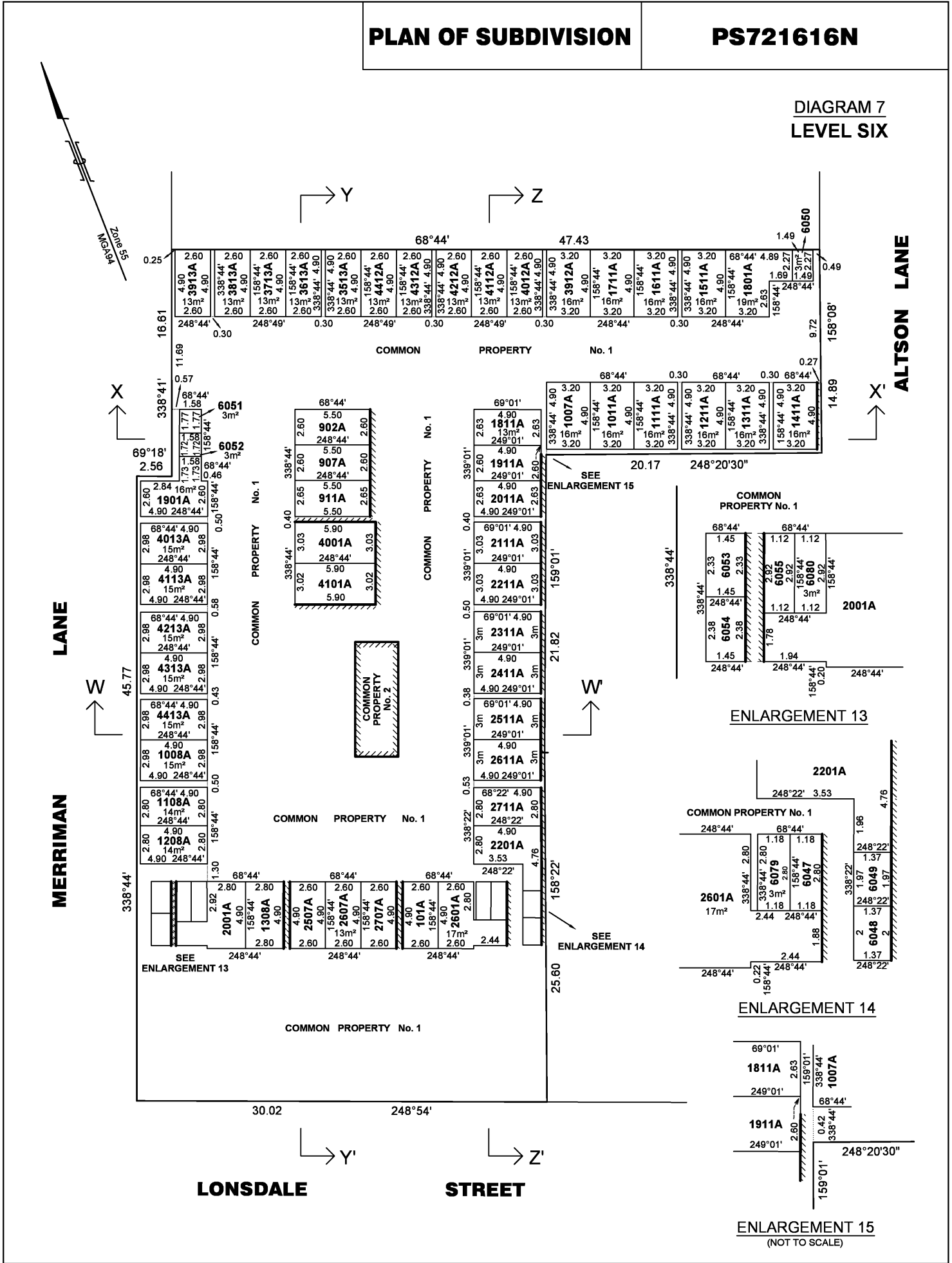
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 REF: 14072
 SHEET 7

PLAN OF SUBDIVISION

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DIAGRAM 7
LEVEL SIX



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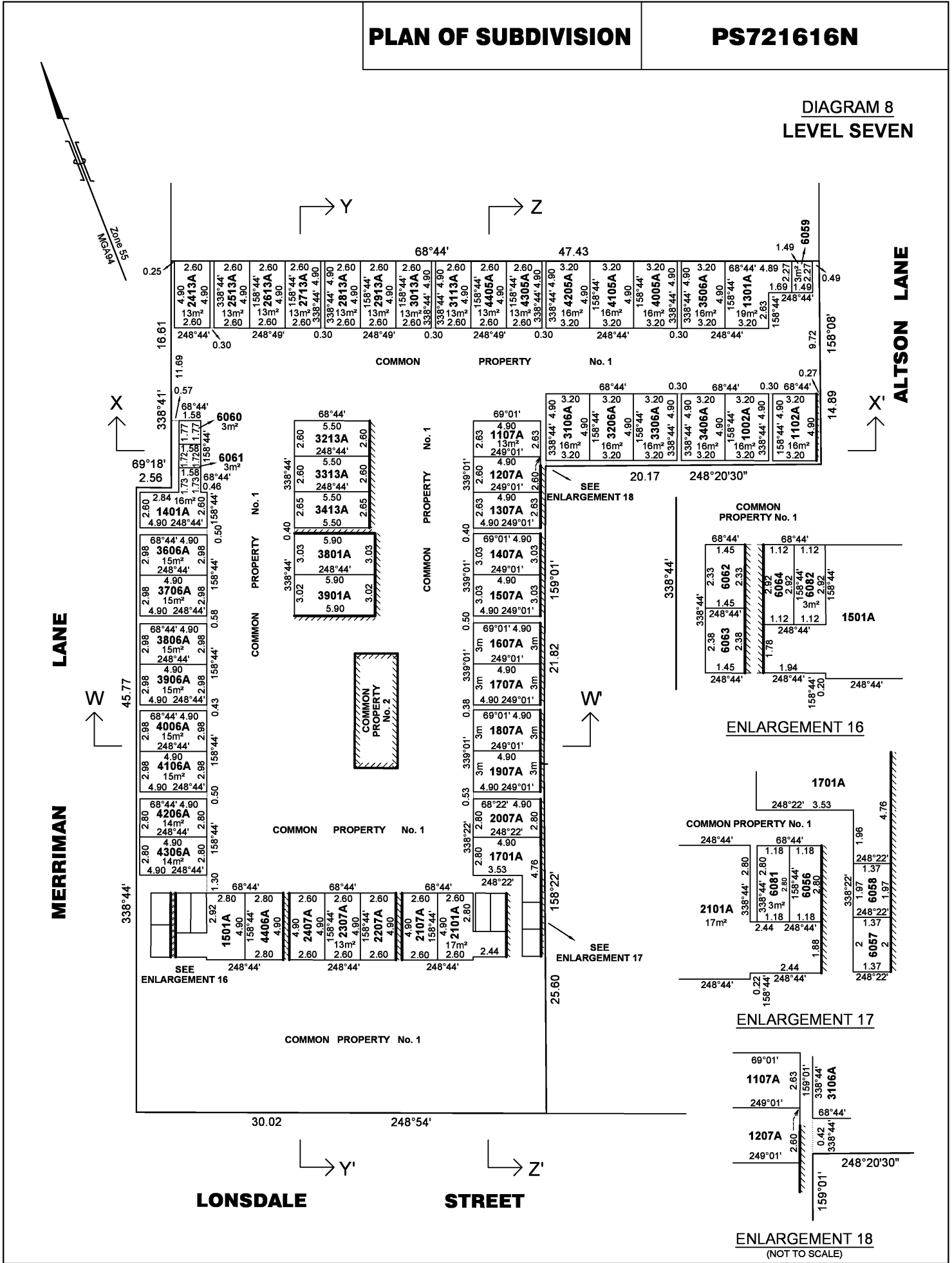
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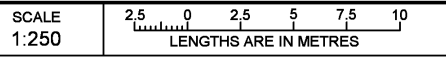
PLAN OF SUBDIVISION

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DIAGRAM 8 LEVEL SEVEN



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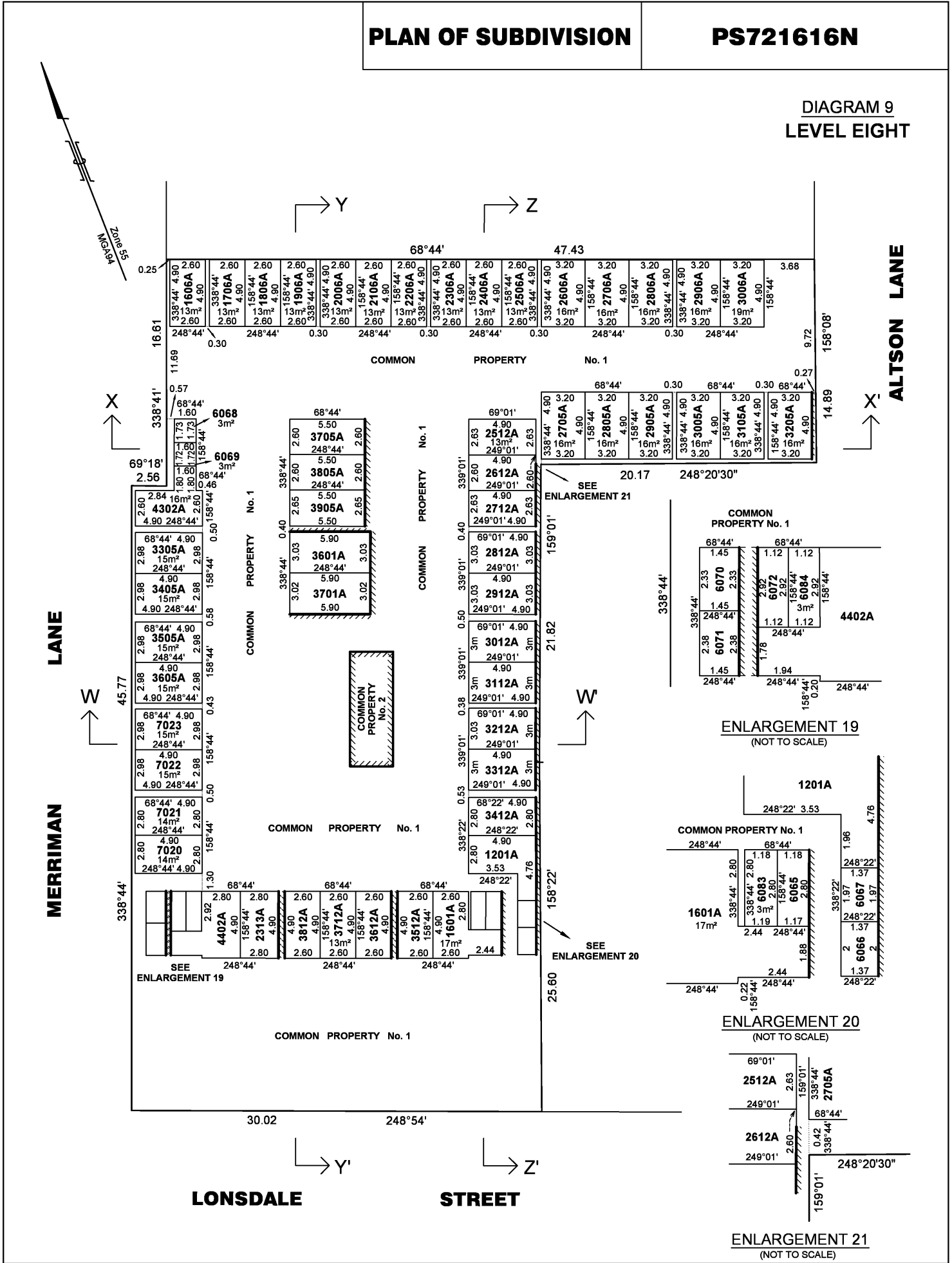


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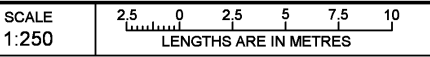
PLAN OF SUBDIVISION

PS721616N

DIAGRAM 9
LEVEL EIGHT



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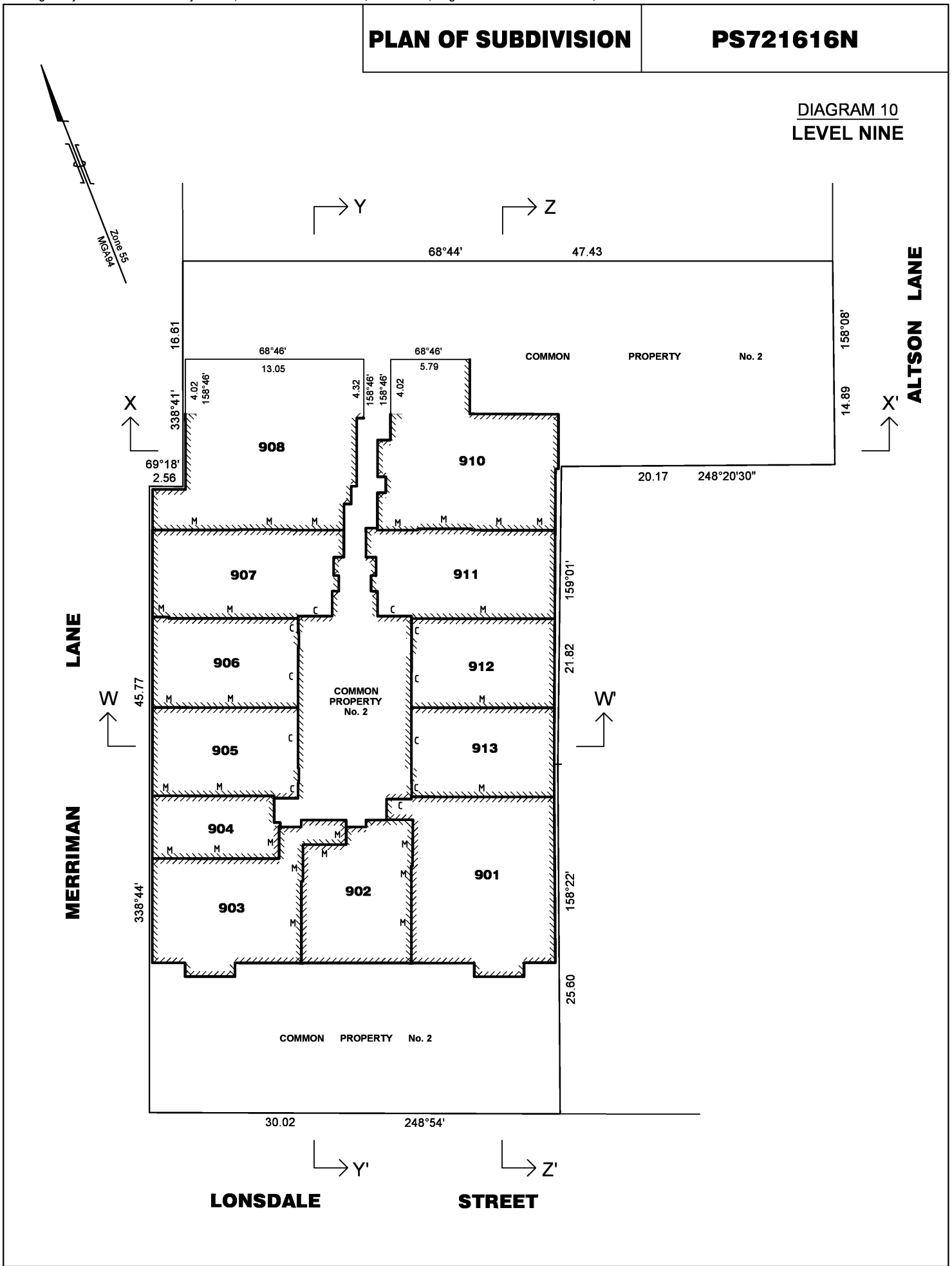


ORIGINAL SHEET SIZE: A3 REF: **14072** SHEET 10

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 10
LEVEL NINE**



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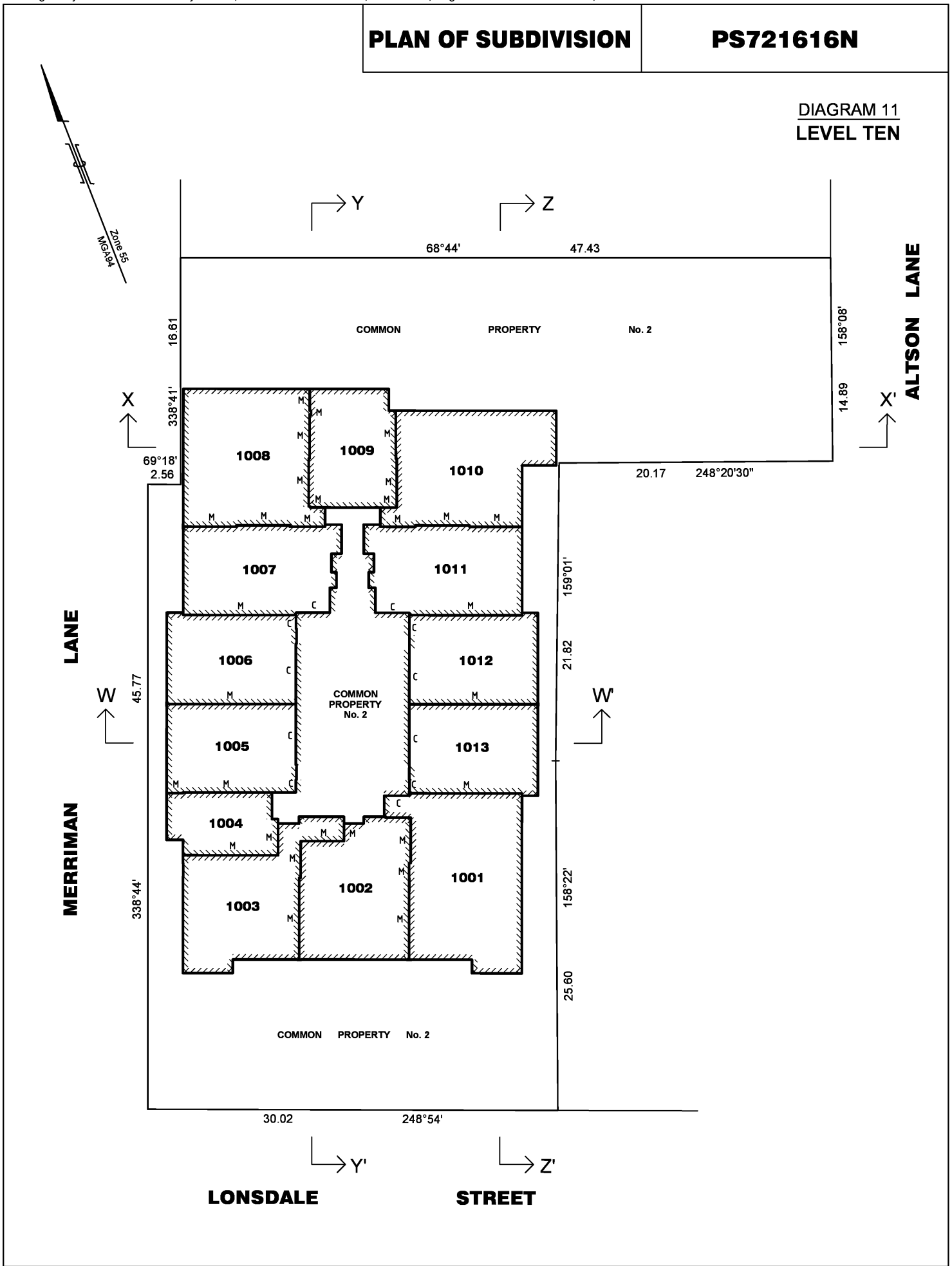
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ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 11
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 11
LEVEL TEN



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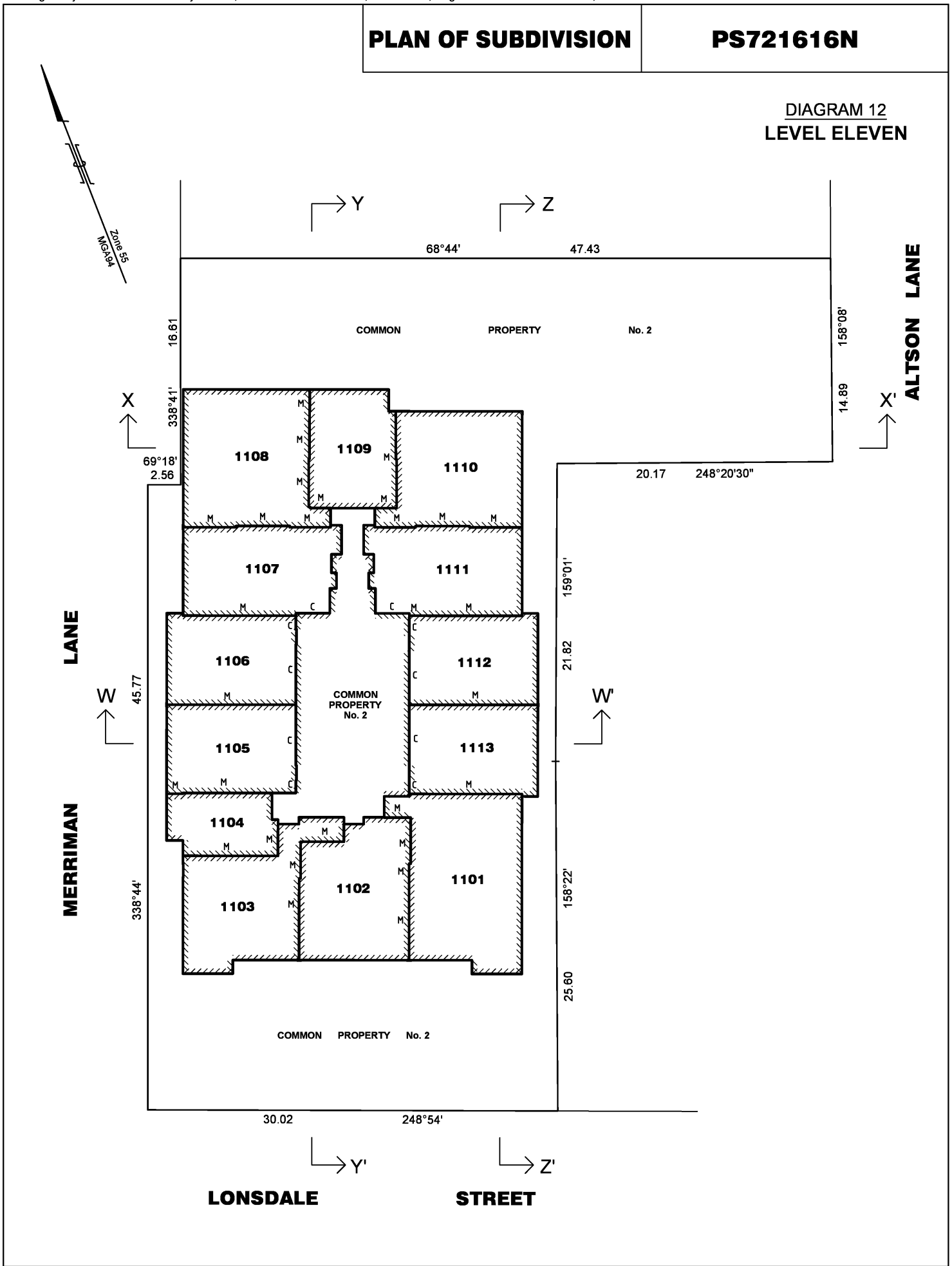
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REF: **14072**
SHEET 12

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 12
LEVEL ELEVEN**



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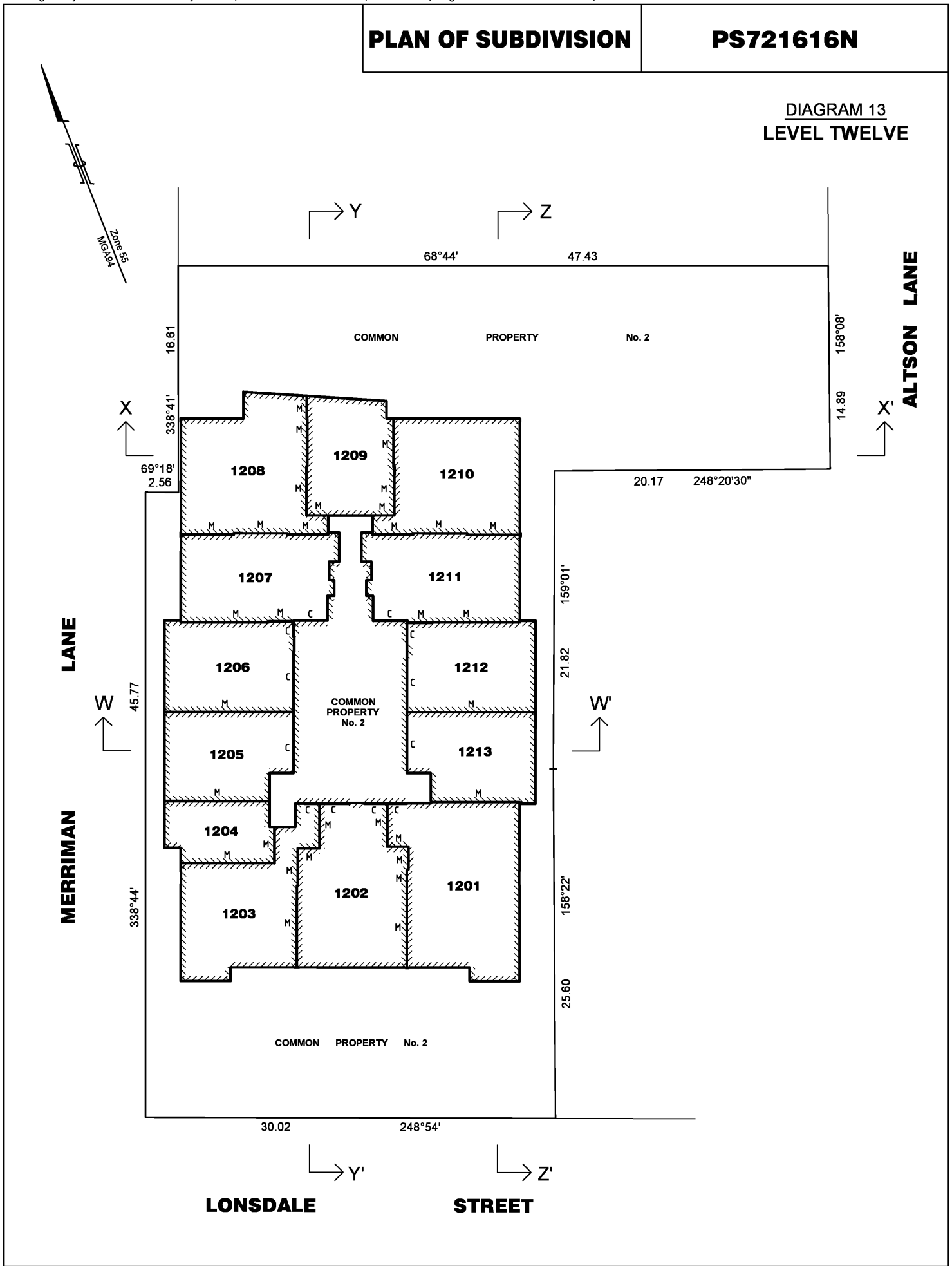
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ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 13

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 13
LEVEL TWELVE**



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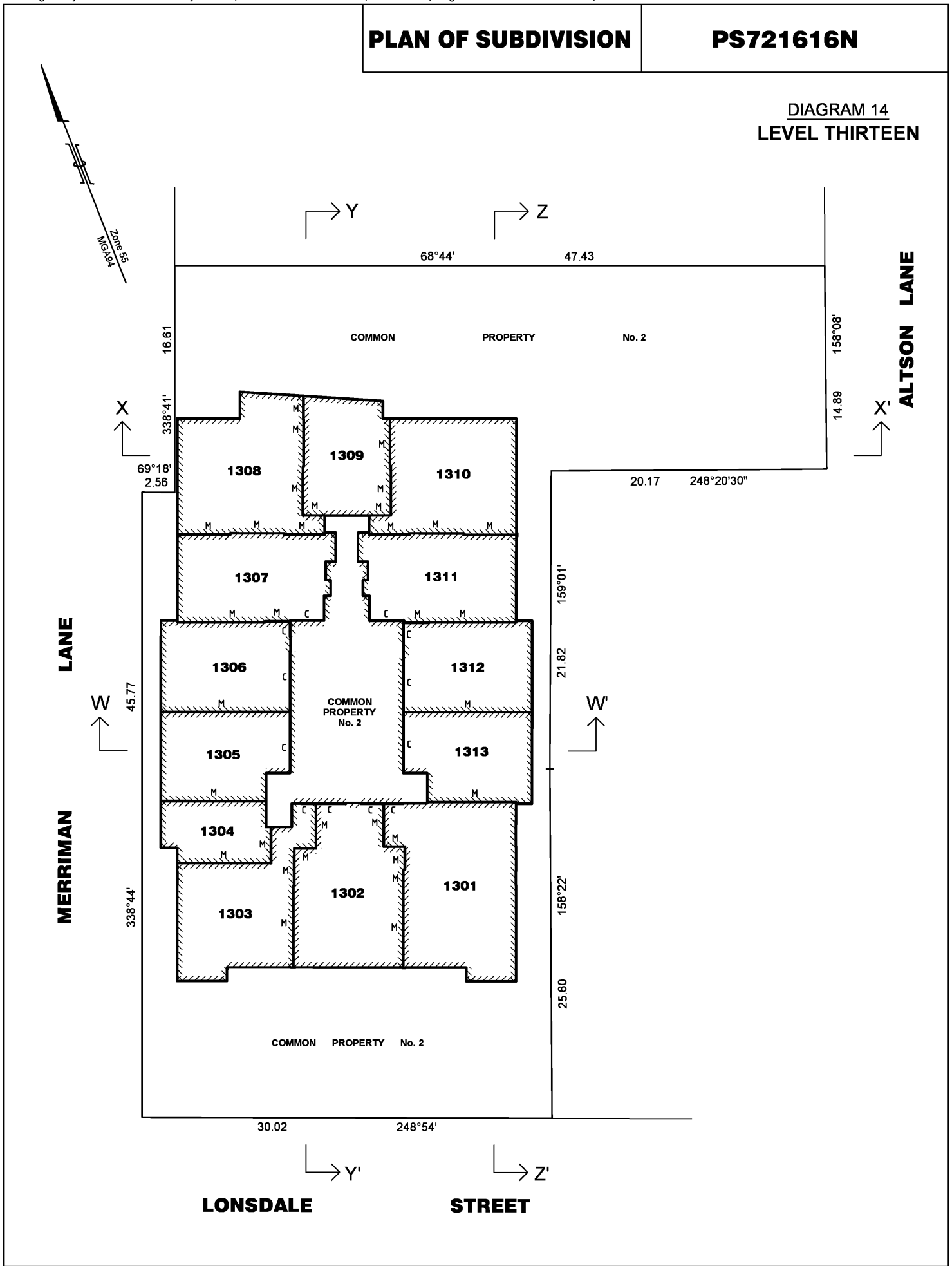
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 14

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 14
LEVEL THIRTEEN**



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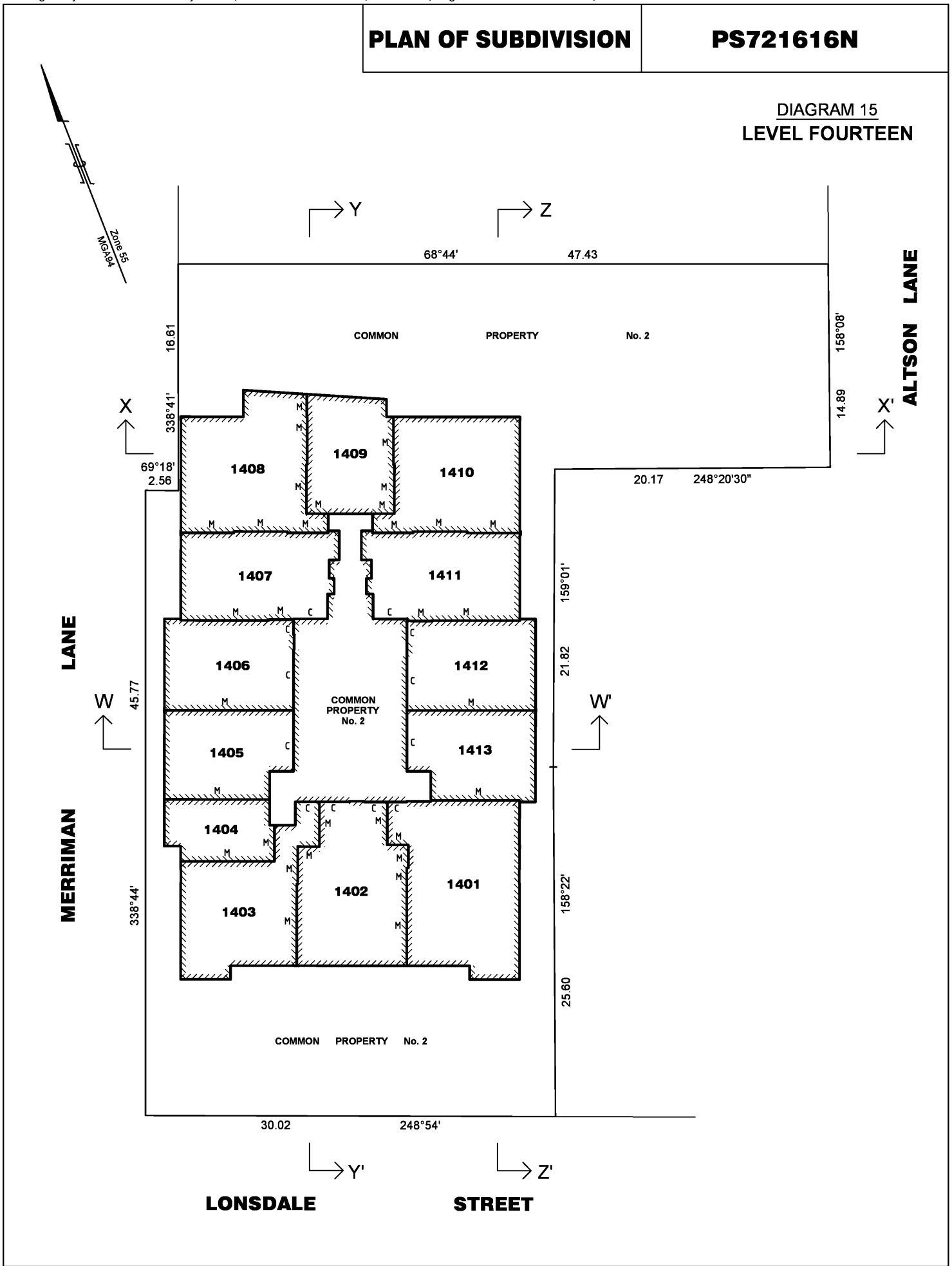
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: **14072**
 SHEET 15

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 15 LEVEL FOURTEEN



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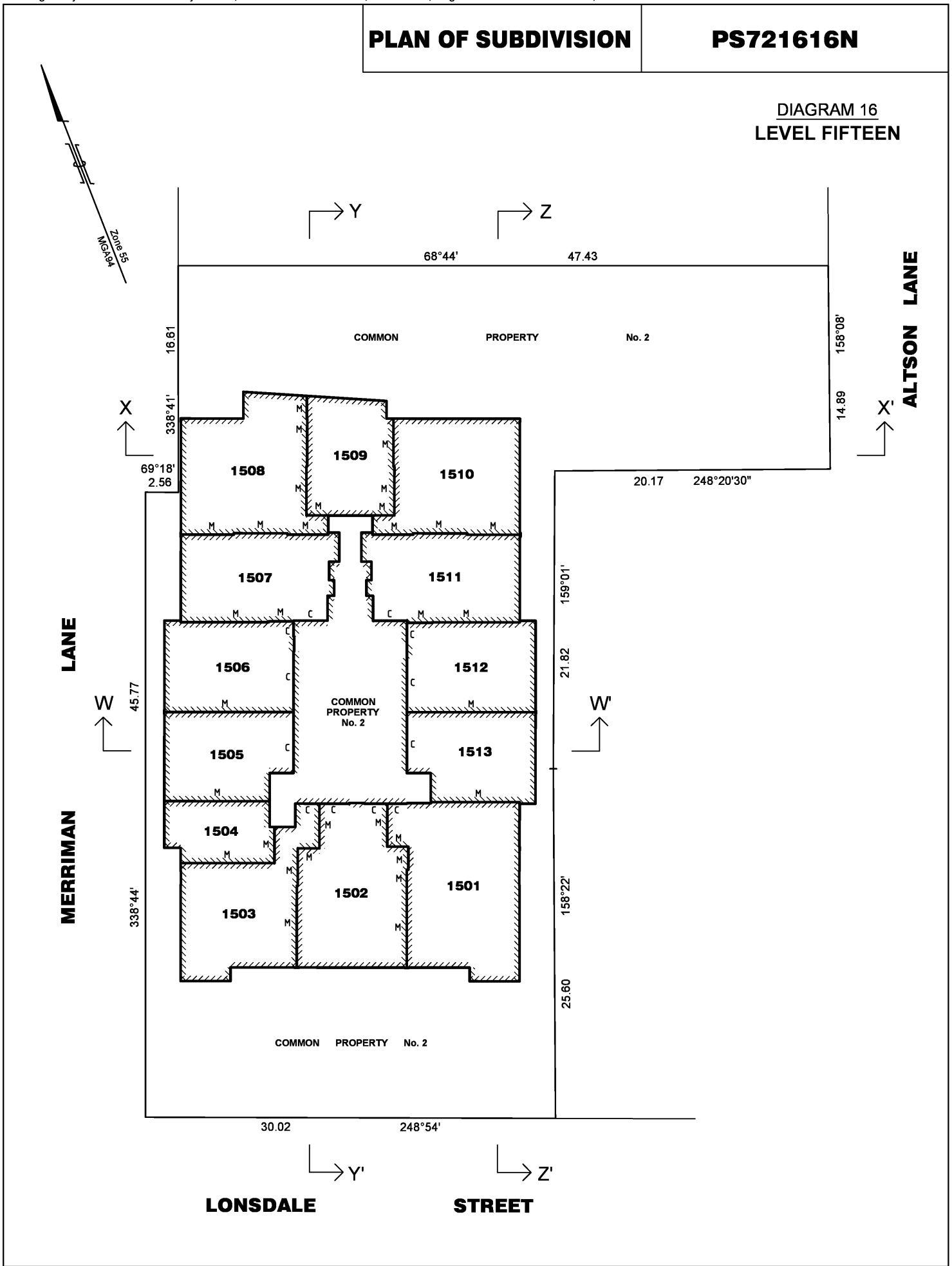
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
REF: 14072
SHEET 16

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 16
LEVEL FIFTEEN**



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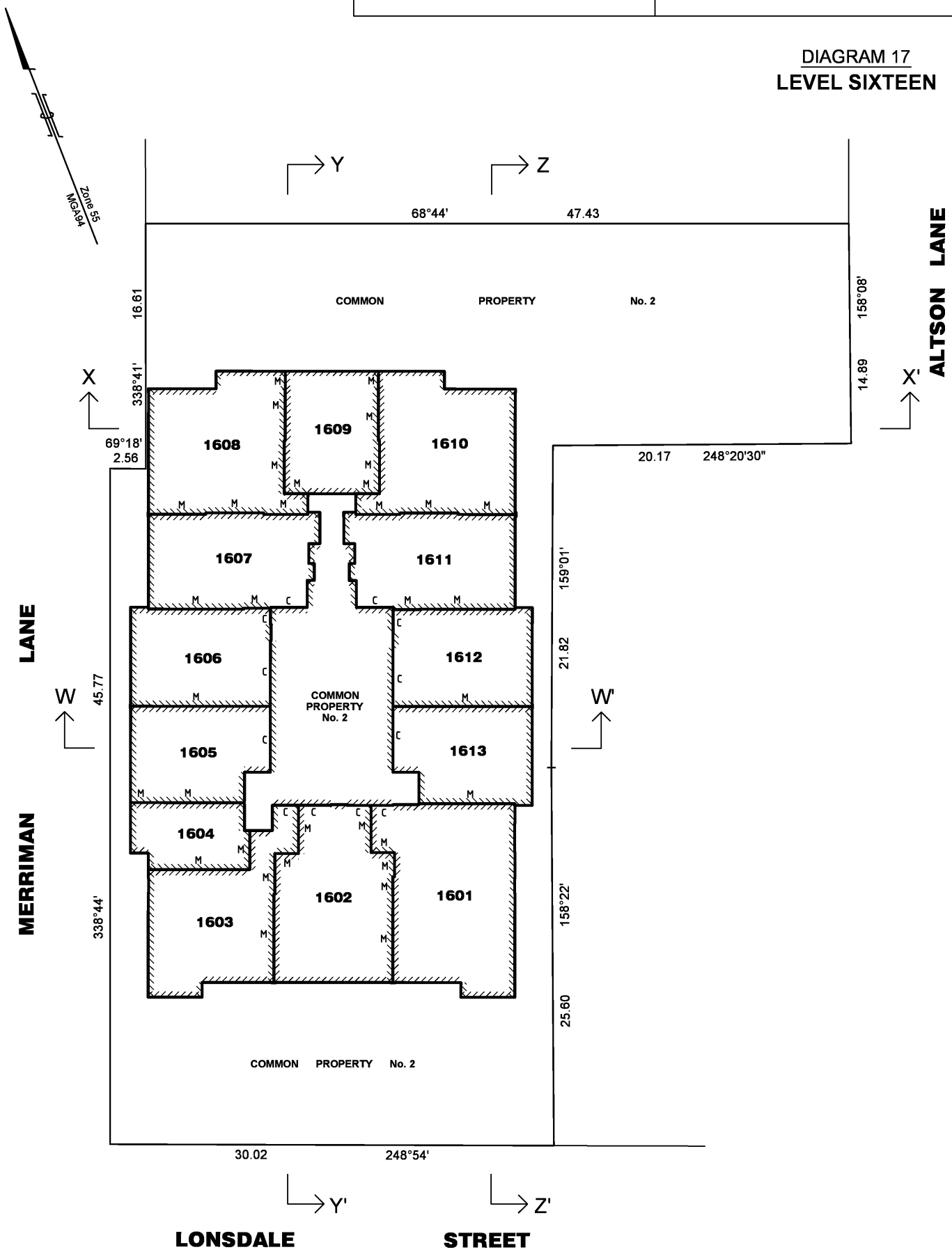
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 17

PLAN OF SUBDIVISION

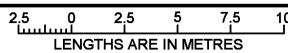
PS721616N

**DIAGRAM 17
LEVEL SIXTEEN**



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SCALE
1:250



ORIGINAL SHEET
SIZE: A3

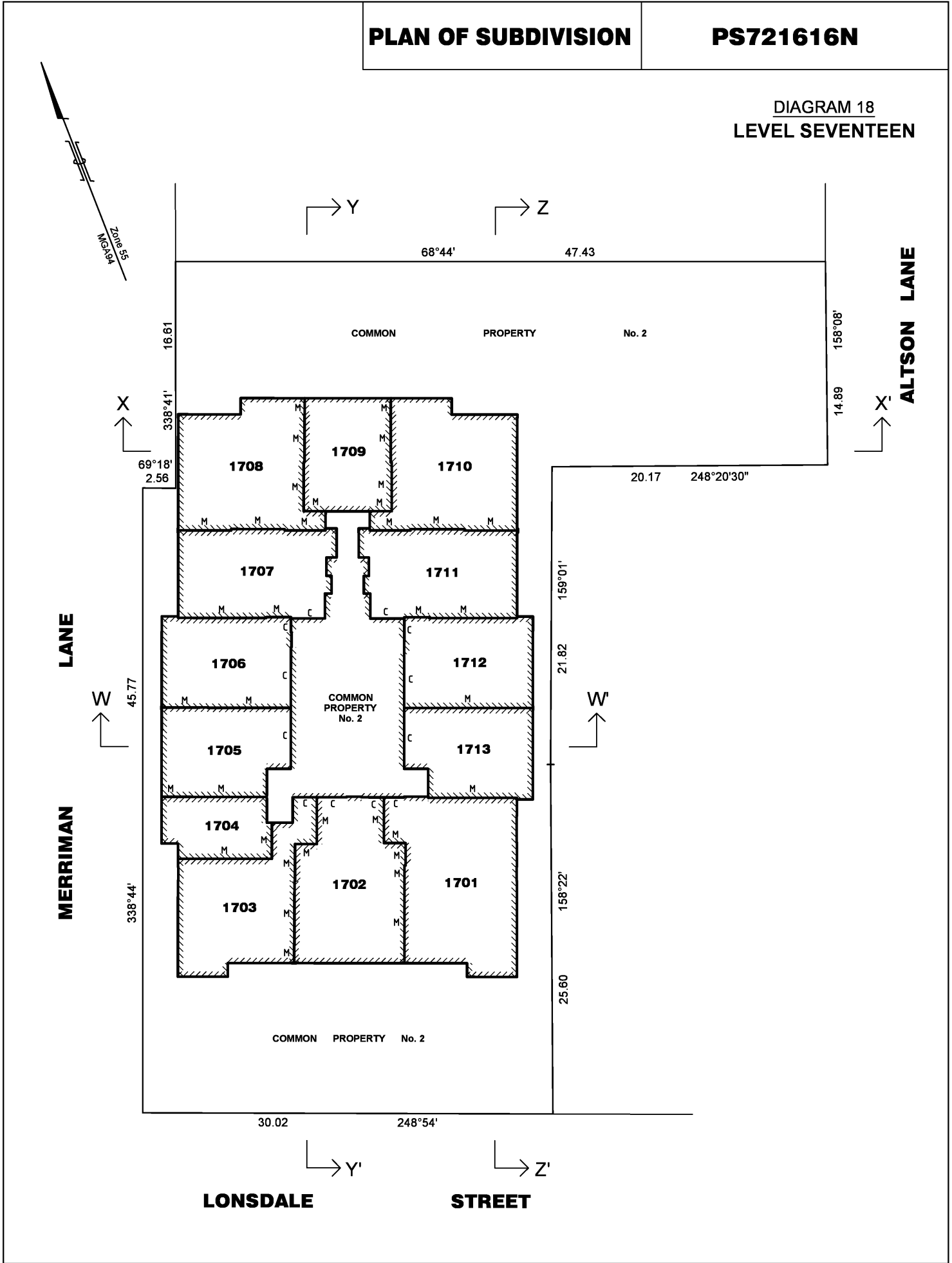
REF: **14072**

SHEET 18

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 18
LEVEL SEVENTEEN**



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INC. KEARNEY & TYRRELL SURVEYING
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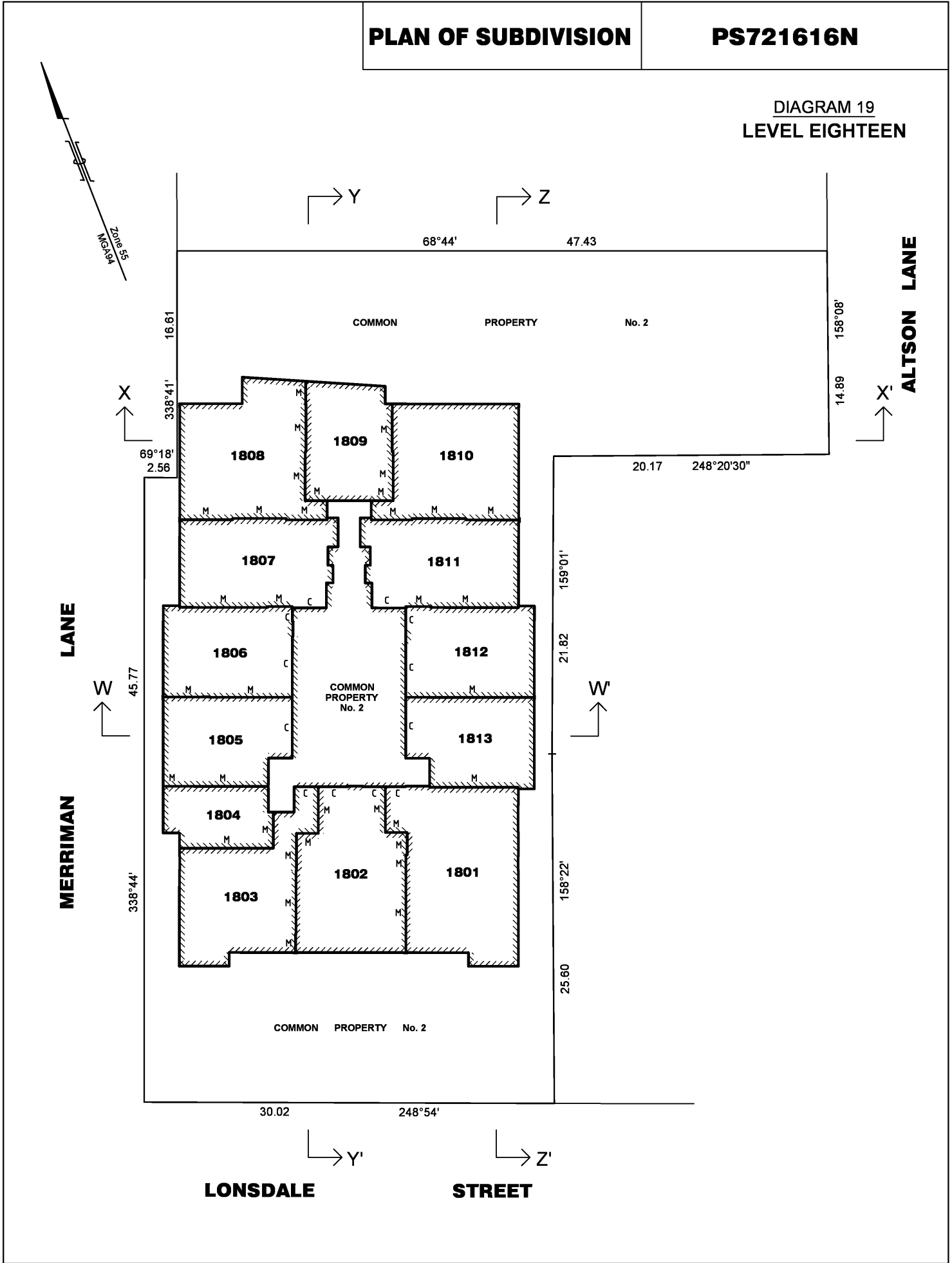
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 19
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PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 19
LEVEL EIGHTEEN**



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 53 Rose Street, Essendon 3040
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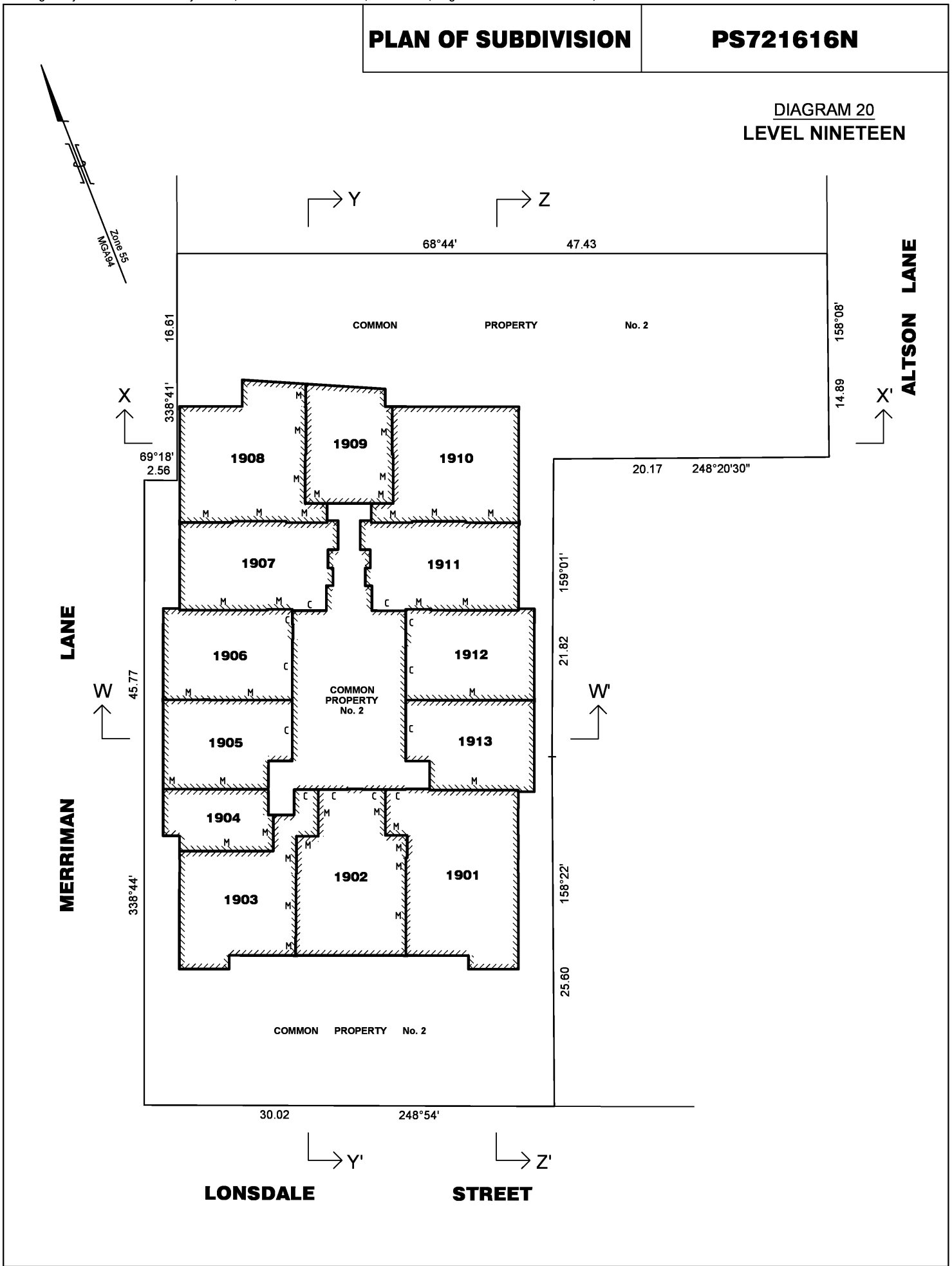
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 20

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 20 LEVEL NINETEEN



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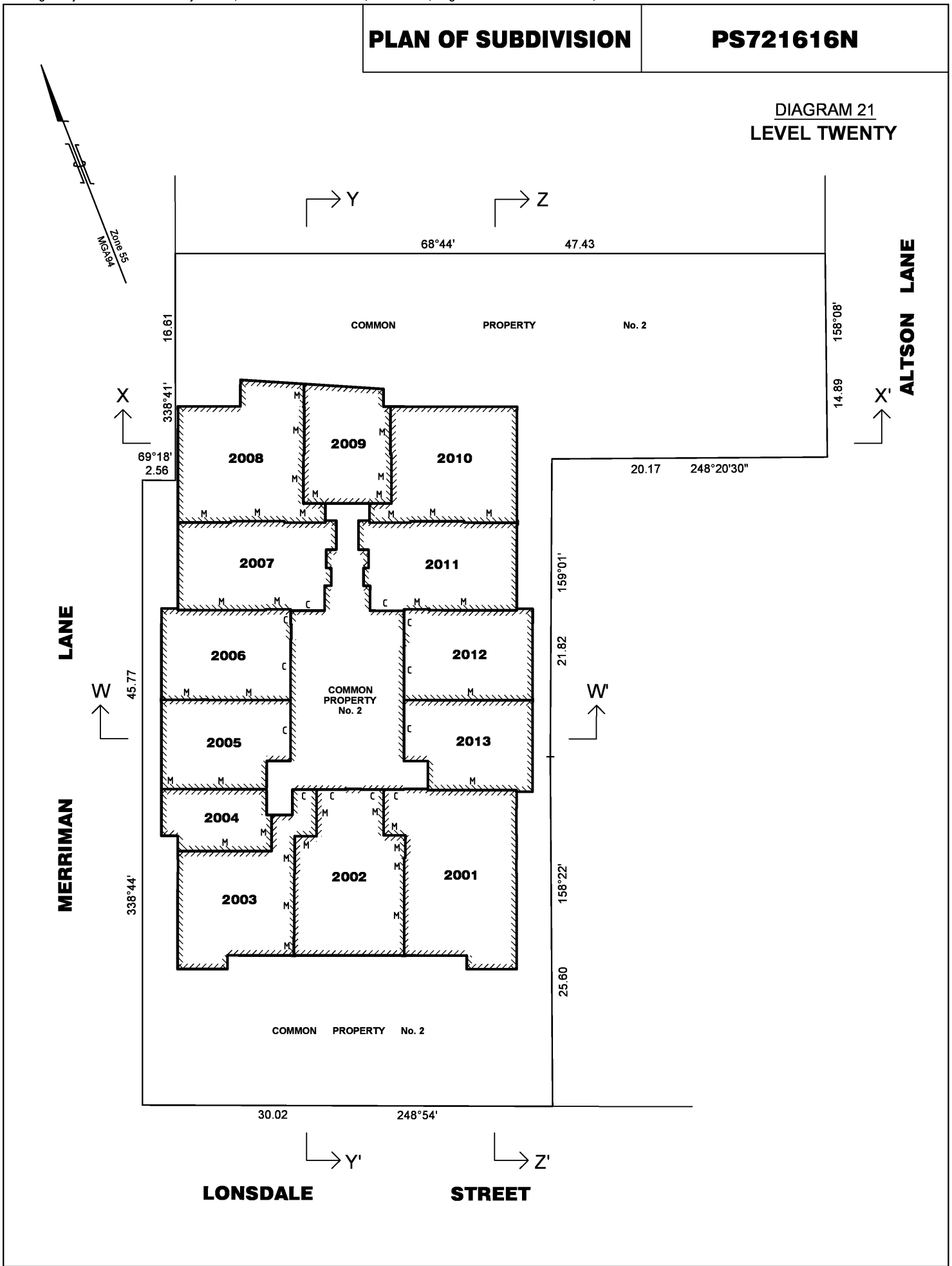
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 21

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 21 LEVEL TWENTY



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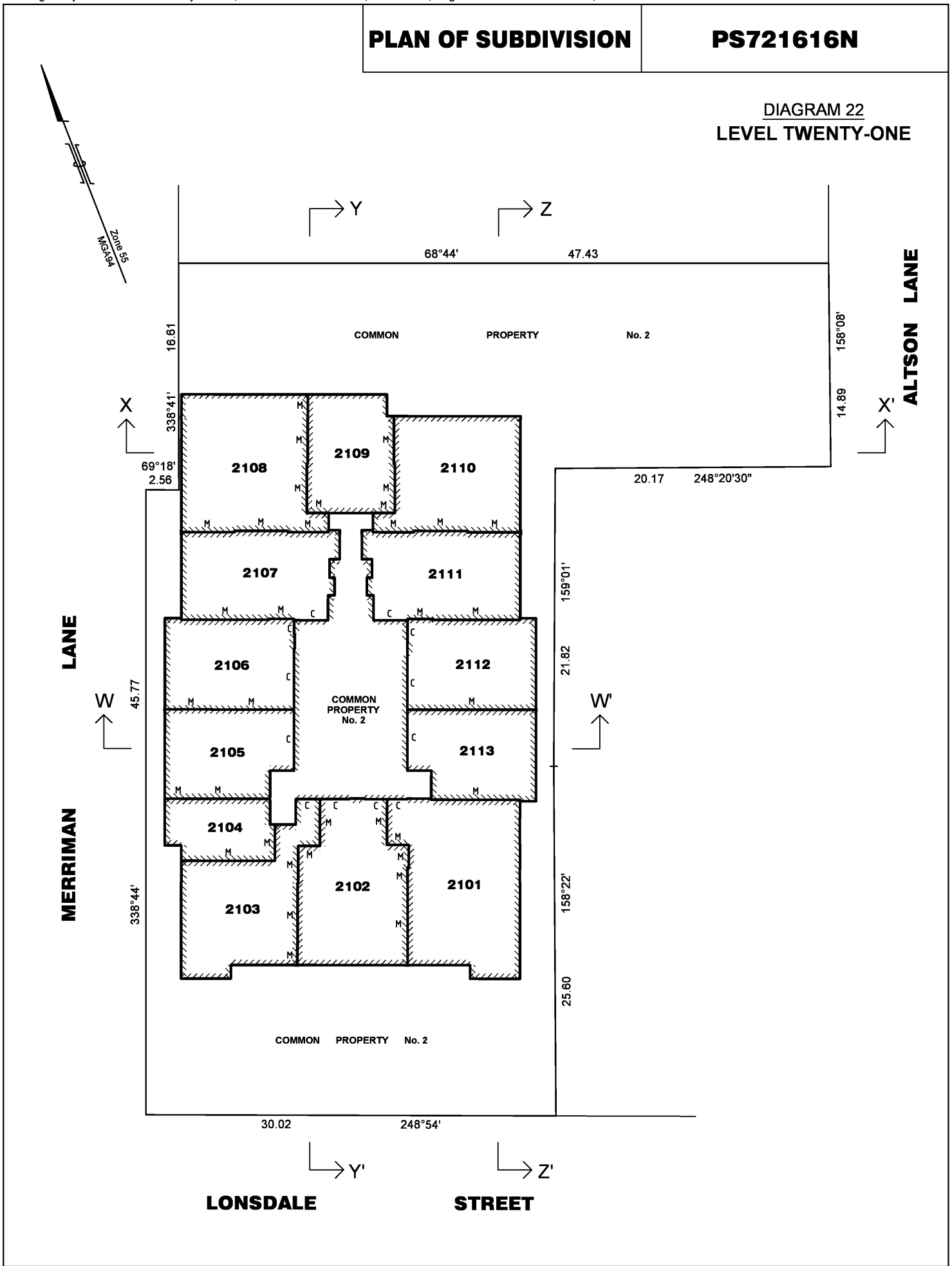
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 22
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 22 LEVEL TWENTY-ONE



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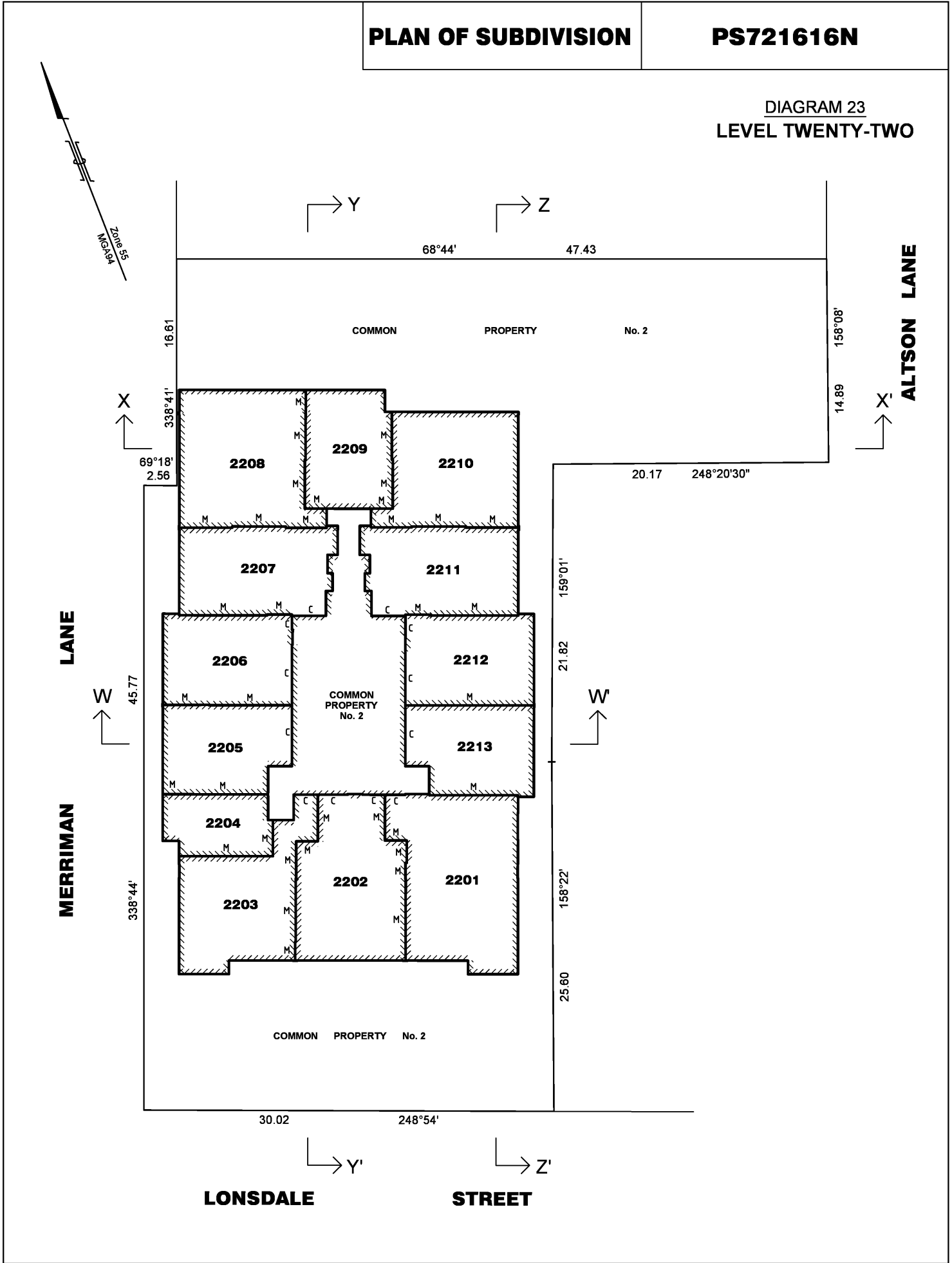
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 23

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 23 LEVEL TWENTY-TWO



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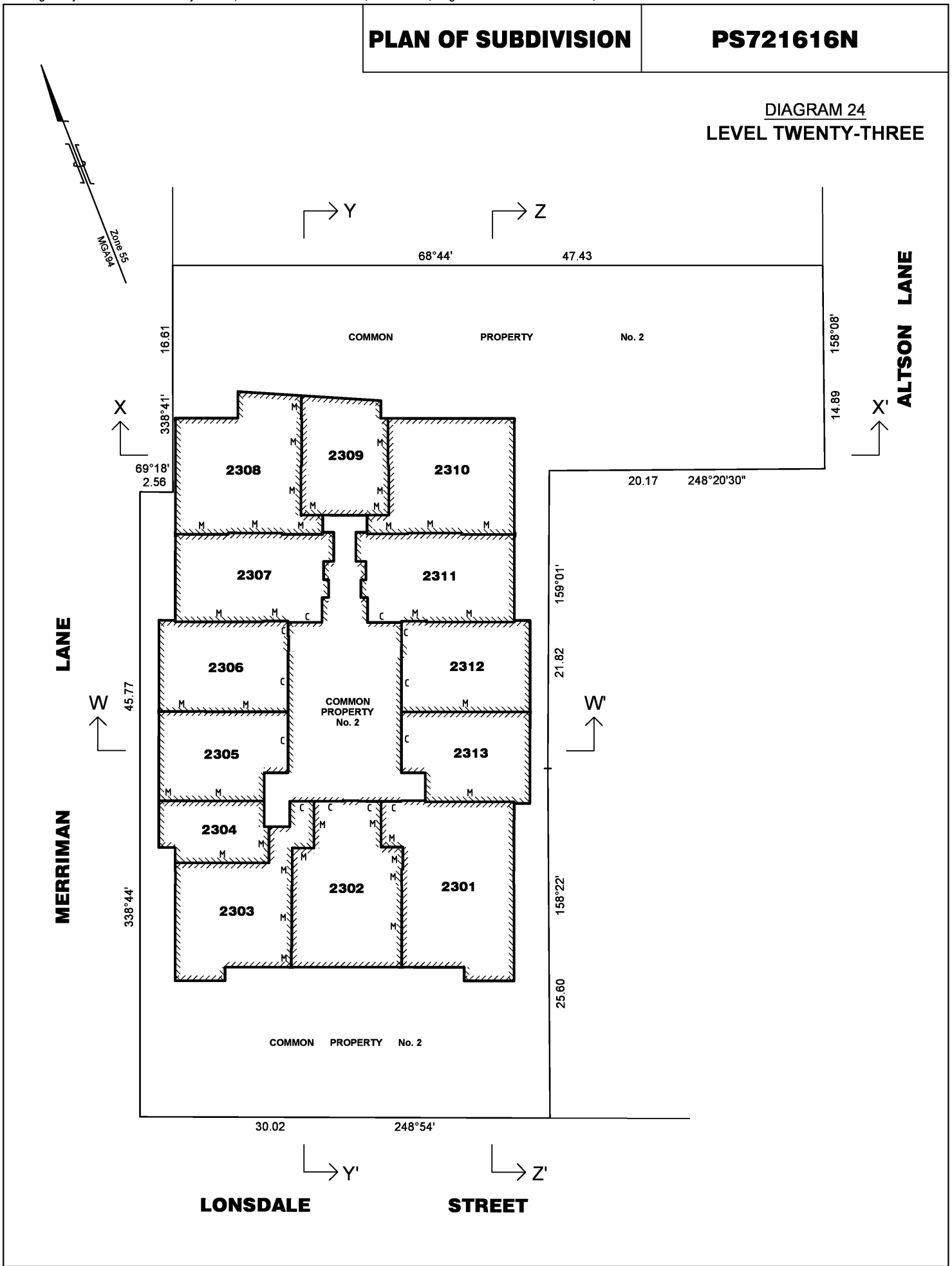
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
REF: 14072
SHEET 24

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 24 LEVEL TWENTY-THREE



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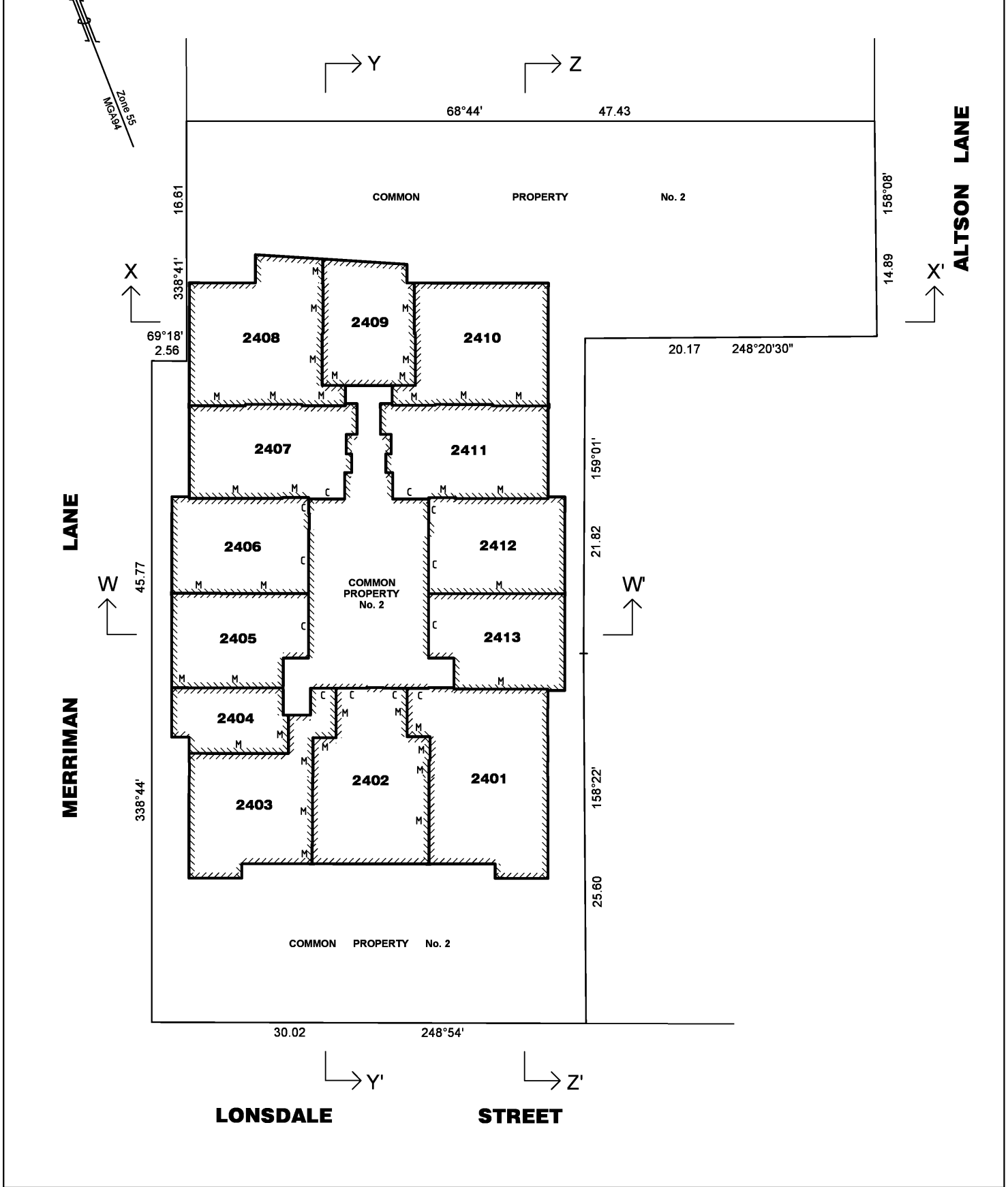
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 25

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 25
LEVEL TWENTY-FOUR



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SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

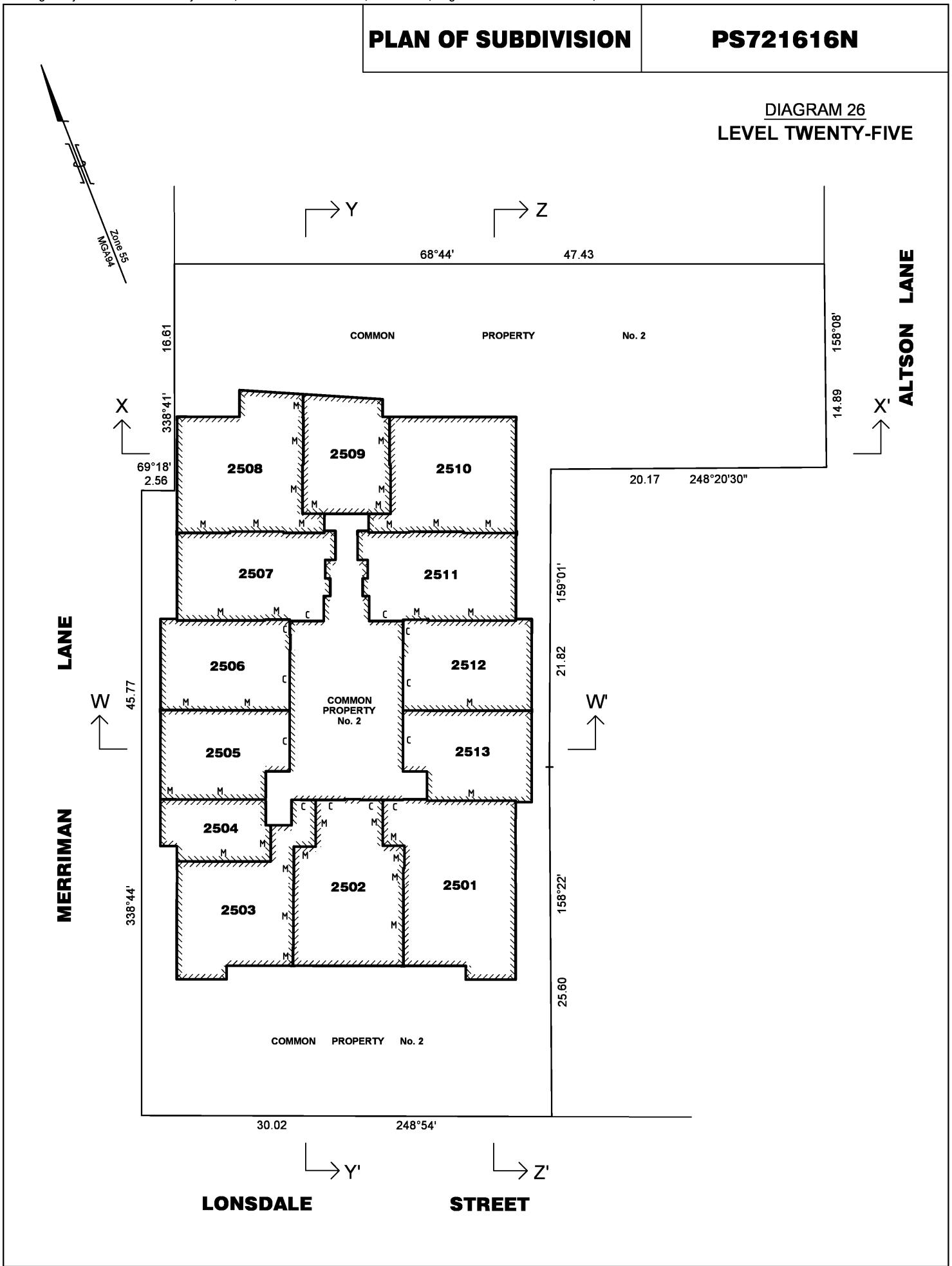
REF: 14072

SHEET 26

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 26
LEVEL TWENTY-FIVE**



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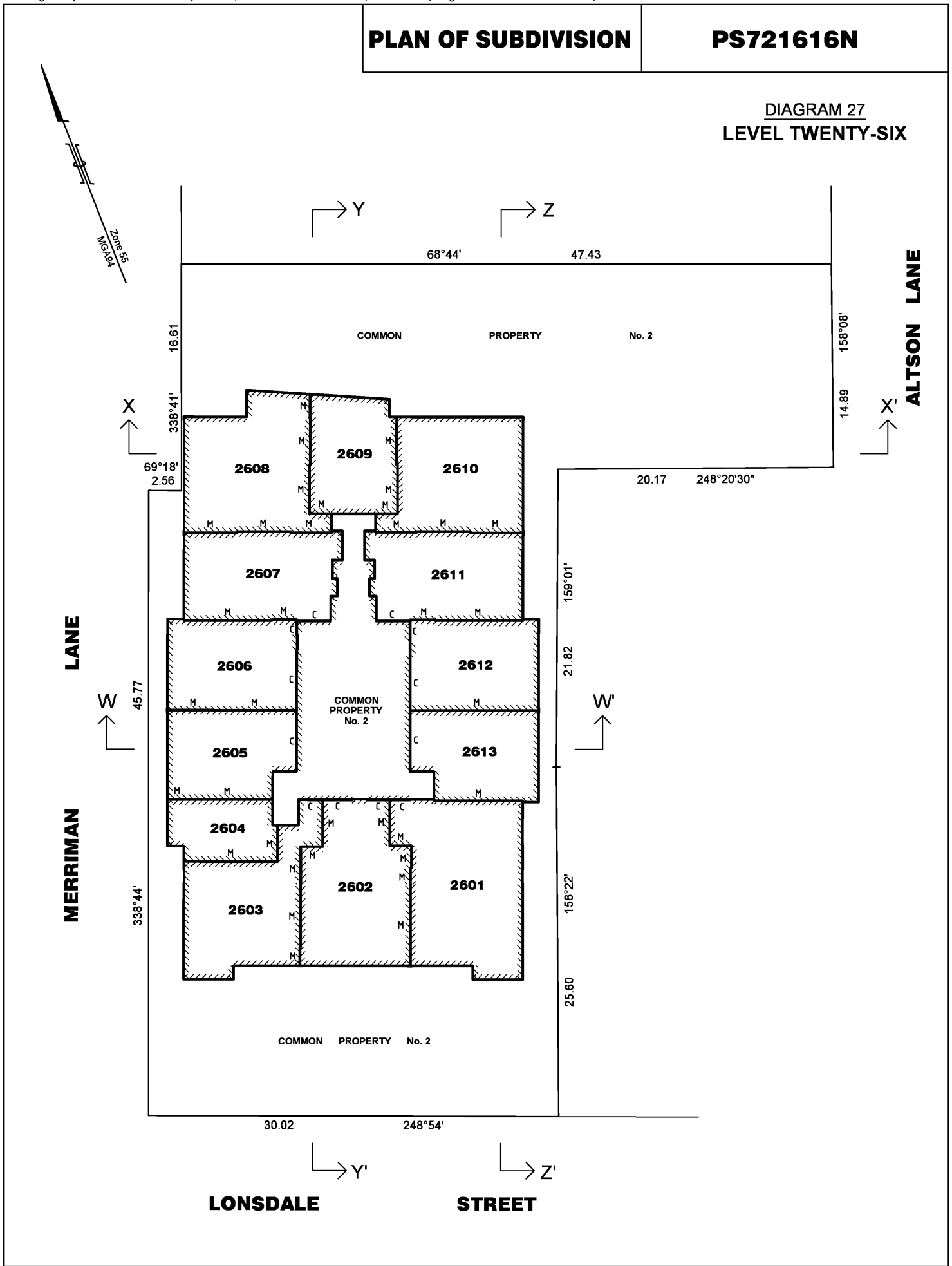
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 27

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 27 LEVEL TWENTY-SIX



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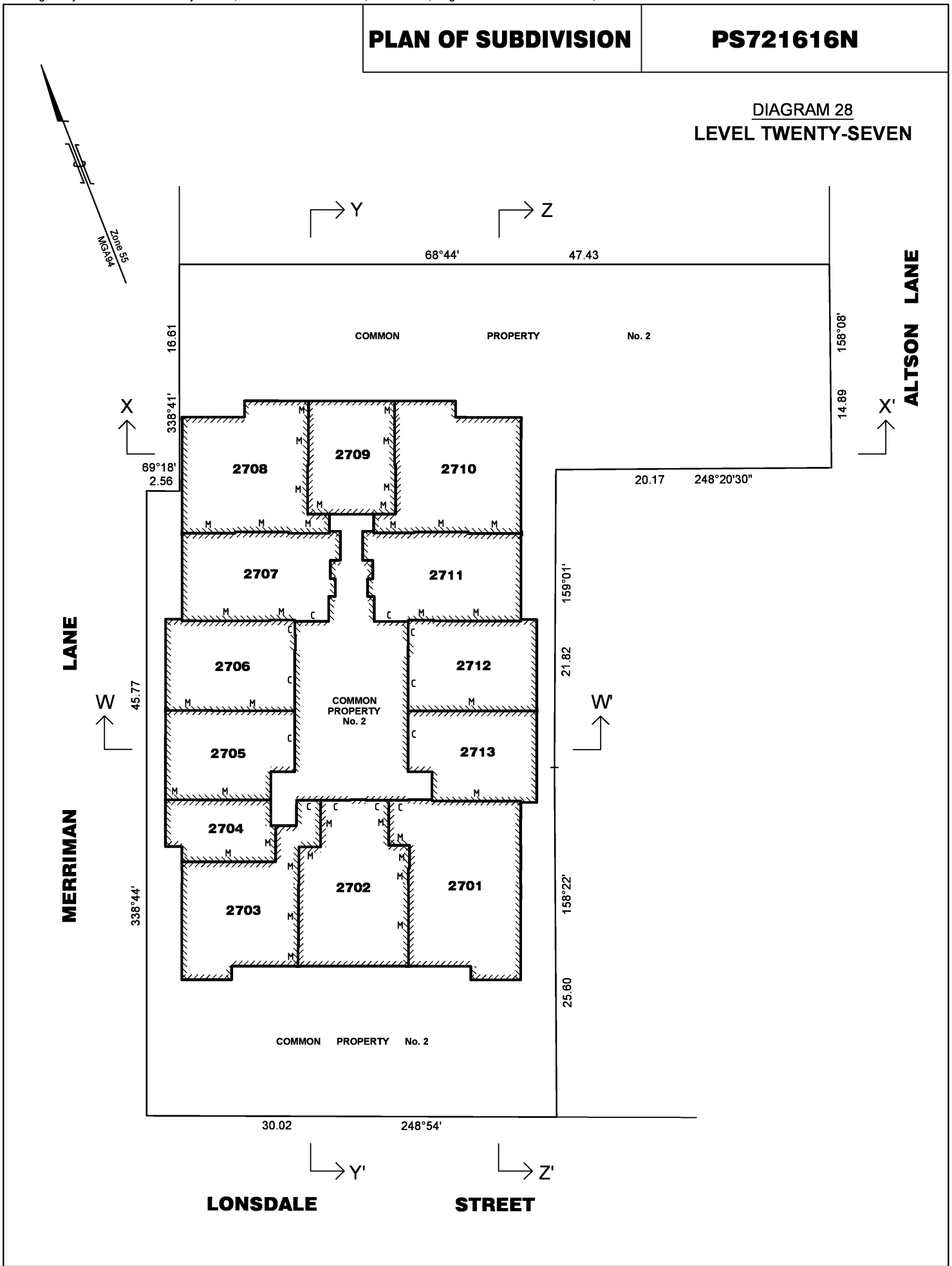
SCALE 1:250
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 28
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PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 28
LEVEL TWENTY-SEVEN**



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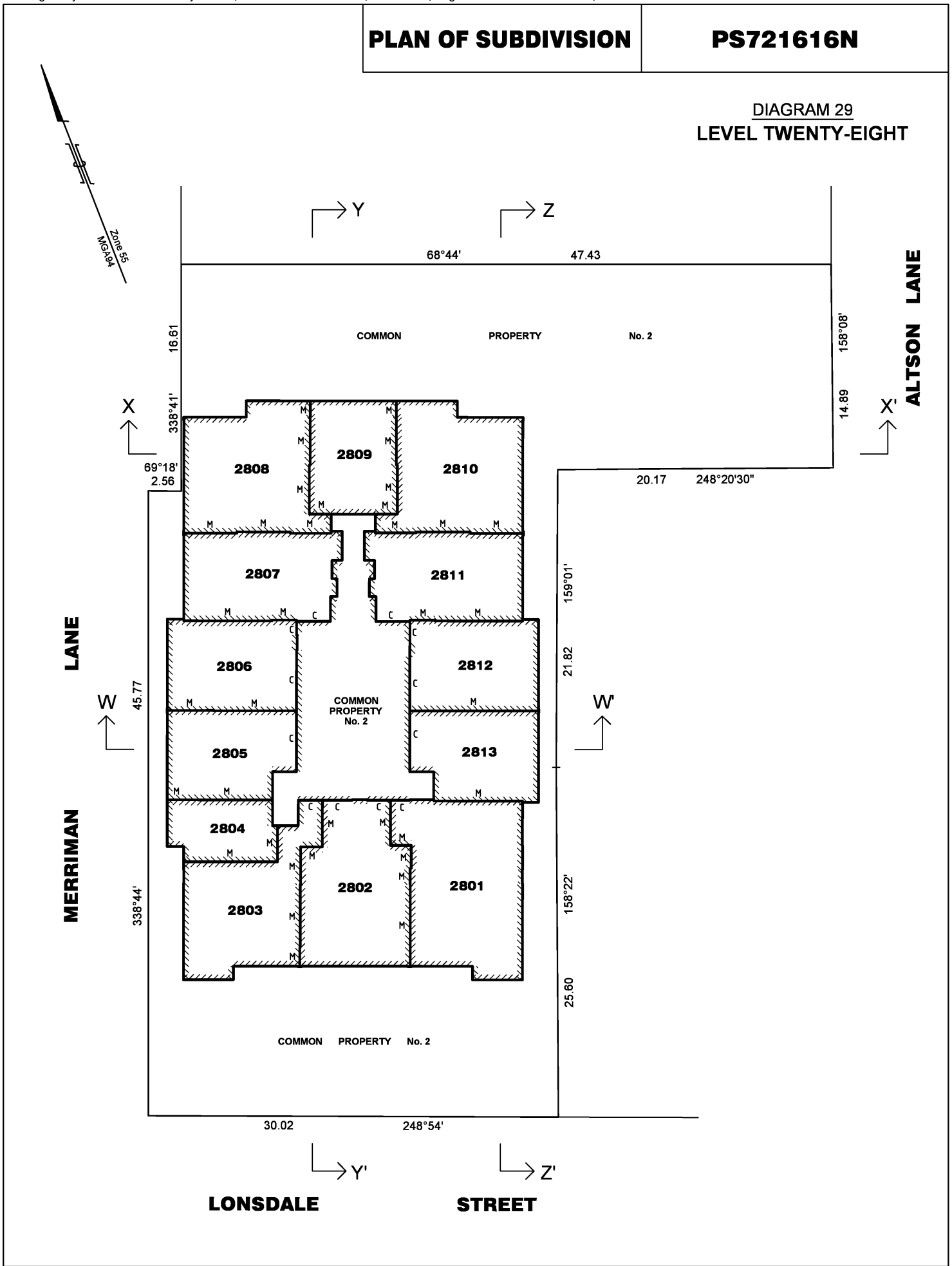
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 29

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 29
LEVEL TWENTY-EIGHT**



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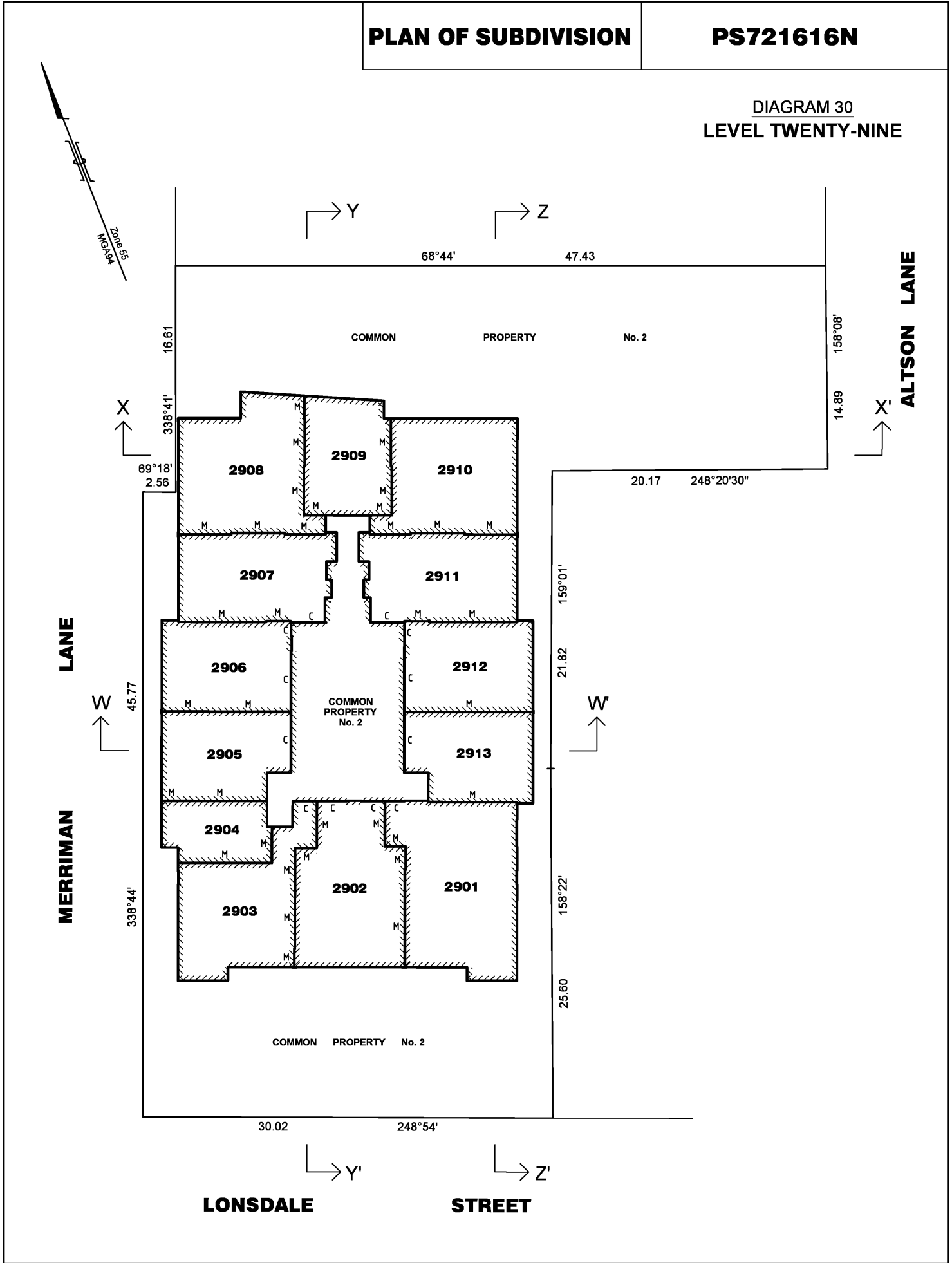
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
REF: 14072
SHEET 30

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 30
LEVEL TWENTY-NINE**



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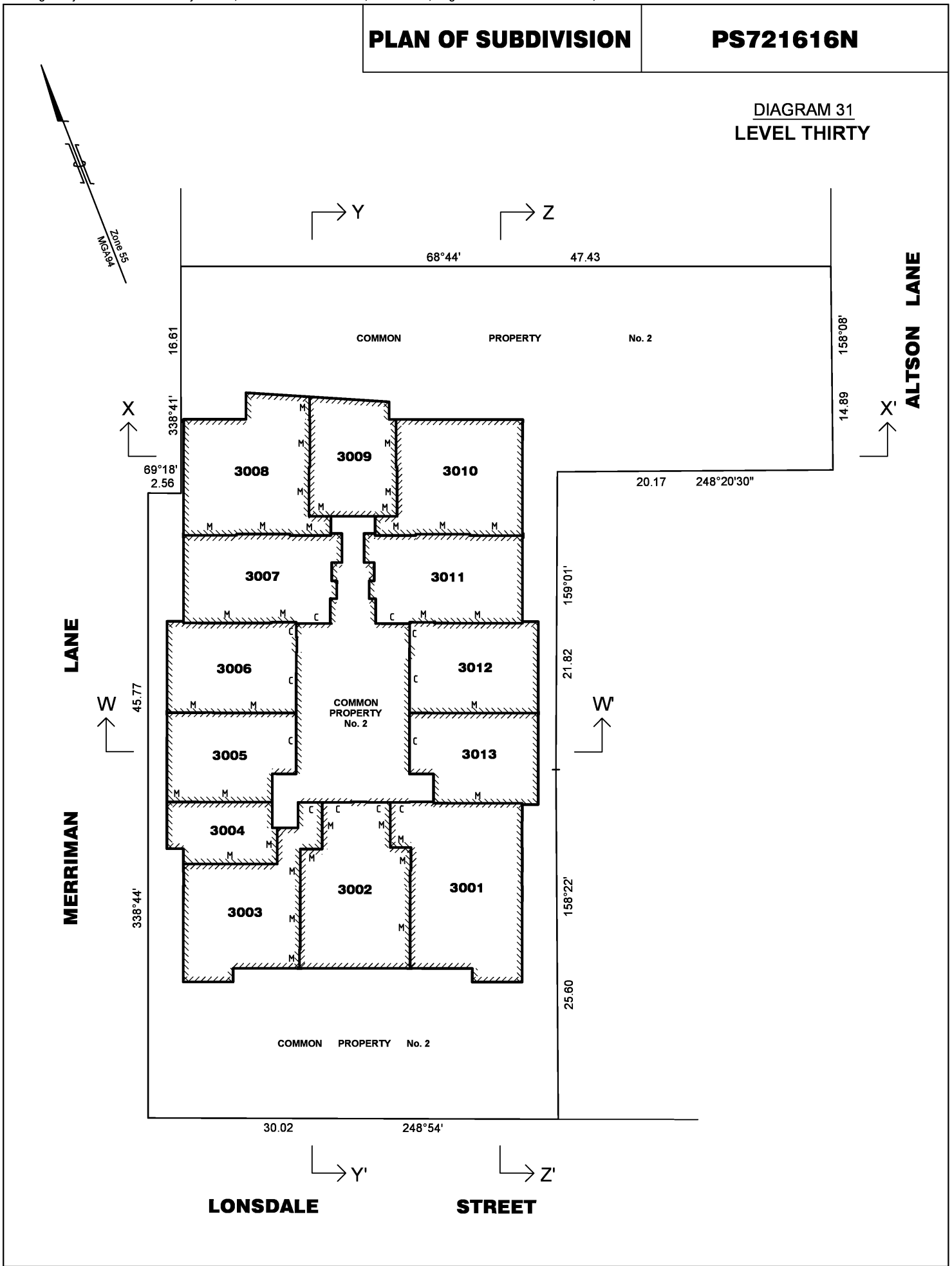
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 31

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 31
LEVEL THIRTY**



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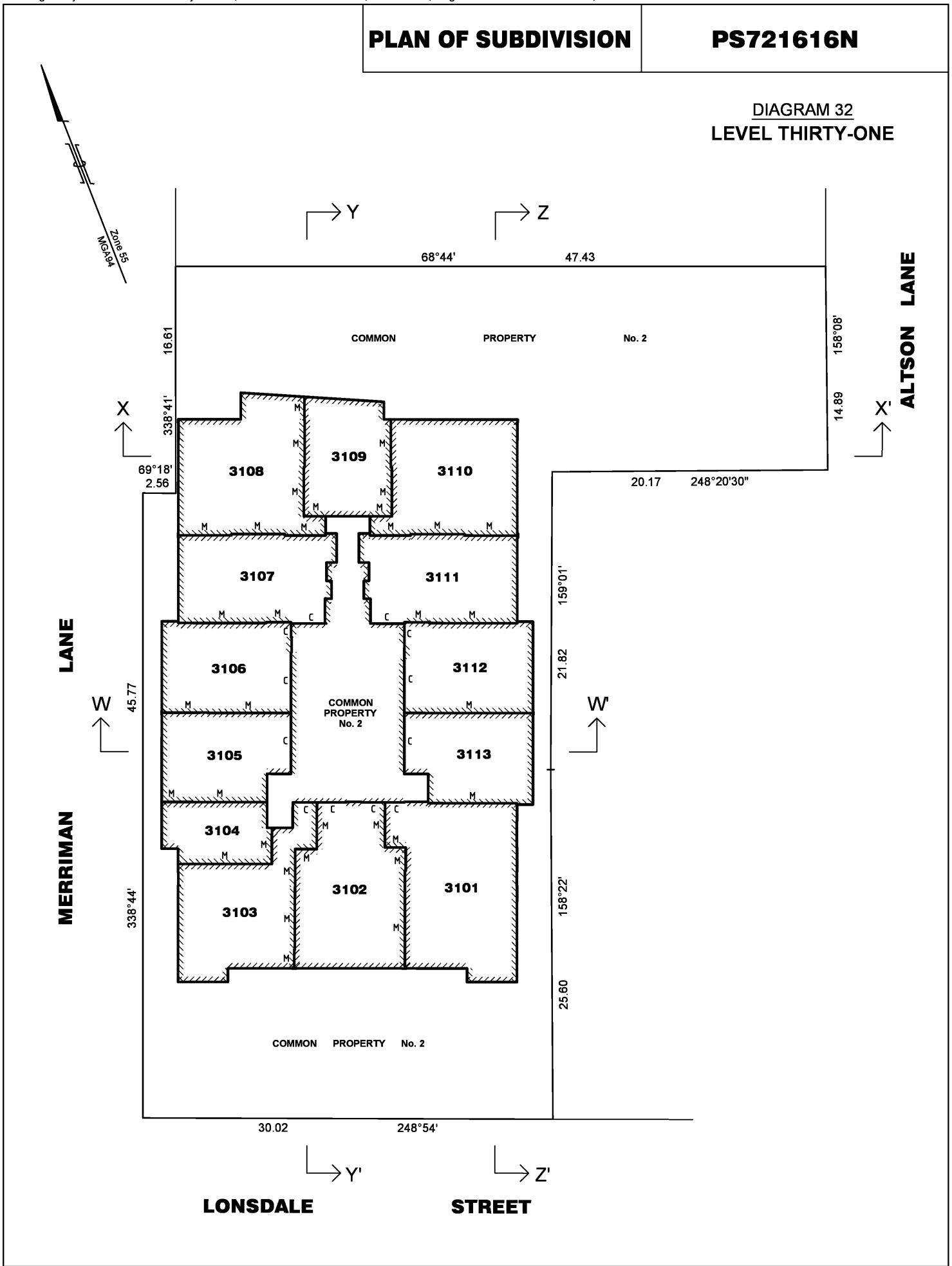
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 32

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 32
LEVEL THIRTY-ONE**



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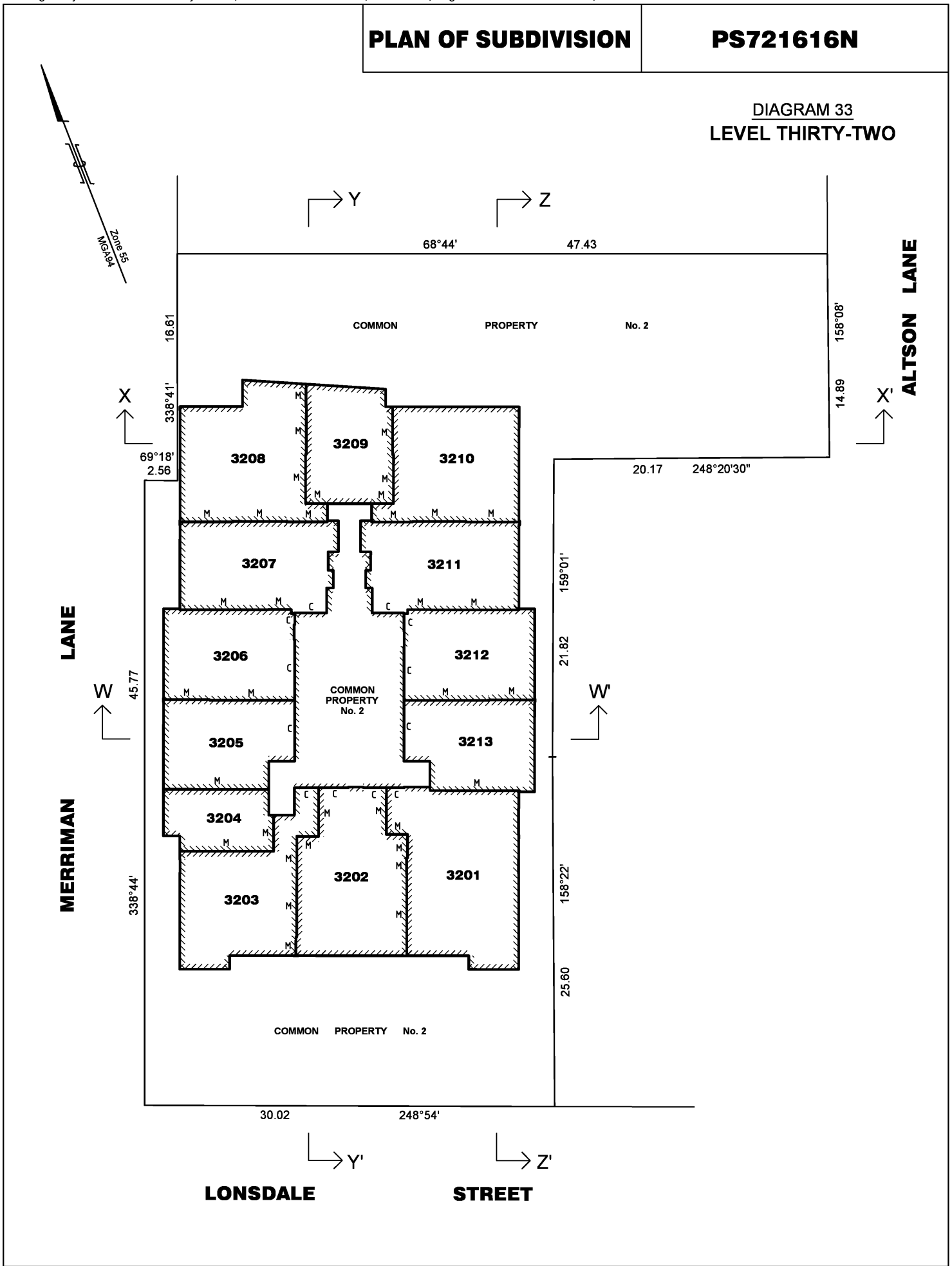
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 33
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 33 LEVEL THIRTY-TWO



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 53 Rose Street, Essendon 3040
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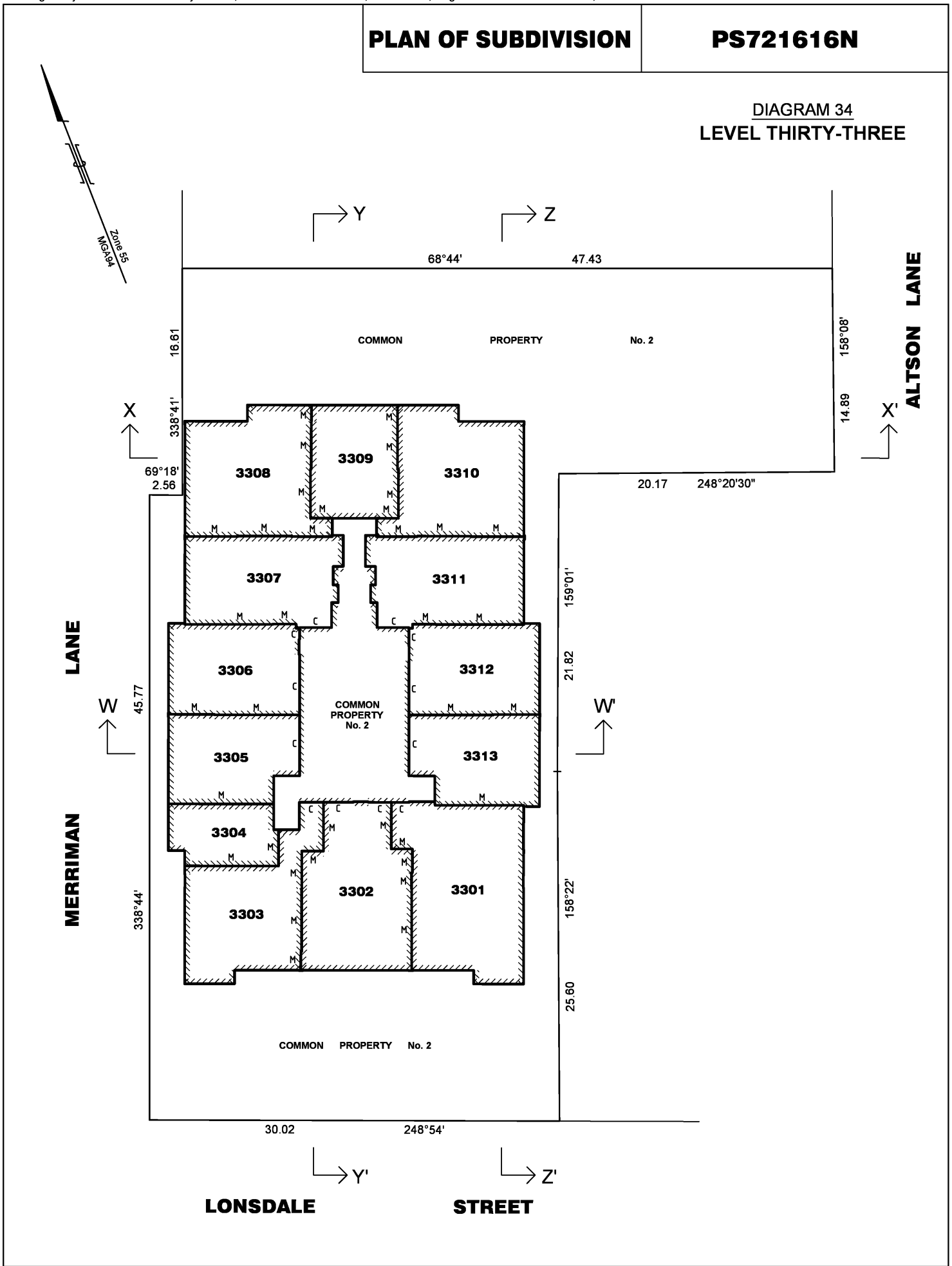
SCALE 1:250
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 34

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 34 LEVEL THIRTY-THREE



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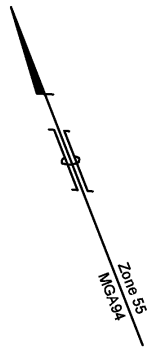
SCALE 1:250
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 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 35

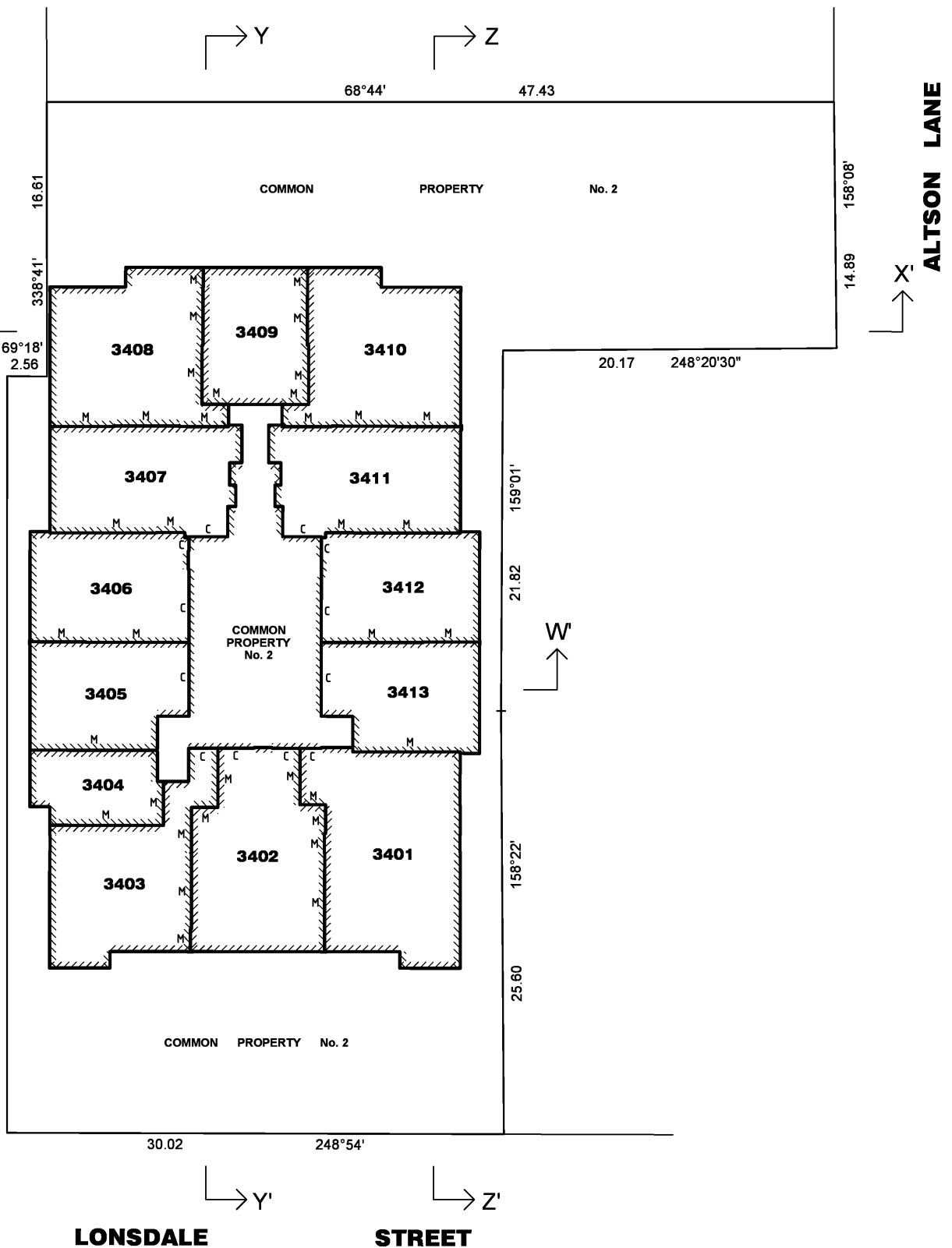
PLAN OF SUBDIVISION

PS721616N

DIAGRAM 35 LEVEL THIRTY-FOUR



M 55° 55' 40" Z



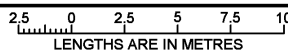
MERRIMAN LANE

LONSDALE STREET

ALTSON LANE

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SCALE 1:250



ORIGINAL SHEET SIZE: A3

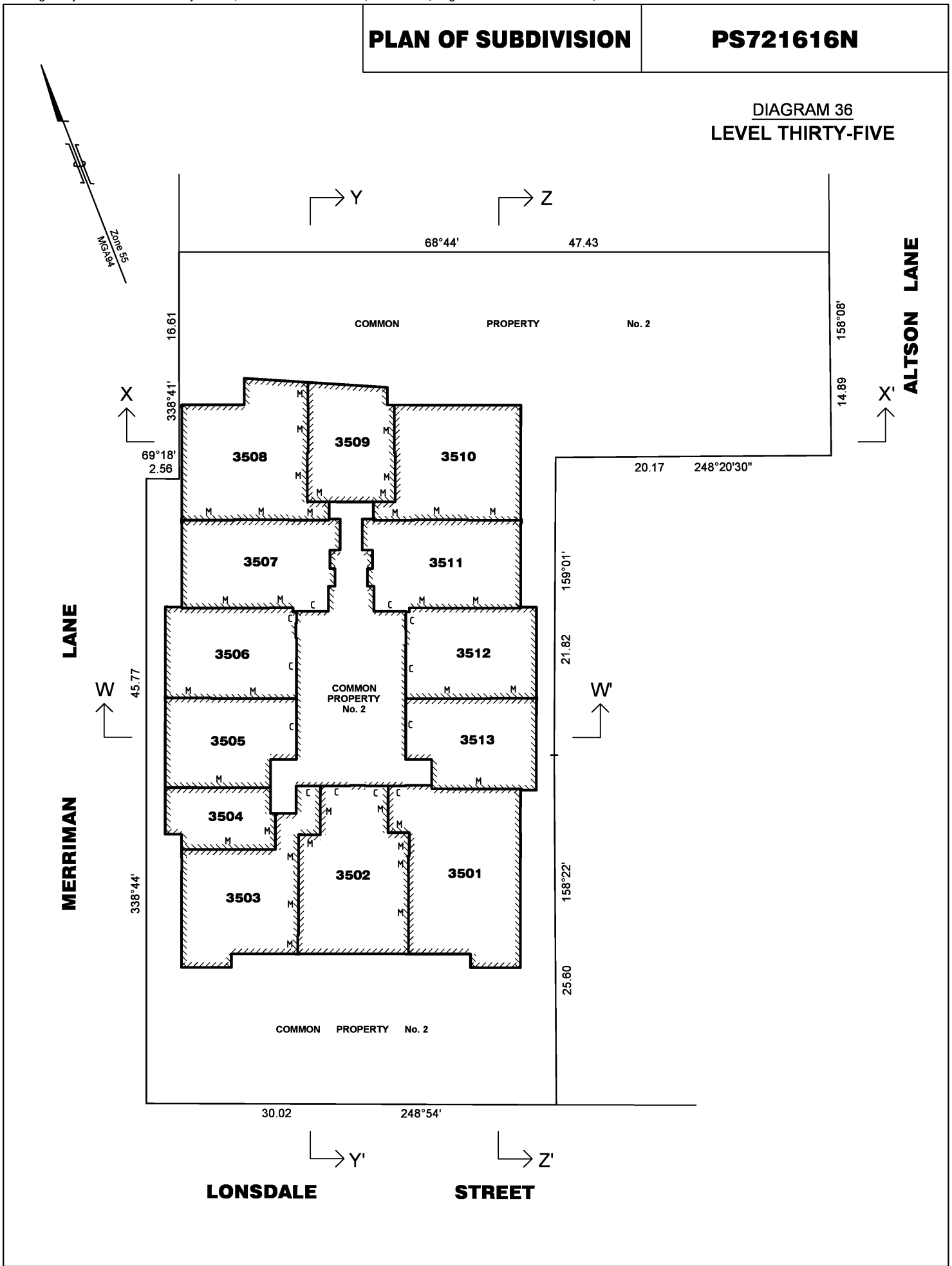
REF: 14072

SHEET 36

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 36 LEVEL THIRTY-FIVE



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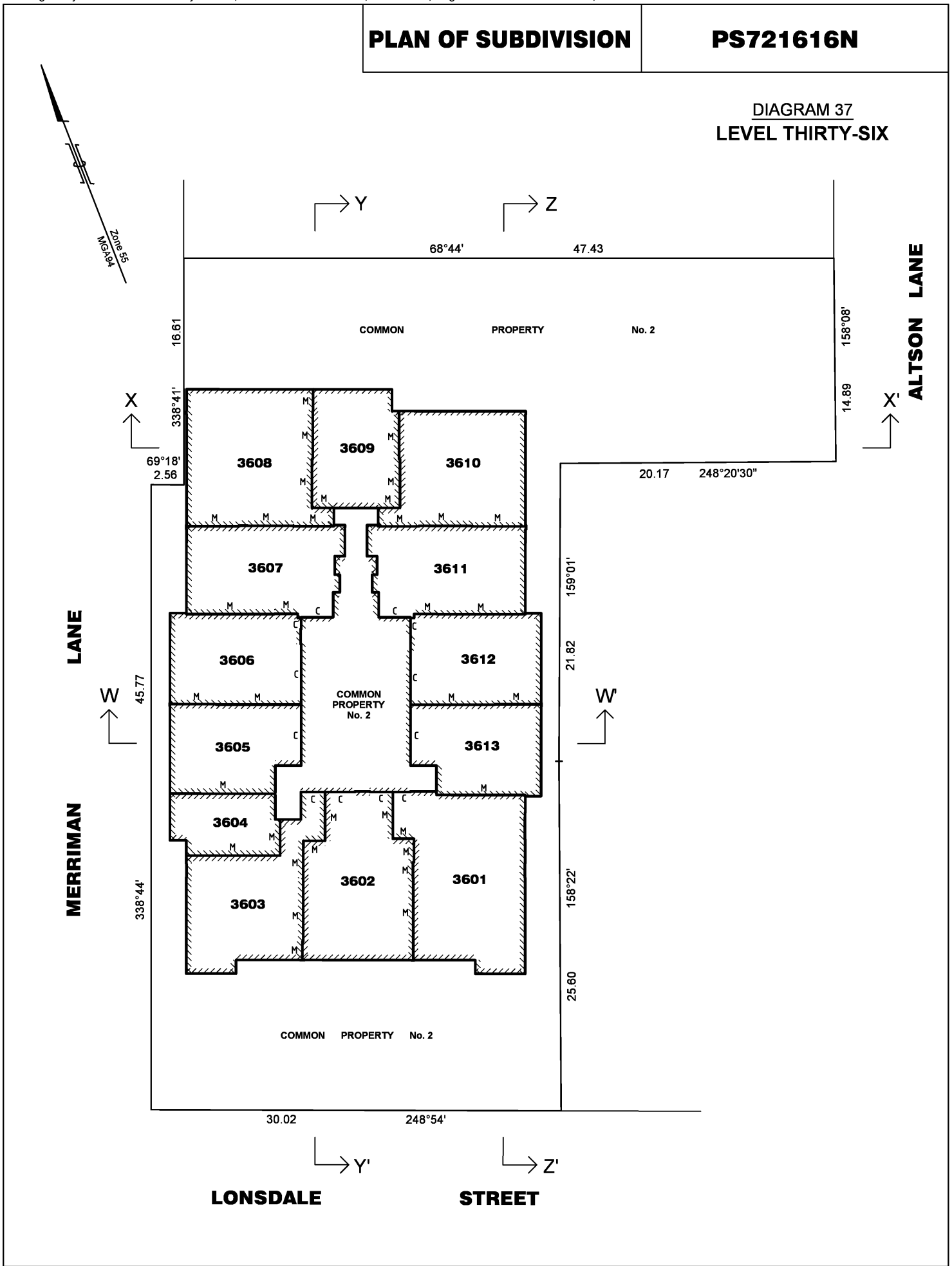
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
REF: 14072
SHEET 37

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 37
LEVEL THIRTY-SIX**



MERRIMAN LANE

ALTSON LANE

LONSDALE STREET

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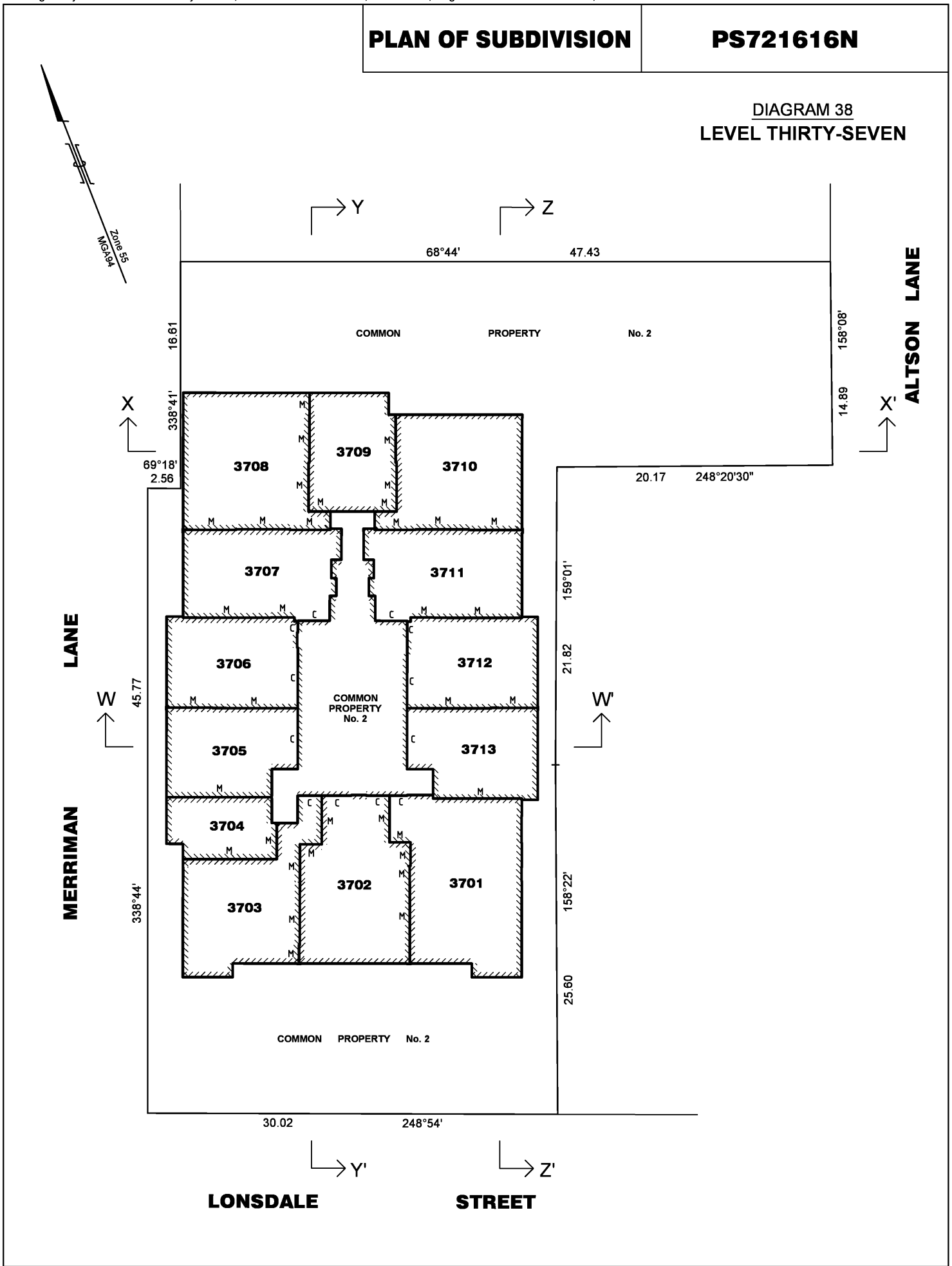
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 38
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PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 38
LEVEL THIRTY-SEVEN**



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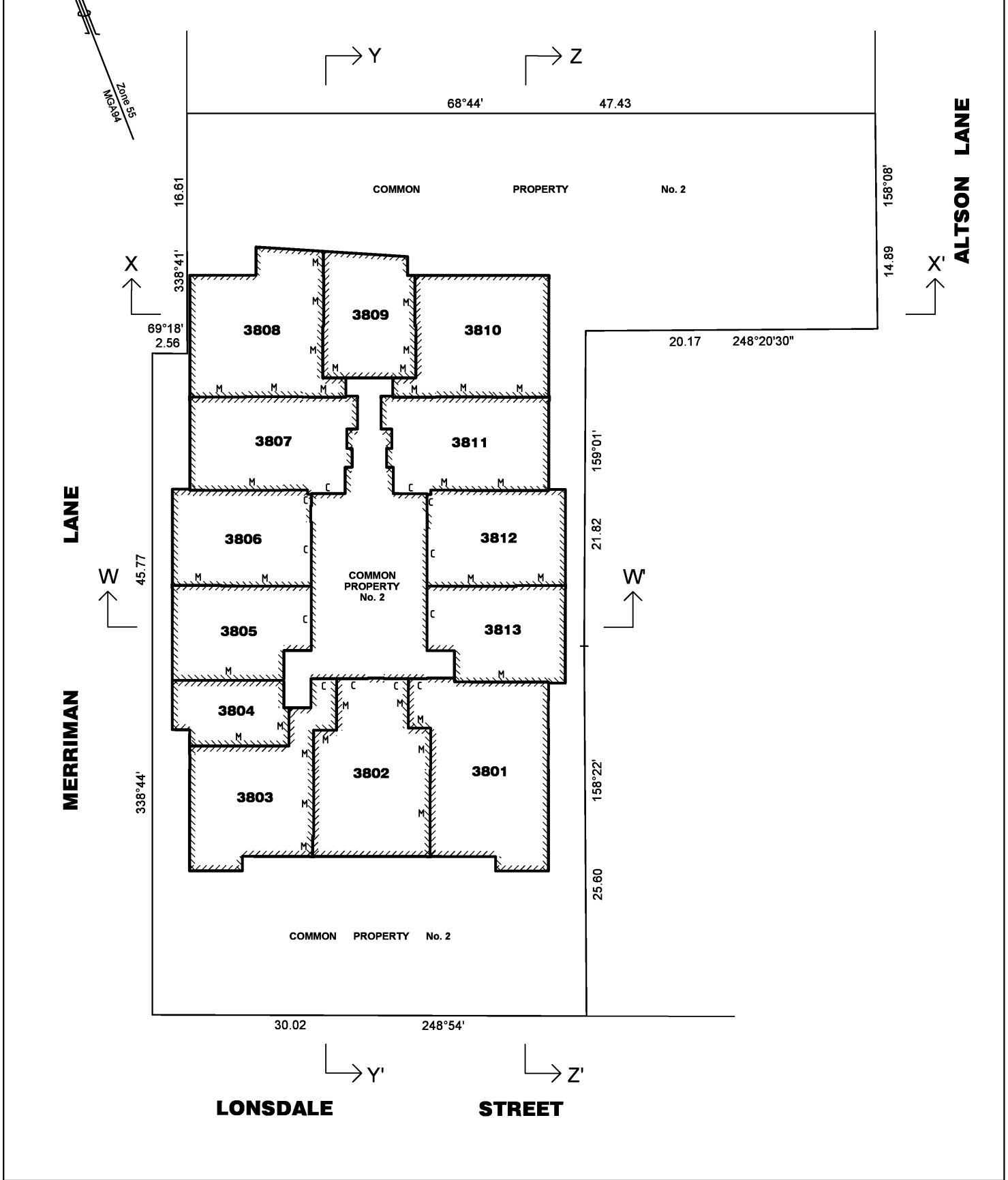
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 39

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 39 LEVEL THIRTY-EIGHT



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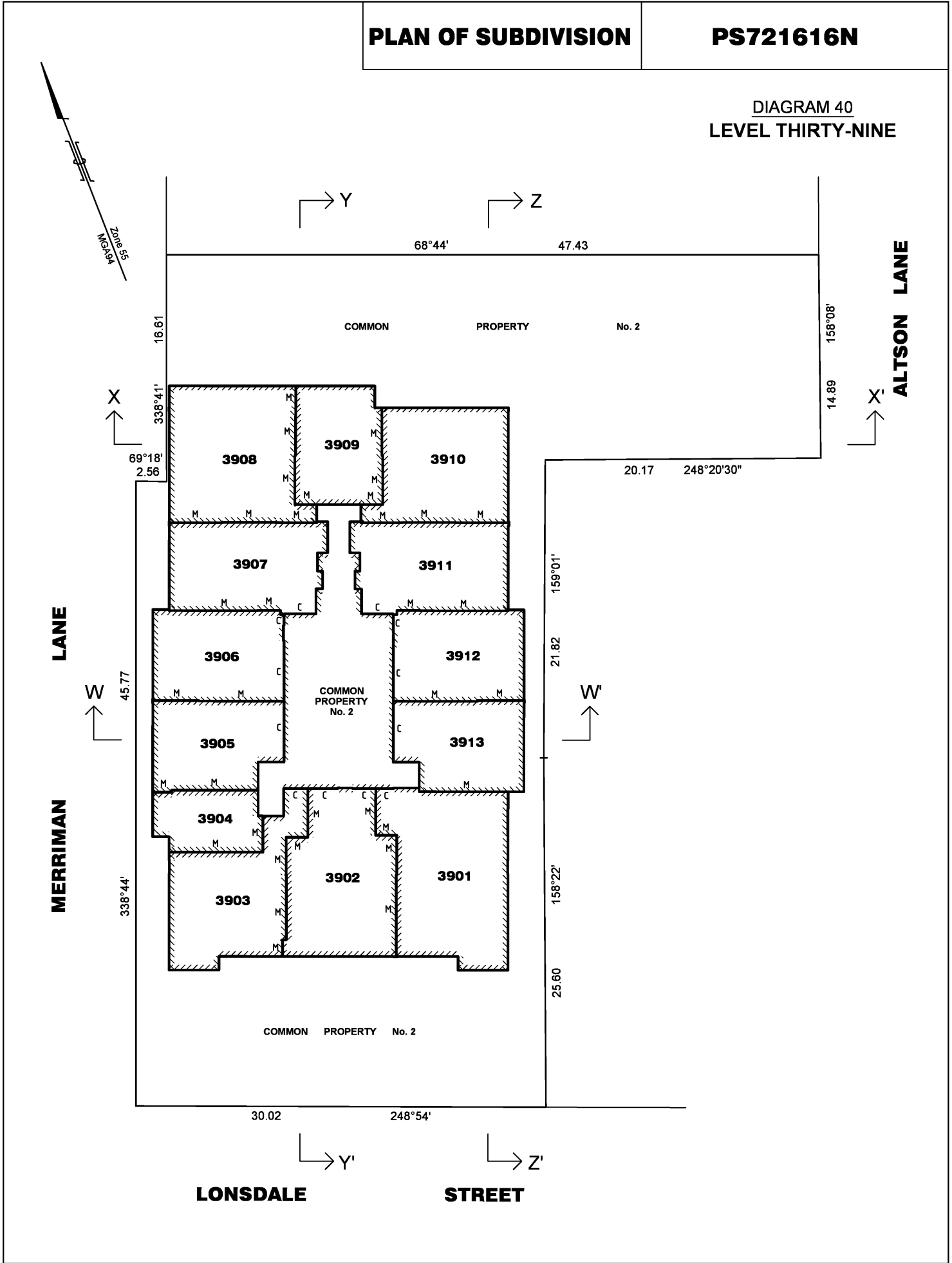
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 40
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PLAN OF SUBDIVISION

PS721616N

DIAGRAM 40 LEVEL THIRTY-NINE



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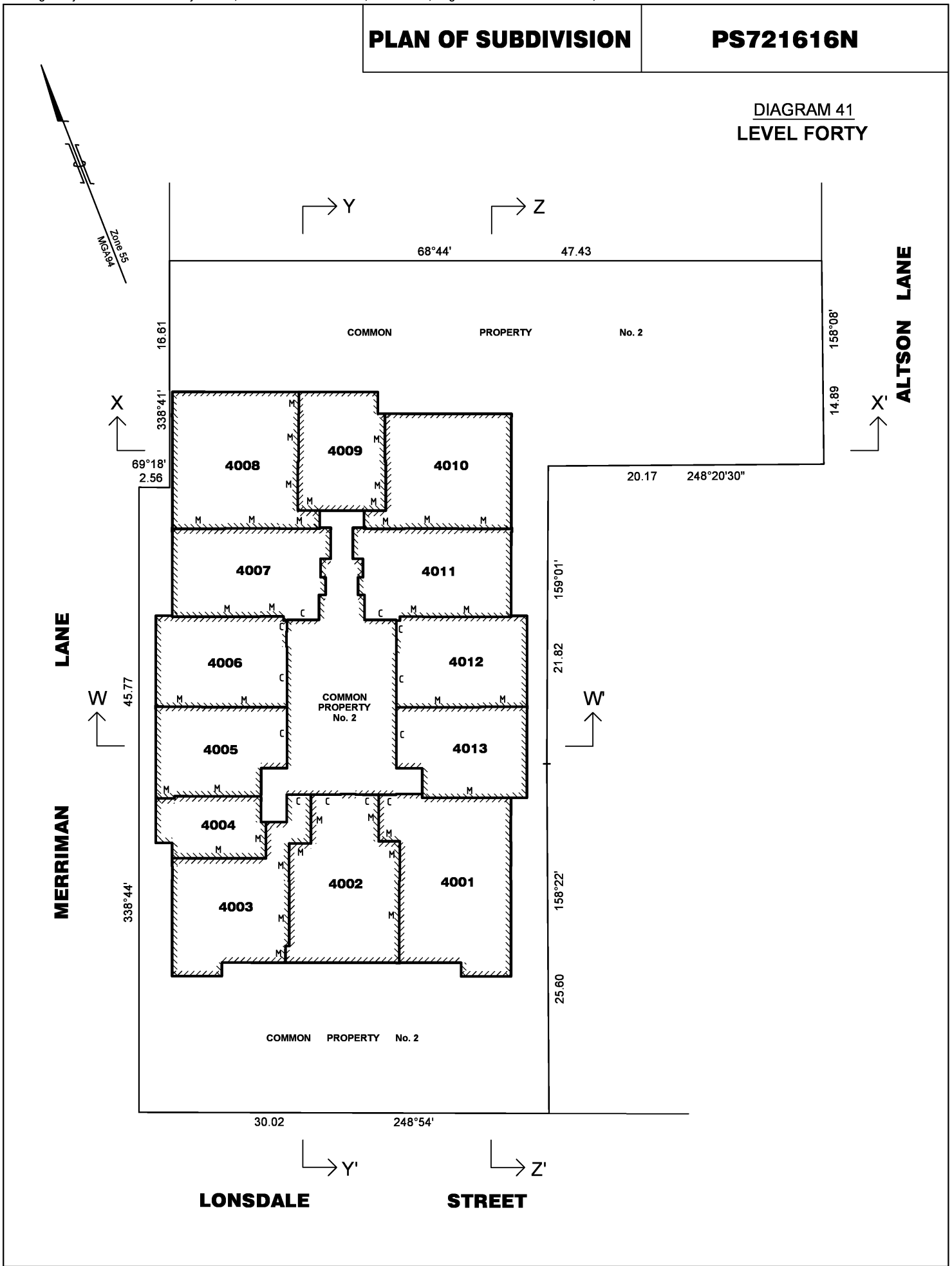
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 41

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 41
LEVEL FORTY**



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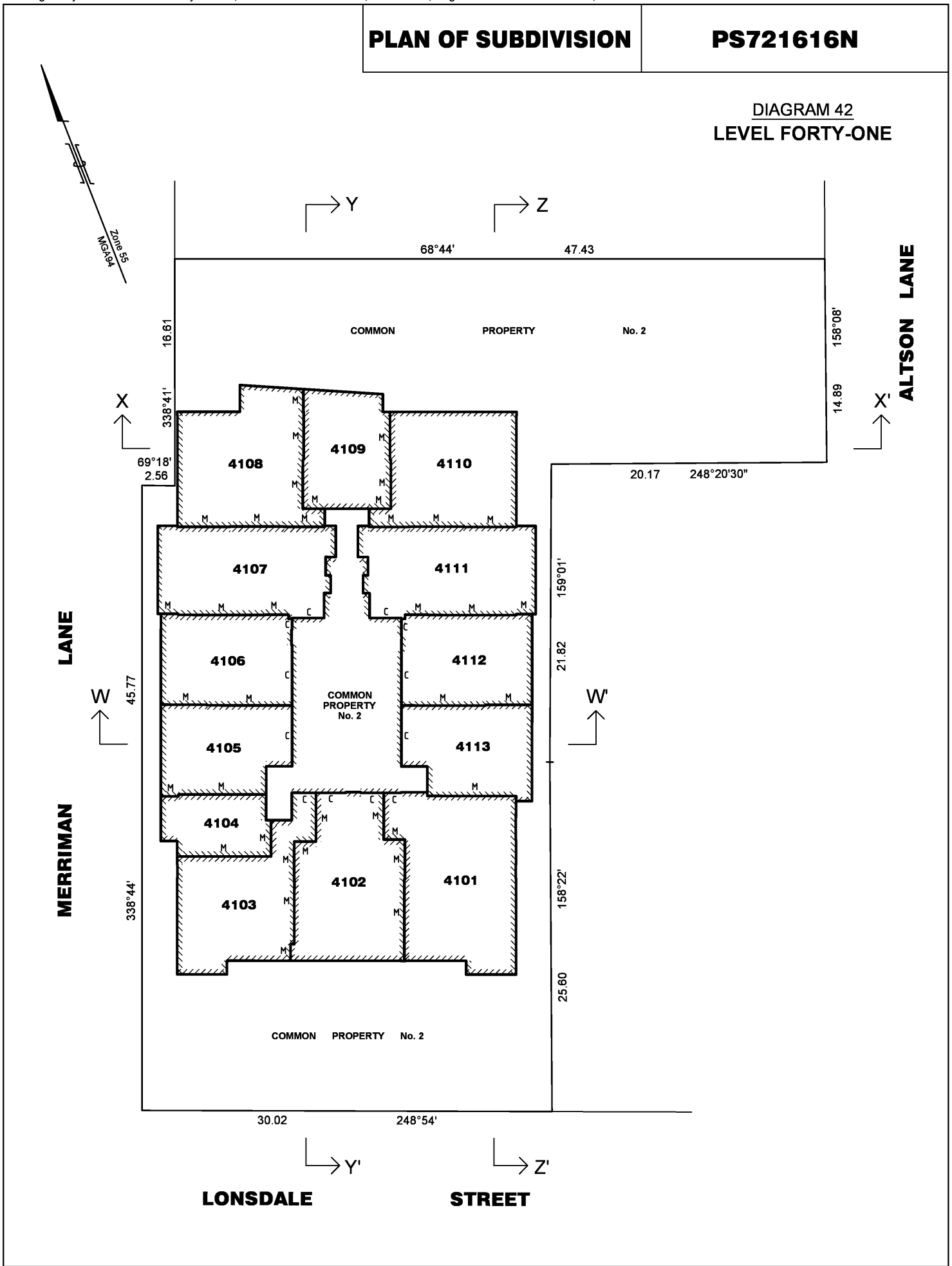
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 42

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 42
LEVEL FORTY-ONE**



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 INC. KEARNEY & TYRRELL SURVEYING
 53 Rose Street, Essendon 3040
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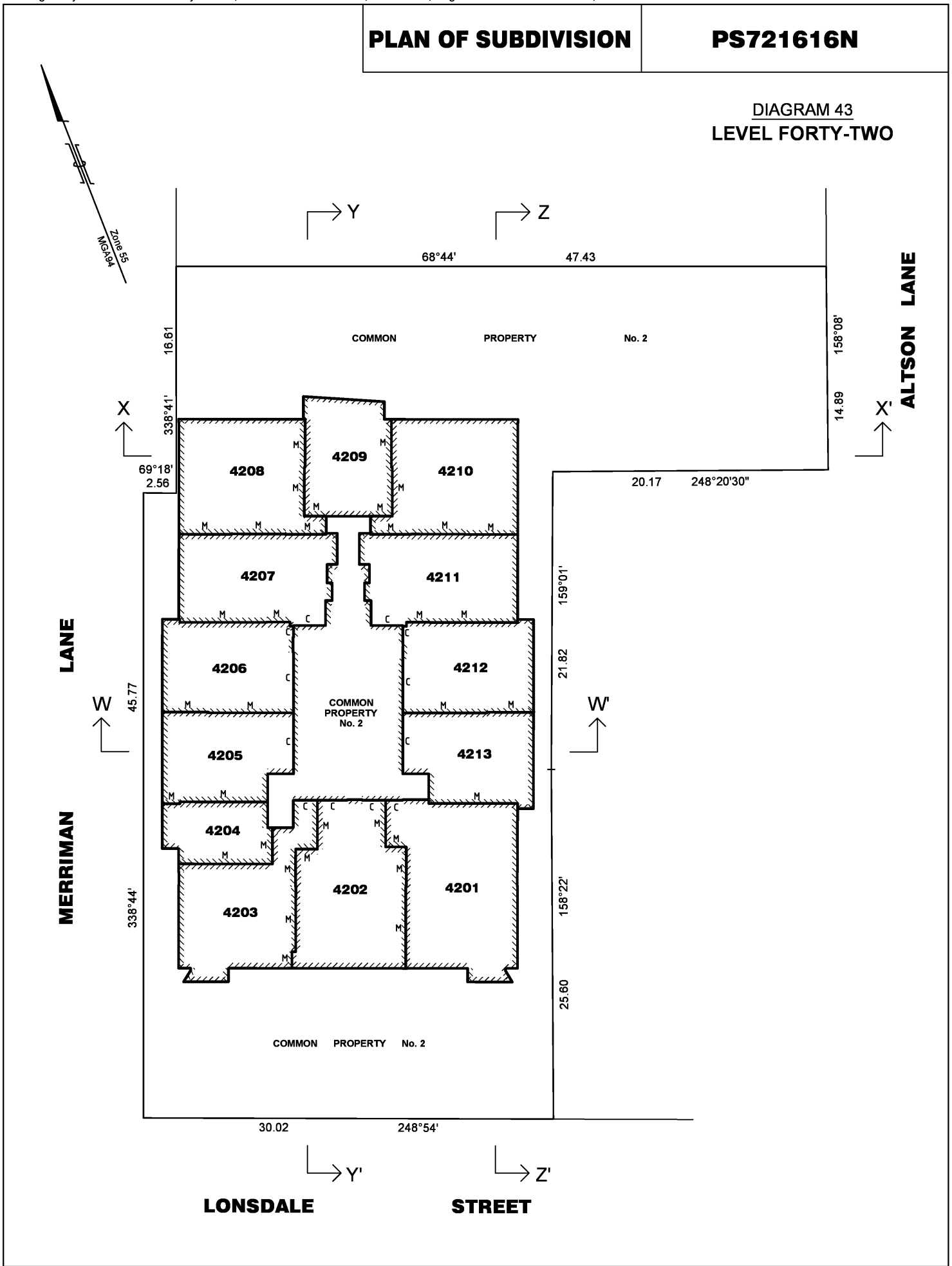
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 43

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 43
LEVEL FORTY-TWO**



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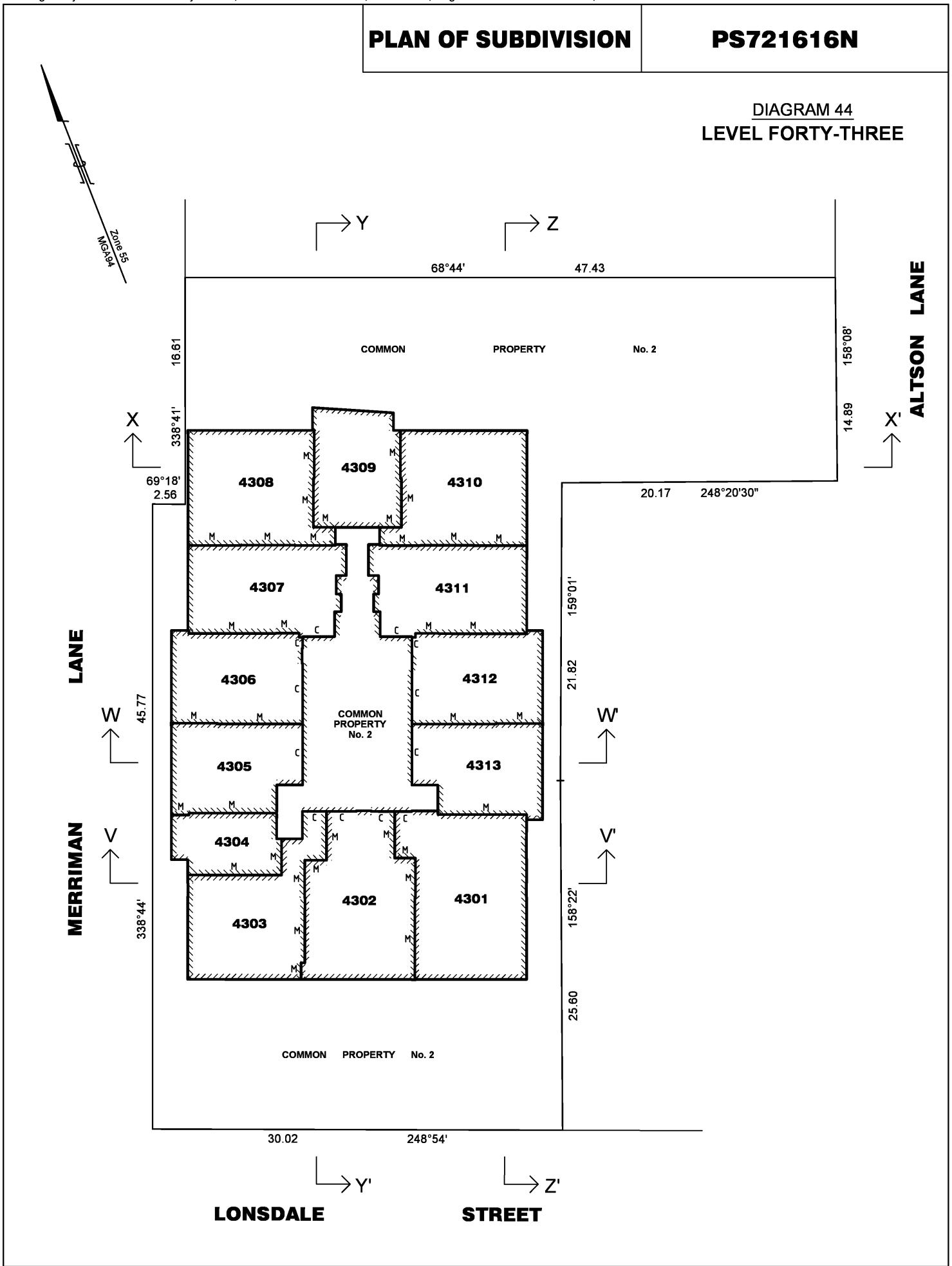
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 44

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 44 LEVEL FORTY-THREE



LANE

MERRIMAN

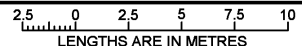
ALTSON LANE

LONSDALE

STREET

VICLAND SURVEYING
 INC. KEARNEY & TYRRELL SURVEYING
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SCALE
1:250



ORIGINAL SHEET
SIZE: A3

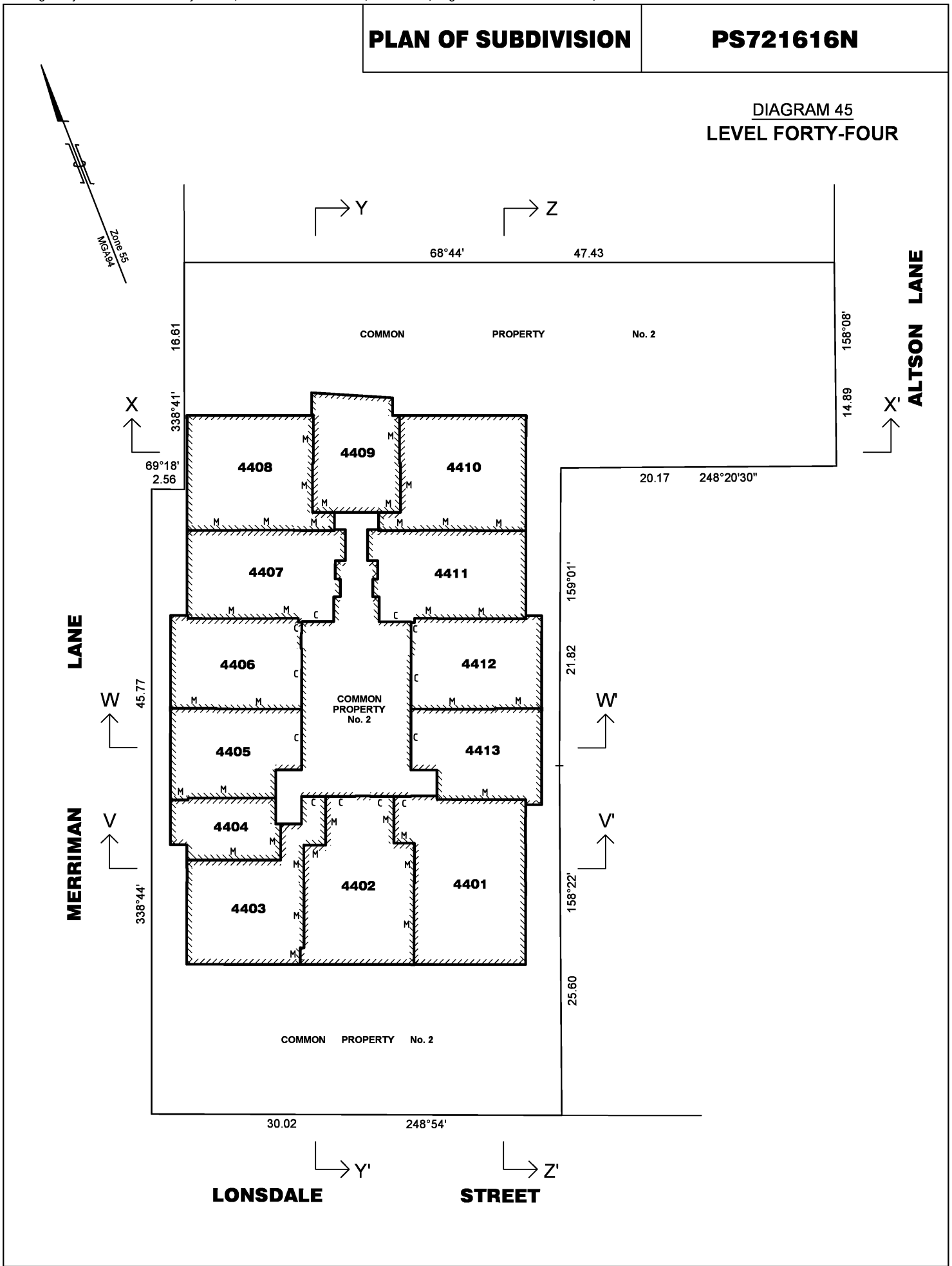
REF: **14072**

SHEET 45

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 45
LEVEL FORTY-FOUR**



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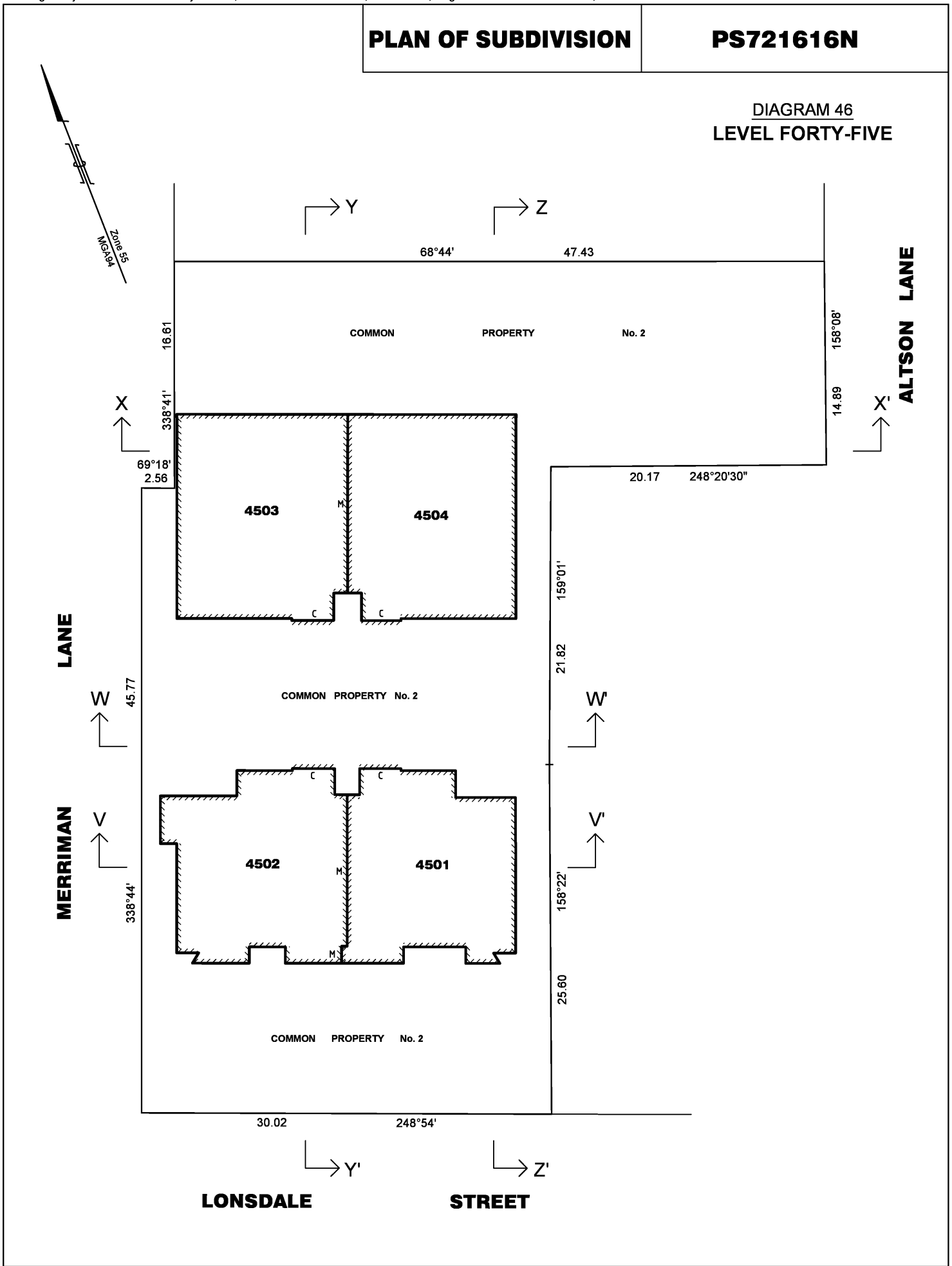
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 46
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PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 46
LEVEL FORTY-FIVE**



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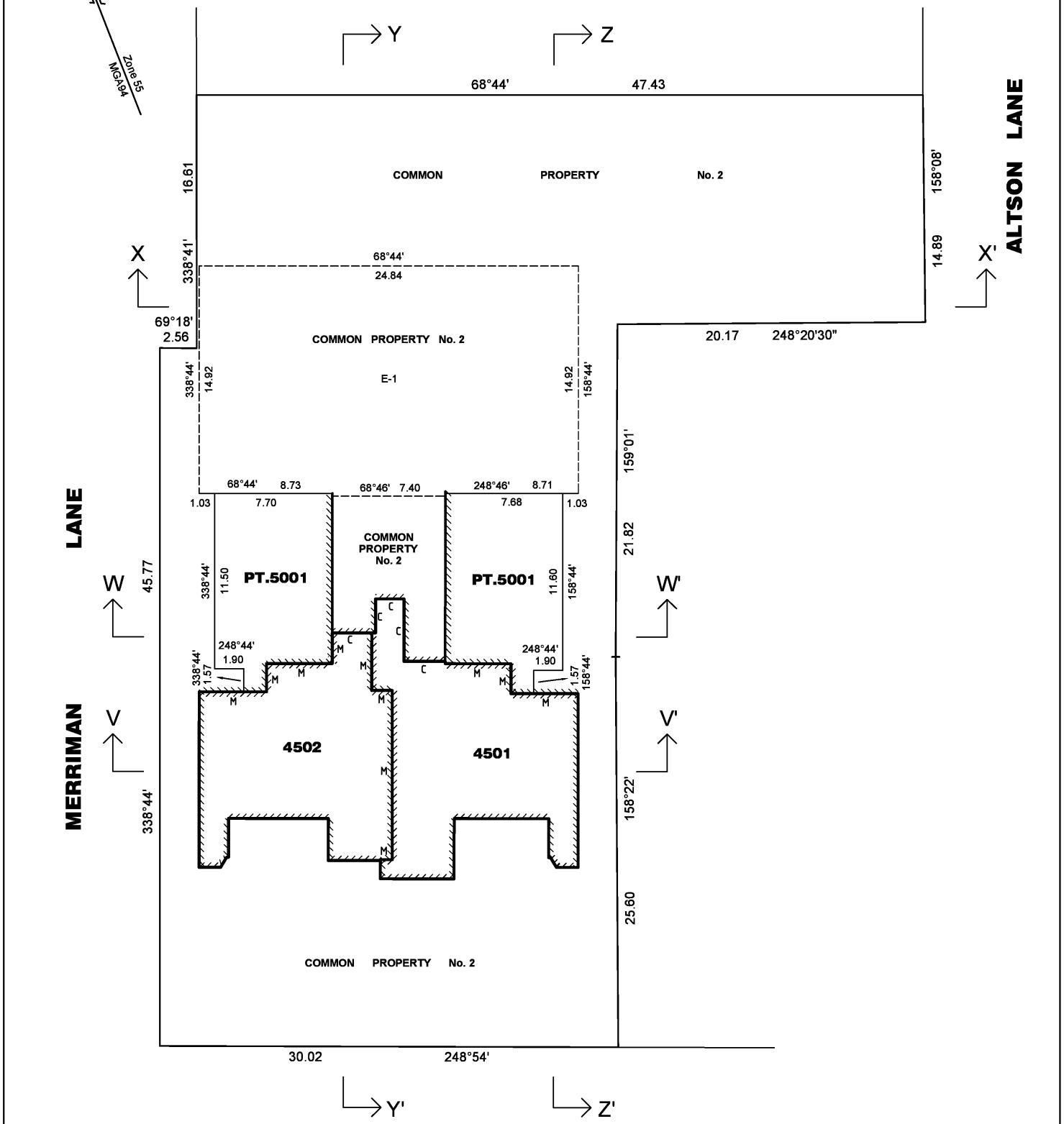
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
REF: 14072
SHEET 47

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 47 LEVEL FORTY-SIX



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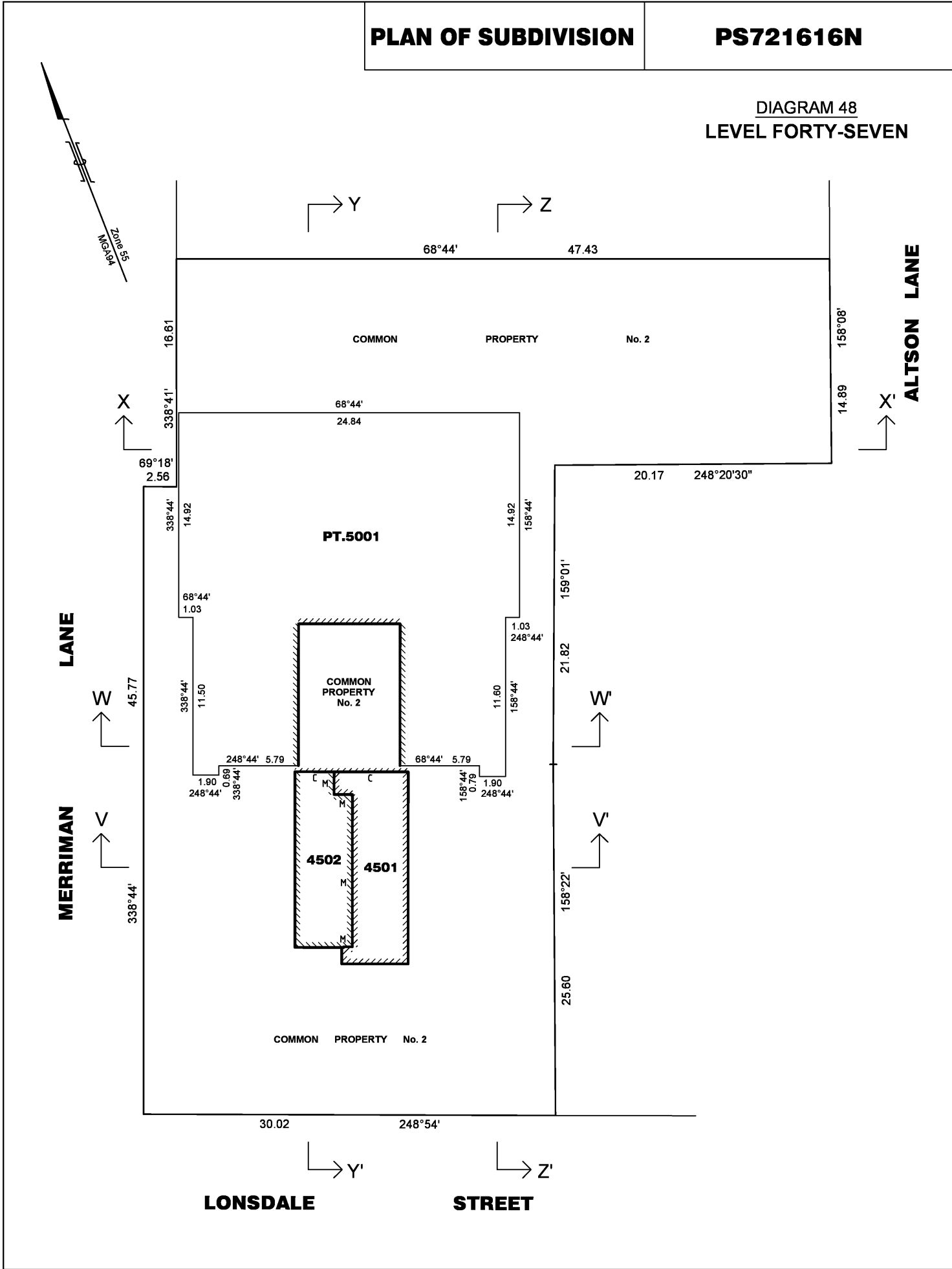
SCALE 1:250	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 48
----------------------------	-------------------	----------

PLAN OF SUBDIVISION

PS721616N

DIAGRAM 48
LEVEL FORTY-SEVEN



VICLAND SURVEYING
INC. KEARNEY & TYRRELL SURVEYING
53 Rose Street, Essendon 3040
T 9331 4266 E admin@vland.com.au
F 9331 4366 W www.vland.com.au

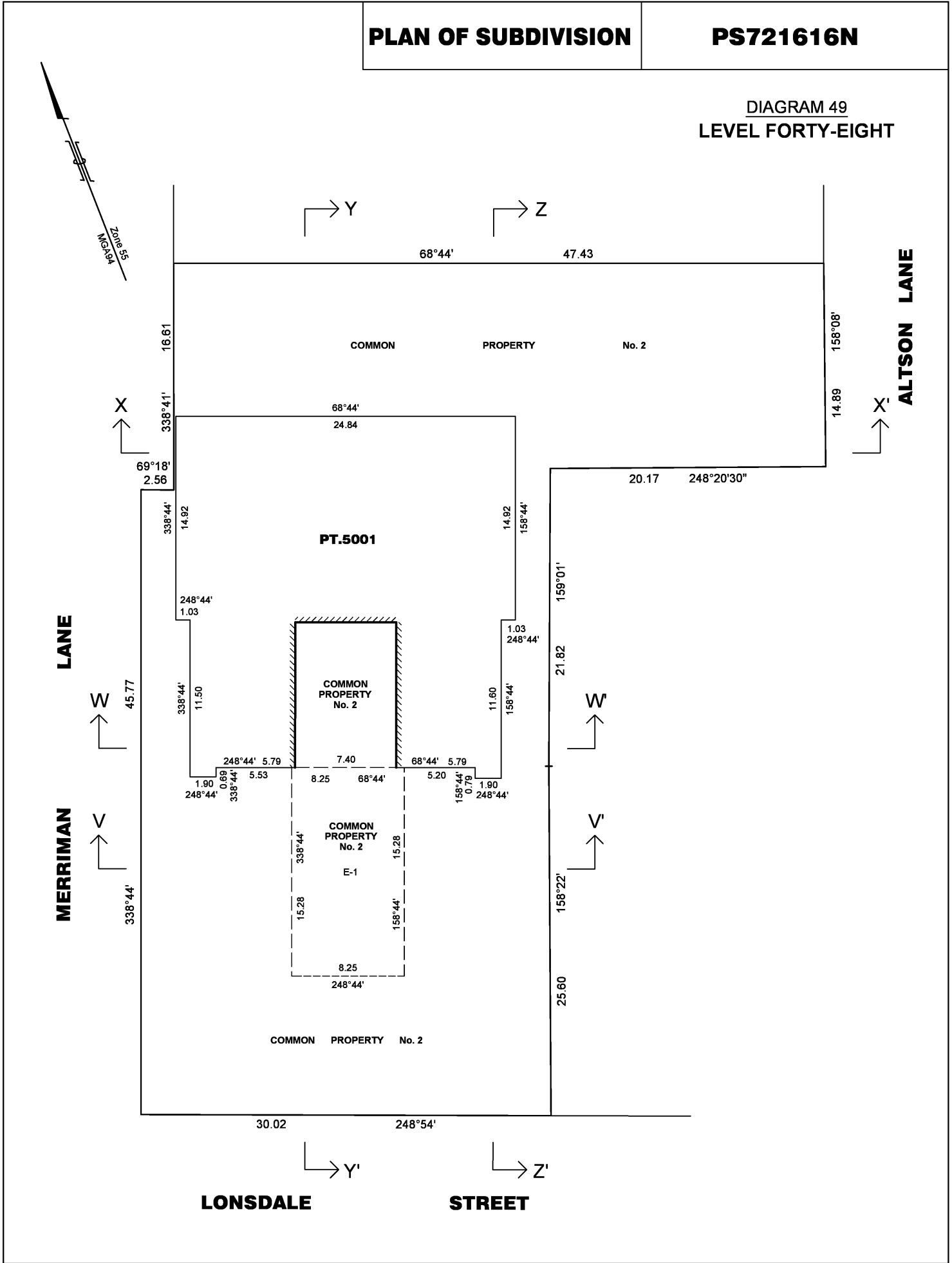
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 49
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PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 49
LEVEL FORTY-EIGHT**



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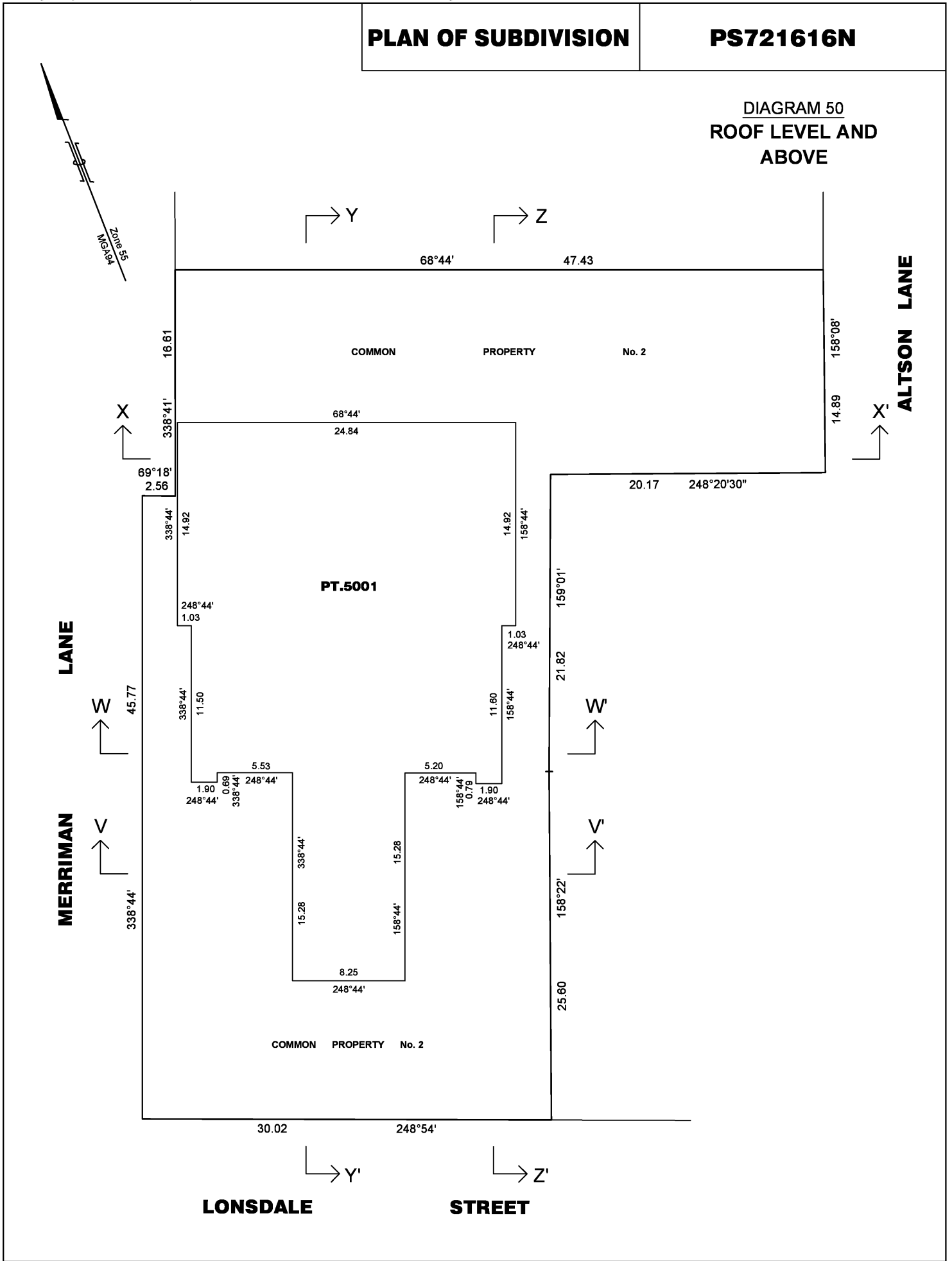
SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3
 REF: 14072
 SHEET 50

PLAN OF SUBDIVISION

PS721616N

**DIAGRAM 50
ROOF LEVEL AND ABOVE**



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SCALE 1:250
 2.5 0 2.5 5 7.5 10
 LENGTHS ARE IN METRES

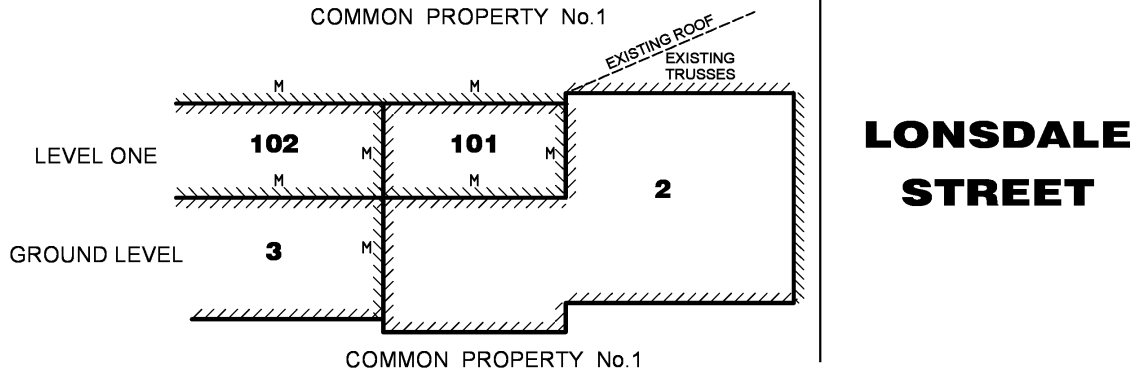
ORIGINAL SHEET SIZE: A3
 REF: **14072**
 SHEET 51

PLAN OF SUBDIVISION

PS721616N

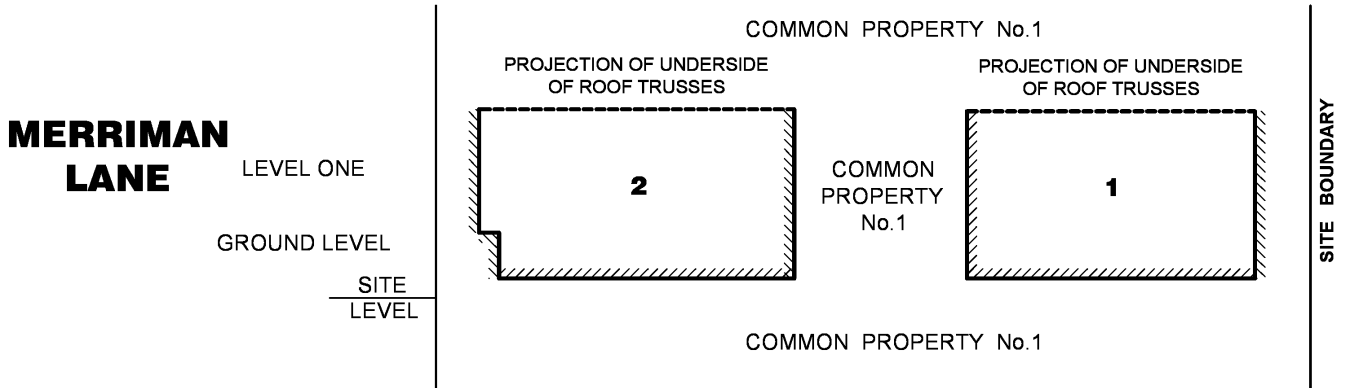
CROSS SECTION T-T'

NOT TO SCALE



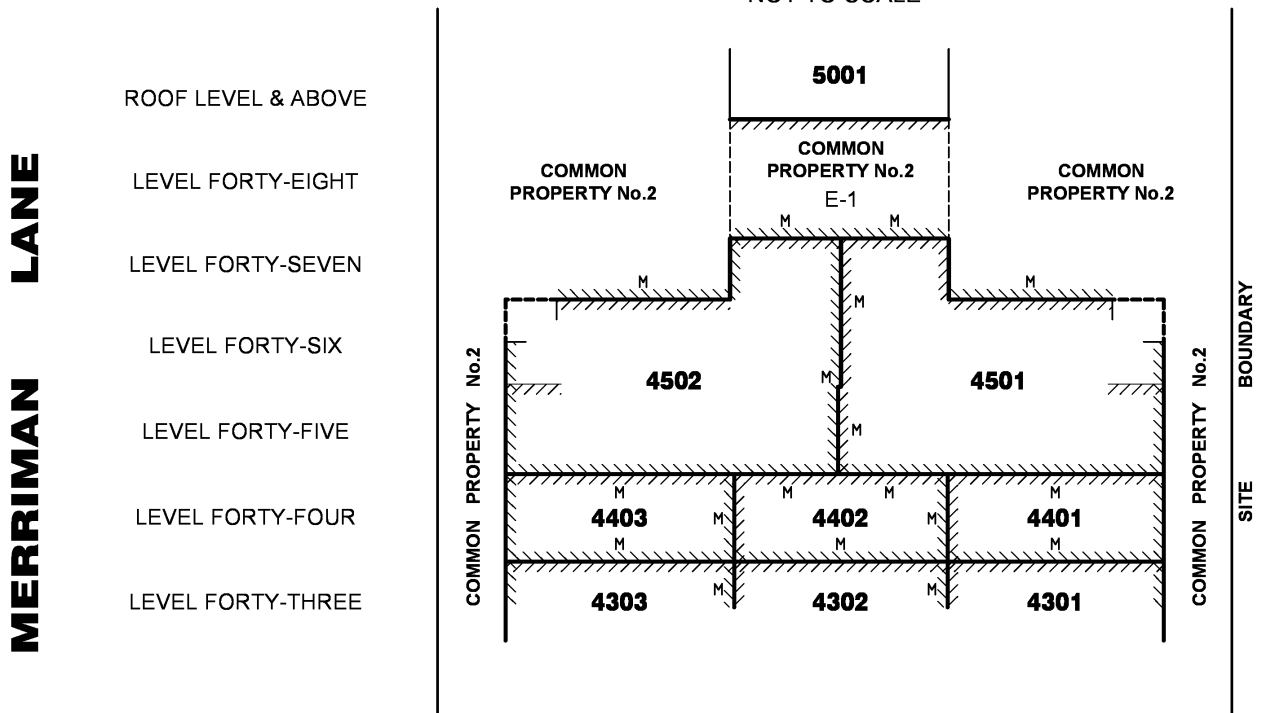
CROSS SECTION U-U'

NOT TO SCALE



CROSS SECTION V-V'

NOT TO SCALE



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SCALE N.T.S.

ORIGINAL SHEET SIZE: A3

REF: 14072

SHEET 52

PLAN OF SUBDIVISION

PS721616N

CROSS SECTION W-W'

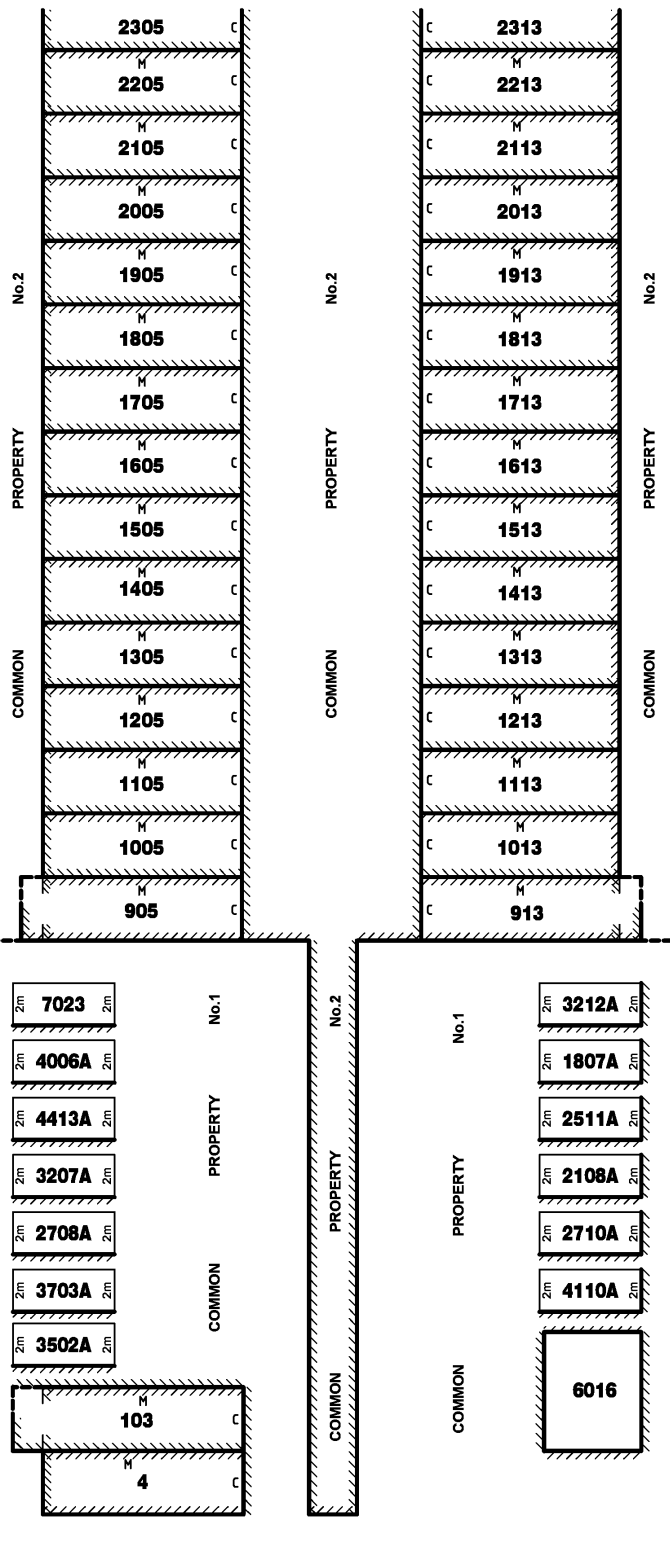
NOT TO SCALE

SEE SHEET 54 FOR CONTINUATION

LANE

MERRIMAN

- LEVEL TWENTY-THREE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-TWO
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-ONE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL NINETEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL EIGHTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL SEVENTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL SIXTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FIFTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FOURTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTEEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWELVE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL ELEVEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL NINE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL EIGHT
- LEVEL SEVEN
- LEVEL SIX
- LEVEL FIVE
- LEVEL FOUR
- LEVEL THREE
- LEVEL TWO
- LEVEL ONE
LOT 103 TYPICAL FOR LOT 104 ON THIS LEVEL
- GROUND LEVEL



PLAN OF SUBDIVISION

PS721616N

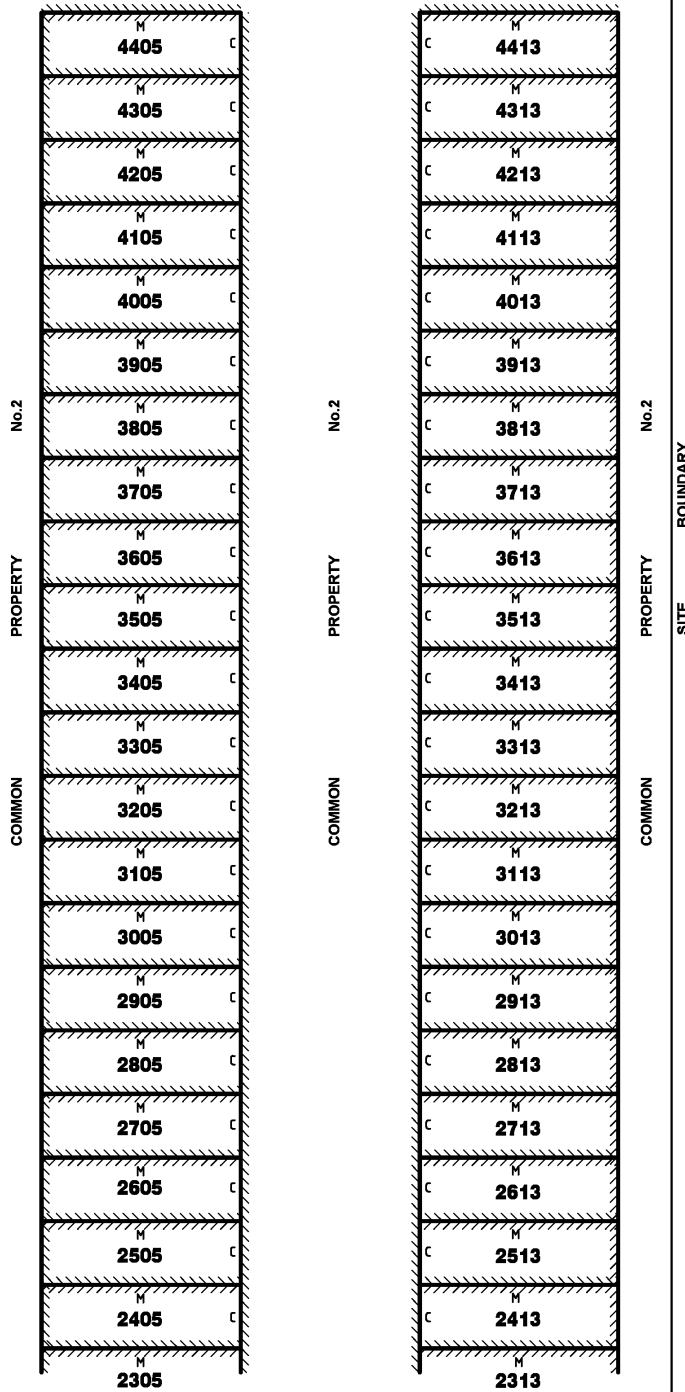
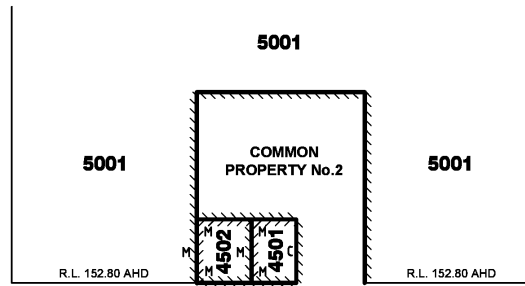
CROSS SECTION W-W'

NOT TO SCALE

- ROOF LEVEL & ABOVE
- LEVEL FORTY-EIGHT & ABOVE
- LEVEL FORTY-SEVEN
- LEVEL FORTY-SIX
- LEVEL FORTY-FIVE
- LEVEL FORTY-FOUR
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FORTY-THREE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FORTY-TWO
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FORTY-ONE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL FORTY
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-NINE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-EIGHT
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-SEVEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-SIX
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-FIVE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-FOUR
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-THREE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-TWO
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY-ONE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL THIRTY
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-NINE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-EIGHT
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-SEVEN
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-SIX
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWELVE-FIVE
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-FOUR
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL TWENTY-THREE
TYPICAL FOR LOTS ON THIS LEVEL

LANE

MERRIMAN



SEE SHEET 53 FOR CONTINUATION

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SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

REF: **14072**

SHEET 54

PLAN OF SUBDIVISION

PS721616N

CROSS SECTION X-X' NOT TO SCALE

SEE SHEET 56 FOR CONTINUATION

LEVEL TWENTY-THREE

LEVEL TWENTY-TWO

LEVEL TWENTY-ONE

LEVEL TWENTY

LEVEL NINETEEN

LEVEL EIGHTEEN

LEVEL SEVENTEEN

LEVEL SIXTEEN

LEVEL FIFTEEN

LEVEL FOURTEEN

LEVEL THIRTEEN

LEVEL TWELVE

LEVEL ELEVEN

LEVEL TEN

LEVEL NINE

LEVEL EIGHT

LOT 6069 TYPICAL FOR LOTS 6065-6068, 6070-6072 & 6084 ON THIS LEVEL

LEVEL SEVEN

LOT 6061 TYPICAL FOR LOTS 6056-6060, 6062-6064 & 6082 ON THIS LEVEL

LEVEL SIX

LOT 6052 TYPICAL FOR LOTS 6047-6051, 6053-6066 & 6080 ON THIS LEVEL

LEVEL FIVE

LOT 6043 TYPICAL FOR LOTS 6038-6042, 6044-6046 & 6078 ON THIS LEVEL

LEVEL FOUR

LOT 6034 TYPICAL FOR LOTS 6029-6033, 6035-6037 & 6076 ON THIS LEVEL

LEVEL THREE

LOT 6025 TYPICAL FOR LOTS 6021-6024, 6026-6028 & 6074 ON THIS LEVEL & LOTS 6017-6020 & 6073 ON LEVEL TWO

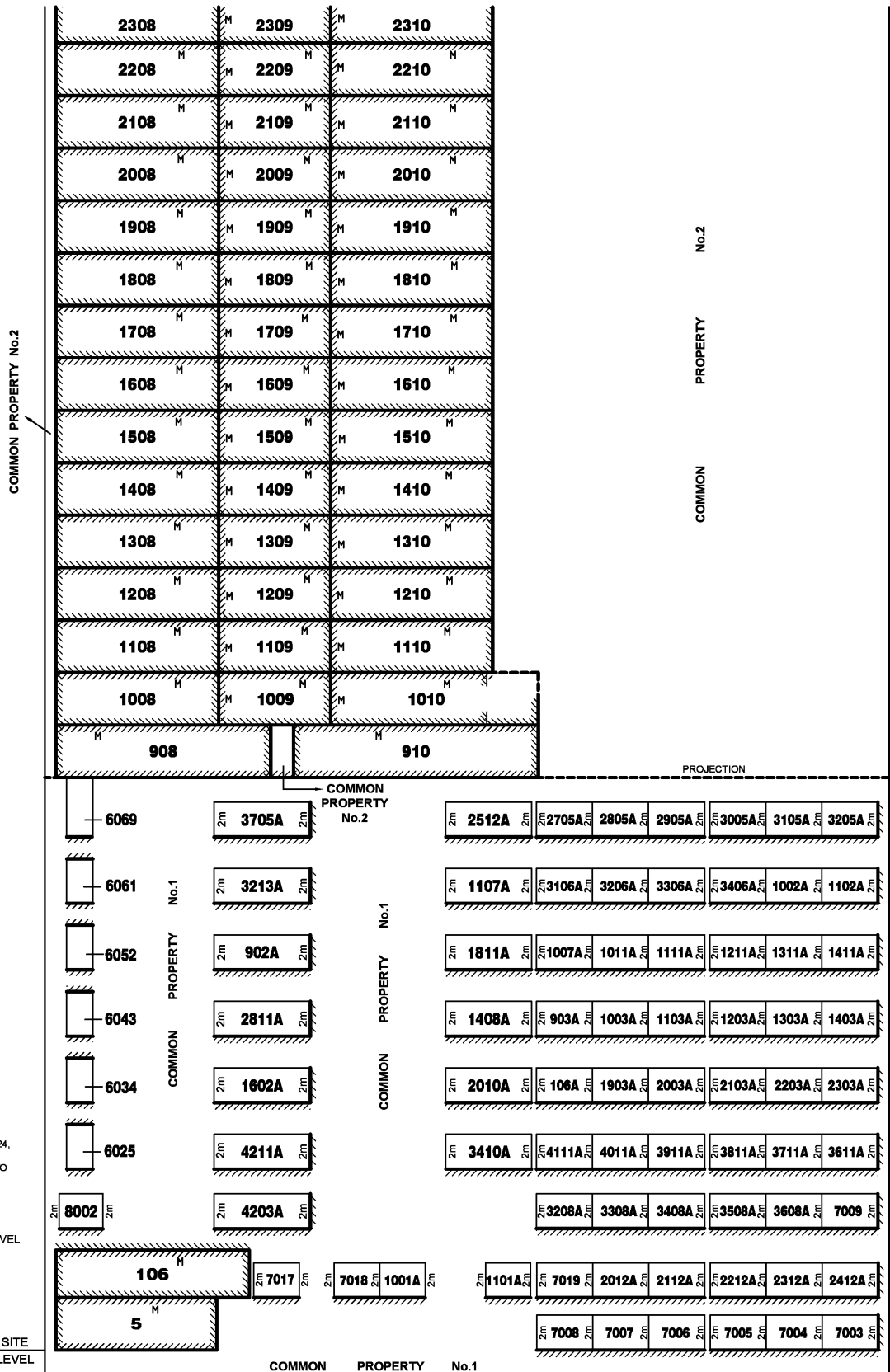
LEVEL TWO

LOT 8002 TYPICAL FOR LOTS 8001, 8003 & 8004 ON THIS LEVEL

LEVEL ONE

GROUND LEVEL

LOT 7003 TYPICAL FOR LOTS 7001 & 7002



MERRIMAN LANE

ALSTON LANE

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SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

REF: 14072

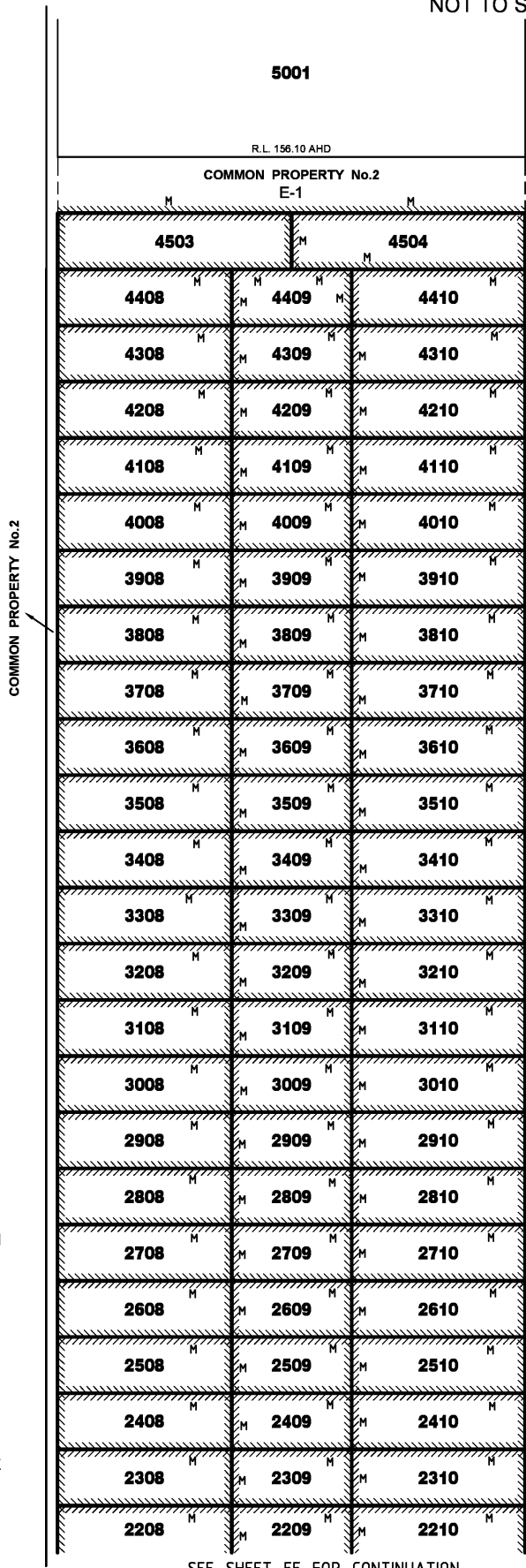
SHEET 55

PLAN OF SUBDIVISION

PS721616N

CROSS SECTION X-X'
NOT TO SCALE

ROOF LEVEL & ABOVE
LEVEL FORTY-EIGHT
LEVEL FORTY-SEVEN
LEVEL FORTY-SIX
LEVEL FORTY-FIVE
LEVEL FORTY-FOUR
LEVEL FORTY-THREE
LEVEL FORTY-TWO
LEVEL FORTY-ONE
LEVEL FORTY
LEVEL THIRTY-NINE
LEVEL THIRTY-EIGHT
LEVEL THIRTY-SEVEN
LEVEL THIRTY-SIX
LEVEL THIRTY-FIVE
LEVEL THIRTY-FOUR
LEVEL THIRTY-THREE
LEVEL THIRTY-TWO
LEVEL THIRTY-ONE
LEVEL THIRTY
LEVEL TWENTY-NINE
LEVEL TWENTY-EIGHT
LEVEL TWENTY-SEVEN
LEVEL TWENTY-SIX
LEVEL TWENTY-FIVE
LEVEL TWENTY-FOUR
LEVEL TWENTY-THREE
LEVEL TWENTY-TWO



SEE SHEET 55 FOR CONTINUATION

MERRIMAN LANE

ALSTON LANE

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SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

REF: **14072**

SHEET 56

PLAN OF SUBDIVISION

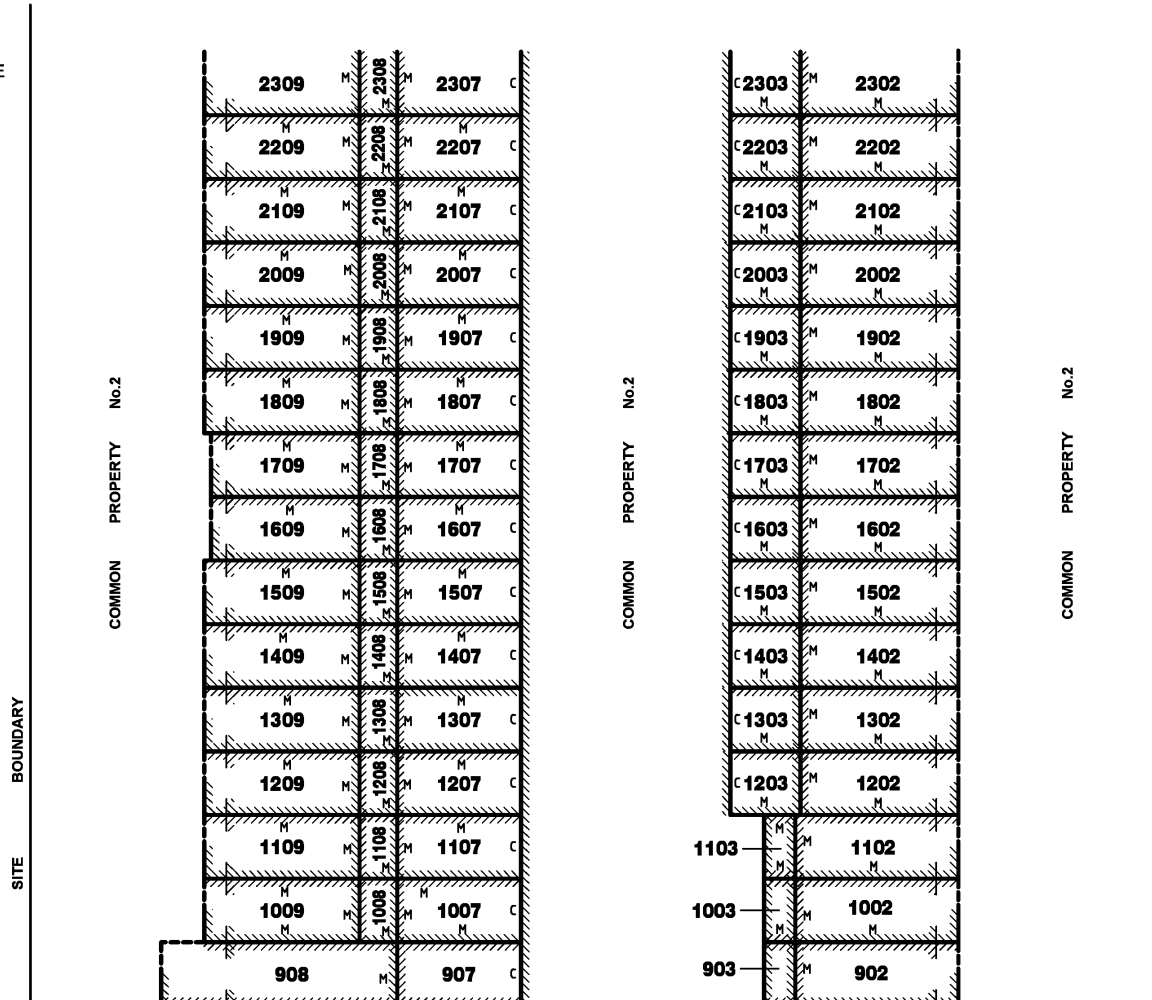
PS721616N

CROSS SECTION Y-Y'

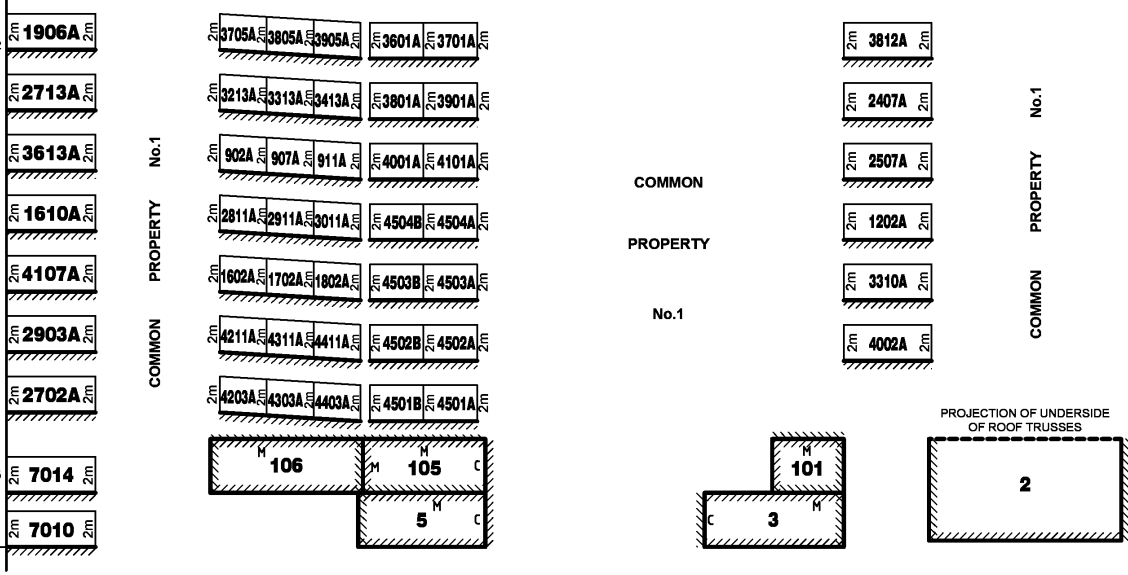
NOT TO SCALE

SEE SHEET 58 FOR CONTINUATION

LEVEL TWENTY-THREE
 LEVEL TWENTY-TWO
 LEVEL TWENTY-ONE
 LEVEL TWENTY
 LEVEL NINETEEN
 LEVEL EIGHTEEN
 LEVEL SEVENTEEN
 LEVEL SIXTEEN
 LEVEL FIFTEEN
 LEVEL FOURTEEN
 LEVEL THIRTEEN
 LEVEL TWELVE
 LEVEL ELEVEN
 LEVEL TEN
 LEVEL NINE



LEVEL EIGHT
 LOT 1906A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX AND LOTS 7020-7022 ON THIS LEVEL
 LEVEL SEVEN
 LOT 2713A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL SIX
 LOT 3613A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL FIVE
 LOT 1610A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL FOUR
 LOT 4107A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL THREE
 LOT 2903A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL TWO
 LOT 2702A TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX ON THIS LEVEL
 LEVEL ONE
 LOT 7014 TYPICAL FOR ALL LOTS WITH AN 'A' SUFFIX AND LOTS 7011-7013, 7015 & 7016 ON THIS LEVEL
 GROUND LEVEL



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 F 9331 4366 W www.vland.com.au

SCALE N.T.S.	ORIGINAL SHEET SIZE: A3	REF: 14072	SHEET 57
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PLAN OF SUBDIVISION

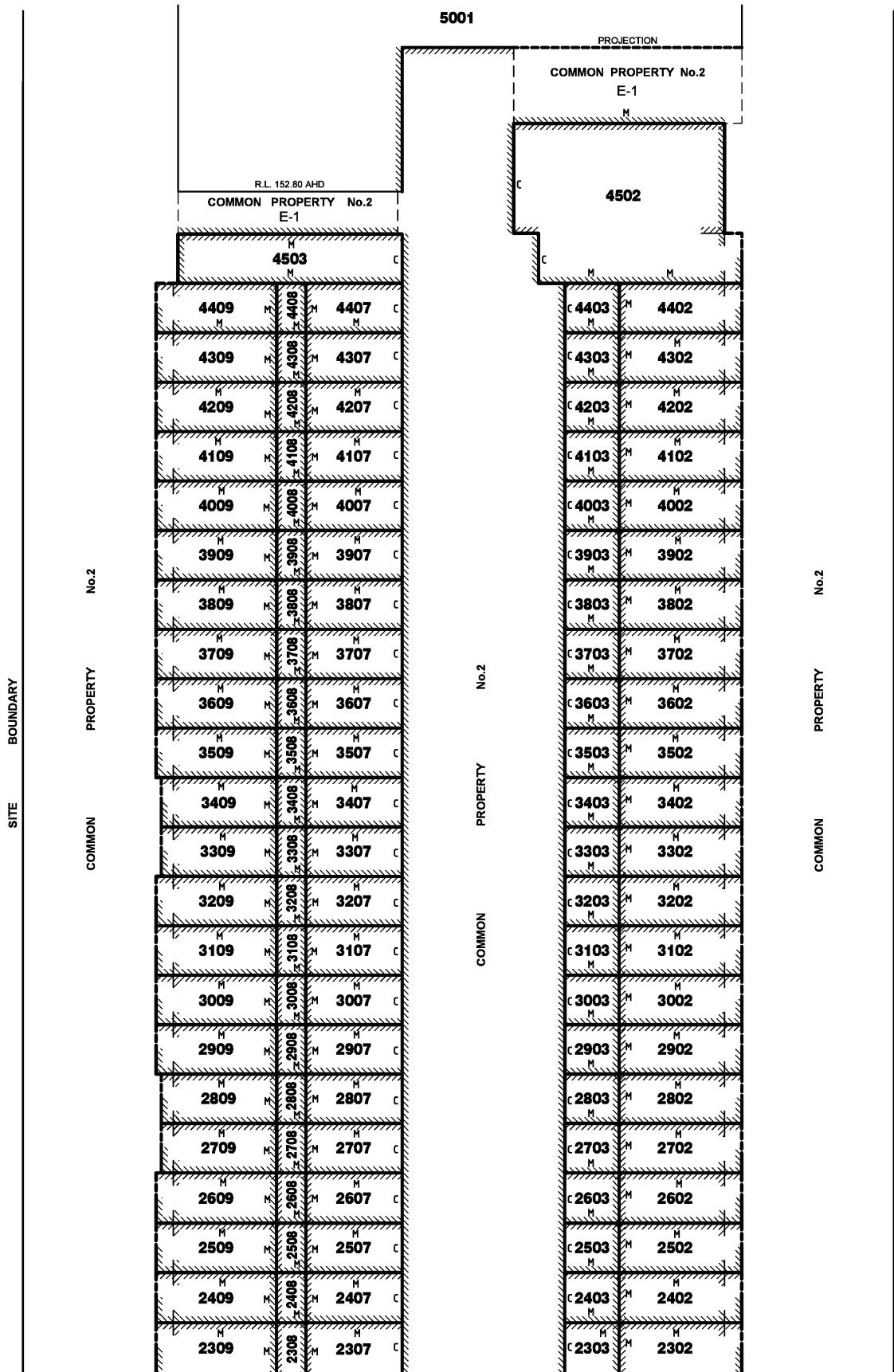
PS721616N

CROSS SECTION Y-Y'

NOT TO SCALE

ROOF LEVEL & ABOVE

- LEVEL FORTY-EIGHT
- LEVEL FORTY-SEVEN
- LEVEL FORTY-SIX
- LEVEL FORTY-FIVE
- LEVEL FORTY-FOUR
- LEVEL FORTY-THREE
- LEVEL FORTY-TWO
- LEVEL FORTY-ONE
- LEVEL FORTY
- LEVEL THIRTY-NINE
- LEVEL THIRTY-EIGHT
- LEVEL THIRTY-SEVEN
- LEVEL THIRTY-SIX
- LEVEL THIRTY-FIVE
- LEVEL THIRTY-FOUR
- LEVEL THIRTY-THREE
- LEVEL THIRTY-TWO
- LEVEL THIRTY-ONE
- LEVEL THIRTY
- LEVEL TWENTY-NINE
- LEVEL TWENTY-EIGHT
- LEVEL TWENTY-SEVEN
- LEVEL TWENTY-SIX
- LEVEL TWENTY-FIVE
- LEVEL TWENTY-FOUR
- LEVEL TWENTY-THREE



SEE SHEET 57 FOR CONTINUATION

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 F 9331 4366 W www.vland.com.au

SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

REF: **14072**

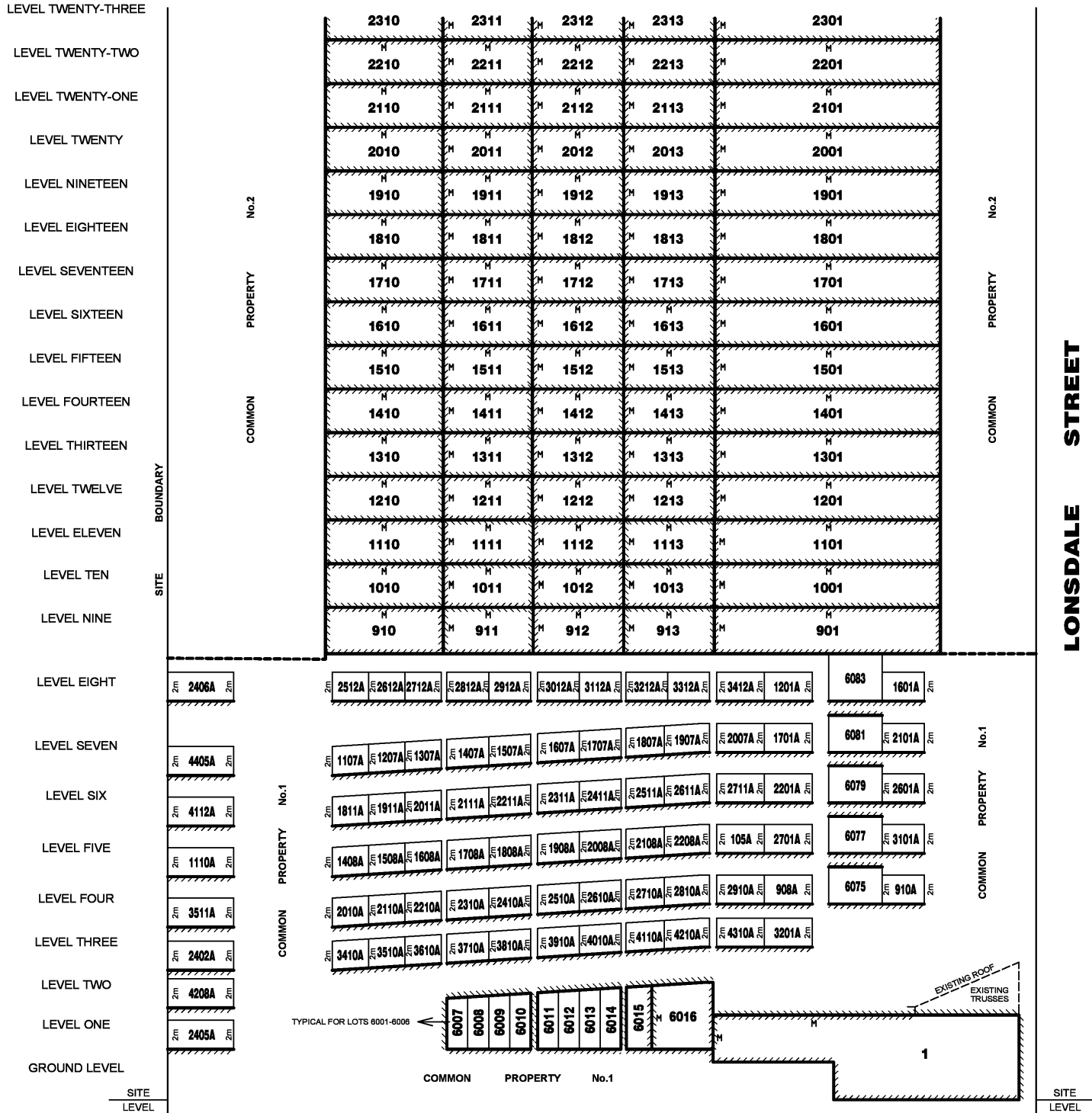
SHEET 58

PLAN OF SUBDIVISION

PS721616N

CROSS SECTION Z-Z' NOT TO SCALE

SEE SHEET 60 FOR CONTINUATION



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SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

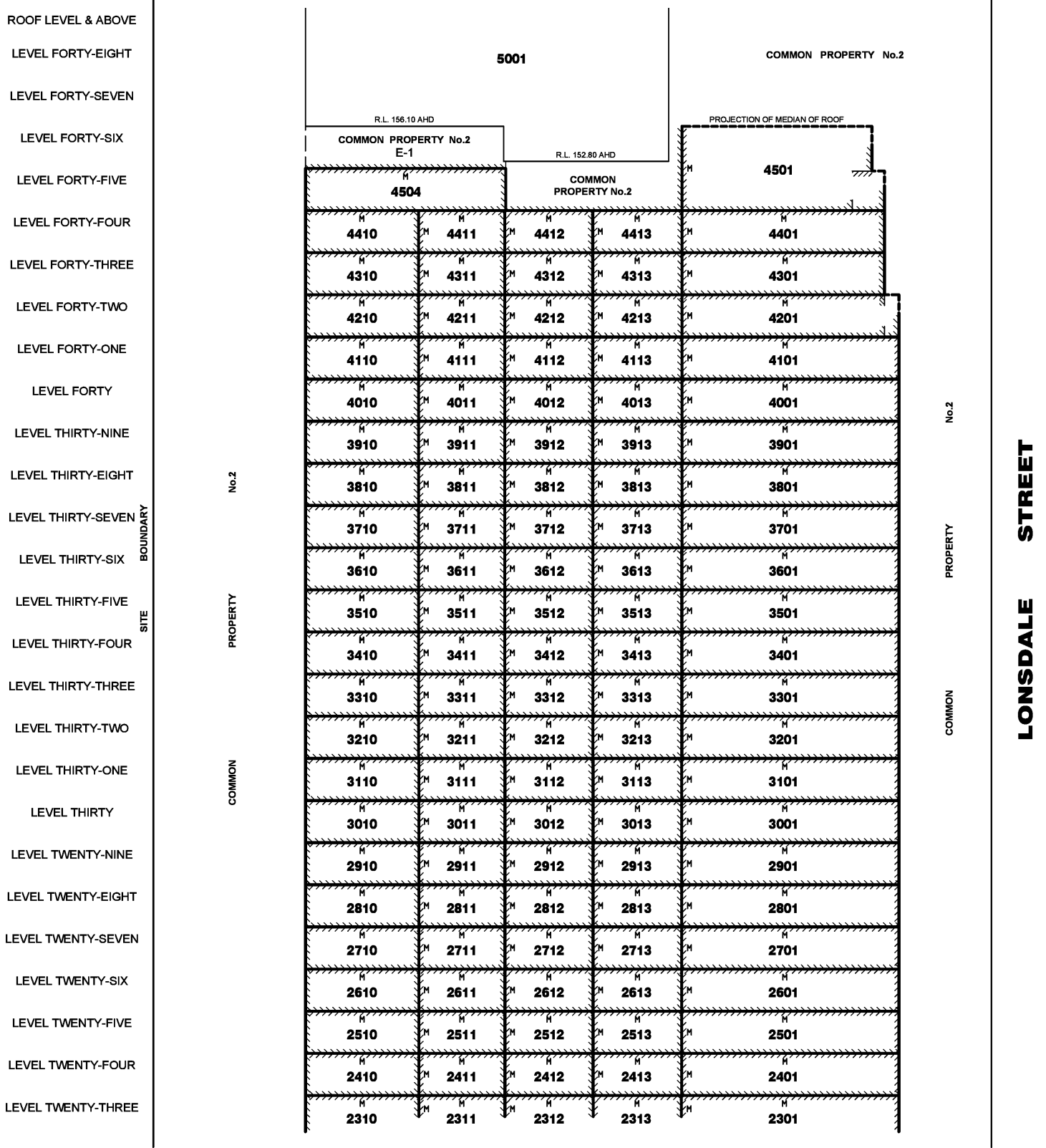
REF: **14072**

SHEET 59

PLAN OF SUBDIVISION

PS721616N

CROSS SECTION Z-Z'
NOT TO SCALE



SEE SHEET 59 FOR CONTINUATION

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SCALE
N.T.S.

ORIGINAL SHEET
SIZE: A3

REF: **14072**

SHEET 60



**Plan of Subdivision PS721616N
Concurrent Certification and Statement of Compliance
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S040663J
Plan Number: PS721616N
Responsible Authority Name: Melbourne City Council
Responsible Authority Reference Number 1: TP-2013-689
Responsible Authority Reference Number 2: SA-2013-96
Surveyor's Plan Version: 3

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

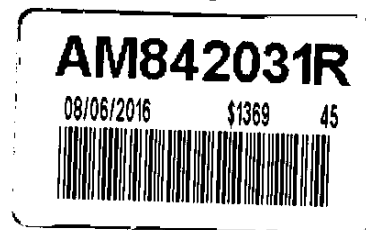
Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Leon Wilson
Organisation: Melbourne City Council
Date: 22/02/2016

306 MO

Transfer of Land

Section 45 Transfer of Land Act 1958



Lodged by

Name: **HTH LAWYERS**

Phone:

Address:

Reference:

Customer Code: **14633D**

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio)*

Certificate of Title Volume 11640 Folio 683 and Volume 11640 Folio 114

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its estate in fee simple

Consideration:

~~Seven Hundred and Thirty Eight Thousand (\$738,000) only~~ **\$ 729,000**

Transferor: *(full name)*

ACN 137 997 374 PTY LTD ACN 137 997 374

Transferee: *(full name and address including postcode)*

CHEE HENG CHOO of No. 1, Jalan PJS 9/1F, Bandar Sunway 46150 Petaling Jaya Malaysia

Directing Party: *(full name)*

Creation and/or Reservation of Easement and/or Restrictive Covenant

AND I the said Transferee(s) for myself, my respective heirs, executors and transferees the registered proprietor or proprietors for the time being of the Land hereby transferred and every part or parts thereof DO HEREBY and as separate covenants COVENANT with the said ACN 137 997 374 PTY LTD its administrators, assigns, transferees and other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision P5721616N other than the Land hereby transferred ("the Lot") that I the said Transferee(s) and my heirs, executors and transferees shall not use or permit to be used the Lot or any part or parts thereof for the carrying on of any business enterprise or undertaking or for non-residential purposes or uses BUT in no case will the above covenant apply, if the business enterprise or undertaking being conducted on the Lot and the persons or entity conducting or carrying on such business enterprise or undertaking, have been consented to and approved in writing, by Central Enquity Limited ACN 006 708 738

30800812A

Order to Register

Duty Use Only

T2

Please register and issue the Certificate of Title to

Page 1 of 3

Signed

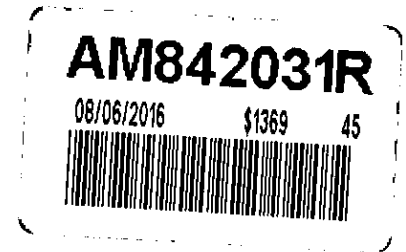
Customer Code **14633D**

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Transfer of Land

Section 45 Transfer of Land Act 1958



Dated:

Parties: ACN 137 997 374 PTY LTD ACN 137 997 374 to CHEE HENG CHOO

Signatures of the Parties

Dated:

Execution and attestation:

Executed for ACN 137 997 374 PTY LTD ACN 137 997 374 by being signed by those persons who are authorised to sign for the Company:

Director
Full Name :
Usual Address :

Eddie Kutner - Director
5/32 Power St, Southbank 3006

Director/Secretary
Full Name :
Usual Address :

Geoffrey Mark Otto - Secretary
5/32 Power St, Southbank 3006

30800812A

T2

Page 2 of 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Transfer of Land

Section 45 Transfer of Land Act 1958

AM842031R

08/06/2016 \$1369 45

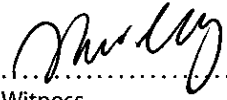


Dated:

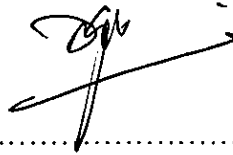
Parties: ACN 137 997 374 PTY LTD ACN 137 997 374 to CHEE HENG CHOO

Signatures of the Parties

Signed by the said transferee in the presence of



Witness



CHEE HENG CHOO

30800812A

T2

Page 3 of 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



Department of Transport and Planning

Owners Corporation Search Report

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Produced: 23/03/2026 12:34:18 PM

**OWNERS CORPORATION 1
PLAN NO. PS721616N**

The land in PS721616N is affected by 2 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1, 2, Lots 1 - 5, 101, 101A, 102 - 105, 105A, 106, 106A, 901, 901A, 902, 902A, 903, 903A, 904 - 907, 907A, 908, 908A, 910, 910A, 911, 911A, 912, 913, 1001, 1001A, 1002, 1002A, 1003, 1003A, 1004 - 1007, 1007A, 1008, 1008A, 1009, 1010, 1010A, 1011, 1011A, 1012, 1013, 1101, 1101A, 1102, 1102A, 1103, 1103A, 1104 - 1107, 1107A, 1108, 1108A, 1109, 1110, 1110A, 1111, 1111A, 1112, 1113, 1201, 1201A, 1202, 1202A, 1203, 1203A, 1204 - 1207, 1207A, 1208, 1208A, 1209, 1210, 1210A, 1211, 1211A, 1212, 1213, 1301, 1301A, 1302, 1302A, 1303, 1303A, 1304 - 1307, 1307A, 1308, 1308A, 1309, 1310, 1310A, 1311, 1311A, 1312, 1313, 1401, 1401A, 1402, 1402A, 1403, 1403A, 1404 - 1407, 1407A, 1408, 1408A, 1409, 1410, 1410A, 1411, 1411A, 1412, 1413, 1501, 1501A, 1502, 1502A, 1503, 1503A, 1504 - 1507, 1507A, 1508, 1508A, 1509, 1510, 1510A, 1511, 1511A, 1512, 1513, 1601, 1601A, 1602, 1602A, 1603, 1603A, 1604 - 1606, 1606A, 1607, 1607A, 1608, 1608A, 1609, 1610, 1610A, 1611, 1611A, 1612, 1612A, 1613, 1701, 1701A, 1702, 1702A, 1703, 1703A, 1704 - 1706, 1706A, 1707, 1707A, 1708, 1708A, 1709, 1710, 1710A, 1711, 1711A, 1712, 1712A, 1713, 1801, 1801A, 1802, 1802A, 1803, 1803A, 1804 - 1806, 1806A, 1807, 1807A, 1808, 1808A, 1809, 1810, 1810A, 1811, 1811A, 1812, 1812A, 1813, 1901, 1901A, 1902, 1902A, 1903, 1903A, 1904 - 1906, 1906A, 1907, 1907A, 1908, 1908A, 1909, 1910, 1910A, 1911, 1911A, 1912, 1912A, 1913, 2001, 2001A, 2002, 2002A, 2003, 2003A, 2004 - 2006, 2006A, 2007, 2007A, 2008, 2008A, 2009, 2010, 2010A, 2011, 2011A, 2012, 2012A, 2013, 2101, 2101A, 2102, 2102A, 2103, 2103A, 2104 - 2106, 2106A, 2107, 2107A, 2108, 2108A, 2109, 2110, 2110A, 2111, 2111A, 2112, 2112A, 2113, 2201, 2201A, 2202, 2202A, 2203, 2203A, 2204, 2205, 2205A, 2206, 2206A, 2207, 2207A, 2208, 2208A, 2209, 2210, 2210A, 2211, 2211A, 2212, 2212A, 2213, 2301, 2301A, 2302, 2302A, 2303, 2303A, 2304, 2305, 2305A, 2306, 2306A, 2307, 2307A, 2308, 2308A, 2309, 2310, 2310A, 2311, 2311A, 2312, 2312A, 2313, 2313A, 2401, 2401A, 2402, 2402A, 2403, 2403A, 2404, 2405, 2405A, 2406, 2406A, 2407, 2407A, 2408, 2408A, 2409, 2410, 2410A, 2411, 2411A, 2412, 2412A, 2413, 2413A, 2501, 2501A, 2502, 2502A, 2503, 2503A, 2504, 2505, 2505A, 2506, 2506A, 2507, 2507A, 2508, 2508A, 2509, 2510, 2510A, 2511, 2511A, 2512, 2512A, 2513, 2513A, 2601, 2601A, 2602, 2602A, 2603, 2603A, 2604, 2605, 2605A, 2606, 2606A, 2607, 2607A, 2608, 2608A, 2609, 2610, 2610A, 2611, 2611A, 2612, 2612A, 2613, 2613A, 2701, 2701A, 2702, 2702A, 2703, 2703A, 2704, 2705, 2705A, 2706, 2706A, 2707, 2707A, 2708, 2708A, 2709, 2710, 2710A, 2711, 2711A, 2712, 2712A, 2713, 2713A, 2801, 2801A, 2802, 2802A, 2803, 2803A, 2804, 2805, 2805A, 2806, 2806A, 2807, 2807A, 2808, 2808A, 2809, 2810, 2810A, 2811, 2811A, 2812, 2812A, 2813, 2813A, 2901, 2901A, 2902, 2902A, 2903, 2903A, 2904, 2905, 2905A, 2906, 2906A, 2907, 2907A, 2908, 2908A, 2909, 2910, 2910A, 2911, 2911A, 2912, 2912A, 2913, 2913A, 3001, 3001A, 3002, 3002A, 3003, 3003A, 3004, 3005, 3005A, 3006, 3006A, 3007, 3007A, 3008, 3008A, 3009, 3010, 3010A, 3011, 3011A, 3012, 3012A, 3013, 3013A, 3101, 3101A, 3102, 3102A, 3103, 3103A, 3104, 3105, 3105A, 3106, 3106A, 3107, 3107A, 3108, 3108A, 3109, 3110, 3110A, 3111, 3111A, 3112, 3112A, 3113, 3113A, 3201, 3201A, 3202, 3202A, 3203, 3203A, 3204, 3205, 3205A, 3206, 3206A, 3207, 3207A, 3208, 3208A, 3209, 3210, 3210A, 3211, 3211A, 3212, 3212A, 3213, 3213A, 3301, 3301A, 3302, 3302A, 3303, 3303A, 3304, 3305, 3305A, 3306, 3306A, 3307, 3307A, 3308, 3308A, 3309, 3310, 3310A, 3311, 3311A, 3312, 3312A, 3313, 3313A, 3401, 3401A, 3402, 3402A, 3403, 3403A, 3404, 3405, 3405A, 3406, 3406A, 3407, 3407A, 3408, 3408A, 3409, 3410, 3410A, 3411, 3411A, 3412, 3412A, 3413, 3413A, 3501, 3501A, 3502, 3502A, 3503, 3503A, 3504, 3505, 3505A, 3506, 3506A, 3507, 3507A, 3508, 3508A, 3509, 3510, 3510A, 3511, 3511A, 3512, 3512A, 3513, 3513A, 3601, 3601A, 3602, 3602A, 3603, 3603A, 3604, 3605, 3605A, 3606, 3606A, 3607, 3607A, 3608, 3608A, 3609, 3610, 3610A, 3611, 3611A, 3612, 3612A, 3613, 3613A, 3701, 3701A, 3702, 3702A, 3703, 3703A, 3704, 3705, 3705A, 3706, 3706A, 3707, 3707A, 3708, 3708A, 3709, 3710, 3710A, 3711, 3711A, 3712, 3712A, 3713, 3713A, 3801, 3801A, 3802, 3802A, 3803, 3803A, 3804, 3805, 3805A, 3806, 3806A, 3807, 3807A, 3808, 3808A, 3809, 3810, 3810A, 3811, 3811A, 3812, 3812A, 3813, 3813A, 3901, 3901A, 3902, 3902A, 3903, 3903A, 3904, 3905, 3905A, 3906, 3906A, 3907, 3907A, 3908, 3908A, 3909, 3910, 3910A, 3911, 3911A, 3912, 3912A, 3913, 3913A, 4001, 4001A, 4002, 4002A, 4003, 4003A, 4004, 4005, 4005A, 4006, 4006A, 4007, 4007A, 4008, 4008A, 4009, 4010, 4010A, 4011, 4011A, 4012, 4012A, 4013, 4013A, 4101, 4101A, 4102, 4102A, 4103, 4103A, 4104, 4105, 4105A, 4106, 4106A, 4107, 4107A, 4108, 4108A, 4109, 4110, 4110A, 4111, 4111A, 4112, 4112A, 4113, 4113A, 4201, 4201A, 4202, 4202A, 4203, 4203A, 4204, 4205, 4205A, 4206, 4206A, 4207, 4207A, 4208, 4208A, 4209, 4210,



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4210A, 4211, 4211A, 4212, 4212A, 4213, 4213A, 4301, 4301A, 4302, 4302A, 4303, 4303A, 4304, 4305, 4305A, 4306, 4306A, 4307, 4307A, 4308, 4308A, 4309, 4310, 4310A, 4311, 4311A, 4312, 4312A, 4313, 4313A, 4401, 4401A, 4402, 4402A, 4403, 4403A, 4404, 4405, 4405A, 4406, 4406A, 4407, 4407A, 4408, 4408A, 4409, 4410, 4410A, 4411, 4411A, 4412, 4412A, 4413, 4413A, 4501, 4501A, 4501B, 4502, 4502A, 4502B, 4503, 4503A, 4503B, 4504, 4504A, 4504B, 5001, 6001 - 6084, 7001 - 7023, 8001 - 8004.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

178 CITY ROAD SOUTHBANK VIC 3006

OC029661R 10/03/2016

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

- 1. AN595422Q 27/02/2017

Additional Owners Corporation Information:

OC029661R 10/03/2016

Notations:

Only the members of Owners Corporation 2 are entitled to use Common Property No. 2.

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Common Property 2	0	0
Lot 1	80	80
Lot 2	50	50
Lot 3	70	70
Lot 4	70	70
Lot 5	95	95
Lot 101	150	150
Lot 101A	5	5
Lot 102	150	150
Lot 103	150	150
Lot 104	150	150



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 105	150	150
Lot 105A	5	5
Lot 106	150	150
Lot 106A	5	5
Lot 901	175	175
Lot 901A	5	5
Lot 902	150	150
Lot 902A	5	5
Lot 903	150	150
Lot 903A	5	5
Lot 904	125	125
Lot 905	150	150
Lot 906	150	150
Lot 907	150	150
Lot 907A	5	5
Lot 908	175	175
Lot 908A	5	5
Lot 910	175	175
Lot 910A	5	5
Lot 911	150	150
Lot 911A	5	5
Lot 912	150	150
Lot 913	150	150
Lot 1001	175	175
Lot 1001A	5	5
Lot 1002	150	150
Lot 1002A	5	5
Lot 1003	150	150
Lot 1003A	5	5



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1004	125	125
Lot 1005	150	150
Lot 1006	150	150
Lot 1007	150	150
Lot 1007A	5	5
Lot 1008	150	150
Lot 1008A	5	5
Lot 1009	125	125
Lot 1010	150	150
Lot 1010A	5	5
Lot 1011	150	150
Lot 1011A	5	5
Lot 1012	150	150
Lot 1013	150	150
Lot 1101	175	175
Lot 1101A	5	5
Lot 1102	150	150
Lot 1102A	5	5
Lot 1103	150	150
Lot 1103A	5	5
Lot 1104	125	125
Lot 1105	150	150
Lot 1106	150	150
Lot 1107	150	150
Lot 1107A	5	5
Lot 1108	150	150
Lot 1108A	5	5
Lot 1109	125	125
Lot 1110	150	150



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1110A	5	5
Lot 1111	150	150
Lot 1111A	5	5
Lot 1112	150	150
Lot 1113	150	150
Lot 1201	175	175
Lot 1201A	5	5
Lot 1202	150	150
Lot 1202A	5	5
Lot 1203	150	150
Lot 1203A	5	5
Lot 1204	125	125
Lot 1205	150	150
Lot 1206	150	150
Lot 1207	150	150
Lot 1207A	5	5
Lot 1208	150	150
Lot 1208A	5	5
Lot 1209	125	125
Lot 1210	150	150
Lot 1210A	5	5
Lot 1211	150	150
Lot 1211A	5	5
Lot 1212	150	150
Lot 1213	150	150
Lot 1301	175	175
Lot 1301A	5	5
Lot 1302	150	150
Lot 1302A	5	5



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1303	150	150
Lot 1303A	5	5
Lot 1304	125	125
Lot 1305	150	150
Lot 1306	150	150
Lot 1307	150	150
Lot 1307A	5	5
Lot 1308	150	150
Lot 1308A	5	5
Lot 1309	125	125
Lot 1310	150	150
Lot 1310A	5	5
Lot 1311	150	150
Lot 1311A	5	5
Lot 1312	150	150
Lot 1313	150	150
Lot 1401	175	175
Lot 1401A	5	5
Lot 1402	150	150
Lot 1402A	5	5
Lot 1403	150	150
Lot 1403A	5	5
Lot 1404	125	125
Lot 1405	150	150
Lot 1406	150	150
Lot 1407	150	150
Lot 1407A	5	5
Lot 1408	150	150
Lot 1408A	5	5



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1409	125	125
Lot 1410	150	150
Lot 1410A	5	5
Lot 1411	150	150
Lot 1411A	5	5
Lot 1412	150	150
Lot 1413	150	150
Lot 1501	175	175
Lot 1501A	5	5
Lot 1502	150	150
Lot 1502A	5	5
Lot 1503	150	150
Lot 1503A	5	5
Lot 1504	125	125
Lot 1505	150	150
Lot 1506	150	150
Lot 1507	150	150
Lot 1507A	5	5
Lot 1508	150	150
Lot 1508A	5	5
Lot 1509	125	125
Lot 1510	150	150
Lot 1510A	5	5
Lot 1511	150	150
Lot 1511A	5	5
Lot 1512	150	150
Lot 1513	150	150
Lot 1601	175	175
Lot 1601A	5	5



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1602	150	150
Lot 1602A	5	5
Lot 1603	150	150
Lot 1603A	5	5
Lot 1604	125	125
Lot 1605	150	150
Lot 1606	150	150
Lot 1606A	5	5
Lot 1607	150	150
Lot 1607A	5	5
Lot 1608	150	150
Lot 1608A	5	5
Lot 1609	125	125
Lot 1610	150	150
Lot 1610A	5	5
Lot 1611	150	150
Lot 1611A	5	5
Lot 1612	150	150
Lot 1612A	5	5
Lot 1613	150	150
Lot 1701	175	175
Lot 1701A	5	5
Lot 1702	150	150
Lot 1702A	5	5
Lot 1703	150	150
Lot 1703A	5	5
Lot 1704	125	125
Lot 1705	150	150
Lot 1706	150	150



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1706A	5	5
Lot 1707	150	150
Lot 1707A	5	5
Lot 1708	150	150
Lot 1708A	5	5
Lot 1709	125	125
Lot 1710	150	150
Lot 1710A	5	5
Lot 1711	150	150
Lot 1711A	5	5
Lot 1712	150	150
Lot 1712A	5	5
Lot 1713	150	150
Lot 1801	175	175
Lot 1801A	5	5
Lot 1802	150	150
Lot 1802A	5	5
Lot 1803	150	150
Lot 1803A	5	5
Lot 1804	125	125
Lot 1805	150	150
Lot 1806	150	150
Lot 1806A	5	5
Lot 1807	150	150
Lot 1807A	5	5
Lot 1808	150	150
Lot 1808A	5	5
Lot 1809	125	125
Lot 1810	150	150



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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1810A	5	5
Lot 1811	150	150
Lot 1811A	5	5
Lot 1812	150	150
Lot 1812A	5	5
Lot 1813	150	150
Lot 1901	175	175
Lot 1901A	5	5
Lot 1902	150	150
Lot 1902A	5	5
Lot 1903	150	150
Lot 1903A	5	5
Lot 1904	125	125
Lot 1905	150	150
Lot 1906	150	150
Lot 1906A	5	5
Lot 1907	150	150
Lot 1907A	5	5
Lot 1908	150	150
Lot 1908A	5	5
Lot 1909	125	125
Lot 1910	150	150
Lot 1910A	5	5
Lot 1911	150	150
Lot 1911A	5	5
Lot 1912	150	150
Lot 1912A	5	5
Lot 1913	150	150
Lot 2001	175	175



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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2001A	5	5
Lot 2002	150	150
Lot 2002A	5	5
Lot 2003	150	150
Lot 2003A	5	5
Lot 2004	125	125
Lot 2005	150	150
Lot 2006	150	150
Lot 2006A	5	5
Lot 2007	150	150
Lot 2007A	5	5
Lot 2008	150	150
Lot 2008A	5	5
Lot 2009	125	125
Lot 2010	150	150
Lot 2010A	5	5
Lot 2011	150	150
Lot 2011A	5	5
Lot 2012	150	150
Lot 2012A	5	5
Lot 2013	150	150
Lot 2101	175	175
Lot 2101A	5	5
Lot 2102	150	150
Lot 2102A	5	5
Lot 2103	150	150
Lot 2103A	5	5
Lot 2104	125	125
Lot 2105	150	150



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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2106	150	150
Lot 2106A	5	5
Lot 2107	150	150
Lot 2107A	5	5
Lot 2108	150	150
Lot 2108A	5	5
Lot 2109	125	125
Lot 2110	150	150
Lot 2110A	5	5
Lot 2111	150	150
Lot 2111A	5	5
Lot 2112	150	150
Lot 2112A	5	5
Lot 2113	150	150
Lot 2201	175	175
Lot 2201A	5	5
Lot 2202	150	150
Lot 2202A	5	5
Lot 2203	150	150
Lot 2203A	5	5
Lot 2204	125	125
Lot 2205	150	150
Lot 2205A	5	5
Lot 2206	150	150
Lot 2206A	5	5
Lot 2207	150	150
Lot 2207A	5	5
Lot 2208	150	150
Lot 2208A	5	5



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OWNERS CORPORATION 1
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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2209	125	125
Lot 2210	150	150
Lot 2210A	5	5
Lot 2211	150	150
Lot 2211A	5	5
Lot 2212	150	150
Lot 2212A	5	5
Lot 2213	150	150
Lot 2301	175	175
Lot 2301A	5	5
Lot 2302	150	150
Lot 2302A	5	5
Lot 2303	150	150
Lot 2303A	5	5
Lot 2304	125	125
Lot 2305	150	150
Lot 2305A	5	5
Lot 2306	150	150
Lot 2306A	5	5
Lot 2307	150	150
Lot 2307A	5	5
Lot 2308	150	150
Lot 2308A	5	5
Lot 2309	125	125
Lot 2310	150	150
Lot 2310A	5	5
Lot 2311	150	150
Lot 2311A	5	5
Lot 2312	150	150



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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2312A	5	5
Lot 2313	150	150
Lot 2313A	5	5
Lot 2401	175	175
Lot 2401A	5	5
Lot 2402	150	150
Lot 2402A	5	5
Lot 2403	150	150
Lot 2403A	5	5
Lot 2404	125	125
Lot 2405	150	150
Lot 2405A	5	5
Lot 2406	150	150
Lot 2406A	5	5
Lot 2407	150	150
Lot 2407A	5	5
Lot 2408	150	150
Lot 2408A	5	5
Lot 2409	125	125
Lot 2410	150	150
Lot 2410A	5	5
Lot 2411	150	150
Lot 2411A	5	5
Lot 2412	150	150
Lot 2412A	5	5
Lot 2413	150	150
Lot 2413A	5	5
Lot 2501	175	175
Lot 2501A	5	5



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Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2502	150	150
Lot 2502A	5	5
Lot 2503	150	150
Lot 2503A	5	5
Lot 2504	125	125
Lot 2505	150	150
Lot 2505A	5	5
Lot 2506	150	150
Lot 2506A	5	5
Lot 2507	150	150
Lot 2507A	5	5
Lot 2508	150	150
Lot 2508A	5	5
Lot 2509	125	125
Lot 2510	150	150
Lot 2510A	5	5
Lot 2511	150	150
Lot 2511A	5	5
Lot 2512	150	150
Lot 2512A	5	5
Lot 2513	150	150
Lot 2513A	5	5
Lot 2601	175	175
Lot 2601A	5	5
Lot 2602	150	150
Lot 2602A	5	5
Lot 2603	150	150
Lot 2603A	5	5
Lot 2604	125	125



Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2605	150	150
Lot 2605A	5	5
Lot 2606	150	150
Lot 2606A	5	5
Lot 2607	150	150
Lot 2607A	5	5
Lot 2608	150	150
Lot 2608A	5	5
Lot 2609	125	125
Lot 2610	150	150
Lot 2610A	5	5
Lot 2611	150	150
Lot 2611A	5	5
Lot 2612	150	150
Lot 2612A	5	5
Lot 2613	150	150
Lot 2613A	5	5
Lot 2701	175	175
Lot 2701A	5	5
Lot 2702	150	150
Lot 2702A	5	5
Lot 2703	150	150
Lot 2703A	5	5
Lot 2704	125	125
Lot 2705	150	150
Lot 2705A	5	5
Lot 2706	150	150
Lot 2706A	5	5
Lot 2707	150	150



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2707A	5	5
Lot 2708	150	150
Lot 2708A	5	5
Lot 2709	125	125
Lot 2710	150	150
Lot 2710A	5	5
Lot 2711	150	150
Lot 2711A	5	5
Lot 2712	150	150
Lot 2712A	5	5
Lot 2713	150	150
Lot 2713A	5	5
Lot 2801	175	175
Lot 2801A	5	5
Lot 2802	150	150
Lot 2802A	5	5
Lot 2803	150	150
Lot 2803A	5	5
Lot 2804	125	125
Lot 2805	150	150
Lot 2805A	5	5
Lot 2806	150	150
Lot 2806A	5	5
Lot 2807	150	150
Lot 2807A	5	5
Lot 2808	150	150
Lot 2808A	5	5
Lot 2809	125	125
Lot 2810	150	150



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2810A	5	5
Lot 2811	150	150
Lot 2811A	5	5
Lot 2812	150	150
Lot 2812A	5	5
Lot 2813	150	150
Lot 2813A	5	5
Lot 2901	175	175
Lot 2901A	5	5
Lot 2902	150	150
Lot 2902A	5	5
Lot 2903	150	150
Lot 2903A	5	5
Lot 2904	125	125
Lot 2905	150	150
Lot 2905A	5	5
Lot 2906	150	150
Lot 2906A	5	5
Lot 2907	150	150
Lot 2907A	5	5
Lot 2908	150	150
Lot 2908A	5	5
Lot 2909	125	125
Lot 2910	150	150
Lot 2910A	5	5
Lot 2911	150	150
Lot 2911A	5	5
Lot 2912	150	150
Lot 2912A	5	5



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2913	150	150
Lot 2913A	5	5
Lot 3001	175	175
Lot 3001A	5	5
Lot 3002	150	150
Lot 3002A	5	5
Lot 3003	150	150
Lot 3003A	5	5
Lot 3004	125	125
Lot 3005	150	150
Lot 3005A	5	5
Lot 3006	150	150
Lot 3006A	5	5
Lot 3007	150	150
Lot 3007A	5	5
Lot 3008	150	150
Lot 3008A	5	5
Lot 3009	125	125
Lot 3010	150	150
Lot 3010A	5	5
Lot 3011	150	150
Lot 3011A	5	5
Lot 3012	150	150
Lot 3012A	5	5
Lot 3013	150	150
Lot 3013A	5	5
Lot 3101	175	175
Lot 3101A	5	5
Lot 3102	150	150



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3102A	5	5
Lot 3103	150	150
Lot 3103A	5	5
Lot 3104	125	125
Lot 3105	150	150
Lot 3105A	5	5
Lot 3106	150	150
Lot 3106A	5	5
Lot 3107	150	150
Lot 3107A	5	5
Lot 3108	150	150
Lot 3108A	5	5
Lot 3109	125	125
Lot 3110	150	150
Lot 3110A	5	5
Lot 3111	150	150
Lot 3111A	5	5
Lot 3112	150	150
Lot 3112A	5	5
Lot 3113	150	150
Lot 3113A	5	5
Lot 3201	175	175
Lot 3201A	5	5
Lot 3202	150	150
Lot 3202A	5	5
Lot 3203	150	150
Lot 3203A	5	5
Lot 3204	125	125
Lot 3205	150	150



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3205A	5	5
Lot 3206	150	150
Lot 3206A	5	5
Lot 3207	150	150
Lot 3207A	5	5
Lot 3208	150	150
Lot 3208A	5	5
Lot 3209	125	125
Lot 3210	150	150
Lot 3210A	5	5
Lot 3211	150	150
Lot 3211A	5	5
Lot 3212	150	150
Lot 3212A	5	5
Lot 3213	150	150
Lot 3213A	5	5
Lot 3301	175	175
Lot 3301A	5	5
Lot 3302	150	150
Lot 3302A	5	5
Lot 3303	150	150
Lot 3303A	5	5
Lot 3304	125	125
Lot 3305	150	150
Lot 3305A	5	5
Lot 3306	150	150
Lot 3306A	5	5
Lot 3307	150	150
Lot 3307A	5	5



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 3308	150	150
Lot 3308A	5	5
Lot 3309	125	125
Lot 3310	150	150
Lot 3310A	5	5
Lot 3311	150	150
Lot 3311A	5	5
Lot 3312	150	150
Lot 3312A	5	5
Lot 3313	150	150
Lot 3313A	5	5
Lot 3401	175	175
Lot 3401A	5	5
Lot 3402	150	150
Lot 3402A	5	5
Lot 3403	150	150
Lot 3403A	5	5
Lot 3404	125	125
Lot 3405	150	150
Lot 3405A	5	5
Lot 3406	150	150
Lot 3406A	5	5
Lot 3407	150	150
Lot 3407A	5	5
Lot 3408	150	150
Lot 3408A	5	5
Lot 3409	125	125
Lot 3410	150	150
Lot 3410A	5	5



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3411	150	150
Lot 3411A	5	5
Lot 3412	150	150
Lot 3412A	5	5
Lot 3413	150	150
Lot 3413A	5	5
Lot 3501	175	175
Lot 3501A	5	5
Lot 3502	150	150
Lot 3502A	5	5
Lot 3503	150	150
Lot 3503A	5	5
Lot 3504	125	125
Lot 3505	150	150
Lot 3505A	5	5
Lot 3506	150	150
Lot 3506A	5	5
Lot 3507	150	150
Lot 3507A	5	5
Lot 3508	150	150
Lot 3508A	5	5
Lot 3509	125	125
Lot 3510	150	150
Lot 3510A	5	5
Lot 3511	150	150
Lot 3511A	5	5
Lot 3512	150	150
Lot 3512A	5	5
Lot 3513	150	150



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3513A	5	5
Lot 3601	175	175
Lot 3601A	5	5
Lot 3602	150	150
Lot 3602A	5	5
Lot 3603	150	150
Lot 3603A	5	5
Lot 3604	125	125
Lot 3605	150	150
Lot 3605A	5	5
Lot 3606	150	150
Lot 3606A	5	5
Lot 3607	150	150
Lot 3607A	5	5
Lot 3608	150	150
Lot 3608A	5	5
Lot 3609	125	125
Lot 3610	150	150
Lot 3610A	5	5
Lot 3611	150	150
Lot 3611A	5	5
Lot 3612	150	150
Lot 3612A	5	5
Lot 3613	150	150
Lot 3613A	5	5
Lot 3701	175	175
Lot 3701A	5	5
Lot 3702	150	150
Lot 3702A	5	5



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3703	150	150
Lot 3703A	5	5
Lot 3704	125	125
Lot 3705	150	150
Lot 3705A	5	5
Lot 3706	150	150
Lot 3706A	5	5
Lot 3707	150	150
Lot 3707A	5	5
Lot 3708	150	150
Lot 3708A	5	5
Lot 3709	125	125
Lot 3710	150	150
Lot 3710A	5	5
Lot 3711	150	150
Lot 3711A	5	5
Lot 3712	150	150
Lot 3712A	5	5
Lot 3713	150	150
Lot 3713A	5	5
Lot 3801	175	175
Lot 3801A	5	5
Lot 3802	150	150
Lot 3802A	5	5
Lot 3803	150	150
Lot 3803A	5	5
Lot 3804	125	125
Lot 3805	150	150
Lot 3805A	5	5



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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3806	150	150
Lot 3806A	5	5
Lot 3807	150	150
Lot 3807A	5	5
Lot 3808	150	150
Lot 3808A	5	5
Lot 3809	125	125
Lot 3810	150	150
Lot 3810A	5	5
Lot 3811	150	150
Lot 3811A	5	5
Lot 3812	150	150
Lot 3812A	5	5
Lot 3813	150	150
Lot 3813A	5	5
Lot 3901	175	175
Lot 3901A	5	5
Lot 3902	150	150
Lot 3902A	5	5
Lot 3903	150	150
Lot 3903A	5	5
Lot 3904	125	125
Lot 3905	150	150
Lot 3905A	5	5
Lot 3906	150	150
Lot 3906A	5	5
Lot 3907	150	150
Lot 3907A	5	5
Lot 3908	150	150



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3908A	5	5
Lot 3909	125	125
Lot 3910	150	150
Lot 3910A	5	5
Lot 3911	150	150
Lot 3911A	5	5
Lot 3912	150	150
Lot 3912A	5	5
Lot 3913	150	150
Lot 3913A	5	5
Lot 4001	175	175
Lot 4001A	5	5
Lot 4002	150	150
Lot 4002A	5	5
Lot 4003	150	150
Lot 4003A	5	5
Lot 4004	125	125
Lot 4005	150	150
Lot 4005A	5	5
Lot 4006	150	150
Lot 4006A	5	5
Lot 4007	150	150
Lot 4007A	5	5
Lot 4008	150	150
Lot 4008A	5	5
Lot 4009	125	125
Lot 4010	150	150
Lot 4010A	5	5
Lot 4011	150	150



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4011A	5	5
Lot 4012	150	150
Lot 4012A	5	5
Lot 4013	150	150
Lot 4013A	5	5
Lot 4101	175	175
Lot 4101A	5	5
Lot 4102	150	150
Lot 4102A	5	5
Lot 4103	150	150
Lot 4103A	5	5
Lot 4104	125	125
Lot 4105	150	150
Lot 4105A	5	5
Lot 4106	150	150
Lot 4106A	5	5
Lot 4107	150	150
Lot 4107A	5	5
Lot 4108	150	150
Lot 4108A	5	5
Lot 4109	125	125
Lot 4110	150	150
Lot 4110A	5	5
Lot 4111	150	150
Lot 4111A	5	5
Lot 4112	150	150
Lot 4112A	5	5
Lot 4113	150	150
Lot 4113A	5	5



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4201	175	175
Lot 4201A	5	5
Lot 4202	150	150
Lot 4202A	5	5
Lot 4203	150	150
Lot 4203A	5	5
Lot 4204	125	125
Lot 4205	150	150
Lot 4205A	5	5
Lot 4206	150	150
Lot 4206A	5	5
Lot 4207	150	150
Lot 4207A	5	5
Lot 4208	150	150
Lot 4208A	5	5
Lot 4209	125	125
Lot 4210	150	150
Lot 4210A	5	5
Lot 4211	150	150
Lot 4211A	5	5
Lot 4212	150	150
Lot 4212A	5	5
Lot 4213	150	150
Lot 4213A	5	5
Lot 4301	175	175
Lot 4301A	5	5
Lot 4302	150	150
Lot 4302A	5	5
Lot 4303	150	150



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4303A	5	5
Lot 4304	125	125
Lot 4305	150	150
Lot 4305A	5	5
Lot 4306	150	150
Lot 4306A	5	5
Lot 4307	150	150
Lot 4307A	5	5
Lot 4308	150	150
Lot 4308A	5	5
Lot 4309	125	125
Lot 4310	150	150
Lot 4310A	5	5
Lot 4311	150	150
Lot 4311A	5	5
Lot 4312	150	150
Lot 4312A	5	5
Lot 4313	150	150
Lot 4313A	5	5
Lot 4401	175	175
Lot 4401A	5	5
Lot 4402	150	150
Lot 4402A	5	5
Lot 4403	150	150
Lot 4403A	5	5
Lot 4404	125	125
Lot 4405	150	150
Lot 4405A	5	5
Lot 4406	150	150



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4406A	5	5
Lot 4407	150	150
Lot 4407A	5	5
Lot 4408	150	150
Lot 4408A	5	5
Lot 4409	125	125
Lot 4410	150	150
Lot 4410A	5	5
Lot 4411	150	150
Lot 4411A	5	5
Lot 4412	150	150
Lot 4412A	5	5
Lot 4413	150	150
Lot 4413A	5	5
Lot 4501	250	250
Lot 4501A	5	5
Lot 4501B	5	5
Lot 4502	250	250
Lot 4502A	5	5
Lot 4502B	5	5
Lot 4503	200	200
Lot 4503A	5	5
Lot 4503B	5	5
Lot 4504	200	200
Lot 4504A	5	5
Lot 4504B	5	5
Lot 5001	1	1
Lot 6001	1	1
Lot 6002	1	1



Department of Transport and Planning

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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 6003	1	1
Lot 6004	1	1
Lot 6005	1	1
Lot 6006	1	1
Lot 6007	1	1
Lot 6008	1	1
Lot 6009	1	1
Lot 6010	1	1
Lot 6011	1	1
Lot 6012	1	1
Lot 6013	1	1
Lot 6014	1	1
Lot 6015	1	1
Lot 6016	1	1
Lot 6017	1	1
Lot 6018	1	1
Lot 6019	1	1
Lot 6020	1	1
Lot 6021	1	1
Lot 6022	1	1
Lot 6023	1	1
Lot 6024	1	1
Lot 6025	1	1
Lot 6026	1	1
Lot 6027	1	1
Lot 6028	1	1
Lot 6029	1	1
Lot 6030	1	1
Lot 6031	1	1



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 6032	1	1
Lot 6033	1	1
Lot 6034	1	1
Lot 6035	1	1
Lot 6036	1	1
Lot 6037	1	1
Lot 6038	1	1
Lot 6039	1	1
Lot 6040	1	1
Lot 6041	1	1
Lot 6042	1	1
Lot 6043	1	1
Lot 6044	1	1
Lot 6045	1	1
Lot 6046	1	1
Lot 6047	1	1
Lot 6048	1	1
Lot 6049	1	1
Lot 6050	1	1
Lot 6051	1	1
Lot 6052	1	1
Lot 6053	1	1
Lot 6054	1	1
Lot 6055	1	1
Lot 6056	1	1
Lot 6057	1	1
Lot 6058	1	1
Lot 6059	1	1
Lot 6060	1	1



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 6061	1	1
Lot 6062	1	1
Lot 6063	1	1
Lot 6064	1	1
Lot 6065	1	1
Lot 6066	1	1
Lot 6067	1	1
Lot 6068	1	1
Lot 6069	1	1
Lot 6070	1	1
Lot 6071	1	1
Lot 6072	1	1
Lot 6073	1	1
Lot 6074	1	1
Lot 6075	1	1
Lot 6076	1	1
Lot 6077	1	1
Lot 6078	1	1
Lot 6079	1	1
Lot 6080	1	1
Lot 6081	1	1
Lot 6082	1	1
Lot 6083	1	1
Lot 6084	1	1
Lot 7001	5	5
Lot 7002	5	5
Lot 7003	5	5
Lot 7004	5	5
Lot 7005	5	5



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OWNERS CORPORATION 1
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7006	5	5
Lot 7007	5	5
Lot 7008	5	5
Lot 7009	5	5
Lot 7010	5	5
Lot 7011	5	5
Lot 7012	5	5
Lot 7013	5	5
Lot 7014	5	5
Lot 7015	5	5
Lot 7016	5	5
Lot 7017	5	5
Lot 7018	5	5
Lot 7019	5	5
Lot 7020	5	5
Lot 7021	5	5
Lot 7022	5	5
Lot 7023	5	5
Lot 8001	1	1
Lot 8002	1	1
Lot 8003	1	1
Lot 8004	1	1
Total	73424.00	73424.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Department of Transport and Planning

Owners Corporation Search Report

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**OWNERS CORPORATION 2
PLAN NO. PS721616N**

The land in PS721616N is affected by 2 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 101 - 106, 901 - 908, 910 - 913, 1001 - 1013, 1101 - 1113, 1201 - 1213, 1301 - 1313, 1401 - 1413, 1501 - 1513, 1601 - 1613, 1701 - 1713, 1801 - 1813, 1901 - 1913, 2001 - 2013, 2101 - 2113, 2201 - 2213, 2301 - 2313, 2401 - 2413, 2501 - 2513, 2601 - 2613, 2701 - 2713, 2801 - 2813, 2901 - 2913, 3001 - 3013, 3101 - 3113, 3201 - 3213, 3301 - 3313, 3401 - 3413, 3501 - 3513, 3601 - 3613, 3701 - 3713, 3801 - 3813, 3901 - 3913, 4001 - 4013, 4101 - 4113, 4201 - 4213, 4301 - 4313, 4401 - 4413, 4501 - 4504, 5001.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

178 CITY ROAD SOUTHBANK VIC 3006

OC029662P 10/03/2016

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AN595550F 27/02/2017

Additional Owners Corporation Information:

OC029662P 10/03/2016

Notations:

Folio of the Register for Common Property No. 2 is in the name of Owners Corporation 1. Members of Owners Corporation 2 are also affected by Owners Corporation 1.

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 2	0	0
Lot 101	150	150
Lot 102	150	150
Lot 103	150	150



Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 104	150	150
Lot 105	150	150
Lot 106	150	150
Lot 901	175	175
Lot 902	150	150
Lot 903	150	150
Lot 904	125	125
Lot 905	150	150
Lot 906	150	150
Lot 907	150	150
Lot 908	175	175
Lot 910	175	175
Lot 911	150	150
Lot 912	150	150
Lot 913	150	150
Lot 1001	175	175
Lot 1002	150	150
Lot 1003	150	150
Lot 1004	125	125
Lot 1005	150	150
Lot 1006	150	150
Lot 1007	150	150
Lot 1008	150	150
Lot 1009	125	125
Lot 1010	150	150
Lot 1011	150	150
Lot 1012	150	150
Lot 1013	150	150
Lot 1101	175	175



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1102	150	150
Lot 1103	150	150
Lot 1104	125	125
Lot 1105	150	150
Lot 1106	150	150
Lot 1107	150	150
Lot 1108	150	150
Lot 1109	125	125
Lot 1110	150	150
Lot 1111	150	150
Lot 1112	150	150
Lot 1113	150	150
Lot 1201	175	175
Lot 1202	150	150
Lot 1203	150	150
Lot 1204	125	125
Lot 1205	150	150
Lot 1206	150	150
Lot 1207	150	150
Lot 1208	150	150
Lot 1209	125	125
Lot 1210	150	150
Lot 1211	150	150
Lot 1212	150	150
Lot 1213	150	150
Lot 1301	175	175
Lot 1302	150	150
Lot 1303	150	150
Lot 1304	125	125



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1305	150	150
Lot 1306	150	150
Lot 1307	150	150
Lot 1308	150	150
Lot 1309	125	125
Lot 1310	150	150
Lot 1311	150	150
Lot 1312	150	150
Lot 1313	150	150
Lot 1401	175	175
Lot 1402	150	150
Lot 1403	150	150
Lot 1404	125	125
Lot 1405	150	150
Lot 1406	150	150
Lot 1407	150	150
Lot 1408	150	150
Lot 1409	125	125
Lot 1410	150	150
Lot 1411	150	150
Lot 1412	150	150
Lot 1413	150	150
Lot 1501	175	175
Lot 1502	150	150
Lot 1503	150	150
Lot 1504	125	125
Lot 1505	150	150
Lot 1506	150	150
Lot 1507	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1508	150	150
Lot 1509	125	125
Lot 1510	150	150
Lot 1511	150	150
Lot 1512	150	150
Lot 1513	150	150
Lot 1601	175	175
Lot 1602	150	150
Lot 1603	150	150
Lot 1604	125	125
Lot 1605	150	150
Lot 1606	150	150
Lot 1607	150	150
Lot 1608	150	150
Lot 1609	125	125
Lot 1610	150	150
Lot 1611	150	150
Lot 1612	150	150
Lot 1613	150	150
Lot 1701	175	175
Lot 1702	150	150
Lot 1703	150	150
Lot 1704	125	125
Lot 1705	150	150
Lot 1706	150	150
Lot 1707	150	150
Lot 1708	150	150
Lot 1709	125	125
Lot 1710	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 1711	150	150
Lot 1712	150	150
Lot 1713	150	150
Lot 1801	175	175
Lot 1802	150	150
Lot 1803	150	150
Lot 1804	125	125
Lot 1805	150	150
Lot 1806	150	150
Lot 1807	150	150
Lot 1808	150	150
Lot 1809	125	125
Lot 1810	150	150
Lot 1811	150	150
Lot 1812	150	150
Lot 1813	150	150
Lot 1901	175	175
Lot 1902	150	150
Lot 1903	150	150
Lot 1904	125	125
Lot 1905	150	150
Lot 1906	150	150
Lot 1907	150	150
Lot 1908	150	150
Lot 1909	125	125
Lot 1910	150	150
Lot 1911	150	150
Lot 1912	150	150
Lot 1913	150	150



Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2001	175	175
Lot 2002	150	150
Lot 2003	150	150
Lot 2004	125	125
Lot 2005	150	150
Lot 2006	150	150
Lot 2007	150	150
Lot 2008	150	150
Lot 2009	125	125
Lot 2010	150	150
Lot 2011	150	150
Lot 2012	150	150
Lot 2013	150	150
Lot 2101	175	175
Lot 2102	150	150
Lot 2103	150	150
Lot 2104	125	125
Lot 2105	150	150
Lot 2106	150	150
Lot 2107	150	150
Lot 2108	150	150
Lot 2109	125	125
Lot 2110	150	150
Lot 2111	150	150
Lot 2112	150	150
Lot 2113	150	150
Lot 2201	175	175
Lot 2202	150	150
Lot 2203	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2204	125	125
Lot 2205	150	150
Lot 2206	150	150
Lot 2207	150	150
Lot 2208	150	150
Lot 2209	125	125
Lot 2210	150	150
Lot 2211	150	150
Lot 2212	150	150
Lot 2213	150	150
Lot 2301	175	175
Lot 2302	150	150
Lot 2303	150	150
Lot 2304	125	125
Lot 2305	150	150
Lot 2306	150	150
Lot 2307	150	150
Lot 2308	150	150
Lot 2309	125	125
Lot 2310	150	150
Lot 2311	150	150
Lot 2312	150	150
Lot 2313	150	150
Lot 2401	175	175
Lot 2402	150	150
Lot 2403	150	150
Lot 2404	125	125
Lot 2405	150	150
Lot 2406	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2407	150	150
Lot 2408	150	150
Lot 2409	125	125
Lot 2410	150	150
Lot 2411	150	150
Lot 2412	150	150
Lot 2413	150	150
Lot 2501	175	175
Lot 2502	150	150
Lot 2503	150	150
Lot 2504	125	125
Lot 2505	150	150
Lot 2506	150	150
Lot 2507	150	150
Lot 2508	150	150
Lot 2509	125	125
Lot 2510	150	150
Lot 2511	150	150
Lot 2512	150	150
Lot 2513	150	150
Lot 2601	175	175
Lot 2602	150	150
Lot 2603	150	150
Lot 2604	125	125
Lot 2605	150	150
Lot 2606	150	150
Lot 2607	150	150
Lot 2608	150	150
Lot 2609	125	125



Department of Transport and Planning

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OWNERS CORPORATION 2
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2610	150	150
Lot 2611	150	150
Lot 2612	150	150
Lot 2613	150	150
Lot 2701	175	175
Lot 2702	150	150
Lot 2703	150	150
Lot 2704	125	125
Lot 2705	150	150
Lot 2706	150	150
Lot 2707	150	150
Lot 2708	150	150
Lot 2709	125	125
Lot 2710	150	150
Lot 2711	150	150
Lot 2712	150	150
Lot 2713	150	150
Lot 2801	175	175
Lot 2802	150	150
Lot 2803	150	150
Lot 2804	125	125
Lot 2805	150	150
Lot 2806	150	150
Lot 2807	150	150
Lot 2808	150	150
Lot 2809	125	125
Lot 2810	150	150
Lot 2811	150	150
Lot 2812	150	150



Department of Transport and Planning

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**OWNERS CORPORATION 2
PLAN NO. PS721616N**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2813	150	150
Lot 2901	175	175
Lot 2902	150	150
Lot 2903	150	150
Lot 2904	125	125
Lot 2905	150	150
Lot 2906	150	150
Lot 2907	150	150
Lot 2908	150	150
Lot 2909	125	125
Lot 2910	150	150
Lot 2911	150	150
Lot 2912	150	150
Lot 2913	150	150
Lot 3001	175	175
Lot 3002	150	150
Lot 3003	150	150
Lot 3004	125	125
Lot 3005	150	150
Lot 3006	150	150
Lot 3007	150	150
Lot 3008	150	150
Lot 3009	125	125
Lot 3010	150	150
Lot 3011	150	150
Lot 3012	150	150
Lot 3013	150	150
Lot 3101	175	175
Lot 3102	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3103	150	150
Lot 3104	125	125
Lot 3105	150	150
Lot 3106	150	150
Lot 3107	150	150
Lot 3108	150	150
Lot 3109	125	125
Lot 3110	150	150
Lot 3111	150	150
Lot 3112	150	150
Lot 3113	150	150
Lot 3201	175	175
Lot 3202	150	150
Lot 3203	150	150
Lot 3204	125	125
Lot 3205	150	150
Lot 3206	150	150
Lot 3207	150	150
Lot 3208	150	150
Lot 3209	125	125
Lot 3210	150	150
Lot 3211	150	150
Lot 3212	150	150
Lot 3213	150	150
Lot 3301	175	175
Lot 3302	150	150
Lot 3303	150	150
Lot 3304	125	125
Lot 3305	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 3306	150	150
Lot 3307	150	150
Lot 3308	150	150
Lot 3309	125	125
Lot 3310	150	150
Lot 3311	150	150
Lot 3312	150	150
Lot 3313	150	150
Lot 3401	175	175
Lot 3402	150	150
Lot 3403	150	150
Lot 3404	125	125
Lot 3405	150	150
Lot 3406	150	150
Lot 3407	150	150
Lot 3408	150	150
Lot 3409	125	125
Lot 3410	150	150
Lot 3411	150	150
Lot 3412	150	150
Lot 3413	150	150
Lot 3501	175	175
Lot 3502	150	150
Lot 3503	150	150
Lot 3504	125	125
Lot 3505	150	150
Lot 3506	150	150
Lot 3507	150	150
Lot 3508	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 3509	125	125
Lot 3510	150	150
Lot 3511	150	150
Lot 3512	150	150
Lot 3513	150	150
Lot 3601	175	175
Lot 3602	150	150
Lot 3603	150	150
Lot 3604	125	125
Lot 3605	150	150
Lot 3606	150	150
Lot 3607	150	150
Lot 3608	150	150
Lot 3609	125	125
Lot 3610	150	150
Lot 3611	150	150
Lot 3612	150	150
Lot 3613	150	150
Lot 3701	175	175
Lot 3702	150	150
Lot 3703	150	150
Lot 3704	125	125
Lot 3705	150	150
Lot 3706	150	150
Lot 3707	150	150
Lot 3708	150	150
Lot 3709	125	125
Lot 3710	150	150
Lot 3711	150	150



Department of Transport and Planning

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OWNERS CORPORATION 2
PLAN NO. PS721616N

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 3712	150	150
Lot 3713	150	150
Lot 3801	175	175
Lot 3802	150	150
Lot 3803	150	150
Lot 3804	125	125
Lot 3805	150	150
Lot 3806	150	150
Lot 3807	150	150
Lot 3808	150	150
Lot 3809	125	125
Lot 3810	150	150
Lot 3811	150	150
Lot 3812	150	150
Lot 3813	150	150
Lot 3901	175	175
Lot 3902	150	150
Lot 3903	150	150
Lot 3904	125	125
Lot 3905	150	150
Lot 3906	150	150
Lot 3907	150	150
Lot 3908	150	150
Lot 3909	125	125
Lot 3910	150	150
Lot 3911	150	150
Lot 3912	150	150
Lot 3913	150	150
Lot 4001	175	175



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**OWNERS CORPORATION 2
PLAN NO. PS721616N**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 4002	150	150
Lot 4003	150	150
Lot 4004	125	125
Lot 4005	150	150
Lot 4006	150	150
Lot 4007	150	150
Lot 4008	150	150
Lot 4009	125	125
Lot 4010	150	150
Lot 4011	150	150
Lot 4012	150	150
Lot 4013	150	150
Lot 4101	175	175
Lot 4102	150	150
Lot 4103	150	150
Lot 4104	125	125
Lot 4105	150	150
Lot 4106	150	150
Lot 4107	150	150
Lot 4108	150	150
Lot 4109	125	125
Lot 4110	150	150
Lot 4111	150	150
Lot 4112	150	150
Lot 4113	150	150
Lot 4201	175	175
Lot 4202	150	150
Lot 4203	150	150
Lot 4204	125	125



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**OWNERS CORPORATION 2
PLAN NO. PS721616N**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 4205	150	150
Lot 4206	150	150
Lot 4207	150	150
Lot 4208	150	150
Lot 4209	125	125
Lot 4210	150	150
Lot 4211	150	150
Lot 4212	150	150
Lot 4213	150	150
Lot 4301	175	175
Lot 4302	150	150
Lot 4303	150	150
Lot 4304	125	125
Lot 4305	150	150
Lot 4306	150	150
Lot 4307	150	150
Lot 4308	150	150
Lot 4309	125	125
Lot 4310	150	150
Lot 4311	150	150
Lot 4312	150	150
Lot 4313	150	150
Lot 4401	175	175
Lot 4402	150	150
Lot 4403	150	150
Lot 4404	125	125
Lot 4405	150	150
Lot 4406	150	150
Lot 4407	150	150



Department of Transport and Planning

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**OWNERS CORPORATION 2
PLAN NO. PS721616N**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 4408	150	150
Lot 4409	125	125
Lot 4410	150	150
Lot 4411	150	150
Lot 4412	150	150
Lot 4413	150	150
Lot 4501	250	250
Lot 4502	250	250
Lot 4503	200	200
Lot 4504	200	200
Lot 5001	1	1
Total	71026.00	71026.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

From www.planning.vic.gov.au at 09 April 2026 12:53 PM

PROPERTY DETAILS

Address: **3010/618 LONSDALE STREET MELBOURNE 3000**
 Lot and Plan Number: **Lot 3010 PS721616**
 Standard Parcel Identifier (SPI): **3010\PS721616**
 Local Government Area (Council): **MELBOURNE**
 Council Property Number: **670924**
 Planning Scheme: **Melbourne**
 Directory Reference: **Melway 2F A4**

www.melbourne.vic.gov.au

[Planning Scheme - Melbourne](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

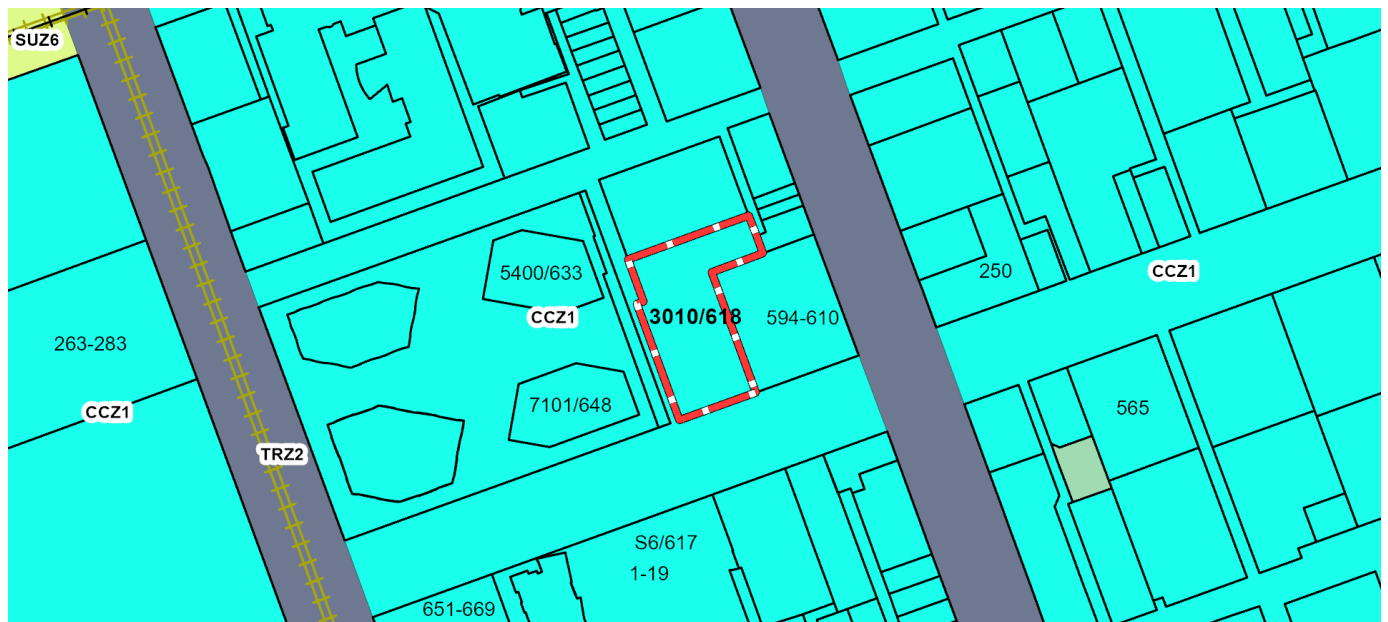
Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **MELBOURNE**
OTHER
 Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
 Fire Authority: **Fire Rescue Victoria**

[View location in VicPlan](#)

Planning Zones

[CAPITAL CITY ZONE \(CCZ\)](#)

[CAPITAL CITY ZONE - SCHEDULE 1 \(CCZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

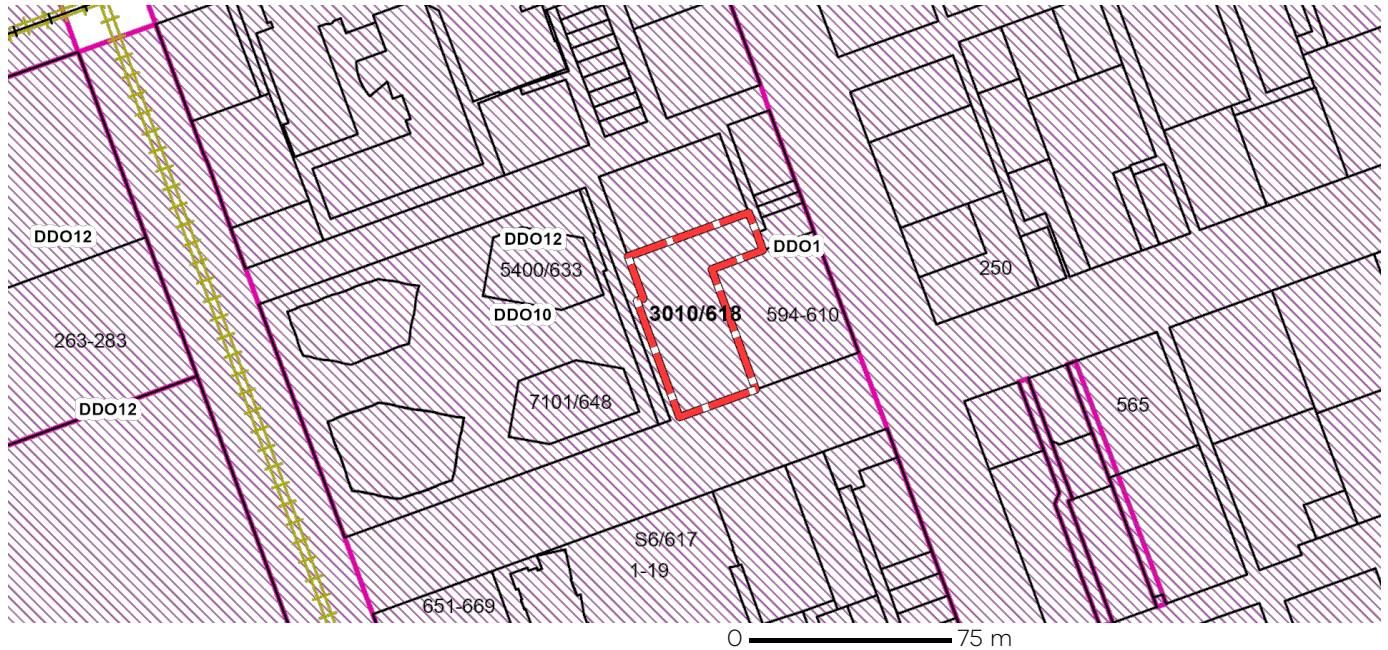
Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(DDO1\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 \(DDO10\)](#)

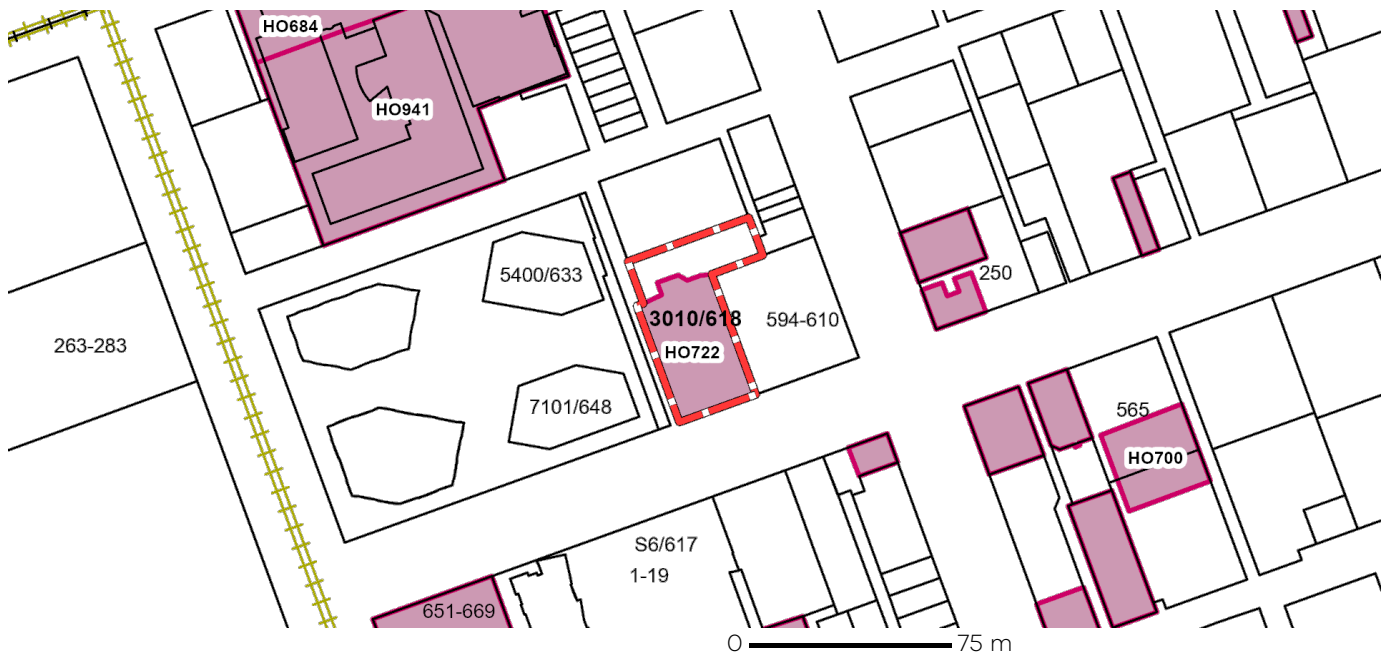
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12 \(DDO12\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO722\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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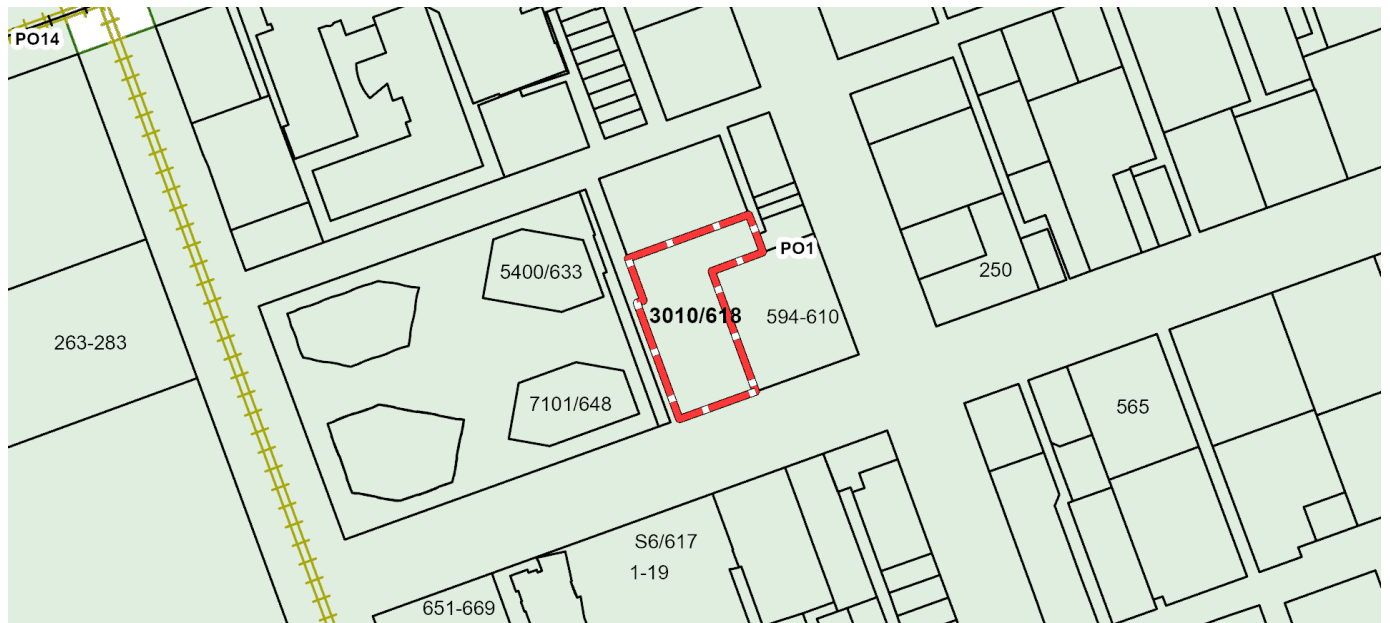
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Planning Overlays

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)

PUBLIC ACQUISITION OVERLAY (PAO)

SPECIFIC CONTROLS OVERLAY (SCO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

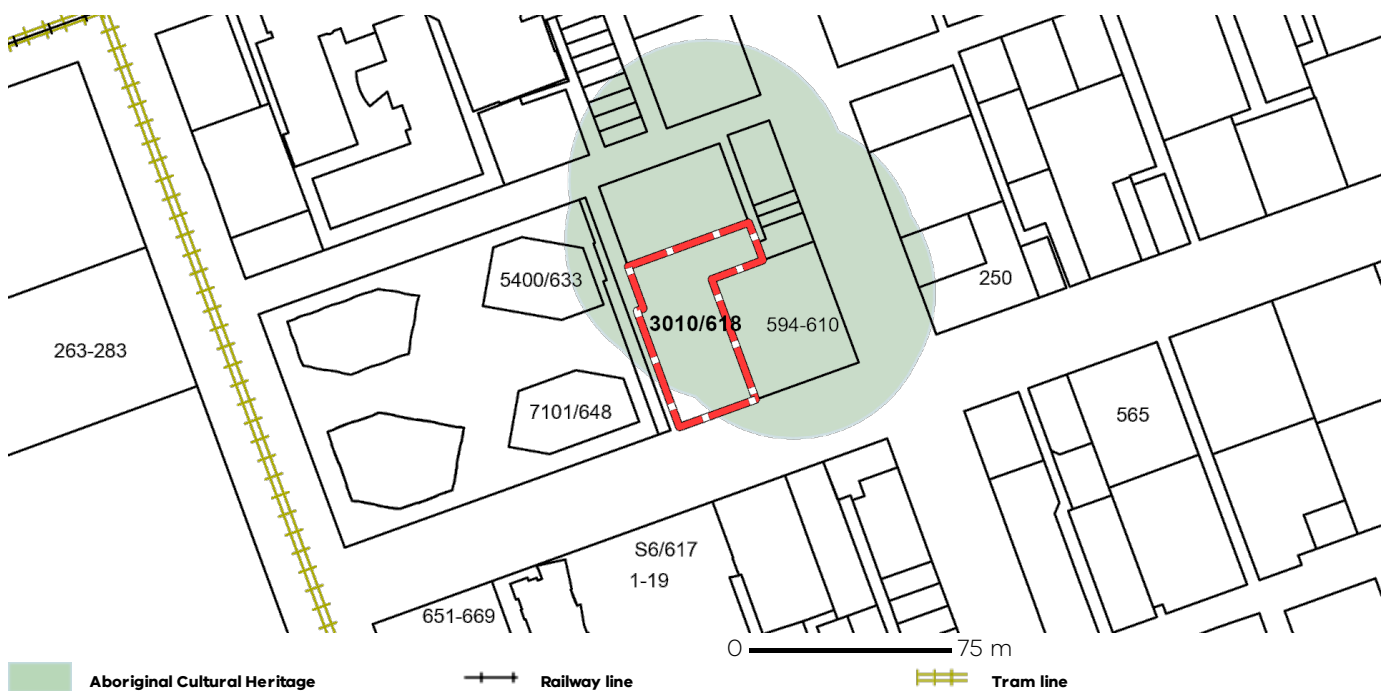
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 9 April 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

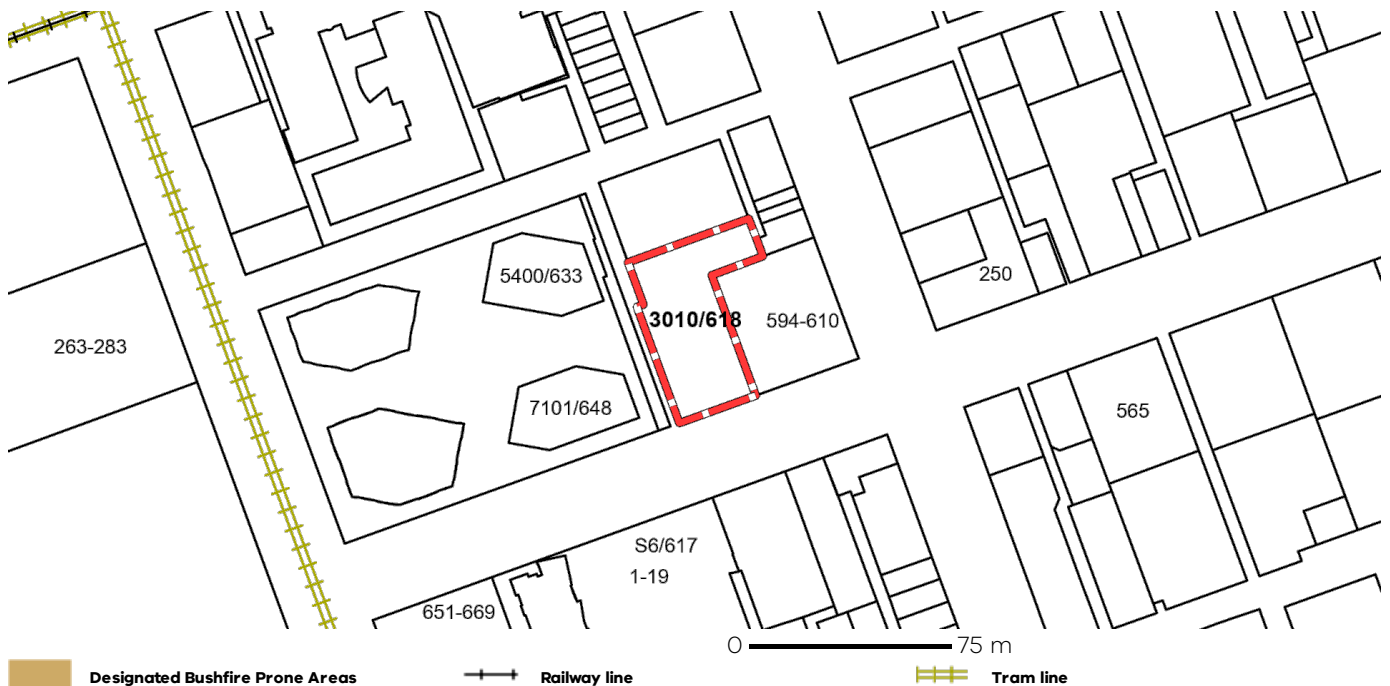
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Created at 09 April 2026 12:53 PM

PROPERTY DETAILS

Address: **3010/618 LONSDALE STREET MELBOURNE 3000**

Lot and Plan Number: **Lot 3010 PS721616**

Standard Parcel Identifier (SPI): **3010\PS721616**

Local Government Area (Council): **MELBOURNE**

Council Property Number: **670924**

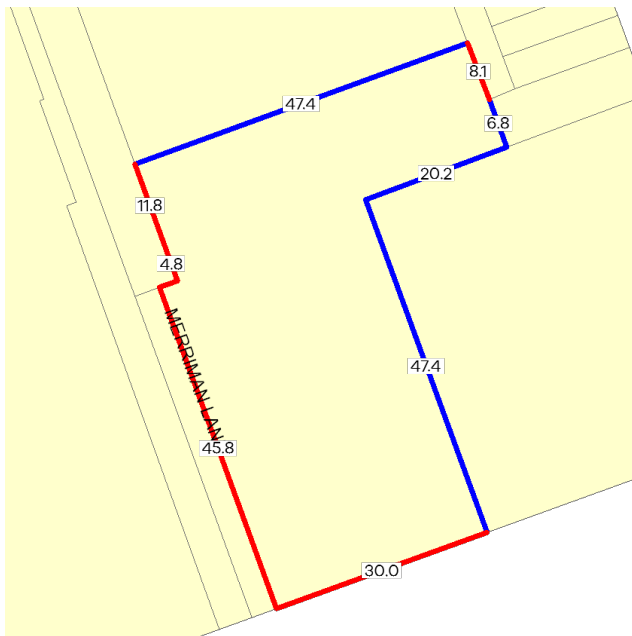
Directory Reference: **Melway 2F A4**

www.melbourne.vic.gov.au

Note: There are 961 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 2130 sq. m

Perimeter: 225 m

For this property:

— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Greater Western Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**

Legislative Assembly: **MELBOURNE**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

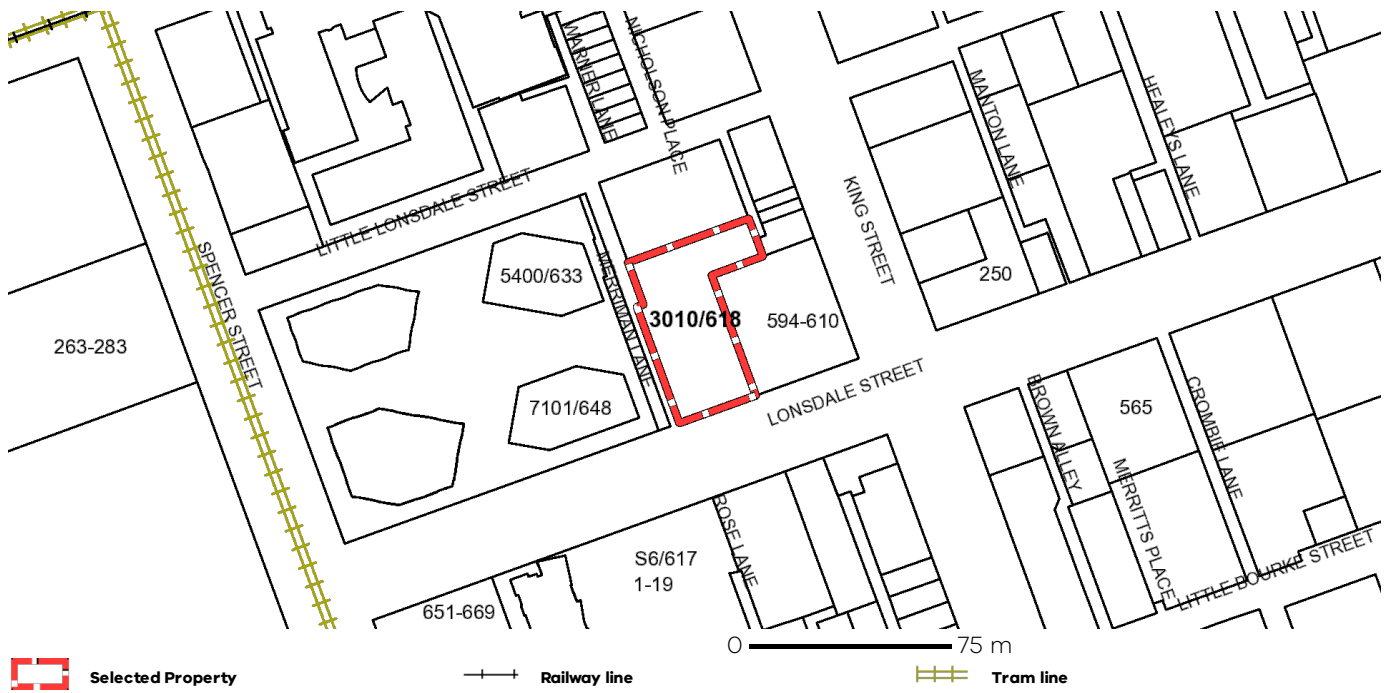
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



31/03/2026

Plan of Subdivision No: 721616N - Melbourne One OC1

Melbourne One
Lot No: 3010
Lot Street No: 618
Lonsdale Street, Melbourne

Please find attached Owners Corporation Certificate/s, as requested, in respect of the above-mentioned property.

When settlement has taken place, could you please record new owner details on the attached information sheet, and return to our office along with the Notice of Acquisition/Disposition so we may amend our records accordingly.

It is advised that you contact MICM Property at least two (2) working days prior to settlement to confirm current fee status. This updated information is provided free of charge to the original requester, provided that the enquiry is within three (3) months of the original Owners Corporation Certificate date of issue.

Please contact the Owners Corporation via email on ownerscorp@micm.com.au for an update prior to settlement, or regarding any related queries.

Regards

MICM

Attachments:

Model Rules
Additional Rules of the Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners - Schedule 3
Minutes from last Annual General Meeting
Contracts, leases, licences or agreements
Other Building related documents

Owners Corporation Certificate

Section 151 Owners Corporations Act 2006 and Reg 16 Owners Corporations Regulations 2018

OC Number	721616N - Melbourne One OC1
Property	Melbourne One 3010/618 Lonsdale Street Melbourne
Vendor	Chee Heng Choo
Vendors Representative	EASY LINK CONVEYANCING
Reference	REQ-15819-L2P1H

This certificate is issued for lot 3010, 721616N - Melbourne One OC1

This certificate consolidates all information and all financial liabilities for the lot in relation to the owners corporations named on this form.

IMPORTANT: The information in this certificate is issued on **31/03/2026**. You should obtain an update over the phone immediately prior to settlement.

a) The present fees for the above Lot are \$1,769.97 per annum for the year commencing 01/06/2025 paid Quarterly (The annual contribution fee is subject to change depending on the budget set for the year.)

Due Date	Amount	Details
01/06/2025	\$415.10	Standard Fee Melbourne One OC 1 From: 01/06/2025 To: 31/08/2025 Melbourne One OC 1
01/09/2025	\$451.63	Standard Fee Melbourne One OC 1 From: 01/09/2025 To: 30/11/2025 Melbourne One OC 1
01/12/2025	\$451.62	Standard Fee Melbourne One OC 1 From: 01/12/2025 To: 28/02/2026 Melbourne One OC 1
01/03/2026	\$451.62	Standard Fee Melbourne One OC 1 From: 01/03/2026 To: 31/05/2026 Melbourne One OC 1

b) The fees are paid up until 31/05/2026. If settlement should occur on or after any due date the next fee instalment will also be due and payable

c) Unpaid fees and levies presently total **\$0.00** plus penalty interest of **\$0.00**

d) If applicable, the following special fees or levies have been raised and are payable on the dates indicated below-

Due Date	Amount	Details
----------	--------	---------

e) Are there any repairs, maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included in the annual fees and special levy fees? (if applicable, see attached)

Nil

f) The Owners Corporation has the following insurance cover - See Certificate of Currency attached.

Yes

g) The Owners Corporation has not resolved that members may arrange their own insurance under Section 63 of the Act.

Nil

h) The total funds held by the owners corporation as at **31/03/2026**.

Administrative Fund	Maintenance Fund	Total
\$159,869.63	\$320,628.01	\$480,497.64

i) If the Owners Corporation has additional liabilities that are not covered by annual fees, special levies and repairs and maintenance as set out above, see below if applicable.

Nil

j) The Owners Corporation has granted contracts, leases, licences or agreements affecting the common property as follows.

Yes

k) Has the Owners Corporation made agreements to provide services to members and occupiers for a fee? (if applicable, see attached).

Nil

l) Are there any notices or orders served on the Owners Corporation in the last 12 months that have not been satisfied?(if applicable, see attached)

Nil

m) Is the Owners Corporation party to any proceedings or aware of any notices or orders which may give rise to proceedings? (if applicable, see attached)

Nil

n) The Owners Corporation has resolved to appoint MICM as manager

Yes

o) Has a proposal been made for the appointment of an administrator?, see below if applicable.

Nil

p) Other information:

Model Rules & Registered Rules

q) The minutes of the most recent Annual General Meeting of the Owners Corporation

Refer to attached AGM Minutes

Further information on prescribed matters can be obtained by inspection of the owners corporation register.
An applicable fee to provide this service will apply.

IMPORTANT

1. Information contained in this certificate is correct to the best of our knowledge at the date of issue.
2. This information is subject to change without notice.
It may be prudent to obtain a verbal update prior to settlement of the property. An update will be provided at no cost if requested within 90 days of the issue date. Once that 90 day period has lapsed an application must be made for a new certificate.
3. requested within 90 days of the issue date. Once that 90 day period has lapsed an application must be made for a new certificate.
4. No other information given in relation to this certificate will be acknowledged as correct unless it is provided by the signatory.

*The owners corporation register can be inspected for additional information.
A fee applies pursuant to Section 150 of the Owners Corporation Act 2006.*

Date of Issue:

31/03/2026

You are advised that this Certificate has been sealed electronically. Your consent to the affixing of the seal electronically will be assumed unless otherwise notified to our office upon receipt. If you do not consent to the affixing of the seal electronically as required under Section 9 (1)(c) of the Electronic Transactions (Vic) Act 2000 please advise the Manager in writing and the actual seal shall be affixed.

Prepared By:

Raymond Spencer
178 City Road, Southbank VIC 3006

Owners Corporations Regulations 2018

SCHEDULE 3

Owners Corporations Regulations 2018 Reg. 17

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. When purchasing a lot that is part of an owners corporation, buyers automatically become members of the owners corporation. If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation.

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

31/03/2026

Plan of Subdivision No: 721616N - Melbourne One - Residential Tower OC2

Melbourne One
Lot No: 3010
Lot Street No: 618
Lonsdale Street, Melbourne

Please find attached Owners Corporation Certificate/s, as requested, in respect of the above-mentioned property.

When settlement has taken place, could you please record new owner details on the attached information sheet, and return to our office along with the Notice of Acquisition/Disposition so we may amend our records accordingly.

It is advised that you contact MICM Property at least two (2) working days prior to settlement to confirm current fee status. This updated information is provided free of charge to the original requester, provided that the enquiry is within three (3) months of the original Owners Corporation Certificate date of issue.

Please contact the Owners Corporation via email on ownerscorp@micm.com.au for an update prior to settlement, or regarding any related queries.

Regards

MICM

Attachments:

Model Rules
Additional Rules of the Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners - Schedule 3
Minutes from last Annual General Meeting
Contracts, leases, licences or agreements
Other Building related documents

Owners Corporation Certificate

Section 151 Owners Corporations Act 2006 and Reg 16 Owners Corporations Regulations 2018

OC Number	721616N - Melbourne One - Residential Tower OC2
Property	Melbourne One 3010/618 Lonsdale Street Melbourne
Vendor	Chee Heng Choo
Vendors Representative	EASY LINK CONVEYANCING
Reference	REQ-15819-L2P1H

This certificate is issued for lot 3010, 721616N - Melbourne One - Residential Tower OC2

This certificate consolidates all information and all financial liabilities for the lot in relation to the owners corporations named on this form.

IMPORTANT: The information in this certificate is issued on **31/03/2026**. You should obtain an update over the phone immediately prior to settlement.

a) The present fees for the above Lot are \$3,289.06 per annum for the year commencing 01/06/2025 paid Quarterly (The annual contribution fee is subject to change depending on the budget set for the year.)

Due Date	Amount	Details
01/06/2025	\$795.25	Standard Fee Melbourne One - Residential Tower OC2 From: 01/06/2025 To: 31/08/2025 Melbourne One - Residential Tower OC2
01/09/2025	\$831.27	Standard Fee Melbourne One - Residential Tower OC2 From: 01/09/2025 To: 30/11/2025 Melbourne One - Residential Tower OC2
01/12/2025	\$831.27	Standard Fee Melbourne One - Residential Tower OC2 From: 01/12/2025 To: 28/02/2026 Melbourne One - Residential Tower OC2
01/03/2026	\$831.27	Standard Fee Melbourne One - Residential Tower OC2 From: 01/03/2026 To: 31/05/2026 Melbourne One - Residential Tower OC2

b) The fees are paid up until 31/05/2026. If settlement should occur on or after any due date the next fee instalment will also be due and payable

c) Unpaid fees and levies presently total **\$0.00** plus penalty interest of **\$0.00**

d) If applicable, the following special fees or levies have been raised and are payable on the dates indicated below-

Due Date	Amount	Details
----------	--------	---------

e) Are there any repairs, maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included in the annual fees and special levy fees? (if applicable, see attached)

Nil

f) The Owners Corporation has the following insurance cover - See Certificate of Currency attached.

Yes

g) The Owners Corporation has not resolved that members may arrange their own insurance under Section 63 of the Act.

Nil

h) The total funds held by the owners corporation as at **31/03/2026**.

Administrative Fund	Maintenance Fund	Total
\$421,698.73	\$1,474,772.19	\$1,896,470.92

i) If the Owners Corporation has additional liabilities that are not covered by annual fees, special levies and repairs and maintenance as set out above, see below if applicable.

Nil

j) The Owners Corporation has granted contracts, leases, licences or agreements affecting the common property as follows.

Yes

k) Has the Owners Corporation made agreements to provide services to members and occupiers for a fee? (if applicable, see attached).

Nil

l) Are there any notices or orders served on the Owners Corporation in the last 12 months that have not been satisfied?(if applicable, see attached)

Nil

m) Is the Owners Corporation party to any proceedings or aware of any notices or orders which may give rise to proceedings? (if applicable, see attached)

Nil

n) The Owners Corporation has resolved to appoint MICM as manager

Yes

o) Has a proposal been made for the appointment of an administrator?, see below if applicable.

Nil

p) Other information:

Nil

q) The minutes of the most recent Annual General Meeting of the Owners Corporation

Refer to attached AGM Minutes

Further information on prescribed matters can be obtained by inspection of the owners corporation register.
An applicable fee to provide this service will apply.

IMPORTANT

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*The owners corporation register can be inspected for additional information.
A fee applies pursuant to Section 150 of the Owners Corporation Act 2006.*

Date of Issue:

31/03/2026

You are advised that this Certificate has been sealed electronically. Your consent to the affixing of the seal electronically will be assumed unless otherwise notified to our office upon receipt. If you do not consent to the affixing of the seal electronically as required under Section 9 (1)(c) of the Electronic Transactions (Vic) Act 2000 please advise the Manager in writing and the actual seal shall be affixed.

Prepared By:

Raymond Spencer
178 City Road, Southbank VIC 3006

Owners Corporations Regulations 2018

SCHEDULE 3

Owners Corporations Regulations 2018 Reg. 17

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The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

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Management of an owners corporation.

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

31/03/2026

Plan of Subdivision No: 721616N - Melbourne One OC1

Melbourne One
Lot No: 3010A
Lot Street No: 618
Lonsdale Street, Melbourne

Please find attached Owners Corporation Certificate/s, as requested, in respect of the above-mentioned property.

When settlement has taken place, could you please record new owner details on the attached information sheet, and return to our office along with the Notice of Acquisition/Disposition so we may amend our records accordingly.

It is advised that you contact MICM Property at least two (2) working days prior to settlement to confirm current fee status. This updated information is provided free of charge to the original requester, provided that the enquiry is within three (3) months of the original Owners Corporation Certificate date of issue.

Please contact the Owners Corporation via email on ownerscorp@micm.com.au for an update prior to settlement, or regarding any related queries.

Regards

MICM

Attachments:

Model Rules
Additional Rules of the Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners - Schedule 3
Minutes from last Annual General Meeting
Contracts, leases, licences or agreements
Other Building related documents

Owners Corporation Certificate

Section 151 Owners Corporations Act 2006 and Reg 16 Owners Corporations Regulations 2018

OC Number	721616N - Melbourne One OC1
Property	Melbourne One 3010A/618 Lonsdale Street Melbourne
Vendor	Chee Heng Choo
Vendors Representative	EASY LINK CONVEYANCING
Reference	REQ-15819-L2P1H

This certificate is issued for lot 3010A, 721616N - Melbourne One OC1

This certificate consolidates all information and all financial liabilities for the lot in relation to the owners corporations named on this form.

IMPORTANT: The information in this certificate is issued on **31/03/2026**. You should obtain an update over the phone immediately prior to settlement.

a) The present fees for the above Lot are \$58.99 per annum for the year commencing 01/06/2025 paid Quarterly (The annual contribution fee is subject to change depending on the budget set for the year.)

Due Date	Amount	Details
01/06/2025	\$13.83	Standard Fee Melbourne One OC 1 From: 01/06/2025 To: 31/08/2025 Melbourne One OC 1
01/09/2025	\$15.06	Standard Fee Melbourne One OC 1 From: 01/09/2025 To: 30/11/2025 Melbourne One OC 1
01/12/2025	\$15.05	Standard Fee Melbourne One OC 1 From: 01/12/2025 To: 28/02/2026 Melbourne One OC 1
01/03/2026	\$15.05	Standard Fee Melbourne One OC 1 From: 01/03/2026 To: 31/05/2026 Melbourne One OC 1

b) The fees are paid up until 31/05/2026. If settlement should occur on or after any due date the next fee instalment will also be due and payable

c) Unpaid fees and levies presently total **\$0.00** plus penalty interest of **\$0.00**

d) If applicable, the following special fees or levies have been raised and are payable on the dates indicated below-

Due Date	Amount	Details
----------	--------	---------

e) Are there any repairs, maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included in the annual fees and special levy fees? (if applicable, see attached)

Nil

f) The Owners Corporation has the following insurance cover - See Certificate of Currency attached.

Yes

g) The Owners Corporation has not resolved that members may arrange their own insurance under Section 63 of the Act.

Nil

h) The total funds held by the owners corporation as at **31/03/2026**.

Administrative Fund	Maintenance Fund	Total
\$159,869.63	\$320,628.01	\$480,497.64

i) If the Owners Corporation has additional liabilities that are not covered by annual fees, special levies and repairs and maintenance as set out above, see below if applicable.

Nil

j) The Owners Corporation has granted contracts, leases, licences or agreements affecting the common property as follows.

Yes

k) Has the Owners Corporation made agreements to provide services to members and occupiers for a fee? (if applicable, see attached).

Nil

l) Are there any notices or orders served on the Owners Corporation in the last 12 months that have not been satisfied?(if applicable, see attached)

Nil

m) Is the Owners Corporation party to any proceedings or aware of any notices or orders which may give rise to proceedings? (if applicable, see attached)

Nil

n) The Owners Corporation has resolved to appoint MICM as manager

Yes

o) Has a proposal been made for the appointment of an administrator?, see below if applicable.

Nil

p) Other information:

Model Rules & Registered Rules

q) The minutes of the most recent Annual General Meeting of the Owners Corporation

Refer to attached AGM Minutes

Further information on prescribed matters can be obtained by inspection of the owners corporation register. An applicable fee to provide this service will apply.

IMPORTANT

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*The owners corporation register can be inspected for additional information.
A fee applies pursuant to Section 150 of the Owners Corporation Act 2006.*

Date of Issue:

31/03/2026

You are advised that this Certificate has been sealed electronically. Your consent to the affixing of the seal electronically will be assumed unless otherwise notified to our office upon receipt. If you do not consent to the affixing of the seal electronically as required under Section 9 (1)(c) of the Electronic Transactions (Vic) Act 2000 please advise the Manager in writing and the actual seal shall be affixed.

Prepared By:

Raymond Spencer
178 City Road, Southbank VIC 3006

Owners Corporations Regulations 2018

SCHEDULE 3

Owners Corporations Regulations 2018 Reg. 17

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. When purchasing a lot that is part of an owners corporation, buyers automatically become members of the owners corporation. If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation.

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

Model rules for an owners corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.
- (7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.
- (3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.
- (4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.
- (5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.



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Notification of making, amendment or rev owners corporation rules

Section 142 *Owners Corporation Act 2006*

Privacy collection statement

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Lodged by	MICM property
Name	Elly de Clifford
Phone	96978888
Address	Level 1, 178 City Road Southbank
Reference	
Customer code	1442J
Owners corporation number	1
Plan number	721616N

Supplied with this notification is:

1. The consolidated copy of the rules of the owners corporation currently in force.

2. If applicable, the special resolution passed on

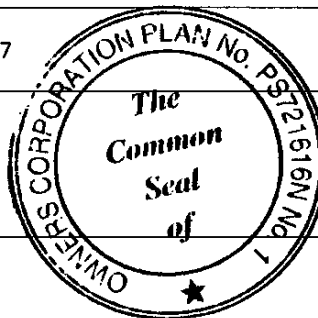
11/03/2016

under Section 138 of the *Owners Corporation Act 2006* authorising the making, amendment or revocation of the rules of the Owners Corporation.

Dated:

09/02/17

Signature or seal of applicant, Australian Legal Practitioner under the *Legal Profession Act 2004* or agent.



Elly de Clifford
Elly de Clifford
Owners Corporation Manager

The common seal of owners corporation number:

1

Plan number:

721616N

was affixed in accordance with Section 21 of the *Owners Corporation Act 2006* in the presence of:

AN595422Q



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Lot owner

Full name	Eddie Kutner
Address	Level 5, 32 Power Street Southbank

Lot owner

Full name	Dennis Wilson
Address	Level 5, 32 Power Street Southbank

For current information regarding owners corporation, please obtain an owners corporation search report

Land Victoria
570 Bourke Street
Melbourne VIC 3000
Telephone 03 8636 2010

ADDITIONAL RULES FOR OWNER'S CORPORATION 1 & 2 PS 721616N

By special resolution, the following rules were adopted at the inaugural meeting of Owners Corporation 1 PS 721616N and Owners Corporation 2 PS 721616N pursuant to section 138 of the Owners Corporations Act 2006

In these rules:

Associated Company means a corporation which is a related body corporate of the Developer within the meaning of sections 9 and 50 of the Corporations Act 2001(Cwth) or which the Developer declares to be an Associated Company for the purpose of these rules;

Car Park Lot means the Lots on the Plan which are numbered between 101A and 4504A (inclusive), 4501B and 4504B (inclusive) and 7001 to 7023 (inclusive);

Cleaning and Access Licence means an irrevocable licence in favour of the Owners Corporation over the terraces/balconies forming part of Lots 101 to 106 (both inclusive), 901, 903 to 912 (both inclusive), 1108, 1508, 1709, 1710, 2008, 2208, 2608, 2808, 2809, 2810, 3208, 3409, 3410, 3708, 3808, 4008, 4107, 4108, 4111, 4201, 4203, 4401, 4403, 4405, 4406, 4409, 4412, 4413, 4501 and 4502 for the purpose of enabling cleaning and maintenance personnel to carry out cleaning and/or maintenance of the windows and the exterior of the Property;

Commercial Lots means Lots numbered 1, 2, 3, 4 and 5 on the Plan;

Common Property means the areas on the Plan designated or described as common property;

Developer means ACN 137 997 374 Pty Ltd (ACN 137 997 374);

Development means the complex known as "Melbourne One Apartments", 612-620 Lonsdale Street, Melbourne including the car park and any Common Property;

Excluded Lots means the Commercial Lots, the Signage Lot, the Marketing Lots and any Lot which from time to time is owned, leased or occupied by the Developer or an Associated Company and includes any Common Property leased or occupied by the Developer or an Associated Company;

Lot means a lot on the Plan other than an Excluded Lot;

Marketing Lots means any Lot or Lots used or intended to be used, for any promotional, selling or marketing activities of the Developer or an Associated Company;

Member means each person that owns or occupies a Lot on the Plan;

MICM means Melbourne Inner City Management Pty Ltd ACN 060 312 012 or any other person or corporation who or which is the duly appointed manager of the Owners Corporation;

Motor Vehicle includes a motorbike and pushbike but does not include motor vehicle wrecks or parts of motor vehicles, nor any vehicle that is not in working order and immediately capable of moving by its own propulsion;

Occupier means any person occupying or in possession of a Lot (including any occupier under a lease or licence agreement);

Owners Corporation means Owners Corporation 1 PS 721616N and Owners Corporation 2 PS 721616N;

Plan means PS 721616N;

Rules means these rules and the model rules contained in schedule 2 of the Owner's Corporations Regulations 2007;

Signage Lot means Lot 5001 on the Plan or any other Lot used by the Developer or an Associated Company for signage, promotion, marketing or advertising purposes and/or for the installation or provision of communications or broadcasting hardware or structures or services of any description; and

Storeroom Lot means Lot 6001 and 6084 (both inclusive) on the Plan.

1. A Member must not use or lease the Member's Lot for use as a serviced apartment unless the Developer or an Associated Company has advised the Owners Corporation that the Member has been authorised to do so.
2. A Member must not permit, authorise or allow, any signage or advertising of a Lot for sale or lease to be affixed to or to be displayed within the Lot so that it is visible outside the Lot or be affixed to any part of the Development.
3. To preserve, protect and maintain the integrity of the security of the Development, a Member must not in order to sell any Lot or Lots owned by the Member or in order to sell any personal property or other property owned by the Member allow, permit or enable a person or persons not already personally known to them, to enter the Development or allow such person or persons to wander or walk through the Development, without the Member or a member of the Member's family or a duly appointed agent of the Member, escorting and being present with such person or persons at all times whilst they are in the Development.
4. A Member must not erect or permit or allow any agent or person acting on the Member's behalf to erect any signs, sandwich boards, displays or other such structures within the Development, or outside the Development or on the footpath or roadside in the immediate vicinity of the Development or within 50 metres of the Development, without obtaining MICM's or its assignees prior written consent.
5. A Member must not nor allow any agent or person acting on the Member's behalf to conduct an auction of the Member's Lot without first obtaining MICM's or its assignees written consent.

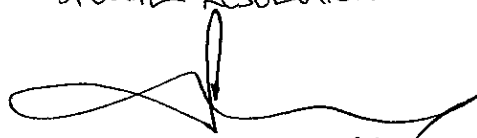
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- 6. A Member must not distribute, or hand out or allow any agent or persons acting on the Member's behalf from handing out or distributing any leaflets, pamphlets, advertisements or other such material within the Development or within 50 metres of the Development, without first obtaining MICM's or its assignees written consent.
- 7. A Member must not use any car parking space or Carpark Lot for the storage of anything other than a motor vehicle or erect any storage units, boxes or shelves within a car parking space or Carpark Lot except as permitted and provided by these Rules. A member may subject to obtaining the Owners Corporation's prior written consent, erect a storage box in any car parking space or Carpark Lot owned by such Member provided the storage box is capable of being located at the head of the Carpark Lot and abutting a fire wall and the storage box is of the type, colour and material as the Owners Corporation may approve from time to time and the storage box must not contain any hazardous chemicals or article or thing, which shall increase the rate of premium payable on or render void or voidable any policy of insurance taken out by the Owners Corporation.
- 8. A valid meeting of the committee of management can only be called or take place if either:
 - (a) All members of the committee have been given not less than 3 days (excluding public holidays) prior written notice of the meeting; or
 - (b) All the members of the committee of management unanimously agree to waive the requirement for notice.
- 9. A Member must not make any structural alterations or additions to the Member's Lot.
- 10. A Member must not change any of the floor coverings in the Member's Lot without the prior written consent of the Owners Corporation.
- 11. A Member must not erect any external blinds or awnings without the prior written consent of the Owners Corporation.
- 12. A Member must not hang curtains or install any other window furnishings visible from outside a Member's Lot unless they have a white, silver or off white backing or are of a type and have a backing of a colour that has been first approved in writing by the Owners Corporation.
- 13. A Member must not install any window tinting without having the colour and design of same first approved in writing by the Owners Corporation.
- 14. A Member must not enclose a Storeroom Lot with any impervious material.
- 15. A Member must not without the Owner's Corporation's prior written consent maintain anything inside a Lot which in the Owner's Corporation's reasonable opinion, when viewed from the outside of the Lot is not in keeping with the rest of the Development.
- 16. No Carpark Lot or Storeroom Lot is to be sold, transferred, disposed or leased to any person or persons who do not own or are not entitled to become the owner of any one or more of Lots numbered 1 to 4504 (inclusive) on the Plan.
- 17. A Member who owns any one or more of Lots 101 to 106 (both inclusive), 901, 903 to 912 (both inclusive), 1108, 1508, 1709, 1710, 2008, 2208, 2608, 2808, 2809, 2810, 3208, 3409, 3410, 3708, 3808, 4008, 4107, 4108, 4111, 4201, 4203, 4401, 4403, 4405, 4406, 4409, 4412, 4413, 4501 and 4502 must at all times comply with the licensor's obligations under the Cleaning and Access Licence granted to the Owners Corporation and must not prevent access or hinder the cleaning and maintenance personnel from carrying out their contracted duties and functions pursuant to the Cleaning and Access Licence.
- 18. These rules do not apply to Excluded Lots.

I HEREBY CERTIFY THESE RULES TO BE A TRUE AND CORRECT COPY OF THE RULES MADE AT THE SPECIAL RESOLUTION DATED 11 MARCH 2016



JACK KREECHMAN

OWNERS CORPORATION MANAGER
MICM PROPERTY

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Notification of making, amendment or revocation of owners corporation rules

Section 142 *Owners Corporation Act 2006*

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Lodged by	MICM property
Name	Elly de Clifford
Phone	96978888
Address	Level 1, 178 City Road Southbank
Reference	
Customer code	1442J
Owners corporation number	2
Plan number	721616N

Supplied with this notification is:

1. The consolidated copy of the rules of the owners corporation currently in force.

2. If applicable, the special resolution passed on

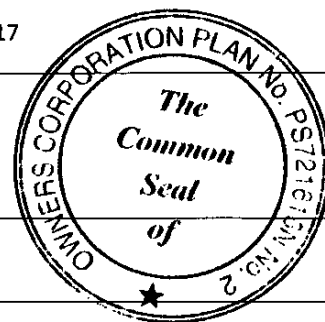
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Dated:

09/02/17

Signature or seal of applicant, Australian Legal Practitioner under the *Legal Profession Act 2004* or agent.



Elly de Clifford
 Elly de Clifford
 Owners Corporation
 manager

The common seal of owners corporation number:

2

Plan number:

721616N

was affixed in accordance with Section 21 of the *Owners Corporation Act 2006* in the presence of:

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Lot owner

Full name	Eddie Kutner
Address	Level 5, 32 Power Street Southbank

Lot owner

Full name	Dennis Wilson
Address	Level 5, 32 Power Street Southbank

**For current information regarding owners corporation, please
obtain an owners corporation search report**

Land Victoria
570 Bourke Street
Melbourne VIC 3000
Telephone 03 8636 2010

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Storeroom Lot means Lot 6001 and 6084 (both inclusive) on the Plan.

1. A Member must not use or lease the Member's Lot for use as a serviced apartment unless the Developer or an Associated Company has advised the Owners Corporation that the Member has been authorised to do so.
2. A Member must not permit, authorise or allow, any signage or advertising of a Lot for sale or lease to be affixed to or to be displayed within the Lot so that it is visible outside the Lot or be affixed to any part of the Development.
3. To preserve, protect and maintain the integrity of the security of the Development, a Member must not in order to sell any Lot or Lots owned by the Member or in order to sell any personal property or other property owned by the Member allow, permit or enable a person or persons not already personally known to them, to enter the Development or allow such person or persons to wander or walk through the Development, without the Member or a member of the Member's family or a duly appointed agent of the Member, escorting and being present with such person or persons at all times whilst they are in the Development.
4. A Member must not erect or permit or allow any agent or person acting on the Member's behalf to erect any signs, sandwich boards, displays or other such structures within the Development, or outside the Development or on the footpath or roadside in the immediate vicinity of the Development or within 50 metres of the Development, without obtaining MICM's or its assignees prior written consent.
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9. A Member must not make any structural alterations or additions to the Member's Lot.
10. A Member must not change any of the floor coverings in the Member's Lot without the prior written consent of the Owners Corporation.
11. A Member must not erect any external blinds or awnings without the prior written consent of the Owners Corporation.
12. A Member must not hang curtains or install any other window furnishings visible from outside a Member's Lot unless they have a white, silver or off white backing or are of a type and have a backing of a colour that has been first approved in writing by the Owners Corporation.
13. A Member must not install any window tinting without having the colour and design of same first approved in writing by the Owners Corporation.
14. A Member must not enclose a Storeroom Lot with any impervious material.
15. A Member must not without the Owner's Corporation's prior written consent maintain anything inside a Lot which in the Owner's Corporation's reasonable opinion, when viewed from the outside of the Lot is not in keeping with the rest of the Development.
16. No Carpark Lot or Storeroom Lot is to be sold, transferred, disposed or leased to any person or persons who do not own or are not entitled to become the owner of any one or more of Lots numbered 1 to 4504 (inclusive) on the Plan.
17. A Member who owns any one or more of Lots 101 to 106 (both inclusive), 901, 903 to 912 (both inclusive), 1108, 1508, 1709, 1710, 2008, 2208, 2608, 2808, 2809, 2810, 3208, 3409, 3410, 3708, 3808, 4008, 4107, 4108, 4111, 4201, 4203, 4401, 4403, 4405, 4406, 4409, 4412, 4413, 4501 and 4502 must at all times comply with the licensor's obligations under the Cleaning and Access Licence granted to the Owners Corporation and must not prevent access or hinder the cleaning and maintenance personnel from carrying out their contracted duties and functions pursuant to the Cleaning and Access Licence.
18. These rules do not apply to Excluded Lots.

I HEREBY CERTIFY THESE RULES TO BE A TRUE AND CORRECT COPY OF THE RULES MADE AT THE SPECIAL RESOLUTION

DATED 11 MARCH 2016



JACK KRECHMAN

OWNERS CORPORATION MANAGER
MICM PROPERTY.

AN595550F
27/02/2017 \$46.30 OCAR



Date Issued: 29 May 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	OC 721616N	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	02GS039181	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 01 June 2025, Local Standard Time
	To:	4.00pm on 01 June 2026, Local Standard Time
The Insurer:	Section 1	Not Insured
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	Not Insured
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	612-618 Lonsdale Street, Melbourne VIC 3000	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	Not Insured
	Common Contents	Not Insured
	Catastrophe	Not Insured
Section 2: Machinery Breakdown Insurance	AUD 250,000	
Section 3: Consequential Loss Insurance	Not Insured	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	Not Insured	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate Period of Insurance	
Section 7: Management Committee Liability Insurance	AUD 10,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 29 May 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Brittaney Ferguson
Strata Underwriter, VIC

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

Date Issued: 29 May 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	OC 721616N	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93212580	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 01 June 2025, Local Standard Time
	To:	4.00pm on 01 June 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	Not Insured
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	Not Insured
Insured Location	612-618 Lonsdale Street, Melbourne VIC 3000	

Limits of Liability

Section 1: Property Damage Insurance	Buildings and Common Property	AUD 246,080,000
	Common Contents	AUD 2,460,800
	Catastrophe	AUD 36,912,000
Section 2: Machinery Breakdown Insurance	AUD 25,000	
Section 3: Consequential Loss Insurance	AUD 36,912,000	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 322,364,800	
Section 4: Crime Insurance	Not Insured	
Section 5: General Liability Insurance	Personal Injury	Not Insured
	Property Damage	Not Insured
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	Not Insured	
Section 8: Audit Expenses Insurance	Not Insured	
Section 9: Appeal Expenses Insurance	Not Insured	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	Not Insured
	Accident aggregate Limit	Not Insured

All the values on this Certificate of Currency are correct as at 29 May 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

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Signed:



Brittaney Ferguson
Strata Underwriter, VIC

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

MINUTES OF
**ANNUAL
GENERAL
MEETING**

MICM - OWNERS CORPORATION

M
I
C
M

Building Name	Melbourne One
Plan No.	PS721616N
Building Address	618 Lonsdale Street, MELBOURNE VIC, 3000
OC Manager	Raymond Spencer
Meeting Date	Tuesday, 29 July at 5.30 PM
Meeting Location	MICM Office, level 1, 178 City Road Southbank, VIC, 3006

1 ATTENDANCE

1.1 MEMBERS PRESENT

Members were registered with the MICM team prior to entering the meeting.

Lot Number/s	Name of Lot Owner/s
3508	Carol Addicoat
1505	Sally Purcell
2308	Meow Geok Ng
3906	Grace Ee Lin Chang
1311	Jinling Xu
1503	Kwong Chit Wilson Lee

1.2 PROXIES RECEIVED

The following proxies were received and announced at the commencement of the meeting.

Name	Proxy to
1505 Xin Cui & Xi Chen	Sally Purcell
3304 Roderick Brooks	Carol Addicoat

1.3 APOLOGIES

Roderick Brooks - Lot 3304

1.4 OTHER ATTENDEES

Raymond Spencer – Owners Corporation Manager, MICM

Holly Clements – Owners Corporation Department Manager, MICM

Rolly Nuesa – Building Manager, MICM

NOTIFICATION OF QUORUM

Notice is hereby provided that as there was not a quorum at the Annual General Meeting held on 29.07.25 and in accordance with Section 78 of the Owners Corporation Act 2006, these Minutes are being provided within 14 days of the Annual General Meeting notifying all Owners that the decisions made at that meeting are considered Interim Ordinary Resolutions.

They cannot be acted on until the lapse of 28 days and will become resolutions of the Owners Corporation on the 29th day after the Annual General Meeting.

In accordance with Section 74 of the Owners Corporation Act 2006, within the 28 days Owners whose lot entitlements total 25% of all lot entitlements may petition the Secretary of the Owners Corporation to convene a Special General Meeting at which time the Interim Ordinary Resolutions could be confirmed or replaced.

Owners may petition the Secretary by notice in writing and sent to c\ - MICM. The deadline for submission of such a petition is 26.08.25.

1. CONFIRMATION OF CHAIRPERSON

It is **noted** that Raymond Spencer (OCM) was appointed to chair the meeting.

2 VOTING INSTRUCTIONS AND ENTITLEMENTS

It is **noted** that voting will be **conducted by show of hands**.

3 MINUTES OF PREVIOUS MEETING

Motion by Ordinary Resolution

RESOLVED THAT pursuant to section 71(i) of the Owners Corporation Act 2006, the minutes of the previous meeting held on 30.07.24 and attached to the notice of meeting be confirmed as a true and correct record of the meeting.

Result: Carried in the majority.

4 CONSIDERATION OF REPORTS

4.1 Committee Report

It is **noted** that the report was accepted by those members present.

4.2 Owners Corporation Manager's Report

It is **noted** that the report was accepted by those members present.

4.3 Penalty Interest Waiver Report

It is **noted** that the report was accepted by those members present.

4.4 Dispute Resolution & Complaints Report

Nil to report.

4.5 Maintenance Fund Expenditure Reports

Motion by Ordinary Resolution

RESOLVED THAT the Owners Corporation accept the Maintenance Fund Expenditure Reports OC1 & OC2.

Result: Carried in the majority.

4.6 Long Term Maintenance Plan (LTMP) Report

Motion by Ordinary Resolution

RESOLVED THAT the Owners Corporation accept the Long-Term Maintenance Plan OC1 & OC2 prepared by WT Partnership.

Result: Carried in the majority.

5 FINANCIAL MATTERS

5.1 Financial Statements

Motion by Ordinary Resolution

RESOLVED THAT the Owners Corporation approve and adopt the audited Balance Sheets for OC1 & OC2 together with the Income and Expenditure Statement for the period ending 31.05.25 and as attached to the notice of meeting in accordance with section 71(2)(e) of the Owners Corporations Act 2006.

Result: Carried in the majority.

5.2 Determination of the Administrative Budget and Fees

Motion by Ordinary Resolution OC1

RESOLVED THAT the Owners Corporation set the Administrative Budget for the period 01.06.25 to 31.05.26 at the amount of \$688,301.95 excluding GST and that fees be charged quarterly in advance (based on the owners corporations financial year) in accordance with the lot liability schedule of the Plan of Subdivision and in accordance with sections 23(1), 71(2)(d) and 71(2)(f) of the Owners Corporations Act 2006. This budget is to remain in force until the next Annual General Meeting.

Result: Carried in the majority.

Motion by Ordinary Resolution OC2

RESOLVED THAT the Owners Corporation set the Administrative Budget for the period 01.06.25 to 31.05.26 at the amount of \$1,061,829.26 excluding GST and that fees be charged quarterly in advance (based on the owners corporations financial year) in accordance with the lot liability schedule of the Plan of Subdivision and in accordance with sections 23(1), 71(2)(d) and 71(2)(f) of the Owners Corporations Act 2006. This budget is to remain in force until the next Annual General Meeting.

Result: Carried in the majority.

5.3 Determination of the Maintenance Fund Budget and Fees OC1

Motion by Ordinary Resolution

RESOLVED THAT the Owners Corporation set the Maintenance Fund Budget for the period 01.06.25 to 31.05.26 at the amount of \$99,322.00 excluding GST and that fees be charged quarterly in advance (based on the Owners Corporation financial year) in accordance with the lot liability schedule of the Plan of Subdivision and in accordance with sections 23(2), 71(2)(d) and 71(2)(f) of the Owners Corporations Act 2006. This budget is to remain in force until the next Annual General Meeting.

Result: Carried in the majority

5.4 Determination of the Maintenance Fund Budget and Fees OC2

Motion by Ordinary Resolution

RESOLVED THAT the Owners Corporation set the Maintenance Fund Budget for the period 01.06.25 to 31.05.26 at the amount of \$353,983.00 excluding GST and that fees be charged quarterly in advance (based on the Owners Corporation financial year) in

accordance with the lot liability schedule of the Plan of Subdivision and in accordance with sections 23(2), 71(2)(d) and 71(2)(f) of the Owners Corporations Act 2006. This budget is to remain in force until the next Annual General Meeting.

Result: Carried in the majority

5.5 Penalty Interest and Recovery Costs OC1 & OC2

Motion by Ordinary Resolution

It was resolved that Penalty Interest will be charged at the maximum rate allowable if any fees or amounts payable to the Owners Corporation remain outstanding after the due date; and, fees and charges incurred by the Owners Corporation to collect any past due amount payable will be charged to the Owners account and will be payable upon demand.

Please note the current rate of Penalty Interest is 10% as per the Penalty Interest Rate Act 1983

Result: Carried in the majority.

5.6 Instrument of Delegation to Manager

Motion by Ordinary Resolution

RESOLVED THAT pursuant to sections 11 and 120 of the Owners Corporation Act 2006, the Owners Corporation delegate all powers and functions that may be delegated under section 11 of the Owners Corporation Act 2006, to enable the Manager to perform the duties under the contract of appointment and to ensure the efficient and effective operation of the Owners Corporation.

Result: Carried in the majority.

6 OWNERS CORPORATION MANAGEMENT

6.1 Instrument of Delegation to Manager

Motion by Ordinary Resolution

It was resolved that pursuant to sections 11 and 120 of the Owners Corporation Act 2006, the Owners Corporation delegate all powers and functions that may be delegated under section 11 of the Owners Corporation Act 2006, to enable the Manager to perform the duties under the contract of appointment and to ensure the efficient and effective operation of the Owners Corporation

Result: Carried in the majority.

7 INSURANCE

Note: The Owners Corporation insurance policy does not extend to cover the lot owner's contents within a lot (private property). **Contents within a private lot are the responsibility of the lot owner to insure:**

Contents include carpets, floating floors, curtains, blinds, personal valuables, furniture, household appliances not wired into the premises such as dishwashers, refrigerators, washing machines, dryers etc

In addition, lot Owners should ensure that their contents cover also includes Public Liability insurance in the name of the lot owner as occupier or landlord. The Owners Corporation insurance does not provide cover for Legal Liability for owners resulting from private ownership of individual lots.

Please note the insurance excess for your property is currently as follows:

\$5,000.00 for all claims

7.1 Application of Insurance Excess

Payment of insurance excess will be by the lot owner of the property that caused the loss, unless common property is responsible for the loss, whereby the owners corporation will then be liable to pay the insurance excess.

7.2 Insurance Renewal

Motion by Ordinary Resolution

RESOLVED THAT pursuant to section 59 of the Owners Corporation Act 2006, the Owners Corporation take out the following insurance for all buildings on common property:

- (a) Reinstatement and replacement insurance for all buildings on common property in accordance with section 59 of the Act; and
- (b) Public liability insurance in accordance with section 60 of the Act.

Result: Carried in the majority.

8 HEALTH AND SAFETY

Members are advised that smoke alarms installed must be maintained and in working order. Batteries must be replaced at a minimum of every 12 months. It is a lot owner's responsibility to ensure the necessary testing is undertaken on a routine basis. Should the residence be tenanted, owners should ensure their managing agent arranges for annual testing on your behalf.

Members are reminded to advise any occupants of the Owners Corporation Rules. Should you require a copy they are available on the portal.

Please notify the Building Manager or Owners Corporation Manager immediately if any possible hazard is observed. This could be a slip or trip issue, public stairwells or corridor lighting, exit lighting etc.

9 ELECTION OF COMMITTEE

9.1 Election of Committee OC1 & OC2

Motion by Ordinary Resolution

RESOLVED THAT the nominees as presented below are elected to serve as members of the committee of the Owners Corporation OC1 & OC2 until a newly appointed committee is elected:

Lot Number/s	Name of Lot Owner/s
3508	Carol Addicoat
1505	Sally Purcell
3906	Grace Chang
1503	Kwong Chit Wilson Lee

Result: Carried in the majority.

9.2 Grievance Committee OC1 & OC2

Motion by Ordinary Resolution

RESOLVED THAT the members of the Owners Corporation Committee form the Grievance Committee and that at least three members of the elected committee are to be available to resolve any dispute that may arise in accordance with Part 10 of the Owners Corporations Act and as required pursuant to Schedule 2, section 7 of the Owners Corporations Regulations 2018.

Result: Carried in the majority.

9.3 Instrument of Delegation to Committee OC1 & OC2

Motion by Ordinary Resolution

RESOLVED THAT pursuant to section 11 of the Owners Corporation Act 2006, the Owners Corporation delegate all powers and functions that are capable of being delegated to the Owners Corporation Committee to make decisions on behalf of the Owners Corporation, save for the powers and functions that require a unanimous or special resolution.

Result: Carried in the majority.

9.4 Scheduled Committee Meetings

The Committee is required to elect a Chairperson and Secretary and is charged with this duty as soon as practical following this Annual General Meeting but in no instance later than the 1st quarter Committee meeting.

Committee meetings for the forthcoming year will be scheduled for:

Quarter 1 18 September 2025

Quarter 3 14 January 2026

Quarter 2 16 April 2026

Quarter 4 30 June 2026

To be held at MICM Office, Level 1, 178 City Road Southbank, VIC, 3006.

Times to be confirmed.

Members can also join the meeting via Microsoft Teams.

10 MATTERS FOR COMMITTEE CONSIDERATION

The following matters were raised for discussion:

That the Owners Corporation accept the following items be considered at the Q1 Committee Meeting:

- **Gym Hours** - Committee Members to consider extending the gym closing time.
- **Concrete Splatter** - The owner of Lot 1503 advised concrete splatter was on one of the apartment windows probably caused during the construction of a neighboring building. The OC & BM Manager to Investigate and have rectified/cleaned.

The next Annual General Meeting is scheduled for 29 July 2026.

The meeting closed at 6.05 pm.

Raymond Spencer
MICM
30 July 2025



24 June 2025

Raymond Spencer
MICM
178 City Road
SOUTHBANK VIC 3006
raymonds@micm.com.au

Dear Raymond

**MELBOURNE ONE - 618 LONSDALE STREET, MELBOURNE
ESTIMATED LONG TERM MAINTENANCE PLAN UPDATE**

Please find enclosed our Estimated Long Term Maintenance Plan for Melbourne One, 618 Lonsdale Street, Melbourne.

We trust the report is self-explanatory and in accordance with your current requirements. If you have any queries regarding this matter, please do not hesitate to contact Alex McDonald or the undersigned.

Yours sincerely

JOSH KNAGGS
Associate Director
WT

WT REF: 13187-56 (MELBOURNE ONE LTMP UPDATE)





MELBOURNE ONE - 618 LONSDALE STREET, MELBOURNE
ESTIMATED LONG TERM MAINTENANCE PLAN UPDATE
24 June 2025

CONTENTS

1	INTRODUCTION	1
2	LONG TERM MAINTENANCE PLAN	2
3	DISCLAIMER	4
4	THE ESTIMATE & METHODOLOGY	5

APPENDICES

APPENDIX A	FORECAST RESERVE ANNUAL BALANCE
APPENDIX B	ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM
APPENDIX C	LONG TERM MAINTENANCE BALANCE GRAPH

1 INTRODUCTION

This Long Term Maintenance Plan has been prepared by WT Partnership (WT) for MICM, Owners Corporation Managers of Melbourne One, 618 Lonsdale Street, Melbourne.

This management tool is prepared to assist the Owners Corporation in the long term financial planning of the essential common property assets as required by the *Owners Corporation Act 2006*, and the *Owners Corporations Regulations 2018* aimed at replacing building assets at the end of their useful life.

We understand the basic requirements of the *Owners Corporation Act 2006* is for the Owners Corporation to make provisions for the replacement of lifts, heating and cooling equipment to common areas of the building.

The requirements of the *Owners Corporations Regulations 2018* are as follows:

- common property structures, including the roof, stairways, balustrades, and window frames;
- common property services, such as shared water, gas and sewerage pipes, pumps, drains, electrical and telephony infrastructure;
- common property assets, such as fences, pools, and water tanks.

As discussed with the Owners Corporation Manager, WT advise that the Owners Corporation should consider the inclusion of asset disciplines including Electrical, Mechanical, Fire, Hydraulic, Vertical Transport and Security services, as well as Building Fabric and Fixtures, Fittings and Equipment to the common areas of the property to assist the Owners Corporation to maintain the functional performance and aesthetic quality of all common assets installed within the property.

This Plan makes provision for the replacement of life safety systems (fire detection and suppression equipment, access and egress signage, emergency lighting systems and mechanical exhaust systems etc.), non-essential equipment (recreational equipment, freestanding communal furniture etc.) and regular redecoration works.

The Estimated Long-Term Maintenance Plan Levy is a provision to meet anticipated expenditure for years 1 – 15.

The project is located at Melbourne One, 618 Lonsdale Street, Melbourne. The project comprises nine levels of above ground carparking, 477 No. apartments over 37 levels. The complex also includes commercial units to ground level and level one. Construction of the complex was completed in 2016.

The following items relate specifically to the project site and have been taken into consideration:

- Replacement of major plant and equipment on the roof may incur additional installation costs due to access constraints.
- The building is located in a busy CBD location which may pose access issues when external works are required.

2 LONG TERM MAINTENANCE PLAN

2.1 ANNUAL CONTRIBUTION

WT have been instructed by MICM to set the Year One Annual Contribution amounts as follows:

	\$ (INCL GST)
Owners Corporation No. 1	107,505
Owners Corporation No. 2	378,877
TOTAL YEAR ONE ANNUAL CONTRIBUTION (INCL GST)	\$486,382¹

The Year One Annual Contribution amount is a 6% increase on the previous year's contribution amount. MICM has instructed WT to model subsequent future Estimated Annual Contributions after Year 1 with an even annual increase of 6%.

Based on this instruction, our modelling within this report suggests a \$7,237,214 Net Reserve Balance total for OC1 and OC2 at Year Fifteen (2040).

WT highlight that our independent modelling forecasted a higher Year One contribution which provided a Net Reserve Balance of \$10,879,698 at Year Fifteen. This suggests that although the Net Reserve Balance maintains a good balance during the 15 year horizon period, there may be a potential shortfall of \$3,642,484 in the Long Term Maintenance funding for this building at Year 15. MICM are aware of this variance, they have advised WT they are committed to reviewing the Long-Term Maintenance Plan regularly to assess whether contribution levels remain sufficient to meet the building's future maintenance requirements.

All values stated are inclusive of GST.

WT have been advised that the existing maintenance fund balance for each of the Owners Corporation accounts is as follows:

	\$
Owners Corporation No. 1	302,000
Owners Corporation No. 2	1,400,000

¹ Excludes items covered by the separate Operations Budget including:

- Annual maintenance items such as replacing light bulbs, cleaning contracts, gardening, power, caretaking, etc.
- Specialist engineering maintenance contracts, i.e., lifts, air conditioning, essential services etc.
- Breakdowns and repair works due to mechanical defects or operator misuse/ abuse of the equipment

Assumes that the equipment will be maintained in accordance with the Original Equipment Manufacturer (OEM) guidelines as a minimum standard.

Refer to Appendix A for Estimated Annual Contribution & Forecast Reserve Annual Balance by Year.

Refer to Appendix B for Estimated Annual Expenditure by Work Item.

2.2 PRIORITY & URGENT WORKS

WT have been advised by the Owners Corporation Manager that the following works are planned for commencement in the next 12 months:

- Replacement of water pressure reducing valves
- Replacement of the swimming pool DDA lift
- Review and possible replacement of the statutory floor evacuation plan signage (WT recommendation)

WT confirms the above items have been included in the LTMP and these works are scheduled to occur in Year 1.

2.3 WORKS IN FIFTEEN YEAR MAINTENANCE PERIOD

We estimate the total value of works scheduled to be carried out over a 15-year replacement period has been calculated as follows:

	\$ (INCL GST)
Owners Corporation No. 1	1,212,561
Owners Corporation No. 2	5,389,932
TOTAL (INCL GST)	\$6,602,493

This value excludes the cost of those additional items which will be required to be replaced beyond the 15-year lifecycle plan.

2.4 ESTIMATED LONG TERM MAINTENANCE PLAN RESERVE

Based on our annual contribution calculations the Estimated Life Cycle Cost Replacement Plan Reserve would peak as follows:

	\$ (INCL GST)
Owners Corporation No. 1 Year 15 (2040)	1,732,633
Owners Corporation No. 2 Year 15 (2040)	5,504,581

3 DISCLAIMER

WT is not and does not hold out to be a building diagnostician or an expert in the assessment of building materials design lives. WT does not represent that the building assets included within this Long-Term Maintenance Plan are the limit of all the repairs and maintenance that may ultimately be required over the period of the Plan.

WT highlights this Estimated Long-Term Maintenance Plan should be considered as indicative only of the replacement costs that actually may be incurred by the property owner for the replacement of assets and periodic redecoration works to common areas of the property.

This analysis is prepared for the express purpose of assisting the Owners Corporation in the establishment of a sinking fund to facilitate future expenditure. It should not be used for any other purpose or by a third party without the written consent of WT.

WT accepts no liability for any damages the Owners Corporation may suffer should the scope of works or actual costs exceed the estimates nominated in this Estimated Long-Term Maintenance Plan.

This Estimated Long-Term Maintenance Plan has been prepared on the basis that full disclosure of all information and facts which may affect the Estimated Long-Term Maintenance Plan has been made to us. We do not accept any liability or responsibility whatsoever for the Estimated Long-Term Maintenance Plan if full disclosure has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the Estimated Long-Term Maintenance Plan which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

The Estimated Long-Term Maintenance Plan is solely for the use of the party by whom we were instructed and for no other purpose. We owe no duty of care to any third party who becomes aware of this Estimated Long-Term Maintenance Plan and, without our knowledge, chooses to act or rely on the whole or any part of it.

Neither the whole nor any part of this Estimated Long-Term Maintenance Plan nor any reference thereto may be included in any document, circular or statement without our approval of the form and context in which it will appear.

4 THE ESTIMATE & METHODOLOGY

4.1 THE ESTIMATE

This estimate and assessment is a preliminary opinion of the probable order of cost to replace items of plant and equipment serving common areas of the property at the end of their respective reasonable useful life in accordance with the requirements of the *Owners Corporation Act 2006* and the *Owners Corporation Regulations 2018*.

The Plan makes provision for the replacement of non-essential equipment (such as recreational equipment, freestanding communal furniture etc.) and regular redecoration works to assist the Owners Corporation to maintain the functional performance and aesthetic quality of all common assets installed within the property.

For the purpose of this Plan it has been assumed that the equipment will be maintained in accordance with the Original Equipment Manufacturer (OEM) guidelines as a minimum standard. Should any of the equipment which has been included in this Plan not be maintained to an appropriate standard the indicative lifecycles which have been used to complete this assessment are likely to change considerably. **For the avoidance of doubt this Estimated Long Term Maintenance Plan makes no allowance for costs in relation to annual maintenance or repairs to the equipment, only for total replacement at the end of the equipment's reasonable useful life and planned redecoration works on a wholesale basis.**

The 15 Year Contribution Forecast is only an indication of the provisions required to be set aside.

The Estimate identifies the approximate cost to replace or redecorate an item in a particular year relative to the future value of the item.

WT has included a provision of 3.50% for Consultants Fees.

A provision of 3.00% has been included for Contingencies for incidental items.

Cost Escalation has been based on 3.50% per annum compounded.

All estimates assume Works are competitively tendered to a minimum of 3 appropriately qualified and experienced contractors and include 10% GST.

Interest Rate earned on the Estimated Long Term Maintenance Plan balance has been based on 3.00% per annum on annual balance.

Corporate tax rate on interest earned on the Estimated Long Term Maintenance Plan balance has been based on 30% per annum.

The analysis should be updated regularly to reflect the true value of future inflation and other assumptions included herein.

4.2 METHODOLOGY

In preparing this Report, the following procedure has generally been adopted in scoping the works:

- WT issued an Initial Draft Long Term Maintenance Plan Report dated 19 June 2025. WT were then instructed to make amendments by MICM to the annual contribution amounts. These amendments have been actioned in this report.
- Completed a visual inspection of the current condition of internal and external elements of the building which can be reasonably accessed.
- Discussed with the Owners Corporation Manager any priority or urgent items of work to be undertaken in the immediate period which are not to be funded from the existing Operational Budget or by a one-off levy, if necessary.
- Checked any maintenance records made available where appropriate.
- Reviewed the building specification to confirm the design life of the building fabric and the warranty provisions for building elements.
- Completed measurements from As Built drawings or Bills of Quantities, as required.
- Assessed effective life for all relevant elements of the building. Where appropriate we have considered Published Lifecycle Information including the Chartered Institute of Building Service Engineers (CIBSE) Guidelines and the Effective Life Schedules included in Tax Ruling TR2000/18C7. We have also reviewed subjective items, such as redecoration, with the Owners Corporation and their representatives.

It should be noted the assessment of the current physical condition and remaining life of some elements have been made purely on a visual basis unless information to the contrary is provided by another party.

The commencing point of the cycle of repair, maintenance and replacement is the date of inspection, having regard to the original date of construction (unless a previous repair history is made available).

The following table outlines the definition for each Condition Rating that has been used by WT for a clear means of Rating each asset on a visual basis:

RATING	DEFINITION
Rating 1	<p>Excellent:</p> <ul style="list-style-type: none"> ▪ The asset has no identifiable defects; ▪ There is no evidence of any damage to the asset; ▪ The asset has an “as new” appearance
Rating 2	<p>Good:</p> <ul style="list-style-type: none"> ▪ The asset is in very good physical condition; ▪ Only superficial wear and tear is evident; ▪ Only minor deterioration to finishes; ▪ Any observable deterioration is insignificant.
Rating 3	<p>Fair:</p> <ul style="list-style-type: none"> ▪ The asset is functional; ▪ The asset has worn finishes; ▪ Minor structure deterioration or minor defects evident not affecting functionality.
Rating 4	<p>Poor:</p> <ul style="list-style-type: none"> ▪ Significant deterioration to the asset is evident; ▪ Isolated sections of the asset need replacement or repair; ▪ The structural integrity of the asset is in question; ▪ The asset is operational, but components of the asset need replacement or repair.
Rating 5	<p>Very Poor:</p> <ul style="list-style-type: none"> ▪ The asset has failed; ▪ The asset is not operational; ▪ There is significant deterioration evident affecting the assets structural integrity; ▪ The asset is known by the subject matter expert to be obsolete.

4.3 SPECIFIC EXCLUSIONS

The estimates are limited to the common property assets of the relevant Owner Corporation and do not include provision for the following:

- Any structural or latent defects including damage caused directly or indirectly by termites or pests etc.
- The unexpected catastrophic failure of the buildings fabric or the building engineering services and systems outside the item's normal life cycle as nominated.
- Insurable property risks, including water damage etc.
- The benefits of any warranties currently in place are excluded for the purpose of this Report.
- Items covered by the separate Operations Budget including:
 - Annual maintenance items such as replacing light bulbs, cleaning contracts, gardening, power, caretaking, etc.
 - Specialist engineering maintenance contracts, i.e., lifts, air conditioning, essential services etc.
 - Breakdowns and repair works due to mechanical defects or operator misuse/ abuse of the equipment
- Changes to the use of the building.
- Functional or technological obsolescence.
- Building compliance upgrades to meet new statutory requirements legislated after the approvals necessary for the initial construction of the building



APPENDIX A
FORECAST RESERVE ANNUAL BALANCE

Note: Year 1 contribution amount based on the current levy plus 6% and subsequent annual increases of 6% as instructed by MICM



DATE: 24 JUNE 2025

**LONG TERM MAINTENANCE PLAN ESTIMATE
FOR PS72161N OWNERS CORPORATION - OVERALL SUMMARY
FORECAST RESERVE ANNUAL BALANCE**

Interest Rate 3.00%
Contribution Annual Increase Rate 6.00%
Company Tax Rate: 30%

Year	FINANCIAL YEAR ENDING 31 MAY	ANNUAL CONTRIBUTION [Incl. Inflation]	ANNUAL EXPENDITURE [Incl. Inflation]	ESTIMATED GST TAX ADJUSTMENT	INTEREST AFTER COMPANY TAX ADJUSTMENT	NET RESERVE INCLUDING INTEREST & TAX ADJUSTMENTS
Year 0	2025					\$1,702,000
Year 1	2026	486,382	(130,444)	(32,358)	35,742	\$2,061,322
Year 2	2027	515,565	(487,427)	(2,558)	43,288	\$2,130,190
Year 3	2028	546,499	(22,625)	(47,625)	44,734	\$2,651,172
Year 4	2029	579,288	(656,351)	7,006	55,675	\$2,636,790
Year 5	2030	614,046	(22,182)	(53,806)	55,373	\$3,230,221
Year 6	2031	650,888	(364,921)	(25,997)	67,835	\$3,558,025
Year 7	2032	689,942	(768,431)	7,135	74,719	\$3,561,390
Year 8	2033	731,338	(43,978)	(62,487)	74,789	\$4,261,052
Year 9	2034	775,219	(36,442)	(67,161)	89,482	\$5,022,148
Year 10	2035	821,732	(121,909)	(63,620)	105,465	\$5,763,816
Year 11	2036	871,036	(82,741)	(71,663)	121,040	\$6,601,488
Year 12	2037	923,298	(3,376,041)	222,977	138,631	\$4,510,352
Year 13	2038	978,696	(3,864)	(88,621)	94,717	\$5,491,281
Year 14	2039	1,037,417	(455,363)	(52,914)	115,317	\$6,135,738
Year 15	2040	1,099,662	(29,774)	(97,263)	128,850	\$7,237,214
Total [Incl. GST]		\$11,321,007	(\$6,602,493)	(\$428,956)	\$1,245,657	

Note: Year 1 contribution amount based on the current levy plus 6% and subsequent annual increases of 6% as instructed by MICM



DATE: 24 JUNE 2025

**LONG TERM MAINTENANCE PLAN ESTIMATE
FOR PS72161N OWNERS CORPORATION NO. 1
FORECAST RESERVE ANNUAL BALANCE**

Interest Rate 3.00%
Contribution Annual Increase Rate 6.00%
Company Tax Rate: 30%

Year	FINANCIAL YEAR ENDING 31 MAY	ANNUAL CONTRIBUTION [Incl. Inflation]	ANNUAL EXPENDITURE [Incl. Inflation]	ESTIMATED GST TAX ADJUSTMENT	INTEREST AFTER COMPANY TAX ADJUSTMENT	NET RESERVE INCLUDING INTEREST & TAX ADJUSTMENTS
Year 0	2025					\$302,000
Year 1	2026	107,505	(10,347)	(8,833)	6,342	\$396,668
Year 2	2027	113,956	(51,339)	(5,692)	8,330	\$461,922
Year 3	2028	120,793	(12,855)	(9,812)	9,700	\$569,747
Year 4	2029	128,040	(191,046)	5,728	11,965	\$524,434
Year 5	2030	135,723	0	(12,338)	11,013	\$658,832
Year 6	2031	143,866	(48,447)	(8,675)	13,835	\$759,412
Year 7	2032	152,498	(310,311)	14,347	15,948	\$631,894
Year 8	2033	161,648	(18,077)	(13,052)	13,270	\$775,682
Year 9	2034	171,347	(15,803)	(14,140)	16,289	\$933,376
Year 10	2035	181,628	(9,842)	(15,617)	19,601	\$1,109,145
Year 11	2036	192,525	(14,595)	(16,175)	23,292	\$1,294,192
Year 12	2037	204,077	(460,958)	23,353	27,178	\$1,087,842
Year 13	2038	216,322	0	(19,666)	22,845	\$1,307,342
Year 14	2039	229,301	(68,941)	(14,578)	27,454	\$1,480,578
Year 15	2040	243,059	0	(22,096)	31,092	\$1,732,633
Total [Incl. GST]		\$2,502,288	(\$1,212,561)	(\$117,248)	\$258,154	

Note: Year 1 contribution amount based on the current levy plus 6% and subsequent annual increases of 6% as instructed by MICM



DATE: 24 JUNE 2025

**LONG TERM MAINTENANCE PLAN ESTIMATE
FOR PS72161N OWNERS CORPORATION NO. 2
FORECAST RESERVE ANNUAL BALANCE**

Interest Rate 3.00%
Contribution Annual Increase Rate 6.00%
Company Tax Rate: 30%

Year	FINANCIAL YEAR ENDING 31 MAY	ANNUAL CONTRIBUTION [Incl. Inflation]	ANNUAL EXPENDITURE [Incl. Inflation]	ESTIMATED GST TAX ADJUSTMENT	INTEREST AFTER COMPANY TAX ADJUSTMENT	NET RESERVE INCLUDING INTEREST & TAX ADJUSTMENTS
Year 0	2025					\$1,400,000
Year 1	2026	378,877	(120,097)	(23,525)	29,400	\$1,664,654
Year 2	2027	401,609	(436,088)	3,134	34,958	\$1,668,267
Year 3	2028	425,706	(9,769)	(37,812)	35,034	\$2,081,425
Year 4	2029	451,248	(465,305)	1,278	43,710	\$2,112,356
Year 5	2030	478,323	(22,182)	(41,467)	44,359	\$2,571,389
Year 6	2031	507,022	(316,475)	(17,322)	53,999	\$2,798,613
Year 7	2032	537,444	(458,121)	(7,211)	58,771	\$2,929,496
Year 8	2033	569,690	(25,901)	(49,435)	61,519	\$3,485,369
Year 9	2034	603,872	(20,640)	(53,021)	73,193	\$4,088,773
Year 10	2035	640,104	(112,067)	(48,003)	85,864	\$4,654,671
Year 11	2036	678,510	(68,145)	(55,488)	97,748	\$5,307,296
Year 12	2037	719,221	(2,915,083)	199,624	111,453	\$3,422,511
Year 13	2038	762,374	(3,864)	(68,955)	71,873	\$4,183,938
Year 14	2039	808,116	(386,422)	(38,336)	87,863	\$4,655,159
Year 15	2040	856,603	(29,774)	(75,166)	97,758	\$5,504,581
Total [Incl. GST]		\$8,818,719	(\$5,389,932)	(\$311,708)	\$987,502	



APPENDIX B

ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

MELBOURNE ONE

ESTIMATED MAINTENANCE PLAN

FOR PS72161N OWNERS CORPORATION - OVERALL SUMMARY

ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

ASSUMPTIONS

Year Start	2025
GST [Included]	10.00%
Contingency [Included]	3.00%
Inflation [Included]	3.50%



DATE: 24 JUNE 2025

Item Description	Location	Condition	Age	Life Left	Estimated Replacement Cycle	Current Estimated Replacement Cost	Estimated Annual Expenditure and Inflation Rates															Total	
							Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14		Year 15
							2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Carpark																							
Re-apply Concrete Sealer to Floor	Carpark	Good	8	12	20	\$134,996															203,988	\$203,988	
Replace Carpark Entry Gate; 2.9 High x 5.8 wide	Carpark	Good	8	22	30	\$42,350																\$0	
Replace Carpark Entry Gate Motor	Carpark	Fair	8	2	10	\$4,635			4,965												7,004	\$11,969	
Re-paint Steel Bollards	Carpark	Fair	8	7	15	\$1,730								2,201								\$2,201	
Replace Speed Bumps	Carpark	Fair	8	12	20	\$18,539															28,014	\$28,014	
Replace Car Height Restriction Bar	Carpark	Fair	8	12	20	\$1,854															2,801	\$2,801	
Replace Bike Racks	Carpark	Fair	8	32	40	\$6,489																\$0	
Replace Carpark Mirrors	Carpark	Fair	8	17	25	\$7,570																\$0	
Line Marking - Repaint	Carpark	Fair	8	4	12	\$51,391					58,972											\$58,972	
Carpark Symbols - Repaint	Carpark	Fair	8	2	10	\$10,662															16,111	\$27,533	
Parking Bay Numbers - Repaint	Carpark	Fair	8	4	12	\$9,114					10,459											\$10,459	
Repaint Walls & Ceiling	Carpark Lift Lobbies	Good	2	6	8	\$25,264								31,056							40,895	\$71,951	
Repaint Floors	Carpark Lift Lobbies	Fair	8	7	15	\$5,276									6,713							\$6,713	
Replace Tactile Floor Indicators	Carpark Lift Lobbies	Fair	8	12	20	\$3,811															5,758	\$5,758	
Back of House																							
Repaint Service Cupboard Doors	All Levels	Good	8	4	12	\$55,742					63,965											\$63,965	
Power Wash & Reapply Floor Paint to Stairwells	Fire Stairs - All	Good	8	17	25	\$18,755																\$0	
Repaint Door	Fire Stairs - All	Good	8	4	12	\$11,618					13,332											\$13,332	
Replace Fire Door Hardware & Closers	Fire Stairs - All	Good	8	17	25	\$65,351																\$0	
Repaint Floors	Security Office	Good	8	4	12	\$89					102											\$102	
Repaint Ceiling	Security Office	Good	8	7	15	\$89								113								\$113	
Repaint Walls	Security Office	Good	8	4	12	\$497					570											\$570	
Replace Cleaner's Trough & Tapware	GF - Cleaner's Room	Good	8	12	20	\$1,468														2,218		\$2,218	
Repaint Walls & Ceiling	GF - Cleaner's Room	Good	8	4	12	\$822					944											\$944	
Replace Floor Tiles	GF - Cleaner's Room	Good	8	32	40	\$1,536																\$0	
Replace Bike Racks	Bike Store - Ground	Good	8	32	40	\$42,177																\$0	
Repaint Walls	Bike Store - Ground	Good	8	4	12	\$993					1,140											\$1,140	
Repaint Floors	Bike Store - Ground	Good	8	4	12	\$3,658					4,198											\$4,198	
Repaint Ceiling	Bike Store - Ground	Good	8	7	15	\$3,658									4,654							\$4,654	
Replace Stainless Steel Door Protection; 1.2 high	Bike Store - Ground	Good	8	17	25	\$386																\$0	
Repaint Floor	GF - Waste Rooms	Good	8	4	12	\$2,106					2,417											\$2,417	
Replace Wall Vinyl; 1.2m High	GF - Waste Rooms	Good	8	7	15	\$11,357									14,449							\$14,449	
Repaint Walls	GF - Waste Rooms	Good	8	4	12	\$2,589					2,971											\$2,971	
Repaint Ceiling	GF - Waste Rooms	Good	8	7	15	\$2,106															2,680	\$2,680	
Replace Chain Link Fence and Swing Gate with Plastic Cover; 1.8m high x 3.5m long	GF - Waste Rooms	Good	8	22	30	\$2,317																\$0	
Repaint Doors	GF - Services Rooms	Good	8	4	12	\$2,472									2,837							\$2,837	
Replace 2 No Automatic Swing Door Openers	GF - Services Rooms	Good	8	4	12	\$2,935					3,368											\$3,368	
Repaint Ceiling	GF - Services Rooms	Good	8	7	15	\$5,276															6,713	\$6,713	
Repaint Floor	GF - Services Rooms	Good	8	4	12	\$5,276					6,055											\$6,055	
Repaint Walls	GF - Services Rooms	Good	8	4	12	\$17,257					19,802											\$19,802	
Common Area - Entrance Lobbies																							
Replace Floor Tiles	Main Entry Air lock	Good	8	32	40	\$1,500																\$0	
Repaint Walls	Main Entry Air lock	Good	2	8	10	\$266									350							\$350	
Replace Entrance Mat; 3m long x 2.5m wide	Main Entry Air lock	Good	2	4	6	\$2,957					3,394									4,172		\$7,565	
Re-paint Double Leaf Heritage Style Entrance Doors	Main Entry Air lock	Good	8	2	10	\$989															1,494	\$2,553	
Single Glazed Auto Doors - Replace Motor & Door Hardware Upgrade Works	Main Entrance Foyer	Good	0	10	10	\$2,620				1,059										3,696		\$3,696	
Replace Single Glazed Auto Sliding Doorset	Main Entrance Foyer	Good	8	22	30	\$4,877																\$0	
Replace Tactile Floor Indicators	Main Entrance Foyer	Good	8	12	20	\$8,165															12,338	\$12,338	
Replace Floor Tiles	Main Entrance Foyer	Good	8	32	40	\$36,760																\$0	
Replace Carpet	Main Entrance Foyer	Good	8	2	10	\$2,063					2,210										3,117	\$5,327	
Re-varnish Timber Wall Panelling	Main Entrance Foyer	Good	8	2	10	\$2,075					2,223										3,135	\$5,358	
Replace Timber Wall Panelling	Main Entrance Foyer	Good	8	22	30	\$26,290																\$0	
Repaint Ceiling	Main Entrance Foyer	Good	8	7	15	\$3,340									4,249							\$4,249	
Repaint Walls	Main Entrance Foyer	Good	2	8	10	\$2,066										2,720						\$2,720	
Replace Furniture	Main Entrance Foyer	Good	0	8	8	\$6,600										8,691						\$8,691	
Replace Concierge Desk	Main Entrance Foyer	Good	8	17	25	\$15,691																\$0	
Replace Storage Joinery behind Concierge Desk	Main Entrance Foyer	Good	8	17	25	\$9,512																\$0	
Replace Computer & Monitor to Concierge Desk	Main Entrance Foyer	Good	3	2	5	\$2,317															2,948	\$8,933	
Single Glazed Auto Door - Replace Motor & Door Hardware Upgrade Works	Merriman Lane Entry	Good	8	2	10	\$2,620					2,482										3,959	\$6,765	
Replace Single Glazed Auto Sliding Doorset	Merriman Lane Entry	Good	8	22	30	\$5,649																\$0	
Replace Entrance Mat; 2000 long x 600 wide	Merriman Lane Entry	Good	2	4	6	\$968															1,365	\$2,476	
Repaint Ceiling	Merriman Lane Entry	Good	8	7	15	\$599															762	\$762	
Replace Floor tiles	Merriman Lane Entry	Good	8	32	40	\$8,669																\$0	
Replace Tactile Floor Indicators	Merriman Lane Entry	Good	8	12	20	\$653															987	\$987	
Repaint Walls	Merriman Lane Entry	Good	2	8	10	\$2,111															2,779	\$2,779	
Internal Common Areas																							
Replace Floor Tiles	GF- Lift Lobby	Good	8	32	40	\$8,990																\$0	
Repaint Ceiling	GF- Lift Lobby	Good	8	7	15	\$621									790							\$790	
Repaint Walls	GF- Lift Lobby	Good	2	6	8	\$2,328								2,861							3,768	\$6,629	
Replace Mirrored Wall Panelling	GF- Lift Lobby	Good	8	32	40	\$3,853																\$0	
Replace Floor Tiles	GF - DDA Toilet	Good	8	32	40	\$1,296																\$0	
Repaint Ceiling	GF - DDA Toilet	Good	8	7	15	\$111									141							\$141	
Replace Wall Tiles	GF - DDA Toilet	Good	8	32	40	\$6,223																\$0	
Replace WC	GF - DDA Toilet	Good	8	12	20	\$2,764															4,177	\$4,177	
Replace Toilet Roll Holder	GF - DDA Toilet	Good	8	2	10	\$170					182										257	\$439	
Replace S/S Grab Rails	GF - DDA Toilet	Good	8	17	25	\$1,468																\$0	
Replace Basin & Tapware	GF - DDA Toilet	Good	8	12	20	\$1,468															2,218	\$2,218	
Replace Electric Hand Dryer	GF - DDA Toilet	Good	8	2	10	\$1,159					1,241										1,751	\$2,992	
Repaint Walls & Ceiling	Mail Room	Good	0	8	8	\$1,836															2,417	\$2,417	
Replace Floor Tiles	Mail Room	Good	8	32	40	\$7,706																\$0	
Replace Mail Boxes to suit 477 Apartments, 5 Tenancies & 1 OC (Total of 483 mailboxes required).	Mail Room	Good	8	22	30	\$58,825																\$0	
Repaint Walls	Lobbies & Corridors L1 & L9 - L45	Good	2	6	8																		

MELBOURNE ONE

ESTIMATED MAINTENANCE PLAN

FOR PS72161N OWNERS CORPORATION - OVERALL SUMMARY

ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

ASSUMPTIONS

Year Start	2025
GST [Included]	10.00%
Contingency [Included]	3.00%
Inflation [Included]	3.50%



DATE: 24 JUNE 2025

Item Description	Location	Condition	Age	Life Left	Estimated Replacement Cycle	Current Estimated Replacement Cost	Estimated Annual Expenditure and Inflation Rates															Total	
							Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14		Year 15
							2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
External Works																							
Replace Paving Tiles including Membrane	L9 - Common Terrace	Good	8	32	40	\$25,537																	
Re-varnish Timber Pergola	L9 - Common Terrace	Good	1	2	3	\$5,469		5,859			6,496			7,202			7,985			8,853			
Replace Tanking to Planter Boxes	L9 - Common Terrace	Good	8	12	20	\$15,431												23,317					
Replace Bluestone Tiles to Sides of Planter Boxes	L9 - Common Terrace	Good	8	32	40	\$9,750																	
Replace Double BBQ Unit	L9 - Common Terrace	Good	8	4	12	\$12,723				14,599													
Replace Outdoor Furniture: 1 x Table and 2 x Seating Benches	L9 - Common Terrace	Good	8	4	12	\$2,809				3,223													
Replace Stainless Steel Rubbish Bins	L9 - Common Terrace	Good	8	4	12	\$1,545				1,773													
Replace Window Seals	Pool Roof	Good	8	17	25	\$12,374																	
Replace Roof Guttering & Rainwater Goods	Pool Roof	Good	8	17	25	\$7,675																	
Replace Window Seals	Apartments	Good	8	17	25	\$368,469																	
Replace Roof Guttering & Rainwater Goods	L1 - Heritage Building Roof	Good	8	17	25	\$9,850																	
Replace Metal Deck Roof (excluding structure)	L1 - Heritage Building Roof	Good	8	32	40	\$30,713																	
Replace Metal Deck Roof (excluding structure)	L9 - Gym Roof	Good	8	32	40	\$3,612																	
Replace Roof Guttering & Rainwater Goods	L9 - Gym Roof	Good	8	17	25	\$11,261																	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L45 - Roof	Good	8	17	25	\$8,865																	
Replace Trafficable Waterproof Membrane to Concrete Roof	L45 - Roof	Good	8	17	25	\$24,305																	
Replace Access Ladders	L43 - Roof	Good	8	17	25	\$23,174																	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L48 - Roof	Good	8	17	25	\$14,776																	
Replace Trafficable Waterproof Membrane to Concrete Roof	L48 - Roof	Good	8	17	25	\$40,508																	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L49 - Roof	Good	8	17	25	\$12,724																	
Replace Trafficable Waterproof Membrane to Concrete Roof	L49 - Roof	Good	8	17	25	\$34,882																	
Safety Inspection Check Fixings to Balcony Balustrades (Every 2 yrs)	Façade	Good	0	2	2	\$3,862		4,137		4,432		4,748		5,086		5,448		5,836		6,252			
Repaint Heritage Façade (Window Reveals and Decorative Banding - 114m2)	Façade	Good	8	4	12	\$7,493				8,598													
Repaint Heritage Façade (Timber Window Frames - 68m2)	Façade	Good	8	4	12	\$7,918				9,086													
Repaint External Precast / Concrete Walls	Façade	Good	8	12	20	\$607,197												917,516					
Repaint Edge of Concrete Slabs	Façade	Good	8	12	20	\$2,857												4,317					
Repaint Fibre Cement Ceiling and Bulkheads	Façade	Good	8	12	20	\$5,787												8,744					
Repaint Balcony Soffits & Walls	Façade	Good	8	12	20	\$168,041												253,922					
Repaint PFC Steel Sections at Edge of Concrete Slabs	Façade	Good	8	12	20	\$101,669												153,630					
Replace Façade Access Equipment; Davit Sockets, Post and Arms for Rope Access	Roof	Good	8	17	25	\$39,229																	
Maintain & Inspect Anchor Points (Annually)	Roof	Good	0	1	1	\$2,317	2,399	2,482	2,569	2,659	2,752	2,849	2,948	3,052	3,158	3,269	3,383	3,502	3,624	3,751	3,882		
Repaint External Doors & Services Cupboards	Ground Floor	Good	6	4	10	\$1,483				1,702										2,401			
General																							
Review Statutory Signage for Compliance	General - OC1	Fair	4	1	5	\$1,210		1,252				1,487					1,767						
Replace Statutory Signage (allowance)	General - OC1	Fair	4	1	5	\$8,168		8,453				10,040					11,924						
Replace Directional Signage	General - OC1	Good	8	7	15	\$17,381							22,113										
Review Statutory Signage for Compliance	General - OC2	Fair	4	1	5	\$2,420		2,505				2,975					3,533						
Replace Statutory Signage (allowance)	General - OC2	Fair	4	1	5	\$33,578		34,753				41,275					49,022						
Replace Directional Signage	General - OC2	Good	8	7	15	\$71,454							90,909										
Replace Apartment Numbering Signage	General - OC2	Good	8	12	20	\$92,117											139,196						
Consultants Fees	3.5%						\$4,283	\$16,003	\$743	\$21,549	\$728	\$11,981	\$25,229	\$1,444	\$1,196	\$4,002	\$2,716	\$110,840	\$127	\$14,950	\$978	\$216,770	
Contingency	3.0%						\$3,799	\$14,197	\$659	\$19,117	\$646	\$10,629	\$22,381	\$1,281	\$1,061	\$3,551	\$2,410	\$98,331	\$113	\$13,263	\$867	\$192,306	
Total Annual Expenditure [Incl. GST]							\$130,444	\$487,427	\$22,625	\$656,351	\$22,182	\$364,921	\$768,431	\$43,978	\$36,442	\$121,909	\$82,741	\$3,376,041	\$3,864	\$455,363	\$29,774	\$6,602,493	

MELBOURNE ONE

ESTIMATED MAINTENANCE PLAN

FOR PS72161N OWNERS CORPORATION NO. 1
ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

ASSUMPTIONS

Year Start	2025
GST [Included]	10.00%
Contingency [Included]	3.00%
Inflation [Included]	3.50%



DATE: 24 JUNE 2025

Item Description	Location	Condition	Age	Life Left	Estimated Replacement Cycle	Current Estimated Replacement Cost	Estimated Annual Expenditure and Inflation Rates															Total	
							Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14		Year 15
							2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Carpark																							
Re-apply Concrete Sealer to Floor	Carpark	Good	8	12	20	\$134,996															203,988	\$203,988	
Replace Carpark Entry Gate; 2.9 High x 5.8 wide	Carpark	Good	8	22	30	\$42,350																\$0	
Replace Carpark Entry Gate Motor	Carpark	Fair	8	2	10	\$4,635			4,965												7,004	\$11,969	
Re-paint Steel Bollards	Carpark	Fair	8	7	15	\$1,730								2,201								\$2,201	
Replace Speed Bumps	Carpark	Fair	8	12	20	\$18,539															28,014	\$28,014	
Replace Car Height Restriction Bar	Carpark	Fair	8	12	20	\$1,854															2,801	\$2,801	
Replace Bike Racks	Carpark	Fair	8	32	40	\$6,489																\$0	
Replace Carpark Mirrors	Carpark	Fair	8	17	25	\$7,570																\$0	
Line Marking - Repaint	Carpark	Fair	8	4	12	\$51,391				58,972												\$58,972	
Carpark Symbols - Repaint	Carpark	Fair	8	2	10	\$10,662															16,111	\$27,533	
Parking Bay Numbers - Repaint	Carpark	Fair	8	4	12	\$9,114			11,421													\$10,459	
Repaint Walls & Ceiling	Carpark Lift Lobbies	Good	2	6	8	\$25,264					10,459				31,056						40,895	\$71,951	
Repaint Floors	Carpark Lift Lobbies	Fair	8	7	15	\$5,276									6,713							\$6,713	
Replace Tactile Floor Indicators	Carpark Lift Lobbies	Fair	8	12	20	\$3,811															5,758	\$5,758	
Back of House																							
Repaint Service Cupboard Doors	All Levels	Good	8	4	12	\$865					993											\$993	
Power Wash & Reapply Floor Paint to Stairwells	Fire Stairs - All	Good	8	17	25	\$3,670																\$0	
Repaint Door	Fire Stairs - All	Good	8	4	12	\$1,978					2,269											\$2,269	
Replace Fire Door Hardware & Closers	Fire Stairs - All	Good	8	17	25	\$11,124																\$0	
Repaint Floors	Security Office	Good	8	4	12	\$89					102											\$102	
Repaint Ceiling	Security Office	Good	8	7	15	\$89																\$113	
Repaint Walls	Security Office	Good	8	4	12	\$497					570				113							\$570	
Replace Cleaner's Trough & Tapware	GF - Cleaner's Room	Good	8	12	20	\$1,468															2,218	\$2,218	
Repaint Walls & Ceiling	GF - Cleaner's Room	Good	8	4	12	\$822					944											\$944	
Replace Floor Tiles	GF - Cleaner's Room	Good	8	32	40	\$1,536																\$0	
Replace Bike Racks	Bike Store - Ground	Good	8	32	40	\$42,177																\$0	
Repaint Walls	Bike Store - Ground	Good	8	4	12	\$993					1,140											\$1,140	
Repaint Floors	Bike Store - Ground	Good	8	4	12	\$3,658					4,198											\$4,198	
Repaint Ceiling	Bike Store - Ground	Good	8	7	15	\$3,658									4,654							\$4,654	
Replace Stainless Steel Door Protection; 1.2 high	Bike Store - Ground	Good	8	17	25	\$386																\$0	
Repaint Floor	GF - Waste Rooms	Good	8	4	12	\$2,106					2,417											\$2,417	
Replace Wall Vinyl; 1.2m High	GF - Waste Rooms	Good	8	7	15	\$11,357									14,449							\$14,449	
Repaint Walls	GF - Waste Rooms	Good	8	4	12	\$2,589					2,971											\$2,971	
Repaint Ceiling	GF - Waste Rooms	Good	8	7	15	\$2,106															2,680	\$2,680	
Replace Chain Link Fence and Swing Gate with Plastic Cover; 1.8m high x 3.5m long	GF - Waste Rooms	Good	8	22	30	\$2,317																\$0	
Repaint Doors	GF - Services Rooms	Good	8	4	12	\$2,472					2,837											\$2,837	
Replace 2 No Automatic Swing Door Openers	GF - Services Rooms	Good	8	4	12	\$2,935					3,368											\$3,368	
Repaint Ceiling	GF - Services Rooms	Good	8	7	15	\$5,276									6,713							\$6,713	
Repaint Floor	GF - Services Rooms	Good	8	4	12	\$5,276					6,055											\$6,055	
Repaint Walls	GF - Services Rooms	Good	8	4	12	\$17,257					19,802											\$19,802	
Common Area - Entrance Lobbies																							
Replace Floor Tiles	Main Entry Air lock	Good	8	32	40	\$1,500																\$0	
Repaint Walls	Main Entry Air lock	Good	2	8	10	\$266									350							\$350	
Replace Entrance Mat; 3m long x 2.5m wide	Main Entry Air lock	Good	2	4	6	\$2,957					3,394										4,172	\$7,565	
Re-paint Double Leaf Heritage Style Entrance Doors	Main Entry Air lock	Good	8	2	10	\$989															1,494	\$2,553	
Single Glazed Auto Doors - Replace Motor & Door Hardware Upgrade Works	Main Entrance Foyer	Good	0	10	10	\$2,620					1,059										3,696	\$3,696	
Replace Single Glazed Auto Sliding Doorset	Main Entrance Foyer	Good	8	22	30	\$4,877																\$0	
Replace Tactile Floor Indicators	Main Entrance Foyer	Good	8	12	20	\$8,165															12,338	\$12,338	
Replace Floor Tiles	Main Entrance Foyer	Good	8	32	40	\$36,760																\$0	
Replace Carpet	Main Entrance Foyer	Good	8	2	10	\$2,063					2,210										3,117	\$5,327	
Re-varnish Timber Wall Panelling	Main Entrance Foyer	Good	8	2	10	\$2,075					2,223										3,135	\$5,358	
Replace Timber Wall Panelling	Main Entrance Foyer	Good	8	22	30	\$26,290																\$0	
Repaint Ceiling	Main Entrance Foyer	Good	8	7	15	\$3,340									4,249							\$4,249	
Repaint Walls	Main Entrance Foyer	Good	2	8	10	\$2,066															2,720	\$2,720	
Replace Furniture	Main Entrance Foyer	Good	0	8	8	\$6,600															8,691	\$8,691	
Replace Concierge Desk	Main Entrance Foyer	Good	8	17	25	\$15,691																\$0	
Replace Storage Joinery behind Concierge Desk	Main Entrance Foyer	Good	8	17	25	\$9,512																\$0	
Replace Computer & Monitor to Concierge Desk	Main Entrance Foyer	Good	3	2	5	\$2,317					2,482										3,502	\$8,933	
Single Glazed Auto Door - Replace Motor & Door Hardware Upgrade Works	Merriman Lane Entry	Good	8	2	10	\$2,620					2,807										3,959	\$6,765	
Replace Single Glazed Auto Sliding Doorset	Merriman Lane Entry	Good	8	22	30	\$5,649																\$0	
Replace Entrance Mat; 2000 long x 600 wide	Merriman Lane Entry	Good	2	4	6	\$968					1,111										1,365	\$2,476	
Repaint Ceiling	Merriman Lane Entry	Good	8	7	15	\$599									762							\$762	
Replace Floor tiles	Merriman Lane Entry	Good	8	32	40	\$8,669																\$0	
Replace Tactile Floor Indicators	Merriman Lane Entry	Good	8	12	20	\$653															987	\$987	
Repaint Walls	Merriman Lane Entry	Good	2	8	10	\$2,111															2,779	\$2,779	
Internal Common Areas																							
Replace Floor Tiles	GF - Lift Lobby	Good	8	32	40	\$8,990																\$0	
Repaint Ceiling	GF - Lift Lobby	Good	8	7	15	\$621									790							\$790	
Repaint Walls	GF - Lift Lobby	Good	2	6	8	\$2,328									2,861						3,768	\$6,629	
Replace Mirrored Wall Panelling	GF - Lift Lobby	Good	8	32	40	\$3,853																\$0	
Replace Floor Tiles	GF - DDA Toilet	Good	8	32	40	\$1,296																\$0	
Repaint Ceiling	GF - DDA Toilet	Good	8	7	15	\$111									141							\$141	
Replace Wall Tiles	GF - DDA Toilet	Good	8	32	40	\$6,223																\$0	
Replace WC	GF - DDA Toilet	Good	8	12	20	\$2,764															4,177	\$4,177	
Replace Toilet Roll Holder	GF - DDA Toilet	Good	8	2	10	\$170					182										257	\$439	
Replace S/S Grab Rails	GF - DDA Toilet	Good	8	17	25	\$1,468																\$0	
Replace Basin & Tapware	GF - DDA Toilet	Good	8	12	20	\$1,468															2,218	\$2,218	
Replace Electric Hand Dryer	GF - DDA Toilet	Good	8	2	10	\$1,159															1,751	\$2,992	
Repaint Walls & Ceiling	Mail Room	Good	0	8	8	\$1,836					1,241										2,417	\$2,417	
Replace Floor Tiles	Mail Room	Good	8	32	40	\$7,706																\$0	
Replace Mail Boxes to suit 477 Apartments, 5 Tenancies & 1 OC (Total of 483 mailboxes required).	Mail Room	Good	8	22	30	\$58,825																\$0	
Mechanical Services																							
Replace Exhaust Fan CPEF-G /1 - 3,000 l/s	Carpark	Fair	8	7	15	\$5,7																	

MELBOURNE ONE
ESTIMATED MAINTENANCE PLAN
FOR PS72161N OWNERS CORPORATION NO. 2
ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

ASSUMPTIONS	
Year Start	2025
GST [Included]	10.00%
Contingency [Included]	3.00%
Inflation [Included]	3.50%



DATE: 24 JUNE 2025

Item Description	Location	Condition	Age	Life Left	Estimated Replacement Cycle	Current Estimated Replacement Cost	Estimated Annual Expenditure and Inflation Rates															Total	
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
							2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		15 Years
Back of House																							
Repaint Service Cupboard Doors	All Levels	Good	8	4	12	\$54,876																62,972	\$62,972
Power Wash & Reapply Floor Paint to Stairwells	Fire Stairs - All	Good	8	17	25	\$15,086																	\$0
Repaint Door	Fire Stairs - All	Good	8	4	12	\$9,640																11,063	\$11,063
Replace Fire Door Hardware & Closers	Fire Stairs - All	Good	8	17	25	\$54,228																	\$0
Internal Common Areas																							
Repaint Walls	Lobbies & Corridors L1 & L9 - L45	Good	2	6	8	\$174,495																214,499	\$496,952
Replace Feature Wall Laminate	Lobbies & Corridors L1 & L9 - L45	Good	8	22	30	\$134,215																	\$0
Repaint Ceiling	Lobbies & Corridors L1 & L9 - L45	Good	8	7	15	\$59,724																75,986	\$75,986
Replace Floor Tiles	Lobbies & Corridors L1 & L9 - L45	Good	8	32	40	\$247,560																	\$0
Replace Carpet	Lobbies & Corridors L1 & L9 - L45	Good	8	4	12	\$204,744																234,949	\$234,949
Replace 6 Thick Mirrors with Polished Metal Edge Finish	Lobbies & Corridors L1 & L9 - L45	Good	8	32	40	\$152,196																	\$0
Replace Timber Wall Panelling	Corridor L45	Good	8	22	30	\$15,535																	\$0
Replace Waste Chute Hatches	Bin Chute Rooms L1 & L9-L45	Good	8	22	30	\$52,837																6,824	\$0
Repaint Walls & Ceilings	Bin Chute Rooms L1 & L9-L45	Good	2	6	8	\$5,551																	\$15,810
Replace Wall Tiles 1200 high	Bin Chute Rooms L1 & L9-L45	Good	8	32	40	\$41,383																	\$0
Replace Floor Tiles	Bin Chute Rooms L1 & L9-L45	Good	8	32	40	\$9,853																	\$0
Repaint Apartment Doors	All Levels	Good	8	4	12	\$58,955																67,652	\$67,652
Recreation Areas																							
Replace Seating Benches	Pool Area	Good	8	7	15	\$1,189																1,513	\$1,513
Replace Wall Tiles to Pool Area	Pool Area	Good	8	17	25	\$15,091																	\$0
Repaint Walls	Pool Area	Good	2	6	8	\$532																654	\$1,515
Re-varnish Spotted Gum Timber Wall Panelling	Pool Area	Good	3	2	5	\$1,226																1,313	\$4,726
Replace Spotted Gum Timber Wall Panelling	Pool Area	Good	8	12	20	\$12,522																1,560	\$18,922
Replace Swimming Pool Tiles & Membrane (Sides & Base)	Pool Area	Good	8	17	25	\$68,027																1,853	\$0
Replace Floor Tiles & Membrane (Pool Concourse)	Pool Area	Good	8	17	25	\$26,495																18,922	\$0
Replace Pool Ladder & Hand Rail	Pool Area	Good	8	17	25	\$3,829																	\$0
Replace Rubber Flooring to Gym	Gym	Good	8	7	15	\$11,602																14,761	\$14,761
Repaint Ceilings	Gym	Good	8	7	15	\$1,264																1,608	\$1,608
Repaint Walls	Gym	Good	2	6	8	\$266																327	\$758
Replace Full Height Wall Mirrors	Gym	Good	8	32	40	\$14,219																	\$0
Replace Gym Treadmill (Replaced in 2022)	Gym	Good	3	7	10	\$9,075																11,546	\$11,546
Replace Gym Equipment - Electric (Original)	Gym	Fair	8	2	10	\$44,998																48,203	\$116,198
Replace Gym Equipment - Non Electric (Original)	Gym	Good	8	7	15	\$27,809																35,381	\$35,381
Replace Wall Clock	Gym	Good	8	2	10	\$242																259	\$625
Replace Aluminium Framed Glazed Single Door Sets	Gym & Pool Area	Good	8	32	40	\$11,433																	\$0
Replace Aluminium Framed Glazed Single Door Hardware	Gym & Pool Area	Good	8	17	25	\$2,781																	\$0
Repaint Door	L9 - Bathroom	Good	8	2	10	\$124																132	\$319
Replace Floor & Wall Tiles	L9 - Bathroom	Good	8	17	25	\$11,259																	\$0
Repaint Ceiling	L9 - Bathroom	Good	8	7	15	\$177																	\$226
Replace Shower Heads & Mixer	L9 - Bathroom	Good	8	2	10	\$1,313																1,407	\$3,391
Replace DDA S/S Grab Hand Rails	L9 - Bathroom	Good	8	22	30	\$1,468																	\$0
Replace WC	L9 - Bathroom	Good	6	14	20	\$2,764																	\$4,474
Replace Fold Down Shower Seat	L9 - Bathroom	Good	8	12	20	\$850																	\$1,284
Replace Toilet Roll Holders	L9 - Bathroom	Good	8	2	10	\$170																182	\$439
Replace Basin & Tapware	L9 - Bathroom	Good	8	12	20	\$1,468																	\$2,218
Mechanical Services																							
Replace Exhaust Fan TEF-9 /1 - 60 l/s	Accessible Toilet	Fair	8	7	15	\$2,379																3,027	\$3,027
Replace Supply Fan SPF-45/1 - 17,000 l/s	Stair Pressurisation	Good	8	12	20	\$14,275																	21,571
Replace Supply Fan SPF-45/2 - 17,000 l/s	Stair Pressurisation	Good	8	12	20	\$14,275																	21,571
Replace Supply Fan SSF-45/1 - 5000 l/s	Stair Pressurisation Relief	Good	8	12	20	\$10,876																	16,435
Replace AC-9/1 - 7.6k/w	Gym	Fair	8	4	12	\$9,347																10,726	\$10,726
Replace AC-9/2 - 7.6 k/w	Gym	Fair	8	4	12	\$9,347																10,726	\$10,726
Replace AC-LMR/1 - 6.8 k/w	LMR	Fair	8	2	10	\$8,497																9,102	\$21,942
Replace AC-LMR/2 - 6.8 k/w	LMR	Fair	8	2	10	\$8,497																9,102	\$21,942
Replace AC-45/1 Heating & Cooling Unit. Heating Capacity 168 k/w, Cooling Capacity 85 k/w. Temperzone Model OSA 950 RKTVB	Corridors	Good	8	12	20	\$101,966																	154,078
Replace Pool Reverse Cycle PAC Unit AHU-8/1. Make Air Change PoolPAC ACPP 1700. Supply Air 1700 l/s. Heat Capacity 45 k/w. Cooling Capacity 36k/w	Pool	Good	8	12	20	\$73,205																	110,618
Replace Kitchen Exhaust MS-2/1. Make: Mucksucker MS-4000. Air Flow Rate 2000 l/s	Roof	Fair	8	2	10	\$5,948																6,372	\$15,360
Replace Kitchen Exhaust MS-2/2. Make: Mucksucker MS-4001. Air Flow Rate 2000 l/s	Roof	Fair	8	3	11	\$5,948																6,595	\$16,223
Replace Kitchen Exhaust MS-2/3. Make: Mucksucker MS-4002. Air Flow Rate 2000 l/s	Roof	Fair	8	4	12	\$5,948																6,826	\$6,826
Replace BMS - Controls common area air conditioners , stair pressurisation and corridor conditioning system	General	Good	8	17	25	\$53,240																	\$0
Electrical Services																							
Replace Emergency and Exit Lighting - Upgrade Fixtures and Wiring	Apartment Corridors	Good	8	12	20	\$42,053																	63,546
Replace Internal Lighting	Apartment Corridors	Good	8	17	25	\$105,133																	\$0
Replace Emergency and Exit Lighting - Upgrade Fixtures and Wiring	L9 - Gym & Pool	Good	8	12	20	\$3,692																	5,579
Replace Internal Lighting	L9 - Gym & Pool	Good	8	17	25	\$9,231																	\$0
Replace Fluorescent Lighting	Fire Stairs - All levels	Good	8	17	25	\$10,513																	\$0
Replace Fluorescent Lighting	Service / BOH Areas (OC2)	Good	8	17	25	\$8,111																	\$0
Replace External Lighting	Level 9	Good	8	17	25	\$3,461																	\$0
Upgrade to MATV and Data Systems	General	Good	8	17	25	\$208,506																	\$0
Distribution Boards Major Overhaul/ Replacement	General	Good	8	12	20	\$76,649																	115,821
Hydraulic Services																							
Replace Hot Water Instantaneous Units (3 no. Units Replaced in 2020)	Level 45	Fair	5	5	10	\$9,733																11,560	\$27,866
Replace Hot Water Instantaneous Units (7 no. Units Replaced in 2021)	Level 45	Good	3	7	10	\$22,711																28,894	\$28,894
Replace Hot Water Instantaneous Units (1 no. Units Replaced in 2022)	Level 45	Good	2	8	10	\$3,244																4,272	\$4,272
Replace Hot Water Instantaneous Units (2 no. Units Replaced in 2023)	Level 45	Good	1	9	10	\$6,489																8,844	\$8,844
Replace Hot Water Instantaneous Units (4 no. Units Replaced in 2024)	Level 45	Excellent	0	10	10	\$12,978																18,308	\$18,308
Replace Hot Water Instantaneous Units (17 no. Units Original)	Level 45	Fair	8	2	10	\$55,155																	83,342
Replace HWS-2 Electric Storage Heaters - 3.6 k/w. Make Rheem	Level 45	Fair	8	2	10	\$12,978																59,083	\$33,512
Replace HWS-3 Electric Continuous Flow Heater, 4 No. Units - 14.6 k/w	Grd. L1 & L9	Fair	8																				

MELBOURNE ONE
ESTIMATED MAINTENANCE PLAN
FOR PS72161N OWNERS CORPORATION NO. 2
ESTIMATED ANNUAL EXPENDITURE BY WORK ITEM

ASSUMPTIONS	
Year Start	2025
GST [Included]	10.00%
Contingency [Included]	3.00%
Inflation [Included]	3.50%



DATE: 24 JUNE 2025

Item Description	Location	Condition	Age	Life Left	Estimated Replacement Cycle	Current Estimated Replacement Cost	Estimated Annual Expenditure and Inflation Rates															Total	
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
							2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
						Year 0 2025	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	15 Years	
Replace Auto Dosing Equipment	Pool Equipment Room	Good	2	6	8	\$18,480						22,717									29,913	\$52,630	
Replace Filters	Pool Equipment Room	Fair	8	2	10	\$14,600		15,640													22,061	\$37,701	
Replace Chlorinators	Pool Equipment Room	Fair	8	2	10	\$12,166															18,384	\$31,417	
Replace Pool Pumps (2 No. Original)	Pool Equipment Room	Fair	8	2	10	\$7,115		7,622													10,751	\$18,373	
Replace Pool Pumps (1 No. Replaced in 2023)	Pool Equipment Room	Good	2	8	10	\$3,557							4,684									\$4,684	
Replace Cold Water Storage Tank; 30,000 Litre Capacity	L45	Good	8	32	40	\$31,763																\$0	
Fire Services																							
Replace Fire Extinguishers	General	Good	3	2	5	\$6,437		6,896													9,727	\$24,813	
Replace Fire Hose Reels	OC2	Fair	8	7	15	\$28,581																\$36,364	
Replace Sprinkler Heads	Apartments	Good	8	22	30	\$653,262																\$0	
Replace Sprinkler Heads	L9 - Gym & Pool	Good	8	22	30	\$4,916																\$0	
Replace Sprinkler Heads	Fire Stairs - All levels	Good	8	22	30	\$13,997																\$0	
Replace Sprinkler Heads	Service / BOH Areas (OC2)	Good	8	22	30	\$10,820																\$0	
Replace Sprinkler Heads	Apartment Balconies	Good	8	22	30	\$144,293																\$0	
Replace Smoke & Heat Detectors - Excluded Battery Operated - Individual Lot Owners' Responsibility	Apartments	Good	8	7	15	\$32,919																\$0	
Replace Smoke & Heat Detectors - FECA	Apartment Corridors & Lobbies	Good	8	7	15	\$37,848								48,153								\$48,153	
Replace Smoke & Heat Detectors - FECA	L9 - Gym & Pool	Good	8	7	15	\$3,323								4,228								\$4,228	
Replace Smoke & Heat Detectors - FECA	Fire Stairs - All levels	Good	8	7	15	\$9,462								12,038								\$12,038	
Replace Smoke & Heat Detectors - FECA	Service / BOH Areas (OC2)	Good	8	7	15	\$7,314								9,305								\$9,305	
Vertical Transport																							
Lifts Major Refurbishment / Overhaul- Replace Lift Motors, controls and machine breaks	Lift GF- L45	Good	8	17	25	\$973,315															110,306	\$110,306	
Replacement of Lift car Fit-out	Lift GF- L45	Good	8	12	20	\$72,999																\$0	
Replace Lift Doors - All Levels	Lift GF- L45	Good	8	17	25	\$746,208																\$0	
Replace DDA Pool Lift - Deposit Paid of \$14,190 + gst	Pool Area	Poor	0	20	20	\$14,190																\$0	
Replace DDA Pool Lift - Remaining Balance not paid approx \$28K	Pool Area	Poor	19	1	20	\$27,053		28,000														\$28,000	
Security Services																							
Replace CCTV System - Cameras and Control System (47 No) - Original	General	Fair	8	7	15	\$27,697								35,238								\$35,238	
Replace CCTV Cameras (2. No Replaced in 2022)	General	Good	3	12	15	\$1,320															1,995	\$1,995	
CCTV Cameras (7 No. New Cameras Installed in 2025)	General	Excellent	0	15	15	\$4,620															7,740	\$7,740	
Replace Intercom System & Door Access Control																						\$0	
Replace Intercom Handsets within Apartments - Excluded as Confirmed with OC Manager these are Individual Lot Owners Responsibility																						\$0	
Replace Access Control Door Card Readers	General	Good	8	7	15	\$6,180								7,862								\$7,862	
External Works																							
Replace Paving Tiles including Membrane	L9 - Common Terrace	Good	8	32	40	\$25,537																\$0	
Re-varnish Timber Pergola	L9 - Common Terrace	Good	1	2	3	\$5,469		5,859			6,496			7,202							7,985	\$36,394	
Replace Tanking to Planter Boxes	L9 - Common Terrace	Good	8	12	20	\$15,431															23,317	\$23,317	
Replace Bluestone Tiles to Sides of Planter Boxes	L9 - Common Terrace	Good	8	32	40	\$9,750																\$0	
Replace Double BBQ Unit	L9 - Common Terrace	Good	8	4	12	\$12,723				14,599												\$14,599	
Replace Outdoor Furniture: 1 x Table and 2 x Seating Benches	L9 - Common Terrace	Good	8	4	12	\$2,809				3,223												\$3,223	
Replace Stainless Steel Rubbish Bins	L9 - Common Terrace	Good	8	4	12	\$1,545				1,773												\$1,773	
Replace Window Seals	Pool Roof	Good	8	17	25	\$12,374																\$0	
Replace Roof Guttering & Rainwater Goods	Pool Roof	Good	8	17	25	\$7,675																\$0	
Replace Window Seals	Apartments	Good	8	17	25	\$368,469																\$0	
Replace Metal Deck Roof (excluding structure)	L9 - Gym Roof	Good	8	32	40	\$3,612																\$0	
Replace Roof Guttering & Rainwater Goods	L9 - Gym Roof	Good	8	17	25	\$11,261																\$0	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L45 - Roof	Good	8	17	25	\$8,865																\$0	
Replace Trafficable Waterproof Membrane to Concrete Roof	L45 - Roof	Good	8	17	25	\$24,305																\$0	
Replace Access Ladders	L43 - Roof	Good	8	17	25	\$23,174																\$0	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L48 - Roof	Good	8	17	25	\$14,776																\$0	
Replace Trafficable Waterproof Membrane to Concrete Roof	L48 - Roof	Good	8	17	25	\$40,508																\$0	
Replace Roof Guttering & Rainwater Goods to Concrete Roof	L49 - Roof	Good	8	17	25	\$12,724																\$0	
Replace Trafficable Waterproof Membrane to Concrete Roof	L49 - Roof	Good	8	17	25	\$34,882																\$0	
Safety Inspection Check Fixings to Balcony Balustrades (Every 2 yrs)	Façade	Good	0	2	2	\$3,862		4,137		4,432		4,748		5,086		5,448		5,836		6,252		\$35,940	
Repaint External Precast / Concrete Walls	Façade	Good	8	12	20	\$607,197															917,516	\$917,516	
Repaint Edge of Concrete Slabs	Façade	Good	8	12	20	\$2,857															4,317	\$4,317	
Repaint Fibre Cement Ceiling and Bulkheads	Façade	Good	8	12	20	\$5,787															8,744	\$8,744	
Repaint Balcony Soffits & Walls	Façade	Good	8	12	20	\$168,041															253,922	\$253,922	
Replace PFC Steel Sections at Edge of Concrete Slabs	Façade	Good	8	12	20	\$101,669															153,630	\$153,630	
Replace Façade Access Equipment; Davit Sockets, Post and Arms for Rope Access	Roof	Good	8	17	25	\$39,229																\$0	
Maintain & Inspect Anchor Points (Annually)	Roof	Good	0	1	1	\$2,317		2,399	2,482	2,569	2,659	2,752	2,849	2,948	3,052	3,158	3,269	3,383	3,502	3,624	3,751	3,882	\$46,281
General																							
Review Statutory Signage for Compliance	General - OC2	Fair	4	1	5	\$2,420		2,505						2,975							3,533	\$9,013	
Replace Statutory Signage (allowance)	General - OC2	Fair	4	1	5	\$33,578		34,753						41,275							49,022	\$125,050	
Replace Directional Signage	General - OC2	Good	8	7	15	\$71,454								90,909								\$90,909	
Replace Apartment Numbering Signage	General - OC2	Good	8	12	20	\$92,117															139,196	\$139,196	
Consultants Fees																							
	3.5%							\$3,943	\$14,317	\$321	\$15,277	\$728	\$10,390	\$15,041	\$850	\$678	\$3,679	\$2,237	\$95,706	\$127	\$12,687	\$978	\$176,959
Contingency																							
	3.0%							\$3,498	\$12,702	\$285	\$13,553	\$646	\$9,218	\$13,343	\$754	\$601	\$3,264	\$1,985	\$84,905	\$113	\$11,255	\$867	\$156,988
Total Annual Expenditure [Incl. GST]								\$120,097	\$436,088	\$9,769	\$465,305	\$22,182	\$316,475	\$458,121	\$25,901	\$20,640	\$112,067	\$68,145	\$2,915,083	\$3,864	\$386,422	\$29,774	\$5,389,932

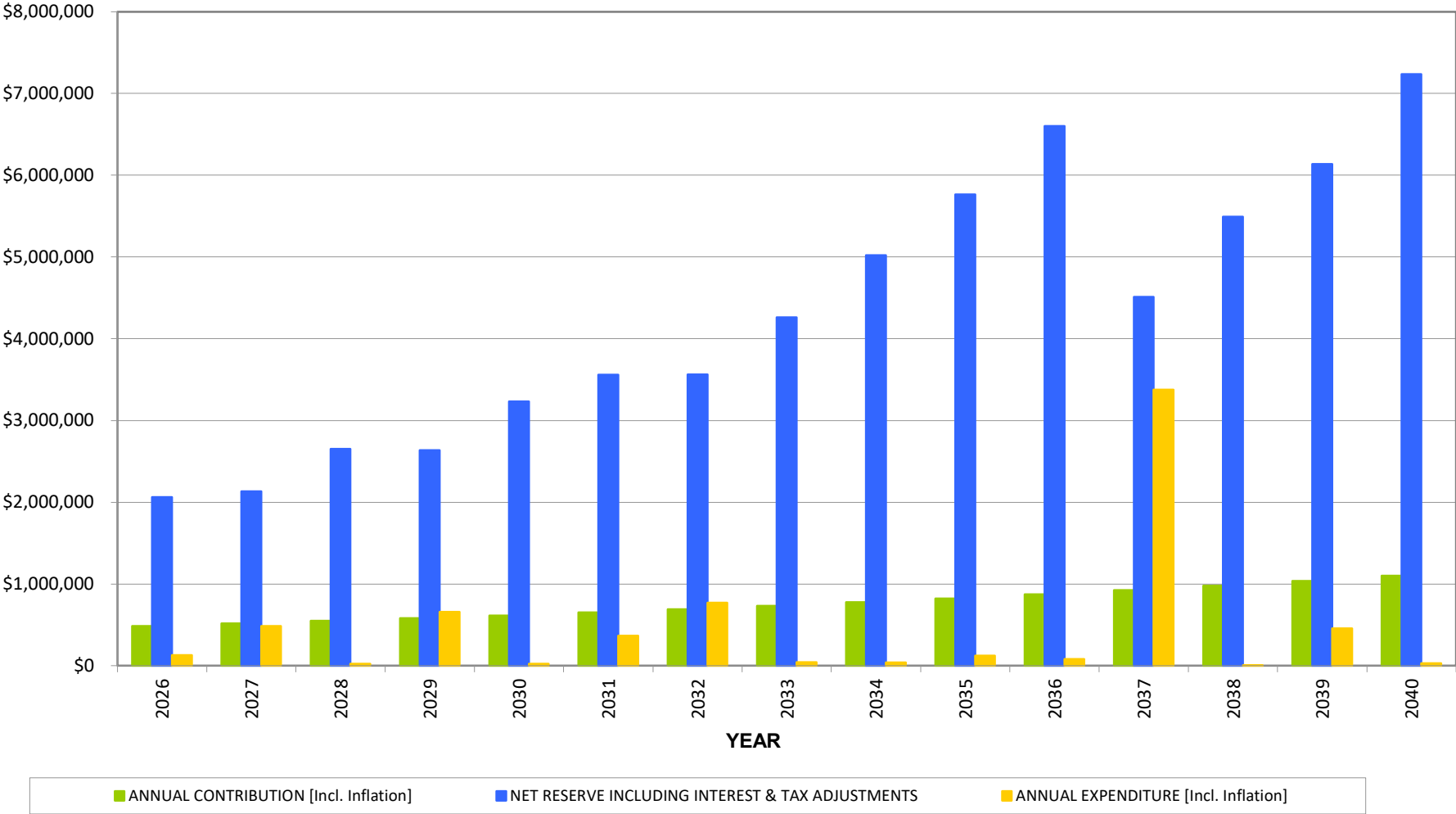


APPENDIX C

LONG TERM MAINTENANCE BALANCE GRAPH

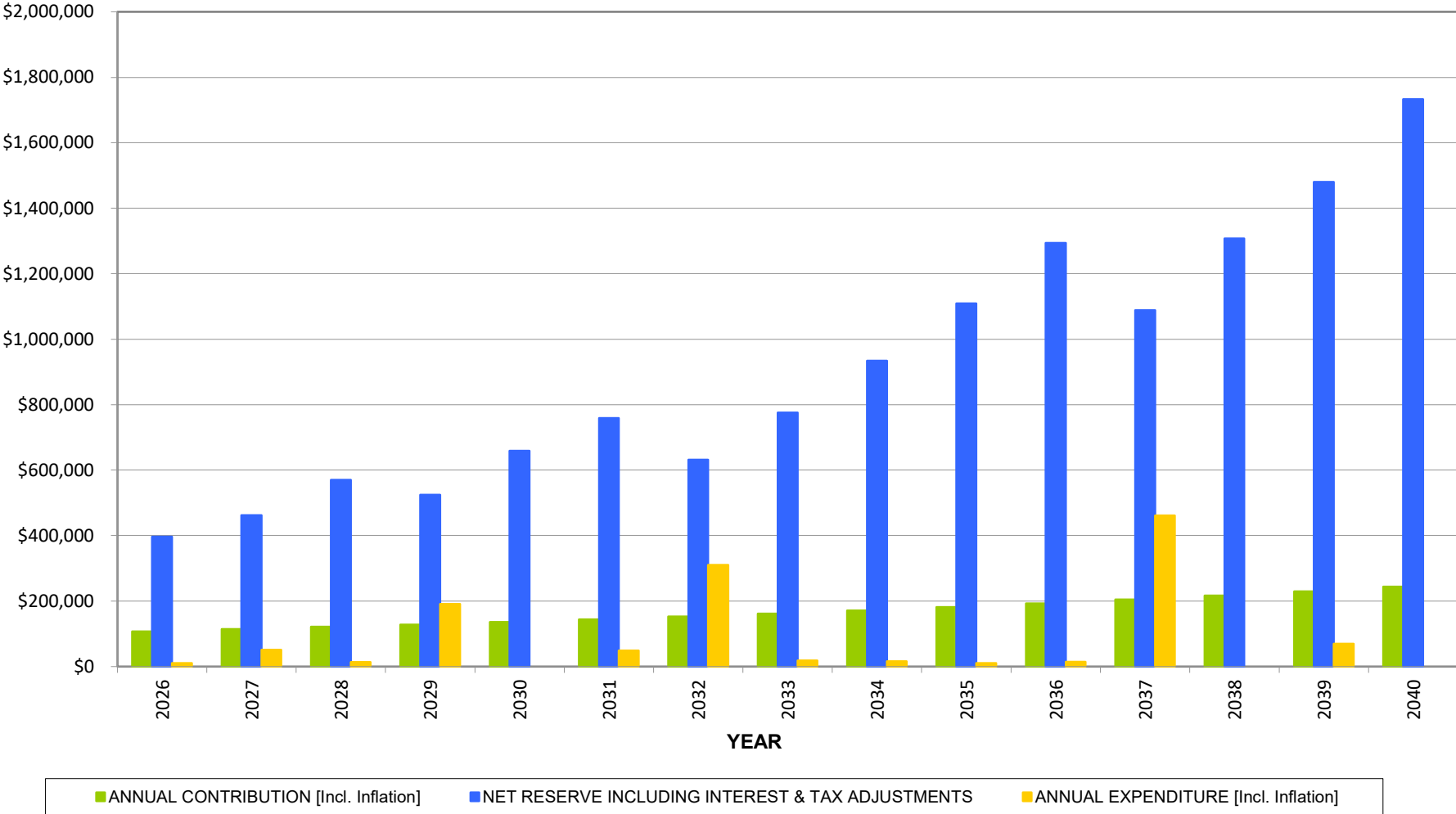


Net Reserve Fund Annual Balance - Overall Summary



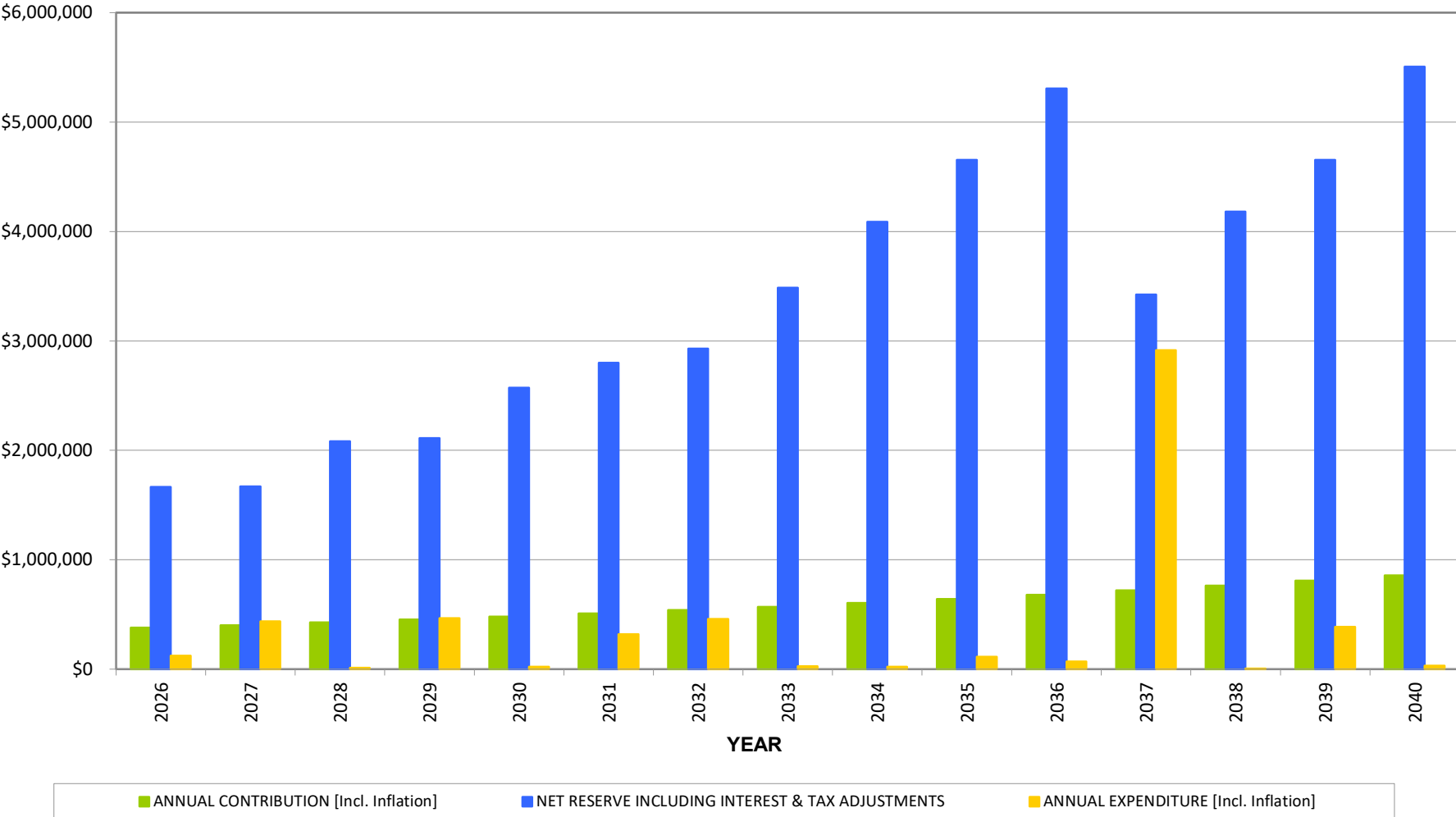


Net Reserve Fund Annual Balance - Owner's Corporation No. 1





Net Reserve Fund Annual Balance - Owner's Corporation No. 2



Contracts

As at: 31/03/2026

Development	OC#	Contract Name	Supplier	Start Date	End Date	Status
Melbourne One	OC 2	Melbourne One OC2 Service Contract 0323	Otis Elevator Company Pl	01/03/23	28/02/26	Ongoing
Melbourne One	OC 1	Melbourne One MICS Contracts 0624	Mics	01/06/24	31/05/29	Active
Melbourne One	OC 1	Melbourne One OC1 Service Contract 0622	Arco Pty Ltd (old)	08/06/22	07/06/27	Active
Melbourne One	OC 1	Melbourne One OC1 Service Contract 0621	Spi Facility Services Pty Ltd	01/06/21	01/06/26	Active
Melbourne One	OC 1	Melbourne One OC 1 MICM Contract 0621	MICM Strata	01/06/21	31/05/26	Active
Melbourne One	OC 1	Melbourne One OC1 Service Contract 0524	R.E.S Total Electrical Service	27/05/24	27/05/27	Active
Melbourne One	OC 2	Melbourne One OC2 Service Contract 0323	Otis Elevator Company Pl	01/03/23	28/02/26	Ongoing
Melbourne One	OC 1	Melbourne One MICS Contracts 0624	Mics	01/06/24	31/05/29	Active



Melbourne One	OC 1	Melbourne One OC1 Service Contract 0622	Arco Pty Ltd (old)	08/06/22	07/06/27	Active
Melbourne One	OC 1	Melbourne One OC1 Service Contract 0621	Spi Facility Services Pty Ltd	01/06/21	01/06/26	Active
Melbourne One	OC 1	Melbourne One OC 1 MICM Contract 0621	MICM Strata	01/06/21	31/05/26	Active
Melbourne One	OC 1	Melbourne One OC1 Service Contract 0524	R.E.S Total Electrical Service	27/05/24	27/05/27	Active



Rate Instalment Notice Instalment 3 2025 - 2026

011888

999

C H Choo
1 Jalan PJS 9/1F, Bandar Sunway
Petaling Jaya, 46150
MALAYSIA



Tax Invoice

No GST has been charged.

Assessment no. 230716 3

Date of issue 10 Feb 2026

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

DUE DATE

28 Feb 2026

AMOUNT DUE

\$398.24

Property Unit 3010, Level 30, 618 Lonsdale Street, MELBOURNE VIC 3000

Current Instalment

\$398.24

*paid
11/3/26*

Interest will be charged at 10% on late payments,
backdated to the due date of the instalment.

Payments received after 3 Feb 2026 may not be
included on this notice.

SAVE PAPER AND GET YOUR RATES NOTICE BY EMAIL.
Visit melbourne.vic.gov.au/rates and have your rates notice with you.

Payment methods

Assessment no. 230716 3

Property Unit 3010, Level 30, 618 Lonsdale Street, MELBOURNE VIC 3000



Billers code: 79616
Ref: 102307163

Bw* this payment via Internet or phone banking
Credit cards not accepted.



Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit
melbourne.vic.gov.au/rates



MasterCard or Visa
Credit card payments will attract an
additional fee being the recovery of
financial institution charges.

Please tick the amount you are paying
in the box below.

Due Date **28 Feb 2026**
Amount Due **\$398.24**



Telephone 1300 130 453
Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 2158 Melbourne 3001
**Council will not be responsible for late
postal deliveries.**



In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.



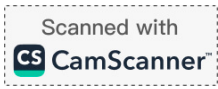
Post Billpay Credit cards not accepted.
Pay in store at Australia Post.



*3397 0891 0102307163 55

+10230716300000> +000891+ <0000000000> <0000039824> +444+

033043-011888-001-001-013026-94842





Having trouble paying your bill?
Call us on 13 44 99 or visit gww.com.au/accounts-billing



737641-001 003125(12799) D022
C H Choo
Unit 3010/618 Lonsdale Street
MELBOURNE VIC 3000

paid 20/3/26

Account number
62729 20000

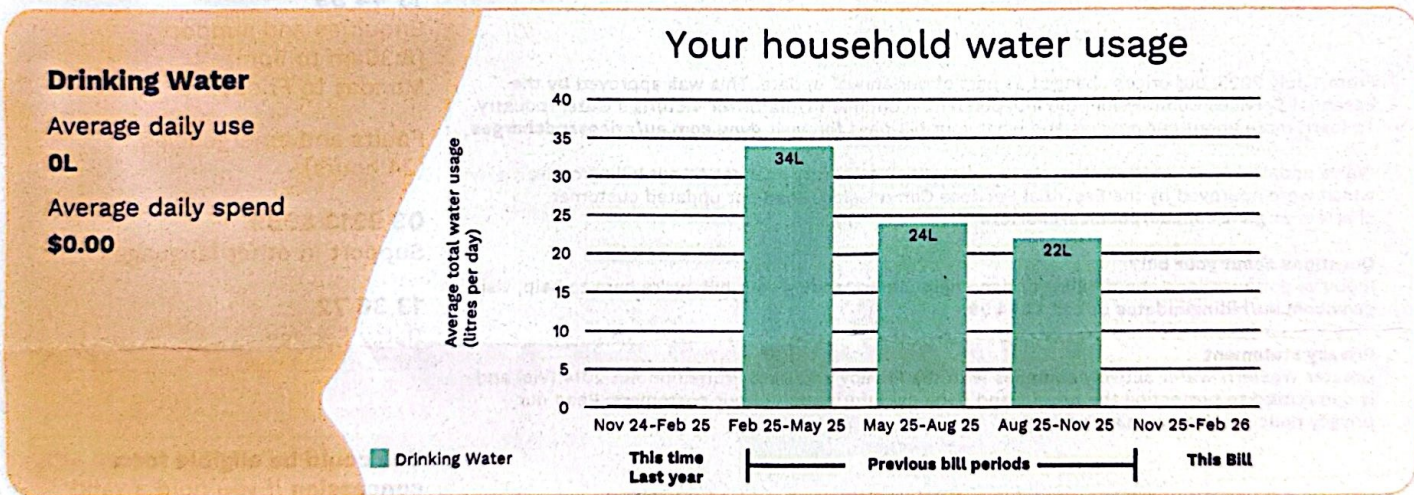
Amount to pay	
\$374.76	
Previous bill	\$193.04
Payments received	\$0.00
Balance	\$193.04
Current charges	\$181.72
Total charges	\$374.76

Pay by
23 Mar 2026

Having trouble paying your bill?
Call us on 13 44 99 or visit gww.com.au/accounts-billing

Tax Invoice 627255625928
Date of issue 24 Feb 2026
Service address
Unit 3010/618 Lonsdale Street,
Melbourne
VIC, 3000

Please see page 2 for detailed information



Drinking Water
Average daily use
0L
Average daily spend
\$0.00

Payment options

Greater Western Water ABN 70 066 902 467

Direct debit
Set up direct debit at gww.com.au or call 13 44 99

BPAY
Bill code: 8789
Ref: 62729200006
Go to bpay.com.au
Registered to BPAY Pty Ltd
ABN 69 079 137 518

Credit card
Pay by credit card at gww.com.au or call 13 44 99

Post Billpay
Australia Post
Billpay code: 0362
Ref: 0627 2920 0004
Pay at any post office, by phone 13 18 16, at postbillpay.com.au, or via AusPost app

Centrepay
Make regular deductions from your Centrelink payments.
Call 13 44 99 or visit centrelink.gov.au
Greater Western Water reference: 555-054-071-L
Your account number: 62729 20000



Property Clearance Certificate

Land Tax



EASY LINK CONVEYANCING, CARE OF LANDCHECKER

Your Reference: LD:80022346-013-7.HN -26/40

Certificate No: 98339152

Issue Date: 23 MAR 2026

Enquiries: ESYSPROD

Land Address: UNIT 3010, LEVEL 30, 618 LONSDALE STREET MELBOURNE VIC 3000

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42868438	3010	721616	11640	683	\$3,788.57

Vendor: CHEE HENG CHOO

Purchaser: TBA

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total	
MR CHEE HENG CHOO	2026	\$87,097	\$3,967.75	\$0.00	\$3,788.57

Comments: Land Tax of \$3,967.75 has been assessed for 2026, an amount of \$179.18 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

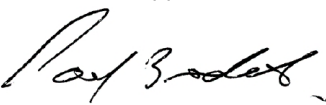
Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
-------------------------------------	--------------------------	---------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total
--	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$532,258

SITE VALUE (SV): \$87,097

CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: \$3,788.57

Notes to Certificate - Land Tax

Certificate No: 98339152

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$500.00

Taxable Value = \$87,097

Calculated as \$500 plus (\$87,097 - \$50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,322.58

Taxable Value = \$532,258

Calculated as \$532,258 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 98339152

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 98339152

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



EASY LINK CONVEYANCING, CARE OF LANDCHECKER

Your Reference:	LD:80022346-013-7.HN -26/40253
Certificate No:	98339152
Issue Date:	23 MAR 2026
Enquires:	ESYSPROD

Land Address: UNIT 3010, LEVEL 30, 618 LONSDALE STREET MELBOURNE VIC 3000

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42868438	3010	721616	11640	683	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$532,258
SITE VALUE:	\$87,097
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98339152

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



EASY LINK CONVEYANCING, CARE OF LANDCHECKER

Your LD:80022346-013-7.HN -26

Reference: /40253

Certificate No: 98339152

Issue Date: 23 MAR 2026

Land Address: UNIT 3010, LEVEL 30, 618 LONSDALE STREET MELBOURNE VIC 3000

Lot	Plan	Volume	Folio
3010	721616	11640	683

Vendor: CHEE HENG CHOO

Purchaser: TBA

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 98339152

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.



Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 98339153</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 98339153</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Due Diligence Checklist



What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

SECTION 27 STATEMENT

VENDORS DEPOSIT STATEMENT TO THE PURCHASER PURSUANT TO SECTION 27 OF THE SALE OF LAND ACT, 1962.

VENDOR: CHEE HENG CHOO

PROPERTY: UNIT 3010 618 LONSDALE STREET MELBOURNE

1. The Property is not subject to a Mortgage as defined by the Sale of Land Act, 1962 ("the Act").
2. There is no Caveat lodged against the title to the Property under the Transfer of Land Act, 1958.

DATE OF VENDOR'S STATEMENT/...../20

SIGNATURE OF VENDOR(S)

RELEASE OF THE DEPOSIT BY THE PURCHASER(S)

1. The Purchaser HEREBY ACKNOWLEDGES that:
 - A. The particulars provided by the Vendors in this Statement are accurate.
 - B. The Contract is not subject to any condition enduring for the benefit of the Purchaser.
2. The Purchaser FURTHER ACKNOWLEDGES that he has received satisfactory answers to Requisitions on Title or is otherwise deemed to have accepted title.

DATE OF PURCHASER'S RELEASE/...../20

SIGNATURE OF PURCHASER(S)

.....

ACKNOWLEDGMENT OF RECEIPT OF INFORMATION

The Purchaser hereby acknowledges receipt of a copy of this Statement.

DATE OF RECEIPT/.....20

Signature(s) of the Purchaser