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 1806 483 SWANSTON Street 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 THIANG SIAK TJIE and SIOE TJEN HIOE

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 your 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.

Estate Agents (Contracts) Regulations 2008

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

Xynergy Realty - Altona
114-116 Queens Street ALTONA VIC 3018

Tel: 03 9398 8400 Fax: Ref: Endru Yao Email: endru@xynergy.com.au

VENDOR **THIANG SIAK TJIE and SIOE TJEN HIOE**

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-23/29213 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
10953/214	1806	PS 512424P

The Land includes all improvements and fixtures.

PROPERTY ADDRESS The address of the land is:
Unit 1806 483 Swanston 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	
		(of which $	has been paid)
Balance	$	payable at settlement	

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 into 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 into 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 the additional professional fees to Vendor's Conveyancers of $220.00 for the nomination.

3. Extension request

The Purchaser shall pay to the Vendor's representative the sum of $220.00 for each extension made to the finance and/or deposit payment due date (or other change to the contract or settlement document) made with the Vendor's consent, at the Purchaser's request.

4. Rescheduled Settlement

Without limiting any other rights of the Vendor, if the purchaser fails to settle on the due date for settlement as set out in the particulars of this Contract (Due Date) or request an extension or variation to the Due Date, the Purchaser must pay the Vendor's representative $220.00 at the at the settlement for each request.

5. Adjustments

Statement of Adjustments and all relevant certificates must be prepared on behalf of the Purchasers and provided to the Vendors representative not less than 3 business days prior to the due date of settlement and any failure to do so, will cause the Purchasers to pay administration fee to the Vendors representative of $220.00 for the delay in receiving the Statement of Adjustments and all relevant certificates.

6. Default not remedy

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:

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

7. Amendments

General Condition 6.1 is deleted.

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 be half, 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 nominate a substitute or additional transferee, 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 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 warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 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.

13.10 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 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. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

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 lodgement 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 lodgement network operators after the workspace locks;

(b) if two or more electronic lodgement 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 by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.

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 by the contract) 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

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.

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 a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building 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 following basis:

(a) 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

(b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act* 2005); and

(c) the vendor is taken to own the land as a resident Australian beneficial owner; and

(d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

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.

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.

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.

31.4 The purchaser may nominate an amount not exceeding $5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.

31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.

31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

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.....)

Real Estate Auction Rules

1. The auction will be conducted in accordance with the rules and any additional conditions that were made available for inspection before the start of the auction.

2. The auction rules prohibit an Auctioneer from accepting bids or offers for a property, after the property has been knocked down to the successful bidder.

3. The vendors have a reserve price.

4. As the Auctioneer, I will indicate bidders on request.

5. The law prohibits false bids and prohibits major disruptions by bidders.

The law also prohibits bidders attempting to prevent others from bidding and will issue fines if this occurs.

6. The rules permit vendor bids.

7. During the auction, the Auctioneer will say “VENDOR BID”, when making bids on the vendor’s behalf.

8. The law prohibits the making of “VENDOR BIDS”, other than by the Auctioneer.

Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

To:

Purchaser/recipient:

Property address:

Lot no.: **Plan of subdivision:**

[Cross out whichever is not applicable]

The Purchaser/recipient is not required to make a payment under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

OR

~~The Purchaser/recipient is required to make a payment of the amount under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) as follows in relation to the supply of the above property:~~

~~Withholding amount: $_____~~

~~The purchaser/recipient will be required to pay the withholding amount on or before the day of settlement, namely: *Thursday, 5 December 2019*~~

~~Vendor/supplier ABN: _____~~

From: Vendor/supplier:

Dated: __/__/20__

Signed by or on behalf of the vendor/supplier: _____

Tjie Thiang Siak Hioe Sioe Tjen

SECTION 32 STATEMENT

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

Vendor:	THIANG SIAK TJIE and SIOE TJEN HIOE
Property:	Unit 1806 483 SWANSTON 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-23/29213

32A FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

(a) Their total does not exceed: $ 5000.00 plus Owners Corporation fee(s)

(b) The Purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser

(c) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:
- Not Applicable

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows:
- Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:
- Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area under section 192A of the Building Act 1993.

(c) 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

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	
Telephone services	

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 1806 483 SWANSTON STREET MELBOURNE VIC 3000

DATE OF THIS STATEMENT [ ] / [ ] /20 [ ]

Name of the Vendor

THIANG SIAK TJIE and SIOE TJEN HIOE

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:

Register Search Statement - Volume 10953 Folio 214

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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 10953 FOLIO 214 Security no : 124109704043D
Produced 11/10/2023 04:57 PM

LAND DESCRIPTION

Lot 1806 on Plan of Subdivision 512424P.
PARENT TITLES :
Volume 08179 Folio 263 to Volume 08179 Folio 264
Volume 09303 Folio 208
Created by instrument PS512424P 28/06/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
THIANG SIAK TJIE
SIOE TJEN HIOE both of 1806/483 SWANSTON STREET MELBOURNE VIC 3000
AE913736B 22/02/2007

ENCUMBRANCES, CAVEATS AND NOTICES

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
AD738159X 11/07/2005

DIAGRAM LOCATION

SEE PS512424P 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 1806 LEVEL 18 483 SWANSTON STREET MELBOURNE VIC 3000

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS512424P
OWNERS CORPORATION 2 PLAN NO. PS512424P
OWNERS CORPORATION 3 PLAN NO. PS512424P

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 11/10/2023, for Order Number 81461181. Your reference: HN-23/29213.

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Form 13

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged at the Land Titles Office by:

OFFICE OF TITLES M.D.N. VICTORIA

Name: M Callesons

Phone:

Address:

Ref: Customer Code: 1177B

The Authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register of the land.

Land: *The land described in Certificates of Title Volume 9303 Folio 208, Volume 8179 Folio 263 and Volume 8179 Folio 264.*

Authority:

Melbourne City Council
Town Hall
90 Swanston Street
Melbourne, Victoria, 3000

DAD738159X-1-2

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987.

A copy of the Agreement is attached to this Application.

Signature for the Authority: .....

Name of Officer: Kim Wood

Title of Officer: Acting Manager Legal & Governance

Date: 29 June 2005

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Dated the 27th **day of** June **, 2005**

MINISTER FOR PLANNING

and

MELBOURNE CITY COUNCIL



and

VERVE501 PTY LTD (ACN 085 742 552) AS TRUSTEE FOR THE RESIDENTIAL TOWER TRUST

Agreement under Section 173 of the *Planning and Environment Act 1987*

Land 475 – 511 Swanston Street and 8 – 32 Franklin Street Melbourne

MELBOURNE CITY COUNCIL
Governance Services Branch
3rd Floor Town Hall
90 Swanston Street
MELBOURNE VIC 3000



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SECTION 173 AGREEMENT

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DATE: 27 June 2005

PARTIES: **MINISTER FOR PLANNING** of 8 Nicholson Street, East Melbourne, Victoria 3002 ("Minister")

and

MELBOURNE CITY COUNCIL of Town Hall, Swanston Street, Melbourne, Victoria 3000 ("Council")

and

The Party referred to in Item 1 of the Schedule ("Owner")

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RECITALS:

A. The Owner:

(i) is or is entitled to be the registered proprietor of the land referred to in Item 2 of the Schedule; and

(ii) proposes to develop the land by the construction of two residential tower buildings, a five level office building and an eight level extension to the existing office tower and associated car parking.

B. The Minister is the relevant responsible authority for the aspects of the Scheme which relate to the proposed development.

C. The Minister issued the permit referred to in Item 3 of the Schedule.

D. The permit allows the use or development referred to in Item 4 of the Schedule.

E. The permit is conditional on the Owner entering into an Agreement under Section 173 of the *Planning and Environment Act 1987*. The Agreement must provide for the matters referred to in Item 5 of the Schedule.

F. The subject land is encumbered by a Mortgage, details of which are referred to in Item 6 of the Schedule.

OPERATIVE PROVISIONS:

DAD738159X-4-7

1. DEFINITIONS

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

1.1. **"Act"** means the Planning and Environment Act 1987.

1.2. **"Commencement Date"** means the date on which this Agreement commences and referred to in Item 7 of the Schedule.

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1.3. **"Council's Representative"** means the person referred to in Item 8 of the Schedule.

1.4. **"Land"** means the land described in Item 2 of the Schedule.

1.5. **"Lot"** means a lot on the Plan.

1.6. **"Owner"** means the person or persons entitled from time to time to be registered by the Registrar of the Land Titles Office as proprietor or proprietors of an estate in fee simple of the Land or any part of it.

1.7. **"Permit"** means the Planning Permit referred to in Item 3 of the Schedule.

1.8. **"Plan"** means the Plan of Subdivision referred to in Item 9 of the Schedule.

1.9. **"Planning Approval"** shall mean and include any planning permit issued in accordance with the Act.

1.10. **"Scheme"** means the Melbourne Planning Scheme.

1.11. **"Termination Date"** means the date or specified event referred to in Item 10 of the Schedule on which this Agreement shall end in accordance with Section 177 of the Act.

2. INTERPRETATION

2.1. Unless the context provides otherwise, the singular includes the plural and the plural includes the singular.

2.2. A reference to a gender includes a reference to each other gender.

2.3. A reference to a person includes a reference to a firm, corporation or other corporate body.

2.4. If the Owner is more than one person this Agreement binds them jointly and each of them severally.

2.5. A reference to legislation includes a modification or re-enactment of it, a legislative provision substituted for it or amendment of it, and a regulation or statutory instrument issued under it.

2.6. All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.

2.7. The recitals to this Agreement are and will be deemed to form part of this Agreement.

2.8. Any reference in this Agreement to the Council includes its agents, officers, employees, servants, workers and contractors.

3. AGREEMENT UNDER SECTION 173 OF THE ACT

The parties agree that without limiting or restricting their respective powers to enter into this Agreement and insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

4. EFFECT OF AGREEMENT



4.1. Agreement runs with the Land

This Agreement shall be deemed to come into force and effect as from the date of commencement of the Agreement and the benefit and burden of this Agreement shall run with

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and be annexed to the Land.

4.2. Planning Objectives

The parties acknowledge that the provisions of this Agreement are intended to achieve or advance the objectives of planning in Victoria and the objectives of the Scheme and any matters incidental thereto.

4.3. Binding Covenants

The obligations of the Owner under this Agreement will take effect as separate and several covenants which shall be annexed to and run at law and equity with the Land to bind the Owner and each successor, assign or transferee of the Owner, the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the Land and every part of the Land.

5. SUCCESSORS IN TITLE

Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the title to the Land ensure that the Owner's successors in title:

5.1. give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

5.2. execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

6. COVENANTS OF OWNER

DAD738159X-6-3

The Owner covenants and agrees that:

6.1. in accordance with the requirements of Condition 30 of the Permit in relation to those parts of the development that extend into the airspace or subsoil of land under the care and management of Council ("the projections"):

6.1.1. the Owner shall be solely responsible for all care, repair, replacement, maintenance or any other works of any kind required in relation to or to be carried out on the projections and shall undertake those works at such times as are necessary and sufficient to maintain the projections in good order and condition; and

6.1.2. the Owner shall indemnify the Council against all actions, claims, demands, losses, damages, costs and expenses for which the Council may become liable in respect of or arising from the projections;

6.2. there are no mortgages, liens charges or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Land not disclosed by the usual searches or notified to the Council; and

6.3. no part of the Land is subject to any rights obtained by adverse possession or subject to any easements or rights described or referred to on Section 42 of the Transfer of Land Act; and

6.4. it will do all things necessary including the signing of any further agreements, undertakings, covenants and consents, approvals or other documents necessary for the purpose of ensuring that the Owner carries out the Owner's covenants, agreements and obligations under this

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Agreement and to enable the Council to enforce the performance by the Owner of such covenants and undertakings; and

6.5. it consents to an application being made to the Registrar of the Land Titles Office for the recording of this Agreement in the Register on the folio of the Register which relates to the Land in accordance with Section 181 of the Act and do all things necessary to enable the same including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that Section; and

6.6. it will indemnify and keep indemnified the Council and the Council's agents in relation to all costs, expenses, losses or damages whatsoever which the Council or its agents may sustain, incur or suffer or be or become liable for in respect of any suit, action, proceeding, judgment or claim brought by any person whatsoever arising from or referable to the matters referred to in this Agreement or any breach of this Agreement.

7. COSTS

7.1. The Owner shall forthwith pay on demand to the each of the Council its costs and expenses including legal expenses of and incidental to:

7.1.1. the negotiation, preparation, execution registration and enforcement of this Agreement including all moneys, costs (including charges for consultants, architects and legal advice and assistance) charges and expenses for which the Council may pay, incur or expend, in consequence of any default in the performance and observance of any covenant, proviso, condition or agreement herein contained or implied and on the Owner's part to be performed and observed or under or in exercise or enforcement or attempted exercise or enforcement of any right, power or remedy herein contained;

7.1.2. administration and supervision costs of the Council properly and reasonably incurred in relation to this Agreement except for administration and supervision which the Council is obliged to undertake pursuant to its statutory duties; and

7.1.3. any request by the Owner for the Council's consent or approval where such consent or approval is required under any covenant, proviso, condition or agreement herein contained or implied immediately the Council shall have expended or incurred the same.

8. NOTICES

8.1. A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served at the address, telephone or facsimile details of the parties are set out in the Schedule,

8.1.1. by delivering it personally to that party;

8.1.2. by sending it by prepaid post; or

8.1.3. by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post,

8.2. and notice or other communication is deemed served:

8.2.1. if delivered, on the next following business day;

8.2.2. if posted, on the expiration of two business days after the date of posting; or

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8.2.3. if sent by facsimile, at the time recorded by the facsimile machine of the party receiving the transmission provided always that if the time recorded is after business hours, the time will be deemed to be 9.00am on the business day following the transmission.

9. FURTHER ASSURANCE

Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things as shall reasonably be required to effect the terms and conditions contained in this Agreement.

DAD738159X-8-0

10. OWNER'S ACKNOWLEDGMENT

The Owner expressly acknowledges and agrees that nothing in this Agreement nor the performance by the Owner of any of its obligations under this Agreement does or will restrain, limit or otherwise fetter the exercise by the Minister or the Council of the powers, duties and discretions which the Minister or the Council has or may have under the scheme to consider, approve, amend or to require further information in respect of any plans or applications relating to the use or development allowed by the Permit or the Land generally.

11. NO WAIVER

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

12. SEVERABILITY

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative.

13. MORATORIUM

To the fullest extent to which it may from time to time be lawful so to do the provisions of all statutes (including moratorium statutes) whether now existing or hereafter to come into force and operating directly or indirectly to lessen or otherwise modify or vary or affect in favour of any party the obligation of that party or stay, postpone or otherwise prevent or prejudicially affect the exercise by a party of all or any to the rights, powers and remedies conferred on the party by this Agreement are hereby expressly negatived and excluded from this Agreement.

14. COUNTERPARTS

This Agreement may be executed in any number of counterparts each of which when so executed shall be deemed to be an original and such counterparts shall together constitute but one agreement.

15. GOVERNING LAW

This Agreement takes effect, is governed by and shall be construed in accordance with the laws from time to time in force in the State of Victoria.

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16. ENDING OF AGREEMENT

16.1. This Agreement shall cease to operate on the termination date or otherwise as contemplated in Item 10 of the Schedule.

16.2. As soon as reasonably practicable after the Agreement has ended the Council and the Minister will at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183 (2) of the Act to cancel the recording of this Agreement on the Register.

DAD738159X-9-8

EXECUTED as a DEED

SIGNED SEALED AND DELIVERED by [Name] Genevieve Overell **Pursuant to an Instrument of Delegation Authorised by the Minister for Planning**)

.....

.....
Witness

SIGNED SEALED AND DELIVERED by the **John Noonan, Group Manager, Sustainable Regulatory Services** pursuant to an Instrument of Delegation authorised by Resolution of Council.)

.....

.....
Witness

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THE COMMON SEAL of **VERVE501 PTY LTD (ACN 085 742 552)** was hereunto affixed in accordance with its Constitution in the presence of:

VINCE GIULIANO

Director

Director/~~Secretary~~

DAD738159X-10-5

Australian and New Zealand Banking Group Limited as Mortgagee under Instruments of Mortgage No. AB766941S dated 18 December 2002 and AC963286R dated 6 July 2004 which encumbers the Land consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement.

Executed for and on behalf of Australia and New Zealand Banking Group Limited ABN 11 005 357 522 under Power of Attorney dated 18 November 2002 registered in Victoria, a copy of which is held in the Permanent Order Book no. 277 Page 019 folio, Item 5 by Steven Dulie who certifies that he/she is a Manager/Senior Executive and that he/she has not received notice of revocation of that Power.

WITNESSED BY ELLEN MOORE

Barton

Babcock & Brown Pty Ltd as Mortgagee under Instrument of Mortgage No. AC963340N dated 6 July 2004 which encumbers the Land consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement. In the event that Babcock & Brown Barton Pty Ltd becomes Mortgagee in possession of the Subject Land

Executed by Warwick David Wightman as attorney for Babcock & Brown Barton Pty Ltd ACN 092 025 299 under Power of Attorney dated 20 May 2005

David Wightman

Witnessed by Lisa Woods

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SCHEDULE

ITEM NO.	ISSUE	SPECIFICATION
1.	Owner	Verve501 Pty Ltd (ACN 085 742 552) as Trustee for the Residential Tower Trust of C/O Level 17, 501 Swanston Street, Melbourne, VIC 3000
2.	Land description by address and Certificate of Title details	Land situated at 8-32 Franklin Street and 475-497 Swanston Street being all of the land comprised in certificate of titles Volume 9303 Folio 208, 8179 Folio 263, Volume 8179 Folio 264.
3.	Permit Number and date issued	2002/524 issued on 16 October 2002 as amended on 3 November 2004
4.	What the Permit allows	Demolition and removal of existing buildings (with the exception of the existing office tower in the northwest section of the site) and to construct two residential tower buildings, a 5 level office building and an eight level extension to the existing office tower and associated car parking.
5.	What the condition requiring the Agreement provides for	Before the use of the development starts, the owner of the property must seek a tenure/authorisation under the Land Act from the Department of Sustainability and Environment for building projections over Crown Land. That tenure authorisation must indemnify Council against any claims regarding the projections. Should the owner of the property seek to commence works prior to the issue of this tenure/authorisation, the owner must enter into a legal agreement under Section 173 of the Planning and Environment Act 1987, concerning liability of those parts of the development projecting into airspace or subsoil of land under the care and management of Council. The owner of the property to be developed must pay all Council's reasonable expenses of this agreement, including preparation, execution and registration on title.

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6.	Mortgage details including name and address of Mortgagee, date mortgage registered and registered number	Australian and New Zealand Banking Group Limited as Mortgagee under Instruments of Mortgage No. AB766941S dated 18 December 2002 and AC963286R dated 6 July 2004 Babcock & Brown Pty Ltd as Mortgagee under Instrument of Mortgage No. AC963340N dated 6 July 2004
7.	Commencement date	The date of this Agreement
8.	Council's Representative is:	Group Manager Sustainable Regulatory Services
9.	Plan of Subdivision Reference Number	Not Applicable
10.	Termination date or specified event	Not Applicable
11.	Address, phone and facsimile of Council	Melbourne City Council Town Hall, Swanston Street Melbourne Ph: 9658 8400 Facsimile: 9658 9891
12.	Address, phone and facsimile of Owner	Verve501 Pty Ltd Level 17, 501 Swanston Street, Melbourne Vic 3000 Attention Paul Harris Ph: 9662 9996 Facsimile: 9662 3085

DAD738159X-12-2

AD738159X
11/07/2005 $92.30 173

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1 - 5, Lots 1 - 4, 5C, 6 - 16, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 24C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 34C, 35 - 54, 55C, 56C, 57C, 58C, 59C, 60C, 61 - 63, 64C, 65C, 96C, 97, 112 - 189, 192 - 209, 211 - 268, 271 - 273, 274A, 275 - 289, 290A, 291 - 310, 312 - 334, 337 - 389, 394 - 437, 439 - 491, 495 - 595, 598 - 617, 620 - 624, 626 - 630, 632 - 685, 699 - 702, 702A, 703, 703A, 704, 704A, 705, 705A, 706 - 708, 801, 801A, 802, 802A, 803, 803A, 804, 804A, 805, 805A, 806, 806A, 807, 807A, 808, 808A, 809A, 810A, 811A, 901, 901A, 902, 902A, 903, 903A, 904, 904A, 905, 905A, 906, 906A, 907, 907A, 908, 908A, 909A, 910A, 911A, 1001, 1001A, 1002, 1002A, 1003, 1003A, 1004, 1004A, 1005, 1005A, 1006, 1006A, 1007, 1007A, 1008, 1008A, 1009A, 1010A, 1011A, 1101, 1101A, 1102, 1102A, 1103, 1103A, 1104, 1104A, 1105, 1105A, 1106, 1106A, 1107, 1107A, 1108, 1108A, 1109A, 1110A, 1111A, 1201, 1201A, 1202, 1202A, 1203, 1203A, 1204, 1204A, 1205, 1205A, 1206, 1206A, 1207, 1207A, 1208, 1208A, 1209A, 1210A, 1211A, 1301, 1301A, 1302, 1302A, 1303, 1303A, 1304, 1304A, 1305, 1305A, 1306, 1306A, 1307, 1307A, 1308, 1308A, 1309A, 1310A, 1311A, 1401, 1401A, 1402, 1402A, 1403, 1403A, 1404, 1404A, 1405, 1405A, 1406, 1406A, 1407, 1407A, 1408, 1408A, 1409A, 1410A, 1411A, 1501, 1501A, 1502, 1502A, 1503, 1503A, 1504, 1504A, 1505, 1505A, 1506, 1506A, 1507, 1507A, 1508, 1508A, 1509A, 1510A, 1511A, 1601, 1601A, 1602, 1602A, 1603, 1603A, 1604, 1604A, 1605, 1605A, 1606, 1606A, 1607, 1607A, 1608, 1608A, 1609A, 1610A, 1611A, 1701, 1701A, 1702, 1702A, 1703, 1703A, 1704, 1704A, 1705, 1705A, 1706, 1706A, 1707, 1707A, 1708, 1708A, 1709A, 1710A, 1711A, 1801, 1801A, 1802, 1802A, 1803, 1803A, 1804, 1804A, 1805, 1805A, 1806, 1806A, 1807, 1807A, 1808, 1808A, 1809A, 1810A, 1811A, 1901, 1901A, 1902, 1902A, 1903, 1903A, 1904, 1904A, 1905, 1905A, 1906, 1906A, 1907, 1907A, 1908, 1908A, 1909A, 1910A, 1911A, 2001, 2001A, 2002, 2002A, 2003, 2003A, 2004, 2004A, 2005, 2005A, 2006, 2006A, 2007, 2007A, 2008, 2008A, 2009A, 2010A, 2011A, 2101, 2101A, 2102, 2102A, 2103, 2103A, 2104, 2104A, 2105, 2105A, 2106, 2106A, 2107, 2107A, 2108, 2108A, 2109A, 2110A, 2111A, 2201, 2201A, 2202, 2202A, 2203, 2203A, 2204, 2204A, 2205, 2205A, 2206, 2206A, 2207, 2207A, 2208, 2208A, 2209A, 2210A, 2211A, 2301, 2301A, 2302, 2302A, 2303, 2303A, 2304, 2304A, 2305, 2305A, 2306, 2306A, 2307, 2307A, 2308, 2308A, 2309A, 2310A, 2311A, 2401, 2401A, 2402, 2402A, 2403, 2403A, 2404, 2404A, 2405, 2405A, 2406, 2406A, 2407, 2407A, 2408, 2408A, 2409A, 2410A, 2501, 2501A, 2502, 2502A, 2503, 2503A, 2504, 2504A, 2505, 2505A, 2506, 2506A, 2507, 2507A, 2508, 2508A, 2509A, 2510A, 2601, 2601A, 2602, 2602A, 2603, 2603A, 2604, 2604A, 2605, 2605A, 2606, 2606A, 2607, 2607A, 2608, 2608A, 2609A, 2610A, 2701, 2701A, 2702, 2702A, 2703, 2703A, 2704, 2704A, 2705, 2705A, 2706, 2706A, 2707, 2707A, 2708, 2708A, 2709A, 2710A, 2801, 2801A, 2802, 2802A, 2803, 2803A, 2804, 2804A, 2805, 2805A, 2806, 2806A, 2807, 2807A, 2808, 2808A, 2809A, 2901, 2901A, 2902, 2902A, 2903, 2903A, 2904, 2904A, 2905, 2905A, 2906, 2906A, 2907, 2907A, 2908, 2908A, 2909A, 3001, 3001A, 3002, 3002A, 3003, 3003A, 3004, 3004A, 3005, 3005A, 3006, 3006A, 3007, 3007A, 3008, 3008A, 3009A, 3101, 3101A, 3102, 3102A, 3103, 3103A, 3104, 3104A, 3105, 3105A, 3106, 3106A, 3107, 3107A, 3108, 3108A, 3109A, 3201, 3201A, 3202, 3202A, 3203, 3203A, 3204, 3204A, 3205, 3205A, 3206, 3206A, 3207, 3207A, 3208, 3208A, 3209A, 3301, 3301A, 3302, 3302A, 3303, 3303A, 3304, 3304A, 3305, 3305A, 3306, 3306A, 3307, 3307A, 3308, 3308A, 3309A, 3401, 3401A, 3402, 3403, 3403A, 3404, 3404A, 3405, 3406, 3406A, 3407, 3407A, 3408, 3408A, 3409A, 3501, 3501A, 3502, 3503, 3503A, 3504, 3504A, 3505, 3505A, 3506, 3506A, 3507, 3507A, 3508, 3508A, 3509A, 3601, 3601A, 3602, 3602A, 3603, 3603A, 3604, 3604A, 3605 - 3608, 3701 - 3708, 3801 - 3807, 3901 - 3907, 4001 - 4007, 4101 - 4105, 4201 - 4205, 4301 - 4305, 4401 - 4403, 4501 - 4503, 4601 - 4603.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

OWNERS CORPORATION MANAGEMENT 477 SWANSTON STREET MELBOURNE VIC 3000

AN251295Q 08/11/2016

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OWNERS CORPORATION 1
PLAN NO. PS512424P

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. PS512424P 28/06/2006

Additional Owners Corporation Information:

NIL

Notations:

Only the members of Owners Corporation 2 are entitled to use Common Property No. 2. Only the members of Owners Corporation 3 are entitled to use Common Property No. 3. Only the members of Owners Corporation 4 are entitled to use Common Property No. 4. Only the members of Owners Corporation 5 are entitled to use Common Property No. 5.

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
Common Property 3	0	0
Common Property 4	0	0
Common Property 5	0	0
Lot 1	4500	4500
Lot 2	740	740
Lot 3	690	690
Lot 4	1200	1200
Lot 5C	1500	1500
Lot 6	820	820
Lot 7	680	680
Lot 8	1355	1355
Lot 9	1320	1320
Lot 10	1460	1460
Lot 11	20	20
Lot 12	20	20
Lot 13	20	20
Lot 14	20	20

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 15	20	20
Lot 16	20	20
Lot 17C	20	20
Lot 18C	20	20
Lot 19C	20	20
Lot 20C	25	25
Lot 21C	20	20
Lot 22C	20	20
Lot 23C	20	20
Lot 24C	20	20
Lot 25C	20	20
Lot 26C	30	30
Lot 27C	30	30
Lot 28C	30	30
Lot 29C	30	30
Lot 30C	20	20
Lot 31C	20	20
Lot 32C	20	20
Lot 33C	20	20
Lot 34C	20	20
Lot 35	20	20
Lot 36	20	20
Lot 37	20	20
Lot 38	20	20
Lot 39	20	20
Lot 40	20	20
Lot 41	20	20
Lot 42	20	20
Lot 43	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 44	20	20
Lot 45	20	20
Lot 46	20	20
Lot 47	20	20
Lot 48	20	20
Lot 49	20	20
Lot 50	20	20
Lot 51	20	20
Lot 52	20	20
Lot 53	20	20
Lot 54	20	20
Lot 55C	25	25
Lot 56C	20	20
Lot 57C	20	20
Lot 58C	20	20
Lot 59C	30	30
Lot 60C	500	500
Lot 61	20	20
Lot 62	20	20
Lot 63	20	20
Lot 64C	20	20
Lot 65C	20	20
Lot 96C	140	140
Lot 97	100	100
Lot 112	20	20
Lot 113	20	20
Lot 114	20	20
Lot 115	20	20
Lot 116	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 117	20	20
Lot 118	20	20
Lot 119	20	20
Lot 120	20	20
Lot 121	20	20
Lot 122	20	20
Lot 123	20	20
Lot 124	20	20
Lot 125	20	20
Lot 126	20	20
Lot 127	20	20
Lot 128	20	20
Lot 129	20	20
Lot 130	20	20
Lot 131	20	20
Lot 132	20	20
Lot 133	20	20
Lot 134	30	30
Lot 135	40	40
Lot 136	20	20
Lot 137	20	20
Lot 138	20	20
Lot 139	20	20
Lot 140	20	20
Lot 141	20	20
Lot 142	20	20
Lot 143	20	20
Lot 144	20	20
Lot 145	20	20

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 146	20	20
Lot 147	20	20
Lot 148	20	20
Lot 149	20	20
Lot 150	20	20
Lot 151	20	20
Lot 152	20	20
Lot 153	20	20
Lot 154	20	20
Lot 155	20	20
Lot 156	20	20
Lot 157	20	20
Lot 158	20	20
Lot 159	20	20
Lot 160	20	20
Lot 161	20	20
Lot 162	20	20
Lot 163	20	20
Lot 164	20	20
Lot 165	20	20
Lot 166	20	20
Lot 167	20	20
Lot 168	20	20
Lot 169	20	20
Lot 170	20	20
Lot 171	20	20
Lot 172	20	20
Lot 173	20	20
Lot 174	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 175	20	20
Lot 176	25	25
Lot 177	20	20
Lot 178	20	20
Lot 179	20	20
Lot 180	20	20
Lot 181	20	20
Lot 182	20	20
Lot 183	25	25
Lot 184	25	25
Lot 185	25	25
Lot 186	20	20
Lot 187	20	20
Lot 188	20	20
Lot 189	40	40
Lot 192	20	20
Lot 193	20	20
Lot 194	20	20
Lot 195	20	20
Lot 196	20	20
Lot 197	20	20
Lot 198	20	20
Lot 199	30	30
Lot 200	20	20
Lot 201	20	20
Lot 202	20	20
Lot 203	20	20
Lot 204	20	20
Lot 205	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 206	25	25
Lot 207	20	20
Lot 208	20	20
Lot 209	20	20
Lot 211	20	20
Lot 212	20	20
Lot 213	20	20
Lot 214	20	20
Lot 215	20	20
Lot 216	20	20
Lot 217	20	20
Lot 218	20	20
Lot 219	20	20
Lot 220	20	20
Lot 221	20	20
Lot 222	35	35
Lot 223	25	25
Lot 224	20	20
Lot 225	20	20
Lot 226	20	20
Lot 227	20	20
Lot 228	20	20
Lot 229	20	20
Lot 230	20	20
Lot 231	20	20
Lot 232	20	20
Lot 233	20	20
Lot 234	20	20
Lot 235	20	20

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 236	20	20
Lot 237	20	20
Lot 238	20	20
Lot 239	20	20
Lot 240	20	20
Lot 241	20	20
Lot 242	20	20
Lot 243	20	20
Lot 244	20	20
Lot 245	20	20
Lot 246	20	20
Lot 247	25	25
Lot 248	20	20
Lot 249	20	20
Lot 250	20	20
Lot 251	20	20
Lot 252	20	20
Lot 253	20	20
Lot 254	20	20
Lot 255	25	25
Lot 256	25	25
Lot 257	25	25
Lot 258	25	25
Lot 259	25	25
Lot 260	25	25
Lot 261	25	25
Lot 262	25	25
Lot 263	25	25
Lot 264	25	25

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Land Parcel	Entitlement	Liability
Lot 265	20	20
Lot 266	25	25
Lot 267	25	25
Lot 268	20	20
Lot 271	20	20
Lot 272	20	20
Lot 273	20	20
Lot 274A	10	10
Lot 275	20	20
Lot 276	20	20
Lot 277	20	20
Lot 278	20	20
Lot 279	20	20
Lot 280	20	20
Lot 281	20	20
Lot 282	20	20
Lot 283	20	20
Lot 284	25	25
Lot 285	25	25
Lot 286	25	25
Lot 287	20	20
Lot 288	20	20
Lot 289	20	20
Lot 290A	30	30
Lot 291	40	40
Lot 292	40	40
Lot 293	20	20
Lot 294	20	20
Lot 295	20	20

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Land Parcel	Entitlement	Liability
Lot 296	20	20
Lot 297	20	20
Lot 298	20	20
Lot 299	20	20
Lot 300	30	30
Lot 301	20	20
Lot 302	20	20
Lot 303	20	20
Lot 304	20	20
Lot 305	20	20
Lot 306	20	20
Lot 307	25	25
Lot 308	20	20
Lot 309	20	20
Lot 310	20	20
Lot 312	20	20
Lot 313	20	20
Lot 314	20	20
Lot 315	20	20
Lot 316	20	20
Lot 317	20	20
Lot 318	20	20
Lot 319	20	20
Lot 320	20	20
Lot 321	20	20
Lot 322	20	20
Lot 323	30	30
Lot 324	30	30
Lot 325	20	20

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 326	20	20
Lot 327	20	20
Lot 328	20	20
Lot 329	20	20
Lot 330	20	20
Lot 331	20	20
Lot 332	20	20
Lot 333	20	20
Lot 334	20	20
Lot 337	20	20
Lot 338	20	20
Lot 339	25	25
Lot 340	25	25
Lot 341	25	25
Lot 342	20	20
Lot 343	20	20
Lot 344	20	20
Lot 345	20	20
Lot 346	20	20
Lot 347	20	20
Lot 348	20	20
Lot 349	20	20
Lot 350	20	20
Lot 351	20	20
Lot 352	20	20
Lot 353	20	20
Lot 354	20	20
Lot 355	20	20
Lot 356	20	20

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 357	25	25
Lot 358	25	25
Lot 359	25	25
Lot 360	25	25
Lot 361	25	25
Lot 362	25	25
Lot 363	25	25
Lot 364	25	25
Lot 365	25	25
Lot 366	25	25
Lot 367	25	25
Lot 368	25	25
Lot 369	25	25
Lot 370	20	20
Lot 371	45	45
Lot 372	45	45
Lot 373	20	20
Lot 374	20	20
Lot 375	25	25
Lot 376	5	5
Lot 377	20	20
Lot 378	20	20
Lot 379	25	25
Lot 380	20	20
Lot 381	20	20
Lot 382	20	20
Lot 383	20	20
Lot 384	20	20
Lot 385	25	25

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 386	20	20
Lot 387	20	20
Lot 388	25	25
Lot 389	20	20
Lot 394	40	40
Lot 395	20	20
Lot 396	20	20
Lot 397	20	20
Lot 398	20	20
Lot 399	25	25
Lot 400	20	20
Lot 401	20	20
Lot 402	20	20
Lot 403	20	20
Lot 404	20	20
Lot 405	20	20
Lot 406	40	40
Lot 407	40	40
Lot 408	40	40
Lot 409	40	40
Lot 410	40	40
Lot 411	40	40
Lot 412	45	45
Lot 413	5	5
Lot 414	20	20
Lot 415	20	20
Lot 416	20	20
Lot 417	20	20
Lot 418	20	20

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OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 419	20	20
Lot 420	20	20
Lot 421	20	20
Lot 422	20	20
Lot 423	20	20
Lot 424	20	20
Lot 425	30	30
Lot 426	30	30
Lot 427	20	20
Lot 428	20	20
Lot 429	20	20
Lot 430	20	20
Lot 431	20	20
Lot 432	20	20
Lot 433	20	20
Lot 434	20	20
Lot 435	20	20
Lot 436	20	20
Lot 437	5	5
Lot 439	20	20
Lot 440	20	20
Lot 441	25	25
Lot 442	25	25
Lot 443	25	25
Lot 444	20	20
Lot 445	20	20
Lot 446	20	20
Lot 447	20	20
Lot 448	20	20

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PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 449	20	20
Lot 450	20	20
Lot 451	20	20
Lot 452	25	25
Lot 453	25	25
Lot 454	20	20
Lot 455	20	20
Lot 456	20	20
Lot 457	20	20
Lot 458	20	20
Lot 459	25	25
Lot 460	25	25
Lot 461	25	25
Lot 462	25	25
Lot 463	25	25
Lot 464	25	25
Lot 465	25	25
Lot 466	25	25
Lot 467	25	25
Lot 468	25	25
Lot 469	25	25
Lot 470	25	25
Lot 471	25	25
Lot 472	20	20
Lot 473	45	45
Lot 474	45	45
Lot 475	20	20
Lot 476	20	20
Lot 477	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 478	20	20
Lot 479	20	20
Lot 480	20	20
Lot 481	25	25
Lot 482	20	20
Lot 483	20	20
Lot 484	20	20
Lot 485	20	20
Lot 486	20	20
Lot 487	25	25
Lot 488	20	20
Lot 489	20	20
Lot 490	25	25
Lot 491	20	20
Lot 495	20	20
Lot 496	45	45
Lot 497	20	20
Lot 498	20	20
Lot 499	20	20
Lot 500	20	20
Lot 501	25	25
Lot 502	20	20
Lot 503	20	20
Lot 504	20	20
Lot 505	20	20
Lot 506	20	20
Lot 507	20	20
Lot 508	20	20
Lot 509	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 510	20	20
Lot 511	20	20
Lot 512	25	25
Lot 513	45	45
Lot 514	45	45
Lot 515	20	20
Lot 516	20	20
Lot 517	20	20
Lot 518	20	20
Lot 519	20	20
Lot 520	20	20
Lot 521	20	20
Lot 522	20	20
Lot 523	20	20
Lot 524	20	20
Lot 525	20	20
Lot 526	20	20
Lot 527	30	30
Lot 528	30	30
Lot 529	20	20
Lot 530	20	20
Lot 531	20	20
Lot 532	20	20
Lot 533	20	20
Lot 534	20	20
Lot 535	20	20
Lot 536	20	20
Lot 537	20	20
Lot 538	20	20

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 539	5	5
Lot 540	20	20
Lot 541	20	20
Lot 542	20	20
Lot 543	25	25
Lot 544	25	25
Lot 545	25	25
Lot 546	20	20
Lot 547	20	20
Lot 548	20	20
Lot 549	20	20
Lot 550	20	20
Lot 551	20	20
Lot 552	20	20
Lot 553	20	20
Lot 554	20	20
Lot 555	25	25
Lot 556	20	20
Lot 557	20	20
Lot 558	20	20
Lot 559	20	20
Lot 560	20	20
Lot 561	25	25
Lot 562	25	25
Lot 563	25	25
Lot 564	25	25
Lot 565	25	25
Lot 566	25	25
Lot 567	25	25

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 568	25	25
Lot 569	25	25
Lot 570	25	25
Lot 571	25	25
Lot 572	20	20
Lot 573	45	45
Lot 574	45	45
Lot 575	20	20
Lot 576	20	20
Lot 577	20	20
Lot 578	20	20
Lot 579	20	20
Lot 580	20	20
Lot 581	25	25
Lot 582	20	20
Lot 583	20	20
Lot 584	20	20
Lot 585	20	20
Lot 586	20	20
Lot 587	20	20
Lot 588	20	20
Lot 589	25	25
Lot 590	20	20
Lot 591	25	25
Lot 592	25	25
Lot 593	20	20
Lot 594	45	45
Lot 595	5	5
Lot 598	45	45

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Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 599	20	20
Lot 600	20	20
Lot 601	20	20
Lot 602	20	20
Lot 603	25	25
Lot 604	20	20
Lot 605	20	20
Lot 606	20	20
Lot 607	20	20
Lot 608	20	20
Lot 609	20	20
Lot 610	20	20
Lot 611	20	20
Lot 612	20	20
Lot 613	20	20
Lot 614	20	20
Lot 615	20	20
Lot 616	45	45
Lot 617	5	5
Lot 620	10	10
Lot 621	5	5
Lot 622	5	5
Lot 623	5	5
Lot 624	5	5
Lot 626	10	10
Lot 627	5	5
Lot 628	5	5
Lot 629	5	5
Lot 630	5	5

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PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 632	10	10
Lot 633	5	5
Lot 634	5	5
Lot 635	5	5
Lot 636	25	25
Lot 637	25	25
Lot 638	20	20
Lot 639	20	20
Lot 640	40	40
Lot 641	20	20
Lot 642	20	20
Lot 643	20	20
Lot 644	20	20
Lot 645	20	20
Lot 646	20	20
Lot 647	20	20
Lot 648	20	20
Lot 649	20	20
Lot 650	20	20
Lot 651	20	20
Lot 652	20	20
Lot 653	20	20
Lot 654	20	20
Lot 655	20	20
Lot 656	20	20
Lot 657	20	20
Lot 658	20	20
Lot 659	20	20
Lot 660	20	20

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 661	20	20
Lot 662	20	20
Lot 663	20	20
Lot 664	20	20
Lot 665	20	20
Lot 666	30	30
Lot 667	20	20
Lot 668	20	20
Lot 669	20	20
Lot 670	20	20
Lot 671	20	20
Lot 672	20	20
Lot 673	20	20
Lot 674	20	20
Lot 675	20	20
Lot 676	20	20
Lot 677	20	20
Lot 678	20	20
Lot 679	20	20
Lot 680	20	20
Lot 681	20	20
Lot 682	50	50
Lot 683	20	20
Lot 684	10	10
Lot 685	40	40
Lot 699	650	650
Lot 700	160	160
Lot 701	550	550
Lot 702	435	435

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 702A	339	339
Lot 703	345	345
Lot 703A	356	356
Lot 704	330	330
Lot 704A	339	339
Lot 705	345	345
Lot 705A	660	660
Lot 706	450	450
Lot 707	405	405
Lot 708	305	305
Lot 801	468	468
Lot 801A	224	224
Lot 802	376	376
Lot 802A	239	239
Lot 803	295	295
Lot 803A	404	404
Lot 804	281	281
Lot 804A	321	321
Lot 805	295	295
Lot 805A	331	331
Lot 806	361	361
Lot 806A	321	321
Lot 807	361	361
Lot 807A	389	389
Lot 808	275	275
Lot 808A	296	296
Lot 809A	281	281
Lot 810A	281	281
Lot 811A	224	224

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 901	472	472
Lot 901A	226	226
Lot 902	380	380
Lot 902A	241	241
Lot 903	298	298
Lot 903A	406	406
Lot 904	284	284
Lot 904A	323	323
Lot 905	298	298
Lot 905A	333	333
Lot 906	364	364
Lot 906A	323	323
Lot 907	364	364
Lot 907A	391	391
Lot 908	278	278
Lot 908A	298	298
Lot 909A	283	283
Lot 910A	283	283
Lot 911A	226	226
Lot 1001	476	476
Lot 1001A	228	228
Lot 1002	384	384
Lot 1002A	243	243
Lot 1003	301	301
Lot 1003A	408	408
Lot 1004	287	287
Lot 1004A	325	325
Lot 1005	301	301
Lot 1005A	335	335

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1006	367	367
Lot 1006A	325	325
Lot 1007	367	367
Lot 1007A	393	393
Lot 1008	281	281
Lot 1008A	300	300
Lot 1009A	285	285
Lot 1010A	285	285
Lot 1011A	228	228
Lot 1101	480	480
Lot 1101A	230	230
Lot 1102	388	388
Lot 1102A	245	245
Lot 1103	304	304
Lot 1103A	410	410
Lot 1104	290	290
Lot 1104A	327	327
Lot 1105	304	304
Lot 1105A	337	337
Lot 1106	370	370
Lot 1106A	327	327
Lot 1107	370	370
Lot 1107A	395	395
Lot 1108	284	284
Lot 1108A	302	302
Lot 1109A	287	287
Lot 1110A	287	287
Lot 1111A	230	230
Lot 1201	484	484

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1201A	232	232
Lot 1202	392	392
Lot 1202A	247	247
Lot 1203	307	307
Lot 1203A	412	412
Lot 1204	293	293
Lot 1204A	329	329
Lot 1205	307	307
Lot 1205A	339	339
Lot 1206	373	373
Lot 1206A	329	329
Lot 1207	373	373
Lot 1207A	397	397
Lot 1208	287	287
Lot 1208A	304	304
Lot 1209A	289	289
Lot 1210A	289	289
Lot 1211A	232	232
Lot 1301	488	488
Lot 1301A	234	234
Lot 1302	396	396
Lot 1302A	249	249
Lot 1303	310	310
Lot 1303A	414	414
Lot 1304	296	296
Lot 1304A	331	331
Lot 1305	310	310
Lot 1305A	341	341
Lot 1306	376	376

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1306A	331	331
Lot 1307	376	376
Lot 1307A	399	399
Lot 1308	290	290
Lot 1308A	306	306
Lot 1309A	291	291
Lot 1310A	291	291
Lot 1311A	234	234
Lot 1401	492	492
Lot 1401A	236	236
Lot 1402	400	400
Lot 1402A	251	251
Lot 1403	313	313
Lot 1403A	416	416
Lot 1404	299	299
Lot 1404A	333	333
Lot 1405	313	313
Lot 1405A	343	343
Lot 1406	379	379
Lot 1406A	333	333
Lot 1407	379	379
Lot 1407A	401	401
Lot 1408	293	293
Lot 1408A	308	308
Lot 1409A	293	293
Lot 1410A	293	293
Lot 1411A	236	236
Lot 1501	496	496
Lot 1501A	238	238

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1502	404	404
Lot 1502A	253	253
Lot 1503	316	316
Lot 1503A	418	418
Lot 1504	302	302
Lot 1504A	335	335
Lot 1505	316	316
Lot 1505A	345	345
Lot 1506	382	382
Lot 1506A	335	335
Lot 1507	382	382
Lot 1507A	403	403
Lot 1508	296	296
Lot 1508A	310	310
Lot 1509A	295	295
Lot 1510A	295	295
Lot 1511A	238	238
Lot 1601	500	500
Lot 1601A	240	240
Lot 1602	408	408
Lot 1602A	255	255
Lot 1603	319	319
Lot 1603A	420	420
Lot 1604	305	305
Lot 1604A	337	337
Lot 1605	319	319
Lot 1605A	347	347
Lot 1606	385	385
Lot 1606A	337	337

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1607	385	385
Lot 1607A	405	405
Lot 1608	299	299
Lot 1608A	312	312
Lot 1609A	297	297
Lot 1610A	297	297
Lot 1611A	240	240
Lot 1701	504	504
Lot 1701A	242	242
Lot 1702	412	412
Lot 1702A	257	257
Lot 1703	322	322
Lot 1703A	422	422
Lot 1704	308	308
Lot 1704A	339	339
Lot 1705	322	322
Lot 1705A	349	349
Lot 1706	388	388
Lot 1706A	339	339
Lot 1707	388	388
Lot 1707A	407	407
Lot 1708	302	302
Lot 1708A	314	314
Lot 1709A	299	299
Lot 1710A	299	299
Lot 1711A	242	242
Lot 1801	508	508
Lot 1801A	244	244
Lot 1802	416	416

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1802A	259	259
Lot 1803	325	325
Lot 1803A	424	424
Lot 1804	311	311
Lot 1804A	341	341
Lot 1805	325	325
Lot 1805A	351	351
Lot 1806	391	391
Lot 1806A	341	341
Lot 1807	391	391
Lot 1807A	409	409
Lot 1808	305	305
Lot 1808A	316	316
Lot 1809A	301	301
Lot 1810A	301	301
Lot 1811A	244	244
Lot 1901	512	512
Lot 1901A	246	246
Lot 1902	420	420
Lot 1902A	261	261
Lot 1903	328	328
Lot 1903A	426	426
Lot 1904	314	314
Lot 1904A	343	343
Lot 1905	328	328
Lot 1905A	353	353
Lot 1906	394	394
Lot 1906A	343	343
Lot 1907	394	394

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1907A	411	411
Lot 1908	308	308
Lot 1908A	318	318
Lot 1909A	303	303
Lot 1910A	303	303
Lot 1911A	246	246
Lot 2001	516	516
Lot 2001A	248	248
Lot 2002	424	424
Lot 2002A	263	263
Lot 2003	331	331
Lot 2003A	428	428
Lot 2004	317	317
Lot 2004A	345	345
Lot 2005	331	331
Lot 2005A	355	355
Lot 2006	397	397
Lot 2006A	345	345
Lot 2007	397	397
Lot 2007A	413	413
Lot 2008	311	311
Lot 2008A	320	320
Lot 2009A	305	305
Lot 2010A	305	305
Lot 2011A	248	248
Lot 2101	520	520
Lot 2101A	250	250
Lot 2102	428	428
Lot 2102A	265	265

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2103	334	334
Lot 2103A	430	430
Lot 2104	320	320
Lot 2104A	347	347
Lot 2105	334	334
Lot 2105A	357	357
Lot 2106	400	400
Lot 2106A	347	347
Lot 2107	400	400
Lot 2107A	415	415
Lot 2108	314	314
Lot 2108A	322	322
Lot 2109A	307	307
Lot 2110A	307	307
Lot 2111A	250	250
Lot 2201	524	524
Lot 2201A	252	252
Lot 2202	432	432
Lot 2202A	267	267
Lot 2203	337	337
Lot 2203A	432	432
Lot 2204	323	323
Lot 2204A	349	349
Lot 2205	337	337
Lot 2205A	359	359
Lot 2206	403	403
Lot 2206A	349	349
Lot 2207	403	403
Lot 2207A	417	417

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2208	317	317
Lot 2208A	324	324
Lot 2209A	309	309
Lot 2210A	309	309
Lot 2211A	252	252
Lot 2301	528	528
Lot 2301A	254	254
Lot 2302	436	436
Lot 2302A	269	269
Lot 2303	340	340
Lot 2303A	434	434
Lot 2304	326	326
Lot 2304A	351	351
Lot 2305	340	340
Lot 2305A	361	361
Lot 2306	406	406
Lot 2306A	351	351
Lot 2307	406	406
Lot 2307A	419	419
Lot 2308	320	320
Lot 2308A	326	326
Lot 2309A	311	311
Lot 2310A	311	311
Lot 2311A	254	254
Lot 2401	532	532
Lot 2401A	450	450
Lot 2402	440	440
Lot 2402A	436	436
Lot 2403	343	343

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2403A	353	353
Lot 2404	329	329
Lot 2404A	363	363
Lot 2405	343	343
Lot 2405A	353	353
Lot 2406	409	409
Lot 2406A	421	421
Lot 2407	409	409
Lot 2407A	328	328
Lot 2408	323	323
Lot 2408A	314	314
Lot 2409A	314	314
Lot 2410A	256	256
Lot 2501	536	536
Lot 2501A	452	452
Lot 2502	444	444
Lot 2502A	438	438
Lot 2503	346	346
Lot 2503A	355	355
Lot 2504	332	332
Lot 2504A	365	365
Lot 2505	346	346
Lot 2505A	355	355
Lot 2506	412	412
Lot 2506A	423	423
Lot 2507	412	412
Lot 2507A	330	330
Lot 2508	326	326
Lot 2508A	353	353

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2509A	343	343
Lot 2510A	258	258
Lot 2601	540	540
Lot 2601A	454	454
Lot 2602	448	448
Lot 2602A	440	440
Lot 2603	349	349
Lot 2603A	357	357
Lot 2604	335	335
Lot 2604A	367	367
Lot 2605	349	349
Lot 2605A	357	357
Lot 2606	415	415
Lot 2606A	425	425
Lot 2607	415	415
Lot 2607A	332	332
Lot 2608	329	329
Lot 2608A	318	318
Lot 2609A	318	318
Lot 2610A	260	260
Lot 2701	544	544
Lot 2701A	456	456
Lot 2702	452	452
Lot 2702A	442	442
Lot 2703	352	352
Lot 2703A	359	359
Lot 2704	338	338
Lot 2704A	369	369
Lot 2705	352	352

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2705A	359	359
Lot 2706	418	418
Lot 2706A	427	427
Lot 2707	418	418
Lot 2707A	334	334
Lot 2708	332	332
Lot 2708A	320	320
Lot 2709A	320	320
Lot 2710A	262	262
Lot 2801	548	548
Lot 2801A	458	458
Lot 2802	456	456
Lot 2802A	444	444
Lot 2803	355	355
Lot 2803A	515	515
Lot 2804	341	341
Lot 2804A	515	515
Lot 2805	355	355
Lot 2805A	429	429
Lot 2806	421	421
Lot 2806A	336	336
Lot 2807	421	421
Lot 2807A	322	322
Lot 2808	335	335
Lot 2808A	322	322
Lot 2809A	264	264
Lot 2901	552	552
Lot 2901A	460	460
Lot 2902	460	460

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2902A	446	446
Lot 2903	358	358
Lot 2903A	517	517
Lot 2904	344	344
Lot 2904A	517	517
Lot 2905	358	358
Lot 2905A	431	431
Lot 2906	424	424
Lot 2906A	338	338
Lot 2907	424	424
Lot 2907A	324	324
Lot 2908	338	338
Lot 2908A	324	324
Lot 2909A	266	266
Lot 3001	556	556
Lot 3001A	462	462
Lot 3002	464	464
Lot 3002A	448	448
Lot 3003	361	361
Lot 3003A	519	519
Lot 3004	347	347
Lot 3004A	519	519
Lot 3005	361	361
Lot 3005A	433	433
Lot 3006	427	427
Lot 3006A	340	340
Lot 3007	427	427
Lot 3007A	326	326
Lot 3008	341	341

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3008A	326	326
Lot 3009A	268	268
Lot 3101	560	560
Lot 3101A	464	464
Lot 3102	468	468
Lot 3102A	450	450
Lot 3103	364	364
Lot 3103A	521	521
Lot 3104	350	350
Lot 3104A	521	521
Lot 3105	364	364
Lot 3105A	435	435
Lot 3106	430	430
Lot 3106A	342	342
Lot 3107	430	430
Lot 3107A	328	328
Lot 3108	344	344
Lot 3108A	328	328
Lot 3109A	270	270
Lot 3201	564	564
Lot 3201A	466	466
Lot 3202	472	472
Lot 3202A	445	445
Lot 3203	367	367
Lot 3203A	523	523
Lot 3204	353	353
Lot 3204A	523	523
Lot 3205	367	367
Lot 3205A	437	437

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3206	433	433
Lot 3206A	344	344
Lot 3207	433	433
Lot 3207A	330	330
Lot 3208	347	347
Lot 3208A	330	330
Lot 3209A	272	272
Lot 3301	568	568
Lot 3301A	468	468
Lot 3302	476	476
Lot 3302A	468	468
Lot 3303	370	370
Lot 3303A	525	525
Lot 3304	356	356
Lot 3304A	525	525
Lot 3305	370	370
Lot 3305A	439	439
Lot 3306	436	436
Lot 3306A	346	346
Lot 3307	436	436
Lot 3307A	332	332
Lot 3308	350	350
Lot 3308A	332	332
Lot 3309A	274	274
Lot 3401	572	572
Lot 3401A	808	808
Lot 3402	480	480
Lot 3403	373	373
Lot 3403A	527	527

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3404	359	359
Lot 3404A	900	900
Lot 3405	373	373
Lot 3406	439	439
Lot 3406A	348	348
Lot 3407	439	439
Lot 3407A	334	334
Lot 3408	353	353
Lot 3408A	334	334
Lot 3409A	276	276
Lot 3501	576	576
Lot 3501A	985	985
Lot 3502	484	484
Lot 3503	376	376
Lot 3503A	529	529
Lot 3504	362	362
Lot 3504A	529	529
Lot 3505	376	376
Lot 3505A	443	443
Lot 3506	442	442
Lot 3506A	350	350
Lot 3507	442	442
Lot 3507A	336	336
Lot 3508	356	356
Lot 3508A	336	336
Lot 3509A	278	278
Lot 3601	580	580
Lot 3601A	700	700
Lot 3602	488	488

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3602A	680	680
Lot 3603	379	379
Lot 3603A	590	590
Lot 3604	365	365
Lot 3604A	550	550
Lot 3605	379	379
Lot 3606	445	445
Lot 3607	445	445
Lot 3608	359	359
Lot 3701	584	584
Lot 3702	492	492
Lot 3703	382	382
Lot 3704	368	368
Lot 3705	382	382
Lot 3706	448	448
Lot 3707	448	448
Lot 3708	362	362
Lot 3801	588	588
Lot 3802	496	496
Lot 3803	525	525
Lot 3804	525	525
Lot 3805	451	451
Lot 3806	451	451
Lot 3807	365	365
Lot 3901	592	592
Lot 3902	500	500
Lot 3903	528	528
Lot 3904	528	528
Lot 3905	454	454

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3906	454	454
Lot 3907	368	368
Lot 4001	596	596
Lot 4002	504	504
Lot 4003	531	531
Lot 4004	531	531
Lot 4005	457	457
Lot 4006	457	457
Lot 4007	371	371
Lot 4101	600	600
Lot 4102	620	620
Lot 4103	610	610
Lot 4104	461	461
Lot 4105	375	375
Lot 4201	604	604
Lot 4202	605	605
Lot 4203	600	600
Lot 4204	465	465
Lot 4205	379	379
Lot 4301	608	608
Lot 4302	609	609
Lot 4303	604	604
Lot 4304	469	469
Lot 4305	383	383
Lot 4401	688	688
Lot 4402	664	664
Lot 4403	387	387
Lot 4501	618	618
Lot 4502	619	619

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OWNERS CORPORATION 1
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4503	391	391
Lot 4601	685	685
Lot 4602	649	649
Lot 4603	401	401
Total	**251662.00**	**251662.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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ABN 86 627 986 396

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Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 701 - 708, 801 - 808, 901 - 908, 1001 - 1008, 1101 - 1108, 1201 - 1208, 1301 - 1308, 1401 - 1408, 1501 - 1508, 1601 - 1608, 1701 - 1708, 1801 - 1808, 1901 - 1908, 2001 - 2008, 2101 - 2108, 2201 - 2208, 2301 - 2308, 2401 - 2408, 2501 - 2508, 2601 - 2608, 2701 - 2708, 2801 - 2808, 2901 - 2908, 3001 - 3008, 3101 - 3108, 3201 - 3208, 3301 - 3308, 3401 - 3408, 3501 - 3508, 3601 - 3608, 3701 - 3708, 3801 - 3807, 3901 - 3907, 4001 - 4007, 4101 - 4105, 4201 - 4205, 4301 - 4305, 4401 - 4403, 4501 - 4503, 4601 - 4603.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

OWNERS CORPORATION MANAGEMENT 477 SWANSTON STREET MELBOURNE VIC 3000

AN251295Q 08/11/2016

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. PS512424P 28/06/2006

Additional Owners Corporation Information:

NIL

Notations:

Members of Owners Corporation 2 are also affected by Owners Corporation 1. Folio of the Register for Common Property No. 2 is in the name of 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 701	550	550
Lot 702	435	435
Lot 703	345	345

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Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 704	330	330
Lot 705	345	345
Lot 706	450	450
Lot 707	405	405
Lot 708	305	305
Lot 801	468	468
Lot 802	376	376
Lot 803	295	295
Lot 804	281	281
Lot 805	295	295
Lot 806	361	361
Lot 807	361	361
Lot 808	275	275
Lot 901	472	472
Lot 902	380	380
Lot 903	298	298
Lot 904	284	284
Lot 905	298	298
Lot 906	364	364
Lot 907	364	364
Lot 908	278	278
Lot 1001	476	476
Lot 1002	384	384
Lot 1003	301	301
Lot 1004	287	287
Lot 1005	301	301
Lot 1006	367	367
Lot 1007	367	367
Lot 1008	281	281

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Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1101	480	480
Lot 1102	388	388
Lot 1103	304	304
Lot 1104	290	290
Lot 1105	304	304
Lot 1106	370	370
Lot 1107	370	370
Lot 1108	284	284
Lot 1201	484	484
Lot 1202	392	392
Lot 1203	307	307
Lot 1204	293	293
Lot 1205	307	307
Lot 1206	373	373
Lot 1207	373	373
Lot 1208	287	287
Lot 1301	488	488
Lot 1302	396	396
Lot 1303	310	310
Lot 1304	296	296
Lot 1305	310	310
Lot 1306	376	376
Lot 1307	376	376
Lot 1308	290	290
Lot 1401	492	492
Lot 1402	400	400
Lot 1403	313	313
Lot 1404	299	299
Lot 1405	313	313

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1406	379	379
Lot 1407	379	379
Lot 1408	293	293
Lot 1501	496	496
Lot 1502	404	404
Lot 1503	316	316
Lot 1504	302	302
Lot 1505	316	316
Lot 1506	382	382
Lot 1507	382	382
Lot 1508	296	296
Lot 1601	500	500
Lot 1602	408	408
Lot 1603	319	319
Lot 1604	305	305
Lot 1605	319	319
Lot 1606	385	385
Lot 1607	385	385
Lot 1608	299	299
Lot 1701	504	504
Lot 1702	412	412
Lot 1703	322	322
Lot 1704	308	308
Lot 1705	322	322
Lot 1706	388	388
Lot 1707	388	388
Lot 1708	302	302
Lot 1801	508	508
Lot 1802	416	416

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1803	325	325
Lot 1804	311	311
Lot 1805	325	325
Lot 1806	391	391
Lot 1807	391	391
Lot 1808	305	305
Lot 1901	512	512
Lot 1902	420	420
Lot 1903	328	328
Lot 1904	314	314
Lot 1905	328	328
Lot 1906	394	394
Lot 1907	394	394
Lot 1908	308	308
Lot 2001	516	516
Lot 2002	424	424
Lot 2003	331	331
Lot 2004	317	317
Lot 2005	331	331
Lot 2006	397	397
Lot 2007	397	397
Lot 2008	311	311
Lot 2101	520	520
Lot 2102	428	428
Lot 2103	334	334
Lot 2104	320	320
Lot 2105	334	334
Lot 2106	400	400
Lot 2107	400	400

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2108	314	314
Lot 2201	524	524
Lot 2202	432	432
Lot 2203	337	337
Lot 2204	323	323
Lot 2205	337	337
Lot 2206	403	403
Lot 2207	403	403
Lot 2208	317	317
Lot 2301	528	528
Lot 2302	436	436
Lot 2303	340	340
Lot 2304	326	326
Lot 2305	340	340
Lot 2306	406	406
Lot 2307	406	406
Lot 2308	320	320
Lot 2401	532	532
Lot 2402	440	440
Lot 2403	343	343
Lot 2404	329	329
Lot 2405	343	343
Lot 2406	409	409
Lot 2407	409	409
Lot 2408	323	323
Lot 2501	536	536
Lot 2502	444	444
Lot 2503	346	346
Lot 2504	332	332

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2505	346	346
Lot 2506	412	412
Lot 2507	412	412
Lot 2508	326	326
Lot 2601	540	540
Lot 2602	448	448
Lot 2603	349	349
Lot 2604	335	335
Lot 2605	349	349
Lot 2606	415	415
Lot 2607	415	415
Lot 2608	329	329
Lot 2701	544	544
Lot 2702	452	452
Lot 2703	352	352
Lot 2704	338	338
Lot 2705	352	352
Lot 2706	418	418
Lot 2707	418	418
Lot 2708	332	332
Lot 2801	548	548
Lot 2802	456	456
Lot 2803	355	355
Lot 2804	341	341
Lot 2805	355	355
Lot 2806	421	421
Lot 2807	421	421
Lot 2808	335	335
Lot 2901	552	552

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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VICTORIA State Government

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2902	460	460
Lot 2903	358	358
Lot 2904	344	344
Lot 2905	358	358
Lot 2906	424	424
Lot 2907	424	424
Lot 2908	338	338
Lot 3001	556	556
Lot 3002	464	464
Lot 3003	361	361
Lot 3004	347	347
Lot 3005	361	361
Lot 3006	427	427
Lot 3007	427	427
Lot 3008	341	341
Lot 3101	560	560
Lot 3102	468	468
Lot 3103	364	364
Lot 3104	350	350
Lot 3105	364	364
Lot 3106	430	430
Lot 3107	430	430
Lot 3108	344	344
Lot 3201	564	564
Lot 3202	472	472
Lot 3203	367	367
Lot 3204	353	353
Lot 3205	367	367
Lot 3206	433	433

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3207	433	433
Lot 3208	347	347
Lot 3301	568	568
Lot 3302	476	476
Lot 3303	370	370
Lot 3304	356	356
Lot 3305	370	370
Lot 3306	436	436
Lot 3307	436	436
Lot 3308	350	350
Lot 3401	572	572
Lot 3402	480	480
Lot 3403	373	373
Lot 3404	359	359
Lot 3405	373	373
Lot 3406	439	439
Lot 3407	439	439
Lot 3408	353	353
Lot 3501	576	576
Lot 3502	484	484
Lot 3503	376	376
Lot 3504	362	362
Lot 3505	376	376
Lot 3506	442	442
Lot 3507	442	442
Lot 3508	356	356
Lot 3601	580	580
Lot 3602	488	488
Lot 3603	379	379

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3604	365	365
Lot 3605	379	379
Lot 3606	445	445
Lot 3607	445	445
Lot 3608	359	359
Lot 3701	584	584
Lot 3702	492	492
Lot 3703	382	382
Lot 3704	368	368
Lot 3705	382	382
Lot 3706	448	448
Lot 3707	448	448
Lot 3708	362	362
Lot 3801	588	588
Lot 3802	496	496
Lot 3803	525	525
Lot 3804	525	525
Lot 3805	451	451
Lot 3806	451	451
Lot 3807	365	365
Lot 3901	592	592
Lot 3902	500	500
Lot 3903	528	528
Lot 3904	528	528
Lot 3905	454	454
Lot 3906	454	454
Lot 3907	368	368
Lot 4001	596	596
Lot 4002	504	504

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4003	531	531
Lot 4004	531	531
Lot 4005	457	457
Lot 4006	457	457
Lot 4007	371	371
Lot 4101	600	600
Lot 4102	620	620
Lot 4103	610	610
Lot 4104	461	461
Lot 4105	375	375
Lot 4201	604	604
Lot 4202	605	605
Lot 4203	600	600
Lot 4204	465	465
Lot 4205	379	379
Lot 4301	608	608
Lot 4302	609	609
Lot 4303	604	604
Lot 4304	469	469
Lot 4305	383	383
Lot 4401	688	688
Lot 4402	664	664
Lot 4403	387	387
Lot 4501	618	618
Lot 4502	619	619
Lot 4503	391	391
Lot 4601	685	685
Lot 4602	649	649
Lot 4603	401	401

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OWNERS CORPORATION 2
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Total	**119201.00**	**119201.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 3, Lots 247 - 268, 271 - 273, 274A, 275 - 277, 312 - 334, 337 - 389, 394 - 437, 439 - 491, 495 - 595, 598 - 617, 620 - 624, 626 - 630, 632 - 637, 700 - 702, 702A, 703, 703A, 704, 704A, 705, 705A, 706 - 708, 801, 801A, 802, 802A, 803, 803A, 804, 804A, 805, 805A, 806, 806A, 807, 807A, 808, 808A, 809A, 810A, 811A, 901, 901A, 902, 902A, 903, 903A, 904, 904A, 905, 905A, 906, 906A, 907, 907A, 908, 908A, 909A, 910A, 911A, 1001, 1001A, 1002, 1002A, 1003, 1003A, 1004, 1004A, 1005, 1005A, 1006, 1006A, 1007, 1007A, 1008, 1008A, 1009A, 1010A, 1011A, 1101, 1101A, 1102, 1102A, 1103, 1103A, 1104, 1104A, 1105, 1105A, 1106, 1106A, 1107, 1107A, 1108, 1108A, 1109A, 1110A, 1111A, 1201, 1201A, 1202, 1202A, 1203, 1203A, 1204, 1204A, 1205, 1205A, 1206, 1206A, 1207, 1207A, 1208, 1208A, 1209A, 1210A, 1211A, 1301, 1301A, 1302, 1302A, 1303, 1303A, 1304, 1304A, 1305, 1305A, 1306, 1306A, 1307, 1307A, 1308, 1308A, 1309A, 1310A, 1311A, 1401, 1401A, 1402, 1402A, 1403, 1403A, 1404, 1404A, 1405, 1405A, 1406, 1406A, 1407, 1407A, 1408, 1408A, 1409A, 1410A, 1411A, 1501, 1501A, 1502, 1502A, 1503, 1503A, 1504, 1504A, 1505, 1505A, 1506, 1506A, 1507, 1507A, 1508, 1508A, 1509A, 1510A, 1511A, 1601, 1601A, 1602, 1602A, 1603, 1603A, 1604, 1604A, 1605, 1605A, 1606, 1606A, 1607, 1607A, 1608, 1608A, 1609A, 1610A, 1611A, 1701, 1701A, 1702, 1702A, 1703, 1703A, 1704, 1704A, 1705, 1705A, 1706, 1706A, 1707, 1707A, 1708, 1708A, 1709A, 1710A, 1711A, 1801, 1801A, 1802, 1802A, 1803, 1803A, 1804, 1804A, 1805, 1805A, 1806, 1806A, 1807, 1807A, 1808, 1808A, 1809A, 1810A, 1811A, 1901, 1901A, 1902, 1902A, 1903, 1903A, 1904, 1904A, 1905, 1905A, 1906, 1906A, 1907, 1907A, 1908, 1908A, 1909A, 1910A, 1911A, 2001, 2001A, 2002, 2002A, 2003, 2003A, 2004, 2004A, 2005, 2005A, 2006, 2006A, 2007, 2007A, 2008, 2008A, 2009A, 2010A, 2011A, 2101, 2101A, 2102, 2102A, 2103, 2103A, 2104, 2104A, 2105, 2105A, 2106, 2106A, 2107, 2107A, 2108, 2108A, 2109A, 2110A, 2111A, 2201, 2201A, 2202, 2202A, 2203, 2203A, 2204, 2204A, 2205, 2205A, 2206, 2206A, 2207, 2207A, 2208, 2208A, 2209A, 2210A, 2211A, 2301, 2301A, 2302, 2302A, 2303, 2303A, 2304, 2304A, 2305, 2305A, 2306, 2306A, 2307, 2307A, 2308, 2308A, 2309A, 2310A, 2311A, 2401, 2401A, 2402, 2402A, 2403, 2403A, 2404, 2404A, 2405, 2405A, 2406, 2406A, 2407, 2407A, 2408, 2408A, 2409A, 2410A, 2501, 2501A, 2502, 2502A, 2503, 2503A, 2504, 2504A, 2505, 2505A, 2506, 2506A, 2507, 2507A, 2508, 2508A, 2509A, 2510A, 2601, 2601A, 2602, 2602A, 2603, 2603A, 2604, 2604A, 2605, 2605A, 2606, 2606A, 2607, 2607A, 2608, 2608A, 2609A, 2610A, 2701, 2701A, 2702, 2702A, 2703, 2703A, 2704, 2704A, 2705, 2705A, 2706, 2706A, 2707, 2707A, 2708, 2708A, 2709A, 2710A, 2801, 2801A, 2802, 2802A, 2803, 2803A, 2804, 2804A, 2805, 2805A, 2806, 2806A, 2807, 2807A, 2808, 2808A, 2809A, 2901, 2901A, 2902, 2902A, 2903, 2903A, 2904, 2904A, 2905, 2905A, 2906, 2906A, 2907, 2907A, 2908, 2908A, 2909A, 3001, 3001A, 3002, 3002A, 3003, 3003A, 3004, 3004A, 3005, 3005A, 3006, 3006A, 3007, 3007A, 3008, 3008A, 3009A, 3101, 3101A, 3102, 3102A, 3103, 3103A, 3104, 3104A, 3105, 3105A, 3106, 3106A, 3107, 3107A, 3108, 3108A, 3109A, 3201, 3201A, 3202, 3202A, 3203, 3203A, 3204, 3204A, 3205, 3205A, 3206, 3206A, 3207, 3207A, 3208, 3208A, 3209A, 3301, 3301A, 3302, 3302A, 3303, 3303A, 3304, 3304A, 3305, 3305A, 3306, 3306A, 3307, 3307A, 3308, 3308A, 3309A, 3401, 3401A, 3402, 3403, 3403A, 3404, 3404A, 3405, 3406, 3406A, 3407, 3407A, 3408, 3408A, 3409A, 3501, 3501A, 3502, 3503, 3503A, 3504, 3504A, 3505, 3505A, 3506, 3506A, 3507, 3507A, 3508, 3508A, 3509A, 3601, 3601A, 3602, 3602A, 3603, 3603A, 3604, 3604A, 3605 - 3608, 3701 - 3708, 3801 - 3807, 3901 - 3907, 4001 - 4007, 4101 - 4105, 4201 - 4205, 4301 - 4305, 4401 - 4403, 4501 - 4503, 4601 - 4603.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

OWNERS CORPORATION MANAGEMENT 477 SWANSTON STREET MELBOURNE VIC 3000

AN251295Q 08/11/2016

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OWNERS CORPORATION 3
PLAN NO. PS512424P

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. PS512424P 28/06/2006

Additional Owners Corporation Information:

NIL

Notations:

Members of Owners Corporation 3 are also affected by Owners Corporation 1. Folio of the Register for Common Property No. 3 is in the name of Owners Corporation 1.

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 3	0	0
Lot 247	25	25
Lot 248	20	20
Lot 249	20	20
Lot 250	20	20
Lot 251	20	20
Lot 252	20	20
Lot 253	20	20
Lot 254	20	20
Lot 255	25	25
Lot 256	25	25
Lot 257	25	25
Lot 258	25	25
Lot 259	25	25
Lot 260	25	25
Lot 261	25	25
Lot 262	25	25
Lot 263	25	25
Lot 264	25	25

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 265	20	20
Lot 266	25	25
Lot 267	25	25
Lot 268	20	20
Lot 271	20	20
Lot 272	20	20
Lot 273	20	20
Lot 274A	10	10
Lot 275	20	20
Lot 276	20	20
Lot 277	20	20
Lot 312	20	20
Lot 313	20	20
Lot 314	20	20
Lot 315	20	20
Lot 316	20	20
Lot 317	20	20
Lot 318	20	20
Lot 319	20	20
Lot 320	20	20
Lot 321	20	20
Lot 322	20	20
Lot 323	30	30
Lot 324	30	30
Lot 325	20	20
Lot 326	20	20
Lot 327	20	20
Lot 328	20	20
Lot 329	20	20

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 330	20	20
Lot 331	20	20
Lot 332	20	20
Lot 333	20	20
Lot 334	20	20
Lot 337	20	20
Lot 338	20	20
Lot 339	25	25
Lot 340	25	25
Lot 341	25	25
Lot 342	20	20
Lot 343	20	20
Lot 344	20	20
Lot 345	20	20
Lot 346	20	20
Lot 347	20	20
Lot 348	20	20
Lot 349	20	20
Lot 350	20	20
Lot 351	20	20
Lot 352	20	20
Lot 353	20	20
Lot 354	20	20
Lot 355	20	20
Lot 356	20	20
Lot 357	25	25
Lot 358	25	25
Lot 359	25	25
Lot 360	25	25

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 361	25	25
Lot 362	25	25
Lot 363	25	25
Lot 364	25	25
Lot 365	25	25
Lot 366	25	25
Lot 367	25	25
Lot 368	25	25
Lot 369	25	25
Lot 370	20	20
Lot 371	45	45
Lot 372	45	45
Lot 373	20	20
Lot 374	20	20
Lot 375	25	25
Lot 376	5	5
Lot 377	20	20
Lot 378	20	20
Lot 379	25	25
Lot 380	20	20
Lot 381	20	20
Lot 382	20	20
Lot 383	20	20
Lot 384	20	20
Lot 385	25	25
Lot 386	20	20
Lot 387	20	20
Lot 388	25	25
Lot 389	20	20

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 394	40	40
Lot 395	20	20
Lot 396	20	20
Lot 397	20	20
Lot 398	20	20
Lot 399	25	25
Lot 400	20	20
Lot 401	20	20
Lot 402	20	20
Lot 403	20	20
Lot 404	20	20
Lot 405	20	20
Lot 406	40	40
Lot 407	40	40
Lot 408	40	40
Lot 409	40	40
Lot 410	40	40
Lot 411	40	40
Lot 412	45	45
Lot 413	5	5
Lot 414	20	20
Lot 415	20	20
Lot 416	20	20
Lot 417	20	20
Lot 418	20	20
Lot 419	20	20
Lot 420	20	20
Lot 421	20	20
Lot 422	20	20

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 423	20	20
Lot 424	20	20
Lot 425	30	30
Lot 426	30	30
Lot 427	20	20
Lot 428	20	20
Lot 429	20	20
Lot 430	20	20
Lot 431	20	20
Lot 432	20	20
Lot 433	20	20
Lot 434	20	20
Lot 435	20	20
Lot 436	20	20
Lot 437	5	5
Lot 439	20	20
Lot 440	20	20
Lot 441	25	25
Lot 442	25	25
Lot 443	25	25
Lot 444	20	20
Lot 445	20	20
Lot 446	20	20
Lot 447	20	20
Lot 448	20	20
Lot 449	20	20
Lot 450	20	20
Lot 451	20	20
Lot 452	25	25

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 453	25	25
Lot 454	20	20
Lot 455	20	20
Lot 456	20	20
Lot 457	20	20
Lot 458	20	20
Lot 459	25	25
Lot 460	25	25
Lot 461	25	25
Lot 462	25	25
Lot 463	25	25
Lot 464	25	25
Lot 465	25	25
Lot 466	25	25
Lot 467	25	25
Lot 468	25	25
Lot 469	25	25
Lot 470	25	25
Lot 471	25	25
Lot 472	20	20
Lot 473	45	45
Lot 474	45	45
Lot 475	20	20
Lot 476	20	20
Lot 477	20	20
Lot 478	20	20
Lot 479	20	20
Lot 480	20	20
Lot 481	25	25

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 482	20	20
Lot 483	20	20
Lot 484	20	20
Lot 485	20	20
Lot 486	20	20
Lot 487	25	25
Lot 488	20	20
Lot 489	20	20
Lot 490	25	25
Lot 491	20	20
Lot 495	20	20
Lot 496	45	45
Lot 497	20	20
Lot 498	20	20
Lot 499	20	20
Lot 500	20	20
Lot 501	25	25
Lot 502	20	20
Lot 503	20	20
Lot 504	20	20
Lot 505	20	20
Lot 506	20	20
Lot 507	20	20
Lot 508	20	20
Lot 509	20	20
Lot 510	20	20
Lot 511	20	20
Lot 512	25	25
Lot 513	45	45

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 514	45	45
Lot 515	20	20
Lot 516	20	20
Lot 517	20	20
Lot 518	20	20
Lot 519	20	20
Lot 520	20	20
Lot 521	20	20
Lot 522	20	20
Lot 523	20	20
Lot 524	20	20
Lot 525	20	20
Lot 526	20	20
Lot 527	30	30
Lot 528	30	30
Lot 529	20	20
Lot 530	20	20
Lot 531	20	20
Lot 532	20	20
Lot 533	20	20
Lot 534	20	20
Lot 535	20	20
Lot 536	20	20
Lot 537	20	20
Lot 538	20	20
Lot 539	5	5
Lot 540	20	20
Lot 541	20	20
Lot 542	20	20

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 543	25	25
Lot 544	25	25
Lot 545	25	25
Lot 546	20	20
Lot 547	20	20
Lot 548	20	20
Lot 549	20	20
Lot 550	20	20
Lot 551	20	20
Lot 552	20	20
Lot 553	20	20
Lot 554	20	20
Lot 555	25	25
Lot 556	20	20
Lot 557	20	20
Lot 558	20	20
Lot 559	20	20
Lot 560	20	20
Lot 561	25	25
Lot 562	25	25
Lot 563	25	25
Lot 564	25	25
Lot 565	25	25
Lot 566	25	25
Lot 567	25	25
Lot 568	25	25
Lot 569	25	25
Lot 570	25	25
Lot 571	25	25

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 572	20	20
Lot 573	45	45
Lot 574	45	45
Lot 575	20	20
Lot 576	20	20
Lot 577	20	20
Lot 578	20	20
Lot 579	20	20
Lot 580	20	20
Lot 581	25	25
Lot 582	20	20
Lot 583	20	20
Lot 584	20	20
Lot 585	20	20
Lot 586	20	20
Lot 587	20	20
Lot 588	20	20
Lot 589	25	25
Lot 590	20	20
Lot 591	25	25
Lot 592	25	25
Lot 593	20	20
Lot 594	45	45
Lot 595	5	5
Lot 598	45	45
Lot 599	20	20
Lot 600	20	20
Lot 601	20	20
Lot 602	20	20

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 603	25	25
Lot 604	20	20
Lot 605	20	20
Lot 606	20	20
Lot 607	20	20
Lot 608	20	20
Lot 609	20	20
Lot 610	20	20
Lot 611	20	20
Lot 612	20	20
Lot 613	20	20
Lot 614	20	20
Lot 615	20	20
Lot 616	45	45
Lot 617	5	5
Lot 620	10	10
Lot 621	5	5
Lot 622	5	5
Lot 623	5	5
Lot 624	5	5
Lot 626	10	10
Lot 627	5	5
Lot 628	5	5
Lot 629	5	5
Lot 630	5	5
Lot 632	10	10
Lot 633	5	5
Lot 634	5	5
Lot 635	5	5

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 636	25	25
Lot 637	25	25
Lot 700	160	160
Lot 701	550	550
Lot 702	435	435
Lot 702A	339	339
Lot 703	345	345
Lot 703A	356	356
Lot 704	330	330
Lot 704A	339	339
Lot 705	345	345
Lot 705A	660	660
Lot 706	450	450
Lot 707	405	405
Lot 708	305	305
Lot 801	468	468
Lot 801A	224	224
Lot 802	376	376
Lot 802A	239	239
Lot 803	295	295
Lot 803A	404	404
Lot 804	281	281
Lot 804A	321	321
Lot 805	295	295
Lot 805A	331	331
Lot 806	361	361
Lot 806A	321	321
Lot 807	361	361
Lot 807A	389	389

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 808	275	275
Lot 808A	296	296
Lot 809A	281	281
Lot 810A	281	281
Lot 811A	224	224
Lot 901	472	472
Lot 901A	226	226
Lot 902	380	380
Lot 902A	241	241
Lot 903	298	298
Lot 903A	406	406
Lot 904	284	284
Lot 904A	323	323
Lot 905	298	298
Lot 905A	333	333
Lot 906	364	364
Lot 906A	323	323
Lot 907	364	364
Lot 907A	391	391
Lot 908	278	278
Lot 908A	298	298
Lot 909A	283	283
Lot 910A	283	283
Lot 911A	226	226
Lot 1001	476	476
Lot 1001A	228	228
Lot 1002	384	384
Lot 1002A	243	243
Lot 1003	301	301

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1003A	408	408
Lot 1004	287	287
Lot 1004A	325	325
Lot 1005	301	301
Lot 1005A	335	335
Lot 1006	367	367
Lot 1006A	325	325
Lot 1007	367	367
Lot 1007A	393	393
Lot 1008	281	281
Lot 1008A	300	300
Lot 1009A	285	285
Lot 1010A	285	285
Lot 1011A	228	228
Lot 1101	480	480
Lot 1101A	230	230
Lot 1102	388	388
Lot 1102A	245	245
Lot 1103	304	304
Lot 1103A	410	410
Lot 1104	290	290
Lot 1104A	327	327
Lot 1105	304	304
Lot 1105A	337	337
Lot 1106	370	370
Lot 1106A	327	327
Lot 1107	370	370
Lot 1107A	395	395
Lot 1108	284	284

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1108A	302	302
Lot 1109A	287	287
Lot 1110A	287	287
Lot 1111A	230	230
Lot 1201	484	484
Lot 1201A	232	232
Lot 1202	392	392
Lot 1202A	247	247
Lot 1203	307	307
Lot 1203A	412	412
Lot 1204	293	293
Lot 1204A	329	329
Lot 1205	307	307
Lot 1205A	339	339
Lot 1206	373	373
Lot 1206A	329	329
Lot 1207	373	373
Lot 1207A	397	397
Lot 1208	287	287
Lot 1208A	304	304
Lot 1209A	289	289
Lot 1210A	289	289
Lot 1211A	232	232
Lot 1301	488	488
Lot 1301A	234	234
Lot 1302	396	396
Lot 1302A	249	249
Lot 1303	310	310
Lot 1303A	414	414

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1304	296	296
Lot 1304A	331	331
Lot 1305	310	310
Lot 1305A	341	341
Lot 1306	376	376
Lot 1306A	331	331
Lot 1307	376	376
Lot 1307A	399	399
Lot 1308	290	290
Lot 1308A	306	306
Lot 1309A	291	291
Lot 1310A	291	291
Lot 1311A	234	234
Lot 1401	492	492
Lot 1401A	236	236
Lot 1402	400	400
Lot 1402A	251	251
Lot 1403	313	313
Lot 1403A	416	416
Lot 1404	299	299
Lot 1404A	333	333
Lot 1405	313	313
Lot 1405A	343	343
Lot 1406	379	379
Lot 1406A	333	333
Lot 1407	379	379
Lot 1407A	401	401
Lot 1408	293	293
Lot 1408A	308	308

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1409A	293	293
Lot 1410A	293	293
Lot 1411A	236	236
Lot 1501	496	496
Lot 1501A	238	238
Lot 1502	404	404
Lot 1502A	253	253
Lot 1503	316	316
Lot 1503A	418	418
Lot 1504	302	302
Lot 1504A	335	335
Lot 1505	316	316
Lot 1505A	345	345
Lot 1506	382	382
Lot 1506A	335	335
Lot 1507	382	382
Lot 1507A	403	403
Lot 1508	296	296
Lot 1508A	310	310
Lot 1509A	295	295
Lot 1510A	295	295
Lot 1511A	238	238
Lot 1601	500	500
Lot 1601A	240	240
Lot 1602	408	408
Lot 1602A	255	255
Lot 1603	319	319
Lot 1603A	420	420
Lot 1604	305	305

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Locked bag 20005, Melbourne 3001, DX 210189
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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1604A	337	337
Lot 1605	319	319
Lot 1605A	347	347
Lot 1606	385	385
Lot 1606A	337	337
Lot 1607	385	385
Lot 1607A	405	405
Lot 1608	299	299
Lot 1608A	312	312
Lot 1609A	297	297
Lot 1610A	297	297
Lot 1611A	240	240
Lot 1701	504	504
Lot 1701A	242	242
Lot 1702	412	412
Lot 1702A	257	257
Lot 1703	322	322
Lot 1703A	422	422
Lot 1704	308	308
Lot 1704A	339	339
Lot 1705	322	322
Lot 1705A	349	349
Lot 1706	388	388
Lot 1706A	339	339
Lot 1707	388	388
Lot 1707A	407	407
Lot 1708	302	302
Lot 1708A	314	314
Lot 1709A	299	299

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1710A	299	299
Lot 1711A	242	242
Lot 1801	508	508
Lot 1801A	244	244
Lot 1802	416	416
Lot 1802A	259	259
Lot 1803	325	325
Lot 1803A	424	424
Lot 1804	311	311
Lot 1804A	341	341
Lot 1805	325	325
Lot 1805A	351	351
Lot 1806	391	391
Lot 1806A	341	341
Lot 1807	391	391
Lot 1807A	409	409
Lot 1808	305	305
Lot 1808A	316	316
Lot 1809A	301	301
Lot 1810A	301	301
Lot 1811A	244	244
Lot 1901	512	512
Lot 1901A	246	246
Lot 1902	420	420
Lot 1902A	261	261
Lot 1903	328	328
Lot 1903A	426	426
Lot 1904	314	314
Lot 1904A	343	343

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1905	328	328
Lot 1905A	353	353
Lot 1906	394	394
Lot 1906A	343	343
Lot 1907	394	394
Lot 1907A	411	411
Lot 1908	308	308
Lot 1908A	318	318
Lot 1909A	303	303
Lot 1910A	303	303
Lot 1911A	246	246
Lot 2001	516	516
Lot 2001A	248	248
Lot 2002	424	424
Lot 2002A	263	263
Lot 2003	331	331
Lot 2003A	428	428
Lot 2004	317	317
Lot 2004A	345	345
Lot 2005	331	331
Lot 2005A	355	355
Lot 2006	397	397
Lot 2006A	345	345
Lot 2007	397	397
Lot 2007A	413	413
Lot 2008	311	311
Lot 2008A	320	320
Lot 2009A	305	305
Lot 2010A	305	305

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2011A	248	248
Lot 2101	520	520
Lot 2101A	250	250
Lot 2102	428	428
Lot 2102A	265	265
Lot 2103	334	334
Lot 2103A	430	430
Lot 2104	320	320
Lot 2104A	347	347
Lot 2105	334	334
Lot 2105A	357	357
Lot 2106	400	400
Lot 2106A	347	347
Lot 2107	400	400
Lot 2107A	415	415
Lot 2108	314	314
Lot 2108A	322	322
Lot 2109A	307	307
Lot 2110A	307	307
Lot 2111A	250	250
Lot 2201	524	524
Lot 2201A	252	252
Lot 2202	432	432
Lot 2202A	267	267
Lot 2203	337	337
Lot 2203A	432	432
Lot 2204	323	323
Lot 2204A	349	349
Lot 2205	337	337

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2205A	359	359
Lot 2206	403	403
Lot 2206A	349	349
Lot 2207	403	403
Lot 2207A	417	417
Lot 2208	317	317
Lot 2208A	324	324
Lot 2209A	309	309
Lot 2210A	309	309
Lot 2211A	252	252
Lot 2301	528	528
Lot 2301A	254	254
Lot 2302	436	436
Lot 2302A	269	269
Lot 2303	340	340
Lot 2303A	434	434
Lot 2304	326	326
Lot 2304A	351	351
Lot 2305	340	340
Lot 2305A	361	361
Lot 2306	406	406
Lot 2306A	351	351
Lot 2307	406	406
Lot 2307A	419	419
Lot 2308	320	320
Lot 2308A	326	326
Lot 2309A	311	311
Lot 2310A	311	311
Lot 2311A	254	254

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2401	532	532
Lot 2401A	450	450
Lot 2402	440	440
Lot 2402A	436	436
Lot 2403	343	343
Lot 2403A	353	353
Lot 2404	329	329
Lot 2404A	363	363
Lot 2405	343	343
Lot 2405A	353	353
Lot 2406	409	409
Lot 2406A	421	421
Lot 2407	409	409
Lot 2407A	328	328
Lot 2408	323	323
Lot 2408A	314	314
Lot 2409A	314	314
Lot 2410A	256	256
Lot 2501	536	536
Lot 2501A	452	452
Lot 2502	444	444
Lot 2502A	438	438
Lot 2503	346	346
Lot 2503A	355	355
Lot 2504	332	332
Lot 2504A	365	365
Lot 2505	346	346
Lot 2505A	355	355
Lot 2506	412	412

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2506A	423	423
Lot 2507	412	412
Lot 2507A	330	330
Lot 2508	326	326
Lot 2508A	353	353
Lot 2509A	343	343
Lot 2510A	258	258
Lot 2601	540	540
Lot 2601A	454	454
Lot 2602	448	448
Lot 2602A	440	440
Lot 2603	349	349
Lot 2603A	357	357
Lot 2604	335	335
Lot 2604A	367	367
Lot 2605	349	349
Lot 2605A	357	357
Lot 2606	415	415
Lot 2606A	425	425
Lot 2607	415	415
Lot 2607A	332	332
Lot 2608	329	329
Lot 2608A	318	318
Lot 2609A	318	318
Lot 2610A	260	260
Lot 2701	544	544
Lot 2701A	456	456
Lot 2702	452	452
Lot 2702A	442	442

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2703	352	352
Lot 2703A	359	359
Lot 2704	338	338
Lot 2704A	369	369
Lot 2705	352	352
Lot 2705A	359	359
Lot 2706	418	418
Lot 2706A	427	427
Lot 2707	418	418
Lot 2707A	334	334
Lot 2708	332	332
Lot 2708A	320	320
Lot 2709A	320	320
Lot 2710A	262	262
Lot 2801	548	548
Lot 2801A	458	458
Lot 2802	456	456
Lot 2802A	444	444
Lot 2803	355	355
Lot 2803A	515	515
Lot 2804	341	341
Lot 2804A	515	515
Lot 2805	355	355
Lot 2805A	429	429
Lot 2806	421	421
Lot 2806A	336	336
Lot 2807	421	421
Lot 2807A	322	322
Lot 2808	335	335

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PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2808A	322	322
Lot 2809A	264	264
Lot 2901	552	552
Lot 2901A	460	460
Lot 2902	460	460
Lot 2902A	446	446
Lot 2903	358	358
Lot 2903A	517	517
Lot 2904	344	344
Lot 2904A	517	517
Lot 2905	358	358
Lot 2905A	431	431
Lot 2906	424	424
Lot 2906A	338	338
Lot 2907	424	424
Lot 2907A	324	324
Lot 2908	338	338
Lot 2908A	324	324
Lot 2909A	266	266
Lot 3001	556	556
Lot 3001A	462	462
Lot 3002	464	464
Lot 3002A	448	448
Lot 3003	361	361
Lot 3003A	519	519
Lot 3004	347	347
Lot 3004A	519	519
Lot 3005	361	361
Lot 3005A	433	433

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PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3006	427	427
Lot 3006A	340	340
Lot 3007	427	427
Lot 3007A	326	326
Lot 3008	341	341
Lot 3008A	326	326
Lot 3009A	268	268
Lot 3101	560	560
Lot 3101A	464	464
Lot 3102	468	468
Lot 3102A	450	450
Lot 3103	364	364
Lot 3103A	521	521
Lot 3104	350	350
Lot 3104A	521	521
Lot 3105	364	364
Lot 3105A	435	435
Lot 3106	430	430
Lot 3106A	342	342
Lot 3107	430	430
Lot 3107A	328	328
Lot 3108	344	344
Lot 3108A	328	328
Lot 3109A	270	270
Lot 3201	564	564
Lot 3201A	466	466
Lot 3202	472	472
Lot 3202A	445	445
Lot 3203	367	367

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PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3203A	523	523
Lot 3204	353	353
Lot 3204A	523	523
Lot 3205	367	367
Lot 3205A	437	437
Lot 3206	433	433
Lot 3206A	344	344
Lot 3207	433	433
Lot 3207A	330	330
Lot 3208	347	347
Lot 3208A	330	330
Lot 3209A	272	272
Lot 3301	568	568
Lot 3301A	468	468
Lot 3302	476	476
Lot 3302A	468	468
Lot 3303	370	370
Lot 3303A	525	525
Lot 3304	356	356
Lot 3304A	525	525
Lot 3305	370	370
Lot 3305A	439	439
Lot 3306	436	436
Lot 3306A	346	346
Lot 3307	436	436
Lot 3307A	332	332
Lot 3308	350	350
Lot 3308A	332	332
Lot 3309A	274	274

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OWNERS CORPORATION 3
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3401	572	572
Lot 3401A	808	808
Lot 3402	480	480
Lot 3403	373	373
Lot 3403A	527	527
Lot 3404	359	359
Lot 3404A	900	900
Lot 3405	373	373
Lot 3406	439	439
Lot 3406A	348	348
Lot 3407	439	439
Lot 3407A	334	334
Lot 3408	353	353
Lot 3408A	334	334
Lot 3409A	276	276
Lot 3501	576	576
Lot 3501A	985	985
Lot 3502	484	484
Lot 3503	376	376
Lot 3503A	529	529
Lot 3504	362	362
Lot 3504A	529	529
Lot 3505	376	376
Lot 3505A	443	443
Lot 3506	442	442
Lot 3506A	350	350
Lot 3507	442	442
Lot 3507A	336	336
Lot 3508	356	356

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PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3508A	336	336
Lot 3509A	278	278
Lot 3601	580	580
Lot 3601A	700	700
Lot 3602	488	488
Lot 3602A	680	680
Lot 3603	379	379
Lot 3603A	590	590
Lot 3604	365	365
Lot 3604A	550	550
Lot 3605	379	379
Lot 3606	445	445
Lot 3607	445	445
Lot 3608	359	359
Lot 3701	584	584
Lot 3702	492	492
Lot 3703	382	382
Lot 3704	368	368
Lot 3705	382	382
Lot 3706	448	448
Lot 3707	448	448
Lot 3708	362	362
Lot 3801	588	588
Lot 3802	496	496
Lot 3803	525	525
Lot 3804	525	525
Lot 3805	451	451
Lot 3806	451	451
Lot 3807	365	365

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3901	592	592
Lot 3902	500	500
Lot 3903	528	528
Lot 3904	528	528
Lot 3905	454	454
Lot 3906	454	454
Lot 3907	368	368
Lot 4001	596	596
Lot 4002	504	504
Lot 4003	531	531
Lot 4004	531	531
Lot 4005	457	457
Lot 4006	457	457
Lot 4007	371	371
Lot 4101	600	600
Lot 4102	620	620
Lot 4103	610	610
Lot 4104	461	461
Lot 4105	375	375
Lot 4201	604	604
Lot 4202	605	605
Lot 4203	600	600
Lot 4204	465	465
Lot 4205	379	379
Lot 4301	608	608
Lot 4302	609	609
Lot 4303	604	604
Lot 4304	469	469
Lot 4305	383	383

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4401	688	688
Lot 4402	664	664
Lot 4403	387	387
Lot 4501	618	618
Lot 4502	619	619
Lot 4503	391	391
Lot 4601	685	685
Lot 4602	649	649
Lot 4603	401	401
Total	**230352.00**	**230352.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Owners Corporation Search Report

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OWNERS CORPORATION 4
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 4, Lots 700, 702A, 703A, 704A, 705A, 801A, 802A, 803A, 804A, 805A, 806A, 807A, 808A, 809A, 810A, 811A, 901A, 902A, 903A, 904A, 905A, 906A, 907A, 908A, 909A, 910A, 911A, 1001A, 1002A, 1003A, 1004A, 1005A, 1006A, 1007A, 1008A, 1009A, 1010A, 1011A, 1101A, 1102A, 1103A, 1104A, 1105A, 1106A, 1107A, 1108A, 1109A, 1110A, 1111A, 1201A, 1202A, 1203A, 1204A, 1205A, 1206A, 1207A, 1208A, 1209A, 1210A, 1211A, 1301A, 1302A, 1303A, 1304A, 1305A, 1306A, 1307A, 1308A, 1309A, 1310A, 1311A, 1401A, 1402A, 1403A, 1404A, 1405A, 1406A, 1407A, 1408A, 1409A, 1410A, 1411A, 1501A, 1502A, 1503A, 1504A, 1505A, 1506A, 1507A, 1508A, 1509A, 1510A, 1511A, 1601A, 1602A, 1603A, 1604A, 1605A, 1606A, 1607A, 1608A, 1609A, 1610A, 1611A, 1701A, 1702A, 1703A, 1704A, 1705A, 1706A, 1707A, 1708A, 1709A, 1710A, 1711A, 1801A, 1802A, 1803A, 1804A, 1805A, 1806A, 1807A, 1808A, 1809A, 1810A, 1811A, 1901A, 1902A, 1903A, 1904A, 1905A, 1906A, 1907A, 1908A, 1909A, 1910A, 1911A, 2001A, 2002A, 2003A, 2004A, 2005A, 2006A, 2007A, 2008A, 2009A, 2010A, 2011A, 2101A, 2102A, 2103A, 2104A, 2105A, 2106A, 2107A, 2108A, 2109A, 2110A, 2111A, 2201A, 2202A, 2203A, 2204A, 2205A, 2206A, 2207A, 2208A, 2209A, 2210A, 2211A, 2301A, 2302A, 2303A, 2304A, 2305A, 2306A, 2307A, 2308A, 2309A, 2310A, 2311A, 2401A, 2402A, 2403A, 2404A, 2405A, 2406A, 2407A, 2408A, 2409A, 2410A, 2501A, 2502A, 2503A, 2504A, 2505A, 2506A, 2507A, 2508A, 2509A, 2510A, 2601A, 2602A, 2603A, 2604A, 2605A, 2606A, 2607A, 2608A, 2609A, 2610A, 2701A, 2702A, 2703A, 2704A, 2705A, 2706A, 2707A, 2708A, 2709A, 2710A, 2801A, 2802A, 2803A, 2804A, 2805A, 2806A, 2807A, 2808A, 2809A, 2901A, 2902A, 2903A, 2904A, 2905A, 2906A, 2907A, 2908A, 2909A, 3001A, 3002A, 3003A, 3004A, 3005A, 3006A, 3007A, 3008A, 3009A, 3101A, 3102A, 3103A, 3104A, 3105A, 3106A, 3107A, 3108A, 3109A, 3201A, 3202A, 3203A, 3204A, 3205A, 3206A, 3207A, 3208A, 3209A, 3301A, 3302A, 3303A, 3304A, 3305A, 3306A, 3307A, 3308A, 3309A, 3401A, 3403A, 3404A, 3406A, 3407A, 3408A, 3409A, 3501A, 3503A, 3504A, 3505A, 3506A, 3507A, 3508A, 3509A, 3601A, 3602A, 3603A, 3604A.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

OWNERS CORPORATION MANAGEMENT 477 SWANSTON STREET MELBOURNE VIC 3000

AN251295Q 08/11/2016

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. PS512424P 28/06/2006

Additional Owners Corporation Information:

NIL

Notations:

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Members of Owners Corporation 4 are also affected by Owners Corporation 1. Folio of the Register for Common Property No. 4 is in the name of Owners Corporation 1.

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 4	0	0
Lot 700	160	160
Lot 702A	339	339
Lot 703A	356	356
Lot 704A	339	339
Lot 705A	660	660
Lot 801A	224	224
Lot 802A	239	239
Lot 803A	404	404
Lot 804A	321	321
Lot 805A	331	331
Lot 806A	321	321
Lot 807A	389	389
Lot 808A	296	296
Lot 809A	281	281
Lot 810A	281	281
Lot 811A	224	224
Lot 901A	226	226
Lot 902A	241	241
Lot 903A	406	406
Lot 904A	323	323
Lot 905A	333	333
Lot 906A	323	323
Lot 907A	391	391
Lot 908A	298	298
Lot 909A	283	283
Lot 910A	283	283

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 911A	226	226
Lot 1001A	228	228
Lot 1002A	243	243
Lot 1003A	408	408
Lot 1004A	325	325
Lot 1005A	335	335
Lot 1006A	325	325
Lot 1007A	393	393
Lot 1008A	300	300
Lot 1009A	285	285
Lot 1010A	285	285
Lot 1011A	228	228
Lot 1101A	230	230
Lot 1102A	245	245
Lot 1103A	410	410
Lot 1104A	327	327
Lot 1105A	337	337
Lot 1106A	327	327
Lot 1107A	395	395
Lot 1108A	302	302
Lot 1109A	287	287
Lot 1110A	287	287
Lot 1111A	230	230
Lot 1201A	232	232
Lot 1202A	247	247
Lot 1203A	412	412
Lot 1204A	329	329
Lot 1205A	339	339
Lot 1206A	329	329

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Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1207A	397	397
Lot 1208A	304	304
Lot 1209A	289	289
Lot 1210A	289	289
Lot 1211A	232	232
Lot 1301A	234	234
Lot 1302A	249	249
Lot 1303A	414	414
Lot 1304A	331	331
Lot 1305A	341	341
Lot 1306A	331	331
Lot 1307A	399	399
Lot 1308A	306	306
Lot 1309A	291	291
Lot 1310A	291	291
Lot 1311A	234	234
Lot 1401A	236	236
Lot 1402A	251	251
Lot 1403A	416	416
Lot 1404A	333	333
Lot 1405A	343	343
Lot 1406A	333	333
Lot 1407A	401	401
Lot 1408A	308	308
Lot 1409A	293	293
Lot 1410A	293	293
Lot 1411A	236	236
Lot 1501A	238	238
Lot 1502A	253	253

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1503A	418	418
Lot 1504A	335	335
Lot 1505A	345	345
Lot 1506A	335	335
Lot 1507A	403	403
Lot 1508A	310	310
Lot 1509A	295	295
Lot 1510A	295	295
Lot 1511A	238	238
Lot 1601A	240	240
Lot 1602A	255	255
Lot 1603A	420	420
Lot 1604A	337	337
Lot 1605A	347	347
Lot 1606A	337	337
Lot 1607A	405	405
Lot 1608A	312	312
Lot 1609A	297	297
Lot 1610A	297	297
Lot 1611A	240	240
Lot 1701A	242	242
Lot 1702A	257	257
Lot 1703A	422	422
Lot 1704A	339	339
Lot 1705A	349	349
Lot 1706A	339	339
Lot 1707A	407	407
Lot 1708A	314	314
Lot 1709A	299	299

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1710A	299	299
Lot 1711A	242	242
Lot 1801A	244	244
Lot 1802A	259	259
Lot 1803A	424	424
Lot 1804A	341	341
Lot 1805A	351	351
Lot 1806A	341	341
Lot 1807A	409	409
Lot 1808A	316	316
Lot 1809A	301	301
Lot 1810A	301	301
Lot 1811A	244	244
Lot 1901A	246	246
Lot 1902A	261	261
Lot 1903A	426	426
Lot 1904A	343	343
Lot 1905A	353	353
Lot 1906A	343	343
Lot 1907A	411	411
Lot 1908A	318	318
Lot 1909A	303	303
Lot 1910A	303	303
Lot 1911A	246	246
Lot 2001A	248	248
Lot 2002A	263	263
Lot 2003A	428	428
Lot 2004A	345	345
Lot 2005A	355	355

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2006A	345	345
Lot 2007A	413	413
Lot 2008A	320	320
Lot 2009A	305	305
Lot 2010A	305	305
Lot 2011A	248	248
Lot 2101A	250	250
Lot 2102A	265	265
Lot 2103A	430	430
Lot 2104A	347	347
Lot 2105A	357	357
Lot 2106A	347	347
Lot 2107A	415	415
Lot 2108A	322	322
Lot 2109A	307	307
Lot 2110A	307	307
Lot 2111A	250	250
Lot 2201A	252	252
Lot 2202A	267	267
Lot 2203A	432	432
Lot 2204A	349	349
Lot 2205A	359	359
Lot 2206A	349	349
Lot 2207A	417	417
Lot 2208A	324	324
Lot 2209A	309	309
Lot 2210A	309	309
Lot 2211A	252	252
Lot 2301A	254	254

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2302A	269	269
Lot 2303A	434	434
Lot 2304A	351	351
Lot 2305A	361	361
Lot 2306A	351	351
Lot 2307A	419	419
Lot 2308A	326	326
Lot 2309A	311	311
Lot 2310A	311	311
Lot 2311A	254	254
Lot 2401A	450	450
Lot 2402A	436	436
Lot 2403A	353	353
Lot 2404A	363	363
Lot 2405A	353	353
Lot 2406A	421	421
Lot 2407A	328	328
Lot 2408A	314	314
Lot 2409A	314	314
Lot 2410A	256	256
Lot 2501A	452	452
Lot 2502A	438	438
Lot 2503A	355	355
Lot 2504A	365	365
Lot 2505A	355	355
Lot 2506A	423	423
Lot 2507A	330	330
Lot 2508A	353	353
Lot 2509A	343	343

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2510A	258	258
Lot 2601A	454	454
Lot 2602A	440	440
Lot 2603A	357	357
Lot 2604A	367	367
Lot 2605A	357	357
Lot 2606A	425	425
Lot 2607A	332	332
Lot 2608A	318	318
Lot 2609A	318	318
Lot 2610A	260	260
Lot 2701A	456	456
Lot 2702A	442	442
Lot 2703A	359	359
Lot 2704A	369	369
Lot 2705A	359	359
Lot 2706A	427	427
Lot 2707A	334	334
Lot 2708A	320	320
Lot 2709A	320	320
Lot 2710A	262	262
Lot 2801A	458	458
Lot 2802A	444	444
Lot 2803A	515	515
Lot 2804A	515	515
Lot 2805A	429	429
Lot 2806A	336	336
Lot 2807A	322	322
Lot 2808A	322	322

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2809A	264	264
Lot 2901A	460	460
Lot 2902A	446	446
Lot 2903A	517	517
Lot 2904A	517	517
Lot 2905A	431	431
Lot 2906A	338	338
Lot 2907A	324	324
Lot 2908A	324	324
Lot 2909A	266	266
Lot 3001A	462	462
Lot 3002A	448	448
Lot 3003A	519	519
Lot 3004A	519	519
Lot 3005A	433	433
Lot 3006A	340	340
Lot 3007A	326	326
Lot 3008A	326	326
Lot 3009A	268	268
Lot 3101A	464	464
Lot 3102A	450	450
Lot 3103A	521	521
Lot 3104A	521	521
Lot 3105A	435	435
Lot 3106A	342	342
Lot 3107A	328	328
Lot 3108A	328	328
Lot 3109A	270	270
Lot 3201A	466	466

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3202A	445	445
Lot 3203A	523	523
Lot 3204A	523	523
Lot 3205A	437	437
Lot 3206A	344	344
Lot 3207A	330	330
Lot 3208A	330	330
Lot 3209A	272	272
Lot 3301A	468	468
Lot 3302A	468	468
Lot 3303A	525	525
Lot 3304A	525	525
Lot 3305A	439	439
Lot 3306A	346	346
Lot 3307A	332	332
Lot 3308A	332	332
Lot 3309A	274	274
Lot 3401A	808	808
Lot 3403A	527	527
Lot 3404A	900	900
Lot 3406A	348	348
Lot 3407A	334	334
Lot 3408A	334	334
Lot 3409A	276	276
Lot 3501A	985	985
Lot 3503A	529	529
Lot 3504A	529	529
Lot 3505A	443	443
Lot 3506A	350	350

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 4
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3507A	336	336
Lot 3508A	336	336
Lot 3509A	278	278
Lot 3601A	700	700
Lot 3602A	680	680
Lot 3603A	590	590
Lot 3604A	550	550
Total	**103746.00**	**103746.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 5
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 5, Lots 2 - 4, 5C, 6 - 10.

Limitations on Owners Corporation:
Limited to Common Property

Postal Address for Services of Notices:
OWNERS CORPORATION MANAGEMENT 477 SWANSTON STREET MELBOURNE VIC 3000

AN251295Q 08/11/2016

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. PS512424P 28/06/2006

Additional Owners Corporation Information:
NIL

Notations:
Members of Owners Corporation 5 are also affected by Owners Corporation 1. Folio of the Register for Common Property No. 5 is in the name of Owners Corporation 1.

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 5	0	0
Lot 2	740	740
Lot 3	690	690
Lot 4	1200	1200
Lot 5C	1500	1500
Lot 6	820	820

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 5
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	680	680
Lot 8	1355	1355
Lot 9	1320	1320
Lot 10	1460	1460
Total	**9765.00**	**9765.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 6
PLAN NO. PS512424P

The land in PS512424P is affected by 6 Owners Corporation(s)

Land Affected by Owners Corporation:
Lots 11 - 16, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 24C, 25C, 26C, 27C, 28C, 29C, 30C, 31C, 32C, 33C, 34C, 35 - 54, 55C, 56C, 57C, 58C, 59C, 61 - 63, 64C, 65C, 97, 112 - 189, 192 - 209, 211 - 231, 288, 289, 290A, 291 - 310, 638 - 685.

Limitations on Owners Corporation:
Limited

Postal Address for Services of Notices:
322 RUSSELL STREET MELBOURNE VIC 3000

AM054732C 24/07/2015

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. PS512424P 28/06/2006

Additional Owners Corporation Information:
NIL

Notations:
Members of Owners Corporation 6 are also affected by Owners Corporation 1.

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 11	20	20
Lot 12	20	20
Lot 13	20	20
Lot 14	20	20
Lot 15	20	20
Lot 16	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 17C	20	20
Lot 18C	20	20
Lot 19C	20	20
Lot 20C	25	25
Lot 21C	20	20
Lot 22C	20	20
Lot 23C	20	20
Lot 24C	20	20
Lot 25C	20	20
Lot 26C	30	30
Lot 27C	30	30
Lot 28C	30	30
Lot 29C	30	30
Lot 30C	20	20
Lot 31C	20	20
Lot 32C	20	20
Lot 33C	20	20
Lot 34C	20	20
Lot 35	20	20
Lot 36	20	20
Lot 37	20	20
Lot 38	20	20
Lot 39	20	20
Lot 40	20	20
Lot 41	20	20
Lot 42	20	20
Lot 43	20	20
Lot 44	20	20
Lot 45	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 46	20	20
Lot 47	20	20
Lot 48	20	20
Lot 49	20	20
Lot 50	20	20
Lot 51	20	20
Lot 52	20	20
Lot 53	20	20
Lot 54	20	20
Lot 55C	25	25
Lot 56C	20	20
Lot 57C	20	20
Lot 58C	20	20
Lot 59C	30	30
Lot 61	20	20
Lot 62	20	20
Lot 63	20	20
Lot 64C	20	20
Lot 65C	20	20
Lot 97	100	100
Lot 112	20	20
Lot 113	20	20
Lot 114	20	20
Lot 115	20	20
Lot 116	20	20
Lot 117	20	20
Lot 118	20	20
Lot 119	20	20
Lot 120	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 121	20	20
Lot 122	20	20
Lot 123	20	20
Lot 124	20	20
Lot 125	20	20
Lot 126	20	20
Lot 127	20	20
Lot 128	20	20
Lot 129	20	20
Lot 130	20	20
Lot 131	20	20
Lot 132	20	20
Lot 133	20	20
Lot 134	30	30
Lot 135	40	40
Lot 136	20	20
Lot 137	20	20
Lot 138	20	20
Lot 139	20	20
Lot 140	20	20
Lot 141	20	20
Lot 142	20	20
Lot 143	20	20
Lot 144	20	20
Lot 145	20	20
Lot 146	20	20
Lot 147	20	20
Lot 148	20	20
Lot 149	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 150	20	20
Lot 151	20	20
Lot 152	20	20
Lot 153	20	20
Lot 154	20	20
Lot 155	20	20
Lot 156	20	20
Lot 157	20	20
Lot 158	20	20
Lot 159	20	20
Lot 160	20	20
Lot 161	20	20
Lot 162	20	20
Lot 163	20	20
Lot 164	20	20
Lot 165	20	20
Lot 166	20	20
Lot 167	20	20
Lot 168	20	20
Lot 169	20	20
Lot 170	20	20
Lot 171	20	20
Lot 172	20	20
Lot 173	20	20
Lot 174	20	20
Lot 175	20	20
Lot 176	25	25
Lot 177	20	20
Lot 178	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 179	20	20
Lot 180	20	20
Lot 181	20	20
Lot 182	20	20
Lot 183	25	25
Lot 184	25	25
Lot 185	25	25
Lot 186	20	20
Lot 187	20	20
Lot 188	20	20
Lot 189	40	40
Lot 192	20	20
Lot 193	20	20
Lot 194	20	20
Lot 195	20	20
Lot 196	20	20
Lot 197	20	20
Lot 198	20	20
Lot 199	30	30
Lot 200	20	20
Lot 201	20	20
Lot 202	20	20
Lot 203	20	20
Lot 204	20	20
Lot 205	20	20
Lot 206	25	25
Lot 207	20	20
Lot 208	20	20
Lot 209	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 211	20	20
Lot 212	20	20
Lot 213	20	20
Lot 214	20	20
Lot 215	20	20
Lot 216	20	20
Lot 217	20	20
Lot 218	20	20
Lot 219	20	20
Lot 220	20	20
Lot 221	20	20
Lot 222	35	35
Lot 223	25	25
Lot 224	20	20
Lot 225	20	20
Lot 226	20	20
Lot 227	20	20
Lot 228	20	20
Lot 229	20	20
Lot 230	20	20
Lot 231	20	20
Lot 288	20	20
Lot 289	20	20
Lot 290A	30	30
Lot 291	40	40
Lot 292	40	40
Lot 293	20	20
Lot 294	20	20
Lot 295	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 296	20	20
Lot 297	20	20
Lot 298	20	20
Lot 299	20	20
Lot 300	30	30
Lot 301	20	20
Lot 302	20	20
Lot 303	20	20
Lot 304	20	20
Lot 305	20	20
Lot 306	20	20
Lot 307	25	25
Lot 308	20	20
Lot 309	20	20
Lot 310	20	20
Lot 638	20	20
Lot 639	20	20
Lot 640	40	40
Lot 641	20	20
Lot 642	20	20
Lot 643	20	20
Lot 644	20	20
Lot 645	20	20
Lot 646	20	20
Lot 647	20	20
Lot 648	20	20
Lot 649	20	20
Lot 650	20	20
Lot 651	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 652	20	20
Lot 653	20	20
Lot 654	20	20
Lot 655	20	20
Lot 656	20	20
Lot 657	20	20
Lot 658	20	20
Lot 659	20	20
Lot 660	20	20
Lot 661	20	20
Lot 662	20	20
Lot 663	20	20
Lot 664	20	20
Lot 665	20	20
Lot 666	30	30
Lot 667	20	20
Lot 668	20	20
Lot 669	20	20
Lot 670	20	20
Lot 671	20	20
Lot 672	20	20
Lot 673	20	20
Lot 674	20	20
Lot 675	20	20
Lot 676	20	20
Lot 677	20	20
Lot 678	20	20
Lot 679	20	20
Lot 680	20	20

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OWNERS CORPORATION 6
PLAN NO. PS512424P

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 681	20	20
Lot 682	50	50
Lot 683	20	20
Lot 684	10	10
Lot 685	40	40
Total	**5240.00**	**5240.00**

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Statement End.

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PLAN OF SUBDIVISION | EDITION 6 | PS512424P

Location of Land

Parish: MELBOURNE NORTH

CITY OF MELBOURNE

Section: 43

Crown Allotment: 6, 7, 8 AND 9

Crown Portion:

Title References:
Vol.8179 Fol.263
Vol.8179 Fol.264
Vol.9303 Fol.208

Last Plan Reference: CP107176, LP35134

Postal Address: 475-497 SWANSTON STREET
& 8-32 FRANKLIN STREET
MELBOURNE 3000

MGA Co-ordinates: E: 320 600 Zone: 55
(Of approx. centre of plan) N: 5 813 610

OWNERS CORPORATION

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

Council Certification and Endorsement

Council Name: MELBOURNE CITY COUNCIL

Ref: TP 05/689 (3/31)

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

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

APPLIES TO MASTER PLAN (STAGE 1) ONLY

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 has / ~~has not~~ been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage .....

Council Delegate
~~Council seal~~
Date 7 / 6 / 06

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate
Council seal
Date / /

Notations

Depth Limitation: Does not apply

Staging: This is a staged subdivision.
Planning Permit No.TP-2005-689

Boundaries shown by thick continuous lines are defined by buildings.
Location of boundaries defined by buildings :
Interior Face: All Boundaries
EASEMENTS E-1, E-2 AND E-4 SHOWN ON LP35134 WILL MERGE UPON REGISTRATION OF THIS PLAN.
UPPER & LOWER HEIGHT LIMITS CO-INCIDE WITH THOSE OF LOT 27C
REDUCED LEVELS (RL) ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD) AND ARE BASED ON MELBOURNE NORTH PM 3062 WITH A STATED LEVEL OF 22.03m DATE 29/08/2018
FOR THE UPPER AND LOWER BOUNDARIES OF LOT A , SEE DIAGRAM 30 AND CROSS SECTION F-F'

COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS, COMMON PROPERTY No.2, COMMON PROPERTY No.3, COMMON PROPERTY No.4, COMMON PROPERTY No.5 AND LOT A AND INCLUDES THE STRUCTURE OF ALL WALLS, FLOORS & CEILINGS WHICH DEFINE BOUNDARIES.

ALL COLUMNS, INTERNAL SERVICE DUTS AND PIPE SHAFTS WITHIN THE BUILDING ARE DEEMD TO BE PART OF COMMON PROPERTY No.1. THE POSITIONS OF THESE COLUMNS, DUCTS AND SHAFTS HAVE NOT NECESSARILY BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN.

THIS PLAN IS BASED ON SURVEY

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan excluding lot A.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY (Limited To Height & Depth. See Cross Section D-D')	SEE DIAG.	THIS PLAN	ALL LOTS ON THIS PLAN
E-2	CARRIAGEWAY (Limited To Height & Depth. See Cross Section A-A')	SEE DIAG.	THIS PLAN	ALL LOTS ON THIS PLAN
E-3	CARRIAGEWAY (Limited To Height & Depth. See Cross Section A-A')	SEE DIAG.	THIS PLAN	ALL LOTS ON THIS PLAN
E-4	CARRIAGEWAY (LIMITED TO HEIGHT) (SEE NOTE ##)	0.60	THIS PLAN	LOT 27C ON THIS PLAN

LR use only

Statement of Compliance /Exemption Statement

Received ☑

Date 22 / 6 / 06

THIS IS AN LR COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

SHEET 1 OF 39 SHEETS

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE ..... DATE 1 / 6 / 2006

REF 7740 VERSION B

DATE 7 / 6 / 06
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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LOT INDEX

Plan Number
PS512424P

LOT	SHEET	LOT	SHEET	LOT	SHEET	LOT	SHEET	LOT	SHEET
1	4,6,8	683-685	4	274A & 290A	13				
2	3,5,7	699	6,8						
3	7	700	6,8						
4	5,7,10,12,14, 16,18,20,7,10	701-708	22						
		801-808	23						
5C	7,10	901-908	23						
6-10	7	1001-1008	23						
11-12 &16	9	1101-1108	23						
13-15 & 35-43	10	1201-1208	23						
44-54	9	1301-1308	23						
55C - 60C	10	1401-1408	23						
61-63	9	1501-1508	23						
17C - 34C	10	1601-1608	23						
96C, 97	9	1701-1708	23						
98	10	1801-1808	23						
112-114	11	1901-1908	23						
115-133	12	2001-2008	23						
134	11	2101-2108	23						
135-143	12	2201-2208	23						
144-172	11	2301-2308	23						
173	12	2401-2408	23						
174-179	11	2501-2508	23						
180-189	12	2601-2608	23						
192-202	12	2701-2708	23						
203-209	11	2801-2808	23						
211-213	13	2901-2908	23						
214-243	14	3001-3008	23						
244-268	13	3101-3108	23						
271-280	13	3201-3208	23						
281-289	14	3301-3308	23						
290	13	3401-3408	23						
291-303	14	3501-3508	23						
304-310	13	3601-3608	23						
312-315	15	3701-3708	23						
316-334	16	3801-3807	24						
337-344	16	3901-3907	25						
345-383	15	4001-4007	25						
384-389	16	4101-4105	25						
394-401	16	4201-4205	26						
402-409	15	4301-4305	26						
410-412	16	4401-4403	26						
413	15	4501-4503	27						
414-417	17	4601-4603	27						
418-436	18	702A-705A	21						
437	17	801A-801IA	28						
439-446	18	901A-901IA	28						
447-485	17	1001A-1011A	28						
486-491	18	1101A-1111A	28						
495	17	1201A-1211A	28						
496-506	18	1301A-1311A	28						
507	17	1401A-1411A	28						
508	18	1501A-1511A	28						
509-512	17	1601A-1611A	28						
513-514	18	1701A-1711A	28						
515	17	1801A-1811A	28						
516-519	19	1901A-1911A	28						
520-538	20	2001A-2011A	28						
539	19	2101A-2111A	28						
540-548	20	2201A-2211A	28						
549-587	19	2301A-2311A	28						
588-595	20	2401A2410A	29						
598-602	20	2501A-2510A	29						
603-605	19	2601A-2610A	29						
606	20	2701A-2710A	29						
607-610	19	2801A-2809A	29						
611-616	20	2901A-2909A	29						
617	19	3001A-3009A	29						
620-624	16	3101A-3109A	29						
626-630	18	3201A-3209A	29						
632-635	20	3301A-3309A	29						
636-637	19	3401A-3409A	30						
638-658	4	3501A-3509A	30						
659-661	5	3601A-3604A	31						
662-675	4								
676-682	5								

LICENSED SURVEYOR (PRINT) ..... Kenneth J. Roberts

SIGNATURE ..... DATE / /

REF 7740-M VERSION A

SHEET 1A

.....

DATE / /

COUNCIL DELEGATE SIGNATURE

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Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

Original sheet size A3

PLAN OF SUBDIVISION	Stage No.	Plan Number PS512424P

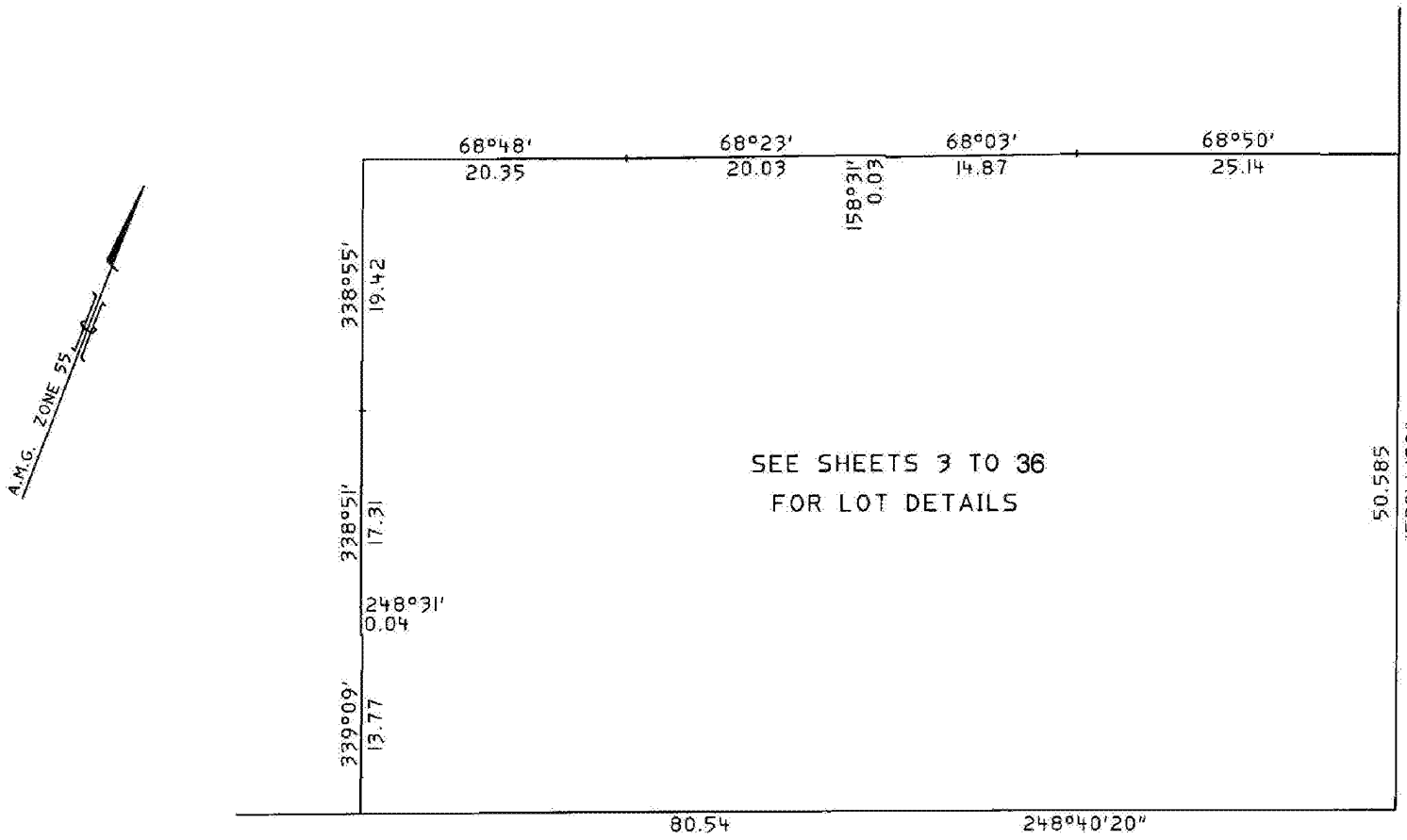


DIAGRAM 1

SHEET 2

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:400

SCALE
4 0 8 16
LENGTHS ARE IN METRES

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REF 7740-M VERSION A

DATE ../../..
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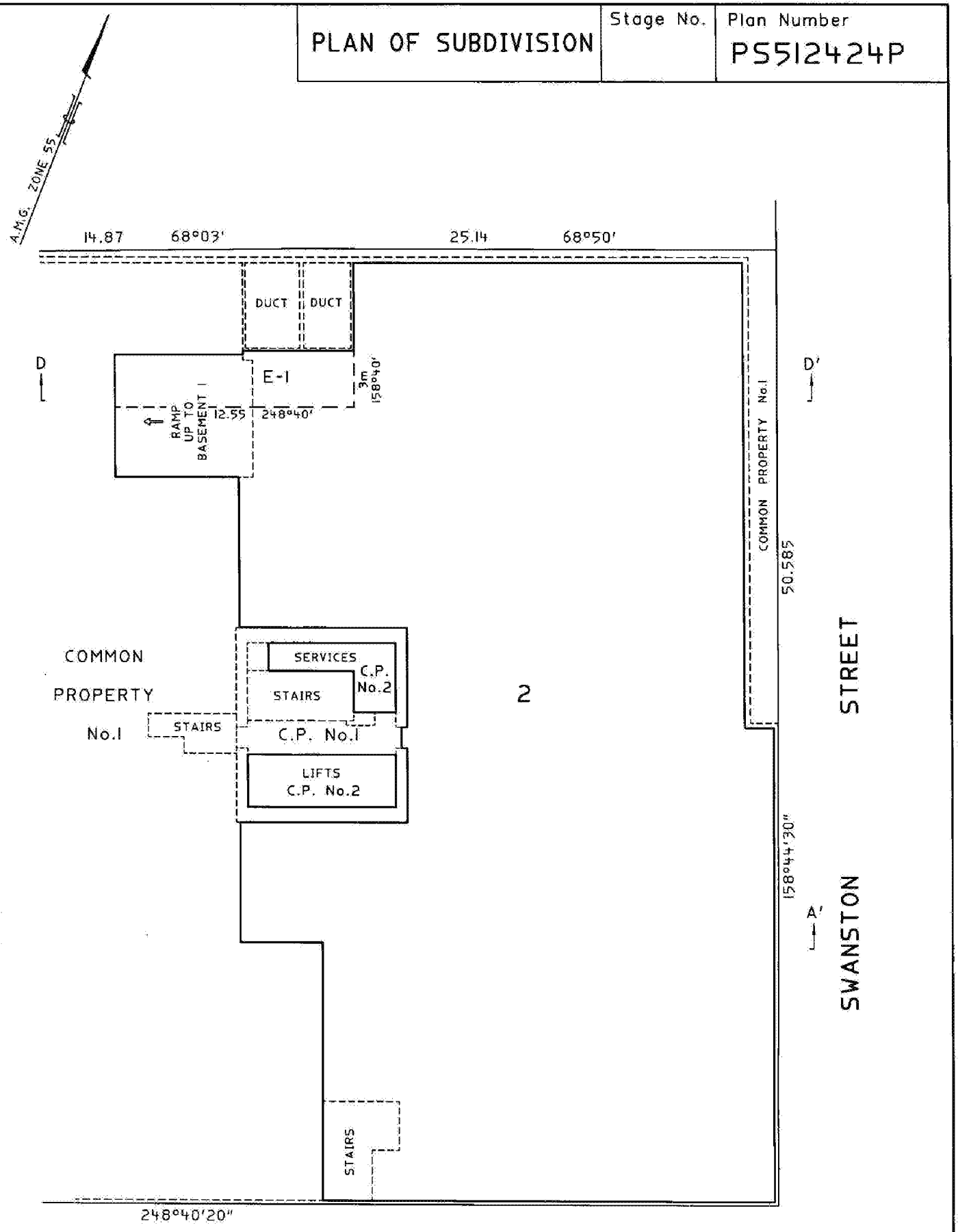
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



LOT 2 ALSO APPEARS ON DIAGRAM 3B, SHEET 5; DIAGRAM 4B, SHEET 7.

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

DIAGRAM 2
BASEMENT LEVEL 2

SHEET 3

ORIGINAL SHEET SIZE A3 | SCALE 1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

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SIGNATURE _____ DATE __/__/__

REF 7740-M VERSION A

DATE __/__/__

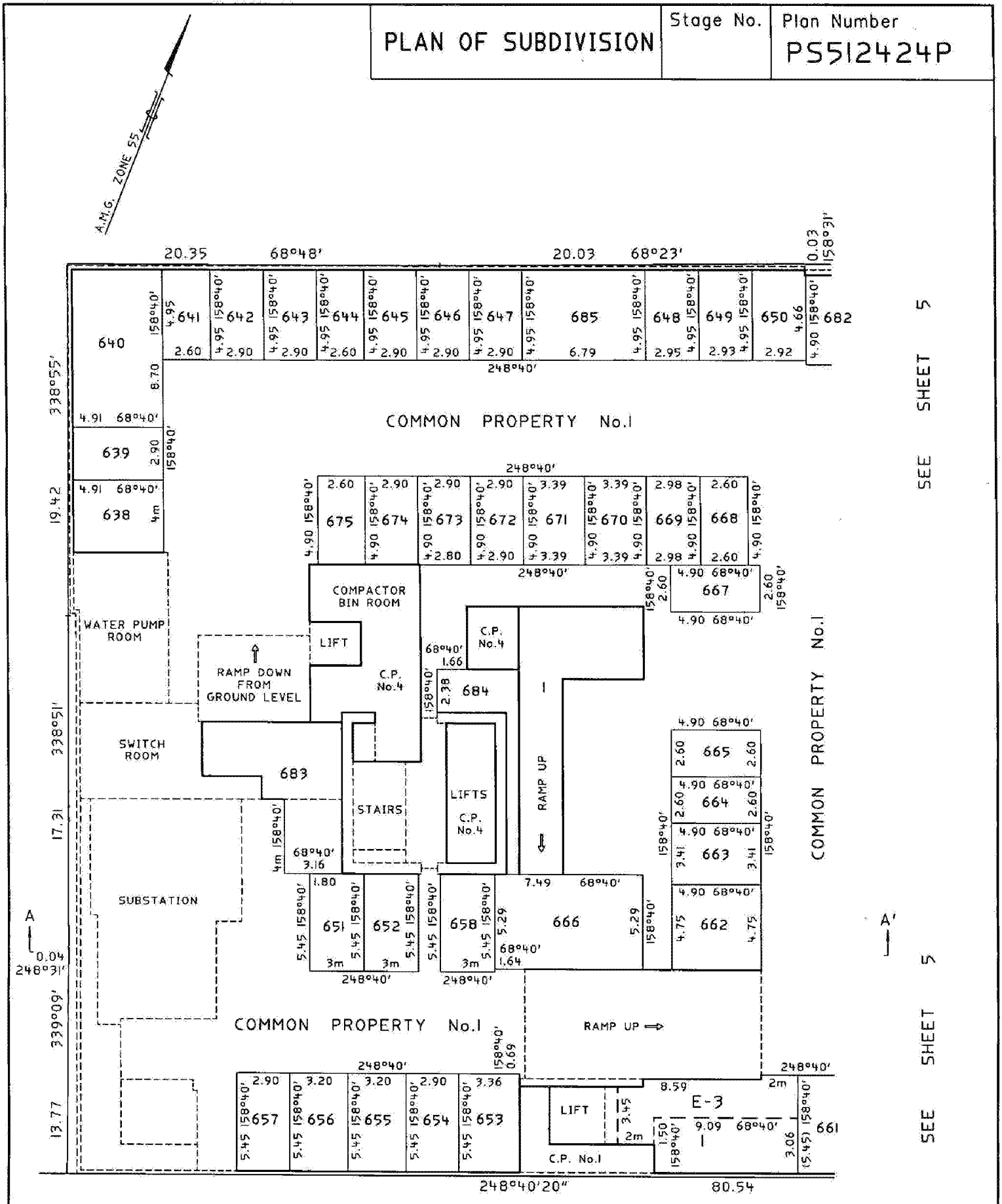
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



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Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
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DIAGRAM 3A
BASEMENT LEVEL 1 (PART)

LOT 1 ALSO APPEARS ON DIAGRAM 4A, SHEET 6; DIAGRAM 5, SHEET 8.

SHEET 4

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

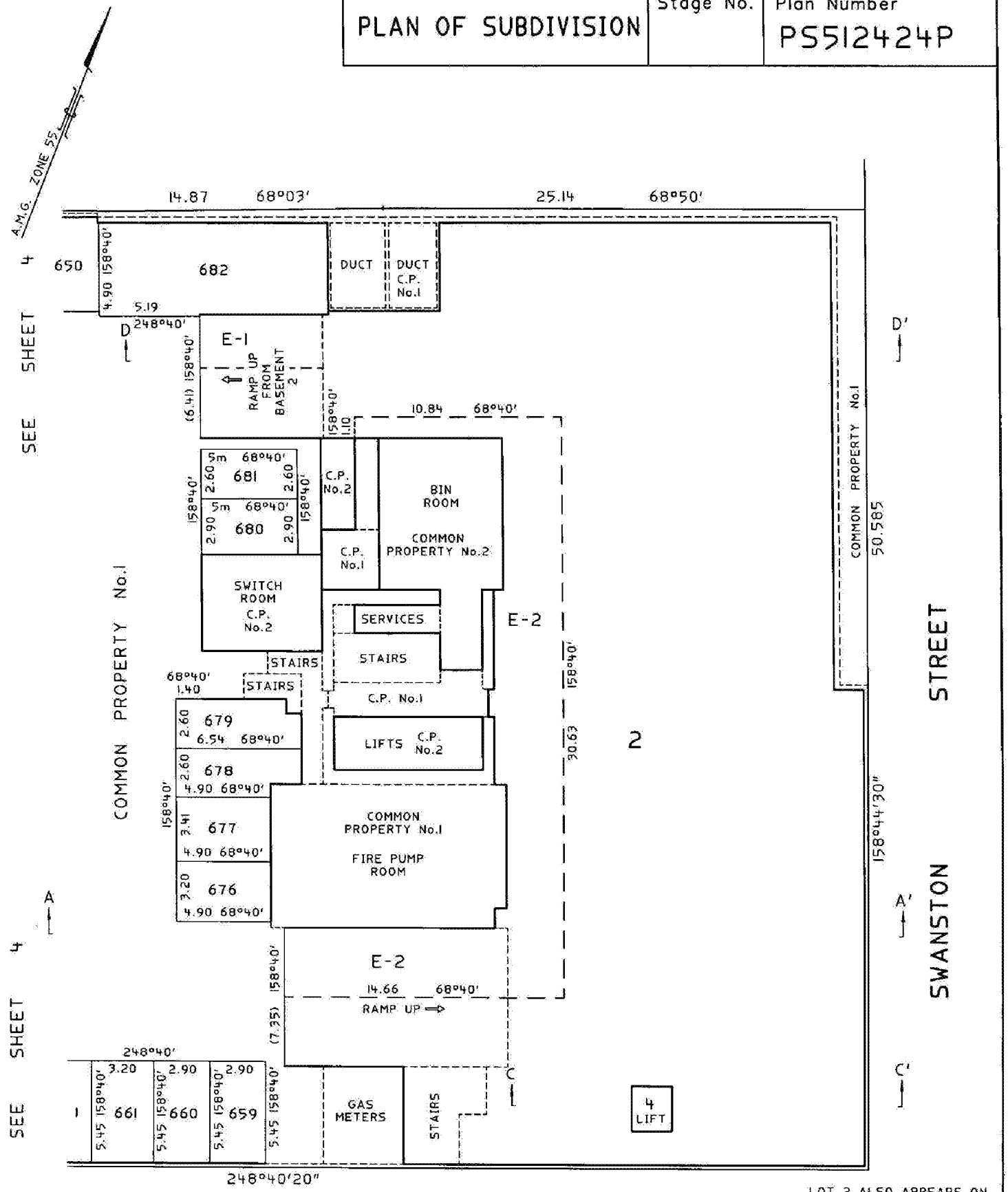
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



FRANKLIN STREET

LOT 2 ALSO APPEARS ON
DIAGRAM 2, SHEET 3;
DIAGRAM 4B, SHEET 7.
LOT 4 ALSO APPEARS ON
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 8B, SHEET 14;
DIAGRAM 9B, SHEET 16;
DIAGRAM 10B, SHEET 18;
DIAGRAM 11B, SHEET 20;

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DIAGRAM 3B
BASEMENT LEVEL 1 (PART)

SHEET 5

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
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REF 7740-M VERSION A

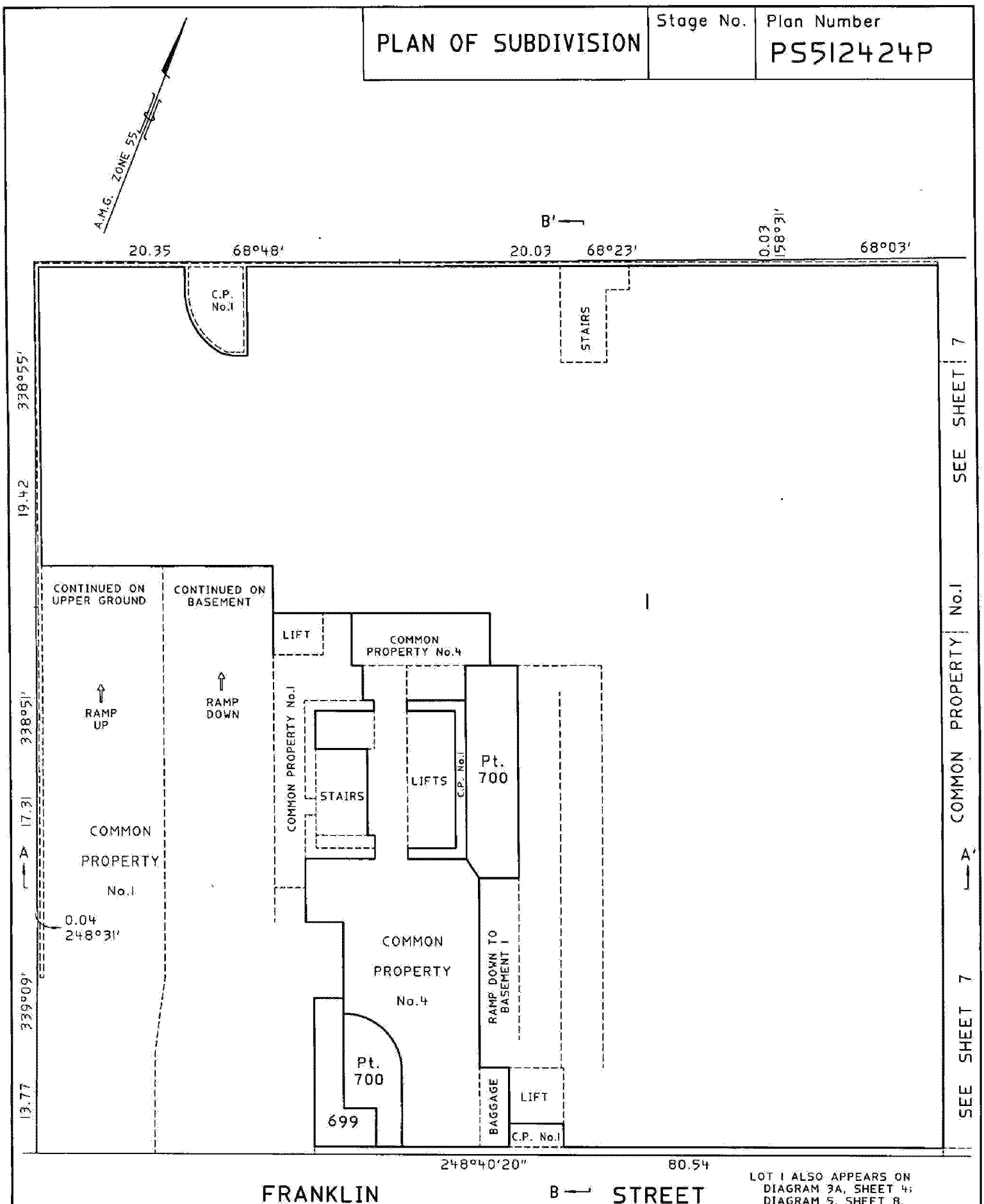
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



LOT 1 ALSO APPEARS ON DIAGRAM 3A, SHEET 4; DIAGRAM 5, SHEET 8.
LOT 699 ALSO APPEARS ON DIAGRAM 5, SHEET 8.
LOT 700 COMPRISES OF 3 PARTS.
LOT 700 ALSO APPEARS ON DIAGRAM 5, SHEET 8.

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DIAGRAM 4A
GROUND LEVEL (PART)

SHEET 6

ORIGINAL SHEET SIZE: A3
SCALE: 1:200
SCALE 2 0 4 8 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
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REF 7740-M VERSION A

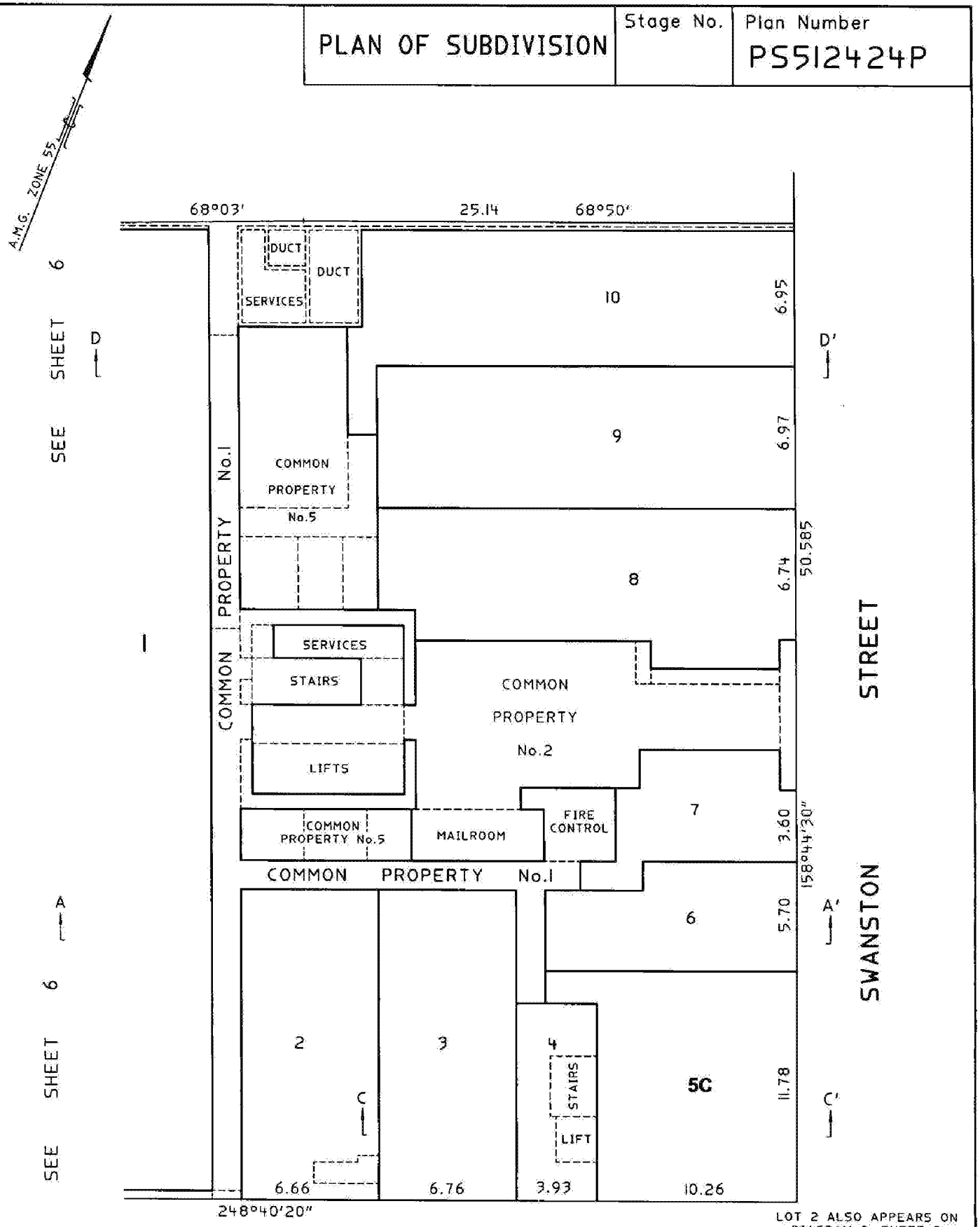
DATE __/__/__
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



LOT 2 ALSO APPEARS ON
DIAGRAM 2, SHEET 3;
DIAGRAM 3B, SHEET 5.
LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 8B, SHEET 14;
DIAGRAM 9B, SHEET 16;
DIAGRAM 10B, SHEET 18;
DIAGRAM 11B, SHEET 20.
LOT 5 ALSO APPEARS ON
DIAGRAM 6B, SHEET 10

FRANKLIN STREET

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DIAGRAM 4B
GROUND LEVEL (PART)

SHEET 7

ORIGINAL SHEET SIZE A3 | SCALE 1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

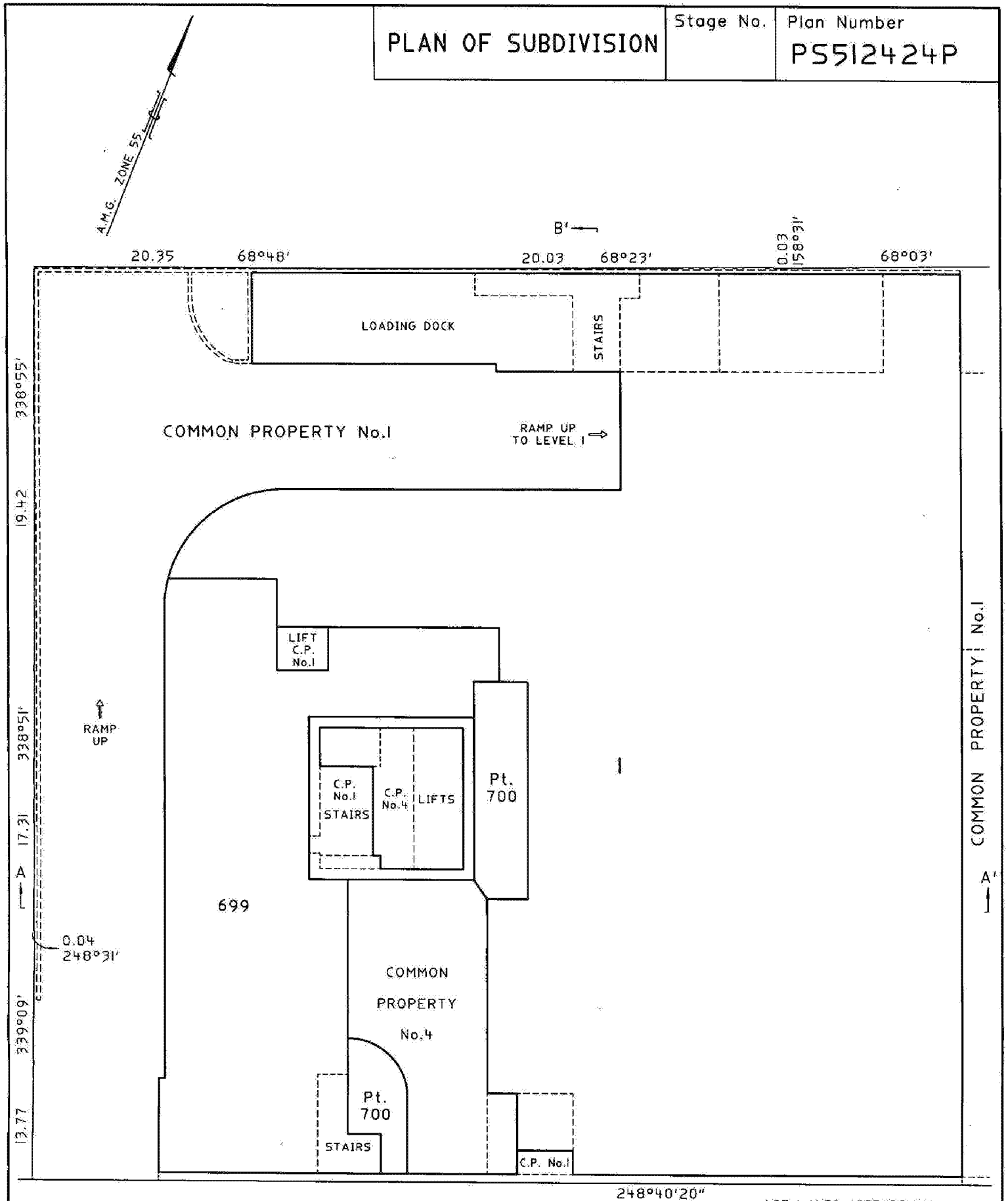
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PLAN OF SUBDIVISION

Stage No.	Plan Number
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LOT 1 ALSO APPEARS ON DIAGRAM 4A, SHEET 6; DIAGRAM 5, SHEET 8.
LOT 699 ALSO APPEARS ON DIAGRAM 4A, SHEET 6.
LOT 700 COMPRISES OF 3 PARTS.
LOT 700 ALSO APPEARS ON DIAGRAM 4A, SHEET 6.

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DIAGRAM 5
MEZZENINE LEVEL

SHEET 8

ORIGINAL SHEET SIZE	SCALE
A3	1:200

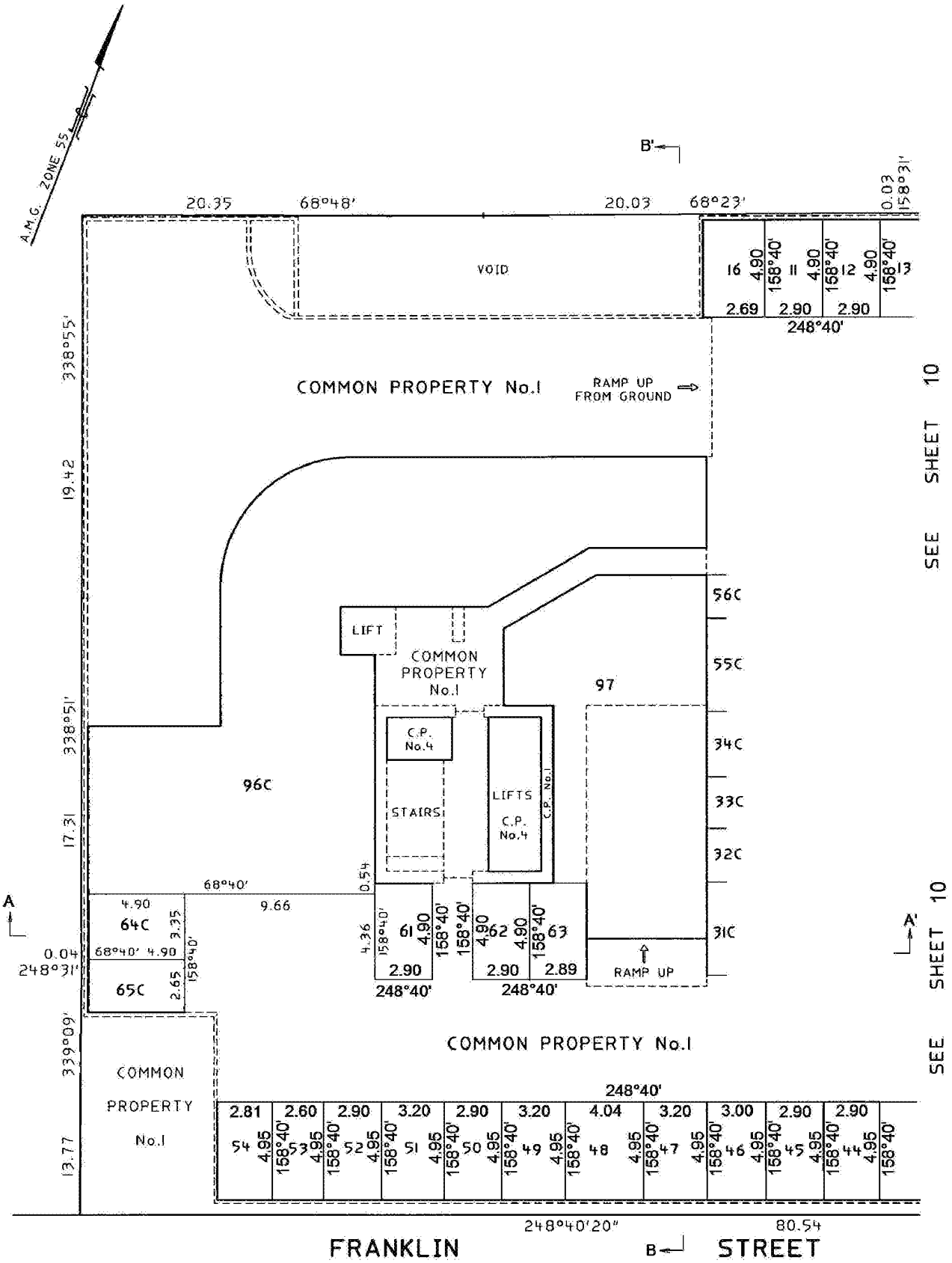
SCALE 2 0 4 8
LENGTHS ARE IN METRES

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DIAGRAM 6A
LEVEL 1 (PART)

SHEET 9

ORIGINAL SHEET SIZE	SCALE
A3	1:200

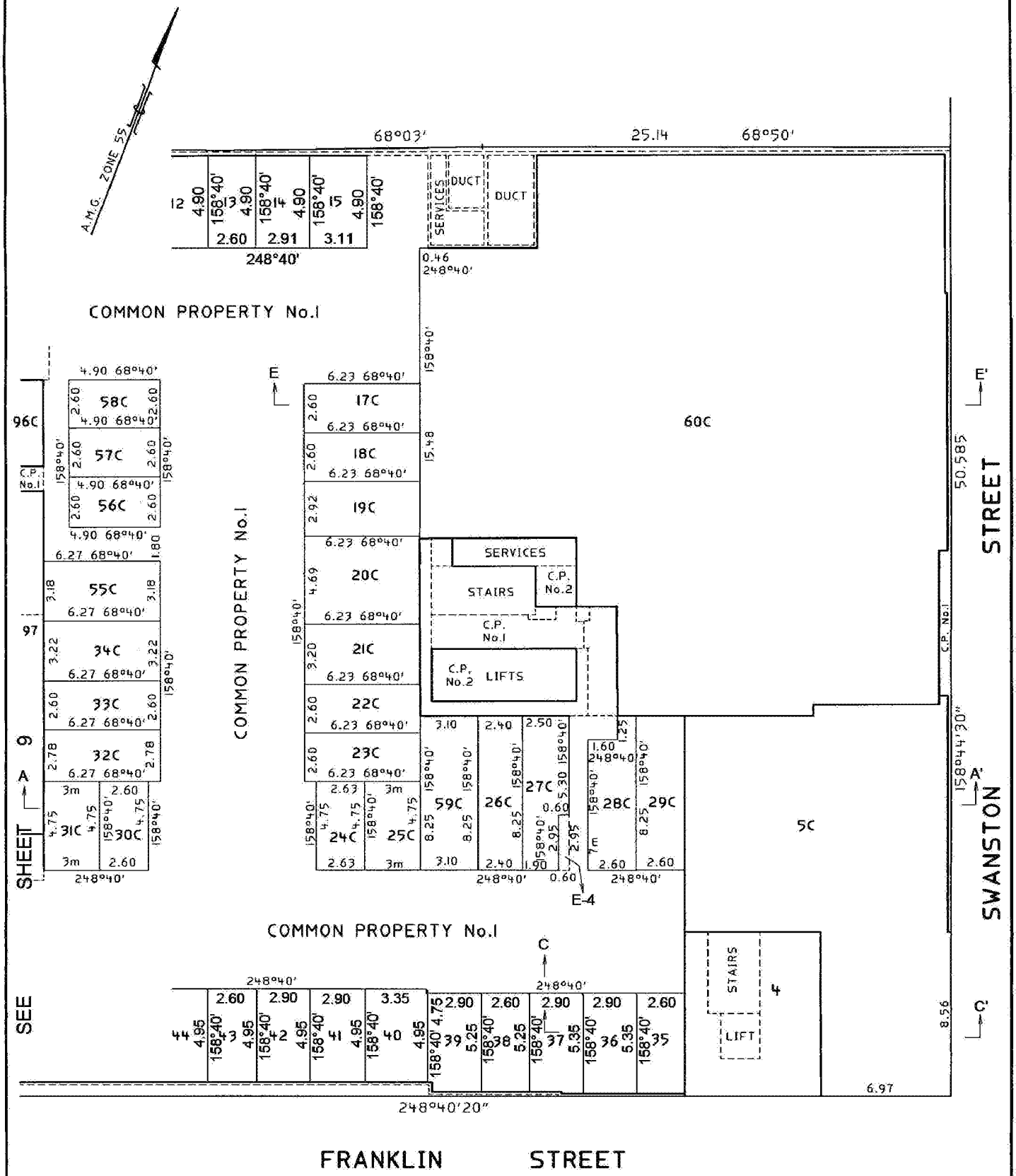
SCALE 2 0 4 8
LENGTHS ARE IN METRES

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REF 7740-S32-1 VERSION E

DATE 27/9/2010.
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DIAGRAM 6B
LEVEL 1 (PART)

SHEET 10

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

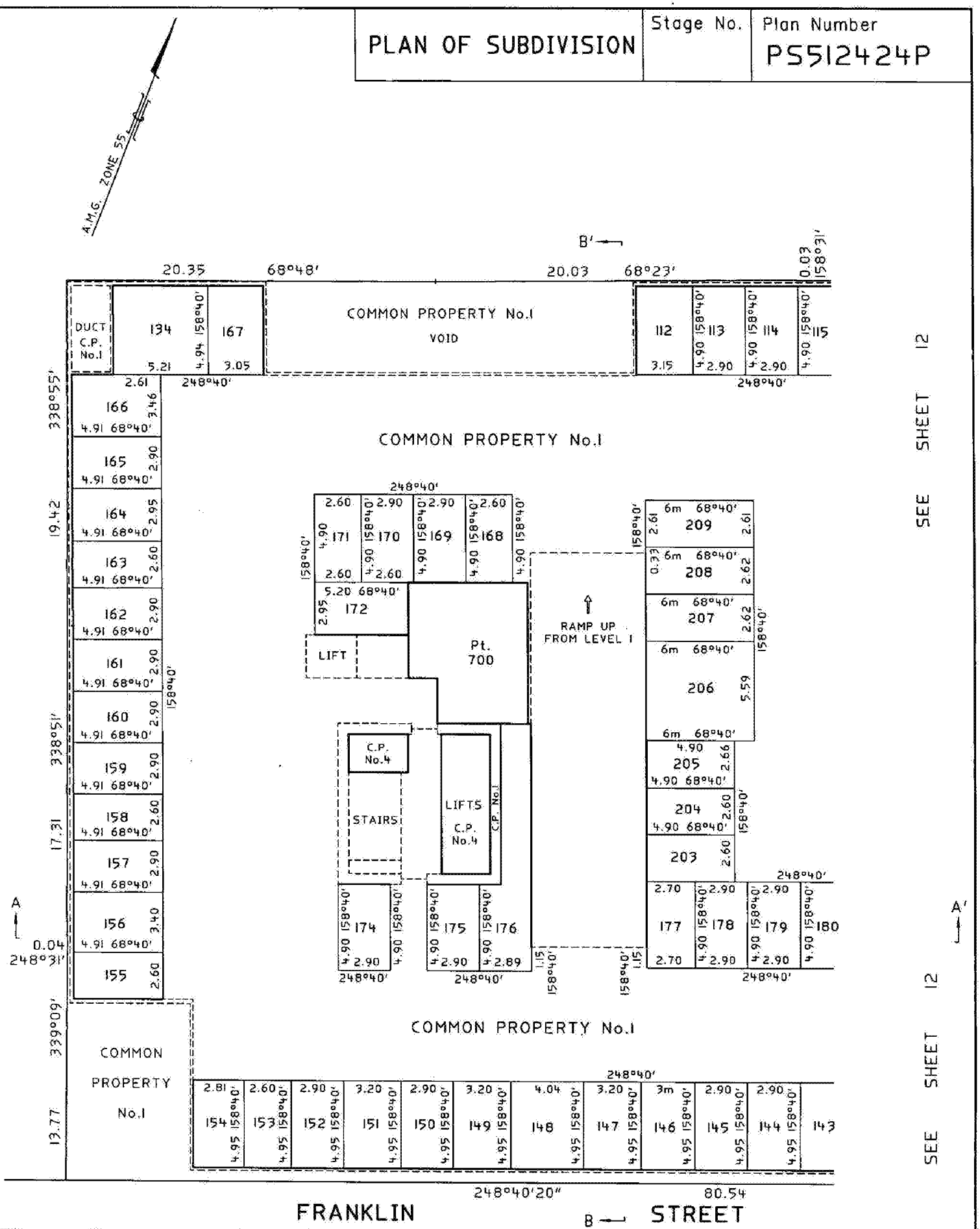
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REF 7740-S32-1 VERSION E

DATE 27/9/2010
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	PS512424P



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DIAGRAM 7A
LEVEL 2 (PART)

LOT 700 COMPRISES OF 3 PARTS.

SHEET II

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

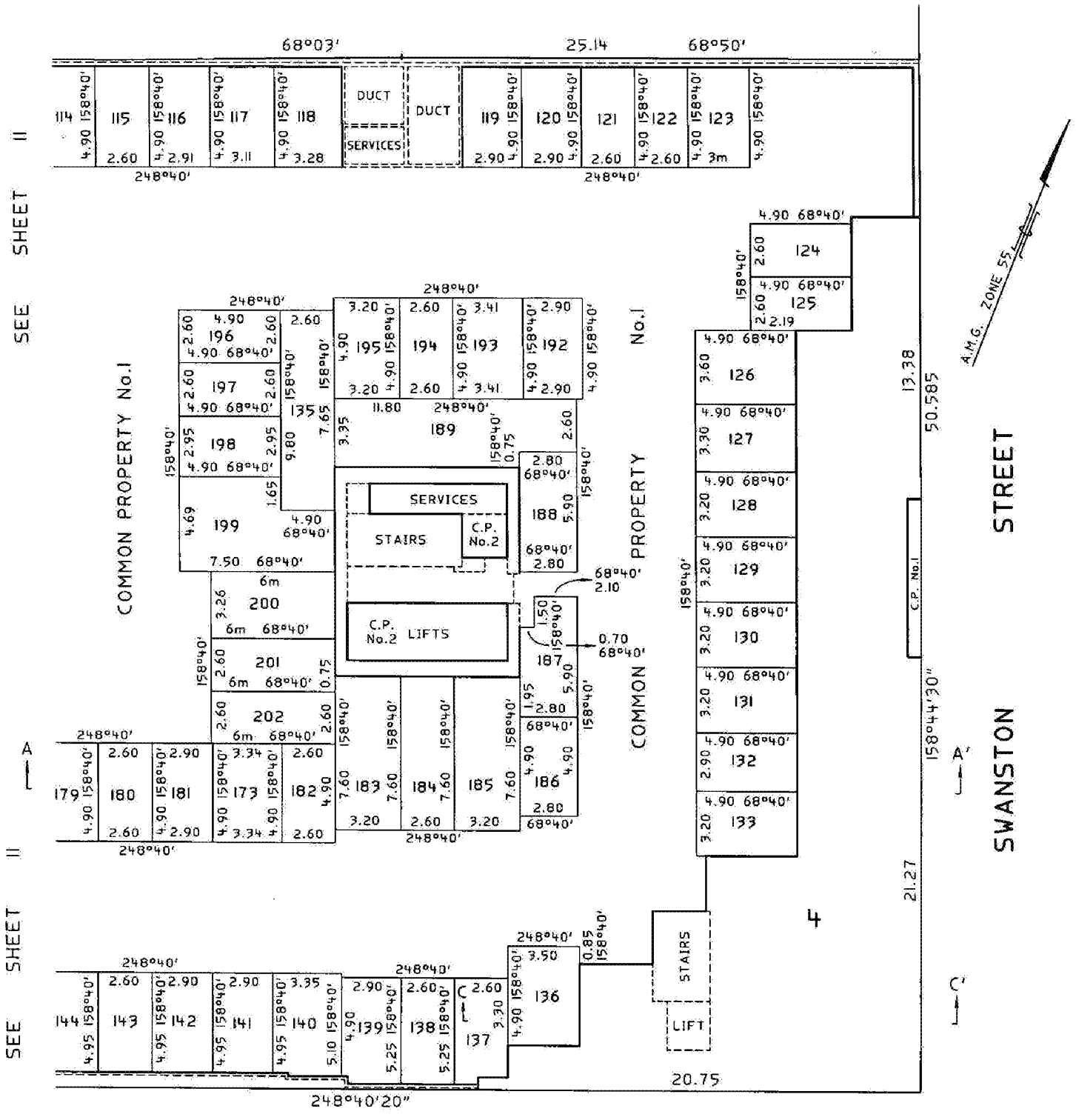
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PLAN OF SUBDIVISION

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LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 8B, SHEET 14;
DIAGRAM 9B, SHEET 16;
DIAGRAM 10B, SHEET 18;
DIAGRAM 11B, SHEET 20.

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DIAGRAM 7B
LEVEL 2 (PART)

SHEET 12

ORIGINAL
SHEET SIZE A3 | SCALE 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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REF 7740-M VERSION A

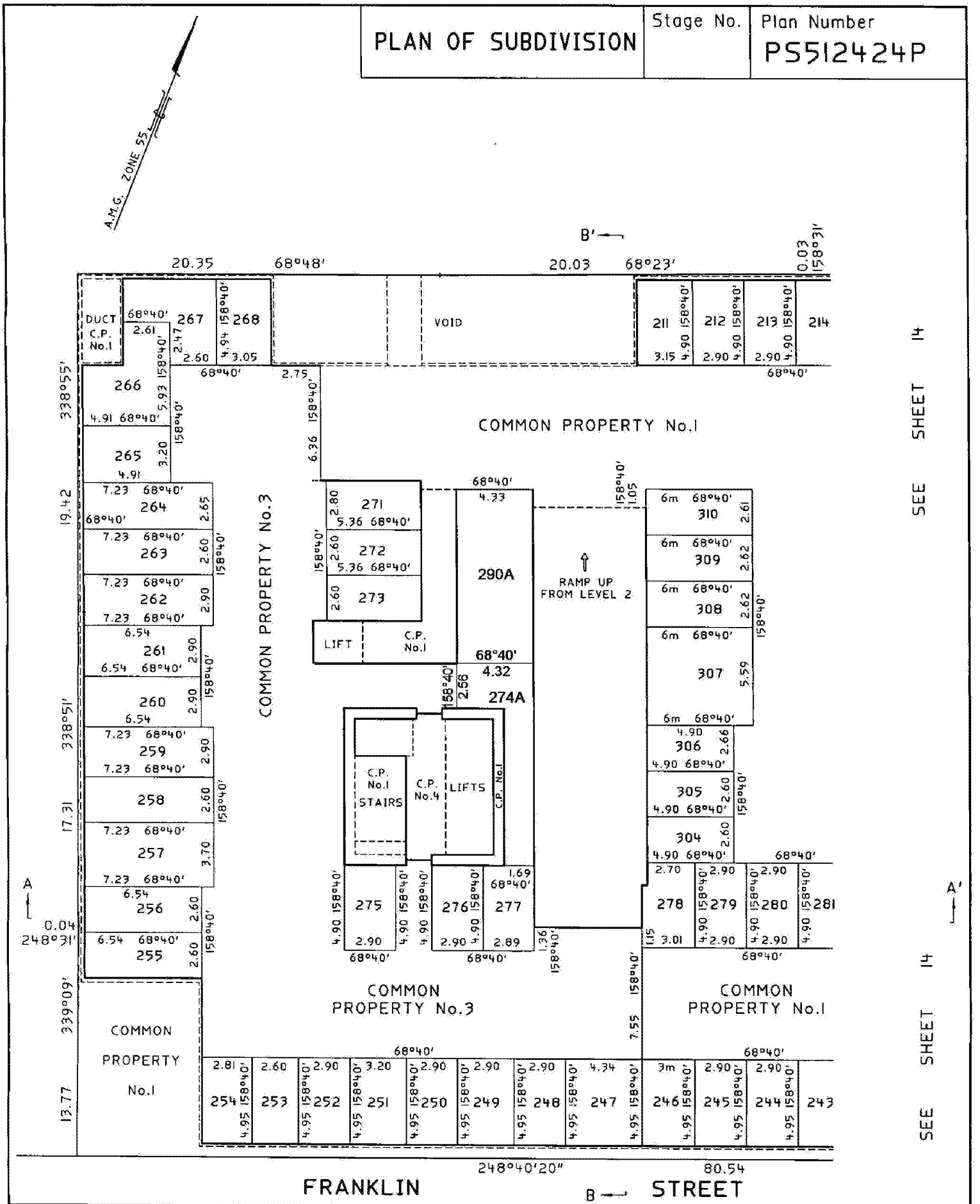
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Stage No.

Plan Number PS512424P



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DIAGRAM 8A
LEVEL 3 (PART)

SHEET 13

ORIGINAL
SHEET SIZE A3
SCALE 1:200

SCALE 2 0 4 8
LENGTHS ARE IN METRES

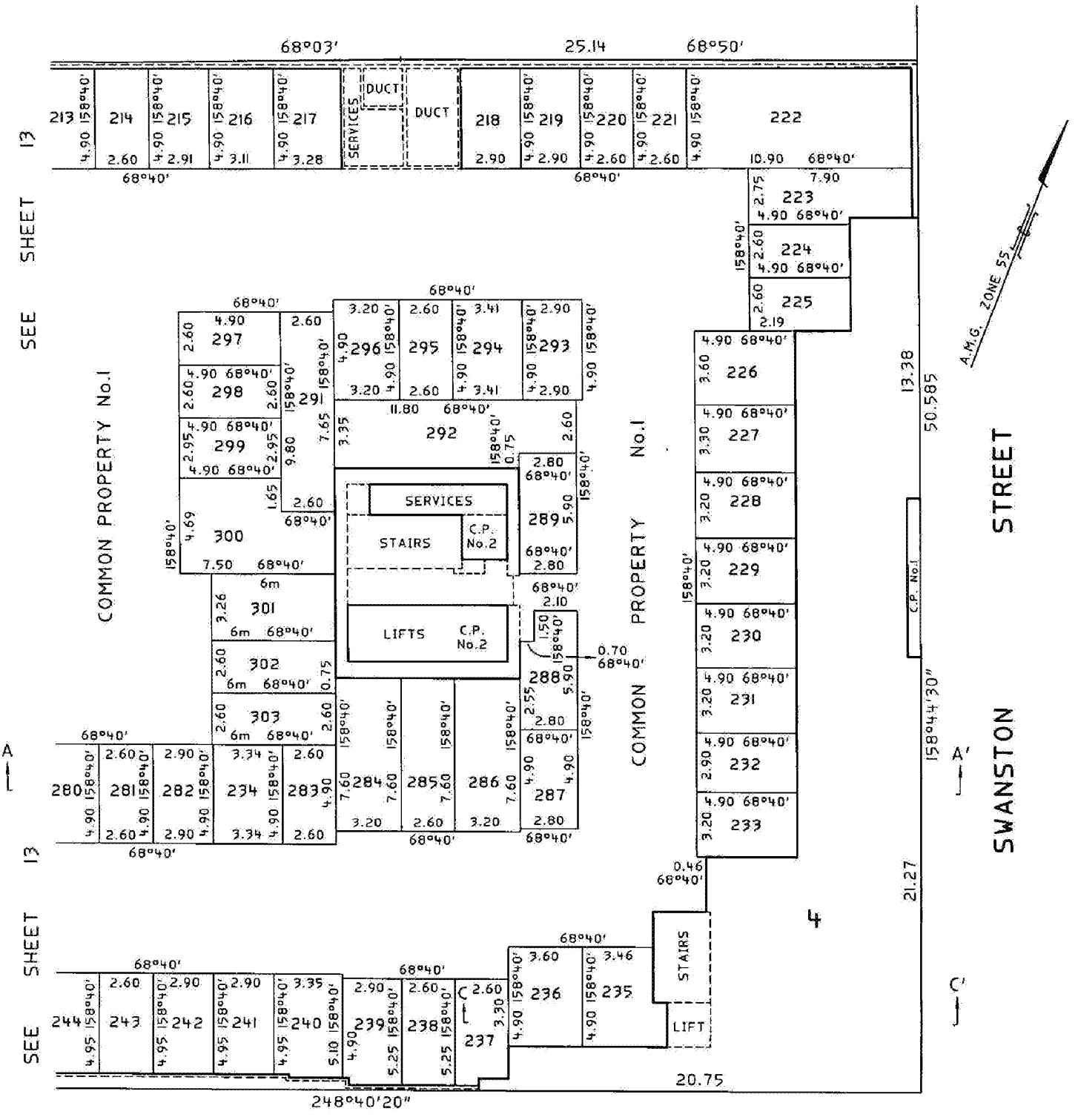
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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS512424P



LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 9B, SHEET 16;
DIAGRAM 10B, SHEET 18;
DIAGRAM 11B, SHEET 20.

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DIAGRAM 8B
LEVEL 3 (PART)

SHEET 14

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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Plan Number
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DIAGRAM 9A
LEVEL 4 (PART)

SHEET 15

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

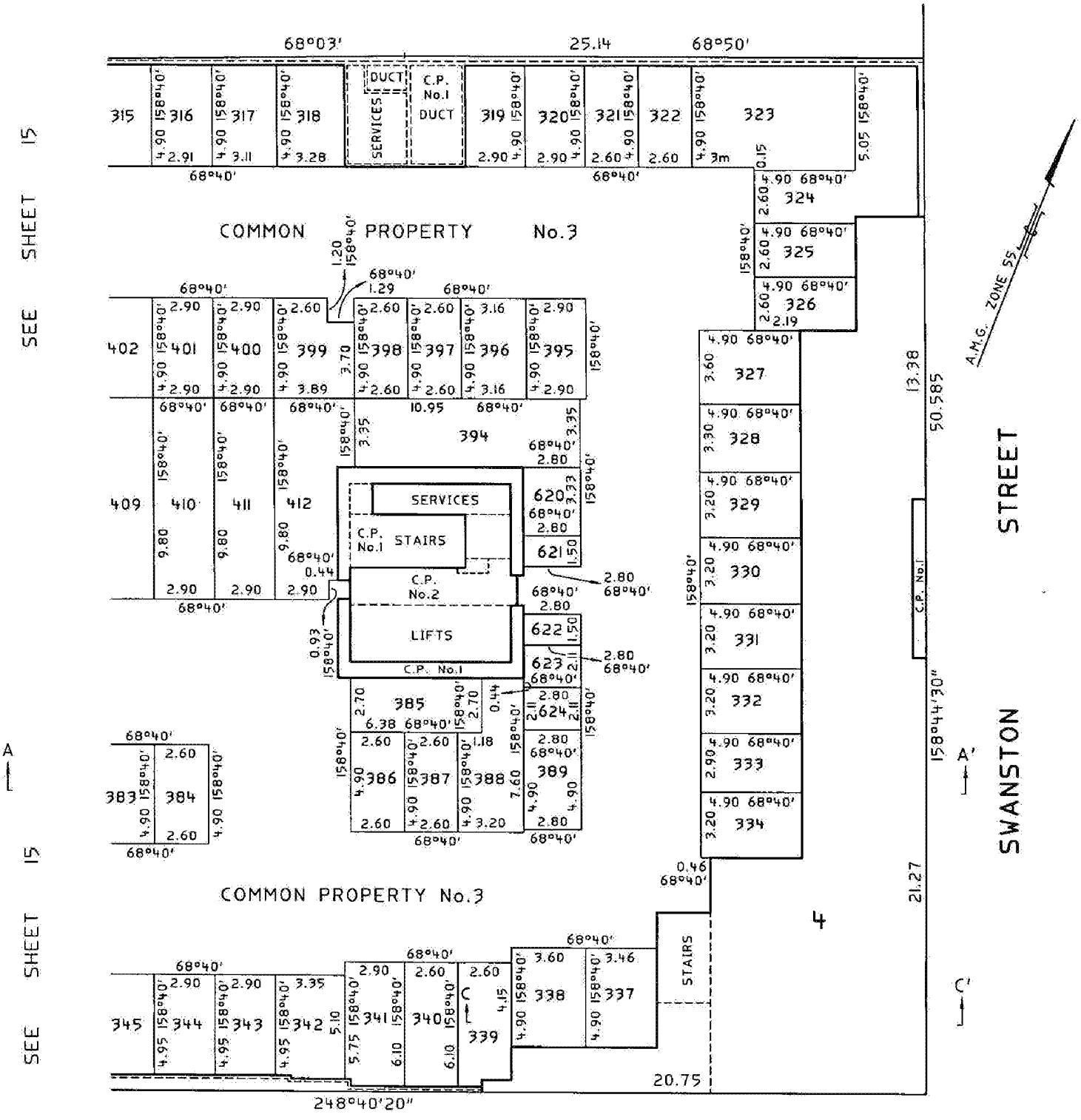
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REF 7740-M VERSION A

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PLAN OF SUBDIVISION

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LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 8B, SHEET 14;
DIAGRAM 10B, SHEET 18;
DIAGRAM 11B, SHEET 20.

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DIAGRAM 9B
LEVEL 4 (PART)

SHEET 16

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

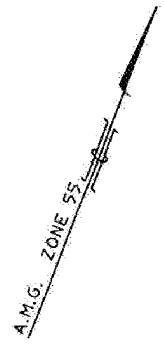
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PLAN OF SUBDIVISION

Plan Number
PS512424P



B' — 20.35 68°48' 20.03 68°23' 0.03 158°31'

COMMON PROPERTY No.1
VOID
DUCT
471 472 414 415 416 417 418
COMMON PROPERTY No.3
470 469 468 467 466 465 464 463 462 461 460 459
475 476 477 478 474 473
RAMP UP FROM LEVEL 4
509 510 511 512 515 507 495
C.P. No.1 STAIRS
C.P. No.4 LIFTS
C.P. No.1
437
479 480 481 482 483 484 485 486
COMMON PROPERTY No.3
COMMON PROPERTY No.1
458 457 456 455 454 453 452 451 450 449 448 447 446

SEE SHEET 18
SEE SHEET 18

A — A'

338°55' 19.42 338°51' 17.31 339°09' 13.77 0.04 248°31'

248°40'20" 80.54

FRANKLIN STREET

B —

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DIAGRAM 10A
LEVEL 5 (PART)

SHEET 17

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

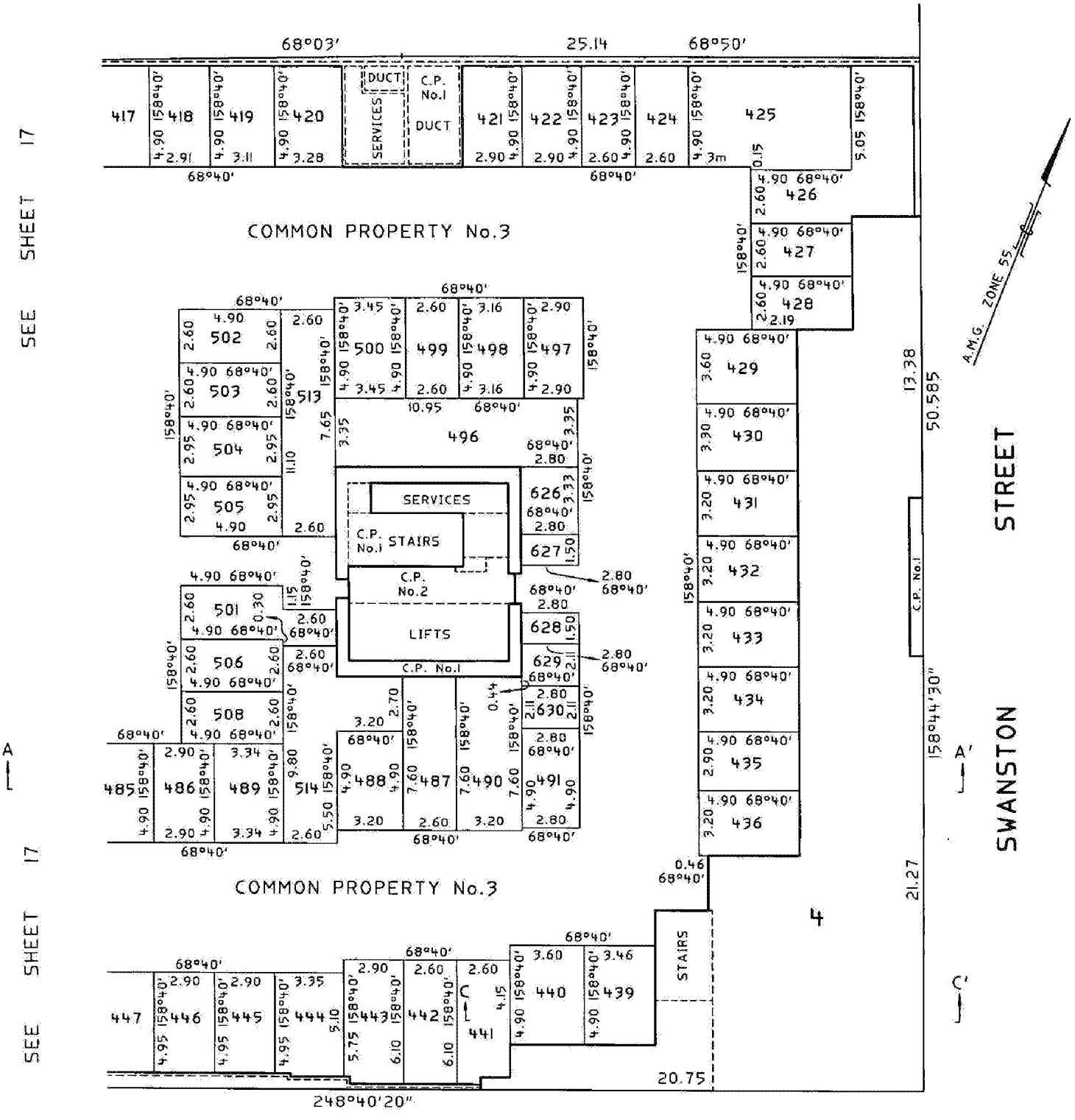
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REF 7740 VERSION B

DATE __/__/__
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	PS512424P



SEE SHEET 17

SEE SHEET 17

LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 8B, SHEET 14;
DIAGRAM 9B, SHEET 16;
DIAGRAM 11B, SHEET 20.

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DIAGRAM 10B
LEVEL 5 (PART)

SHEET 18

ORIGINAL
SHEET SIZE A3 | SCALE 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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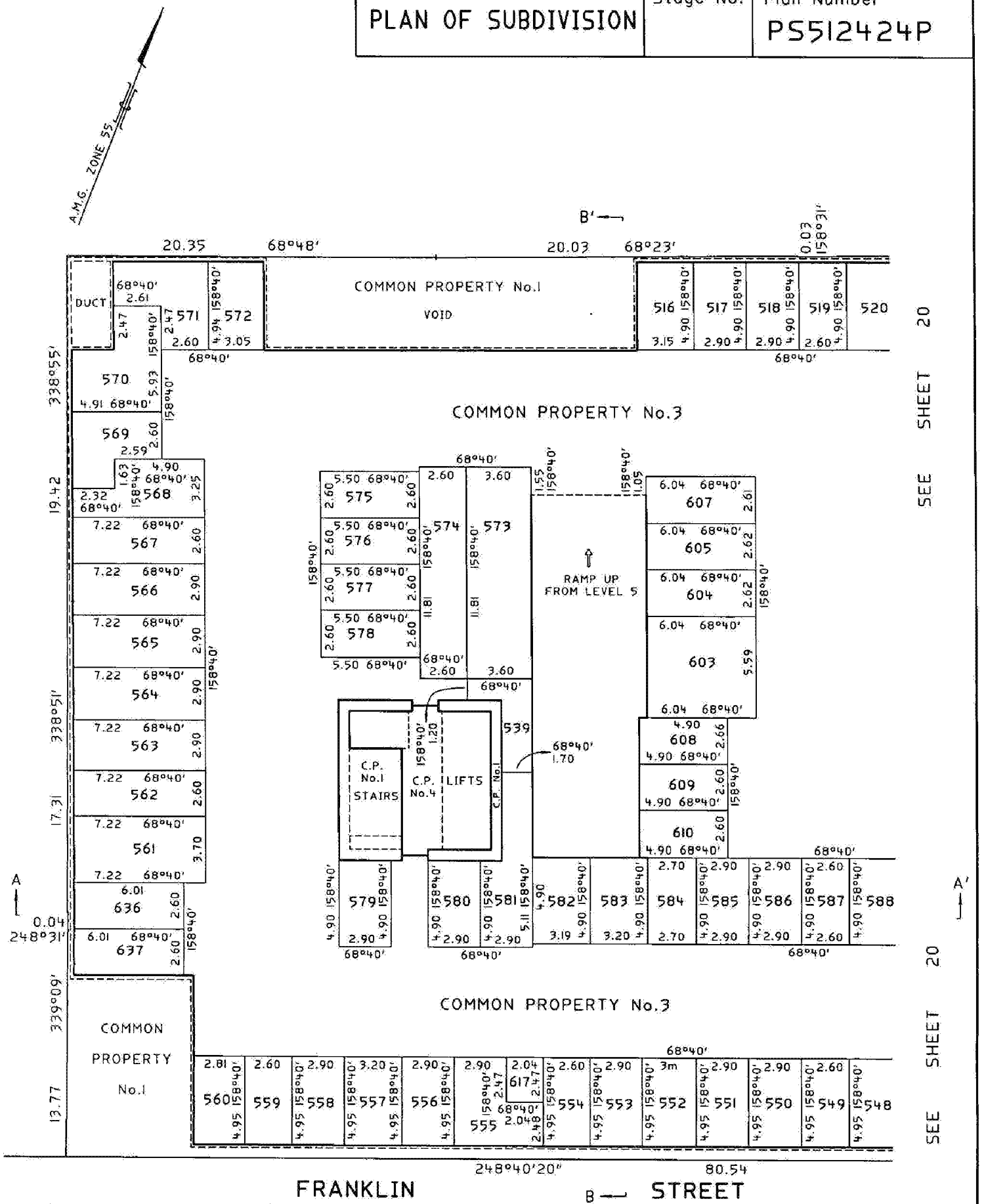
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DIAGRAM IIA
LEVEL 6 (PART)

SHEET 19

ORIGINAL
SHEET SIZE A3 | SCALE 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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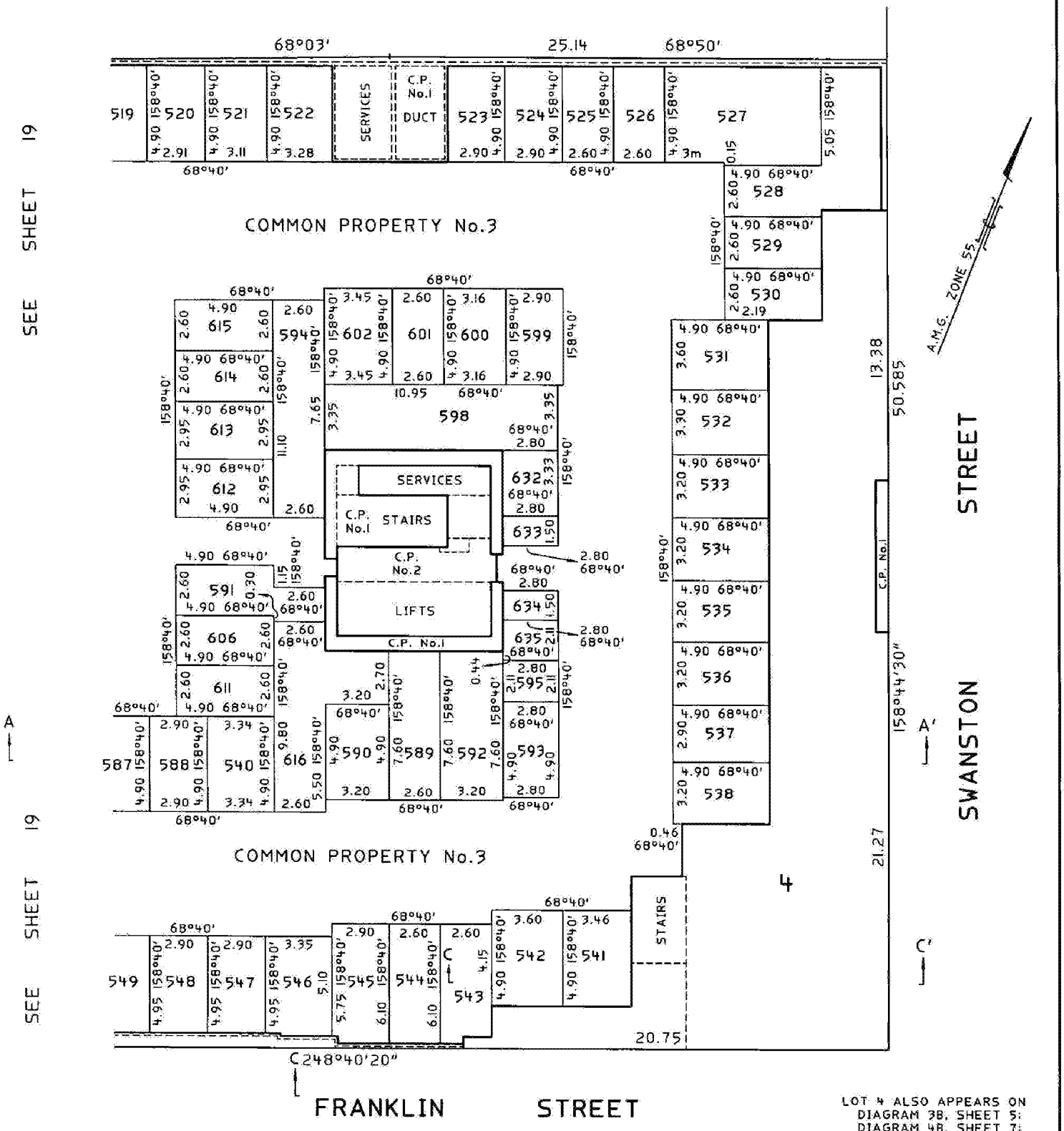
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



LOT 4 ALSO APPEARS ON
DIAGRAM 3B, SHEET 5;
DIAGRAM 4B, SHEET 7;
DIAGRAM 6B, SHEET 10;
DIAGRAM 7B, SHEET 12;
DIAGRAM 8B, SHEET 14;
DIAGRAM 9B, SHEET 16;
DIAGRAM 10B, SHEET 18.

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DIAGRAM 11B
LEVEL 6 (PART)

SHEET 20

ORIGINAL
SHEET SIZE A3 | SCALE 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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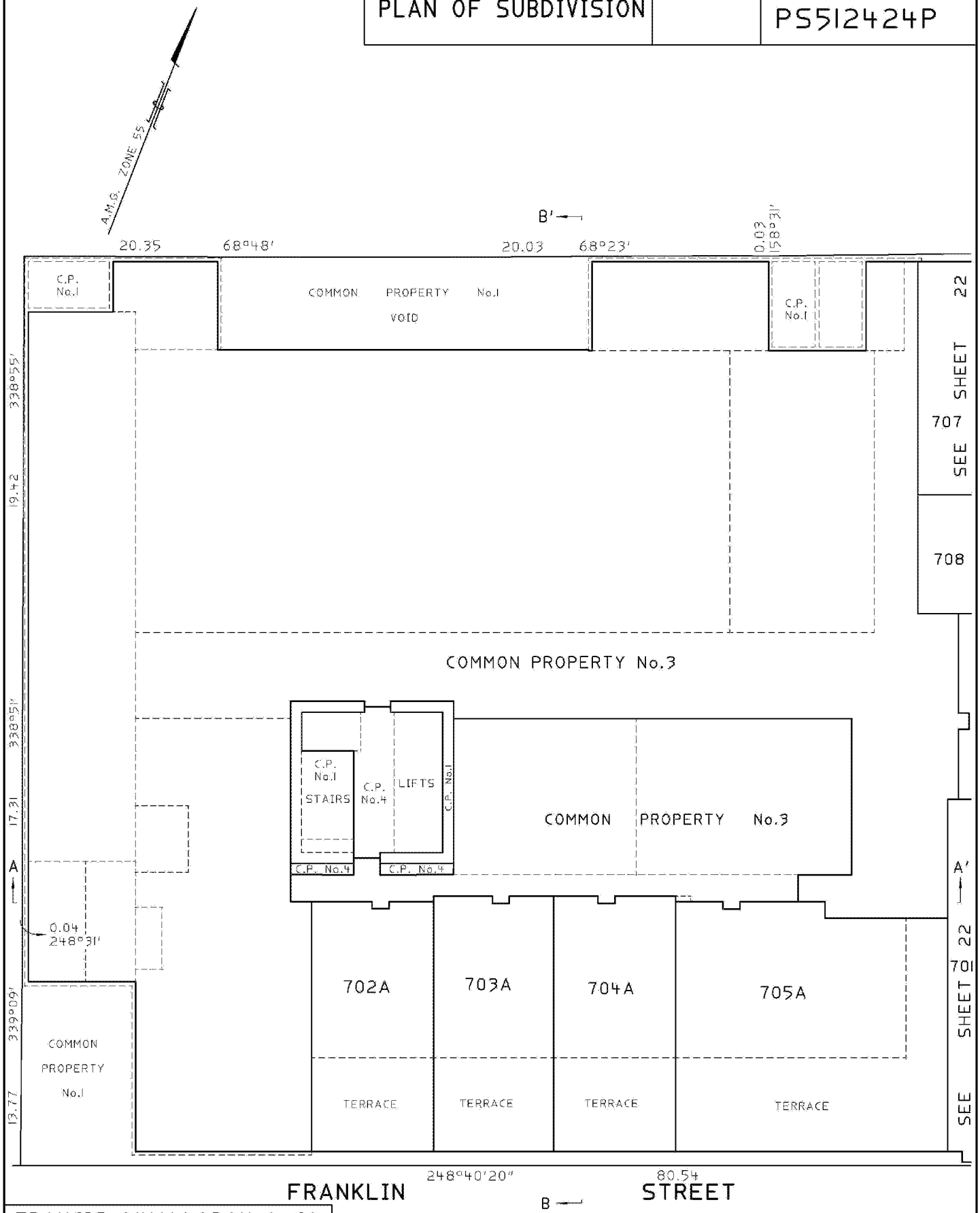
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DIAGRAM 12A
LEVEL 7 (PART)

SHEET 21

ORIGINAL
SHEET SIZE: A3
SCALE: 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

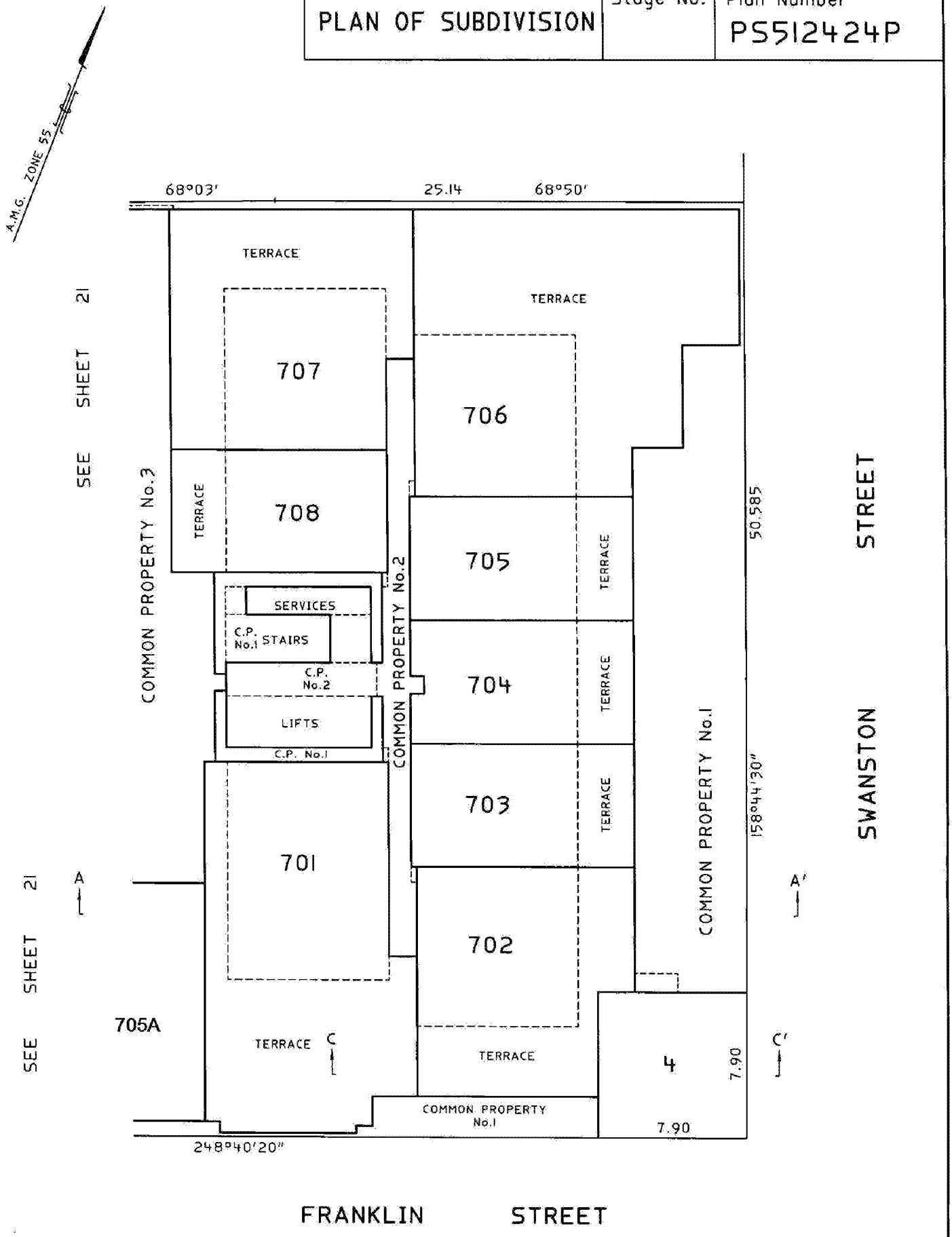
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REF 7740-M VERSION A

DATE ../../..
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DIAGRAM 12B
LEVEL 7 (PART)

SHEET 22

ORIGINAL
SHEET SIZE A3
SCALE 1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS512424P

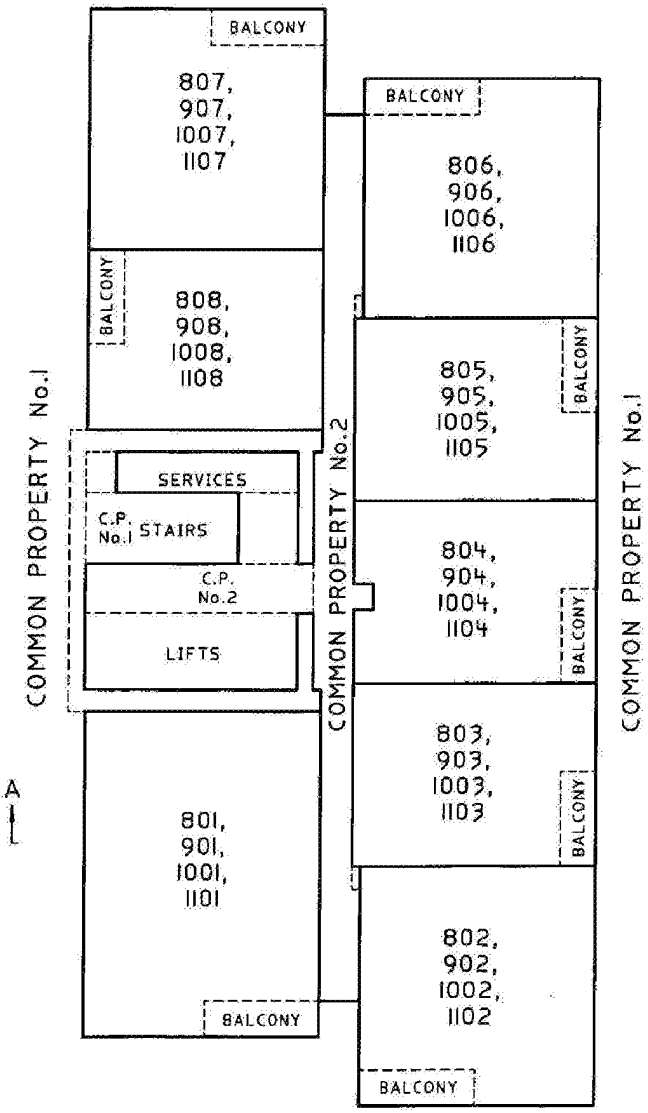


DIAGRAM 13
LEVELS 8 TO 11

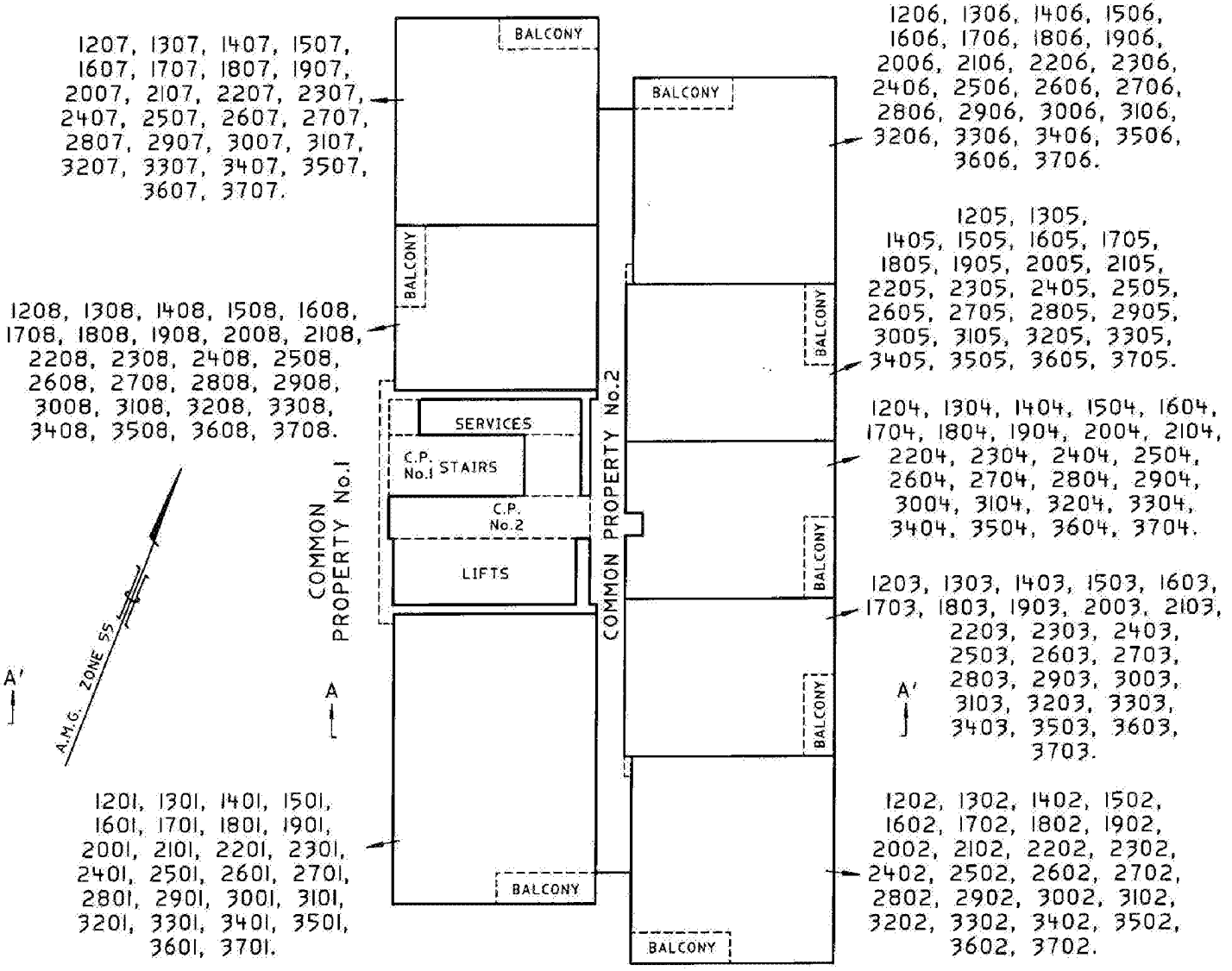


DIAGRAM 14
LEVELS 12 TO 37

SHEET 23

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ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

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REF 7740-M VERSION A

DATE ___/___/___
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PLAN OF SUBDIVISION	Stage No.	Plan Number PS512424P

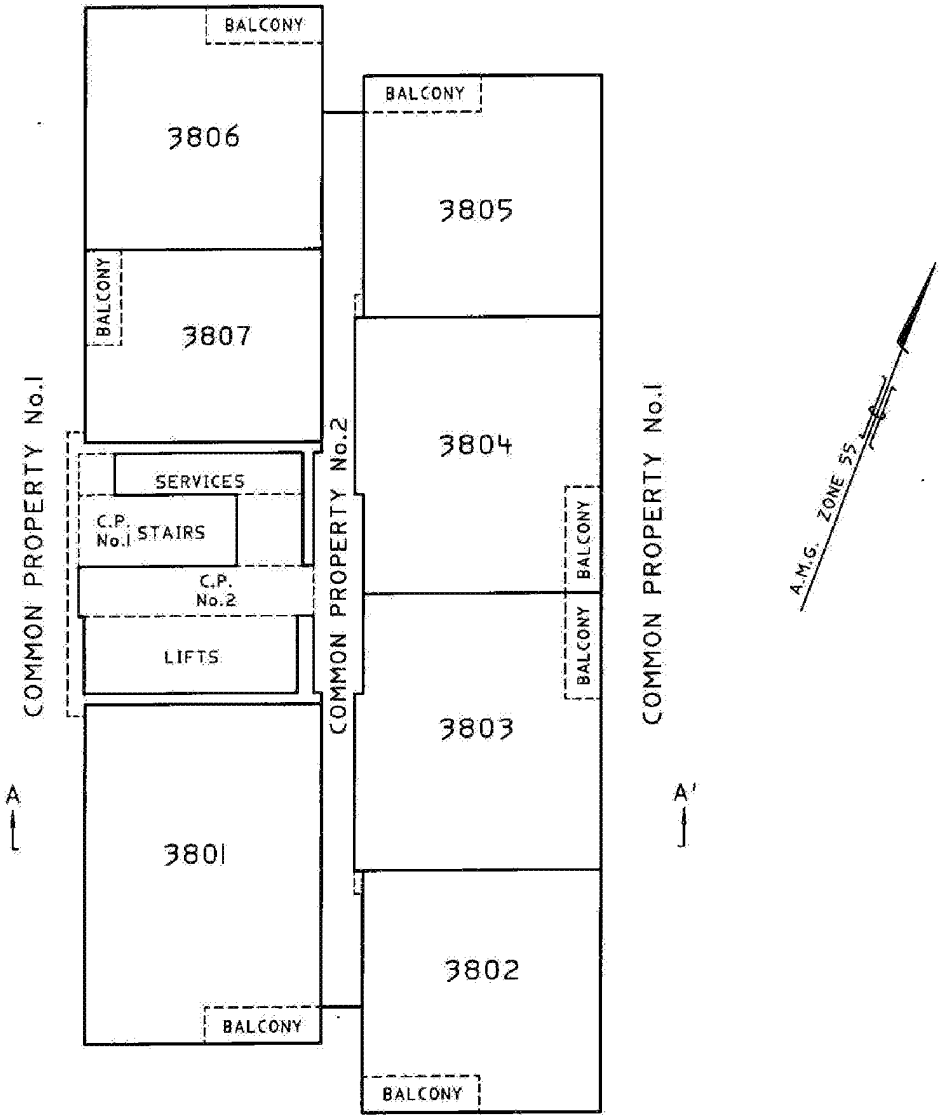


DIAGRAM 15
LEVELS 38

SHEET 24

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE ..... DATE ../../..
REF 7740-M VERSION A

DATE ../../..
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 25 of 40

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS512424P

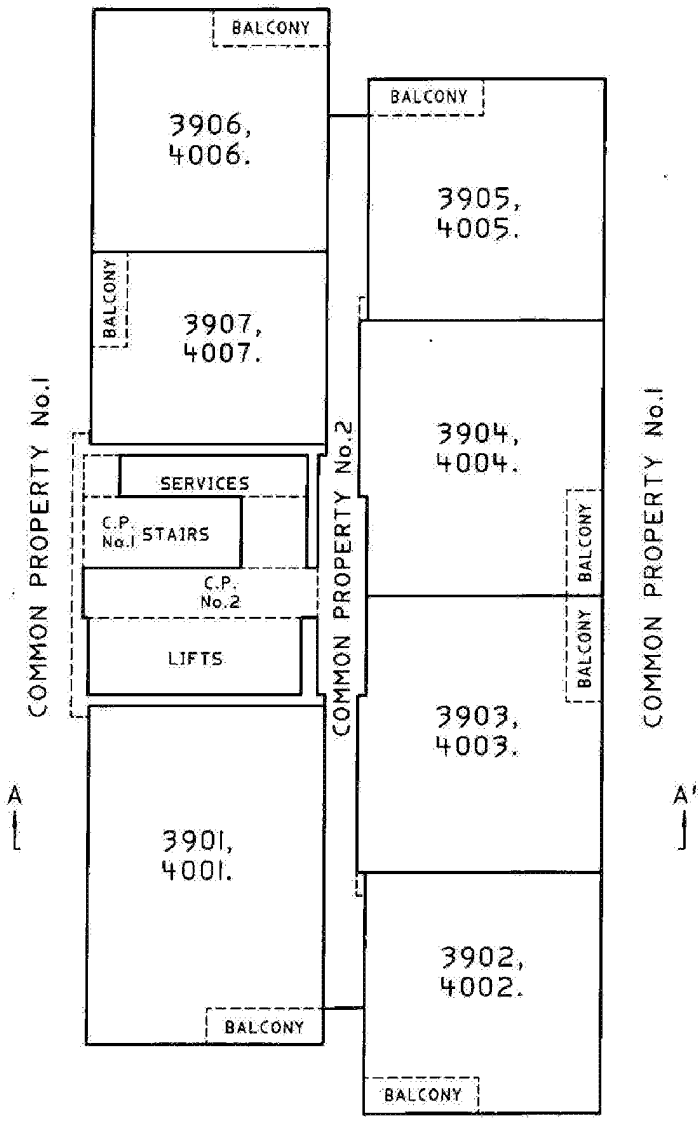


DIAGRAM 16
LEVELS 39 AND 40

A.M.G. ZONE 55

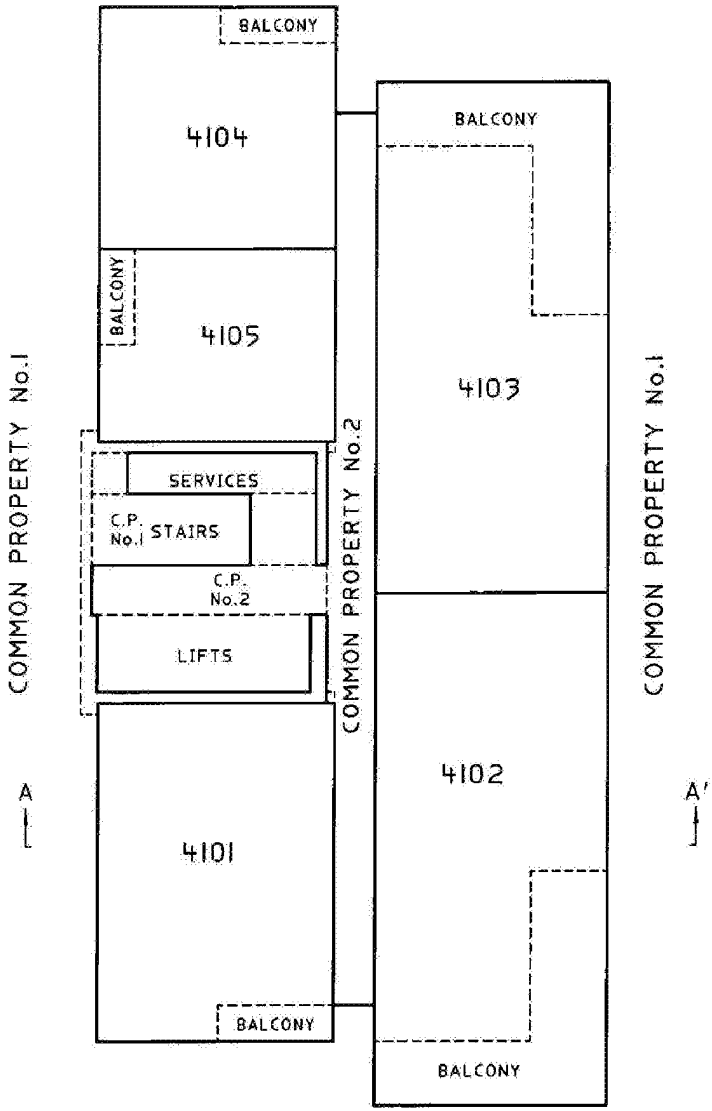


DIAGRAM 17
LEVEL 41

SHEET 25

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) _____
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 26 of 40

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS512424P

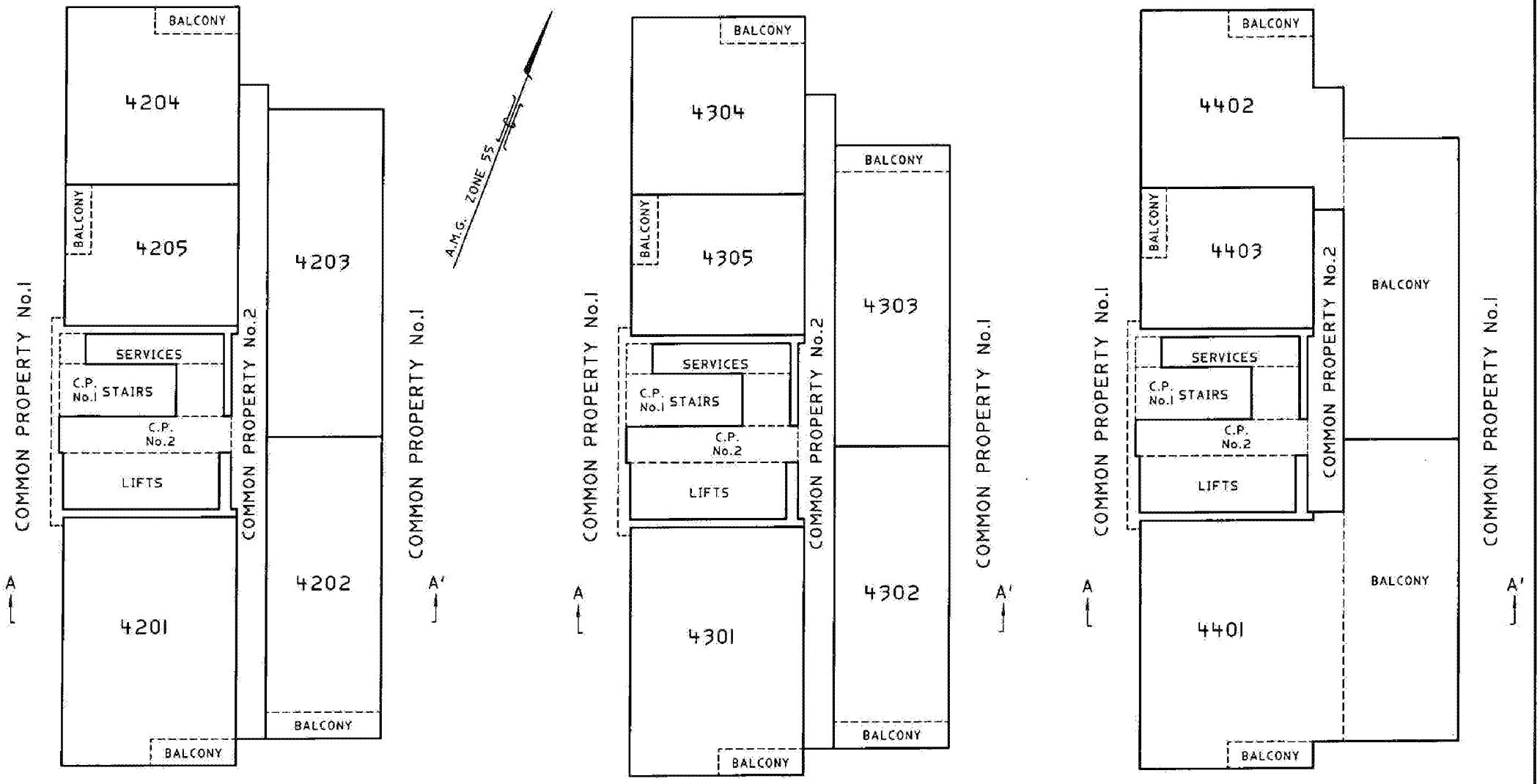


DIAGRAM 18
LEVEL 42

DIAGRAM 19
LEVEL 43

DIAGRAM 20
LEVEL 44

SHEET 26

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) _____
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 27 of 40

PLAN OF SUBDIVISION	Stage No.	Plan Number PS512424P

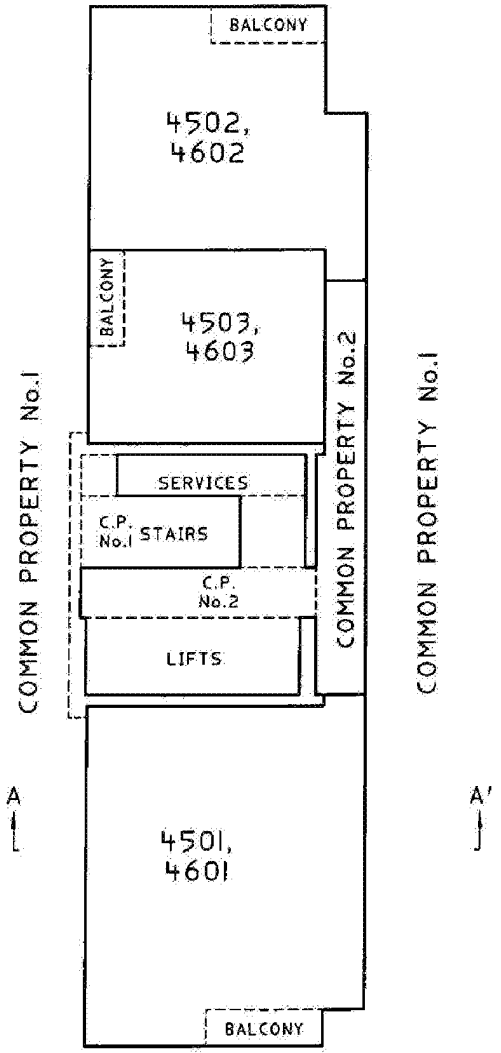


DIAGRAM 21
LEVELS 45 & 46

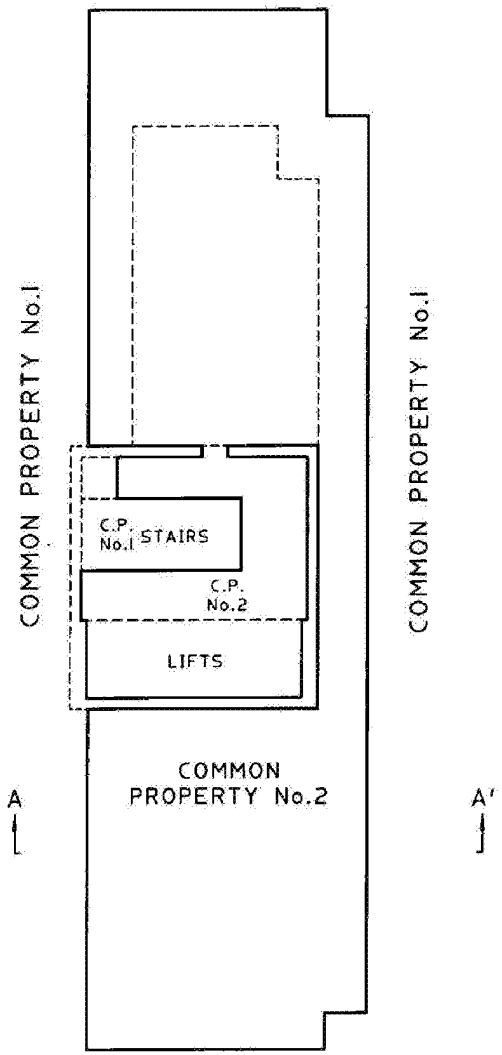
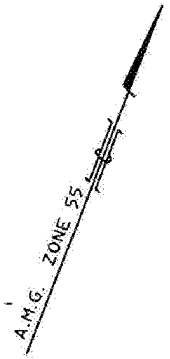


DIAGRAM 22
ROOF LEVEL



SHEET 27

FRANCIS O'HALLORAN & CO.	ORIGINAL SHEET SIZE	SCALE	SCALE	LICENSED SURVEYOR (PRINT) _____	
Consulting Surveyors and Property Planners			2 0 4 8	SIGNATURE _____ DATE ../../..	DATE ../../..
32 Peel Street Collingwood Victoria 3066	A3	1:200	LENGTHS ARE IN METRES	REF 7740-M VERSION A	COUNCIL DELEGATE SIGNATURE
Telephone (03) 9419 8422 Fax (03) 9415 1370					

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 28 of 40

PLAN OF SUBDIVISION	Stage No.	Plan Number PS512424P

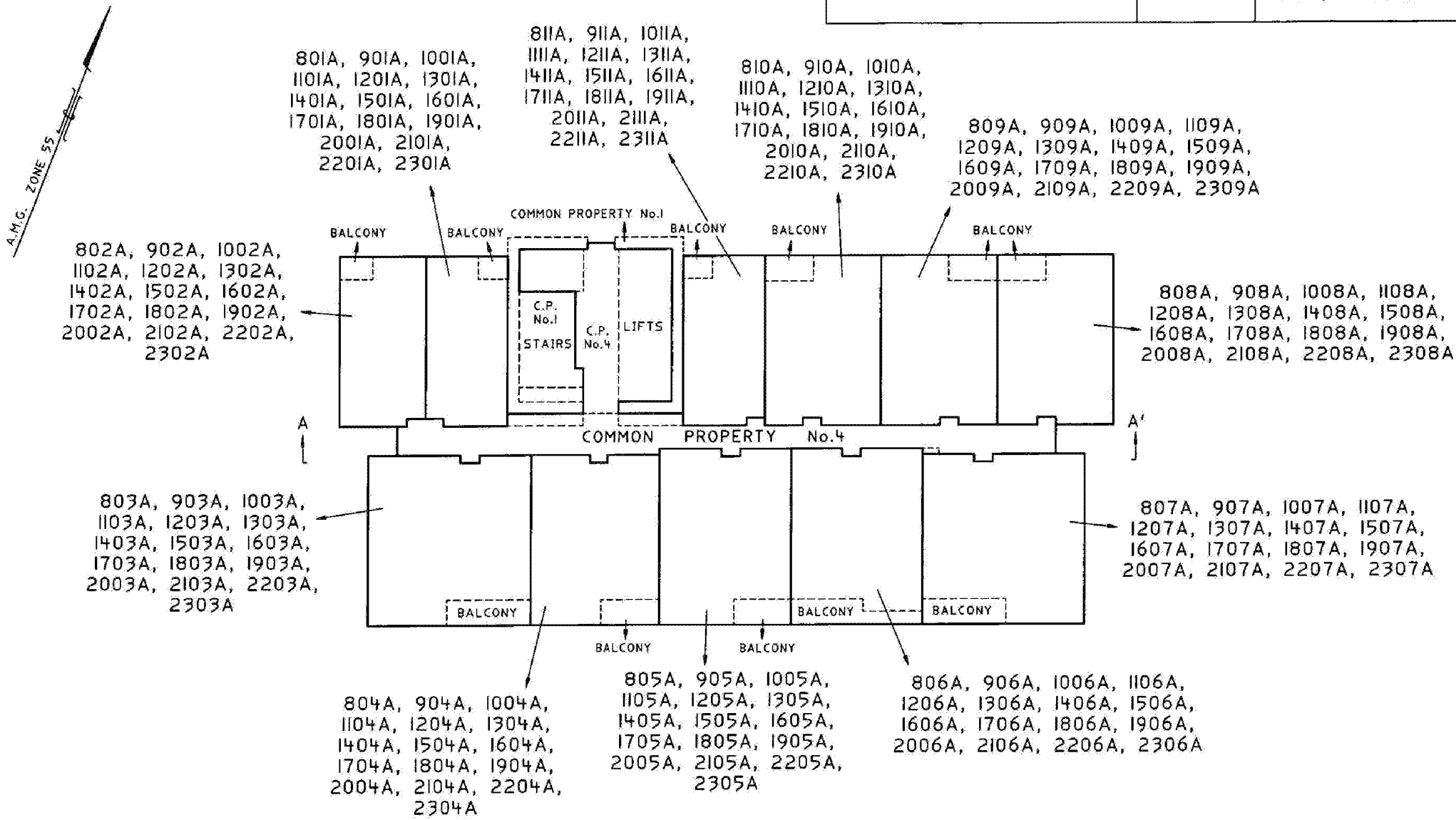


DIAGRAM 23
LEVELS 8 TO 23

SHEET 28

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE ---------- DATE --/--/--
REF 7740-M VERSION A

---------- DATE --/--/--
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 29 of 40

PLAN OF SUBDIVISION

Stage No.

Plan Number PS512424P

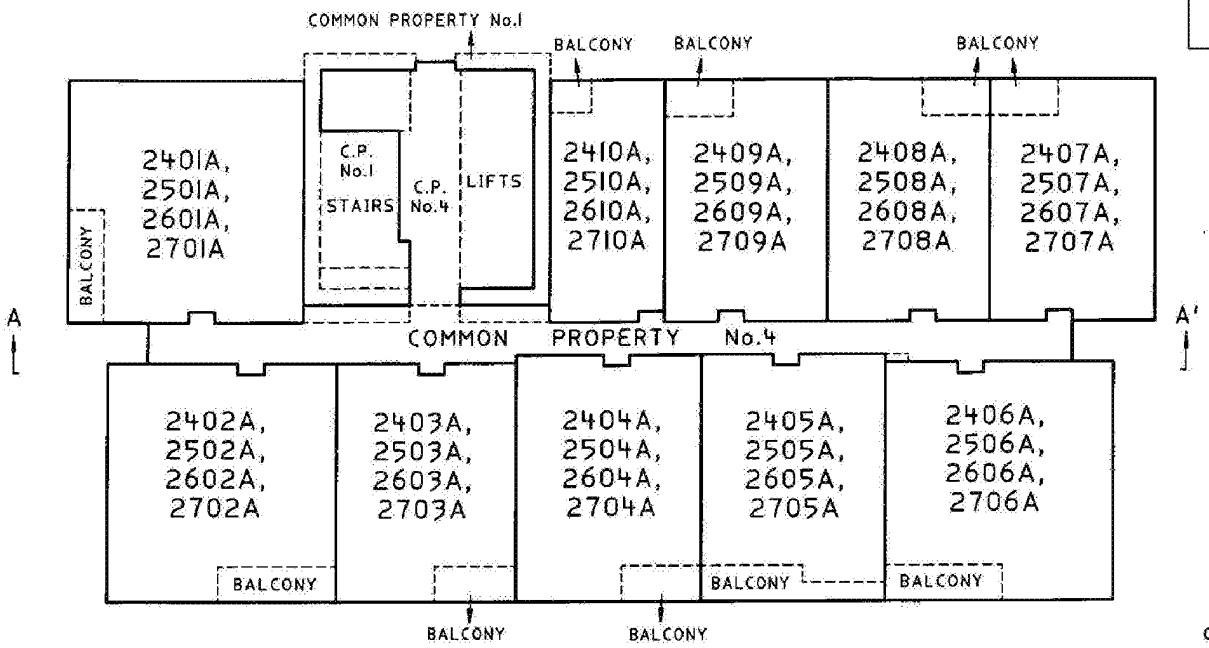


DIAGRAM 24
LEVELS 24 TO 27

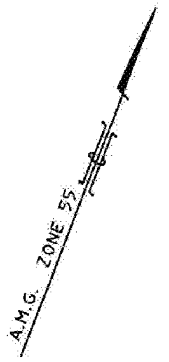
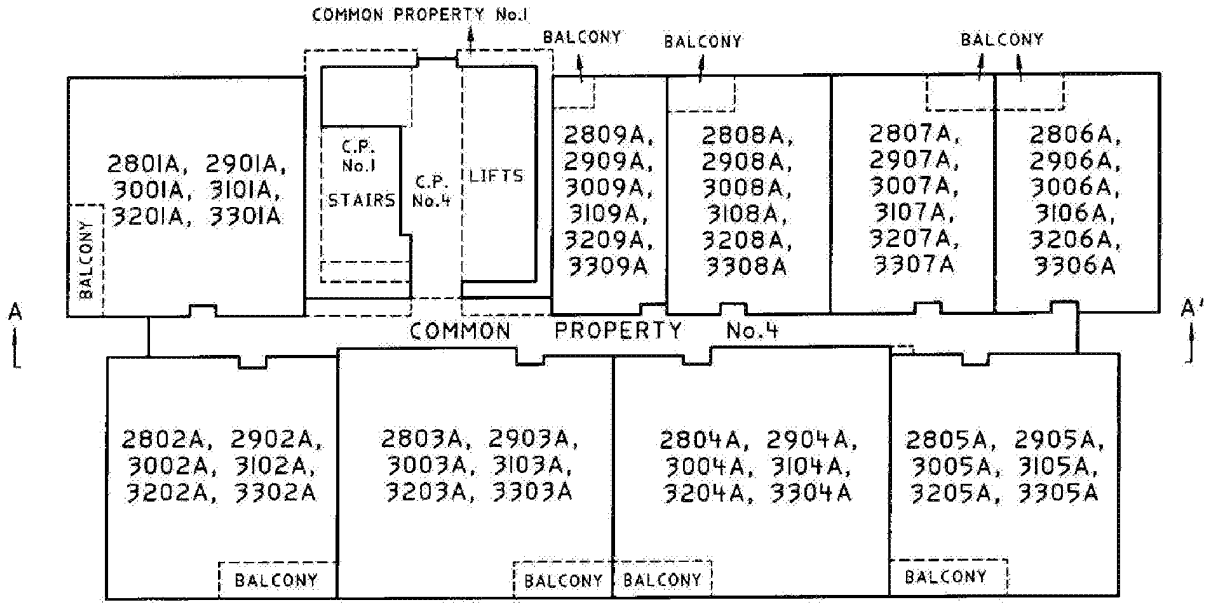


DIAGRAM 25
LEVELS 28 TO 33



SHEET 29

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

_____
DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 30 of 40

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS512424P

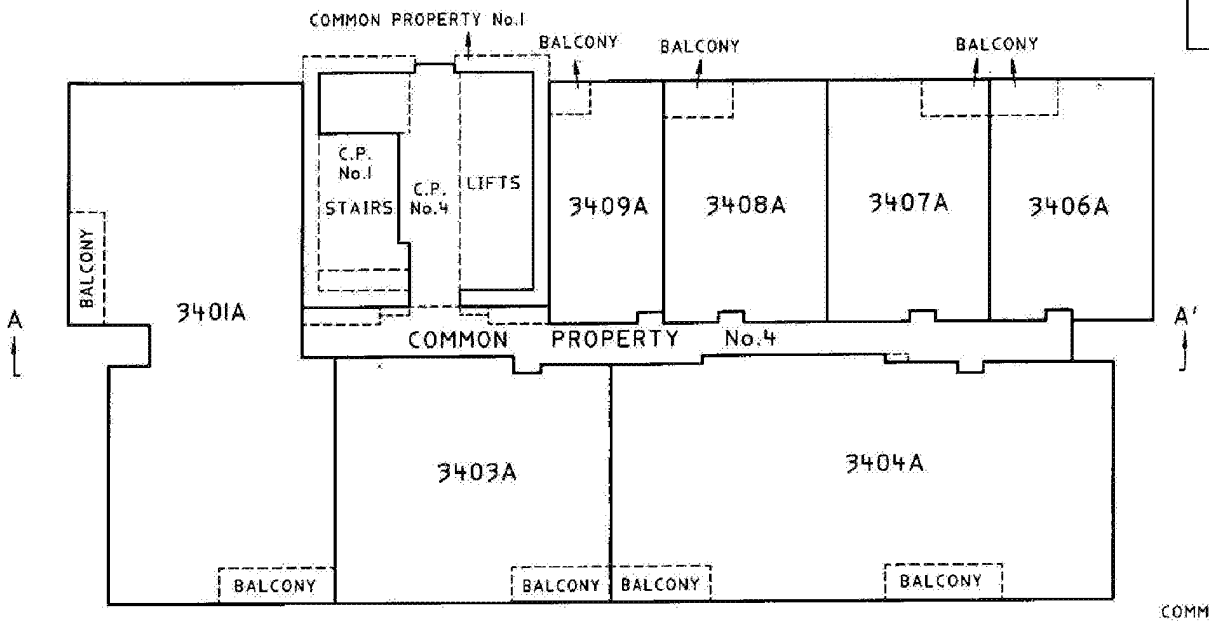


DIAGRAM 26
LEVEL 34

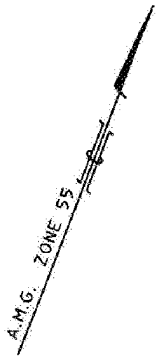
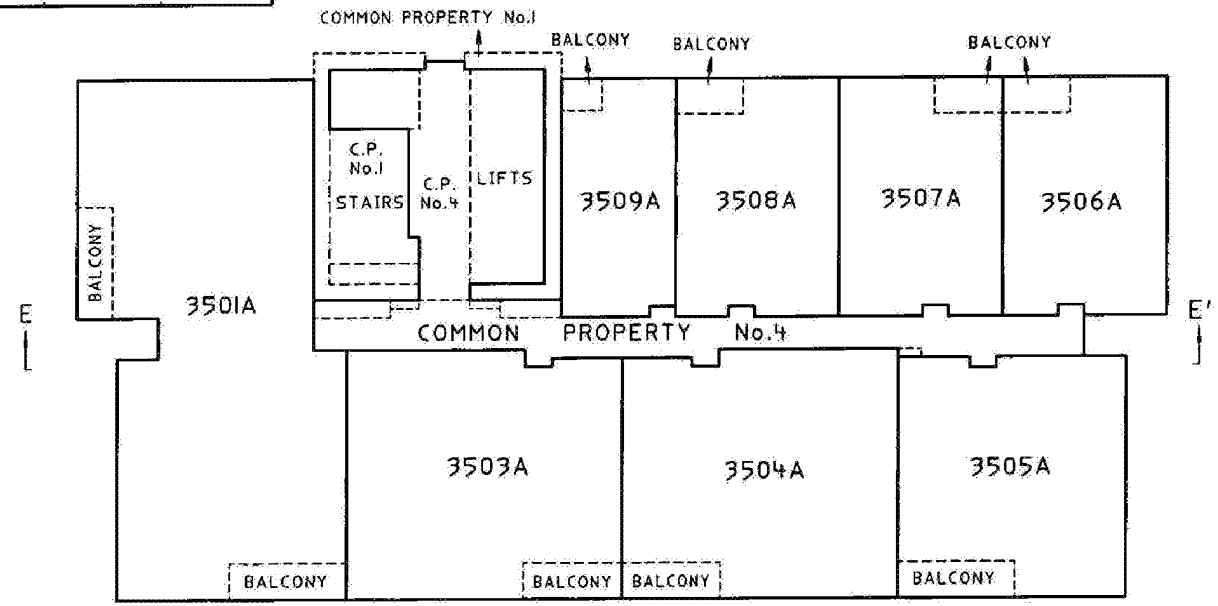


DIAGRAM 27
LEVEL 35



SHEET 30

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

_____
DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 31 of 40

PLAN OF SUBDIVISION

Plan Number
PS512424P

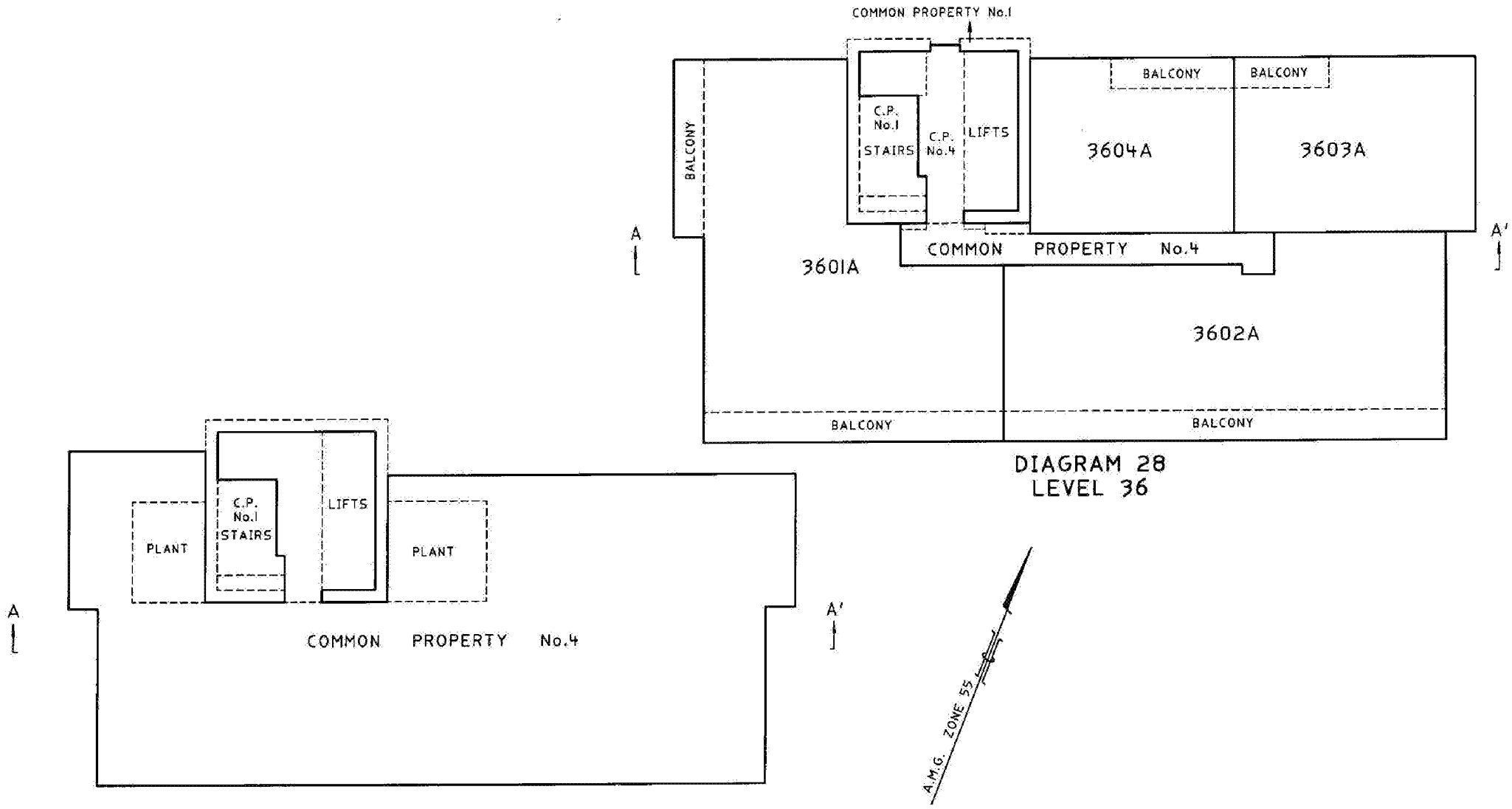


DIAGRAM 28
LEVEL 36

DIAGRAM 29
ROOF LEVEL

SHEET 31

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE	SCALE
A3	1:200

SCALE
2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 32 of 40

PLAN OF SUBDIVISION

PS 512424P

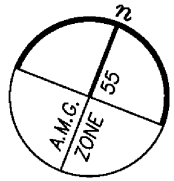
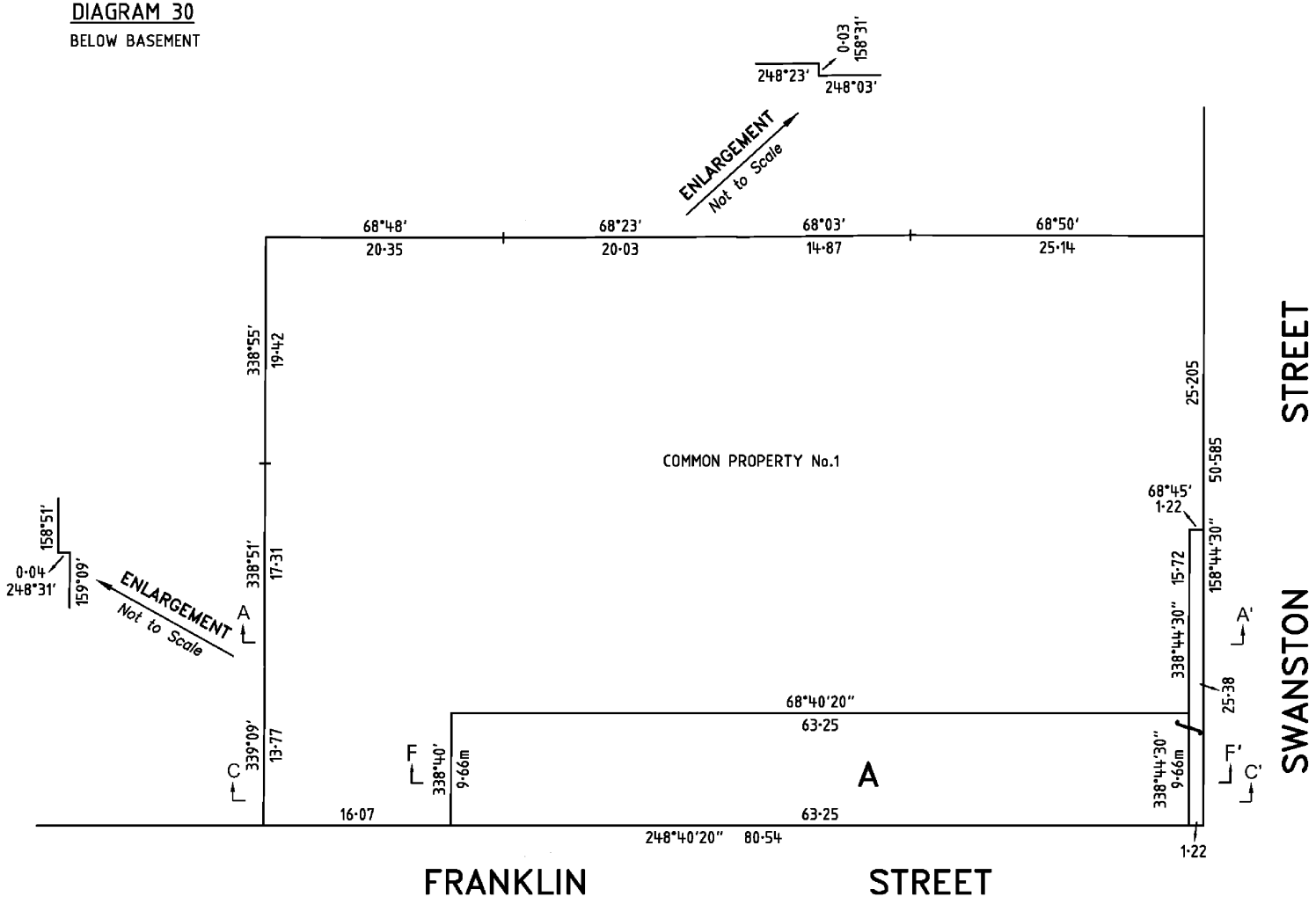


DIAGRAM 30

BELOW BASEMENT



VERIS AUSTRALIA PTY LTD A | Level 3, 1 Southbank Blvd Southbank VIC 3006 T | +61 3 7019 8400 E | melbourne@veris.com.au W | www.veris.com.au	LICENSED SURVEYOR LACHLAN JAMES McCLEARY DATE 04/10/22 REFERENCE 32196 VERSION A DRAWING 32196-S104-AA-A	4 0 8 16 LENGTHS ARE IN METRES	SCALE 1:400 ORIGINAL SHEET SIZE A3 SHEET 32

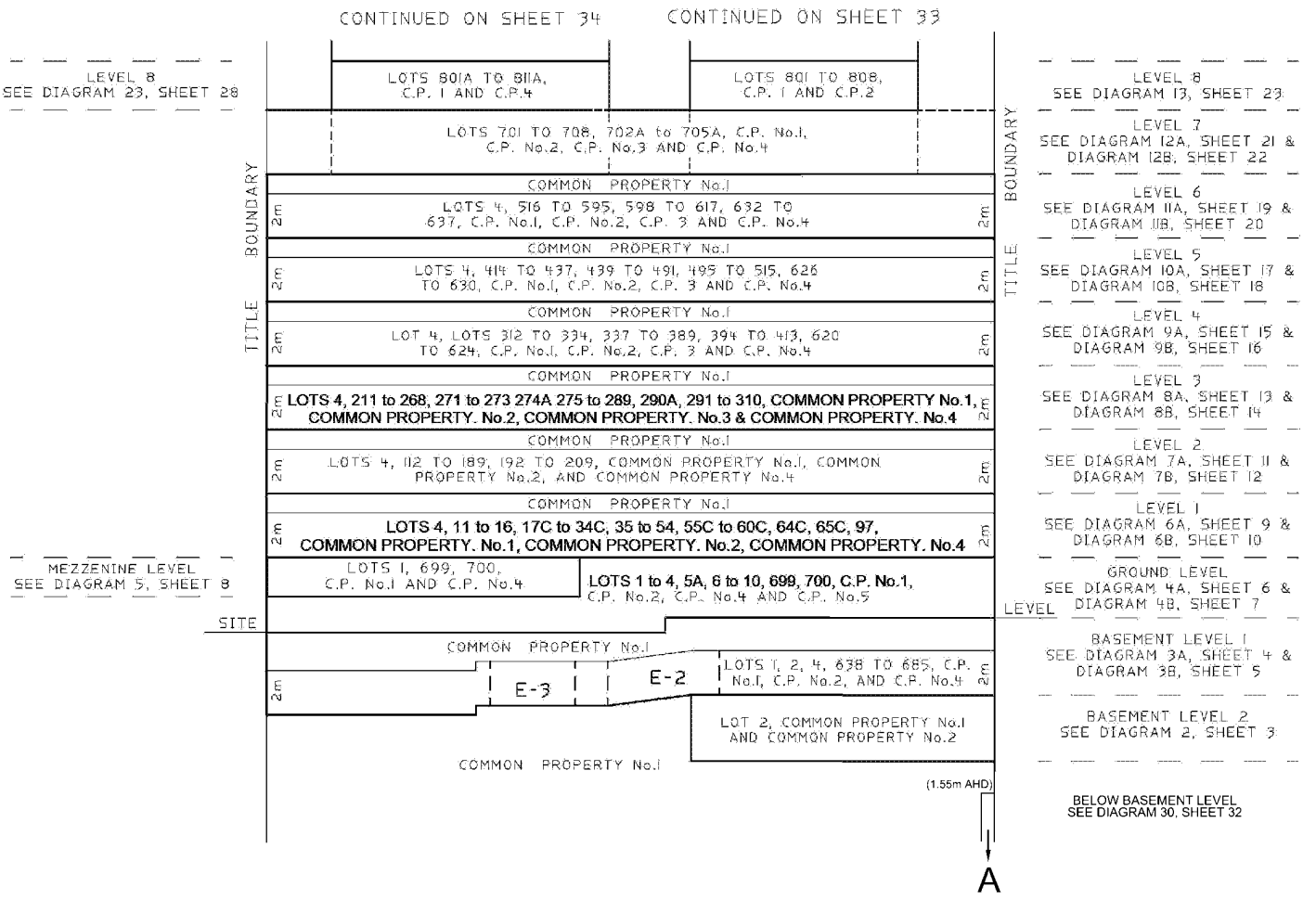
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Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 34 of 40

PLAN OF SUBDIVISION

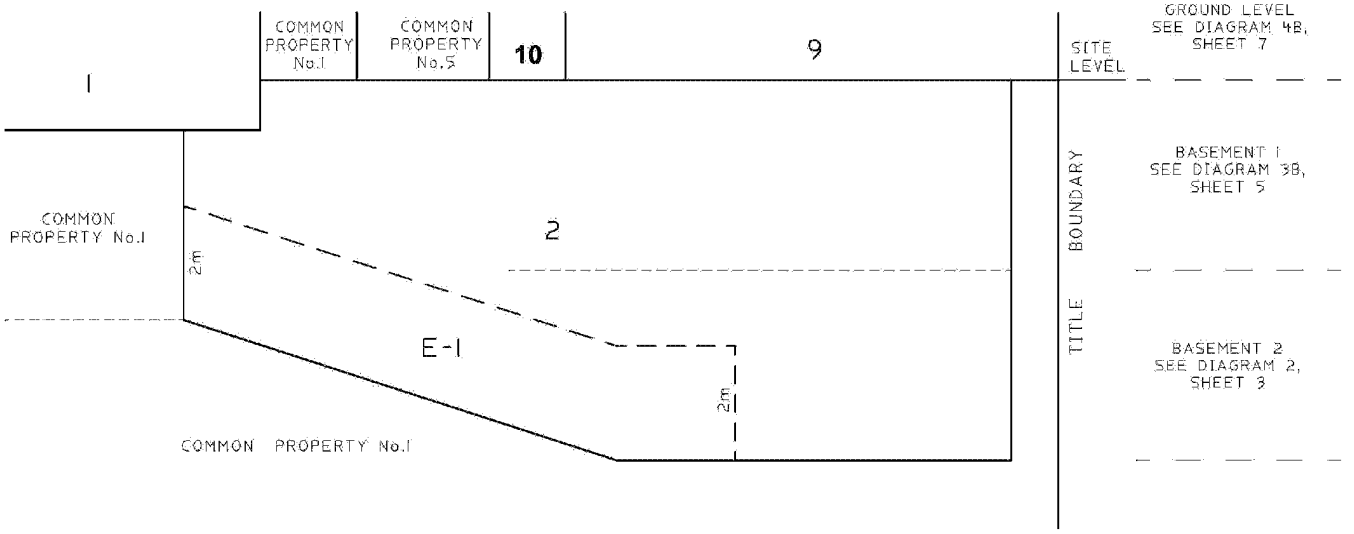
Stage No.

Plan Number
PS512424P



TYPICAL CROSS SECTION A-A'

NOT TO SCALE



CROSS SECTION D-D'

NOT TO SCALE

SHEET 33

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE _____ DATE ___/___/____

REF 7740-M VERSION A

DATE ___/___/___

COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 35 of 40

PLAN OF SUBDIVISION

Stage No.

Plan Number PS512424P

TITLE BOUNDARY

COMMON PROPERTY No.1

SEE SHEET 34

COMMON PROPERTY No.1

COMMON PROPERTY No.1

C.P. 1 AND C.P.2

LOTS 4601 TO 4603, C.P. 1 AND C.P.2

LOTS 4501 TO 4503, C.P. 1 AND C.P.2

LOTS 4401 TO 4403, C.P. 1 AND C.P.2 | BALCONY

LOTS 4301 TO 4305, C.P. 1 AND C.P.2

LOTS 4201 TO 4205, C.P. 1 AND C.P.2

LOTS 4101 TO 4105, C.P. 1 AND C.P.2

LOTS 4001 TO 4007, C.P. 1 AND C.P.2

LOTS 3901 TO 3907, C.P. 1 AND C.P.2

LOTS 3801 TO 3807, C.P. 1 AND C.P.2

LOTS 3701 TO 3708, C.P. 1 AND C.P.2

LOTS 3601 TO 3608, C.P. 1 AND C.P.2

LOTS 3501 TO 3508, C.P. 1 AND C.P.2

LOTS 3401 TO 3408, C.P. 1 AND C.P.2

LOTS 3301 TO 3308, C.P. 1 AND C.P.2

LOTS 3201 TO 3208, C.P. 1 AND C.P.2

LOTS 3101 TO 3108, C.P. 1 AND C.P.2

LOTS 3001 TO 3008, C.P. 1 AND C.P.2

LOTS 2901 TO 2908, C.P. 1 AND C.P.2

LOTS 2801 TO 2808, C.P. 1 AND C.P.2

LOTS 2701 TO 2708, C.P. 1 AND C.P.2

LOTS 2601 TO 2608, C.P. 1 AND C.P.2

LOTS 2501 TO 2508, C.P. 1 AND C.P.2

LOTS 2401 TO 2408, C.P. 1 AND C.P.2

LOTS 2301 TO 2308, C.P. 1 AND C.P.2

LOTS 2201 TO 2208, C.P. 1 AND C.P.2

LOTS 2101 TO 2108, C.P. 1 AND C.P.2

LOTS 2001 TO 2008, C.P. 1 AND C.P.2

LOTS 1901 TO 1908, C.P. 1 AND C.P.2

LOTS 1801 TO 1808, C.P. 1 AND C.P.2

LOTS 1701 TO 1708, C.P. 1 AND C.P.2

LOTS 1601 TO 1608, C.P. 1 AND C.P.2

LOTS 1501 TO 1508, C.P. 1 AND C.P.2

LOTS 1401 TO 1408, C.P. 1 AND C.P.2

LOTS 1301 TO 1308, C.P. 1 AND C.P.2

LOTS 1201 TO 1208, C.P. 1 AND C.P.2

LOTS 1101 TO 1108, C.P. 1 AND C.P.2

LOTS 1001 TO 1008, C.P. 1 AND C.P.2

LOTS 901 TO 908, C.P. 1 AND C.P.2

CONTINUED ON SHEET 32

ROOF LEVEL
SEE DIAGRAM 22, SHEET 27

LEVEL 46
SEE DIAGRAM 21, SHEET 27

LEVEL 45
SEE DIAGRAM 21, SHEET 27

LEVEL 44
SEE DIAGRAM 20, SHEET 26

LEVEL 43
SEE DIAGRAM 19, SHEET 26

LEVEL 42
SEE DIAGRAM 18, SHEET 26

LEVEL 41
SEE DIAGRAM 17, SHEET 25

LEVEL 40
SEE DIAGRAM 16, SHEET 25

LEVEL 39
SEE DIAGRAM 16, SHEET 25

LEVEL 38
SEE DIAGRAM 15, SHEET 24

LEVEL 37
SEE DIAGRAM 14, SHEET 23

LEVEL 36
SEE DIAGRAM 14, SHEET 23

LEVEL 35
SEE DIAGRAM 14, SHEET 23

LEVEL 34
SEE DIAGRAM 14, SHEET 23

LEVEL 33
SEE DIAGRAM 14, SHEET 23

LEVEL 32
SEE DIAGRAM 14, SHEET 23

LEVEL 31
SEE DIAGRAM 14, SHEET 23

LEVEL 30
SEE DIAGRAM 14, SHEET 23

LEVEL 29
SEE DIAGRAM 14, SHEET 23

LEVEL 28
SEE DIAGRAM 14, SHEET 23

LEVEL 27
SEE DIAGRAM 14, SHEET 23

LEVEL 26
SEE DIAGRAM 14, SHEET 23

LEVEL 25
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LEVEL 24
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LEVEL 16
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LEVEL 15
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LEVEL 14
SEE DIAGRAM 14, SHEET 23

LEVEL 13
SEE DIAGRAM 14, SHEET 23

LEVEL 12
SEE DIAGRAM 14, SHEET 23

LEVEL 11
SEE DIAGRAM 13, SHEET 23

LEVEL 10
SEE DIAGRAM 13, SHEET 23

LEVEL 9
SEE DIAGRAM 13, SHEET 23

TITLE BOUNDARY
SWANSTON STREET

TYPICAL CROSS SECTION A-A'

NOT TO SCALE

SHEET 34

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE _____ DATE __/__/____

REF 7740-M VERSION A

DATE __/__/__

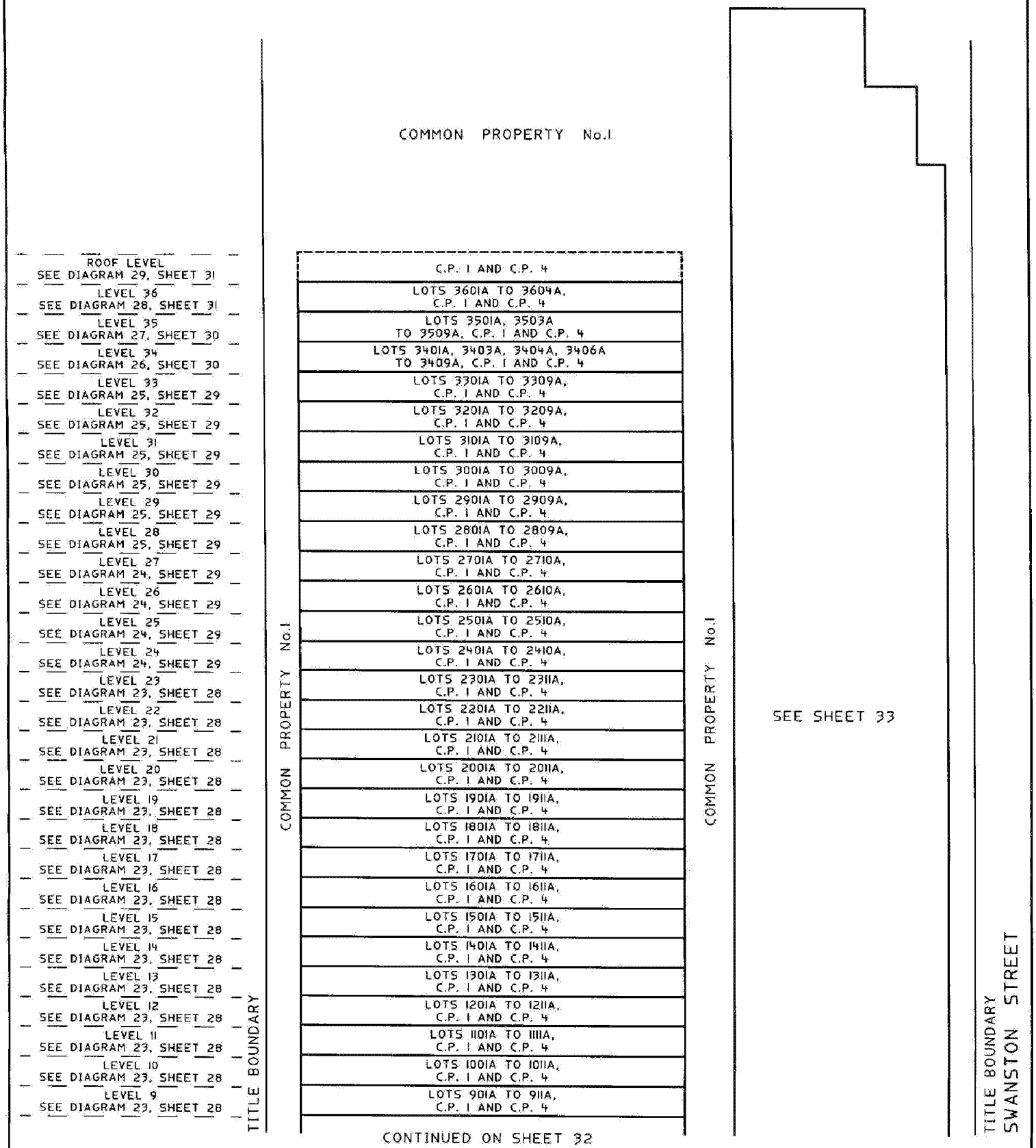
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.

Plan Number PS512424P



TYPICAL CROSS SECTION A-A'

NOT TO SCALE

SHEET 35

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE _____ DATE __/__/__

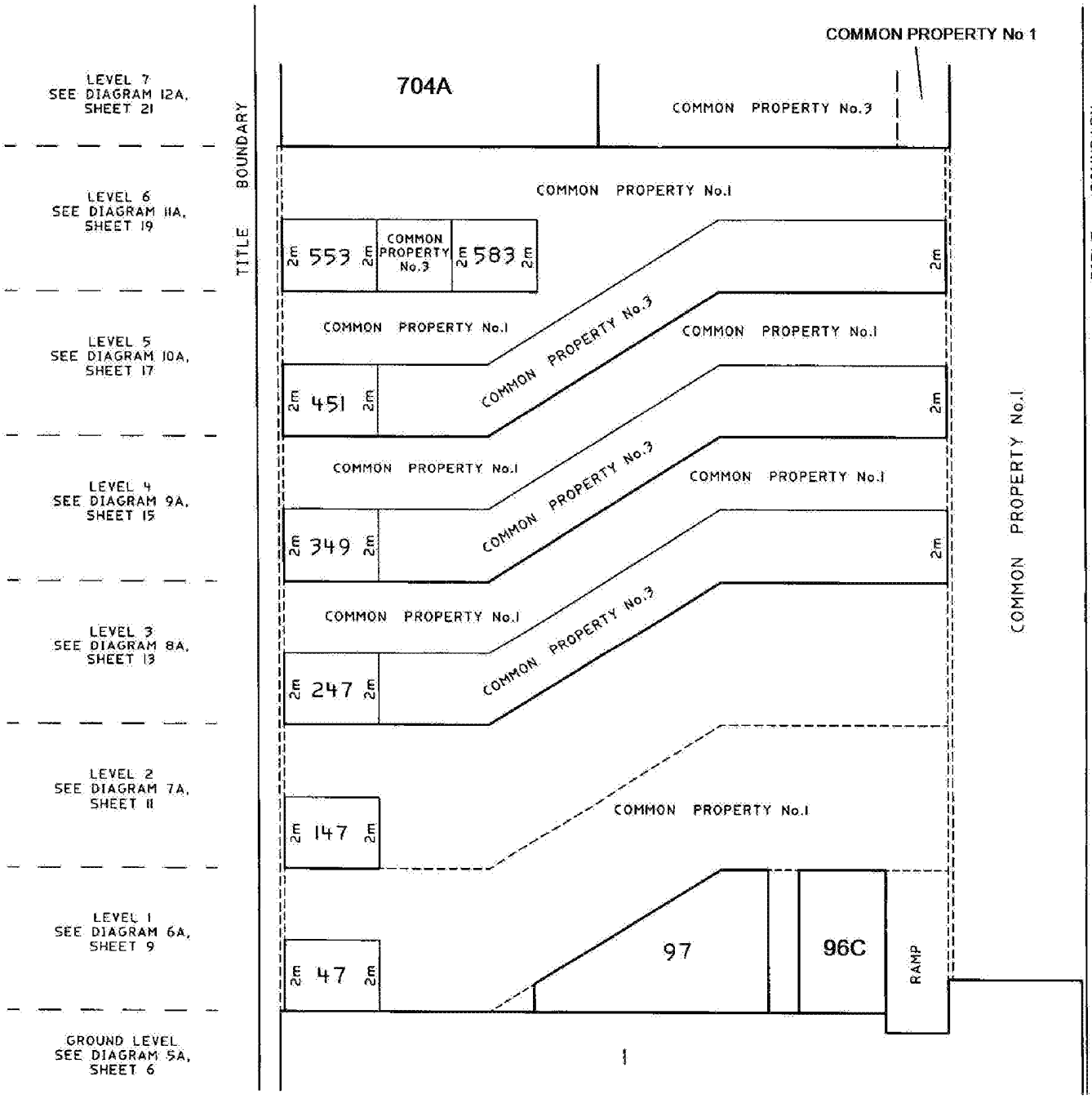
REF 7740-M VERSION A

DATE __/__/__

COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION	Stage No.	Plan Number PS512424P



CROSS SECTION B-B'

NOT TO SCALE

SHEET 36

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Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE _____ DATE __/__/____

REF 7740-M VERSION A

DATE __/__/__

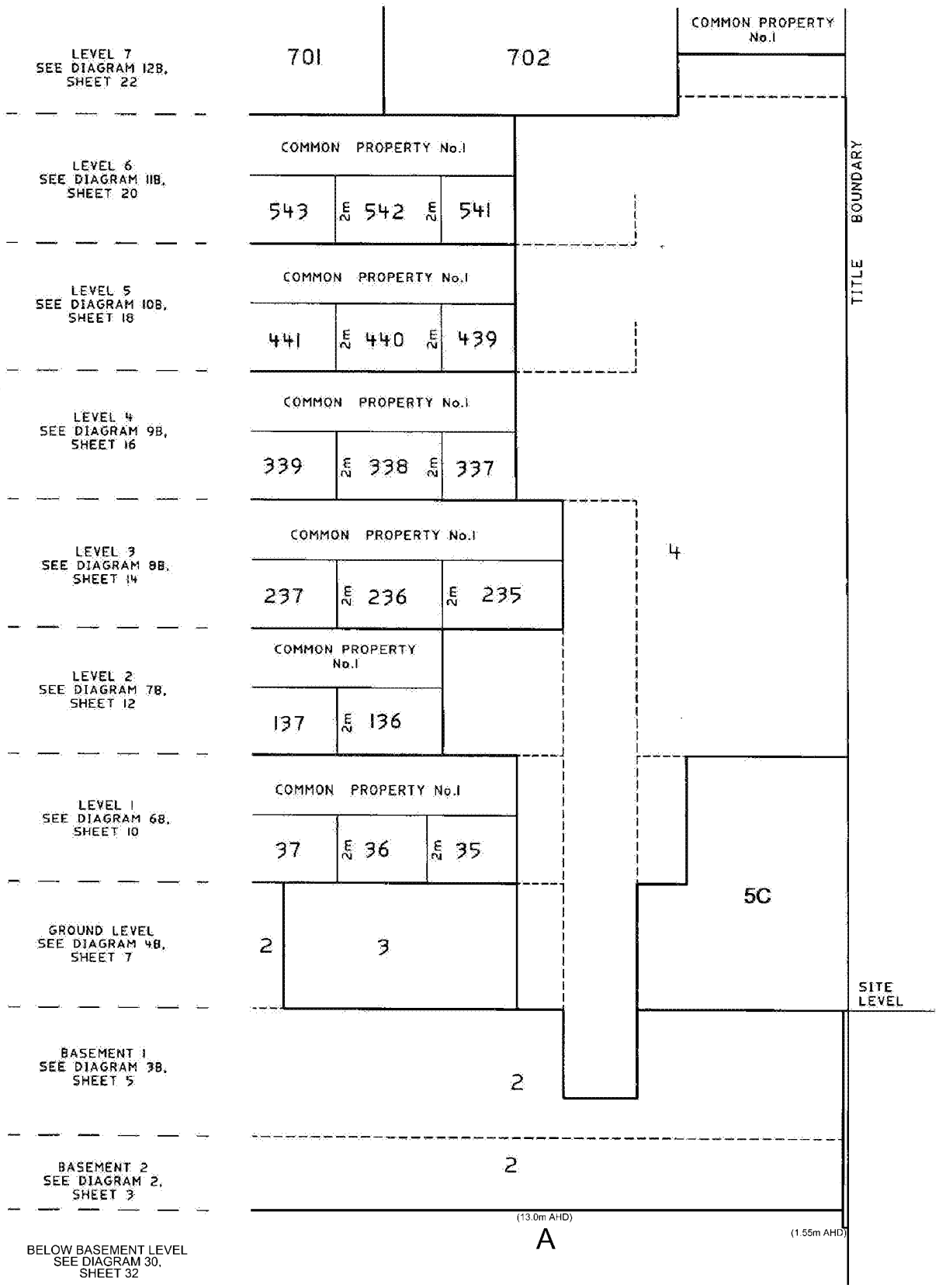
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS512424P



CROSS SECTION C-C'
NOT TO SCALE

SHEET 37

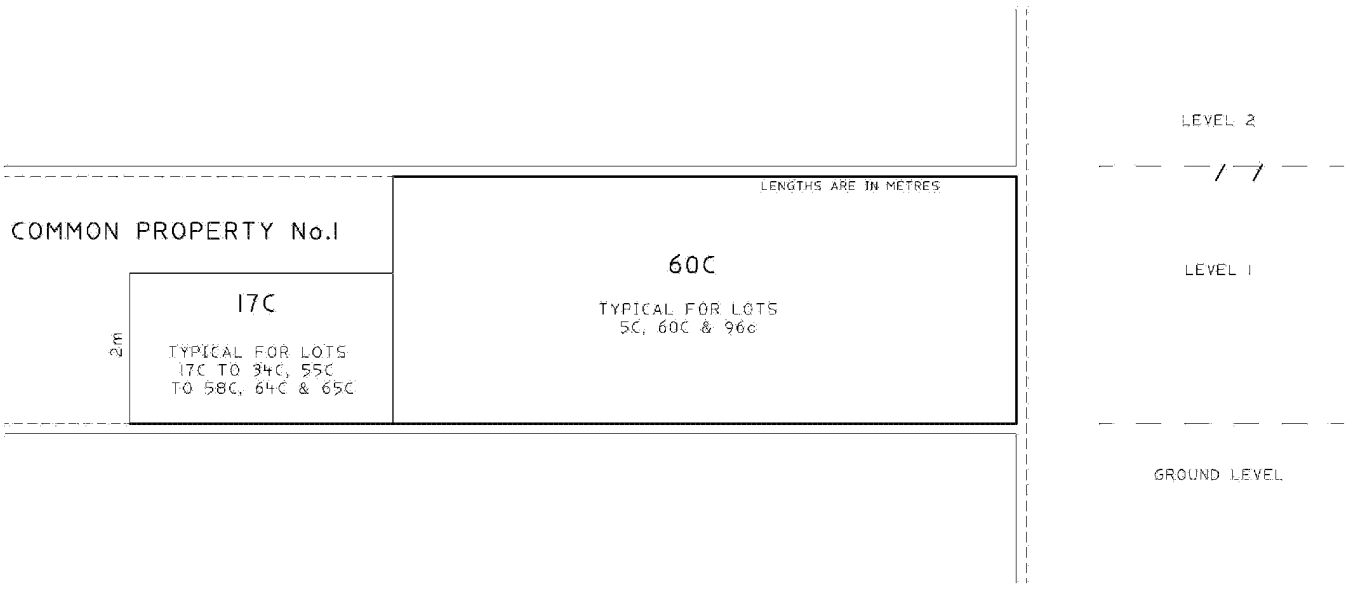
FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE
A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts
SIGNATURE _____ DATE __/__/__
REF 7740-M VERSION A

DATE __/__/__
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 39 of 40



TYPICAL CROSS SECTION E-E'

NOT TO SCALE

SHEET 38

FRANCIS O'HALLORAN & CO.
Consulting Surveyors and Property Planners
32 Peel Street Collingwood Victoria 3066
Telephone (03) 9419 8422 Fax (03) 9415 1370

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Kenneth J. Roberts

SIGNATURE _____ DATE ___/___/____

REF 7740-S32-1 VERSION E

DATE ___/___/___

COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 11/10/2023 17:14 Page 40 of 40

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS512424P

MASTERPLAN WAS REGISTERED AT 5.03PM ON 29/06/06

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	SEE STAGE 2 CERTIFIED PLAN	STAGE 2 DEVELOPMENT	PS512424P/S2	03/01/06	2	MLE
LOT S3	SEE STAGE 3 CERTIFIED PLAN	STAGE 3 DEVELOPMENT	PS512424P/S3	03/01/06	2	MLE
THIS PLAN	CREATION OF NEW BODY CORPORATE No 6	SECTION 32 DEVELOPMENT	PS512424P/D1	03/01/06	2	MLE
THIS PLAN		PLAN AMENDED	AE846960S	18/01/07	3	MLE
		DUPLICATION OF LOT 3201A AMENDED TO LOT 3202A	AF79730C		2	C.G.
LOTS 274 & 290 & COMM PROP No.1 & COMM PROP No.3	LOTS 274A & 290A	AMENDMENT SECTION 32 SUBD ACT 1988	PS512424P/D2	19/4/11	5	RMCB
LOTS 5, 17 - 34, 55-60, 83-95, 96, 98, COMM PROP No.1	LOTS 5C, 17C - 34C, 55C - 60C, 64C, 65C, 96C	AMENDMENT SECTION 32 SUBD ACT 1988 AND CREATION OF EASEMENT E-4.	PS512424P/D3	21/04/11	5	RMCB
CP1	LOT A	Acquisition under the Major Transport Projects Facilitation Act 2009	AW433830D	16/03/23	6	NT

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 11 October 2023 04:51 PM

PROPERTY DETAILS

Address:	**1806/483 SWANSTON STREET MELBOURNE 3000**
Lot and Plan Number:	**Lot 1806 PS512424**
Standard Parcel Identifier (SPI):	**1806\PS512424**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**604889**
Planning Scheme:	**Melbourne** Planning Scheme - Melbourne
Directory Reference:	**Melway 2B D12**

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**

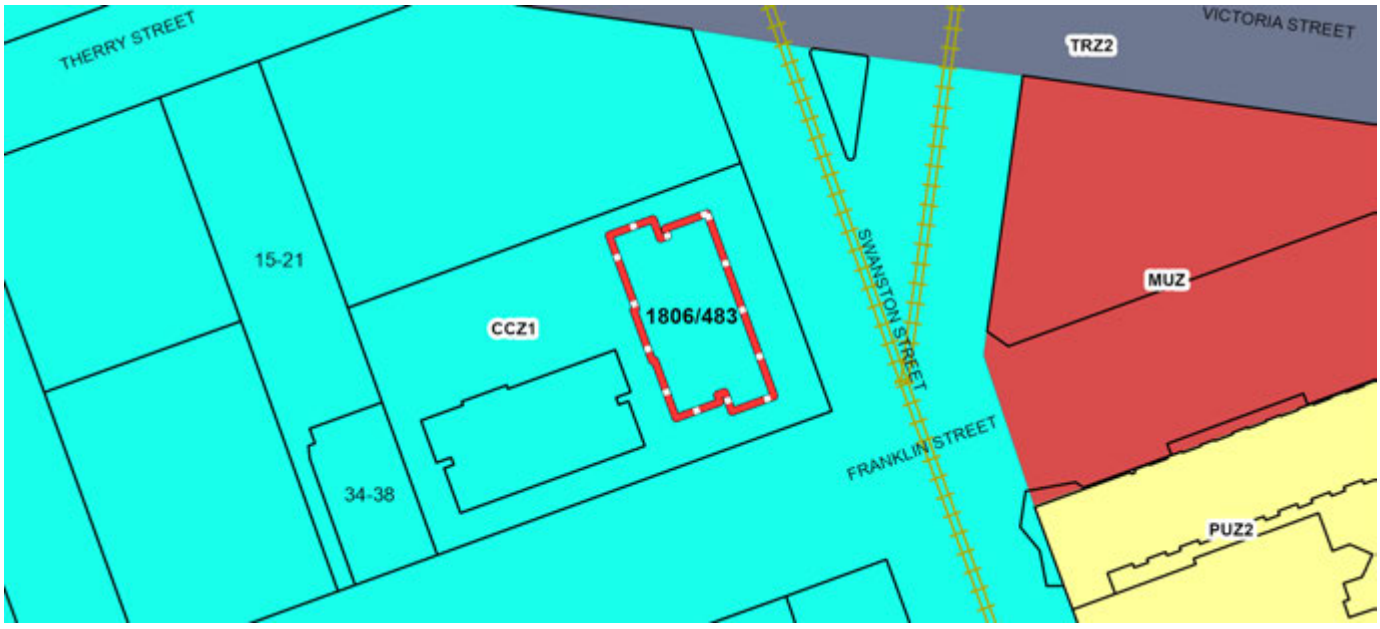
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

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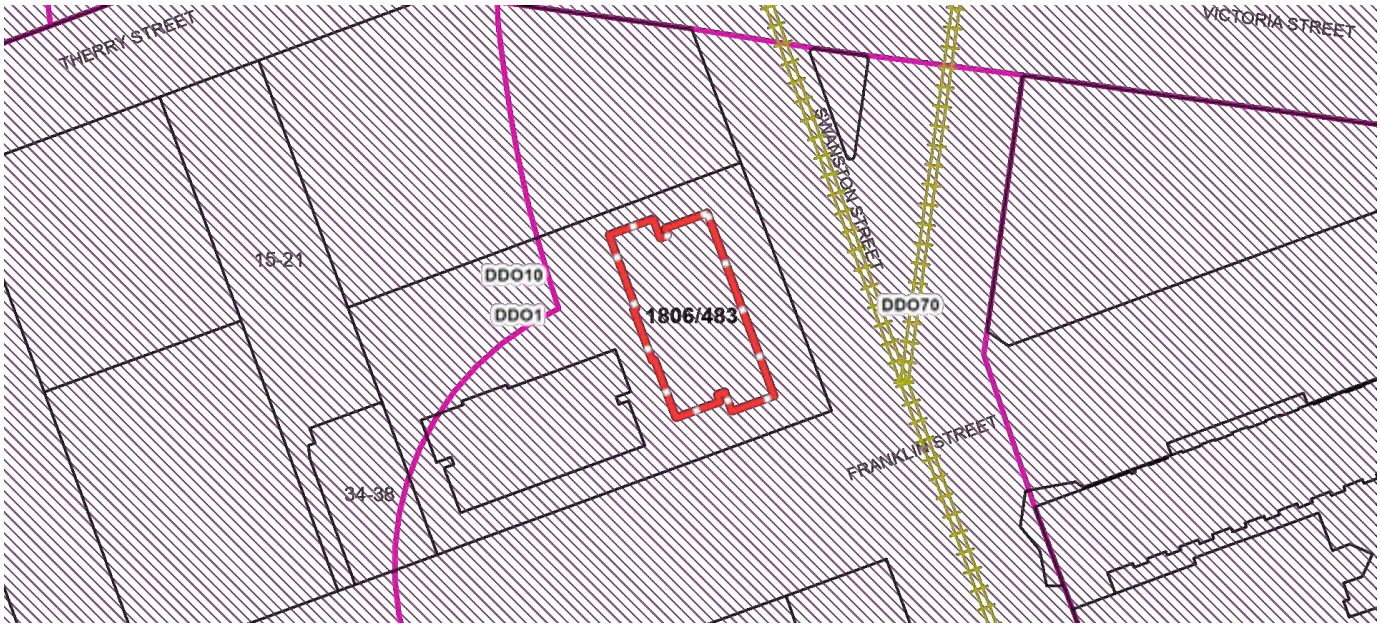
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

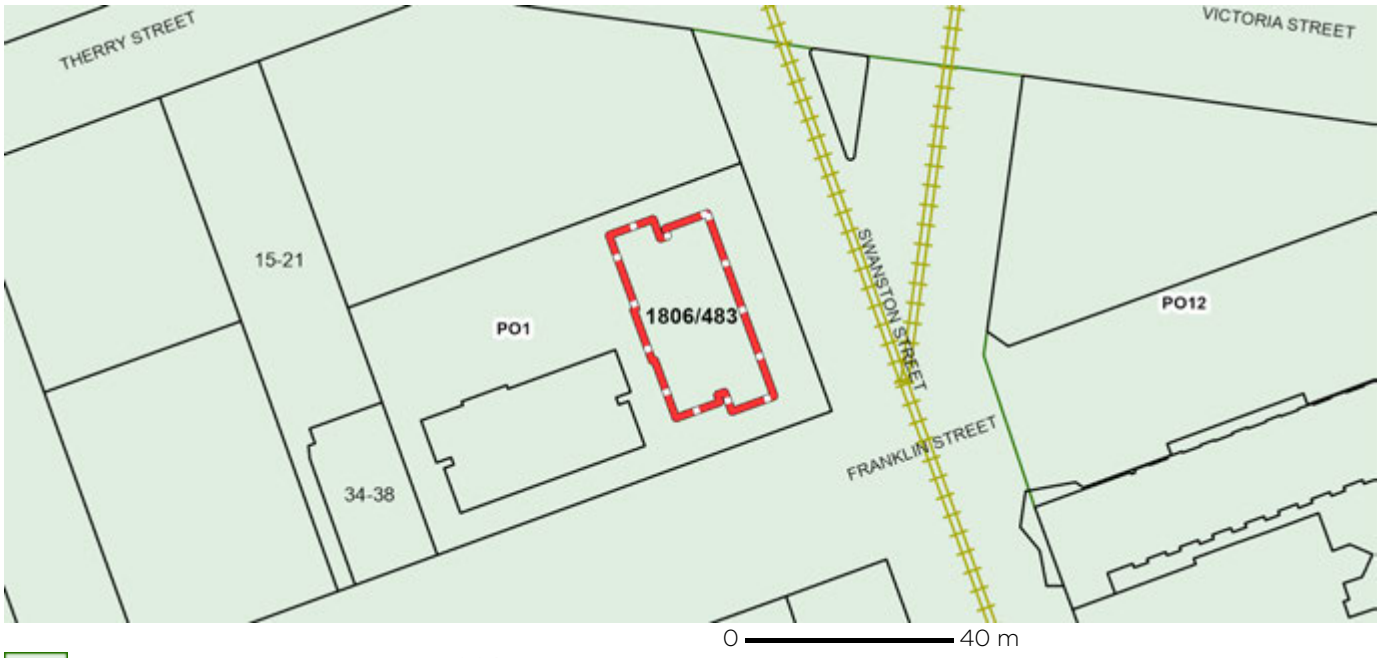
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 70 (DDO70)



DDO - Design and Development Overlay **Tram line**

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

PARKING OVERLAY (PO)
PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



PO - Parking Overlay **Tram line**

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

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PLANNING PROPERTY REPORT

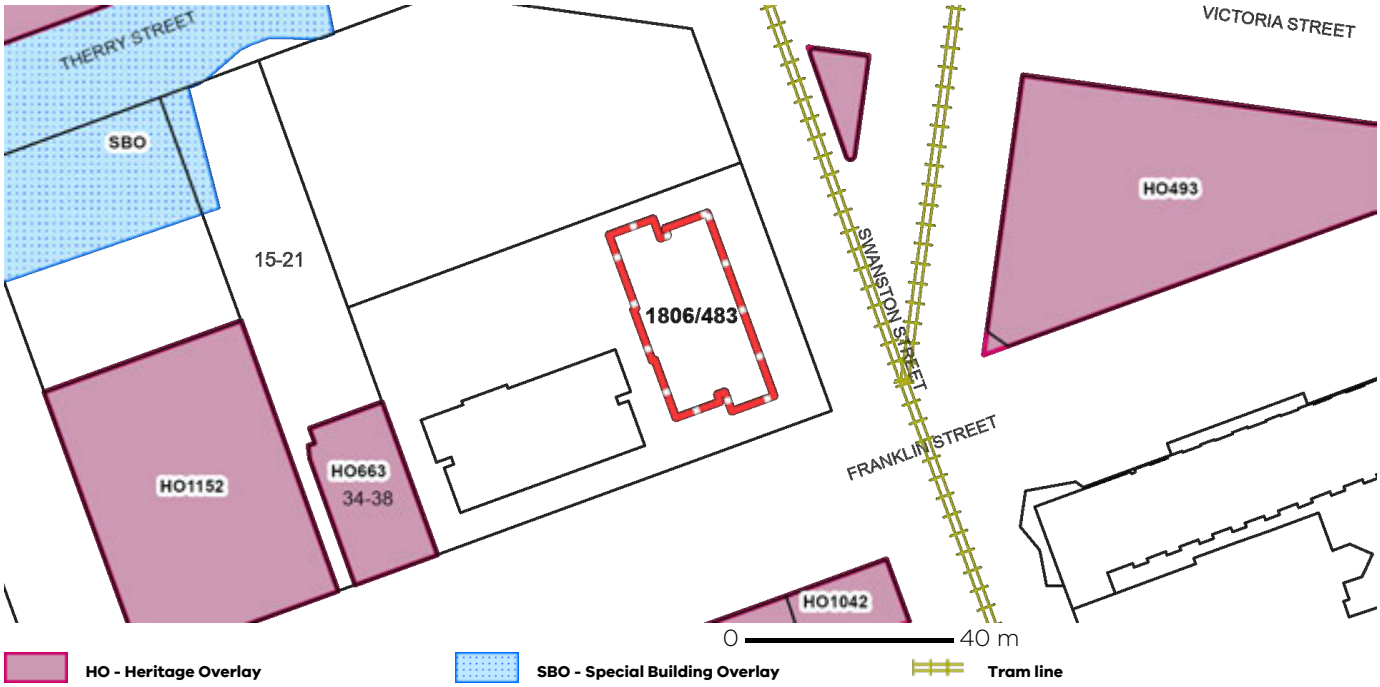
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

SPECIAL BUILDING OVERLAY (SBO)



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

Further Planning Information

Planning scheme data last updated on 4 October 2023.

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 abut 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.maps.vic.gov.au/vicplan

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

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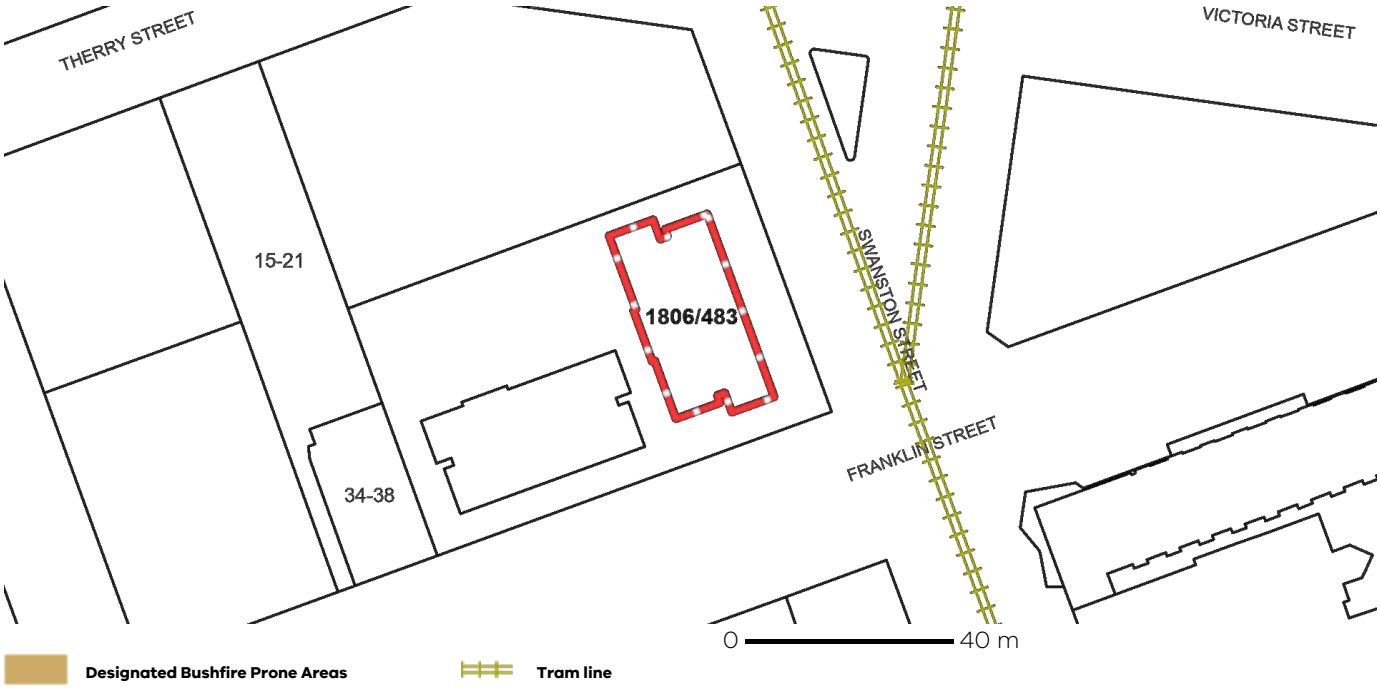
PLANNING PROPERTY REPORT

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 the region 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 Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (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)

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PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 11 October 2023 04:51 PM

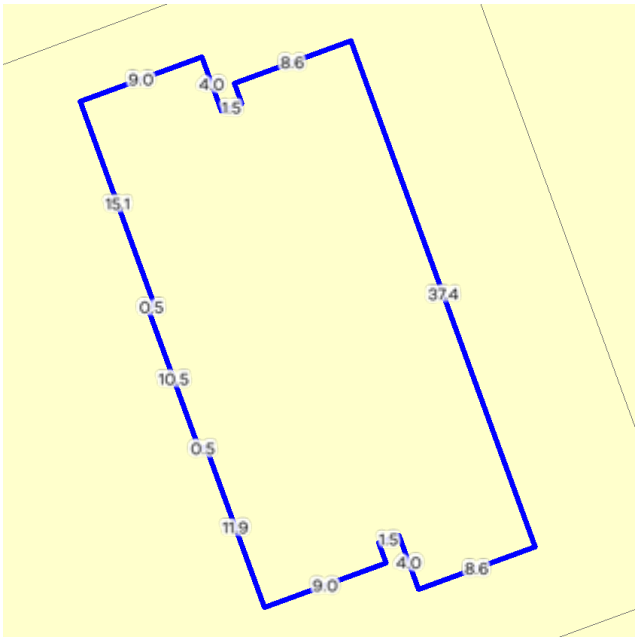
PROPERTY DETAILS

Address:	**1806/483 SWANSTON STREET MELBOURNE 3000**
Lot and Plan Number:	**Lot 1806 PS512424**
Standard Parcel Identifier (SPI):	**1806\PS512424**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**604889**
Directory Reference:	**Melway 2B D12**

Note: There are 262 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: 714 sq. m
Perimeter: 125 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.

2 overlapping dimension labels are 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 address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

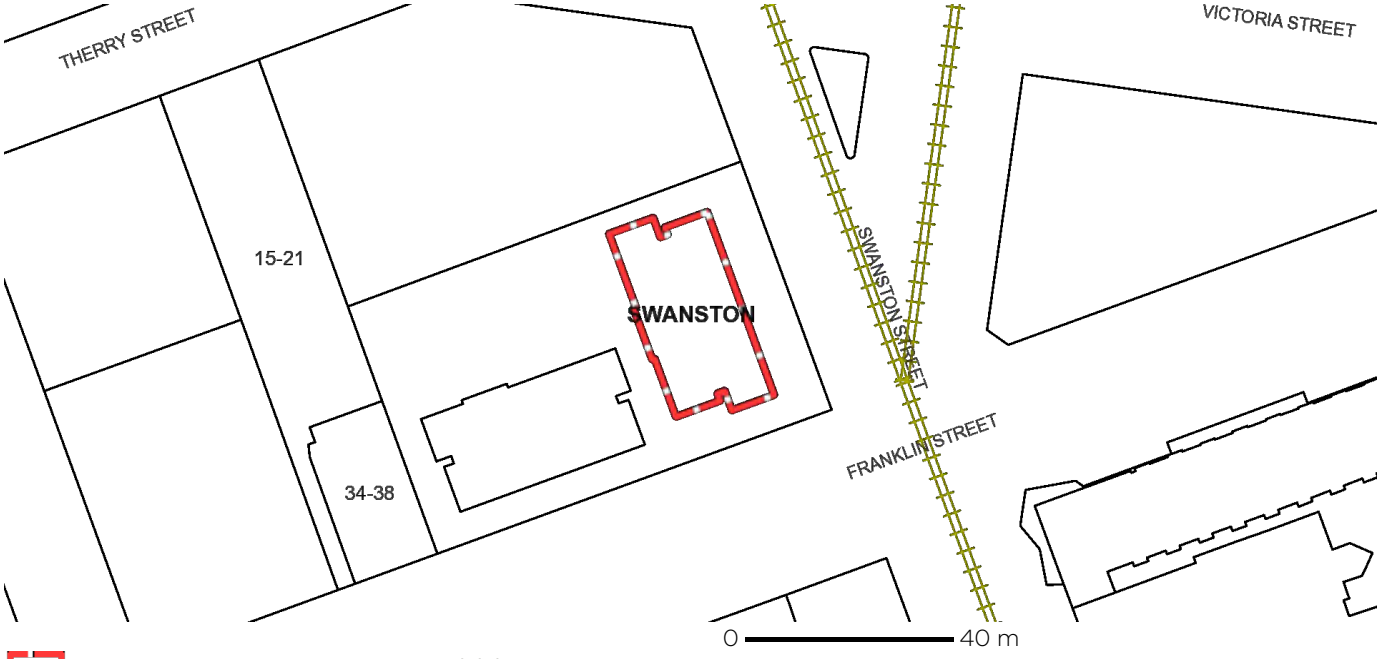
The Planning Property Report for this property can found here - Planning Property Report

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

PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



Owners Corporation Certificate

s.151 *Owners Corporation Act 2006* and r.11 Owners Corporations Regulations 2007

Owners Corporation	Owners Corporation 1 Plan No. 512424P-1
Address	483 Swanston Street, MELBOURNE
This certificate is issued for lot	Lot 1806 on plan of subdivision number 512424P-1
Applicant for the certificate	Easy Link Conveyancing
Date that the application was received	11/10/2023

Important:
The information in this certificate is issued on 11/10/2023
You can inspect the owners corporations register for additional information and you should obtain a new certificate for current information prior to settlement.

1.	The current quarters fees are detailed below and any future fees are identified in the attached AGM Minutes.		
	$669.05 (01/9/2023 - 30/11/2023) - Payment received $655.58 (01/12/2023 - 29/02/2024) - Payment not yet due		
2.	The date to which the fees for the lot have been paid up to is:		
	30/11/2023		
3.	The total of any unpaid fees or charges or any amounts in credit for the lot are:		
	Admin & Maint Arrears	**Penalty Interest**	**Total Unpaid**
	$0.00	$0.00	$0.00
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are:		
	Due Date	**Amount**	**Details**

Please Pay any Unpaid Fees using below details:

DEFT PAYMENT SYSTEMS

Biller Code: 96503

Ref: 200746485 79257

Total Due: $0.00

*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

5.	The repairs maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included above annual fees, maintenance fund and special fees are:
	Nil
6.	The owners corporation has the following insurance cover:
	Please see attached Certificate of Currency.
7.	Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution:
	No
8.	The total funds held by the owners corporation:
	Please see attached current Balance Sheet.
9.	Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, then provide details:
	A Special Levy may be raised for all/any Occupational Health & Safety and Essential Safety Services compliance requirements, and in accordance with delegation resolution/s passed at the Annual General Meeting. In the event that authorities serve any notices on the owners corporation regarding combustible cladding, a Special Levy may need to be raised, in part or full, to defray the cost of any related remedial works and legal costs involved, and/or fire servicing upgrade. No notices have been served to date. A written report from the City of Melbourne stating that the building is safe to occupy and complies with the performance provisions of the Building Code of Australia together with a letter from Cladding Safety Victoria (CSV) confirming that the building has been discharged from the Cladding Rectification Program are available upon request. A Special Levy may be required to assist the Owners Corporation with the swimming pool and spa and repairs to balcony balustrading. The Owners Corporation is constantly reviewing and undertaking capital works in addition to general repairs and maintenance to ensure the common property is maintained.
10.	Are there any current contracts, leases, licences or agreements affecting the common property. If so, then provide details:
	The owners corporation has entered in to agreements for the provision of various service and maintenance contracts including but not limited to lifts, fires services, mechanical services, cleaning, building and owners corporation management. The owners corporation has entered in to Bulk Hot Water agreement. There are 15 separate licenses between the owners corporation and Verve501 Pty Ltd for various parts of common property that expire in 2105. • There is a lease between Citipower and the owners corporation for a substation located on the property that expires in 2065 • There are 2 Licence Agreements between the owners corporation and Verve501 Pty Ltd for Lots 406 and 579 and Lots 666 and 684 that expire in 2110 • The owners corporation employs staff directly to provide Building Management, Concierge, and Security Services • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Fire and Essential Services, HVAC, Mechanical, Cleaning, Waste, Lifts, and Owners Corporation Management • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Cleaning, Waste, Lifts, and Owners Corporation Management • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Cleaning, the Pool and Gymnasium, Foxtel and Owners Corporation Management

11.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied are? If so, then provide details:
	The State of Victoria has compulsorily acquired land below ground level that was held as Common Property to facilitate construction and operation of the Melbourne Rail Project, known as Metro Tunnel. The owners corporation has since engaged a legal firm to negotiate a claim for compensation arising from the making of the order. OC 1-5 PS512424P and the owner of lot 2 received a Building Notice dated 7 September 2023 from the City of Melbourne, see a copy attached. An inspection was carried out and a number of non-complying safety matters related to a petrol tank which require attention and action was identified. The Owners Corporation is in the process of resolving items mentioned in the Building Notice.
12.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings? If so, then provide details:
	The Owners Corporation has resolved to engage legal services to assist with the recovery of Owner Corporation levies and fees. The Owners Corporation engaged a legal firm to negotiate a claim for compensation arising from the compulsory acquisition. The Owners Corporation received Victorian Civil and Administrative Tribunal's (VCAT) Notice of Application and Notice of Hearing. The application was submitted by a former resident of the building regarding the bicycle rules. The VCAT's Direction Hearing was held on 28 April 2023. The application was officially withdrawn on 22 June 2023.
13.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details:
	Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000**
14.	Has an administrator has been appointed for the owners corporation, or has been a proposal for the appointment of an administrator?
	No Administrator has been appointed

15.	Documents required to be attached to the owners corporation certificate are:
	A copy of the minutes of the last Annual General Meeting of the owners corporation A copy of the consolidated rules registered at Land Victoria A copy of Schedule 3 of the Owners Corporations Regulations 2018 entitled “Statement of advice and information for prospective purchasers and lot owners” A copy of the current Certificate of Currency A copy of the current Balance Sheet
16.	Note: More information can be obtained by an inspection of the owners corporation register. Please make your request to inspect the owners corporation register in writing to: Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000** info@melcorpstrata.com.au The information in this Certificate is correct to the best of the manager’s knowledge at the date it is given. The information in this Certificate is subject to change without notice. Pursuant to section 135(1) of Owners Corporation Act 2006, a lot owner who does not occupy the lot or who will be absent from the lot for more than 3 months must advise the owners corporation of the lot owner’s mailing address in Australia for the service of notices and any changes to it as soon as possible. Please note: Payments made at Australia Post and by cheque will incur a $2.75 DEFT processing fee.

This owners corporation certificate was prepared by:

Postal address	17/501 Swanston Street Melbourne VIC 300 info@melcorpstrata.com.au
(signature)	
(print name)	Anna Manarczyk
(name of management company if relevant) as delegate of the owners corporation	Melcorp Strata Pty Ltd

The common seal of owners corporation number

was affixed in accordance with section 20 of the *Owners Corporations Act 2006*



Melcorp Strata Pty Ltd
L17/501 Swanston St MELBOURNE VIC 3000 ABN: 88 065 174 677
Ph: 03 8638 1822 Email: info@melcorpstrata.com.au

Balance Sheet - O/Corp 512424P
"VERVE MILANO"
483 SWANSTON STREET / 8 FRANKLIN STREET, MELBOURNE, VIC 3000

For the Financial Period 01/12/2022 to 11/10/2023

512424P-1

	Administrative	Maintenance	TOTAL THIS YEAR
Assets			
Cash At Bank			
PS512424P	$586,337.09	$625,723.39	$1,212,060.48
Macquarie Bank BSB: 183-334 Acc No: 200746485			
PS512424P-1 - Admin TD	$5,735.68	$0.00	$5,735.68
Macquarie Bank BSB: 183-334 Acc No: 240258970			
PS512424P-1 - Maint AC	$0.00	$37,614.78	$37,614.78
Macquarie Bank BSB: 183-334 Acc No: 291573418			
PS512424P-1 - Maint TD	$0.00	$891,364.04	$891,364.04
Macquarie Bank BSB: 183-334 Acc No: 240445502			
Accounts Receivable	$12,466.80	$0.00	$12,466.80
Levies Receivable	$34,800.71	$4,616.60	$39,417.31
Petty Cash	$2,000.00	$0.00	$2,000.00
Total Assets	**$641,340.28**	**$1,559,318.81**	**$2,200,659.09**
Liabilities			
Accounts Payable	$(381.79)	$0.00	$(381.79)
Annual Leave Provision	$19,794.63	$0.00	$19,794.63
Levies in Advance	$19,076.35	$631.56	$19,707.91
Long Service Leave provision	$10,020.21	$0.00	$10,020.21
Other Payable - FFN	$2,688.77	$0.00	$2,688.77
PayG	$(3,483.15)	$3,232.90	$(250.25)
Unknown Deposit	$588.45	$4,874.75	$5,463.20
GST Clearing Account	$25,394.70	$(887.26)	$24,507.44
Total Liabilities	**$73,698.17**	**$7,851.95**	**$81,550.12**

Balance Sheet - O/Corp 512424P
"VERVE MILANO"
483 SWANSTON STREET / 8 FRANKLIN STREET, MELBOURNE, VIC 3000
For the Financial Period 01/12/2022 to 11/10/2023

512424P-1

	Administrative	Maintenance	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	**$567,642.11**	**$1,551,466.86**	**$2,119,108.97**
Owners Funds			
Opening Balance	$464,218.56	$1,480,832.46	$1,945,051.02
Net Income For The Period	$103,423.55	$70,634.40	$174,057.95
Total Owners Funds	**$567,642.11**	**$1,551,466.86**	**$2,119,108.97**

Owners Corporation Certificate

s.151 *Owners Corporation Act 2006* and r.11 Owners Corporations Regulations 2007

Owners Corporation	Owners Corporation 2 Plan No. 512424P-2
Address	483 Swanston Street, MELBOURNE
This certificate is issued for lot	Lot 1806 on plan of subdivision number 512424P-2
Applicant for the certificate	Easy Link Conveyancing
Date that the application was received	11/10/2023

Important:
The information in this certificate is issued on 11/10/2023
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1.	The current quarters fees are detailed below and any future fees are identified in the attached AGM Minutes.		
	$619.19 (01/09/2023 - 30/11/2023) - Payment received $575.02 (01/12/2023 - 29/02/2024) - Payment not yet due		
2.	The date to which the fees for the lot have been paid up to is:		
	30/11/2023		
3.	The total of any unpaid fees or charges or any amounts in credit for the lot are:		
	Admin & Maint Arrears	**Penalty Interest**	**Total Unpaid**
	$0.00	$0.00	$0.00
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are:		
	Due Date	**Amount**	**Details**

Please Pay any Unpaid Fees using below details:

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Biller Code: 96503

Ref: 200746485 79257

Total Due: $0.00

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5.	The repairs maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included above annual fees, maintenance fund and special fees are:
	Nil
6.	The owners corporation has the following insurance cover:
	Please see attached Certificate of Currency.
7.	Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution:
	No
8.	The total funds held by the owners corporation:
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9.	Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, then provide details:
	A Special Levy may be raised for all/any Occupational Health & Safety and Essential Safety Services compliance requirements, and in accordance with delegation resolution/s passed at the Annual General Meeting. In the event that authorities serve any notices on the owners corporation regarding combustible cladding, a Special Levy may need to be raised, in part or full, to defray the cost of any related remedial works and legal costs involved, and/or fire servicing upgrade. No notices have been served to date. A written report from the City of Melbourne stating that the building is safe to occupy and complies with the performance provisions of the Building Code of Australia together with a letter from Cladding Safety Victoria (CSV) confirming that the building has been discharged from the Cladding Rectification Program are available upon request. A Special Levy may be required to assist the Owners Corporation with the swimming pool and spa and repairs to balcony balustrading. The Owners Corporation is constantly reviewing and undertaking capital works in addition to general repairs and maintenance to ensure the common property is maintained.
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11.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied are? If so, then provide details:
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13.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details:
	Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000**
14.	Has an administrator has been appointed for the owners corporation, or has been a proposal for the appointment of an administrator?
	No Administrator has been appointed

15.	Documents required to be attached to the owners corporation certificate are:
	A copy of the minutes of the last Annual General Meeting of the owners corporation A copy of the consolidated rules registered at Land Victoria A copy of Schedule 3 of the Owners Corporations Regulations 2018 entitled “Statement of advice and information for prospective purchasers and lot owners” A copy of the current Certificate of Currency A copy of the current Balance Sheet
16.	Note: More information can be obtained by an inspection of the owners corporation register. Please make your request to inspect the owners corporation register in writing to: Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000** info@melcorpstrata.com.au The information in this Certificate is correct to the best of the manager’s knowledge at the date it is given. The information in this Certificate is subject to change without notice. Pursuant to section 135(1) of Owners Corporation Act 2006, a lot owner who does not occupy the lot or who will be absent from the lot for more than 3 months must advise the owners corporation of the lot owner’s mailing address in Australia for the service of notices and any changes to it as soon as possible. Please note: Payments made at Australia Post and by cheque will incur a $2.75 DEFT processing fee.

This owners corporation certificate was prepared by:

Postal address	17/501 Swanston Street Melbourne VIC 300 info@melcorpstrata.com.au
(signature)	
(print name)	Anna Manarczyk
(name of management company if relevant) as delegate of the owners corporation	Melcorp Strata Pty Ltd

The common seal of owners corporation number

was affixed in accordance with section 20 of the *Owners Corporations Act 2006*



Melcorp Strata Pty Ltd
L17/501 Swanston St MELBOURNE VIC 3000 ABN: 88 065 174 677
Ph: 03 8638 1822 Email: info@melcorpstrata.com.au

Balance Sheet - O/Corp 512424P
"VERVE MILANO"
483 SWANSTON STREET / 8 FRANKLIN STREET, MELBOURNE, VIC 3000

For the Financial Period 01/12/2022 to 11/10/2023

512424P-2

	Administrative	Maintenance	TOTAL THIS YEAR
Assets			
Cash At Bank			
PS512424P	$26,898.66	$472,801.02	$499,699.68
Macquarie Bank BSB: 183-334 Acc No: 200746485			
PS512424P-2 - Admin AC	$0.65	$0.00	$0.65
Macquarie Bank BSB: 183-334 Acc No: 204526669			
PS512424P-2 - Admin TD	$235,679.54	$0.00	$235,679.54
Macquarie Bank BSB: 183-334 Acc No: 245544572			
Accounts Receivable	$440.00	$0.00	$440.00
Levies Receivable	$13,952.63	$4,549.19	$18,501.82
Total Assets	**$276,971.48**	**$477,350.21**	**$754,321.69**
Liabilities			
Accounts Payable	$(29.26)	$0.00	$(29.26)
Annual Leave Provision	$9,897.31	$0.00	$9,897.31
Levies in Advance	$821.95	$231.17	$1,053.12
Long Service Leave provision	$5,010.10	$0.00	$5,010.10
PayG	$(1,747.60)	$0.00	$(1,747.60)
GST Clearing Account	$10,781.62	$3,345.56	$14,127.18
Total Liabilities	**$24,734.12**	**$3,576.73**	**$28,310.85**
Net Assets	**$252,237.36**	**$473,773.48**	**$726,010.84**
Owners Funds			
Opening Balance	$191,527.29	$360,383.43	$551,910.72
Net Income For The Period	$60,710.07	$113,390.05	$174,100.12
Total Owners Funds	**$252,237.36**	**$473,773.48**	**$726,010.84**

Owners Corporation Certificate

s.151 *Owners Corporation Act 2006* and r.11 Owners Corporations Regulations 2007

Owners Corporation	Owners Corporation 3 Plan No. 512424P-3
Address	483 Swanston Street, MELBOURNE
This certificate is issued for lot	Lot 1806 on plan of subdivision number 512424P-3
Applicant for the certificate	Easy Link Conveyancing
Date that the application was received	11/10/2023

Important:
The information in this certificate is issued on 11/10/2023
You can inspect the owners corporations register for additional information and you should obtain a new certificate for current information prior to settlement.

1.	The current quarters fees are detailed below and any future fees are identified in the attached AGM Minutes.		
	$172.74 (01/09/2023 - 30/11/2023) - Payment received $169.97 (01/12/2023 - 29/02/2024) - Payment not yet due		
2.	The date to which the fees for the lot have been paid up to is:		
	30/11/2023		
3.	The total of any unpaid fees or charges or any amounts in credit for the lot are:		
	Admin & Maint Arrears	**Penalty Interest**	**Total Unpaid**
	$0.00	$0.00	$0.00
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are:		
	Due Date	**Amount**	**Details**

Please Pay any Unpaid Fees using below details:

DEFT PAYMENT SYSTEMS

Biller Code: 96503

Ref: 200746485 79257

Total Due: $0.00

*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

5.	The repairs maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included above annual fees, maintenance fund and special fees are:
	Nil
6.	The owners corporation has the following insurance cover:
	Please see attached Certificate of Currency.
7.	Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution:
	No
8.	The total funds held by the owners corporation:
	Please see attached current Balance Sheet.
9.	Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, then provide details:
	A Special Levy may be raised for all/any Occupational Health & Safety and Essential Safety Services compliance requirements, and in accordance with delegation resolution/s passed at the Annual General Meeting. In the event that authorities serve any notices on the owners corporation regarding combustible cladding, a Special Levy may need to be raised, in part or full, to defray the cost of any related remedial works and legal costs involved, and/or fire servicing upgrade. No notices have been served to date. A written report from the City of Melbourne stating that the building is safe to occupy and complies with the performance provisions of the Building Code of Australia together with a letter from Cladding Safety Victoria (CSV) confirming that the building has been discharged from the Cladding Rectification Program are available upon request. A Special Levy may be required to assist the Owners Corporation with the swimming pool and spa and repairs to balcony balustrading. The Owners Corporation is constantly reviewing and undertaking capital works in addition to general repairs and maintenance to ensure the common property is maintained.
10.	Are there any current contracts, leases, licences or agreements affecting the common property. If so, then provide details:
	The owners corporation has entered in to agreements for the provision of various service and maintenance contracts including but not limited to lifts, fires services, mechanical services, cleaning, building and owners corporation management. The owners corporation has entered in to Bulk Hot Water agreement. There are 15 separate licenses between the owners corporation and Verve501 Pty Ltd for various parts of common property that expire in 2105. • There is a lease between Citipower and the owners corporation for a substation located on the property that expires in 2065 • There are 2 Licence Agreements between the owners corporation and Verve501 Pty Ltd for Lots 406 and 579 and Lots 666 and 684 that expire in 2110 • The owners corporation employs staff directly to provide Building Management, Concierge, and Security Services • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Fire and Essential Services, HVAC, Mechanical, Cleaning, Waste, Lifts, and Owners Corporation Management • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Cleaning, Waste, Lifts, and Owners Corporation Management • The owners corporation has entered in to various contracts for the provision of services such as (but not limited to) Cleaning, the Pool and Gymnasium, Foxtel and Owners Corporation Management

11.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied are? If so, then provide details:
	The State of Victoria has compulsorily acquired land below ground level that was held as Common Property to facilitate construction and operation of the Melbourne Rail Project, known as Metro Tunnel. The owners corporation has since engaged a legal firm to negotiate a claim for compensation arising from the making of the order. OC 1-5 PS512424P and the owner of lot 2 received a Building Notice dated 7 September 2023 from the City of Melbourne, see a copy attached. An inspection was carried out and a number of non-complying safety matters related to a petrol tank which require attention and action was identified. The Owners Corporation is in the process of resolving items mentioned in the Building Notice.
12.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings? If so, then provide details:
	The Owners Corporation has resolved to engage legal services to assist with the recovery of Owner Corporation levies and fees. The Owners Corporation engaged a legal firm to negotiate a claim for compensation arising from the compulsory acquisition. The Owners Corporation received Victorian Civil and Administrative Tribunal's (VCAT) Notice of Application and Notice of Hearing. The application was submitted by a former resident of the building regarding the bicycle rules. The VCAT's Direction Hearing was held on 28 April 2023. The application was officially withdrawn on 22 June 2023.
13.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details:
	Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000**
14.	Has an administrator has been appointed for the owners corporation, or has been a proposal for the appointment of an administrator?
	No Administrator has been appointed

15.	Documents required to be attached to the owners corporation certificate are:
	A copy of the minutes of the last Annual General Meeting of the owners corporation A copy of the consolidated rules registered at Land Victoria A copy of Schedule 3 of the Owners Corporations Regulations 2018 entitled “Statement of advice and information for prospective purchasers and lot owners” A copy of the current Certificate of Currency A copy of the current Balance Sheet
16.	Note: More information can be obtained by an inspection of the owners corporation register. Please make your request to inspect the owners corporation register in writing to: Melcorp Strata Pty Ltd 17/501 Swanston Street **Melbourne Vic 3000** info@melcorpstrata.com.au The information in this Certificate is correct to the best of the manager’s knowledge at the date it is given. The information in this Certificate is subject to change without notice. Pursuant to section 135(1) of Owners Corporation Act 2006, a lot owner who does not occupy the lot or who will be absent from the lot for more than 3 months must advise the owners corporation of the lot owner’s mailing address in Australia for the service of notices and any changes to it as soon as possible. Please note: Payments made at Australia Post and by cheque will incur a $2.75 DEFT processing fee.

This owners corporation certificate was prepared by:

Postal address	17/501 Swanston Street Melbourne VIC 300 info@melcorpstrata.com.au
(signature)	
(print name)	Anna Manarczyk
(name of management company if relevant) as delegate of the owners corporation	Melcorp Strata Pty Ltd

The common seal of owners corporation number

was affixed in accordance with section 20 of the *Owners Corporations Act 2006*



Melcorp Strata Pty Ltd
L17/501 Swanston St MELBOURNE VIC 3000 ABN: 88 065 174 677
Ph: 03 8638 1822 Email: info@melcorpstrata.com.au

Balance Sheet - O/Corp 512424P
"VERVE MILANO"
483 SWANSTON STREET / 8 FRANKLIN STREET, MELBOURNE, VIC 3000

For the Financial Period 01/12/2022 to 11/10/2023

512424P-3

	Administrative	Maintenance	TOTAL THIS YEAR
Assets			
Cash At Bank			
PS512424P	$209,174.17	$299,816.30	$508,990.47
Macquarie Bank BSB: 183-334 Acc No: 200746485			
PS512424P-3 - Admin AC	$77,477.62	$0.00	$77,477.62
Macquarie Bank BSB: 183-334 Acc No: 213942428			
PS512424P-3 - Maint AC	$0.00	$20,718.42	$20,718.42
Macquarie Bank BSB: 183-334 Acc No: 273875336			
PS512424P-3 - Maint TD	$0.00	$133,485.96	$133,485.96
Macquarie Bank BSB: 183-334 Acc No: 248948598			
PS512424P-3 - Maint TD	$0.00	$540,303.11	$540,303.11
Macquarie Bank BSB: 183-334 Acc No: 275314920			
Levies Receivable	$7,312.53	$1,957.87	$9,270.40
GST Clearing Account	$(4,652.99)	$16,420.84	$11,767.85
Total Assets	**$289,311.33**	**$1,012,702.50**	**$1,302,013.83**
Liabilities			
Levies in Advance	$683.43	$163.77	$847.20
PayG	$(2,068.63)	$419.00	$(1,649.63)
Unknown Deposit	$1,198.36	$0.00	$1,198.36
Total Liabilities	**$(186.84)**	**$582.77**	**$395.93**
Net Assets	**$289,498.17**	**$1,012,119.73**	**$1,301,617.90**

Balance Sheet - O/Corp 512424P
"VERVE MILANO"
483 SWANSTON STREET / 8 FRANKLIN STREET, MELBOURNE, VIC 3000

For the Financial Period 01/12/2022 to 11/10/2023

512424P-3

	Administrative	Maintenance	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$261,747.89	$1,005,987.89	$1,267,735.78
Net Income For The Period	$27,750.28	$6,131.84	$33,882.12
Total Owners Funds	**$289,498.17**	**$1,012,119.73**	**$1,301,617.90**



MINUTES *of* ANNUAL GENERAL MEETING

MELCORP Strata

Minutes of the Annual General Meeting

PS512424P – OC1, OC2, OC3, OC4 – VERVE MILANO
MEETING HELD ON 2 MARCH 2023 AT 5:05PM
LEVEL 7 – VERVE MILANO BUILDING and VIA MICROSOFT TEAMS

1 REGISTRATION OF PERSONS PRESENT AT THE MEETING

1.1 Members Present

NAMES	LOT #	OC 1	OC 2	OC 3	OC 4
Suzanne (Sue) Solier (via Microsoft Teams)	702	✓	✓	✓	
	372	✓		✓	
William (Bill) Francis Calder	705A	✓		✓	✓
	473	✓		✓	
Leon Kok Yang Teo	1307A	✓		✓	✓
	3503A	✓		✓	✓
	565	✓		✓	
Mathew Peter Clarke	805	✓	✓	✓	
Bruce McKellar	3401A	✓		✓	✓
	340	✓		✓	
	341	✓		✓	
	580	✓		✓	
Andrew Knox (via Microsoft Teams)	3601A	✓		✓	✓
	271	✓		✓	
	272	✓		✓	
	273	✓		✓	

1.2 Present Proxy Registration

NAME	LOT #	OC 1	OC 2	OC 3	OC 4
Naixin Liu (Nancy Liu) proxy for Zhaoqun Liu	704	✓	✓	✓	
Larry Weinberg proxy for Art Australian Rental Tenancy Pty Ltd - Anton Stevens (via Microsoft Teams)	4301	✓	✓	✓	
Larry Weinberg proxy for St Kilda Suites Pty Ltd (via Microsoft Teams)	1001A, 1206A, 2311A, 2510A (4 votes)	✓		✓	✓
Larry Weinberg proxy for Milano Property Holdings Pty Ltd (via Microsoft Teams)	260, 367, 368, 451, 599 (5 votes)	✓		✓	
	801A, 807A, 902A, 1002A, 1111A, 1201A, 1211A, 1301A, 1302A, 1306A, 1311A, 1401A, 1402A, 1509A, 1510A, 2111A,	✓		✓	✓

	2205A, 2301A, 3007A (19 votes)				

1.3 Non-Present Proxy Registration

NAME	LOT #	OC 1	OC 2	OC 3	OC 4
Louna Weinberg proxy for Rose Ho	3901	✓	✓	✓	
	514	✓		✓	
Louna Weinberg proxy for Furncove Pty Ltd	445, 484, 636 (3 votes)	✓		✓	
	901A, 1110A, 2308A, 2403A, 2407A, 3508A (6 votes)	✓		✓	✓
Yasemin Ozbey proxy for Ekber Bursel and Perihan Ozbey	699	✓			

1.4 In Attendance

Anna Manarczyk – Melcorp Strata Pty Ltd
Jasmine Miller – Melcorp Strata Pty Ltd
Faruk Delalic – Building Management

2 REGISTRATION OF APOLOGIES

Louna Weinberg

3 QUORUM DETERMINATION

It was noted that in accordance with section 77 of the Owners Corporations that a quorum wasn't achieved and the meeting was declared open at 5:05pm.

NOTICE OF INTERIM RESOLUTIONS

As there was no quorum, then all decisions of the meeting are interim decisions. These interim decisions will become decisions of the owners corporation if no petition (from lot owners representing at least 25% of the total lot entitlements) is received within 28 days of the interim decision (being 30 March 2023) or if the decisions are confirmed at a later meeting.

WHAT MUST YOU DO

If you disagree with the result of any of the resolutions passed at this meeting, then you must petition the manager of the owners corporation to call another meeting within 28 days of the meeting. The managers details are as follows:

Melcorp Strata Pty Ltd
477 Swanston Street
Melbourne Vic 3000
Ph: 03 8638 1822

4 ELECTION OF CHAIRPERSON AND MINUTE TAKER FOR THE MEETING

It was unanimously agreed that Anna Manarczyk, Owners Corporation Manager (Melcorp Strata Pty Ltd) would chair the meeting and take the minutes of the meeting.

5 BUSINESS WITH NOTICE

5.1 Minutes of the Previous Meeting (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

That the Annual General Meeting Minutes dated 28 April 2022, copies of which were attached to the Notice of Meeting, be accepted as a true and correct record of the Meeting in accordance with Section 71 of the Owners Corporations Act 2006.

5.2 Owners Corporation Insurance Policy

5.2.1 Insurance Policy (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation receive and accept the Certificate of Currency from Chubb Insurance Australia Limited for the period 30 November 2022 – 30 November 2023, a copy of which was attached to the Notice of Meeting, in accordance with Section 71 of the Owners Corporations Act 2006.

Note: The Owners Corporation Insurance policy does not cover fittings (including carpets, light fittings and window furnishings), contents and/or public liability for individual lots, it is therefore strongly suggested that each owner seeks their own independent advice on insurance to ensure that they have adequate cover for their personnel assets and effects.

5.2.2 Insurance Excess (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation may charge the excess payable on any insurance claim against the Owners Corporations' insurance to the party whose property, actions or inactions gave rise to the insurable event as deemed by the Owners Corporation.

5.3 Consideration of Reports

5.3.1 Owners Corporation Managers Report (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation receive and accept the report from the Owners Corporation Manager, a copy of which was attached to the Notice of Meeting, in accordance with Section 126 of the Owners Corporations Act 2006.

5.3.2 Committee Report (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation receive and accept the report from the Committee of Management, a copy of which was attached to the Notice of Meeting, in accordance with Section 115 of the Owners Corporations Act 2006.

5.3.3. Owners Corporation Complaints (OC1, OC2, OC3, OC4)

Unanimously Resolved by Ordinary Resolution

In accordance with Section 159 of the Owners Corporation Act 2006, we report to the Annual General Meeting that one formal complaint was made against the Owners Corporation under Part 10 Division 1, of the Owners Corporation Act 2006 regarding the bicycle rules in the building, refer to details in the Managers Report.

5.4 Financial Management

5.4.1 Financial Statements for the Period 2021-2022

5.4.1.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 receive and accept the Balance Sheet and Income and Expenditure Statement for the financial year 1 December 2021 to 30 November 2022, as attached to the Notice of Meeting, showing overall Members Funds of $1,945,051.02, represented as $464,218.56 in the Administrative Fund and $1,480,832.46 in the Maintenance Fund, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.1.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 receive and accept the Balance Sheet and Income and Expenditure Statement for the financial year 1 December 2021 to 30 November 2022, as attached to the Notice of Meeting, showing overall Members Funds of $551,910.72, represented as $191,527.29 in the Administrative Fund and $360,383.43 in the Maintenance Fund, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.1.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 receive and accept the Balance Sheet and Income and Expenditure Statement for the financial year 1 December 2021 to 30 November 2022, as attached to the Notice of Meeting, showing overall Members Funds of $1,267,735.78, represented as $261,747.89 in the Administrative Fund and $1,005,987.89 in the Maintenance Fund, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.1.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 receive and accept the Balance Sheet and Income and Expenditure Statement for the financial year 1 December 2021 to 30 November 2022, as attached to the Notice of Meeting, showing overall Members Funds of $929,253.57, represented as $406,608.09 in the Administrative Fund and $522,645.48 in the Maintenance Fund, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.2 Financial Audit Reports

5.4.2.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 accept the Independent Audit Report from MICHAEL JENSEN & ASSOCIATES dated 8 February 2023, as attached to the Notice of Meeting, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.2.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 accept the Independent Audit Report from MICHAEL JENSEN & ASSOCIATES dated 8 February 2023, as attached to the Notice of Meeting, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.2.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 accept the Independent Audit Report from MICHAEL JENSEN & ASSOCIATES dated 8 February 2023, as attached to the Notice of Meeting, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.2.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 accept the Independent Audit Report from MICHAEL JENSEN & ASSOCIATES dated 8 February 2023, as attached to the Notice of Meeting, in accordance with Section 71 of the Owners Corporations Act 2006.

5.4.3 Administrative Fund Budget and Fees for the Period 2022-2023

5.4.3.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 approve and determine the Administrative Fund Budget of $1,486,766.12 including GST, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 1 approve and determine the Administrative Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$371,370.39	$1.48**
1 Mar 23 – 31 May 23	$371,370.39	$1.48**
1 Jun 23 – 31 Aug 23	$372,009.56	$1.48
1 Sep 23 – 30 Nov 23	$372,009.56	$1.48
1 Dec 23 – 29 Feb 24	$371,691.51	$1.48
1 Mar 24 – 31 May 24	$371,691.51	$1.48

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.4.3.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 approve and determine the Administrative Fund Budget of $541,222.34 including GST, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 2 approve and determine the Administrative Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$129,838.58	$1.09**
1 Mar 23 – 31 May 23	$129,838.58	$1.09**
1 Jun 23 – 31 Aug 23	$140,772.61	$1.18
1 Sep 23 – 30 Nov 23	$140,772.61	$1.18
1 Dec 23 – 29 Feb 24	$135,305.53	$1.14
1 Mar 24 – 31 May 24	$135,305.53	$1.14

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.4.3.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 approve and determine the Administrative Fund Budget of $317,926.16 including GST, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 3 approve and determine the Administrative Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$78,554.30	$0.34**
1 Mar 23 – 31 May 23	$78,554.30	$0.34**
1 Jun 23 – 31 Aug 23	$80,409.24	$0.35
1 Sep 23 – 30 Nov 23	$80,409.24	$0.35
1 Dec 23 – 29 Feb 24	$79,481.64	$0.35
1 Mar 24 – 31 May 24	$79,481.64	$0.35

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.4.3.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 approve and determine the Administrative Fund Budget of $484,846.64 including GST, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 4 approve and determine the Administrative Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$117,299.63	$1.13**
1 Mar 23 – 31 May 23	$117,299.63	$1.13**
1 Jun 23 – 31 Aug 23	$125,123.71	$1.21
1 Sep 23 – 30 Nov 23	$125,123.71	$1.21
1 Dec 23 – 29 Feb 24	$121,211.68	$1.17
1 Mar 24 – 31 May 24	$121,211.68	$1.17

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.5 Maintenance Plan

5.5.1 Adoption of Maintenance Plan

5.5.1.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation 1 accept the Maintenance Plan Report from WT Partnership, dated 10 February 2023 as the Maintenance Plan for the Owners Corporation, a copy of which was attached to the Notice of Meeting, in accordance with Section 39 of the Owners Corporations Act 2006.

5.5.1.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation 2 accept the Maintenance Plan Report from WT Partnership, dated 10 February 2023 as the Maintenance Plan for the Owners Corporation, a copy of which was attached to the Notice of Meeting, in accordance with Section 39 of the Owners Corporations Act 2006.

5.5.1.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation 3 accept the Maintenance Plan Report from WT Partnership, dated 10 February 2023 as the Maintenance Plan for the Owners Corporation, a copy of which was attached to the Notice of Meeting, in accordance with Section 39 of the Owners Corporations Act 2006.

5.5.1.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That the Owners Corporation 4 accept the Maintenance Plan Report from WT Partnership, dated 10 February 2023 as the Maintenance Plan for the Owners Corporation, a copy of which was attached to the Notice of Meeting, in accordance with Section 39 of the Owners Corporations Act 2006.

5.5.2 Maintenance Fund Budget and Fees for the Period 2022-2023

5.5.2.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 approve and determine the Maintenance Fund Budget of $226,784.94 including GST, in accordance with the approved Maintenance Plan, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that the Owners Corporation approve and determine the Maintenance Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$54,777.84	$0.22**
1 Mar 23 – 31 May 23	$54,777.84	$0.22**
1 Jun 23 – 31 Aug 23	$58,613.77	$0.23
1 Sep 23 – 30 Nov 23	$58,613.77	$0.23
1 Dec 23 – 29 Feb 24	$56,698.05	$0.23
1 Mar 24 – 31 May 24	$56,698.05	$0.23

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.5.2.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 approve and determine the Maintenance Fund Budget of $159,979.38 including GST, in accordance with the approved Maintenance Plan, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that the Owners Corporation 2 approve and determine the Maintenance Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$31,995.92	$0.27**
1 Mar 23 – 31 May 23	$31,995.92	$0.27**
1 Jun 23 – 31 Aug 23	$47,993.78	$0.40
1 Sep 23 – 30 Nov 23	$47,993.78	$0.40
1 Dec 23 – 29 Feb 24	$39,994.83	$0.34
1 Mar 24 – 31 May 24	$39,994.83	$0.34

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.5.2.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 approve and determine the Maintenance Fund Budget of $82,631.56 including GST, in accordance with the approved Maintenance Plan, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 3 approve and determine the Maintenance Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$19,959.03	$0.09**
1 Mar 23 – 31 May 23	$19,959.03	$0.09**
1 Jun 23 – 31 Aug 23	$21,355.89	$0.09
1 Sep 23 – 30 Nov 23	$21,355.89	$0.09
1 Dec 23 – 29 Feb 24	$20,656.99	$0.09
1 Mar 24 – 31 May 24	$20,656.99	$0.09

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.5.2.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 approve and determine the Maintenance Fund Budget of $142,655.70 including GST, in accordance with the approved Maintenance Plan, for the financial period 1 December 2022 – 30 November 2023, as attached to the Notice of Meeting, in accordance with Section 71 and 72 of the Owners Corporations Act 2006.

Further, that Owners Corporation 4 approve and determine the Maintenance Fund Fees in accordance with Section 23 of the Owners Corporations Act 2006, in line with the following table and further that Fee Notices be issued in quarterly instalments due on the first day of 1 December, 1 March, 1 June and 1 September in each year.

Period	Total Funds	Per unit of Lot Liability
1 Dec 22 – 28 Feb 23	$28,531.00	$0.28**
1 Mar 23 – 31 May 23	$28,531.00	$0.28**
1 Jun 23 – 31 Aug 23	$42,796.85	$0.41
1 Sep 23 – 30 Nov 23	$42,796.85	$0.41
1 Dec 23 – 29 Feb 24	$35,663.93	$0.34
1 Mar 24 – 31 May 24	$35,663.93	$0.34

*These figures are rounded. Actual amount charged will vary slightly. These figures are inclusive of GST. **These periods have already been invoiced to all owners*

5.6 Interest

5.6.1 Penalty Interest

5.6.1.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 instruct Melcorp Strata to charge penalty interest on all arrears in accordance with Section 29 of the Owners Corporations Act 2006 and further that the rate charged will be the maximum allowed in accordance with the Penalty Interest Rates Act 1983, in accordance with Section 29 of the Owners Corporations Act 2006.

5.6.1.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 instruct Melcorp Strata to charge penalty interest on all arrears in accordance with Section 29 of the Owners Corporations Act 2006 and further that the rate charged will be the maximum allowed in accordance with the Penalty Interest Rates Act 1983, in accordance with Section 29 of the Owners Corporations Act 2006.

5.6.1.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 instruct Melcorp Strata to charge penalty interest on all arrears in accordance with Section 29 of the Owners Corporations Act 2006 and further that the rate charged will be the maximum allowed in accordance with the Penalty Interest Rates Act 1983, in accordance with Section 29 of the Owners Corporations Act 2006.

5.6.1.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 instruct Melcorp Strata to charge penalty interest on all arrears in accordance with Section 29 of the Owners Corporations Act 2006 and further that the rate charged will be the maximum allowed in accordance with the Penalty Interest Rates Act 1983, in accordance with Section 29 of the Owners Corporations Act 2006.

5.6.2 Authority to Waive Penalty Interest

5.6.2.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 delegate to the Owners Corporation Manager the power to grant a waiver of payment of interest upon first time offences and other special circumstances that merit such consideration.

5.6.2.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 delegate to the Owners Corporation Manager the power to grant a waiver of payment of interest upon first time offences and other special circumstances that merit such consideration.

5.6.2.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 delegate to the Owners Corporation Manager the power to grant a waiver of payment of interest upon first time offences and other special circumstances that merit such consideration.

5.6.2.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 delegate to the Owners Corporation Manager the power to grant a waiver of payment of interest upon first time offences and other special circumstances that merit such consideration.

5.7 Arrears Management

5.7.1 Levy Arrears

5.7.1.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.1.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.1.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.1.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.2 Recovery of Costs

5.7.2.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 recover from respective lot owners all charges, fees, disbursements, incidental costs, solicitor fees, and VCAT/Magistrates Court of Victoria, or any other Court or Tribunal of competent jurisdiction, charges incurred by the Owners Corporation to recover any monies owing to the Owners Corporation for any breach, contravention or non-compliance to any rules, resolutions or regulations relating to the Owners Corporation.

5.7.2.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.2.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a “Final Fee Notice”, to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.7.2.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 instruct Melcorp Strata to take all lot owners who are in arrears, and who have received a "Final Fee Notice", to VCAT/Magistrates Court of Victoria or any other Court or Tribunal of competent jurisdiction, to recover all monies owed to the Owners Corporation in accordance with Section 30 of the Owners Corporations Act 2006, further that the Owners Corporation instruct Melcorp Strata to recover from the lot owner all fees and charges associated with making such application.

5.8 Committee of Management

5.8.1 Appointment of Committee of Management

5.8.1.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 1 appoints and confirms a Committee of Management of **nine** Members, in accordance with Section 103 of the Owners Corporations Act 2006 as presented in the table below.

5.8.1.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 2 appoints and confirms a Committee of Management of **three** Members, in accordance with Section 103 of the Owners Corporations Act 2006 as presented in the table below.

5.8.1.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 3 appoints and confirms a Committee of Management of **eight** Members, in accordance with Section 103 of the Owners Corporations Act 2006 as presented in the table below.

5.8.1.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That Owners Corporation 4 appoints and confirms a Committee of Management of **seven** Members, in accordance with Section 103 of the Owners Corporations Act 2006 as presented in the table below.

	OC 1	OC 2	OC 3	OC 4
Andrew Knox	✓		✓	✓
Bruce McKellar	✓		✓	✓
Larry Weinberg	✓	✓	✓	✓
Leon Teo	✓		✓	✓
Louna Weinberg	✓	✓	✓	✓
Mathew Clarke	✓	✓	✓	
Peter Geary	✓		✓	✓
William Calder (Bill)	✓		✓	✓
Yasemin Ozbey	✓			

5.8.2 Delegation of Power

5.8.2.1 Owners Corporation 1

Unanimously Resolved by Ordinary Resolution

That in accordance with Section 11 of the Owners Corporations Act 2006, Owners Corporation 1 delegate to the Committee, Chairperson, Secretary and Owners Corporation Manager all powers and functions that may be delegated to ensure the efficient and effective operation of the Owners Corporation.

5.8.2.2 Owners Corporation 2

Unanimously Resolved by Ordinary Resolution

That in accordance with Section 11 of the Owners Corporations Act 2006, Owners Corporation 2 delegate to the Committee, Chairperson, Secretary and Owners Corporation Manager all powers and functions that may be delegated to ensure the efficient and effective operation of the Owners Corporation.

5.8.2.3 Owners Corporation 3

Unanimously Resolved by Ordinary Resolution

That in accordance with Section 11 of the Owners Corporations Act 2006, Owners Corporation 3 delegate to the Committee, Chairperson, Secretary and Owners Corporation Manager all powers and functions that may be delegated to ensure the efficient and effective operation of the Owners Corporation.

5.8.2.4 Owners Corporation 4

Unanimously Resolved by Ordinary Resolution

That in accordance with Section 11 of the Owners Corporations Act 2006, Owners Corporation 4 delegate to the Committee, Chairperson, Secretary and Owners Corporation Manager all powers and functions that may be delegated to ensure the efficient and effective operation of the Owners Corporation.

6 GENERAL BUSINESS

Bruce McKellar inquired about the term ‘Committee of Management’ used in the Notice. Melcorp Strata to confirm the terminology used in the Owners Corporation Act and provide explanation after the meeting.

Bruce also noted that more volunteers are needed to join the Committee as the building heavily rely on the same group of people who have been working on the Committee for a long time. Bruce noted that this is his last year on the Committee.

7 CLOSURE

There being no further business the meeting was closed at 5:30 pm

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Application to register a plan of subdivision not related to acquisition by an acquiring authority

Section 22 Subdivision Act 1988

OFFICE OF TITLES H.L. VICTORIA

Subdn

PS512424P 10

19/06/2006 $78048.90 PS 2000

Lodged by:

Name:	Baker & McKenzie
Phone:	03 9617 4200
Address:	Level 39, 525 Collins Street Melbourne
Ref:	119649-v1/AB9/LR7
Customer Code	443M

The Applicant applies for registration of the plan described.

Land: *(volume and folio reference)*

Certificate of Title Volume 9303 Folio 208 Volume 8179 Folio 264 Volume 8179 Folio 263

Applicant *(Full name and address including postcode)*

Verve501 Pty Ltd (ACN 085 742 552) of Level 17, 501 Swanston Street, Melbourne Vic 3000

Plan No: PS512424P | **Stage No: 1**

Municipal district in which plan is located:
Melbourne City Council

Office Use Only

Date: 8 June 2006

Signed:

Anthony Brearley
An Australian Legal Practitioner (within the meaning of the Legal Profession Act 2004)
Baker & McKenzie, 39/525 Collins Street, Melbourne, Victoria

Signature of Australian Legal Practitioner under the *Legal Profession Act 2004*

ORDER TO REGISTER AND CONSENTS

To the Registrar of Titles

Please Register PS 512424P
And on completion issue Certificate of Title to Gadens Lawyers.

Per Gadens Lawyers 027C
Australian Legal Practitioners
within the meaning of the Legal Profession Act 2004 for the Mortgagee:
AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED

PS

THE BACK OF THIS FORM MUST NOT BE USED

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ANNEXURE PAGE

Subdivision Act 1988

This is page 2 of *Approved Form 10* dated 8 June 2006.

Signatures of the parties

PS512424P
19/06/2006 $78048.90 PS

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

Panel Heading

CONSENT AND ORDER TO REGISTER

TO THE REGISTRAR OF TITLES

Please register this dealing and issue the new Certificates of Title to the Australia and New Zealand Banking Group Limited being the First Proprietor of Mortgage No. AC968286R.

Per .....

BABCOCK & BROWN BARTON PTY LTD
ABN 44 092 025 299
being the Proprietor of Mortgage No.
AC96334ON

hereby consents to the within Application PS 512424P

SIGNED in Victoria for and on behalf of BABCOCK & BROWN BARTON PTY LTD by its Attorney David Wightman under Power dated 13 June 2006 in the presence of:

Approval No.
1193053A

A1

OFFICE OF TITLES VICTORIA

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of the instrument are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

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CITIPOWER

8 June 2006

The Registrar of Titles
Land Titles Office
Marland House
570 Bourke Street
MELBOURNE 3000

Dear Sir/Madam

CAVEATORS CONSENT – CAVEAT NO AD954380S
489 SWANSTON STREET, MELBOURNE
APPLICATION TO REGISTER PLAN OF SUBDIVISION PS512424P

CitiPower Pty of 40 Market Street, Melbourne being the Caveator described in Caveat Dealing Number AD954380S hereby consent to the registration of the abovementioned Dealing.

CitiPower Pty's consent to the subdivision is granted on the basis that the interests of the owners of the lots under the plan of subdivision, (including the Body Corporate) that are affected by CitiPower's lease dated 19 October 2005 over part of the property, will remain subject to CitiPower's interest as a tenant in possession under the lease following the subdivision.

Please ensure that CitiPower's registered caveat number AD954380S is endorsed on all affected titles INCLUDING THE TITLE FOR COMMON PROPERTY

Please contact Mrs Irene de Silva of our Real Estate Division on telephone 9683 4274 if you require any additional information.

Yours faithfully

for Simon Lucas
COMPANY SECRETARY

PS512424P
19/06/2006 $78048.90 PS

CitiPower Pty ACN 064 651 056

HEAD OFFICE: 40 Market Street, Melbourne Vic 3000 • POSTAL ADDRESS: Locked Bag 14031 Melbourne City Mail Centre VIC 8001
Telephone: (03) 9683 4444 Facsimile: (03) 9683 4499 www.citipower.com.au

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483 Swanston Street, Melbourne

Rules of Body Corporate No.'s 1, 2, 3, 4, 5 & 6

Plan No. PS512424P ("Rules")

made under Section 27 (2C) of the

Subdivision Act 1988

1. Definitions

In these Rules, the following words have the following meanings:

"Act" means the Subdivision Act 1988 (as amended).

"Body Corporate" means Body Corporate No. PS512424P and includes any Manager who, or committee established under Division 2 of Part 3 of the Regulations that, has been duly appointed and delegated by the body corporate to assume certain powers and duties of the body corporate and in particular to set the terms and conditions referred to in any of these Rules.

"Building" means the building situated at 483 Swanston Street, Melbourne.

"Building Manager" means the person, firm or company appointed by the body corporate to manage the Building.

"Common Property" means the common property on the Plan of Subdivision.

"Cleaning Apparatus" means the cleaning apparatus used for the purpose of cleaning and maintaining the outside windows of the Building (if applicable).

"Lift" means any lift in the Building owned by the Body Corporate.

"Lots" means the lots on the Plan of Subdivision.

"Manager" means a manager appointed in accordance with Regulation 302 of the Regulations.

"Members" means the members of the body corporate.

"Outgoings" shall include (but not necessarily be limited to) all rates, charges, taxes and impositions (other than those levied directly against the member's lot), insurances of the Buildings and improvements (including but not limited to public risk and reinstatement), cleaning, electricity, fire protection, maintenance of lifts, repairs and maintenance, security, bank fees, and associated government charges, garden maintenance, air conditioning of common property and like expenses associated with the maintenance and operation of the common property.

"Plan of Subdivision" means Plan of Subdivision No. PS512424P.

"Regulations" means the Subdivision (Body Corporate) Regulations 2001 (as amended).

"Security Key" means key, swipe card or any other device to secure the Building or any part thereof, or to gain entry thereto.

2. Standard Rules

A member must not, and must ensure that the occupier of a member's lot does not:

(a) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors;

(b) park or leave a vehicle or permit a vehicle to be parked or left on the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area specified for such purpose by the body corporate;

(c) use or permit a lot affected by the body corporate to be used for any purpose which may be illegal or injurious to the reputation of the development or may cause a nuisance or hazard to any other member or occupier of any lot or the families or visitors of any such member or occupier;

(d) make or permit to be made any undue noise in or about the common property or any lot affected by the body corporate;

(e) make or permit to be made noise from music or machinery which may be heard outside the owner's lot between the hours of midnight and 8.00am, or at any other time in such a manner as to contravene rule 2(c) above;

(f) keep any animal on the common property after being given notice by the body corporate to remove the animal after the body corporate has resolved that the animal is causing a nuisance.

3. Negative Obligations

A member must not and must do all things reasonable to ensure that the occupier of a member's lot does not:

3.1 Use of Common Property and Lots

(a) damage, deface or obstruct any entrances, passages, stairways, landings, pathways or any part of the common property or use them for any purpose other than the purpose for which they are provided or properly available for; and

(b) enter, or facilitate any person to enter, any plant room, machinery room, equipment area or other similar area without the prior written consent of the body corporate; and

(c) use any part of the Building, lots or common property for a purpose other than the purpose for which it has been provided or for which it is properly available; and

(d) use or permit any person under his or her control to use roller blades, roller skates or a skateboard on the common property; and

(e) use or permit a lot to be used other than for private residential or accommodation purposes; and

(f) dispose of any cigarette butts or ash on to the common property; and

(g) use or permit to be used in a manner that would contravene any planning regulations, requirements or restrictions placed on the Plan of Subdivision.

3.2 Interference with Fittings, Services or Facilities

(a) obstruct windows, air vents, air-conditioning ducts, skylight or emergency exits in, or any other part of, the common property;

(b) cover or obstruct any lights, sky lights, windows or other means of illuminations of the common property or the Building;

(c) do any act or thing which affects the working of the air-conditioning in the Building (including, without limitation, altering any thermostat or other control in the Building, the common property or in the lots);

(d) obstruct or in any way interfere with any fire appliance, cupboard, stairway or landing in the Building or permit any fire appliance, cupboard, stairway or landing in the Building to be obstructed.

3.3 Balconies and Windows and Outward Appearance

(a) hang or place on any balcony or in any window of a member's lot or in or about the common property anything which adversely affects the outward appearance or state of repair of a member's lot or the common property or which may otherwise affect the use and enjoyment of the lots and common property of the Building by members or occupiers;

(b) hang or place any washing on or from any balcony or in or from any window;

(c) use any balcony as a place of storage;

(d) keep a plant on a balcony if the planter which it is in allows water to drain through drainage holes in the planter unless the planter is in a container which will retain all water that drains from the planter;

(e) keep or allow anything belonging to a member or occupier of a member's lot to be on any balcony or any part of the exterior of a member's lot after being given notice by the body corporate to remove that thing after the body corporate has resolved that the thing is causing a nuisance or adversely affects the use and enjoyment of the Building, lots or common property by members and occupiers;

(f) allow any garden, plant, balcony or open land forming part of the lot to become unkempt, overgrown or unsightly;

(g) without the prior written consent of the body corporate which shall not be unreasonably withheld, install or place, or permit to remain installed or placed, any air-conditioning unit, fan or other appliance in such a position as to be visible from outside the member's lot.

3.4 Window Furnishings

(a) install or permit the installation in a lot of any window furnishing visible from outside other than blinds, venetian blinds, curtains and drapes which are brown or black or dark charcoal in colour when seen from the exterior (ie window-facing) side.

3.5 Waste or Garbage

(a) store or keep waste or garbage other than in property tightly secured receptacles in an area specified for such purpose by the body corporate or within the member's lot or as otherwise directed by the body corporate;

(b) put any garbage or refuse anywhere on the common property other than in garbage bins or containers so designated by the body corporate;

(c) put any type of waste or garbage in body corporate garbage bins or containers other than the type of waste designated for those bins;

(d) put any waste or garbage in body corporate garbage bins or containers unless securely tied in a plastic bag;

(e) put any waste or garbage in body corporate bins or containers designated for use by members of the public;

(f) burn any rubbish or waste in or upon the lot or the common property;

(g) throw, drop, or let fall any article or substance from or out of a lot or the common property.

3.6 Alterations of Lots and Common Property

(a) make any alteration, addition to, paint or decorate the exterior of a member's lot without the prior written consent of the body corporate;

(b) carry out or permit to be carried out any building work requiring a building approval under the *Building Act 1993* (or an equivalent enactment) unless:

(i) at least 21 days' written notice of intention to carry out the work, accompanied by proper plans and specifications of the work, has been given to the body corporate by the member who owns the lot on which the work is proposed to be carried out; and

(ii) the body corporate gives its prior written approval of the work; and

(iii) the work is carried out in accordance with such reasonable directions as the body corporate may give; and

(iv) the work is carried out by the contractor approved in writing by the body corporate; and

(v) the member signs an indemnity prepared by the body corporate against all loss and damage caused directly or indirectly by the works; and

(vi) the work complies with all laws; and

(vii) the work does not detract or interfere with in any way the external appearance of the Building nor interfere with the business of any occupiers of the Building or rights granted to those occupiers;

(c) make any alteration or addition to any part of the common property or to attach anything to any part of it;

(d) make any alteration to a member's lot which may cause or result in any damage or deterioration to the Building or any other lot or the common property or which may otherwise adversely affect the use and enjoyment of the Building or other lots and the common property by other members or occupiers;

3.7 Security

(a) reproduce any keys or access devices issued by the body corporate for the common property;

(b) do anything which may adversely affect the security protection of the Building or any lot or common property including allowing a person not being a member's or occupier's visitor or person authorised by the body corporate to enter common property;

(c) keep or leave open or permit any security door or the door into any stairwell to be kept or left open for any purpose whatsoever.

3.8 Miscellaneous

(a) do anything whereby any policy of insurance taken out by the body corporate may become void or voidable or which may make the body corporate liable for increase in premium;

(b) hold or allow to be held in any lot or on any part of the common property any sale or auction;

(c) use or permit any lift in the Building to be used to carry goods or furniture unless:

(i) reasonable prior notice of intention to do so has been given to the body corporate and the Building Manager; and

(ii) the lift is fitted with proper protective covers when being so used;

(d) permit any trades people or work people to be on a lot or the common property;

(i) on a Saturday, Sunday or public holiday; or

(ii) before 9.00am or after 5.00pm on any other day;

(e) place or leave any item on the common property so as to obstruct the common property or an entrance to a member's lot;

(f) store any materials or goods on the common property except with the prior written consent of the body corporate and in accordance with the terms and conditions contained in that written consent;

(g) contravene any requirement or any authority having jurisdiction over the Building and/or the member's lot;

(h) bring in to or leave in the Building any bicycle or similar machine without the consent of the body corporate which consent shall not be unreasonably withheld;

(i) smoke in any part of the common property without limitation in lifts, passageways, foyers and stairs on the common property;

(j) use any method of heating, cooling or lighting any lots other than those provided by the body corporate;

(k) install in any lot a safe or other item of greater mass then 100kg when full or generating a floor loading greater than 150 kg square metre when full, without the consent of the body corporate.

4. Positive Obligations

A member must and must ensure that the member's families and visitors and occupiers of a member's lot will:

4.1 Accidents and Defects

(a) promptly notify the body corporate and the Building Manager in writing of any accident occurring in the Building or on the lots or common property or any defect in or damage to the Building, lots or common property of which they become aware;

(b) promptly notify the body corporate and the Building Manager in writing of any breakage or defect in water pipes, air-conditioning ducts or equipment, electrical and light fittings and services and fire equipment of which they become aware.

4.2 Cleanliness

(a) keep the member's lot clean and in good repair and condition;

(b) take all reasonable steps to prevent infestation of the member's lot by vermin and insects;

(c) places its garbage or refuse receptacle for collection by the relevant local authority in each member's designated place;

4.3 Pets and Animals

(a) immediately remove any pet or animal from his or her lot if requested to do so by a written notice given by the body corporate; and

(b) take all reasonable steps to prevent any animal in his or her control from urinating or defecating in a common area.

4.4 Taps

Turn off all taps after use.

4.5 Directions by Body Corporate

Obey all reasonable directions given by the body corporate and the Building Manager in relation to the common property including, without limitation, for:

(a) the carriage of goods or furniture in lifts;

(b) the use of services; and

(c) no smoking policies.

4.6 Security

(a) secure the member's lot when it is unoccupied and comply with the body corporate's and the Building Manager's reasonable directions about the Building's security;

(b) at the member's cost replace any security key which is issued to the member by the body corporate or the Building Manager;

(c) upon request account for all security keys issued to the member by the body corporate or the Building Manager.

4.7 Windows

Replace all broken windows on balconies or terraces in a member's lot.

Delivered by LANDATA®. Land Victoria timestamp 06/07/2015 15:57 Page 10 of 11

4.8 Emergencies

(a) participate in any emergency drill in the Building of which the body corporate or Building Manager gives reasonable notice;

(b) evacuate the Building immediately and in accordance with the directions of any representative of the body corporate or the Building Manager when informed of an actual or suspected emergency.

4.9 Co-Operation

Work with the body corporate and the Building Manager to promote and ensure the proper and orderly working and operation of the Building, common facilities, common property and the services contained therein.

4.10 Car Park

Each member must advise the body corporate of the registration number of the motor vehicle to be parked in that members car park. Only the members designated motor vehicle can be parked at that members car park.

5. Miscellaneous

5.1 Control of Common Property

The body corporate and the Building Manager may close, lock or otherwise control the common property from time to time and may take all actions as they deem necessary or appropriate to prevent and prohibit that it considers in its absolute discretion undesirable from entering the common property.

5.2 Address of Members

Each member must advise the body corporate of the private address and telephone number of the member or if the member is a company, the registered office of the company. Each member must promptly inform the body corporate of any change in the address and/or telephone number and/or the registered office as the case may be.

5.3 Member's Mail

A member must and must ensure that the occupier of a member's lot regularly clears the mail box for that member's lot. If the mail box is located on common property and is not regularly cleared a member must allow and must cause the occupier of that member's lot to allow the body corporate or the Building Manager to clear the mail box.

5.4 Lease of Lot

A member who does not occupy its lot must:

(a) provide to the body corporate the name of the tenant occupying its prior to the commencement of the tenancy;

(b) incorporate these rules in any lease, licence or other occupancy agreement granted over a lot;

(c) provide a copy of these rules to the tenant occupying its lot.

Delivered by LANDATA®. Land Victoria timestamp 06/07/2015 15:57 Page 11 of 11

5.5 Air Conditioning System

Each member is responsible for the costs of maintaining the air conditioning system within that member's lot.

5.6 Access to Cleaning Apparatus

(a) A member must and must ensure that an occupier of its lot will at reasonable times and on reasonable prior written notice, allow the body corporate and the Building Manager and their employees, agents and contractors access through its lot to the Cleaning Apparatus to conduct cleaning and maintenance on the outside of the Building.

(b) The body corporate, the Building Manager and their employees, agents and contractors in carrying out the cleaning and maintenance of the outside of the Building may:

(i) enter the member's lot (including any balcony); and

(ii) bring anything reasonably required for the purpose of cleaning and maintaining the outside of the Building onto the lot or the balcony;

(iii) enter the Cleaning Apparatus from the window or the balcony of the lot for the purposes of cleaning and maintaining the outside of the Building; and

(iv) enter the Cleaning Apparatus from the window or the balcony of the lot for the purpose of conducting such repairs as may from time to time be required to the Cleaning Apparatus.

(c) A lot owner must not interfere in any way with the Cleaning Apparatus.

The body corporate and the Building Manager will ensure that as little inconvenience as possible to the lot owner and any occupant of the lot.

CITY OF MELBOURNE
GPO Box 1603
Melbourne VIC 3001
Phone (03) 9658 9658
www.melbourne.vic.gov.au
DX210487
ABN 55 370 219 287

7 September 2023

Owners Corporation 1-5 PS512424P
OWNERS CORPORATION MAGEMENT
477 Swanston Street
Melbourne VIC 3000

Owners Corporation 6 PS512424P
322 Russell Street
Melbourne VIC 3000

Wang Xing (Aust) Investments Pty Ltd
UNIT 3905 483 SWANSTON STREET
MELBOURNE VIC 3000

YUE YING LI
9 THACKERAY QUADRANT
AVONDALE HEIGHTS VIC 3034

Dear Sir/Madam

BUILDING NOTICE: 1162740

475-497 Swanston Street Melbourne VIC 3000

I refer to the attached copy of the building notice dated 7 September 2023 issued to you pursuant to Section 106 of the Building Act 1993 in relation to the property at the above mentioned address.

An inspection was carried out on 5 September 2023 and identified a number of non-complying safety matters which require your attention and action. The building notice details the deficiencies that were identified at the time of the inspection.

I strongly urge you to provide written representations to the matters raised in the building notice within 30 days stating why you should not undertake the building work as detailed in the notice. Please note that the building notice does not order you to undertake any building work. Undertaking the required building work as detailed in the building notice will either require a building order or a building permit to be issued prior to the commencement of any such work.

To minimise the potential risk posed by the fuel tank located in basement level 2, you may consider to empty the fuel tank until further review is carried out by a registered fire safety engineer. It would be highly recommended that you engage with Meinhardt, as they developed initial and amended fire engineering report that was approved under building permit no.: 20248-2003-70 (various stages) and amended occupancy permit no.: OP-1433-2003-70/A2 issued by MCG Building Consultants on 23 May 2006 and 15 August 2018 respectively.

Buildings of heritage significance may require further approvals or adherence to design parameters prior to the undertaking of any works that are the subject of the notice. It is

recommended that you contact Melbourne City Council's Planning Department on 9658 9658 so as to determine any planning permit requirements.

Please note that should no representations be made in relation to the matters contained in the notice within the prescribed time period, a building order may be issued ordering you to undertake building work.

The inspection will be carried out on Wednesday 1 November 2023 at 10:00am, to establish whether any changes occurred in the circumstances and before issuing of building order.

Please contact me should you have any queries in relation to these matters.

Yours faithfully,

Andrew Feild
Delegate of the Building Control Officer

Phone: 0425 856 940
Email: andrew.feild@melbourne.vic.gov.au

Our reference: 1162740

Form 11 Regulation 180, Building Regulations 2018

BUILDING NOTICE

Section 106 of the *Building Act* 1993

CITY OF MELBOURNE

Notice No: 1162740

This building notice is made under section 106 of the *Building Act 1993*

TO: THE OWNER,

Owners Corporation 1 PS512424P
OWNERS CORPORATION MAGEMENT
477 Swanston Street
Melbourne VIC 3000

Owners Corporation 6 PS512424P
322 Russell Street
Melbourne VIC 3000

Wang Xing (Aust) Investments Pty Ltd
UNIT 3905 483 SWANSTON STREET
MELBOURNE VIC 3000

YUE YING LI
9 THACKERAY QUADRANT
AVONDALE HEIGHTS VIC 3034

FROM:

1. I am the delegate of the municipal building surveyor of the City of Melbourne. I am authorised to cause a building notice to be served to you, as owner of the building to which this notice applies, under Division 2 of Part 8 of the *Building Act 1993*. I am authorised to cause a building notice to be served on you, as owner of the Building to which this notice applies, under Division 2 of Part 8 of the Building Act 1993.

LOCATION OF THE BUILDING TO WHICH THIS NOTICE APPLIES:

475-497 Swanston Street Melbourne VIC 3000

2. **INSPECTION DETAILS:**

The date and time of any inspection relied on by myself as the relevant building surveyor for the purpose of making this notice, and the name and qualifications of the person or persons who conducted the inspection are—

Time of inspection: 9:30 AM

Date of inspection: 5 September 2023

Name of person/persons: Andrew Feild

Qualification(s) of person/persons: Advanced Diploma of Building Surveyor

Building practitioner registration no. of person/persons: IN-U 75606, BS-L 65246

3. **REASON(S) WHY THIS NOTICE WAS SERVED:**

In accordance with section 106 of the Building Act 1993, I am of the opinion that the following circumstance/circumstances exist(s):

4.1 **The building is a danger to life, safety or health of any member of the public or of any person using the building:**

4.1.1 An 11,000 litre fuel tank has been installed on basement level 2 that may have increased the fire loads within the carpark, contrary to fire engineering report, project number 22673/00/FP revision 1, dated 11/08/2008, prepared by Geoff Stewart of Meinhardt forming part of building permit no.: 20248-2003-70 issued by MCG Building Surveying Consultants (various stages); and

4.1.2 The paths of travel to an exit within basement level 2 are obstructed by the parked vehicles, washing and cleaning equipment and other associated items, which increases the risk that the occupants of this area may be obstructed to evacuate in an emergency situation, and contrary to building permit no.: 20248-2003-70 (various stages) and amended occupancy permit no.: OP-1433-2003-70/A2 issued by MCG Building Surveying Consultants on 23 May 2006 and 15 August 2018 respectively; and

4.1.3 The single exit serving basement level 2 can be blocked which may increase the risk of impeding the safe egress from basement level 2 in an emergency, contrary to building permit no.20248-2003-70 (various stages) and amended occupancy permit no.: OP-1433-2003-70/A2 issued by MCG Building Surveying Consultants on 23 May 2006 and 15 August 2018 respectively.

4. **SHOW CAUSE PROCESS:**

Under section 108 of the Building Act 1993, you are required to show cause within 30 days of the date of service of this notice -

5.1 Why basement level 2 should not be evacuated.

5.2 Why basement level 2 should not be reinstated to layout and use of this part of the building in accordance with building permit no.20248-2003-70 (various stages) and amended occupancy permit no.: OP-1433-2003-70/A2 issued by MCG Building Surveying Consultants on 23 May 2006 and 15 August 2018 respectively.

Or alternatively:

Why you should not be required to carry out the following building work in relation to the building:

Provide a clear delineated path of travel to the required exit on basement level 2, in accordance with the building permit no.: 20248-2003-70 and amended occupancy permit no.OP-1433-2003-70/A2 issued by MCG Building Surveying Consultants on 23 May 2006 and 15 August 2018 respectively; and

Building Code of Australia (BCA) Volume 1 1996; and

Part 15 of the Building Regulations 2018.

And

Install a suitable barrier preventing the required exit on basement level 2 from being blocked by vehicles in accordance with building permit no.: 20248-2003-70 and amended occupancy permit no.: OP-1433-2003-70/A2 issued by MCG Building Surveying Consultants on 23 May 2006 and 15 August 2018 respectively; and

BCA Volume 1 1996.

Specified period for making representations:

30 days of the service of this notice.

Specified manner for making representations:

The manner for making representations in response to the matters contained in this notice is in writing.

BUILDING NOTICE SERVED BY:

Anita Dorfer-Mehanic
Deputy Municipal Building Surveyor
Delegate of the Municipal Building Surveyor
Building practitioner registration no.: BS-U 42068

Address: Council House 2, Level 3, 240 Little Collins Street, Melbourne VIC 3000

Signature:

Anita Dorfer-Mehanic

Important: Pursuant to Section 230 of the Building Act 1993, I hereby advise you that a member of the City of Melbourne - Building Control Group will conduct an inspection of the Building after expiry of this Notice.

Dated: 7 September 2023
Notice No: 1162740

If you have any queries in relation to this document, please contact Andrew Feild on the contact details below:
Phone: 0425 856 940
Email: andrew.feild@melbourne.vic.gov.au

NOTES:

What is a building notice?
A building notice is a "show cause" notice. In simple terms, the recipient of a building notice is required to provide the municipal building surveyor reasons why he or she should not comply with the directions detailed in the notice.

Why has a building notice been issued?
An authorised officer of the City of Melbourne building control group has recently inspected the property and identified general safety deficiencies. Under Section 106 of the *Building Act* 1993 (Vic), the municipal building surveyor has a duty of care to see that these deficiencies are adequately addressed via the building notice format.

What are you required to do?
It is in the owner's best interest to submit a written response containing statements as to why he or she should not comply with the directions of the building notice, or alternatively submit a submission agreeing to undertake the works. In which case, the submission should include a schedule of works containing details of when the works will be completed. It is important to respond to all items and address them individually.

In most cases, it is in the owner's best interest to engage a suitable professional to act on his/her behalf in order to achieve a more favourable result. If the matters raised in the notice are of a technical nature, an informed technical argument from a competent professional in the relevant field is required. If you require advice on suitable professions, please contact the Building Department on 9658 9658. Please ask for the officer named in the covering letter.

Consideration of statements
The Municipal Building Surveyor will consider all written statements from the owner or persons engaged to act on his or her behalf if received within the "show cause" period. After consideration of the written statements the Municipal Building Surveyor may request further information in respect to certain items. Once all items have been adequately addressed, one of three actions will occur. The building notice may be cancelled or, a building order may be issued with some items deleted or amended to reflect the outcome of previous discussions and submissions or, a building order will be issued and contain all the directions detailed in the building notice.
A building order is the next step in the process. If a building order is issued, it will require the owner to undertake the directions of the order within a stated time period. Importantly, compliance with a building order is enforceable in the Magistrates Court.

What if you do nothing?
The intention of a building notice process is to raise discussion of the issue/s between the owner of the property and the municipal building surveyor. In the event the Municipal Building Surveyor does not receive any response, a building order will be issued and contain all the directions detailed in the notice.

Representations by owner
Pursuant to section 109 of the Act, an owner may make representations to the Municipal Building Surveyor about the matters contained in the building notice. Any representations are to be made in writing to the Municipal Building Surveyor before the end of the show cause period.

Cancellation of a building notice
Pursuant to section 110 of the Act, the Municipal Building Surveyor may cancel a building notice if he or she considers it appropriate to do so after considering any representations made under section 109.

Building Order
Subject to section 107 of the Act, the Municipal Building Surveyor may make a building order under section 111 after the end of the time allowed by the building notice for making representations.

Appeals to the Building Appeals Board
Pursuant to section 142(1) of the Act, an owner of a building or land may appeal to the Building Appeals Board against a decision to serve a notice, and a failure within a reasonable time, or refusal, to cancel a notice. In accordance with section 146 of the *Act* and regulation 1601 of the Building Regulations 2018 the prescribed appeal period is 30 days from the date of this notice.

Subsequent Owners of the Land
Pursuant to section 236 of the Act, this building notice is binding on every subsequent owner of the land.

Building Notice Response

475-497 Swanston Street Melbourne VIC 3000 - 1162740

I ....., owner of the Building located at 475-497 Swanston Street Melbourne VIC 3000, wish to submit the following response to the Building Notice dated

Please note, all items have been individually addressed and are numbered in accordance with the numbering used in the stated Building Notice (for example, 5.1.1, 5.1.2 etc.)

.....

.....

.....

Signed .....

Dated .....

Contact Number .....

Email .....

(Attach more pages if required)

CHUBB

Certificate of Currency

Insured:	OC 512424P
Policy Number:	93213315
Policy Period:	From: 4PM on 30/11/2022 To: 4PM on 30/11/2023
Particulars Of Insurance:	Residential Strata Insurance
Location:	475-483 Swanston Street & 8-32 Franklin Street, Melbourne VIC 3000
Sum Insured:	
Building & Common property	$278,500,647
Temporary Accommodation and Loss of Rent	$54,030,744
Catastrophe Extension and Owners Improvements	Not Insured
First Loss Terrorism	Not Insured
General Liability	$50,000,000
Crime Insurance	$100,000
Machinery Breakdown	$1,000,000
Management Committee Liability	$10,000,000
Voluntary Workers (in the aggregate any one period)	$500,000
Voluntary Workers (per volunteer)	$200,000
Professional Expenses (in the aggregate any one period)	$30,000
Appeal Expenses (in the aggregate any one period)	$150,000
Chubb Proportion:	100%
Date:	28 November 2022

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All the values on this Certificate of Currency are correct as at 28 November 2022 and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

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



Grant Garnsey | **Chubb Insurance Australia Limited**
Strata Underwriter VIC

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Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

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. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

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.

City of Melbourne
GPO Box 2158 Melbourne 3001
ABN 55 370 219 287

Valuation and rate notice 2023-2024

For the period 1 July 2023 - 30 June 2024

CITY OF MELBOURNE

Tax invoice

No GST has been charged

Assessment no. 79188 9

Date of issue 22 Aug 2023

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

022 06811

T S Tjie and S T Hioe
Unit 1806
483 Swanston St
MELBOURNE VIC 3000

Property Unit 1806, Level 18, 483 Swanston Street, MELBOURNE VIC 3000

Legal description Lot 1806 PS512424P

Valuations		Effective date	1 Jul 2023
NAV	24,000	Valued as at	1 Jan 2023
Site value	110,000	Interest rate	10%
CIV	480,000	Land use	Residential

AVPCC 120 -Single Strata Unit/Villa Unit/Townhouse

Details of account (important, please read overleaf)	**Amount**
Residential Rates @ 3.7852 cents in the $ of NAV.	$908.45
Waste Charge	$160.00
FSPL @ $125 plus 4.6 cents per $1,000 of CIV.	$147.08

FSPL - Fire Services Property Levy (State Government Charge)

As per agreement, $303.88 will be deducted from your nominated account on 30 Sep 2023.

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

OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by 15 February 2024 **$1,215.53**

Late payments will attract interest (see over page)
***Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 30 September 2023	**$303.88**
Instalment 2 30 November 2023	**$303.88**
Instalment 3 29 February 2024	**$303.88**
Instalment 4 31 May 2024	**$303.89**

If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2024.

OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only. See overleaf for details.

Payment methods

Assessment no. 79188 9

Property Unit 1806, Level 18, 483 Swanston Street, MELBOURNE VIC 3000

Biller code: **79616**
Ref: 10791889

Bpay® this payment via Internet or phone banking
Bpay View® - View and pay this bill using internet banking.
Bpay View Registration No.: 10791889
Credit cards not accepted.

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

*3397 0891 0010791889 26

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

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.

- ☐ Option 1 **$1,215.53**
- ☐ Option 2 **$303.88**

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
8.30am - 5pm, Monday to Friday.
Visa, MasterCard or EFTPOS available.
Cash payments not accepted.

S006811Q01 007430 #87664

City of Melbourne
GPO Box 2158 Melbourne 3001
ABN 55 370 219 287

Rate Instalment Notice
Instalment 4 2022 - 2023

CITY OF MELBOURNE

Assessment no. 79188 9

Date of issue 8 May 2023

022 01514

T S Tjie and S T Hioe
Unit 1806
483 Swanston St
MELBOURNE VIC 3000

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

DUE DATE
31 May 2023

AMOUNT DUE
$278.03

Property **Unit 1806, Level 18, 483 Swanston Street, MELBOURNE VIC 3000**

Current Instalment	$278.03

As per agreement, $278.03 will be deducted from your nominated account on 31 May 2023.

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

Payments included to 2 May 2023.

S0015140Q01 001648 #80784

Payment methods

Assessment no. 79188 9

Property Unit 1806, Level 18, 483 Swanston Street, MELBOURNE VIC 3000

BPAY Biller code: **79616** Ref: **10791889**

Biller this payment via internet or phone banking
Biller View® - View and pay this bill using internet banking.
Biller View Registration No.: 10791889
Credit cards not accepted.

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

*3397 0891 0010791889 26

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 **31 May 2023**
Amount Due **$278.03**

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.

Greater Western Water

My account number is

2251 4677 2215

Invoice No.	T640451336
Service Address	Un 1806/483 Swanston Street Melbourne Lot 1806 Plan 512424
Issue Date	15 Aug 2023
Water Faults & Emergencies (24 hours)	13 44 99
Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours)	13 44 99
Interpreter Service	(03) 9313 8989
General Mail	Locked Bag 350, Sunshine Vic 3020

Greater Western Water
ABN 70 066 902 467

gww.com.au

MISS L S TJIE
UN 1806/483 SWANSTON STREET
MELBOURNE VIC 3000

AMOUNT DUE
$154.50
PLEASE PAY BY
5 SEP 2023

Account summary

PREVIOUS BILL	$186.83
RECEIVED	$186.83
BALANCE	$0.00
YOUR USAGE	$154.50
PLEASE PAY	$154.50

F-O-GGL7B4-5001/0002-1-000000-R-A001564454

15/08/23-09:12:52-CC1DMS_230814212800A.PRO

Set your account to direct debit

Changing to direct debit gives you peace of mind that you won't miss a payment date.
Set up direct debit today at **gww.com.au.**



Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

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.

Consumer Affairs Victoria

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: THIANG SIAK TJIE and SIOE TJEN HIOE

PROPERTY: Unit 1806 483 SWANSTON 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) .....

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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 particulars given indicate that the purchase price is sufficient to discharge all Mortgages over the property.
   C. 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 ……..