DATED 2025

ZHONGHUA NI

to

CONTRACT OF SALE OF LAND

Property: Unit 3811 and Carpark lot 6122Y, 33 Rose Lane, Melbourne VIC

SAF Conveyancing

PO Box 21
SUNSHINE VIC 3020
Tel: 0433 481 600
Ref: VV:24-1365

Contract of Sale of Land

Property:

Unit 3811 and Carpark lot 6122Y, 33 Rose Lane, Melbourne VIC 3000

SAF Conveyancing

Tel: 0433 481 600
PO Box 21, Sunshine VIC 3020
Ref: VV:24-1365

Contract of Sale of Land

IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act* 1962)

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

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

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

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

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; 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 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) of the *Sale of Land Act* 1962)

You may negotiate with the vendor about the amount of the 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

WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

Contract of Sale of Land

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 (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

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

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act* 1962.

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 ...../…..……/2024

Print names(s) of person(s) signing: .....

State nature of authority, if applicable: ....

This offer will lapse unless accepted within [ ] clear business days (3 clear business days if none specified)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act* 1962

SIGNED BY THE VENDOR: .....

..... on ...../…..……/2024

Print names(s) of person(s) signing: **ZHONGHUA NI**

State nature of authority, if applicable: ....

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

Table of Contents

Particulars of Sale 5

Special Conditions 7

General Conditions 18

1. ELECTRONIC SIGNATURE 18
2. LIABILITY OF SIGNATORY 18
3. GUARANTEE 18
4. NOMINEE 18
5. ENCUMBRANCES 18
6 VENDOR WARRANTIES 19
7. IDENTITY OF THE LAND 20
8. SERVICES 20
9. CONSENTS 20
10. TRANSFER & DUTY 20
11. RELEASE OF SECURITY INTEREST 20
12. BUILDER WARRANTY INSURANCE 22
13. GENERAL LAW LAND 22
14. DEPOSIT 23
15. DEPOSIT BOND 24
16. BANK GUARANTEE 24
17. SETTLEMENT 25
18. ELECTRONIC SETTLEMENT 25
19. GST 27
20. LOAN 28
21. BUILDING REPORT 28
22. PEST REPORT 28
23. ADJUSTMENTS 29
24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING 29
25. GST WITHHOLDING 30
26. TIME & CO OPERATION 32
27. SERVICE 33
28. NOTICES 33
29. INSPECTION 33
30. TERMS CONTRACT 33
31. LOSS OR DAMAGE BEFORE SETTLEMENT 34
32. BREACH 35
33. INTEREST 35
34. DEFAULT NOTICE 35
35. DEFAULT NOT REMEDIED 35

Particulars of Sale

Vendor's estate agent

Name:

Address:

Email:

Tel: Mob: Fax: Ref:

Vendor

Name: ZHONGHUA NI

Address:

ABN/ACN:

Email:

Vendor's legal practitioner or conveyancer

Name: SAF Conveyancing

Address: PO Box 21, Sunshine VIC 3020

Email: info@safconveyancing.com.au

Tel: 0433 481 600 Mob: Fax: Ref: 24-1365

Purchaser

Name:

Address:

ABN/ACN:

Email:

Purchaser's legal practitioner or conveyancer

Name:

Address:

Email:

Tel: Mob: Fax: Ref:

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference				being lot	on plan
Volume	11685	Folio	491	3811R	PS 633275D
Volume	11684	Folio	897	6122Y	PS 633275D

If no title or plan references are recorded in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.

Property address

The address of the land is: **Unit 3811 and Carpark lot 6122Y, 33 Rose Lane, Melbourne VIC 3000**

Goods sold with the land (general condition 6.3(f)) (*list or attach schedule*)

All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature but excluding the Tenant's Fixtures

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)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

☐ GST (if any) must be paid in addition to the price if the box is checked

☐ This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked

☐ This sale is a sale of a 'going concern' if the box is checked

☐ The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 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; and
- the 14th day 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 box is checked, in which case the property is sold subject to*:

(**only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document*)

☒ a residential tenancy agreement attached.

Terms contract (general condition 30)

☐ This contract is intended to be a terms contract within the meaning of the *Sale of Land Act* 1962 if the box is checked. (*Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)*

Loan (general condition 20)

☐ This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender: .....

Loan amount: no more than ..... 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

Instructions: *It is recommended that when adding special conditions:*

- *each special condition is numbered;*
- *the parties initial each page containing special conditions;*
- *a line is drawn through any blank space remaining on the last page; and*
- *attach additional pages if there is not enough space.*

Special Conditions

Special condition 1 – Acceptance of title

Where the purchaser is deemed by section 27(7) of the Sale of Land Act 1962 to have given the deposit release authorization 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.

Special condition 2 – Tax invoice

General condition 19.3 is replaced with the following:

If the vendor makes a taxable supply under this contract (that is not a margin scheme supply) and:

a. the price includes GST; or
b. the purchaser is obliged to pay an amount for GST in addition to the price (because the price is "plus GST" or under general condition 13.1(a), (b) or (c)),

The purchaser is not obliged to pay the GST included in the price, or the additional amount payable for GST, until a tax invoice has been provided.

Special condition 3 – Loan

The Purchaser acknowledges that should this contract be subject to finance that is noted on the Particular of Sale, then General condition 20.2 (c) is to be deleted and the following sentence is to be inserted: "serves written notice ending the contract on the Vendor's representative on or by 5.00 PM on the approval date".

In addition, in the event that the purchaser would like to terminate the contract due to the reason that his finance is being declined then the Purchaser must provide written proof on a formal decline letter generated by the lender or lending institution to which the finance was applied to by the purchaser.
It is agreed that any such decline letter will not be accepted from a broker or loan originator or the like, that finance was declined.

Failure to comply will render the finance clause unconditional in this transaction if such formal decline letter from the lender is not provided by the purchaser or their representative advising that finance has been declined.

Special condition 4 – Nomination

4.1 General Condition 4 of the Contract is to be deleted entirely and to be replaced as follows:

If the contract states that the property is sold to a named purchaser 'and/or nominee" the named purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser shall remain personally liable for the due performance and observance of all the named purchaser's obligations under this contract, and it shall be a condition precedent of such nomination that the Purchaser must deliver to the Vendor's representative:

a. A copy of the completed Nomination form in the form approved from time to time by the State Revenue Office, executed by the substitute or additional purchaser.
b. The nominee is or includes a proprietary company, a guarantee in the form annexed to this Contract executed by that company's directors, and
c. The admin fee payable by the nominee to the vendor's legal representative or conveyancer for $220 being, their costs for advising the Vendor on compliance with this Condition.

4.2 The named purchaser shall have the substituted purchaser sign an acknowledgement of receipt of a copy of the Vendors Statement (if requested) and provide the statement to the vendor's representative

4.3 The Purchaser and each guarantor must indemnify and keep indemnified the Vendor from and against any claim, penalty or demand in respect of stamp duty or costs arising from the nomination of the substitute purchaser.

Special condition 5 – Auction

5.1 If the property is offered for sale by Public Auction, it is subject to the vendor's reserve price. The Rules for the conduct of the auction shall be set out in the Schedules to the Sale of Land Regulations 2005 or any rules prescribed by regulation which modify or replace those Rules.

5.2 The deposit payable hereunder shall be ten per centum (10%) of the purchase price.

Special condition 6 – Change of Settlement due date

Without limiting any other rights of the Vendor, should the purchaser(s) request an extension to due date of settlement that is specified under the contract, the purchaser agrees to pay the admin fee to the vendor's representative the amount of $330.00 (inclusive of GST) for every change to the settlement date.

Special condition 7 – Default by Purchaser

7.1 Should the purchaser default in payment any of the purchase monies herein then the purchaser will pay to the vendor penalty interest on such outstanding moneys at the rate of sixteen percent (16%) from the date of such default until such time as default is remedied.

7.2 The Purchaser acknowledge that in the event that the Purchaser fails to complete the purchase of the property on the due date specified in the Contract between the Vendor and the Purchaser ("the Contract") for the payment of the residual as defined in the Contract ("the Due Date") the vendor will or may suffer the following losses and expenses which the Purchaser shall be required to, and agrees to, in addition to the interest payable in accordance with the terms of the Contract:

a. All costs associated with obtaining bridging finance to complete the vendor's purchase of another property, and interest charged on such bridging finance.

b. Interest payable by the Vendor under any existing mortgage over the property calculated from the due date.

c. Accommodation and/or storage expenses necessarily incurred by the Vendor.

d. Any commission or other expenses claimed by the vendor's estate agent or other agents representing the vendor relating to sale of the property.

e. Penalties payable by the Vendor to a third party through any delay in completion of the vendor's purchase.

f. The vendor's costs and expenses as between Vendor's conveyancer and/or solicitor and Vendor incurred due to the breach, including the cost of issuing any default notice agreed at $1,100 including GST and the cost of $330 including GST representing the Vendor's rep additional costs and disbursements due to the delayed settlement.

The exercise of the Vendor's right hereunder shall be without prejudice to any other rights, powers or remedies of the vendor under this Contract or otherwise.

Special condition 8 – Adjustment

A statement of adjustment needs to be provided to the vendor's representative at least 3 business days before settlement with a copy of all valid certificates obtained to complete a statement of adjustment.

Failure to do so, the purchaser will be deemed to breach of the contract and so will cause the purchaser to pay the vendor's representative an administration fee of $110.00 including GST for the delay in receiving the Statement of Adjustments.

Special condition 9 – No Land tax Adjustment

9.1 For the purposes of general condition 23, the expression “periodic outgoings” does not include any amounts to which section 10G of the Sale of Land Act 1962 applies.

9.2 General condition 28 does not apply to any amounts to which section 10G or 10H of the Sale of Land Act 1962 applies.

Special condition 10 – Compensation for additional land tax due to Purchaser default

10.1 The Purchaser acknowledges and agrees that:

a. if the Purchaser is in breach of this Contract by not completing this Contract on the Settlement Date; and

b. if as a result of the Purchaser’s breach, completion of this Contract takes place on a date that is after 31 December in the year that completion of this Contract is due to take place (Settlement Year); then

c. the Purchaser’s breach will, in addition to other losses, result in loss to the Vendor in the amount of the Vendor’s land tax assessment for the year following the Settlement Year as a result of the Property continuing to be included in the Vendor’s total landholdings in Victoria; and

d. the additional tax which the Vendor will incur in accordance with this Special Condition (Additional Land Tax) is a reasonably foreseeable loss incurred by the Vendor as a result of the Purchaser’s breach in respect of which the Vendor is entitled to compensation from the Purchaser.

10.2 If Special Condition 10.1 applies, then, on the Settlement Date, the Purchaser must in addition to the Balance pay to the Vendor on account of compensation payable to the Vendor for that loss an amount equal to 2.25% of the Price of the property (Amount Paid).

10.3 The parties agree that if the Additional Land Tax as assessed by the Commissioner of State Revenue is:

a. less than the Amount Paid, the Vendor must refund the difference to the Purchaser; or

b. more than the Amount Paid, the Purchaser must pay the difference to the Vendor within 7 days of being served with a written demand for such payment.

Special condition 11 – Foreign Investment Review Board

11.1 Meaning of words

In this special condition:

FAT Act means the Foreign Acquisitions and Takeovers Act 1975 (Cth);

FIRB means the Treasurer of the Commonwealth of Australia;

FIRB Approval means a notice given by FIRB under the FAT Act confirming FIRB has no objection to, or consents or approves of, the Purchaser acquiring the Property;

11.2 The Purchaser warrants that:

a. the Purchaser is not required to give notice to FIRB under Section 26A of the FAT Act of its intention to purchase the property; or

b. If the Purchaser is required to give notice to FIRB under Section 26A of the FAT Act of its intention to purchase the property;

- FIRB has given notice under the FAT Act that FIRB does not object to the acquisition of the Property by the Purchaser; or
- The period during which FIRB must make an order under the FAT Act concerning the acquisition of the Property by the Purchaser lapsed before the day of sale.

11.3 Purchasers Indemnity

The Purchaser indemnifies the Vendor against any cost's liability, loss or damage incurred or suffered directly or indirectly by the Vendor caused or contributed to by the Purchaser's breach of warranty referred to in this special condition

Special condition 12 – Stamp Duty and Unequal Shares

12.1 If there is more than one purchaser, it is the purchaser's responsibility to ensure the contract correctly records at the date of sale the proportions in which they are buying the property ("the proportions").

12.2 If the proportions recorded in the transfer differ from those recorded in the contract, it is the purchaser's responsibility to pay any additional duty which may be assessed as a result of the variation.

12.3 The purchasers fully indemnify the vendor, the vendor's agent and the vendor's legal practitioner against any claims or demands which may be made against any or all of them in relation to any additional duty payable as a result of the proportions in the transfer differing from those in the contract.

This Special Condition will not merge on completion.

Special condition 13 – Force Majeure

13.1 In this Special Condition:

"PEXA" means the electronic conveyancing system operated by Property Exchange Australia Ltd its successors or assigns and/or any other electronic conveyancing system agreed by the parties for use in this transaction.

13.2 The parties agree that neither party is to be liable to the other for any delay in the performance of their respective obligations under this Contract in the event that settlement is unable to proceed on the settlement date as required in this Contract, if such delay is solely due to the PEXA system not being operational and thus incapable of conducting and completing an electronic settlement.

13.3 The parties acknowledge that time is of the essence under this contract and as such each party undertakes to settle the matter as soon as practicable after the PEXA system resumes operation.

13.4 Anny complete inability by either party to settle electronically due to the continued non-operation of the PEXA system will not constitute an ending of this Contract unless it is also impossible to complete a paper-based transaction in lieu thereof.

Special condition 14 – Deposit & Section 27

14.1 The failure to pay the deposit or any part thereof on the due date shall be a fundamental breach of the contract and the contract may be immediately terminated by the vendor at his option. General Condition 34 shall not apply where the deposit or part of the deposit is not paid when it is due.

14.2 The Purchaser acknowledges that the deposit payment by the way of Bank Guarantee is not accepted by the Vendor.

14.3 <u>No Delays regarding release of deposit – Section 27:</u>

a. The Purchaser acknowledges that a Statement pursuant to Section 27 of the Sale of Land Act 1962 for the early release of deposit may be served during the time of the contract. Once served with the Section 27 notice, the Purchaser agrees not to make any objection for the release of the deposit if the relevant evidence is supplied and the Purchaser will sign and return the signed copy of same within (7) days of being served.

b. If the purchaser does not validly object to the release of the deposit within 28 days of receiving a notice under section 27(3) of the Sale of Land Act, the vendor will be deemed to have provided proof to the reasonable satisfaction of the purchaser of the matters referred to in General Condition 14.3(a)(i) or (ii), as the case may be. The Purchaser agrees not to make any objection to the agent for the release of deposit.

Special condition 15 – Guarantee

If a company purchases the property:

a. Any person who signs this contract will be personally responsible to comply with the terms and conditions of this contract; and
b. The directors of the company must sign the guarantee attached to this contract and deliver it to the vendor within 7 days of the day of sale.

Special condition 16 – Identity and Conditions of the property

16.1 Inspection of the Property

The Purchaser represents and warrants to the Vendor that, because of the Purchaser's own inspection and enquiries, the Purchaser:-

(a) is satisfied that the Land is identical with the Land described in the Particulars of Sale;

(b) is satisfied as to the nature, quality, condition and state of repair of the Property;

(c) accepts the Property in its state of repair and condition (including any defects (either latent or patent), dilapidation or infestation of the Property or any other deficiency which may otherwise require reinstatement or replacement, including any non-compliance with any Laws or Requirements of any Authority) as at the Day of Sale;

(d) is satisfied as to the presence or otherwise of any Contamination in or on the Property;

(e) is satisfied the Property has been purchased at the price agreed on as a result of the Purchaser's own inspection and enquiries relating to the Property.

16.2 No warranties or representations

The Purchaser acknowledges that the Vendor (or anyone on behalf of the Vendor) makes no warranty or representation (whether express or implied):-

(a) that the Land is identical with the Land described in the Particulars of Sale;

(b) that the improvements are erected within the boundaries of the Land;

(c) that improvements owned by third parties do not encroach on the Land;

(d) about the nature, quality, condition or state of repair of the Property;

(e) about any defects (either latent or patent), dilapidation or infestation of the Property;

(f) that the Property (including the improvements and any alterations or additions to the improvements) complies with all Laws or the Requirements of any Authority;

(g) about the presence or otherwise of any Contamination in or on the Property;

(h) about the use to which the Property may be put;

(i) about the validity of any planning permits issued in relation to the Property or compliance with those permits; or

(j) any financial return or income that may be derived from the Property.

16.3 Environment

The Purchaser acknowledges and accepts that:-

(a) it has made its own enquiries as to the presence or otherwise of any Contamination;

(b) the Vendor has made no warranties or representations as to the presence or otherwise of any Contamination;

(c) work may be required to investigate and remove any Contamination from the Land or remediate the Land, and after Settlement the Purchaser assumes full liability and responsibility for the presence of any Contamination and the Purchaser releases, indemnifies and shall keep indemnified the Vendor from all claims damages costs expenses and liabilities which the Vendor may incur or suffer arising out of or in connection with any of the matters referred to in this special condition 15.3.

16.4 No objection or requisition

The Purchaser must not exercise any of the Excluded Rights or require the Vendor to take any action or bear any cost or expense in respect of:-

a. any misdescription of the Property;
b. any deficiency or discrepancy in the area, location, measurements or boundaries of the Property;
c. any defects (either latent or patent), dilapidation or infestation of the Property
d. any failure to comply with any Laws or the Requirements of any Authority;
e. the nature, quality, condition or state of repair of the Property;
f. any improvements not being erected within the boundaries of the Land;
g. any improvements owned by third parties encroaching on to the Land; or
h. any other matters arising out of or in connection with the matters referred to in this special condition 15.

Special condition 17 -Swimming Pools & Spa

If there is any pool or spa on the property, the Vendor makes no warranties or representations that any pool or spa on the property has been registered with the relevant council or that the pool or spa has a compliant safety barrier. The Purchaser acknowledges and agrees that the purchaser shall be responsible for registering the pool or spa with the council and obtaining the relevant compliance certificate required by the council. The Purchaser further confirms that the purchaser will not make any objection or requisition, claim any compensation or delay settlement as a result of a pool or spa does not have a compliant safety barrier, or as a result of the issue or non-issuance, lodgment or non-lodgment of any certificate of barrier compliance.

Special condition 18 – Solar Panels

The purchaser acknowledges that if there are solar panels installed on the roof of the dwelling constructed on the property hereby sold, and the parties agree as follows:

a. The purchaser should make their own enquiries with the relevant authorities whether or not any benefits currently provided to the vendor by agreement with the current energy supplier with respect to feed-in tariffs pass with the sale of this property.

b. The vendor makes no representations or gives any warranties whatsoever with respect to any solar panels installed on the property hereby sold in relation to their condition, state or repair, fitness for purpose for which they were installed, their in-put to the electricity grid, feed in tariff or any benefits arising from the electricity generated by any solar panels, save that they are owned by the vendor and not encumbered in any way.

c. The purchaser acknowledges that any current arrangements with any energy supplier shall

cease on the settlement agrees that they will negotiate with the current energy supplier of their choice with respect to any feed-in tariffs for the electricity generated or any other benefits provided by the said solar panels and the purchaser shall indemnify and hold harmless to the vendor against any claims for any benefits whatsoever with respect to the said solar panels.

Special condition 19 – Planning and other use or development restrictions and control

The property is sold subject to any and all restrictions conditions and controls as to planning building control use and development under any legislation or subordinate legislation and under any order planning scheme regulation by-law or permit contained in or made or issued pursuant thereto and including without limitation the Planning Scheme referred to in the statement given by the Vendor pursuant to Section 32 of the Sale of Land Act 1962. No such restrictions conditions or controls (nor any breach or non-compliance therewith) shall constitute a defect in the Vendor's Title and the Purchaser shall not make any requisition or objections nor be entitled to any compensation from the Vendor in respect thereof.

Special condition 20 – Identity and Measurement

The Purchaser admits the land as offered for sale and inspected by him is identical with that described in the title particulars given herein. The Purchaser shall not make any requisition nor claim any compensation for any alleged mis-description of the land or deficiency in its area or measurements or call upon the Vendor to amend the title or to bear all or any part of the cost of doing so.

Special condition 21 – Restrictions

The property is sold subject to all easements, covenants, leases, encumbrances and restrictions (if any) as set out herein or attached hereto. The purchaser should make him own enquiries whether any structures or ceilings are constructed over any easements prior to signing the contract, otherwise the purchaser accepts the location of all buildings and shall not make any claim in relation thereto.

~~**Special condition 22 – Bushfire Attack Level**~~

~~The purchaser acknowledges and agrees:~~

~~22.1 the property may be, or is, in a bushfire prone area and that the purchaser may be required to obtain a Bushfire Attack Level ('BAL') rating assessment prior to undertaking any works, including but not limited to construction and renovation works, on the property;~~

~~22.2 unless stated otherwise in the Vendors Statement the vendor gives no warranty and makes no representation as to whether the property is in a bushfire prone area or as to its BAL rating and the purchaser must satisfy itself in this regard;~~

~~22.3 when undertaking works on the property, the purchaser may have to comply with building regulations and standards (including Australian Standard 3959-2009) the regulate construction and renovation works on land in a bushfire prone area;~~

~~22.4 that unless stated otherwise in the Vendors Statement no information, representation or warranty was made by the vendor, the vendors agent (if any) or any other party as to whether the property is in a bushfire prone area or as to its BAL rating and that;~~

~~a. the purchaser has made or procured its own inspections, investigations, examinations and enquiries in respect of all aspects of whether the property is in a bushfire prone area and its BAL rating; and~~
~~b. the purchaser has purchased the property as a result of the purchaser's own inspection, investigation, examination or enquires and in its present condition subject to any requirements if the property is in a bushfire prone area and its BAL rating;~~

~~d. That it must not make any requisitions or objections, claim any compensation or refuse or delay payment of the price or rescind, terminate or delay settlement on account of any matter relating to whether the property is in a bushfire prone area or its BAL rating.~~

Special condition 23 – Mistaken Payment

Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any mistaken payment and to recover the mistaken payment. This special condition creates rights and remedies in addition to those that may otherwise exist as a result of a mistaken payment or mathematical mistake and does not merge upon settlement.

Special condition 24 – Whole Agreement

The purchaser acknowledges that no information, representation, comment, opinion or warranty by the vendor or the vendors agent was supplied or made with the intention or knowledge that it would be relied upon by the purchaser and no information, representation, comment, opinion or warranty has in fact been so relied upon and that there are no conditions, warranties or other terms affecting this sale other than those embodied in the Contract of Sale and: -

a. in entering into this contract, the purchaser is relying entirely upon its own enquiries;
b. this special condition operates for the benefit of the vendor and the vendors estate agent and their respective employees, agents and contractors.

Special condition 25 – Inconsistency

If there is any inconsistency between these special conditions and the general conditions, the special conditions are to prevail to the extent of the inconsistency and each parties agrees to take any steps which are necessary to procure the general conditions are altered so as to eliminate the inconsistency.

Special condition 26 - Sale Subject to Lease or Licence

26.1 If the sale is subject to a lease or licence, the Purchaser acknowledge that:
   a. A copy of the Lease was made available for inspection by or on behalf of the Purchaser before the Day of Sale;
   b. It has inspected, read and understood the Lease and is satisfied with that document and
   c. the Purchaser warrants that it has not been induced to enter this Contract by any express or implied statement, warranty or representation whether oral, written or otherwise made by or on behalf of the Vendor in respect of the Lease; and
   d. The Vendor makes no warranties as to the validity or enforceability of the Lease (or the guarantee and indemnity attached to the Lease) and the Purchaser must not call on the Vendor to amend or rectify and errors or omissions in the Lease or take any action or do anything in relation to the Lease.

26.2 The Purchaser agrees that at settlement the Vendor will hand over any documents pursuant to the lease or licence which the Vendor is in possession of, which may or may not include an original copy of the lease or license agreement, condition report or bond receipt. The Purchaser agrees not to delay settlement or seek compensation if the Vendor is not in possession of any of these documents. If the Vendor only has possession of a photocopy of the lease or licence agreement, the Purchaser Agrees to accept receipt of the photocopy and will not delay settlement or seek compensation on the basis that the Vendor is unable to provide an original lease or licence agreement.

26.3 If there is a rental agent managing the Property and the Purchaser does not intend to instruct that rental agent to continue managing the Property following settlement, the Purchaser agrees to contact the rental agent to make arrangements for a transfer of the lease documents held by the rental agent following settlement, and will not require the Vendor to produce these documents at settlement.

26.4 If the Tenant is entitled to the use of any furniture, chattels, equipment, etc. (collectively referred to in this paragraph as "goods") during the term of the lease, where such goods have been provided by the Vendor and are not included in the sale to the Purchaser under the Goods section of the Particulars of Sale, the Purchaser agrees that following the termination of the tenancy the Purchaser will notify the Vendor in writing and allow the Vendor 30 days from the personal service of such notification access to the property to recover the goods. The Purchaser agrees to become a bailee of the goods upon termination of the Tenancy until the Vendor attends the property and removes the goods during the 30-day period following personal service of the notification.

26.5 Purchaser accepts the Lease:

The Purchaser must not exercise any of the Excluded Rights because of the Lease or anything arising out of or in connection with the Lease or any matter referred to in this special condition including:

a. if the Tenant is in default;
b. if at Settlement, the Lease is not executed by the Tenant or any guarantor;
c. the Lease expires;
d. the Tenant vacates the premises; or
e. the Lease is lawfully terminated.

26.6 Vendor may manage the Property

The Purchaser acknowledge that until Settlement the Vendor may:

a. grant a new lease;
b. vary the Lease;
c. consent to an assignment or transfer of the Lease;
d. consent to a sub-tenancy;
e. terminate the Lease;
f. accept a surrender of the Lease; or
g. negotiate or carry out a rent review for the Lease;
h. make concessions or compromises with the Tenant;
i. take any action against the Tenant for any breach of the Lease.

Special condition 27 – Lease adjustments and other matters

27.1 Adjustments - rent

The parties agree that:

a. the Vendor is entitled to all Rent for the period up to and including the day of Settlement and the Purchaser is entitled to all Rent for the period after Settlement occurs (but excluding the day of Settlement);
b. any Rent received by the Vendor in respect of a period after Settlement must be adjusted at Settlement in accordance with this special condition 27.1(a) and the Vendor must make an allowance in favor of the Purchaser for the Purchaser's proportion of Rent received; and
c. any Rent that is due but unpaid at Settlement must be adjusted at Settlement in accordance with special condition 27.1(a) as if paid and the Purchaser must make an allowance (not exceeding one month's Rent) in favour of the Vendor for the Vendor's proportion of the unpaid Rent.

27.2 Adjustments - outgoings

Without limiting the generality of General Condition 23, if municipal, water and sewerage rates or other outgoings referred to in the Lease are payable by the Tenant then no adjustment of these outgoings will be made between the Vendor and the Purchaser except where:

a. the tenancy is vacant; or
b. the outgoings are payable by the Vendor; or
c. the Vendor has paid an assessment for a period which is later than the expiration of the term of the Lease; or
d. the Vendor has paid and has not been reimbursed by the Tenant in respect of a period after Settlement,

In which event these outgoings must be adjusted between the Vendor and the Purchaser in accordance with General Condition 23.

27.3 Outstanding debts

a. Subject to special condition 27.1(b), despite Section 141(1) of the Property Law Act 1958 (Vic), the Vendor retains all rights under the Lease to recover directly from a Tenant any Rent and outgoings (including, without limitation, operating expenses) payable by the Tenant for the period up to and including the date of Settlement (Outstanding Tenancy Money).
b. The Purchaser must give the Vendor reasonable assistance to recover the Outstanding Tenancy Money from a Tenant. If the Purchaser recovers any Outstanding Tenancy Money from a Tenant under this special condition 27.3, the Purchaser must immediately account to the Vendor for that amount.
c. After Settlement, the Purchaser must allow the Vendor to issue legal proceedings against a Tenant to recover any Outstanding Tenancy Money owed to the Vendor and the Purchaser acknowledges that any money recovered from the Tenant is the property of the Vendor.

d. The Vendor must pay the cost of any proceedings issued under this special condition and must pay all reasonable costs incurred by the Purchaser concerning those proceedings.

e. Any money received by the Purchaser (or its agent) from the Tenant after Settlement must be applied in the following order:
   - to any arrears owing by that Tenant to the Vendor; and
   - to any arrears owing by that Tenant to the Purchaser.

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.5

1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

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

3. GUARANTEE

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

4. NOMINEE

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

Title

5. ENCUMBRANCES

5.1 The purchaser buys the property subject to:

(a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and

(b) any reservations, exceptions and conditions in the crown grant; and

(c) any lease or tenancy referred to in the particulars of sale.

5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6 VENDOR WARRANTIES

6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot 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 7.4(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 1.14 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

13.2 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 lodgement 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 lodgement 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 lodgement 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 lodgement network operators do not provide otherwise:

(a) the electronic lodgement network operator to conduct all the financial and lodgement 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 lodgement.

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 lodgement 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 lodgement 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 lodgement 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 lodgement 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 lodgement 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 …… of …… (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: -

(f) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;
(g) the performance or observance of any of the agreements, obligations or conditions under the within Contract;
(h) by time given to the Purchaser for any such payment performance or observance;
(i) by reason of the Vendor assigning his, her or their rights under the said Contract; and
(j) 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 ...……..... 2024

SIGNED by the said)
)
Print Name:)
…….. ……..
Director (Sign)

in the presence of:)
)
Witness:)
……..

Vendor GST Withholding Notice

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

Vendor: ZHONGHUA NI

Property Address: Unit 3811 and Carpark lot 6122Y, 33 Rose Lane, Melbourne VIC 3000
Lot: 3811R and 6122Y Plan of subdivision: 633275D and 633275D

The Purchaser 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

Dated: 29/11/2024

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Residential Rental Agreement

Residential Tenancies Act 1997

General

1. **Agreement**
This **Agreement** is made between the **Rental Provider** who has appointed **Biggin & Scott** as its agent and the **Renter**.

2. **Premises and Rent**
The **Rental Provider** lets the **Premises** to the **Renter** for the **Rental** of which the first instalment is payable on the **Commencement Date** and payable by the **Renter** to **Biggin & Scott**.

3. **Bond**
The **Renter** shall pay a **Bond** to **Biggin & Scott** on or before the signing of this **Agreement** unless the **Rental** is greater than $900.00 per week the maximum **Bond** is one month's rent. In some cases the **Rental Provider** may ask the Victorian Civil and Administrative Tribunal ("**VCAT**") to increase this limit.

   In accord with the *Residential Tenancies Act* 1997 the **Rental Provider** must lodge the **Bond** with the Residential Tenancies Bond Authority ("**RTBA**") within 10 business days of receiving the **Bond**. The **RTBA** will send the **Renter** a receipt for the **Bond**. If the **Renter** does not receive a receipt within 15 business days from when the **Bond** was paid the **Renter** may:
   3.1. email the **RTBA** at rtba@justice.vic.gov.au; or
   3.2. call the **RTBA** on 1300 137 164.

4. **Fixed Term Tenancy**
The term of this **Agreement** shall be from the **Commencement Date** and ending on the **Expiry Date** and unless the **Agreement** terminates in accord with the *Residential Tenancies Act* 1997, this **Agreement** will continue as a periodic tenancy.

5. **Condition of the Premises**
The **Rental Provider** must –
   5.1. ensure that the Premises are maintained in good repair; and
   5.2. if the **Rental Provider** owns or controls the common areas relating to the **Premises**, take reasonable steps so that the common areas are maintained in good repair.

6. **Damage to the Premises**
   6.1. The **Renter** must take care to avoid damaging the **Premises**
   6.2. The **Renter** must take reasonable care to avoid damaging the **Premises** and any common areas.
   6.3. The **Renter** who becomes aware of damage to the **Premises** must give notice to **Biggin & Scott** of any damage to the **Premises** as soon as practicable.

7. **Cleanliness of the Premises**
   7.1. The **Rental Provider** must ensure that the **Premises** are in a reasonably clean condition on the day on which it is agreed that the **Renter** is to enter into occupation of the **Premises**.
   7.2. The **Renter** must keep the **Premises** in a reasonably clean condition during the period of this **Agreement**.

8. **Use of the Premises**
   8.1. The **Renter** must not use or allow the **Premises** to be used for any illegal purpose.
   8.2. The **Renter** must not use or allow the **Premises** to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

9. **Quiet Enjoyment**
The **Rental Provider** must take all reasonable steps so that the **Renter** has quiet enjoyment of the **Premises**.

10. Transfer of Lease or Subletting
   10.1. The **Renter** must not transfer or sublet the whole or any part of the **Premises** without the written consent of the **Rental Provider**. The consent of the **Rental Provider** must not be unreasonably withheld.
   10.2. The **Rental Provider** must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the **Rental Provider** in relation to the preparation of a written transfer of this **Agreement**.

11. ***Residential Tenancies Act*** **1997**
Each party must comply with the *Residential Tenancies Act* 1997. Reference should be made to the **Act** for further rights and duties. Additional terms which do not take away the rights and duties included in the **Act** may be set out in this Section. Any additional terms must also comply with the Unfair Contract Terms under the Australian Consumer Law. Contact Consumer Affairs Victoria on 1300 558 181 for further information.

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COMMENCING THE TENANCY

12. Residential Tenancy Database

In accord with Section 439 of the **Act Biggin & Scott** will, within 14 days of receipt of a written request, provide a copy of any listing located on a residential tenancy database used by **Biggin & Scott**. Provision of this information incurs a fee of $30.00 plus GST per person.

13. Rental Provider Obligations

13.1. The **Rental Provider** may issue a notice to vacate in accord with the **Act** during the term of this **Agreement** and the **Renter** must vacate the **Premises** at the expiration of the notice period given in the notice to vacate.

13.2. The **Rental Provider** or **Biggin & Scott** may during the last month of the term of this **Agreement** place a "to let" notice on the **Premises**. The **Rental Provider** or **Biggin & Scott** may put on the **Premises** a notice or notices "for sale" or "auction" at any time during the term of this **Agreement**.

13.3. The **Rental Provider** must not increase the **Rental** more than once in every 12 months.

13.4. Unless this **Agreement** is specified in the **Schedule** to be for a fixed term the **Rental Provider** may, in accord with the provisions of Section 44 of the **Act**, increase the **Rental** by giving the **Renter** at least 60 day's notice of the increase.

13.5. This **Agreement** may only be amended in writing signed by the **Rental Provider** and the **Renter**.

13.6. Where the **Premises** form part of a building, the **Rental Provider** has the right to make and/or alter rules and regulations for the **Premises** and the **Renter** will be bound by such rules and regulations of the **Act**.

14. Availability of Premises

Biggin & Scott will use its best endeavours so that the **Premises** are available on the **Commencement Date**. The **Renter** acknowledges that if the **Premises** are not available on the **Commencement Date** the **Renter** will not make any claim against the **Rental Provider** or **Biggin & Scott**.

15. Payment of Services

The **Renter** shall pay all charges in respect of the connection and consumption of water, electricity, gas, oil and telephone where the **Premises** is separately metered for these services as stipulated in the **Act**.

15.1. The **Renter** acknowledges that it is the responsibility of the **Renter** to arrange connection of services and power. It is the **Renter's** responsibility to turn the main switch off to allow the power to be connected as required by the electricity provider. No claim shall be made against the **Rental Provider** or **Biggin & Scott** should the power not be connected at the commencement of this **Agreement**.

15.2. The **Renter** acknowledges that all arrangements for connection of a telephone line or national broadband network ("**NBN**") connection to the **Premises** shall be at the cost of the **Renter**. The **Renter** must check with any preferred provider of telecommunication services before signing this **Agreement** to confirm the status and availability of a telephone line or NBN connection if the NBN is not yet connected.

16. Contents Insurance

The **Renter** acknowledges that any insurance policy of the **Rental Provider** does not provide cover for the personal possessions of the **Renter**. It is strongly recommended that the **Renter** should take out contents insurance to adequately cover those possessions.

17. Use of Premises

The **Renter** shall only use the **Premises** for residential purposes unless the prior written consent of the **Rental Provider** has been obtained for any other use. The **Rental Provider** may impose reasonable terms and conditions on giving any consent. Any other use may be subject to council or other approval and any costs associated with such approvals will be the responsibility of the **Renter**. The **Renter** must not permit any short term or long term letting or licencing the use and/or occupation of any part of the **Premises** without the prior written consent of the **Rental Provider**. Any request for consent must be made in writing to **Biggin & Scott**.

18. No Representations

The **Renter** acknowledges that no promise, representation, warranty or undertaking has been given by the **Rental Provider** or **Biggin & Scott** in relation to the suitability of the **Premises** for the purposes of the **Renter** otherwise than as provided in this **Agreement**.

19. Condition Report

19.1. The **Renter** must be given 2 copies of the Condition Report (or one emailed copy) on or before the date the **Renter** moves into the **Premises**.

19.2. The **Renter** acknowledges having received before entering into occupation of the **Premises** two copies of the Condition Report signed by or on behalf of the **Rental Provider** as well as a written statement setting out the rights and duties of the **Rental Provider** and **Renter** under a tenancy agreement ("Renting a Home – A Guide for Tenants"). The **Renter** acknowledges that the Condition Report provided at the commencement of the tenancy must be signed and returned to **Biggin & Scott** within 5 business days after entering into occupation of the **Premises**. If the Condition Report is not returned, the copy held by **Biggin & Scott** will be accepted as conclusive evidence of the state of repair or general condition of the **Premises**, at the commencement of this **Agreement**.

20. No Promise of Renewal

The **Renter** acknowledges that no promise, representation or warranty has been given by the **Rental Provider** or **Biggin & Scott** in relation to any further renewal of this **Agreement** other than as specified in the **Schedule**.

21. Landlord Termination

The **Renter** acknowledges that the **Rental Provider** may require possession of the **Premises** at the termination of this **Agreement** and may issue a notice to vacate in accord with the **Act** requiring vacant possession on the expiry of this **Agreement**.

22. Lost Keys

The **Renter** is responsible for the replacement of any lost key, auto remote control and the provision of any additional key and any locksmith's charge where any key is mislaid or lost. **Biggin & Scott** does not guarantee that it holds a spare set of keys to the **Premises** at its offices.

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23. Extra Keys

The **Renter** acknowledges that should the **Renter** wish to order any extra key, auto remote control or other access device for the **Premises** it will be at the expense of the **Renter**. The **Renter** acknowledges that copies of all keys/auto remote controls and access devices must be returned to **Biggin & Scott** at the end of the tenancy without reimbursement.

24. Owners Corporation

A copy of the rules of any owner's corporation affecting the **Premises** are attached to this **Agreement**. The **Renter** must comply with the rules of the owner's corporation or any amending/superseding rules, a copy of which are provided to the **Renter**. The **Renter** is not obliged to contribute to owner's corporation capital costs or other owner's corporation expenses that would but for this clause be payable by the **Rental Provider**.

25. Floor Protection

If the **Premises** include polished floorboards/floating floor, it shall be the responsibility of the **Renter** to fit floor protectors to all items of furniture to protect the floorboards from scratching. Stiletto shoes must not be worn at any time by any occupant and/or invitee of the **Renter** throughout the tenancy to prevent indentation being caused to the floors.

DURING THE TENANCY

26. Electrical Safety Checks

26.1. The **Rental Provider** must ensure an electrical safety check of all electrical installations appliances and fittings provided by the **Rental Provider** in the **Premises** is conducted every 2 years by a licensed or registered electrician and must provide to the **Renter** in writing the date of the most recent safety check on request by the **Renter**.

26.2. If an electrical safety check of the **Premises** has not been conducted within the last 2 years at the time the **Renter** first occupies the **Premises** the **Rental Provider** must arrange for an electrical safety check as soon as practicable.

27. Gas Safety Activities

These safety related activities only apply if the **Premises** contain any appliances fixtures or fittings which use or supply gas:

27.1. The **Rental Provider** must ensure that a gas safety check of all gas installations and fittings in the rented **Premises** is conducted every 2 years by a licensed or registered gas fitter and must provide in writing to the **Renter** the date of the most recent safety check on request by the **Renter**.

27.2. If a gas safety check has not been conducted within the last 2 years at the time the **Renter** first occupies the **Premises** the **Rental Provider** must arrange for a gas safety check as soon as practicable.

28. Smoke Alarm Safety Activities

28.1. The **Rental Provider** must ensure that:

28.1.1. any smoke alarm is correctly installed and in working condition; and

28.1.2. any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months; and

28.1.3. the batteries in each smoke alarm are replaced as required.

28.2. The **Rental Provider** must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if the **Rental Provider** is notified by the **Renter** that it is not in working order.

28.3. On or before the commencement of this **Agreement** the **Rental Provider** must provide the **Renter** with the following information in writing:

28.3.1. information about how each smoke alarm in the **Premises** operates;

28.3.2. information about how to test each smoke alarm in the **Premises**;

28.3.3. information about the **Renter's** obligations not to tamper with any smoke alarm and to report if a smoke alarm in the **Premises** is not in working order.

28.4. The **Renter** must give written notice to the **Rental Provider** as soon as practicable after becoming aware that a smoke alarm in the **Premises** is not in working order.

29. Swimming Pool Barrier Safety Activities

These safety related activities only apply if the **Premises** contain a swimming pool:

29.1. the **Rental Provider** must ensure that the swimming pool barrier is maintained in good repair;

29.2. the **Renter** must give written notice to the **Rental Provider** as soon as practicable after becoming aware that the swimming pool barrier is not in working order;

29.3. the **Rental Provider** must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if the **Rental Provider** is notified by the **Renter** that it is not in working order;

29.4. the **Rental Provider** must provide the **Renter** with a copy of the most recent Certificate of Swimming Pool Barrier Compliance issued under the *Building Act* 1993 on the request of the **Renter**.

30. Relocatable Swimming Pool Safety Activities

These safety related activities only apply if a relocatable swimming pool is erected or is intended to be erected at the **Premises**:

30.1. the **Renter** must not erect a relocatable swimming pool without giving written notice to the **Rental Provider** before erecting the pool;

30.2. the **Renter** must obtain any necessary approvals before erecting a relocatable swimming pool. This safety related activity only applies to swimming pools or spas that hold water deeper than 300mm.

31. Bush Fire Prone Area Activities

This safety related activity only applies if the **Premises** are in a bushfire prone area and are required to have a water tank for bush fire safety.

31.1. if the **Premises** are in a designated bush fire prone area under Section 192A of the *Building Act* 1993 and a water tank is required for fire fighting purposes the **Rental Provider** must ensure the water tank and any connected infrastructure is maintained in good repair as required;

31.2. the water tank must be full and clean at the commencement of this **Agreement**.

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32. Changing Locks

The **Renter** may change any lock security alarm code and/or other security device at the **Premises**. If the **Renter** changes any lock security alarm code and/or other security device, the **Renter** must give the **Rental Provider** or **Biggin & Scott** a duplicate key and/or new security alarm code and/or other access device as soon as practicable.

33. Comply with Insurance

Subject to the **Renter** having been provided with a copy of any insurance policy maintained by the **Rental Provider**, the **Renter** must not knowingly do or allow anything to be done at the **Premises** that may invalidate any insurance policy or result in the premium being increased above the normal rate.

34. No Invalidating Insurance

The **Renter** shall not do or allow anything to be done which would invalidate any insurance policy on the **Premises** or increase the premium including (but not limited to) the storage of flammable liquids or the use of any kerosene or oil burning heater at the **Premises**.

35. Additional Insurance Premium

The **Renter** agrees to pay to the **Rental Provider** within 14 days any additional premium charged to the **Rental Provider** by any insurance company as a result of any accidental or malicious breakage of items including (but not limited to) any glass, toilet bowl or wash basin in the **Premises** where the damage has been caused by the **Renter** , or by anyone at the **Premises** with the consent of the **Renter**.

36. Protection Against Damage

The **Renter** must take reasonable measures so that anyone that the **Renter** has allowed or permitted to be at the **Premises** does not cause damage to the **Premises**. This obligation shall not extend to the **Rental Provider** or **Biggin & Scott** or their respective contractors.

37. Loss or Damage

The **Rental Provider** shall not be liable to the **Renter** or anyone at the **Premises** for any loss or damage caused by the failure of the **Renter** to avoid damage to the **Premises** by the **Renter** or anyone at the **Premises** with the consent of the **Renter**.

38. Injury and Damage

The **Rental Provider** shall not be liable to the **Renter** or anyone at the **Premises** for any liability in respect of injury or damage to the **Renter** or to any third party or property arising from any conduct, act or omission by the **Renter** , or any servant, agent and/or invitee of the **Renter** including (but not limited to) any guest visiting the **Premises** on any short term letting of any part of the **Premises.**

39. Shared Services

The **Renter** shall not do or allow to be done anything at the **Premises** that will cause the shared service facilities including (but not limited to) any driveway, lift or stairwell to become obstructed, untidy, damaged or used for any purpose other than for which it may be intended.

40. No Servicing Vehicles

The **Renter** must not service or repair or allow the service or repair of any motor vehicle, motor cycle, boat or caravan at the **Premises** except minor routine maintenance and cleaning, other than greasing and changing oil.

41. Report Damage or Injury

The **Renter** shall notify **Biggin & Scott** immediately on becoming aware of any damage to or defects in the **Premises** whether or not it might injure a person or cause damage to the **Premises**.

42. Notify Blockages

The **Renter** must as soon as practicable notify the **Rental Provider** or **Biggin & Scott** of any blockage or defect in any drain, water service or sanitary system. No item that could cause a blockage including (but not limited to) any feminine hygiene product, disposable nappy or excessive amounts of toilet paper may be flushed down the sewerage septic stormwater or drainage systems. The **Renter** must pay the **Rental Provider** all reasonable expenses that are incurred in rectifying any defect or blockage that may be caused by the **Renter** or a person that the **Renter** has allowed or permitted to be at the **Premises**. This obligation shall not extend to any defect or blockage caused by the **Rental Provider** or **Biggin & Scott** or their respective contractors.

43. No Alterations

The **Renter** shall not paint or affix any sign or any antenna or cabling onto the **Premises** or affix any nail, screw, fastening or adhesive to the interior/exterior of the **Premises** without the prior written consent of the **Rental Provider**. The consent of the **Rental Provider** will not be unreasonably withheld. The consent of the **Rental Provider** may be made subject to any reasonable condition including (but not limited to) removal of the thing affixed when the tenancy is terminated. The **Rental Provider** may require the **Renter** to remove such items affixed and make good any damage caused by such removal.

44. Rubbish

The **Renter** shall deposit all rubbish including any carton and newspaper in a proper rubbish receptacle with a close fitting lid as required by the local council. Such rubbish receptacle shall be kept only in the place provided and placed out by the **Renter** for collection and returned to its allotted place in accord with local council by-laws and/or good practice.

45. Pests

The **Renter** will be responsible for the extermination of all pests including (but not limited to) any rat, cockroach, mouse, flea, ant or other pest that may infest the **Premises** while the **Renter** is in possession of the **Premises**.

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46. The RENTAL PROVIDER can sell the property during your tenancy even if you have a fixed-term tenancy agreement (lease). Your lease continues as normal.

47. The RENTAL PROVIDER will not be responsible for any repair or maintenance to the facilities provided with the premises, specifically spa, fireplace, ducted vacuum, solar panels, under sink food grinder, and security alarm/CCTV. The RENTER is obliged to pay any cost of repair or maintenance if the RENTER has any intention to use the facilities.

48. All terms used in this Agreement shall have the meanings given to them in the schedule which forms part of this Agreement.

49. Hanging Clothes

The **Renter** shall not hang any clothes outside the **Premises** other than where provision for the hanging of clothes has been provided. The **Renter** must use any clothes drying facilities in the manner required by the **Rental Provider** or any owner's corporation.

50. Replace Light Globes

The **Renter** shall, at the **Renter's** expense, replace with a similar type style and feature/attribute any lighting tube, globe and down-light (including any starter ballast or transformer) at the **Premises** which become defective during the term or any extension of this **Agreement** unless the defect is proven to be caused by faulty wiring or a defective fitting.

51. Pilot Lights

The **Renter** shall be responsible for checking and relighting any pilot light on any gas appliance including (but not limited to) any gas hot water system, gas heating unit and gas oven before reporting any fault to **Biggin & Scott**. If a tradesperson is sent by **Biggin & Scott** on behalf of the **Rental Provider** to relight a pilot light the **Tenant** shall be liable for all costs unless the relighting is due to a fault with the gas appliance.

52. Check Smoke Detectors

The **Renter** must check each smoke detector in the **Premises** on a regular basis to ensure it is fully operational and to replace the battery with a battery of a similar type in each smoke detector on an annual basis or as required in between any servicing. The **Renter** must immediately notify **Biggin & Scott** of any faulty smoke detector or replace the batteries immediately if required. The **Renter** acknowledges that such checks are essential for the safety of the **Renter** and the security of the **Premises**.

53. Smoke Free Zone

The **Renter** acknowledges that the **Premises** are a "Smoke Free Zone" and the **Renter** will ensure that the **Renter a**nd any invitees do not smoke inside the **Premises**.

54. Payment of Rental

All payments of **Rental** shall be made without demand by or on behalf of the **Rental Provider** and on time. No part payment will be accepted. The **Renter** acknowledges that cash will not be accepted as payment of **Rental**. All payments of **Rental** are to be made by the method in Item 7 of the **Schedule** to this **Agreement** or as notified in writing by **Biggin & Scott** from time to time. Any dishonour fees will be recovered from the **Renter**. Any costs incurred by **Biggin & Scott** to retrieve **Rental** arrears shall be met by the **Renter**. The **Renter** shall be responsible for any bank charges due to dishonoured cheques. Once a cheque has been "referred to drawer" any further **Rental** payments must be made by cash bank cheque or electronic funds transfer (as directed by the **Rental Provider** or **Biggin & Scott**). No further personal cheque will be accepted in payment of **Rental**.

55. Fees and Charges

If the **Renter** fails to make a payment under the terms of this **Agreement** on or before the due date for payment and the **Rental Provider** or **Biggin & Scott** incurs fees and/or charges as a consequence of that failure, the **Renter** must reimburse the **Rental Provider** and/or **Biggin & Scott** the full amount of those fees and charges on demand. Fees and/or charges include (but not limited to) any additional interest paid or payable by the **Rental Provider** and/or **Biggin & Scott** to an authorised deposit taking institution, financier, service provider or contractor.

56. Rental Increase

If the **Renter** disagrees with a **Rental** increase sought by the **Rental Provider**, the **Renter** may apply to the Director of Consumer Affairs Victoria for an investigation, provided the application to the Director of Consumer Affairs Victoria is made within 30 days after the notice of the **Rental** increase is given by or on behalf of the **Rental Provider**.

57. Maintain Garden

The **Renter** must maintain any garden at or adjacent to the **Premises** including the mowing and edging of any lawn, light trimming/pruning of small trees, shrubs and taking care of plants. Garden beds, paths and paving are to be maintained by the **Renter** in a neat and tidy condition, free of weeds and so far as is reasonably possible, free of garden pests and properly watered. When watering any garden, the **Renter** must comply with any government watering restrictions in place, from time to time. It is the responsibility of the **Renter** to maintain any water feature/fountain or pond at the **Premises**. The **Renter** must maintain the water quality and keep the water feature/fountain or pond clean as per the Condition Report at the commencement of the tenancy.

58. Watering Garden

If any garden is watered by a watering system and/or via any tank water, the **Renter** must maintain the system and/or tank in the state of repair and condition it was in at the start of this **Agreement** (fair wear and tear excepted). The **Renter** is not required to repair damage to the watering system caused by the **Rental Provider**, **Biggin & Scott** or their contractors.

59. Rental Provider Repairs

59.1. The **Renter** acknowledges that the **Premises** may require maintenance during the tenancy due to unforeseen acts of nature, wear and tear or other causes. Should this occur, the **Rental Provider** will use best endeavours to rectify any damage in a timely manner and in conjunction

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with any insurer and/or tradespeople appointed by any insurer. The **Renter** agrees to allow the **Rental Provider** or any tradespeople reasonable access to carry out any such repairs.

59.2. The **Rental Provider** must ensure that the **Premises** are provided and maintained in good repair. If there is a need for an urgent repair the **Renter** must notify **Biggin & Scott** in writing.

60. Urgent Repairs

The **Renter** acknowledges that **Biggin & Scott** is authorised to attend to urgent repairs to a maximum of $2,500.00 (including GST) and the **Renter** agrees to use all reasonable efforts to contact **Biggin & Scott** during business hours or after hours information service or **Biggin & Scott** approved after hours emergency tradespeople before any urgent repairs are completed.

FLOOD DAMAGE: Michael Zhang 0425 836 611
PLUMBING & GAS: Michael Yu 0403 702 169
ELECTRICAL: Kevin 0432 666 215
GLASS: Joey 0452 514 709
LOCKSMITH: Truong 0402 597 856
SES (State Emergency Services): *Flood & Storm Emergency* Tel: 132 500

61. Vehicle Parking

The **Renter** shall not park or allow any vehicle to be parked on the **Premises** or in any garage facilities made available for use by the **Renter** as part of this **Agreement** which leaks oil unless a suitable oil drip tray is provided. No visitor cars are permitted to be parked at the **Premises** unless any dedicated visitor parking is provided by the **Rental Provider** or any owner's corporation. The **Renter** acknowledges that if the **Premises** are advertised without any off- street parking being made available, it shall be the responsibility of the **Renter** to enquire with the local council whether any parking permit is required for on-street parking in the vicinity of the **Premises** and/or otherwise make independent arrangements for the parking of any motor vehicle。

62. Pets

The **Renter** must not keep any animal, bird, or other pet at the **Premises** without first obtaining the written permission of the **Rental Provider** or **Biggin & Scott**. Permission will not be unreasonably withheld. In giving permission, the **Rental Provider** or **Biggin & Scott** may impose reasonable conditions. It is not unreasonable for the **Rental Provider** or **Biggin & Scott** to withhold permission if the rules of an owner's corporation prohibit pets being on common property or kept on the **Premises**. If an occupant of the **Premises** is blind, permission will not be required for the occupant to have a trained guide dog at the **Premises** (unless permission must be obtained from an owner's corporation).

63. Pools and Water Features

The **Renter** must not install any pool, spa, pond or any other water retaining device (either inflatable or constructed) at the **Premises** without the express written permission of the **Rental Provider**. The **Renter** also agrees that should any such permission be granted it will be conditional on the **Renter** obtaining and providing evidence to the **Rental Provider**, of compliance with Council or any other regulations relating to pool installation or pool fencing requirements prior to the installation taking place.

64. Landlord Entry

The **Rental Provider** or **Biggin & Scott** has the right to enter the **Premises** with written notice to the **Renter**, in order to:

- Carry out duties specified in this **Agreement**, or the **Act** or any other legislation or law.
- Value the **Premises** or any property of which the **Premises** form part.
- Show prospective buyers or financial lenders through the **Premises**.
- Show prospective new renters through the **Premises** (within 14 days of the termination of the tenancy).
- Verify a reasonable belief that the **Renter** or any occupier may not have met any duties as a renter of the **Premises**.
- Make one general inspection in any 6 month period, but not within the first three months of the tenancy.

65. Assignment and Sub-Letting

If during the term of the tenancy the people in occupation of the **Premises** change –

65.1. The **Renter** must as soon as practicable notify the **Rental Provider** or **Biggin & Scott** in writing and comply with clause 10 of this **Agreement**.

65.2. If the **Renter** transfers the tenancy or sub-lets any part of the **Premises** contrary to clause 10 of this **Agreement**, or if the **Renter** abandons the **Premises** or cancels the tenancy, the **Renter** may be required to reimburse the reletting expenses of the **Rental Provider** including (but not limited to) –

58.2.1. A pro-rata letting fee;
58.2.2. Advertising or marketing expenses incurred;
58.2.3. **Rental** data base checks on applicants;
58.2.4. **Rental** on the **Premises** until the first to occur of the lease being assigned or cancelled or expiry of the tenancy.

65.3. The **Renter** acknowledges that the **Renter** will be required to reimburse the **Rental Provider** or **Biggin & Scott** for any cost or charge incurred in preparing a written transfer of this **Agreement** in accord with the fees within the **Rental Provider's** appointment of **Biggin & Scott** as agent to manage the **Premises**.

65.4. The obligation of the **Renter** to pay the reletting expenses of the **Rental Provider** is subject to the **Rental Provider** taking reasonable steps to mitigate any loss arising from default by the **Renter**.

RIGHTS AND OBLIGATIONS

This is a summary of selected rights and obligations of **Renters** and **Rental Providers** under the **Act**. For more information visit www.consumer.vic.gov.au/renting. The provisions of this **Agreement** must be read subject to the specific rights conferred and obligations imposed by the **Act.**

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66. Use of the Premises

The Renter:

66.1. is entitled to quiet enjoyment of the **Premises**. The **Rental Provider** may only enter the **Premises** in accord with the **Act**; and
66.2. must not use the **Premises** for illegal purposes; and
66.3. must not cause a nuisance or interfere with the reasonable peace comfort or privacy of neighbours; and
66.4. must avoid damaging the **Premises** and common areas. Common areas include hallways driveways gardens and stairwells. Where damage occurs, the **Renter** must notify the **Rental Provider** in writing; and
66.5. must keep the **Premises** reasonably clean.

67. Condition of the Premises

The **Rental Provider**:

67.1. must ensure that the **Premises** comply with the Rental Minimum Standards and is vacant and reasonably clean when the **Renter** moves into the **Premises**; and
67.2. must maintain the **Premises** in good repair and in a fit condition for occupation; and
67.3. agrees to do all the safety related maintenance and repair activities incorporated in this **Agreement**.

The **Renter** must follow all safety related activities incorporated in this **Agreement** and not remove deactivate or otherwise interfere with the operation of prescribed safety devices at the **Premises**.

68. Modifications

Subject to the further provisions of this **Agreement** the **Renter**:

68.1. may make some modifications without seeking the consent of the **Rental Provider**. These modifications are listed on the Consumer Affairs Victoria website; and
68.2. must seek the consent of the **Rental Provider** before installing any other fixtures or additions; and
68.3. may apply to **VCAT** if the **Renter** believes that the **Rental Provider** has unreasonably refused consent for a modification mentioned in the **Act**; and
68.4. at the end of this **Agreement** must restore the **Premises** to the condition they were in before the **Renter** moved into the **Premises** (excluding fair wear and tear). This includes removing all modifications unless the parties agree that they do not need to be removed.

69. Locks

The **Rental Provider** must ensure the **Premises**:

69.1. have locks to secure all windows capable of having a lock; and
69.2. have deadlocks (a deadlock is a dead latch with at least one cylinder for external doors that are able to be secured with a functioning deadlock); and
69.3. meets the Rental Minimum Standards for locks and window locks.

External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that:

69.4. is operated by a key from the outside; and
69.5. may be unlocked from the inside with or without a key.

The **Renter** must obtain consent from the **Rental Provider** to change a lock in the master key system.

The **Rental Provider** must not unreasonably refuse consent for a **Renter** seeking to change a lock in the master key system.
The **Rental Provider** must not give a key to a person excluded from the **Premises** under:

69.6. a family violence intervention order; or
69.7. a family violence safety notice; or
69.8. a recognised non-local domestic violence order; or
69.9. a personal safety intervention order.

70. Repairs

Only a suitably qualified person may do repairs - both urgent and non-urgent.

71. Urgent Repairs

The **Act** defines “urgent repairs”. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information. Visit www.consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water cooking heating or laundering supplied by the **Rental Provider**.

The **Rental Provider** must carry out urgent repairs after being notified. A **Renter** may arrange for urgent repairs to be done if the **Renter** has taken reasonable steps to arrange for the **Rental Provider** to immediately do the repairs and the **Rental Provider** has not carried out the repairs.

If the **Renter** has arranged for urgent repairs the **Renter** may be reimbursed directly by the **Rental Provider** for the reasonable cost of repairs up to $2,500.00.

The **Renter** may apply to **VCAT** for an order requiring the **Rental Provider** to carry out urgent repairs if:

71.1. the **Renter** cannot meet the cost of the repairs; or

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71.2. the cost of repairs is more than $2,500.00; or
71.3. the **Rental Provider** refuses to pay the cost of repairs if any such repairs are carried out by the **Renter**.

72. Non-Urgent Repairs

The **Renter** must notify the **Rental Provider** in writing as soon as practicable of:
72.1. damage to the **Premises**; and
72.2. breakdown of facilities fixtures furniture or equipment supplied by the **Rental Provider**.

The **Rental Provider** must carry out non-urgent repairs in a reasonable time.

The **Renter** may apply to **VCAT** for an order requiring the **Rental Provider** to do the repairs if the **Rental Provider** has not carried out the repairs within 14 days of receiving notice of the need for repair.

73. Assignment or Sub-Letting

The **Renter** must not assign (transfer to another person) or sub-let the whole or any part of the **Premises** without the written consent of the **Rental Provider**. The **Rental Provider** may give the **Renter** notice to vacate if the **Renter** assigns or sub-lets the **Premises** without consent.

The **Rental Provider**:
73.1. cannot unreasonably withhold consent to assign or sub-let the **Premises**; and
73.2. must not demand or receive a fee or payment for consent other than any reasonable expenses incurred by the assignment.

74. Rent

The **Rental Provider** must give the **Renter** at least 60 days written notice of a proposed **Rent** increase. The **Rent** cannot be increased more than once every 12 months.

The **Rental Provider** must not increase the **Rent** under a fixed term agreement unless the **Agreement** provides for an increase by specifying the amount of increase or the method of calculating the **Rental** increase.

75. Access and Entry

The **Rental Provider** may enter the **Premises**:

75.1. at any time if the **Renter** has agreed within the last 7 days; and
75.2. to do an inspection but not more than once every 6 months; and
75.3. to comply with the duties of the **Rental Provider** under the **Act**; and
75.4. to show the **Premises** or conduct an open inspection to sell rent or value the **Premises**; and
75.5. to take images or video for advertising a property that is for sale or rent; and
75.6. if the **Rental Provider** believes the **Renter** has failed to follow the duties of the **Renter** under the **Act**; and
75.7. to do a pre-termination inspection where the **Renter** has applied to have the **Agreement** terminated because of family violence or personal violence.

The **Renter** must allow entry to the **Premises** where the **Rental Provider** has followed proper procedure.

The **Renter** is entitled to a set amount of compensation for each sales inspection.

76. Pets

Subject to the provisions of clause 59:
76.1. the **Renter** must seek consent from the **Rental Provider** before keeping any pet at the **Premises**;
76.2. the **Rental Provider** must not unreasonably refuse a request to keep a pet at the **Premises**.

ENDING THE TENANCY

77. Rental Provider Notice

If the **Rental Provider** requires possession of the **Premises** when the tenancy ends, the **Rental Provider** will give the **Renter** the notice required by and in the manner prescribed by the **Act**.

78. Renter Notice

If the **Renter** wishes to vacate the **Premises** at the expiration of this **Agreement** the **Renter** must give the **Rental Provider** written notice of the intention of the **Renter** to vacate at least 28 days prior to the expiration of this **Agreement**.

79. Periodic Tenancy

If the **Renter** remains in occupation of the **Premises** after the expiration of this **Agreement** and does not enter into a new fixed term **Agreement** the tenancy reverts to a periodic tenancy such that the **Renter** must give written notice of the intention of the **Renter** to vacate the **Premises** specifying a termination date that is not earlier than 28 days after the day on which the **Renter** gives written notice.

80. Rental Provider Expenses

If the **Renter** decides to vacate the **Premises** during the term of this **Agreement** for whatever reason, the **Renter** shall be responsible for reimbursing to the **Rental Provider** or **Biggin & Scott** the following costs:
80.1. A letting fee equivalent to two weeks' **Rental**;
80.2. Marketing costs as incurred by **Biggin & Scott**;

80.3. National tenancy database checks on each applicant or as required;
80.4. The continued payment of **Rental** until the first to occur of the **Premises** being relet or the current term of this **Agreement** expiring;
80.5. If the **Premises** are relet at a lower **Rental**, the **Renter** must pay to the **Rental Provider** any difference or shortfall as required.
80.6. After the RENTAL PROVIDER approves tenancy, no new RENTERS can move in without formal approval by the RENTAL PROVIDER. If you wish to transfer the lease, both incoming and outgoing RENTERS need to complete and sign some paperwork, and a charge of one-off payment of $330 per transfer is payable – we'll help you through this process.

81. Return Keys

The **Renter** acknowledges that it is the responsibility of the **Renter** on the termination of this **Agreement** to deliver all keys and any auto remote controls for the **Premises** to **Biggin & Scott** during business hours and to continue paying **Rental** until such time as all keys and auto remote controls are delivered.

82. No Set-Off

The **Renter** acknowledges that pursuant to the **Act**, the **Renter** cannot refuse to pay **Rental** on the grounds that the **Renter** intends to regard any part of the **Bond** as rent paid by the **Renter**. The **Renter** acknowledges that failure to comply with the **Act** may render the **Renter** liable to a penalty.

83. Remove Personal Property

The **Renter** shall be responsible for the removal of any furniture, fitting, personal property, motor cycle, car or boat spare parts or any other equipment at the termination of the tenancy, and shall reinstate the **Premises** or the land on which it is situated to the condition which existed at the commencement of the tenancy subject only to fair wear and tear.

84. Window Cleaning

The **Renter** agrees to have all windows at the **Premises** cleaned in a professional manner immediately prior to vacating the **Premises**.

85. Carpet Cleaning

Subject to the provisions of the following clause the **Renter** will at the termination of the tenancy (whatever the cause of the termination might be) arrange for the carpet or rugs in the **Premises** to be cleaned. The cleanliness of the carpet as stated on the ingoing condition report completed at the commencement of the tenancy will be taken into consideration in assessing the quality or outcome of such cleaning.

86. Professional Cleaning

86.1. The **Rental Provider** must not require the **Renter** to arrange professional cleaning or cleaning to a professional standard on the termination of this **Agreement** unless:
86.1.1. professional cleaning or cleaning to a professional standard was carried out to the **Premises** immediately before the start of this **Agreement** and the **Renter** was advised that professional cleaning or cleaning to a professional standard has been carried out to the **Premises** immediately before the start of this **Agreement**; or
86.2. professional cleaning or cleaning to a professional standard is required to restore the **Premises** to the same condition they were in immediately before the start of this **Agreement** having regard to the Condition Report and taking into account fair wear and tear.
86.3. The **Renter** must have all or part of the **Premises** professional cleaned or pay the cost of having all or part of the **Premises** professionally cleaned if professional cleaning becomes required to restore the **Premises** to the condition they were in immediately before the start of this **Agreement** having regard to the **Condition Report** and taking into account fair wear and tear.

87. Definitions and Interpretation

All terms used in this **Agreement** shall have the meanings given to them in the **Schedule** which shall form part of this **Agreement** and **Act** means *Residential Tenancies Act* 1997 including any subordinate regulations and **Schedule** means the schedule to this **Agreement** and **Agreement** means this document incorporating the **Schedule** and all attachments to this document。

ADDITIONAL REQUIREMENTS

88. Electronic Notices

The **Renter** acknowledges that the **Renter** is entering into a binding **Agreement** if this **Agreement** is signed utilising an electronic signature. Unless indicated to the contrary in the **Schedule** the **Renter** consents to the electronic service of notices and other documents in accord with the requirements of the *Electronic Transactions (Victoria) Act* 2000. The **Rental Provider** consents to the electronic service of notices and other documents in accord with the requirements of the *Electronic Transactions (Victoria) Act* 2000 at the email address of **Biggin & Scott**. If the **Renter** has not consented to the electronic service of notices and other documents in accord with the requirements of the *Electronic Transactions (Victoria) Act* 2000 the **Rental Provider** shall not infer consent to the electronic service from the receipt or response to emails or other electronic communications.

Yes, Biggin & Scott Burwood can use below nominated main contact email address or mobile phone number to contact me about any Notice to renter or other important notifications.

Nominated contact email address indicated in the **Schedule**.

Initial of renters: DS VS

89. Change of Electronic Address

The **Rental Provider** and the **Renter** must give immediate written notice to the **Other Party** and **Biggin & Scott** if the email address for the electronic service of **Notices** or other documents is changed or any other contact details are changed.

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90. Withdraw Consent

The **Renter** may withdraw consent to the electronic service of notices or other documents by giving written notice to the **Rental Provider** or **Biggin & Scott** but such notice shall only become effective on receipt by the **Rental Provider** or **Biggin & Scott**.

91. Furnishings

If the **Premises** are let fully furnished or semi-furnished the **Renter** acknowledges that any furniture, fittings and chattels included in the **Premises** are listed in an attachment to this **Agreement** or in the Condition Report and the **Renter** further acknowledges that all such items are in good condition as at the date of this **Agreement** unless specifically noted to the contrary.

92. Care for Furnishings

The **Renter** agrees to care for and maintain any items of furniture, fittings and chattels leased with the **Premises** during the tenancy and deliver them to the **Rental Provider** at the end of the tenancy in the same condition as at the **Commencement Date** (fair wear and tear excepted). The **Renter** must follow any care or manufacturer's instruction manuals provided to properly care for any such furniture fittings and chattels leased with the **Premises**.

93. Repair/Replacement of Furnishings

At the end of the tenancy, the **Renter** must replace with items of equivalent quality features functionality and condition any of the items of furniture fittings and chattels leased with the **Premises** which have been damaged destroyed or rendered inoperable/useful during the term of this **Agreement** (fair wear and tear excepted).

94. Cost of Repairs/Replacements

The **Renter** acknowledges that the **Renter** may be liable for any repairs or maintenance costs to any furniture fittings and chattels leased with the **Premises** if the **Renter** has failed to comply with any manufacturer's recommendations if it results in loss or damage to any item of furniture fittings or chattels leased with the **Premises**.

95. This lease agreement is invalid without landlord's signature.
96. Tenants acknowledge and accept they've read the mandatory disclosure statement before sign this lease agreement, you can ask the agent if you don't receive one.

SPECIAL CONDITIONS

List any additional terms to this **Agreement**. The terms listed must not exclude restrict or modify any of the rights and duties included in the **Act**.

Any additional term must also comply with the Australian Consumer Law (Victoria). For example they cannot be unfair terms which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit www.consumer.vic.gov.au/products-and-services/business-practices/contacts/unfair-contract-terms.

The tenants acknowledge that the smart toilet seats are present but not guaranteed to work.
The tenants acknowledge that the Fridge in the property is not entitled to repair.

I/WE THE APPLICANT/S AGREE TO LEASE THE ABOVEMENTIONED PROPERTY WITHOUT VIEWING IT IN PERSON. I/WE CONFIRM I/WE HAVE VIEWED THE LISTING ONLINE AND AM/ARE SATISFIED TO PROCEED WITH COMMENCING A TENANCY BASED ON THE ADVERTISING PHOTOS AND WRITTEN DESCRIPTION IN ADDITION TO ANY 3D TOUR OR FLOORPLAN IF AVAILABLE. I/WE AGREE THE AGENT HAS PROVIDED THE MOST RECENT PHOTOS AND 3D TOUR AVAILABLE TO THEM.

I/WE AGREE TO ACCEPT THE PROPERTY IN 'AS IS' CONDITION AND THAT NO ADDITIONAL WORKS OR IMPROVEMENTS WILL BE REQUESTED WITH THE EXCEPTION OF ANY MAINTENANCE REQUIRED. IF MY/OUR APPLICATION(S) IS/ARE APPROVED FOR THE PROPERTY I/WE AGREE TO SIGN THE TENANCY AGREEMENT ELECTRONICALLY AND PAY THE RENT AND THE BOND TO SECURE THE PROPERTY. IF I/WE FIND THE PROPERTY IS NOT SUITABLE FOR MY/OUR NEEDS AFTER I/WE TAKE POSSESSION OF THE PROPERTY, I/WE AGREE TO FOLLOW ALL BREAK LEASE PROVISIONS AS OUTLINED IN THE TENANCY AGREEMENT WHICH INCLUDE: PAYING RENT UNTIL A NEW TENANT CAN BE FOUND; PRO-RATA PAYMENT OF THE LETTING FEE AS CHARGED TO THE LANDLORD; AND ADVERTISING COSTS AS CHARGED TO THE LANDLORD.

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Privacy Statement

Introduction

As an organisation which discloses personal information to third parties for a benefit, service or advantage we are not only bound by the National Privacy Principles contained in the Privacy Act 1988, but we are committed to the protection of your personal privacy and have adopted a policy to protect your information accordingly.

As we understand and appreciate that you may be concerned about your privacy and in particular the use and disclosure of your personal information our policy describes the information we collect, how it is used and how it may be disclosed as well as the steps we take to secure the information once collected.

Collection of personal information

The personal information that we may collect from you includes but is not limited to your full name, email address, residential or other addresses, telephone number, gender, date of birth, your profession or occupation, billing information as well as information about products or services that we believe might interest you.

We may collect your personal information through information provided by you at our open for inspections, your access of our Website, by email, telephone or through your engagement of us to provide you with services as well as any other conversations you may have with our representatives.

We may also be able to obtain information about you via social media websites and the level of information to which we have access will depend on your privacy settings on those websites, as well as from third parties such as credit reporting agencies, publicly available sources of information or any other collection of or incidental or directly or indirectly related to the services we are able to provide to you.

Use of personal information

- The information we collect is used to enable us to provide you with the services that you have requested or otherwise to enable us to carry out our functions as professional real estate agents including:
- Supplying you with our products and services;
- Responding to your enquiries and feedback;
- Enforcing the terms and conditions of our engagement with you;
- Ensuring compliance with our statutory obligations;
- Conducting appropriate credit checks;
- Providing quality assurance for our services; and
- Email marketing, including promotional and educative activities.
- We may also share your personal information in the certain circumstances. These may include but are not limited to the following:
- With our partners, employees, related bodies corporate, contractors and service providers, web hosting providers, IT system administrators, mailing houses, couriers, payment processors, data entry service providers, electronic network administrators;
- With our marketing partners, consultants, retailers;
- With third parties to provide you a service you have requested;
- With other real estate agents or third parties if required by a landlord or landlord's financier or legal representative, for the purpose of appraising or valuing a property;
- With potential tenants, to trades people or to other persons to whom we outsource functions of or incidental to acting for a landlord;
- With the general public if you submit content in a public forum, such a blog comment, social media post or other features of our services that may be viewed by the general public; and
- With any other third party or organisation with your consent.

Security of personal information

Securing your personal information is our priority and we will take all reasonable steps to ensure this information is adequately protected.

We do not and we will not rent, sell or otherwise disclose your personal information without your express consent and we will take all reasonable steps to protect the information from being misused, disclosed or accessed or modified without authorisation our your consent.

Whilst we take all reasonable steps to ensure the security of all information we collect, we cannot provide any guarantee with respect to the security of your personal information and will not be liable for any breach of security or unintended loss or disclosure of information due to data transmission over the internet or information stored on serves accessible through the internet.

Our website also contains links to a number of other websites and we do not control the privacy practices exercised by other websites linked to our website and as such we do not accept responsibility for personal information provided via unsecured websites. It is your responsibility to investigate the privacy policy of any linked websites.

Disclosure

We will not disclose your personal information in circumstances other than for the purposes for which we collect your personal information as listed within our Policy.

We may disclose information to third parties where any functions or services are being outsourced or you would reasonably expect us to do so for a particular purpose.

We will also disclose information where disclosure is necessary to prevent injury to life or health, to investigate any suspected unlawful activity or where it may be required to do so by law.

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Accessing and correcting your personal information

All personal information collected and held by us may be accessed by you at any time by written request.
Should any of the personal information held be inaccurate or out of date you have the right to request that it be corrected or updated accordingly.

Changes to Privacy Policy

We may amend our Privacy Policy from time to time and the latest version of the Policy will be available from our offices.

Complaints

If you believe that we have breached any of our obligations under the Act or if have a complaint to make regarding the use or disclosure of your personal information by us, please contact us to discuss the matter. The matter will be addressed by a responsible officer who will liaise with you and with other relevant agency staff to ensure that the issues raised are examined and that your complaint is handled in accordance with this process.
Your complaint will be handled in strict confidence and we will always endeavour to give you a fair opportunity to explain your case noting that it is always our preference to meet with you in person to discuss your concerns and try to find a satisfactory solution.
Our aim is to resolve the complaint as soon as possible and if we determine that your complaint is justified we will seek to match our response to the nature of your complaint and your desired outcome.
Should you not be satisfied with the manner in which we have dealt with your complaint, you may file a complaint with the Office of the Australian Information Commissioner.

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Lease Agreement Renewal Schedule

ITEM 1	**Date of Agreement:**	6 March 2024
ITEM 2	**Rental Provider(s):**	Name: Zhonghua Ni Address: **8 Burwood Highway, BURWOOD VIC 3125**
ITEM 3	**Biggin & Scott Burwood:**	Registered Business Name: NEST ONE PTY LTD Address: 8 Burwood Highway, BURWOOD VIC 3125 Telephone: (03) 9898 8277
ITEM 4	**Renter(s):**	CURRENT Renter(s): **Varissara Sirichanon & Sudarat Sukprung** NEW Renter(s): **Varissara Sirichanon** Nominated email address(s): **varissara.sir@gmail.com**
ITEM 5	**Premises:**	The Rental Provider(s) let the Premises known as **3811/33 Rose Lane, Melbourne, VIC 3000**
ITEM 6	**Rent:**	The rent is: $ 790 per week or $ 3433 per calendar month and payable 2nd each month in advance
ITEM 7	**Rental Payments to Biggin & Scott Burwood:**	**Bond:** ☒ **No changes to bond in RTBA** ☐ **New renter(s) needs to pay bond to RTBA** ☐ **Current & New Renter have organised payment between themselves & only change of names is need with RTBA** **Monthly Payment:** Account Name: Biggin Scott Burwood BSB: 083 961 Account Number: 725 738 387
ITEM 8	**Bond:**	**$ 0** PAID TO RTBA If the renter does not receive a bond receipt from the Residential Tenancies bond Authority within 15 business days of paying the bond, the renter should contact the Residential Tenancies Bond Authority.
ITEM 9	**Authorised Urgent**	**$ 2,500** Including GST Repairs: Urgent repair contact information please refer to **NO.60** under "**DURING THE TENANCY**" on **page 14** of this agreement.
ITEM 10	**Renewal Fixed Term:**	**12 Months**
ITEM 11	**Original Commencement Date:**	**03/04/2023**
ITEM 12	**Renewal Commencement Date:**	**03/04/2024**
ITEM 13	**Renewal End Date:**	**02/04/2025**

Signed by the **Rental Provider** (s): for and on **behalf of the Rental Provider(s)**

Signed by the CURRENT Renter(s): DocuSigned by: Varissara Sirichanon *Renter 1 74F57738A3D1471... DocuSigned by: Sudarat Sukprung *Renter 2 64D774420CD049A... *Renter 3 *Renter 4 * Renter 5

Signed by the NEW Renter(s): DocuSigned by: Varissara Sirichanon *Renter 1 74F57738A3D1471... *Renter 2 *Renter 3 *Renter 4 *Renter 5

Note: USE OF THIS GUARANTEE IS SUBJECT TO THE PROVISIONS OF SECTION 37 AND 38 OF THE RESIDENTIAL TENANCIES ACT, 1997.
GUARANTEE: To the within named Landlord(s)

I / We _____

Of _____ (Address)

HEREBY GUARANTEE the punctual performance by the within named tenant of all terms conditions and covenants contained in the above Agreement. You may without affecting my/our liability under this Agreement grant time or other concession to or compromise with the Renter and this Guarantee shall be a continuing Guarantee in all respects

SIGN, SEALED & DELIVERED by

The **Guarantor**: _____

The Guarantor in the presence of: _____ (Witness)

Signed by the Renewal Renter(s): DocuSigned by: Varissara Sirichanon 74F57738A3D1471...

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	UNIT 3811 AND CARPARK LOT 6122Y, 33 ROSE LANE, MELBOURNE VIC 3000

VENDOR'S STATEMENT- I confirm that this statement has been prepared solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I understand that this statement is only current until any of the details contained herein change and will not hold SAF Conveyancing responsible if it is not updated or if it is used by any real estate agent other than those it is first forwarded to by SAF Conveyancing.

I have read the statement and its attachments and accept sole responsibility for the accuracy of the information contained herein or omissions made. I agree that this vendor's statement and the documents herewith (including the search of the title) must be updated at the expiration of six calendar months from the date of the search of the title herewith or any time the new Annual General Meeting report - AGM is issued to the vendor (if the property is affected by the Owners Corporation). I will not hold SAF Conveyancing responsible if the vendor's statement is not so updated or if it is used by any real estate agent other than the one to whom it is first forwarded to by SAF Conveyancing. I will keep the property and all improvements thereon full insured for their full replacement cost (new for old) until the final settlement of this matter.

I certify that, other than those contained in this statement and its attachments, I am not aware of any:

- variation between the land occupied by me and the land described in the certificate/s of title (including the occupation of adjacent land which is not being sold herein) or any other rights over the land (such as a right of way)
- any proposal in relation to any other property which may affect the land being sold
- any failure to comply with a planning or building regulations or permit (including the failure to obtain a permit)
- the property being affected any flooding, landslip or other environmental issues
- any latent defects

Vendor's name	ZHONGHUA NI	Date 1/12/2025
Vendor's signature	倪仲华	

PURCHASER'S ACKNOWLEDGEMENTS - The purchaser hereby acknowledges that they received a copy of this vendors statement executed by the vendor prior to entering in to any contract of sale. The Purchaser also acknowledges that the information herein is provided solely by the vendor and that no statement or representation contained herein are made by SAF Conveyancing as to anything in relation to the property. The purchaser agrees that if they require an updated owners corporation certificate they will apply and pay for the certificate or information.

Purchaser's name	Date / /
Purchaser's signature	_____
Purchaser's name	Date / /
Purchaser's signature	_____

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)

(a) ☒ Are contained in the attached certificate/s.

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

1. Owners Corporation (if applicable) special levies
2. Land Tax if the property is not exempt as your principal place of residence
3. Annual increases in all outgoings if you purchase this property in the next rating period after this vendors statement was prepared.

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

1.5 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendor's knowledge there is no existing failure to comply with the term of any easement, covenant or other 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 cable and underground gas pipes laid outside any registered easement, and which are not registered or required to be registered against the Certificate of Title.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Other than as disclosed in the attachments to this statement and the Contract, none to the Vendor's knowledge. However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Property for which the Purchaser may become liable, unless they have been communicated to the Vendor

4.2 **Agricultural Chemicals**

There are NO 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. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

The vendor makes no representations that the building and structures comply with all relevant statutes and local regulations. It is the purchaser's responsibility to make their own enquiries before entering into a contract of sale to ensure

they comply and shall not be entitled to make any objection, claim any compensation or require the vendor to perform any act due to a failure for the structures to comply with any regulation.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

6.1 ☒ Attached is the owners corporation certificates with its required accompanying documents and statements, issued in accordance with section 151 of the Owners Corporations Act 2006.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☒	Water supply ☐	Sewerage ☐	Telephone services ☒

Connected indicates that the service is provided by an authority and operating on the day of sale. The Vendor may cancel its current supply arrangements for any one or more of the above connected services prior to settlement, in which case the Purchaser, at its own expense, will need to make its own arrangements for the re-commencement of supply of the relevant service(s).

WARNING: The vendor makes no representations that any of the services are adequate for the purchaser's proposed use and the purchaser should make his own enquiries.

The Purchaser should check with the appropriate authorities as to the availability of, and the costs of providing, any essential services not connected to the property. It is the purchaser sole responsibility to pay all costs of and incidental to the transfer, connection or re-connection to the land of the services you require.

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (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.

(04/10/2016)

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.

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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 11685 FOLIO 491

Security no : 124119676489N
Produced 08/11/2024 11:40 AM

LAND DESCRIPTION

Lot 3811R on Plan of Subdivision 633275D.
PARENT TITLES :
Volume 11479 Folio 872
Volume 11580 Folio 297 to Volume 11580 Folio 298
Created by instrument PS633275D Stage 7 17/06/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ZHONGHUA NI of UNIT 3811 LEVEL 38 33 ROSE LANE MELBOURNE VIC 3000
AS391293S 29/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW756885Y 21/04/2023
WESTPAC BANKING CORPORATION

COVENANT PS633275D 14/02/2013

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

DIAGRAM LOCATION

SEE PS633275D 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 3811 LEVEL 38 33 ROSE LANE MELBOURNE VIC 3000

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 21/04/2023

OWNERS CORPORATIONS

The land in this folio is affected by

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OWNERS CORPORATION 1 PLAN NO. PS633275D
OWNERS CORPORATION 2 PLAN NO. PS633275D
OWNERS CORPORATION 6 PLAN NO. PS633275D

DOCUMENT END

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

VOLUME 11684 FOLIO 897

Security no : 124120272577R
Produced 29/11/2024 05:46 PM

LAND DESCRIPTION

Lot 6122Y on Plan of Subdivision 633275D.
PARENT TITLES :
Volume 11479 Folio 872
Volume 11580 Folio 297 to Volume 11580 Folio 298
Created by instrument PS633275D Stage 7 17/06/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ZHONGHUA NI of UNIT 3811 LEVEL 38 33 ROSE LANE MELBOURNE VIC 3000
AS391293S 29/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW756885Y 21/04/2023
WESTPAC BANKING CORPORATION

COVENANT PS633275D 14/02/2013

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
AM801403L 24/05/2016

DIAGRAM LOCATION

SEE PS633275D 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 21/04/2023

OWNERS CORPORATIONS

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The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS633275D
OWNERS CORPORATION 2 PLAN NO. PS633275D

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS633275D**
Number of Pages (excluding this cover sheet)	**321**
Document Assembled	**08/11/2024 11:40**

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PLAN OF SUBDIVISION

LV USE ONLY
EDITION 5

PS 633275D

LOCATION OF LAND

PARISH : NORTH MELBOURNE

CITY : MELBOURNE

SECTION : 17

CROWN ALLOTMENT: 13 (PART), 14 (PART) 22 AND 23

TITLE REFERENCE :

VOL. 11364 FOL. 802	VOL. 11404 FOL. 408
VOL. 11364 FOL. 803	VOL. 11404 FOL. 409
VOL. 11395 FOL. 902	VOL. 11479 FOL. 872
VOL. 11400 FOL. 415	VOL. 11479 FOL. 873
VOL. 11404 FOL. 395	VOL. 11580 FOL. 298
VOL. 11404 FOL. 406	VOL. 11580 FOL. 297
VOL. 11404 FOL. 407	

LAST PLAN REFERENCE :
PS704364L, LOT 1 TP951160J, LOT 1
PS649171C, LOTS 3 & 5
PS633275D; LOTS S2, S3, S5, S6, S7, S11, S31, S32, & S51

POSTAL ADDRESS : 610 LITTLE BOURKE STREET
(At time of subdivision) 617-639 LONSDALE STREET
220 SPENCER STREET
MELBOURNE, 3000

MGA94 Co-ordinates
(of approx centre of land in plan) E 319 880 N 5812 710 ZONE: 55 GDA 94

MELBOURNE CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

THIS IS A SPEAR PLAN

REGULATIONS:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION (REGISTRAR'S REQUIREMENTS) REGULATIONS 2011.

OWNER'S CORPORATIONS:

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNER'S CORPORATIONS, SEE OWNER'S CORPORATION SEARCH REPORTS FOR DETAIL.

DEPTH LIMITATION:

15m BELOW THE SURFACE APPLIES TO CAs 22 & 23 ONLY.

COMMON PROPERTY NO. 1 INCLUSIONS:

COMMON PROPERTY NO. 1 IS ALL THE LAND IN THE PLAN EXCEPT COMMON PROPERTY NO. 2, COMMON PROPERTY NO. 3, COMMON PROPERTY NO. 4, COMMON PROPERTY NO.5, COMMON PROPERTY NO.6, COMMON PROPERTY NO. 7, LOT A AND ALL OF THE LOTS AFFECTED BY OWNER'S CORPORATION NO.1.

COMMON PROPERTY NO. 1 INCLUDES THE STRUCTURE OF ALL FLOORS WHICH DEFINE THE BOUNDARIES DEPICTED ON THE DIAGRAMS.

NOTATIONS -CONTINUED

COMMON PROPERTY NO. 1 INCLUDES THE STRUCTURE OF ALL WALLS, WINDOWS AND BALUSTRADES WHICH DEFINE THE BOUNDARIES DEPICTED ON THE DIAGRAMS; WITH THE EXCEPTION OF ;

(1) THOSE WALLS, WINDOWS AND BALUSTRADES WHICH DEFINE BOUNDARIES BETWEEN LOTS,
(2) THOSE WINDOWS WHICH DEFINE BOUNDARIES WITH RETAIL LOTS.

COMMON PROPERTY NO. 1 INCLUDES ALL INTERNAL SERVICE DUCTS, PIPE SHAFTS, COLUMNS AND PILLARS WITHIN THE BUILDINGS UNLESS OTHERWISE NOTED ON THE PLAN.

THE POSITION OF THESE SERVICE DUCTS, PIPE SHAFTS, COLUMNS AND PILLARS ARE NOT NECESSARILY SHOWN ON THE DIAGRAMS CONTAINED HEREIN.

RETAIL LOT INCLUSIONS:

RETAIL LOTS INCLUDE THE STRUCTURE OF ALL WINDOWS THAT DEFINE BOUNDARIES DEPICTED ON THE DIAGRAMS BETWEEN THE RELEVANT LOT AND COMMON PROPERTY NOS. 1 OR 3.

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:

BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.
WHERE A BOUNDARY DELINEATES COMMON PROPERTY NUMBER 1, 2, 3, 4, 5, 6 OR 7 THE BOUNDARY IS DEEMED TO LIE ALONG THE FACE OF THE WALL, FLOOR, CEILING OR BALUSTRADE AS IMPLIED IN THE PRECEDING NOTATIONS.

WHERE A BOUNDARY DOES NOT DELINEATE COMMON PROPERTY NUMBER 1, 2, 3, 4, 5, 6 OR 7 THE BOUNDARY IS DEEMED TO LIE AT THE MEDIAN OF THE WALL, WINDOW OR BALUSTRADE DEFINING THE BOUNDARY.

Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

SURVEYORS FILE REF: M1003

ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

THIS IS A LAND USE VICTORIA COMPILED PLAN
FOR DETAILS SEE MODIFICATION TABLE HEREIN

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CAR PARK AND STORAGE LOT BOUNDARIES:

THE LOWER BOUNDARY OF CAR PARK AND STORAGE LOTS LIES ON THE UPPER SURFACE OF THE FLOOR IMMEDIATELY BELOW THE LOT.

THE UPPER BOUNDARY OF THE CAR PARK AND STORAGE LOTS LIES 2.10 METRES ABOVE THE LOWER BOUNDARY UNLESS OTHERWISE SHOWN ON THE DIAGRAMS OR SECTIONS.

PART LOTS:

LOT NUMBERS 2142Z, 4050Z, 5060Z, 6065Z AND 7070Z CONSIST OF TWO PARTS. ALL OTHER LOTS CONSIST OF ONE PART ONLY.

LOT NUMBER OMISSIONS:

LOT NUMBERS ARE NOT NECESSARILY CONSECUTIVE. SOME NUMBERS HAVE BEEN OMITTED FROM THIS PLAN. REFER TO LOT INDEX ON SHEETS 4 TO 5 FOR A FULL LIST OF INCLUDED LOTS.

DATUM FOR LEVELS:

ALL LEVELS SHOWN ARE RELATIVE TO THE AUSTRALIAN HEIGHT DATUM (AHD). DATUM FOR LEVELS SHOWN ON SECTION Z-Z' IS MELBOURNE NORTH PM 51 WITH A STATED VALUE OF 14.665 AHD AS PER GOVERNMENT GAZETTE G16 - 18/4/2002. DATUM FOR ALL OTHER LEVELS IS MELBOURNE NORTH PM 203 WITH A STATED VALUE OF 15.55m AHD AT THE 16th DECEMBER 2008.

OTHER PURPOSES OF PLAN:

NIL.

SURVEY:

THIS PLAN IS BASED ON THE SURVEY IN BP 2588.

ABBREVIATIONS:

CP = COMMON PROPERTY
PT = PART LOT
BAL. OR BALC. = BALCONY

LEGEND:

BUILDING STRUCTURE THAT DOES NOT DEFINE A BOUNDARY IS SHOWN THUS: — · — · — · — · —

DEFINITIONS:

WITHIN THE PRECEDING NOTATIONS AND ELSEWHERE IN THE PLAN;

"CAR PARK AND STORAGE LOTS" ARE DEEMED TO BE THOSE LOTS INCLUDING THE LETTERS M, U, V, W, Y OR Z WITHIN THE LOT IDENTIFIER.

"RETAIL LOTS" ARE DEEMED TO BE THOSE LOTS INCLUDING THE LETTER T WITHIN THE LOT IDENTIFIER.

"WALL" IS DEEMED TO INCLUDE THE CONCRETE, BLOCK WORK, STUDS OR OTHER MATERIAL FORMING THE STRUCTURE OF THE WALL BUT NOT THE PLASTERBOARD OR APPLIED LINING TO THE WALL.

"WALL" IS ALSO DEEMED TO INCLUDE ANY DOOR, DOOR FRAME OR DOOR JAMB LYING BETWEEN THE PLANES OF THE WALL FACES.

"WINDOW" IS DEEMED TO INCLUDE ALL WINDOW GLAZING AND WINDOW FRAMES.

"FLOOR" IS DEEMED TO INCLUDE ALL THE CONCRETE, TIMBER OR OTHER MATERIAL FORMING THE STRUCTURE OF THE FLOOR BUT NOT ANY CEILING SUSPENDED BELOW THE FLOOR NOR ANY APPLIED UPPER SURFACE FINISH.

"BALUSTRADE" IS DEEMED TO INCLUDE THE POSTS, FRAMES, RAILINGS AND FIXINGS OF THE BALUSTRADE.

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LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

RESTRICTIVE COVENANT

BURDENED LAND: ALL LOTS ON THE PLAN.

BENEFITING LAND: ALL LOTS ON THE PLAN.

DESCRIPTION: THE OWNER OR OCCUPIER OF ANY LOT SHALL NOT DAMAGE OR ALTER ANY STRUCTURE PERTAINING TO THE BUILDING WITHOUT THE WRITTEN CONSENT OF OWNERS CORPORATION NUMBER ONE.

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ISO 9001 FS520488

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION: COMP

Sheet 3

ORIGINAL SHEET SIZE A3

COUNCIL NAME
MELBOURNE CITY COUNCIL

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PS 633275D

Easement Information

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

EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Height Limitations
E-1	POWER LINE	SEE PLAN (DIAG. 2A)	PS704364L Electricity Industry Act 2000 (Sec>88)	CITIPOWER PTY.	UPPER LIMITS ARE THE REDUCED LEVELS SHOWN ON DIAGRAM 2A OF THIS PLAN.
E-2	CARRIAGEWAY	SEE PLAN (DIAG. 2B)	PS704364L	CITIPOWER PTY.	LOWER LIMIT IS A PLANE DEFINED BY THE REDUCED LEVELS SHOWN ON SECTIONS U-U', V-V' & W-W' AT DIAGRAM 2B OF THIS PLAN. UPPER LIMIT LIES 4 METRES ABOVE THE LOWER LIMIT.
E-3	POWER LINE	SEE PLAN (DIAG. 2B)	PS704364L Electricity Industry Act 2000 (Sec.88)	CITIPOWER PTY.	UPPER AND LOWER LIMITS ARE THE REDUCED LEVELS SHOWN ON DIAGRAM 2B OF THIS PLAN.
E-5	ACCESS FOR WINDOW CLEANING PURPOSES	SEE PLAN	THIS PLAN	LOTS AFFECTED BY OWNERS CORPORATION No.4 ON THIS PLAN	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE BALCONY OR COURTYARD WITHIN THE EASEMENT BOUNDARIES SHOWN ON THIS PLAN. UPPER LIMIT IS THE UPPER BOUNDARY OF THE AFFECTED LOT.
E-6	WAY	SEE PLAN	THIS PLAN	LOTS AFFECTED BY OWNERS CORPORATION No.4 ON THIS PLAN	LOWER AND UPPER LIMITS ARE AS DEPICTED AT SECTION L-L'.
E-7	ACCESS FOR WINDOW CLEANING PURPOSES	SEE PLAN	THIS PLAN	LOTS AFFECTED BY OWNER'S CORPORATION No.5 ON THIS PLAN	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE BALCONY OR TERRACE WITHIN THE EASEMENT BOUNDARIES SHOWN ON THIS PLAN. UPPER LIMIT IS THE UPPER BOUNDARY OF THE AFFECTED LOT.
E-10, E-11	CARRIAGEWAY	SEE PLAN (DIAG. 10)	THIS PLAN	LOTS AFFECTED BY OWNER'S CORPORATION No.2 ON THIS PLAN	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. UPPER LIMIT LIES 3.4m ABOVE THE LOWER LIMIT.
E-11, E-12	CARRIAGEWAY	SEE PLAN (DIAG. 10)	THIS PLAN	CITIPOWER PTY.	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. UPPER LIMIT LIES 3.4m ABOVE THE LOWER LIMIT.
E-13	CARRIAGEWAY	SEE PLAN (DIAG. 10)	THIS PLAN	CITIPOWER PTY.	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. UPPER LIMIT LIES 3m ABOVE THE LOWER LIMIT.
E-14	POWER LINE	SEE PLAN (DIAG. 10)	THIS PLAN Electricity Industry Act 2000 (Sec.88)	CITIPOWER PTY.	UPPER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. LOWER LIMIT LIES 1m BELOW THE UPPER LIMIT.

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ISO 9001 FS520468

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION: COMP

Sheet 4

ORIGINAL SHEET SIZE A3

COUNCIL NAME
MELBOURNE CITY COUNCIL

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PS 633275D

LOT INDEX
SHEET 1 OF 5

LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET
RETAIL				**RESIDENTIAL**				2301S-2307S	23	48	73	4309S-4318S	43	68	93
101T-103T	LG	10	24	**PODIUM - TOWER 1 PRECINCT**				2309S-2318S	23	48	73	4401S-4407S	44	69	94
105T-106T	LG	10	24	101S-102S	1	14	29	2401S-2407S	24	49	74	4409S-4418S	44	69	94
201T-205T	UG	12	27	201S-202S	2	17	34	2409S-2418S	24	49	74	4501S-4507S	45	70	95
206T-212T	UG	77	103	301S-308S	3	20	39	2501S-2507S	25	50	75	4509S-4518S	45	70	95
401T-411T	UG	135	164	401S-408S	4	23	44	2509S-2518S	25	50	75				
301T-306T	UG	136	165	501S-511S	5	26	49	2601S-2607S	26	51	76				
								2609S-2618S	26	51	76				
				TOWER 1				2701S-2707S	27	52	77				
				601S-610S	6	29	54	2709S-2718S	27	52	77				
				701S-713S	7	31	56	2801S-2807S	28	53	78				
				801S-807S	8	33	58	2809S-2818S	28	53	78				
				809S-818S	8	33	58	2901S-2907S	29	54	79				
				901S-907S	9	34	59	2909S-2918S	29	54	79				
				909S-918S	9	34	59	3001S-3007S	30	55	80				
				1001S-1007S	10	35	60	3009S-3018S	30	55	80				
				1009S-1018S	10	35	60	3101S-3107S	31	56	81				
				1101S-1107S	11	36	61	3109S-3118S	31	56	81				
				1109S-1118S	11	36	61	3201S-3207S	32	57	82				
				1201S-1207S	12	37	62	3209S-3218S	32	57	82				
				1209S-1218S	12	37	62	3301S-3307S	33	58	83				
				1301S-1307S	13	38	63	3309S-3318S	33	58	83				
				1309S-1318S	13	38	63	3401S-3407S	34	59	84				
				1401S-1407S	14	39	64	3409S-3418S	34	59	84				
				1409S-1418S	14	39	64	3501S-3507S	35	60	85				
				1501S-1507S	15	40	65	3509S-3518S	35	60	85				
				1509S-1518S	15	40	65	3601S-3607S	36	61	86				
				1601S-1607S	16	41	66	3609S-3618S	36	61	86				
				1609S-1618S	16	41	66	3701S-3707S	37	62	87				
				1701S-1707S	17	42	67	3709S-3718S	37	62	87				
				1709S-1718S	17	42	67	3801S-3807S	38	63	88				
				1801S-1807S	18	43	68	3809S-3818S	38	63	88				
				1809S-1818S	18	43	68	3901S-3907S	39	64	89				
				1901S-1907S	19	44	69	3909S-3918S	39	64	89				
				1909S-1918S	19	44	69	4001S-4007S	40	65	90				
				2001S-2007S	20	45	70	4009S-4018S	40	65	90				
				2009S-2018S	20	45	70	4101S-4107S	41	66	91				
				2101S-2107S	21	46	71	4109S-4118S	41	66	91				
				2109S-2118S	21	46	71	4201S-4207S	42	67	92				
				2201S-2207S	22	47	72	4209S-4218S	42	67	92				
				2209S-2218S	22	47	72	4301S-4307S	43	68	93				
KEY TO LOT NUMBER SUFFIXES:				S - APARTMENT LOT (TOWER 1), L - APARTMENT LOT (TOWER 2), R - APARTMENT LOT (TOWER 3), B - APARTMENT LOT (TOWER 4), T - RETAIL LOT,											
				Y - CAR PARKING LOT (ONLY), Z - CAR PARKING AND STORAGE LOT, W - MOTORCYCLE PARKING LOT, V - STORAGE LOT (ONLY).											

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PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
3/508 QUEENSBERRY ST., NORTH MELBOURNE VIC., 3051
TEL: (03) 9329 3374, MOB. 0400 570 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION: COMP

Sheet 5

ORIGINAL SHEET SIZE A3

COUNCIL NAME
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 6 of 321

PS 633275D

LOT INDEX
SHEET 2 OF 5

LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET
RESIDENTIAL				3801L-3813L	38A	113	138	**PODIUM - TOWER 3 PRECINCT**				4001R-4013R	40A	218	257
PODIUM - TOWER 2 PRECINCT				3901L-3913L	39A	114	139	101R-108R	1A	174	203	4101R-4113R	41A	219	258
101L-104L	1A	15	31	4001L-4013L	40A	115	140	201R-208R	2A	176	207	4201R-4213R	42A	220	259
201L-204L	2A	18	36	4101L-4113L	41A	116	141	301R-308R	3A	178	211	4301R-4313R	43A	221	260
301L-304L	3A	21	41	4201L-4213L	42A	117	142	401R-408R	4A	180	215	4401R-4413R	44A	222	261
401L-404L	4A	24	46	4301L-4313L	43A	118	143					4501R-4513R	45A	223	262
501L-509L	5A	80	104	4401L-4413L	44A	119	144	**TOWER 3**				4601R-4613R	46A	224	263
				4501L-4513L	45A	120	145	601R-611R	6A	184	223	4701R-4713R	47A	225	264
TOWER 2				4601L-4613L	46A	121	146	701R-713R	7A	185	224	4801R-4813R	48A	226	265
601L-614L	6A	81	106	4701L-4712L	47A	122	147	801R-813R	8A	186	225	4901R-4913R	49A	227	266
701L-714L	7A	82	107	4801L-4812L	48A	123	148	901R-913R	9A	187	226	5001R-5013R	50A	228	267
801L-813L	8A	83	108					1001R-1013R	10A	188	227	5101R-5113R	51A	229	268
901L-913L	9A	84	109					1101R-1113R	11A	189	228	5201R-5213R	52A	230	269
1001L-1013L	10A	85	110					1201R-1213R	12A	190	229				
1101L-1113L	11A	86	111					1301R-1313R	13A	191	230				
1201L-1213L	12A	87	112					1401R-1413R	14A	192	231				
1301L-1313L	13A	88	113					1501R-1513R	15A	193	232				
1401L-1413L	14A	89	114					1601R-1613R	16A	194	233				
1501L-1513L	15A	90	115					1701R-1713R	17A	195	234				
1601L-1613L	16A	91	116					1801R-1813R	18A	196	235				
1701L-1713L	17A	92	117					1901R-1913R	19A	197	236				
1801L-1813L	18A	93	118					2001R-2013R	20A	198	237				
1901L-1913L	19A	94	119					2101R-2113R	21A	199	238				
2001L-2013L	20A	95	120					2201R-2213R	22A	200	239				
2101L-2113L	21A	96	121					2301R-2313R	23A	201	240				
2201L-2213L	22A	97	122					2401R-2413R	24A	202	241				
2301L-2313L	23A	98	123					2501R-2513R	25A	203	242				
2401L-2413L	24A	99	124					2601R-2613R	26A	204	243				
2501L-2513L	25A	100	125					2701R-2713R	27A	205	244				
2601L-2613L	26A	101	126					2801R-2813R	28A	206	245				
2701L-2713L	27A	102	127					2901R-2913R	29A	207	246				
2801L-2813L	28A	103	128					3001R-3013R	30A	208	247				
2901L-2913L	29A	104	129					3101R-3113R	31A	209	248				
3001L-3013L	30A	105	130					3201R-3213R	32A	210	249				
3101L-3113L	31A	106	131					3301R-3313R	33A	211	250				
3201L-3213L	32A	107	132					3401R-3413R	34A	212	251				
3301L-3313L	33	108	133					3501R-3513R	35A	213	252				
3401L-3413L	34A	109	134					3601R-3613R	36A	214	253				
3501L-3513L	35A	110	135					3701R-3713R	37A	215	254				
3601L-3613L	36A	111	136					3801R-3813R	38A	216	255				
3701L-3713L	37A	112	137					3901R-3913R	39A	217	256				

KEY TO LOT NUMBER SUFFIXES:	S - APARTMENT LOT (TOWER 1), L - APARTMENT LOT (TOWER 2), R - APARTMENT LOT (TOWER 3), B - APARTMENT LOT (TOWER 4), T - RETAIL LOT,
	Y - CAR PARKING LOT (ONLY), Z - CAR PARKING AND STORAGE LOT, W - MOTORCYCLE PARKING LOT, V - STORAGE LOT (ONLY).

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COUNCIL NAME
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 7 of 321

PS 633275D

LOT INDEX
SHEET 3 OF 5

LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET
RESIDENTIAL				**CAR PARK & STORAGE LOTS**				1150Y	B2	129	152	**BASEMENT LEVEL 1**			
PODIUM - TOWER 4 PRECINCT								1151Z-1158Z	B2	129	152	2001Y-2009Y	B1	7	21
101B-112B	1A	137	166	**BASEMENT LEVEL 2**				1159Y-1160Y	B2	129	152	2010Z	B1	7	21
201B-212B	2A	138	168	1001Y-1009Y	B2	4	16	1161Z-1162Z	B2	129	152	2011Y	B1	7	21
301B-312B	3A	139	170	1010Z	B2	4	16	1163Z	B2	130	154	2015Y-2020Y	B1	7	21
401B-412B	4A	140	172	1011Y-1014Y	B2	4	16	1164Y	B2	130	154	2021Z-2026Z	B1	6	19
501B-509B	5A	141	174	1015Y-1020Y	B2	4	16	1166Y	B2	130	154	2030Y	B1	6	19
				1021Z-1028Z	B2	3	14	1168Y	B2	130	154	2031Z-2033Z	B1	6	19
TOWER 4				1030Y	B2	3	14	1170Y	B2	130	154	2034Y	B1	6	19
601B-609B	6A	142	176	1031Z-1033Z	B2	3	14	1172Z	B2	130	154	2035Z	B1	7	21
701B-709B	7A	143	177	1034Y	B2	3	14	1174Z	B2	130	154	2036Y-2044Y	B1	7	21
801B-809B	8A	144	178	1035Z	B2	3	14	1176Y	B2	130	154	2045Z	B1	7	21
901B-909B	9A	145	179	1036Y-1044Y	B2	4	16	1177Z-1178Z	B2	129	152	2046Y-2049Y	B1	7	21
1001B-1009B	10A	146	180	1045Z	B2	4	16	1180Z-1184Z	B2	129	152	2055Y-2069Y	B1	76	101
1101B-1109B	11A	147	181	1046Y-1049Y	B2	4	16	1185Y-1187Y	B2	129	152	2075Y-2086Y	B1	76	101
1201B-1209B	12A	148	182	1055Y-1056Y	B2	75	99	1188Y-1191Y	B2	130	154	2087Z	B1	131	156
1301B-1309B	13A	149	183	1057Z-1058Z	B2	75	99	1192Z	B2	130	154	2090Y-2099Y	B1	7	21
1401B-1409B	14A	150	184	1059Y-1069Y	B2	75	99	1193Y	B2	130	154	2106Y-2111Y	B1	7	21
1501B-1509B	15A	151	185	1075Y-1083Y	B2	75	99	1194Z	B2	130	154	2115Y	B1	7	21
1601B-1609B	16A	152	186	1087Y-1090Y	B2	75	99	1195Y-1196Y	B2	130	154	2124Y-2125Y	B1	131	156
1701B-1709B	17A	153	187	1091Z	B2	4	16	1197Z	B2	130	154	2128Y	B1	131	156
1801B-1809B	18A	154	188	1092Y-1096Y	B2	4	16	1198Y	B2	130	154	2131Y-2136Y	B1	131	156
1901B-1909B	19A	155	189	1097Y-1100Y	B2	4	16	1199Z-1200Z	B2	130	154	2137Y-2140Y	B1	7	21
2001B-2009B	20A	156	190	1101Y-1102Y	B2	75	99	1501W-1505W	B2	3	14	2142Z	B1	131	156
2101B-2109B	21A	157	191	1103Z	B3	75	99	1901V-1911V	B2	3	14	2143Y-2145Y	B1	131	156
2201B-2209B	22A	158	192	1104Z-1105Z	B2	4	16	1915V-1916V	B2	4	16	2146Z-2147Z	B1	131	156
2301B-2309B	23A	159	193	1106Y-1115Y	B2	4	16	1917V-1918V	B2	3	14	2148Y	B1	131	156
2401B-2409B	24A	160	194	1120Y-1121Y	B2	129	152	1920V-1922V	B2	75	99	2149Z	B1	131	156
2501B-2509B	25A	161	195	1122Z	B2	129	152	1923V-1924V	B2	4	16	2152Y	B1	131	156
2601B-2609B	26A	162	196	1123Y-1124Y	B2	129	152	1925V-1928V	B2	75	99	2153Z-2156Z	B1	131	156
2701B-2709B	27A	163	197	1126Y	B2	129	152	1929V	B2	4	16	2157Y-2159Y	B1	131	156
2801B-2809B	28A	164	198	1127Z	B2	129	152	1930V	B2	75	99	2160Z	B1	131	156
2901B-2909B	29A	165	199	1128Y-1131Y	B2	129	152	1931V-1932V	B2	129	152	2164Z	B1	132	158
3001B-3009B	30A	166	200	1132Y-1137Y	B2	4	16	1936V-1938V	B2	130	154	2166Z	B1	132	158
				1139Z	B2	129	152	1941V	B2	130	154	2169Y-2170Y	B1	132	158
				1140Y	B2	129	152	1951V	B2	129	152	2172Z	B1	132	158
				1141Z-1142Z	B2	129	152	1964V	B2	129	152	2174Z	B1	132	158
				1143Y	B2	129	152	1965V	B2	130	154	2176Z	B1	132	158
				1144Z	B2	129	152					2178Z	B1	132	158
				1145Y-1146Y	B2	130	154					2179Z-2180Z	B1	131	156
				1147Z	B2	130	154					2182Z-2184Z	B1	131	156

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LOT INDEX
SHEET 4 OF 5

LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET
BASEMENT LEVEL 1 - Continued				**PODIUM LEVEL UG**				**PODIUM LEVEL 2**				**PODIUM LEVEL 3**			
2185Y-2187Y	B1	131	156	3701V-3703V	UG	135	164	5001Z-5006Z	2	18	36	6001Z-6006Z	3	21	41
2188Y-2191Y	B1	132	158					5007Y-5021Y	2	18	36	6007Y-6019Y	3	21	41
2192Z	B1	132	158	**PODIUM LEVEL 1**				5022Y	2	17	34	6020Z-6021Z	3	21	41
2193Y	B1	132	158	4005Y-4008Y	1	15	31	5023Z	2	17	34	6022Z-6023Z	3	20	39
2194Z	B1	132	158	4009Z	1	15	31	5024Y-5028Y	2	17	34	6024Y	3	20	39
2195Y-2196Y	B1	132	158	4010Y-4012Y	1	15	31	5901V-5902V	2	17	34	6025Z	3	20	39
2197Z	B1	132	158	4014Y	1	14	29	5903V-5905V	2	18	36	6026Y	3	20	39
2198Y	B1	132	158	4015Z	1	14	29	5906V	2	17	34	6027Z	3	20	39
2199Z-2200Z	B1	132	158	4016Y-4020Y	1	14	29	5907V-5915V	2	18	36	6028Y-6032Y	3	20	39
2210Z-2216Z	B1	131	156	4901V-4902V	1	14	29	5945V	2	17	34	6901V-6905V	3	20	39
2501W-2505W	B1	6	19	4911V-4930V	1	15	31					6906V-6908V	3	21	41
2901V-2911V	B1	6	19	4931V	1	14	29	**PODIUM LEVEL 2A**				6910V-6918V	3	21	41
2915V-2919V	B1	7	21	4959V	1	14	29	5029Y-5046Y	2A	18	36	6955V	3	20	39
2920V-2925V	B1	76	101					5050Y-5059Y	2A	18	36				
2933V	B1	132	158	**PODIUM LEVEL 1A**				5060Z	2A	18	36	**PODIUM LEVEL 3A**			
2936V-2937V	B1	132	158	4021Y-4038Y	1A	15	31	5061Y-5062Y	2A	18	36	6033Y-6050Y	3A	21	41
2941V	B1	132	158	4040Y-4049Y	1A	15	31	5065Y-5077Y	2A	18	36	6055Y-6064Y	3A	21	41
2946V-2948V	B1	131	156	4050Z	1A	15	31	5081Y-5084Y	2A	138	168	6065Z	3A	21	41
2952V	B1	131	156	4051Y	1A	15	31	5085Y-5087Y	2A	177	208	6066Y-6067Y	3A	21	41
2965V	B1	131	156	4055Y-4067Y	1A	15	31	5088Z	2A	177	208	6070Y-6082Y	3A	21	41
LOWER GROUND LEVEL				4075Y-4078Y	1A	137	166	5089Y-5092Y	2A	177	208	6086Y-6089Y	3A	139	170
3001Z	LG	134	162	4079Y-4081Y	1A	175	204	5093Z	2A	177	208	6090Y-6092Y	3A	179	212
3002Y-3003Y	LG	134	162	4082Z	1A	175	204	5095Y	2A	177	208	6093Z	3A	179	212
3004Y	LG	133	160	4083Y-4086Y	1A	175	204	5097Z	2A	177	208	6094Y-6097Y	3A	179	212
3005Y	LG	134	162	4087Z	1A	175	204	5098Y-5099Y	2A	177	208	6098Z	3A	179	212
3006Z	LG	134	162	4089Z	1A	175	204	5100Y-5103Y	2A	138	168	6100Y	3A	179	212
3007Y-3008Y	LG	133	160	4091Z	1A	175	204	5110Y-5113Y	2A	177	208	6102Z	3A	179	212
3009Z-3014Z	LG	133	160	4092Y-4093Y	1A	175	204	5114Z-5115Z	2A	177	208	6103Y-6104Y	3A	179	212
3015Y-3017Y	LG	133	160	4094Y-4097Y	1A	137	166	5116Y-5117Y	2A	177	208	6105Y-6108Y	3A	139	170
3018Y-3021Y	LG	134	162	4100Y-4101Y	1A	175	204	5119Y-5121Y	2A	177	208	6110Y-6113Y	3A	179	212
3022Z	LG	134	162	4102Z-4104Z	1A	175	204	5125Y	2A	177	208	6114Z-6115Z	3A	179	212
3023Y	LG	134	162	4105Y-4106Y	1A	175	204	5126Z	2A	177	208	6116Y-6117Y	3A	179	212
3024Z	LG	134	162	4108Y-4110Y	1A	175	204	5918V-5921V	2A	18	36	6119Y	3A	179	212
3025Y-3029Y	LG	134	162	4114Y	1A	175	204	5922V-5928V	2A	177	208	6120Z-6121Z	3A	179	212
3030Z	LG	134	162	4115Z	1A	175	204	5930V-5944V	2A	177	208	6122Y-6125Y	3A	179	212
3040Z-3043Z	LG	133	160	4932V-4935V	1A	15	31	5946V-5947V	2A	18	36	6126Z	3A	179	212
3044Y	LG	133	160	4936V-4945V	1A	175	204	5948V	2A	138	168	6919V-6921V	3A	21	41
3050Z-3056Z	LG	133	160	4947V-4958V	1A	175	204	5949V-5950V	2A	177	208	6922V-6928V	3A	179	212
3905V	LG	134	162	4960V-4961V	1A	15	31					6930V-6944V	3A	179	212
3908V	LG	133	160	4962V	1A	137	166					6945V	3A	21	41
3909V-3913V	LG	10	24	4963V-4964V	1A	175	204								

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Sheet 8

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PS 633275D

LOT INDEX
SHEET 5 OF 5

LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET	LOT	LEVEL	DIAG.	SHEET
PODIUM LEVEL 3A - Continued				**PODIUM LEVEL 4A - Continued**				**OTHER LOTS**							
6956V-6957V	3A	21	41	7943V	4A	24	46	A		236	273				
6958V	3A	139	170	7944V	4A	24	46								
6959V-6960V	3A	179	212	7945V-7957V	4A	181	216								
PODIUM LEVEL 4				**PODIUM LEVEL 5**											
7001Z-7006Z	4	24	46	8001Z-8006Z	5	27	51								
7007Y-7021Y	4	24	46	8007Y-8014Y	5	27	51								
7022Y-7024Y	4	23	44	8015Y-8019Y	5	26	49								
7025Z	4	23	44	8021Z	5	26	49								
7027Z	4	23	44	8022Y-8024Y	5	26	49								
7028Y-7030Y	4	23	44	8025Z	5	26	49								
7031Z	4	23	44	8026Y-8030Y	5	26	49								
7032Y-7036Y	4	23	44	8501W-8505W	5	26	49								
7501W-7505W	4	23	44	8900V-8905V	5	26	49								
7900V-7905V	4	23	44	8906V-8909V	5	26	49								
7906V-7908V	4	24	46	8910V-8912V	5	27	51								
7910V-7918V	4	24	46	8913V	5	26	49								
7925V-7929V	4	23	44	8914V-8922V	5	27	51								
7942V	4	23	44	8940V-8944V	5	26	49								
				8945V-8947V	5	27	51								
PODIUM LEVEL 4A				8948V	5	26	49								
7037Y-7054Y	4A	24	46	8959V	5	26	49								
7060Y-7069Y	4A	24	46												
7070Z	4A	24	46	**PODIUM LEVEL 5A**											
7071Y-7072Y	4A	24	46	8035Y-8044Y	5A	80	104								
7075Y-7087Y	4A	24	46	8050Y-8059Y	5A	80	104								
7091Y-7097Y	4A	181	216	8060Z	5A	80	104								
7098Z-7100Z	4A	181	216	8061Y-8062Y	5A	80	104								
7101Y-7106Y	4A	181	216	8065Y-8074Y	5A	80	104								
7110Y-7113Y	4A	181	216	8075Z	5A	80	104								
7114Z-7115Z	4A	181	216	8080Y-8086Y	5A	183	221								
7116Y-7117Y	4A	181	216	8087Z	5A	183	221								
7119Y	4A	181	216	8089Z	5A	183	221								
7120Z-7121Z	4A	181	216	8090Y-8093Y	5A	183	221								
7122Y-7125Y	4A	181	216	8110Y-8119Y	5A	183	221								
7126Z	4A	181	216	8120Z	5A	183	221								
7919V-7922V	4A	24	46	8925V-8936V	5A	80	104								
7930V-7936V	4A	181	216	8953V-8958V	5A	183	221								
7938V-7941V	4A	181	216	8960V-8962V	5A	183	221								

KEY TO LOT NUMBER SUFFIXES:	S - APARTMENT LOT (TOWER 1), L - APARTMENT LOT (TOWER 2), R - APARTMENT LOT (TOWER 3), B - APARTMENT LOT (TOWER 4), T - RETAIL LOT,
	Y - CAR PARKING LOT (ONLY), Z - CAR PARKING AND STORAGE LOT, W - MOTORCYCLE PARKING LOT, V - STORAGE LOT (ONLY).

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

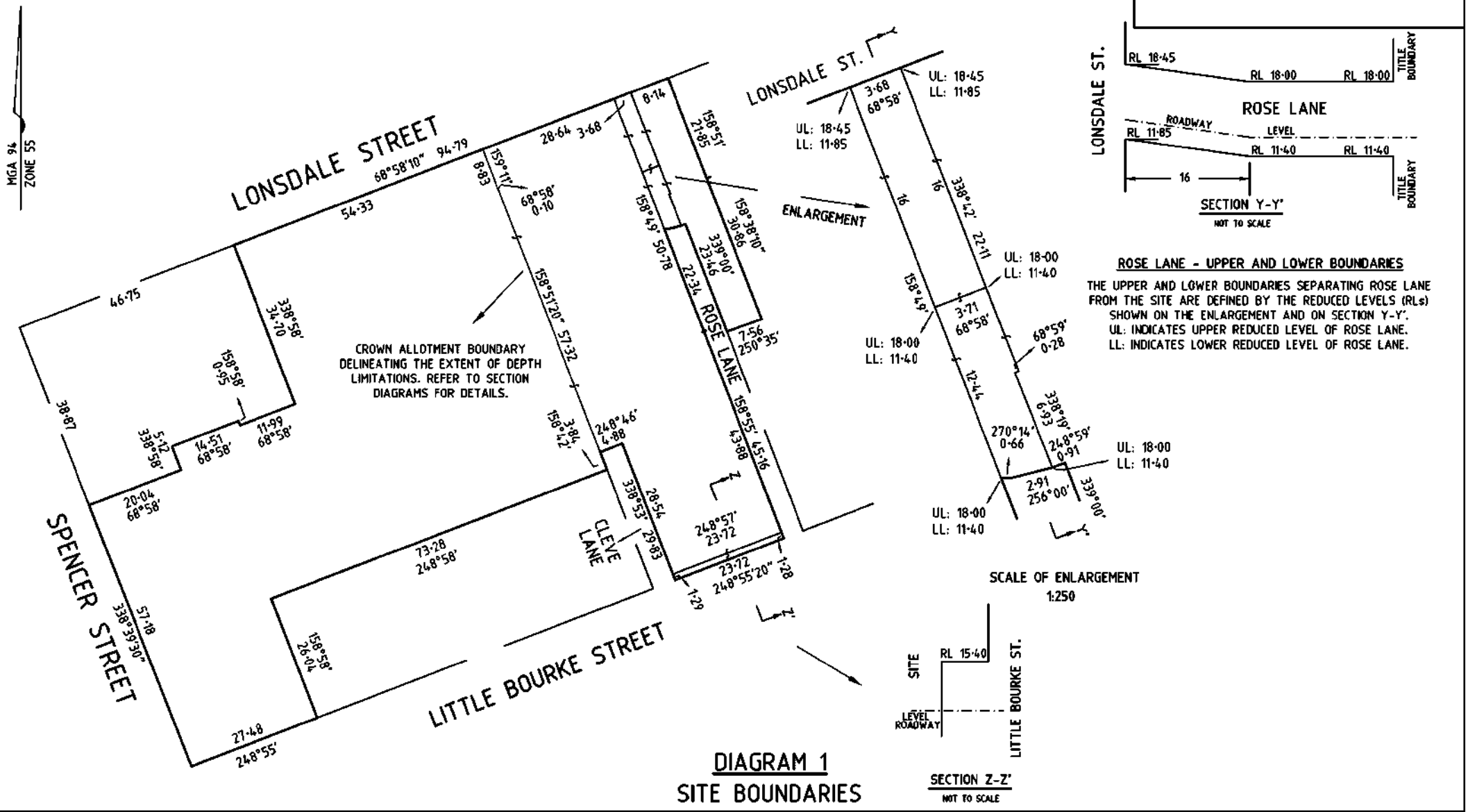
REF: M1003 VERSION: COMP

Sheet 9

ORIGINAL SHEET SIZE A3

COUNCIL NAME
MELBOURNE CITY COUNCIL

PS 633275D



ROSE LANE - UPPER AND LOWER BOUNDARIES

THE UPPER AND LOWER BOUNDARIES SEPARATING ROSE LANE FROM THE SITE ARE DEFINED BY THE REDUCED LEVELS (RLs) SHOWN ON THE ENLARGEMENT AND ON SECTION Y-Y'.
UL: INDICATES UPPER REDUCED LEVEL OF ROSE LANE.
LL: INDICATES LOWER REDUCED LEVEL OF ROSE LANE.

DIAGRAM 1
SITE BOUNDARIES

TomkinsonGroup
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SUITE 20, 255 DRUMMOND ST. CARLTON, VIC., 3053
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SCALE
7·5 0 7·5 15 22·5 30
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:750

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REF: M1003 VERSION COMP

Sheet 10
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

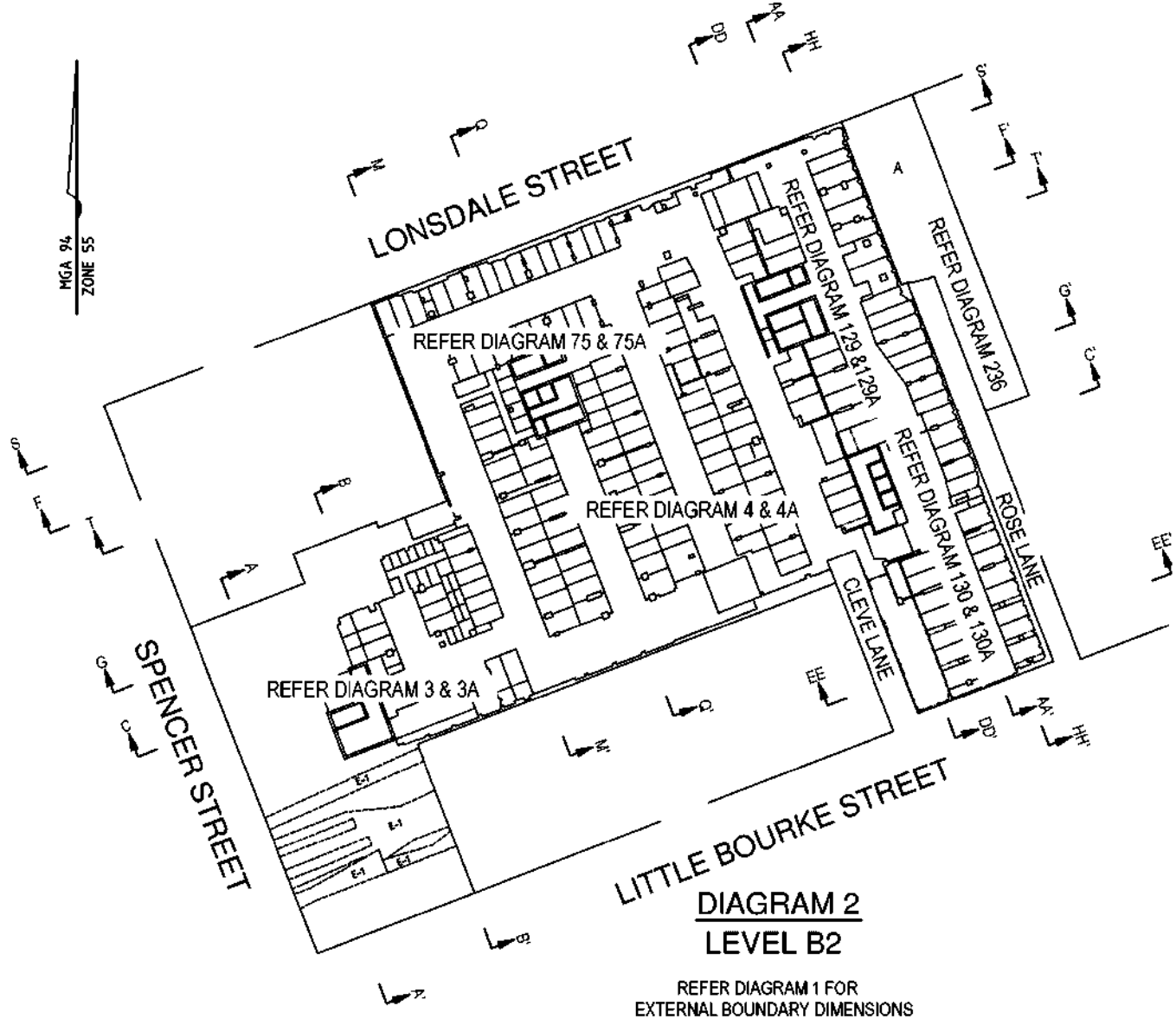


DIAGRAM 2
LEVEL B2

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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ISO 9001
FS529488

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 11

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 12 of 321

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS633275D

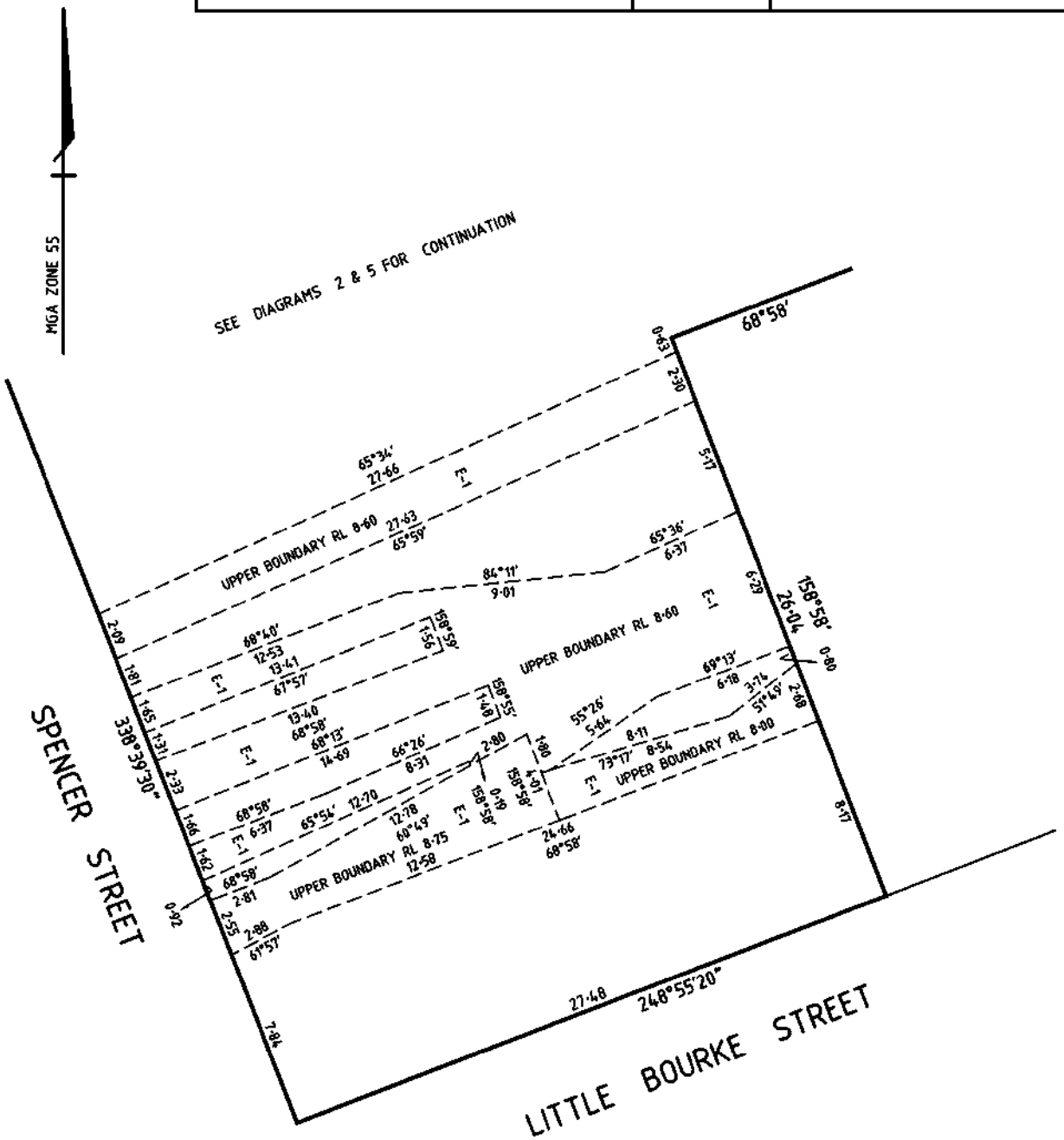


DIAGRAM 2A

EASEMENT E-1 DETAILS

Tomkinson Group
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BSI ISO 9001 FS520488

2 0 2 4 6 8 10
LENGTHS ARE IN METRES

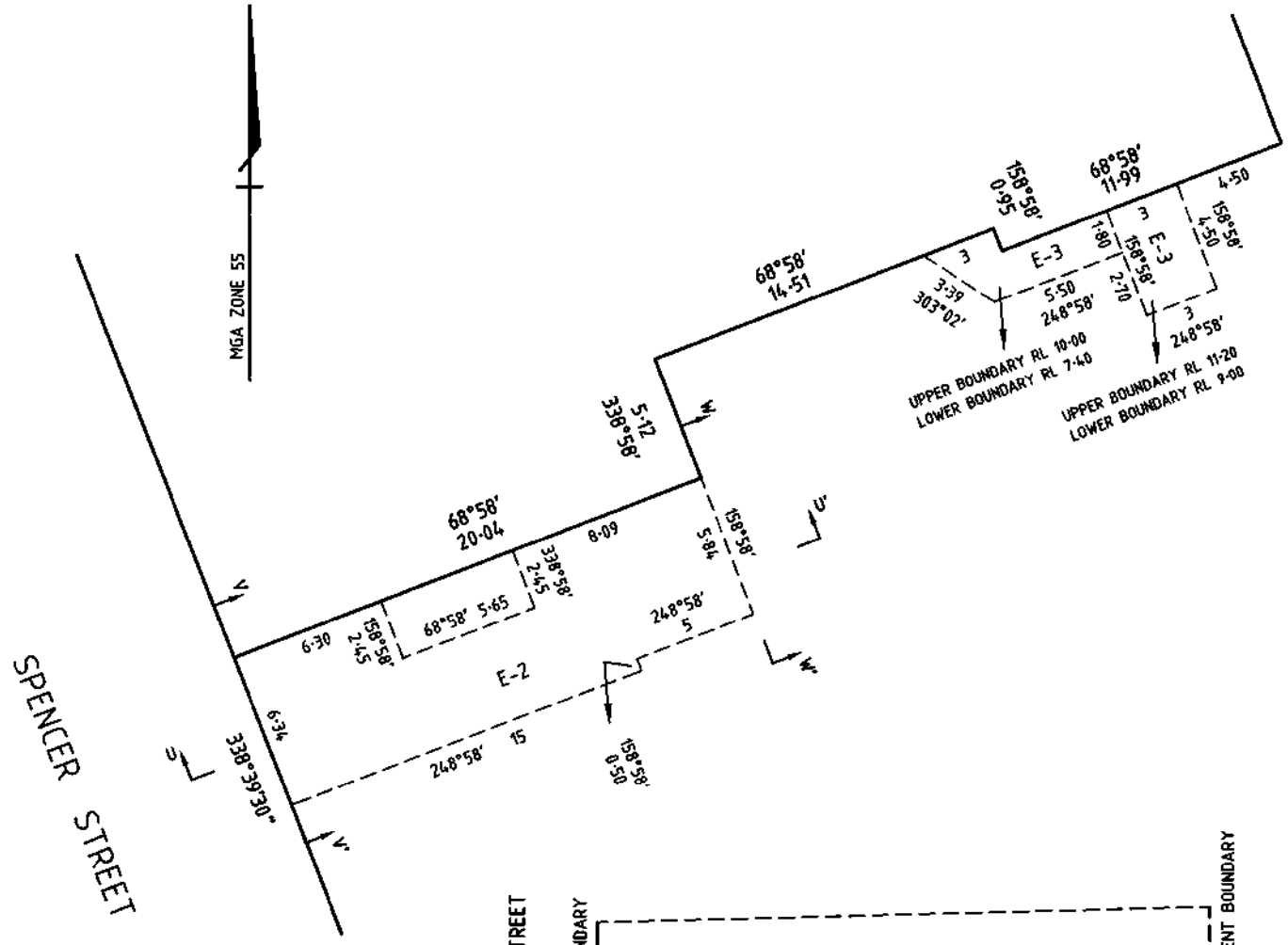
ORIGINAL	
SCALE	SHEET SIZE
1:200	A3

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SIGNATURE ..... DATE
REF M1003 VERSION COMP

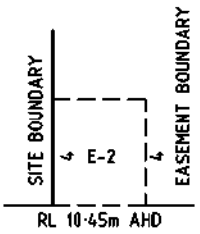
SHEET 12
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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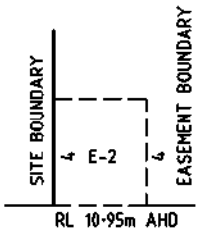
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS633275D



SECTION U-U'



SECTION V-V'



SECTION W-W'

DIAGRAM 2B

EASEMENT E-2 & E-3 DETAILS

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2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ORIGINAL SCALE	SHEET SIZE
1:200	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 13
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PS 633275D

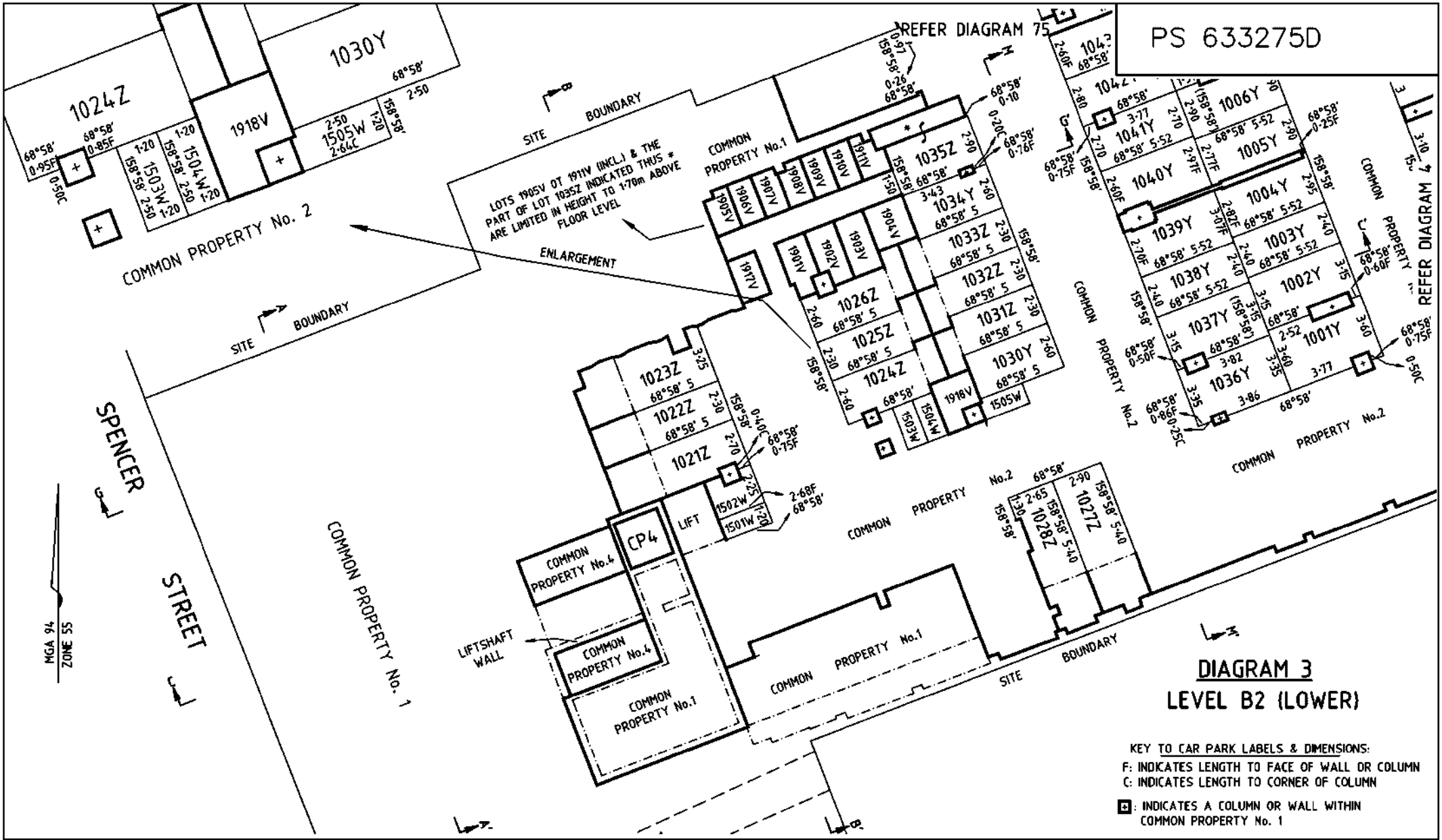


DIAGRAM 3
LEVEL B2 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 14
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

REFER DIAGRAM 75A

PS 633275D

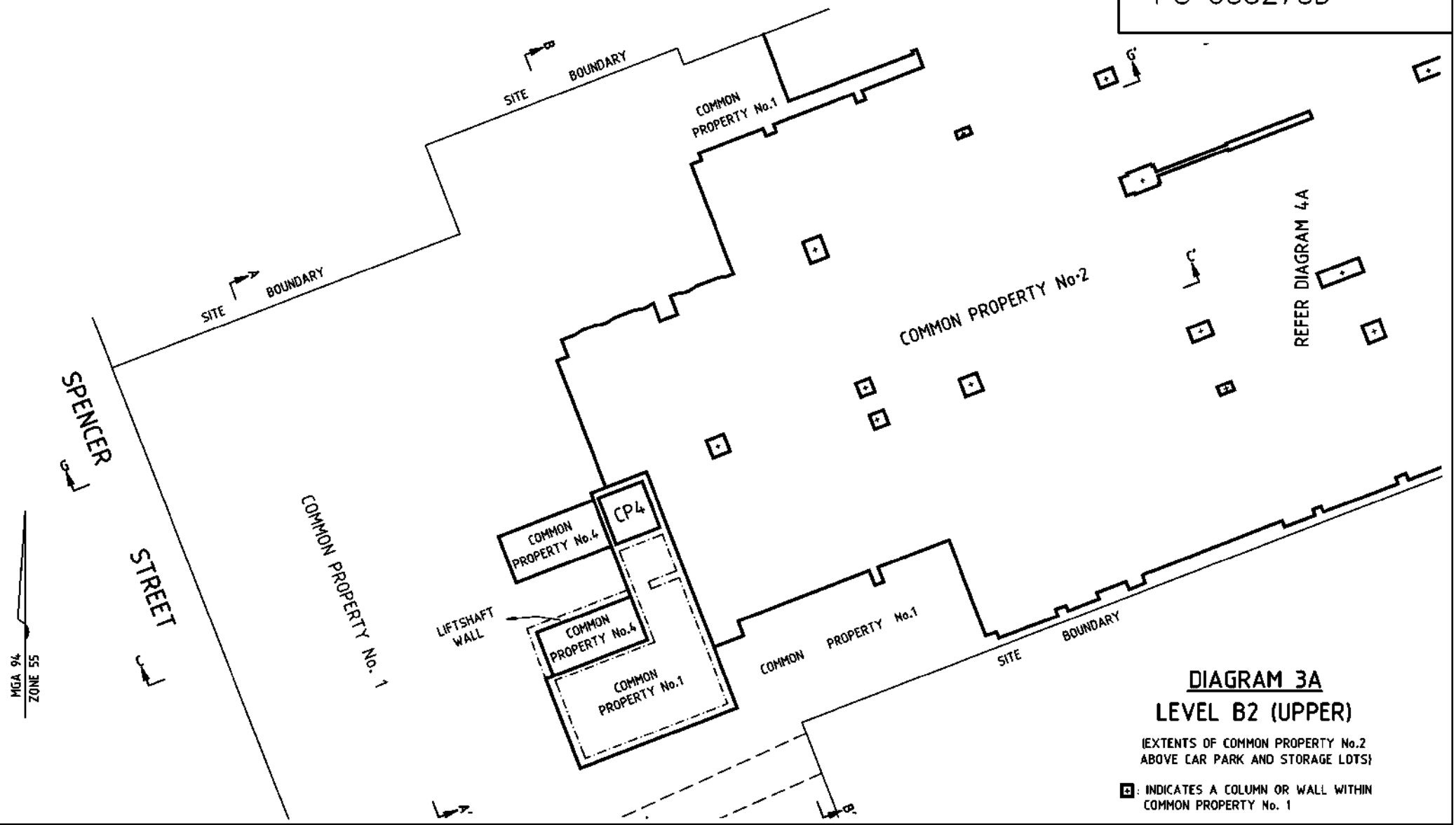


DIAGRAM 3A

LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

▣: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 15

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 16
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PS 633275D

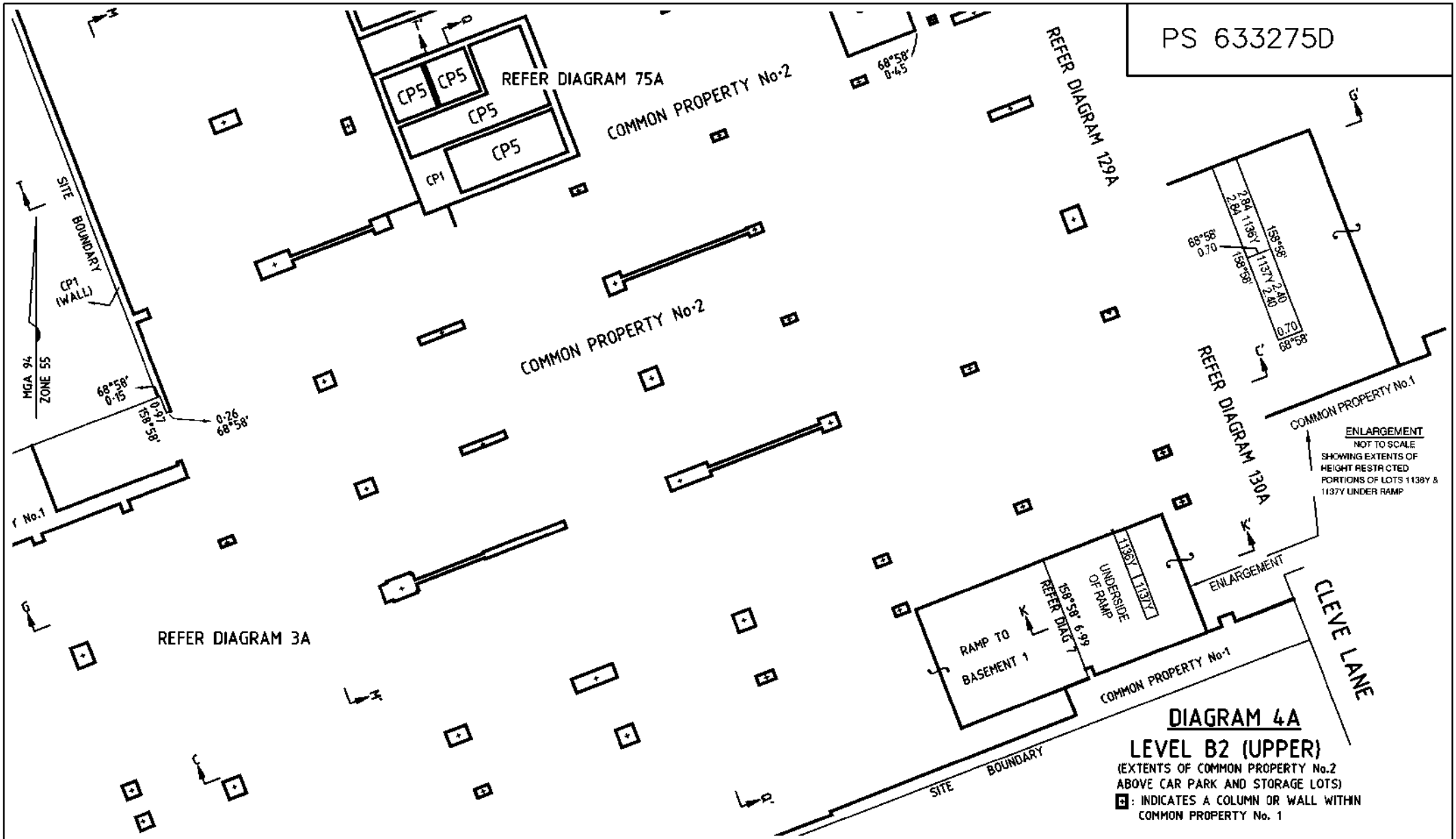


DIAGRAM 4A

LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 17

ORIGINAL SHEET SIZE A3

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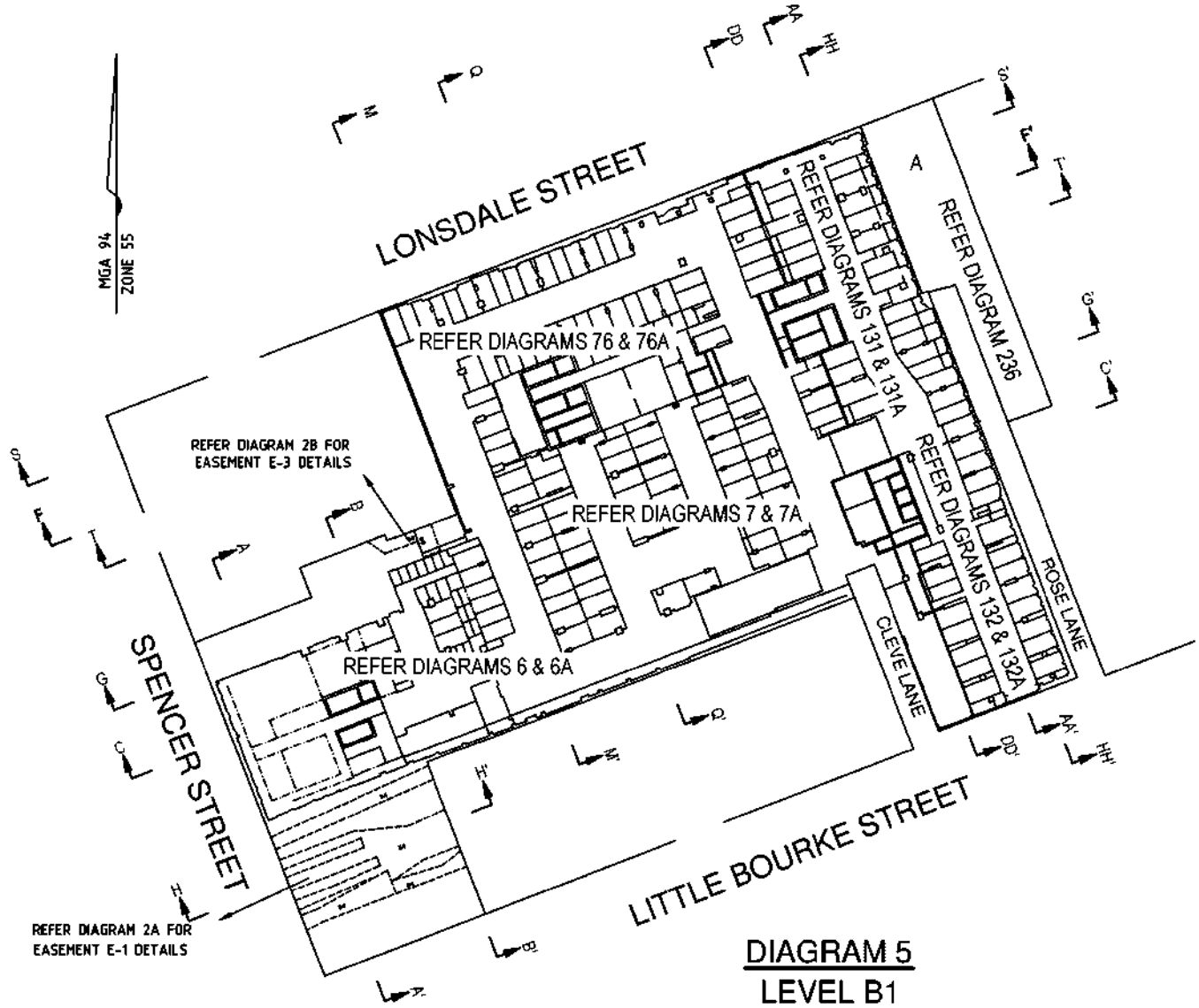


DIAGRAM 5
LEVEL B1

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 18

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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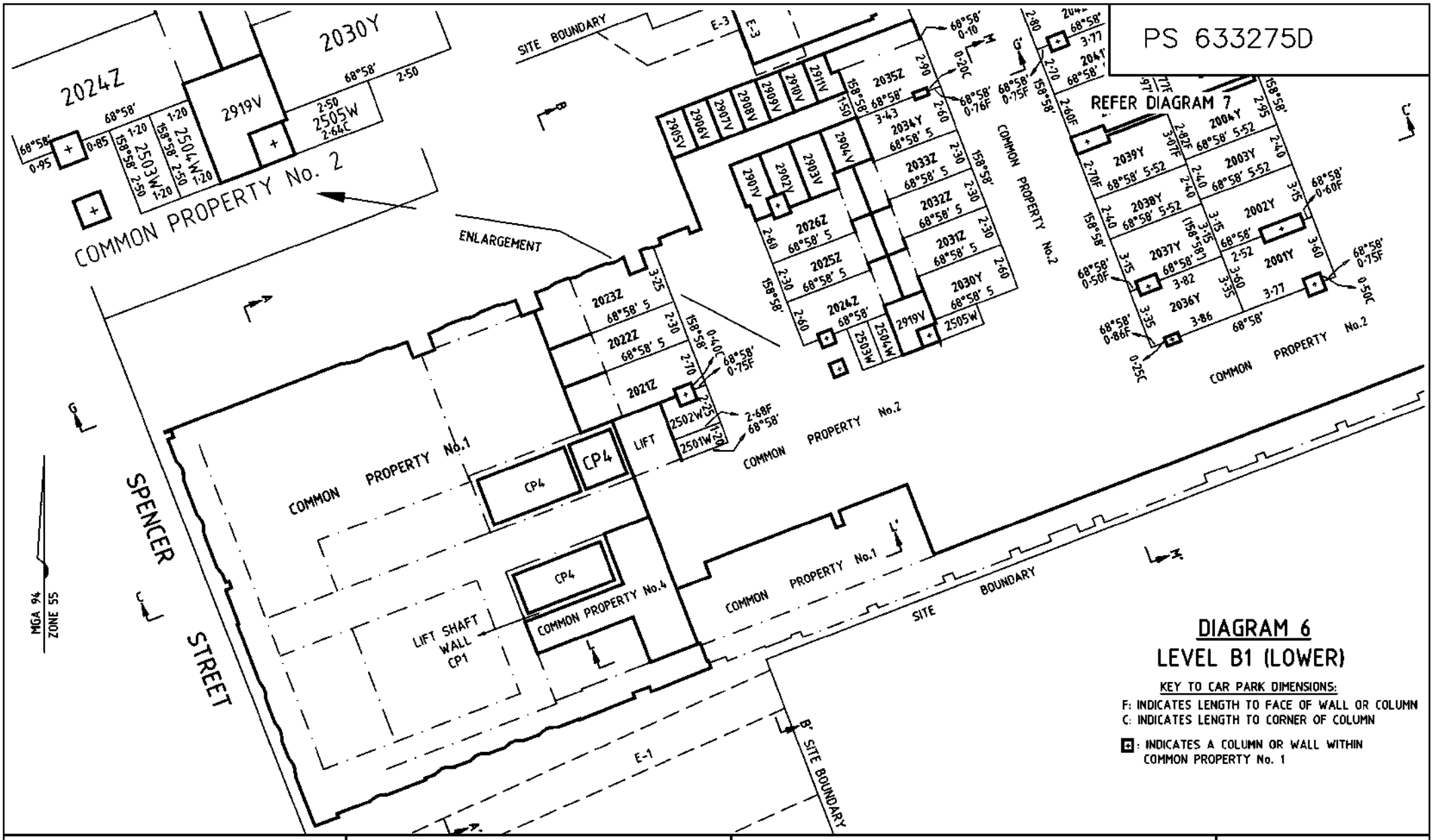


DIAGRAM 6
LEVEL B1 (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 19
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MELBOURNE CITY COUNCIL

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PS 633275D

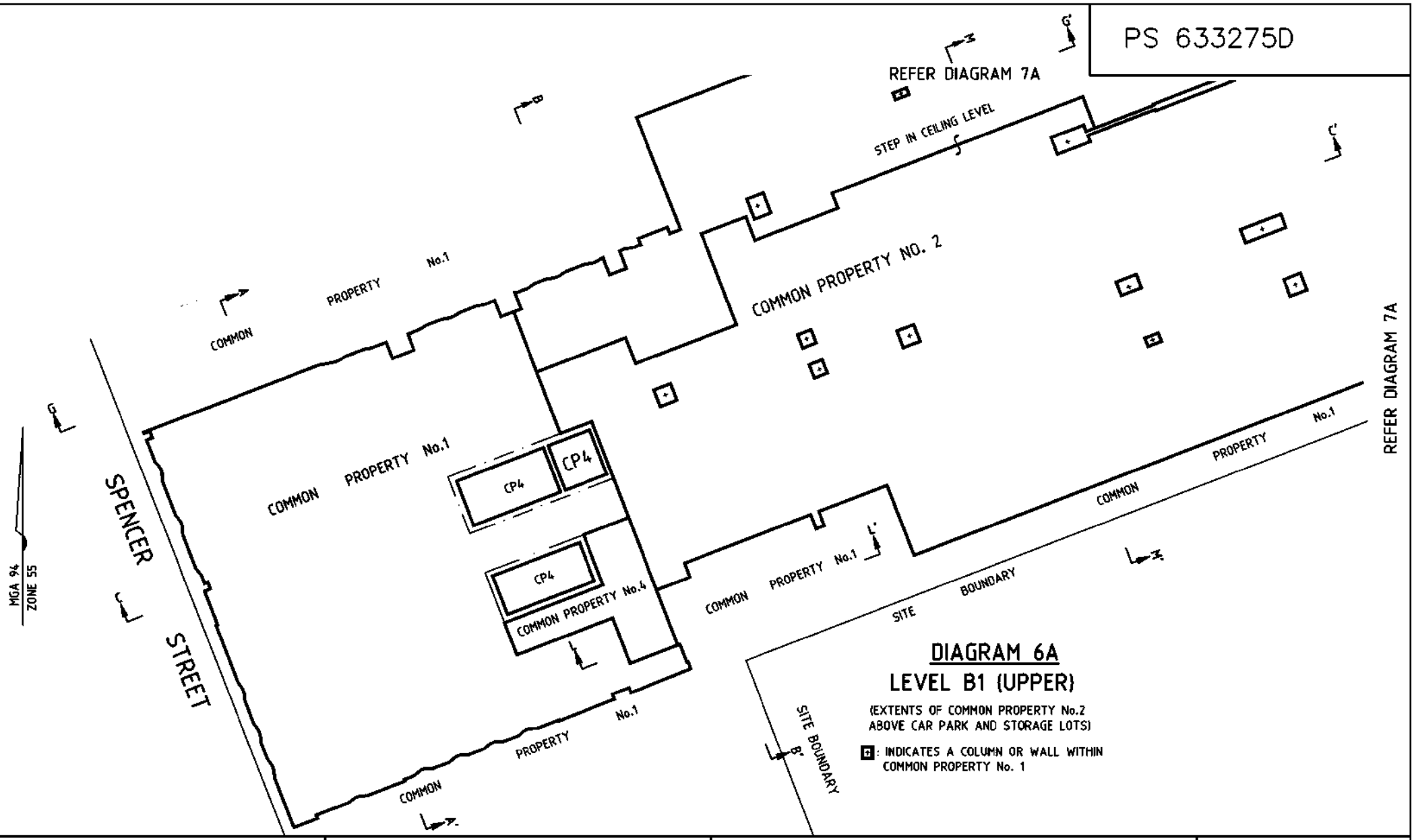


DIAGRAM 6A
LEVEL B1 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001
FS520488

SCALE
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LENGTHS ARE IN METRES

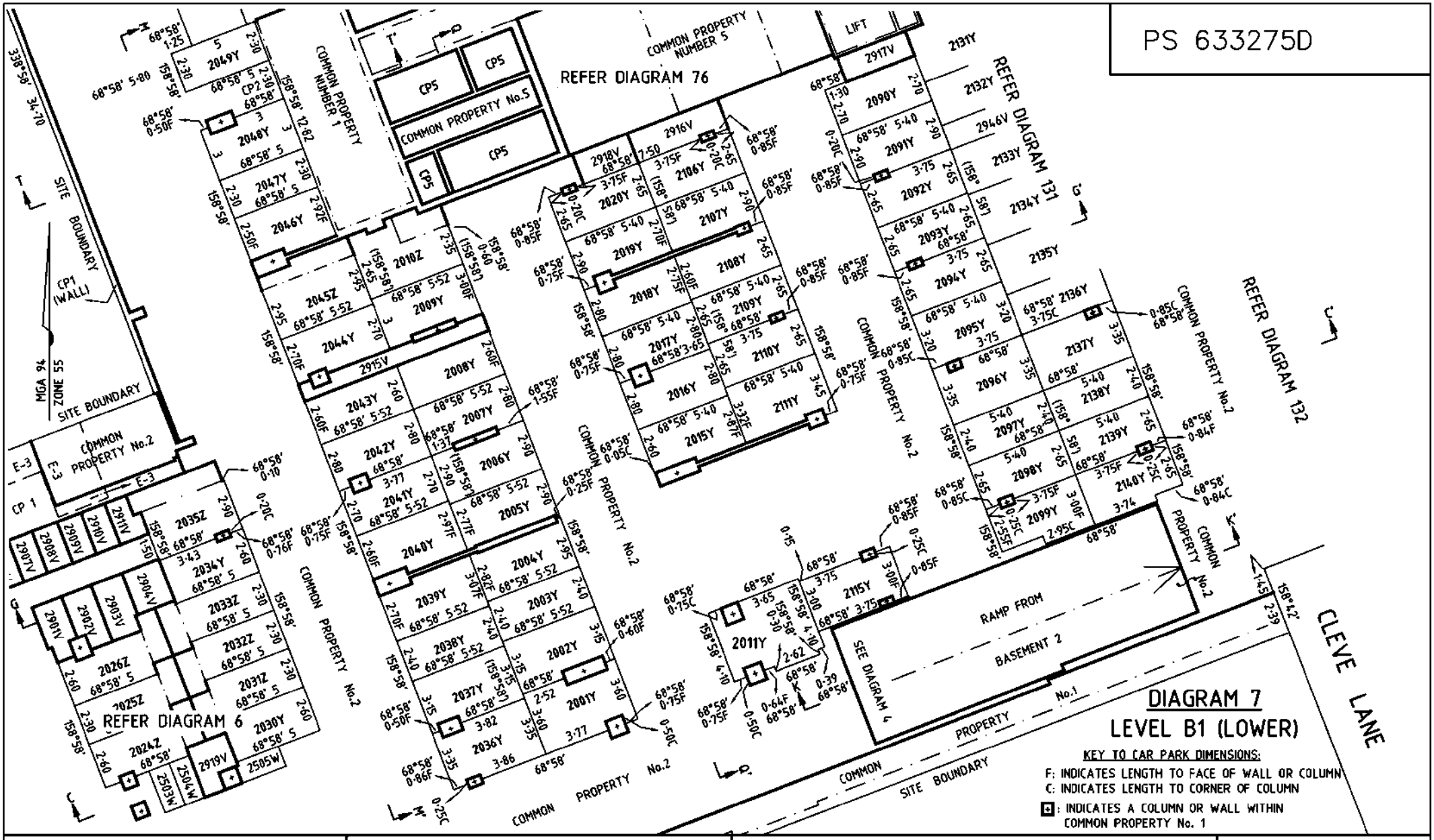
ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 20
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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SCALE
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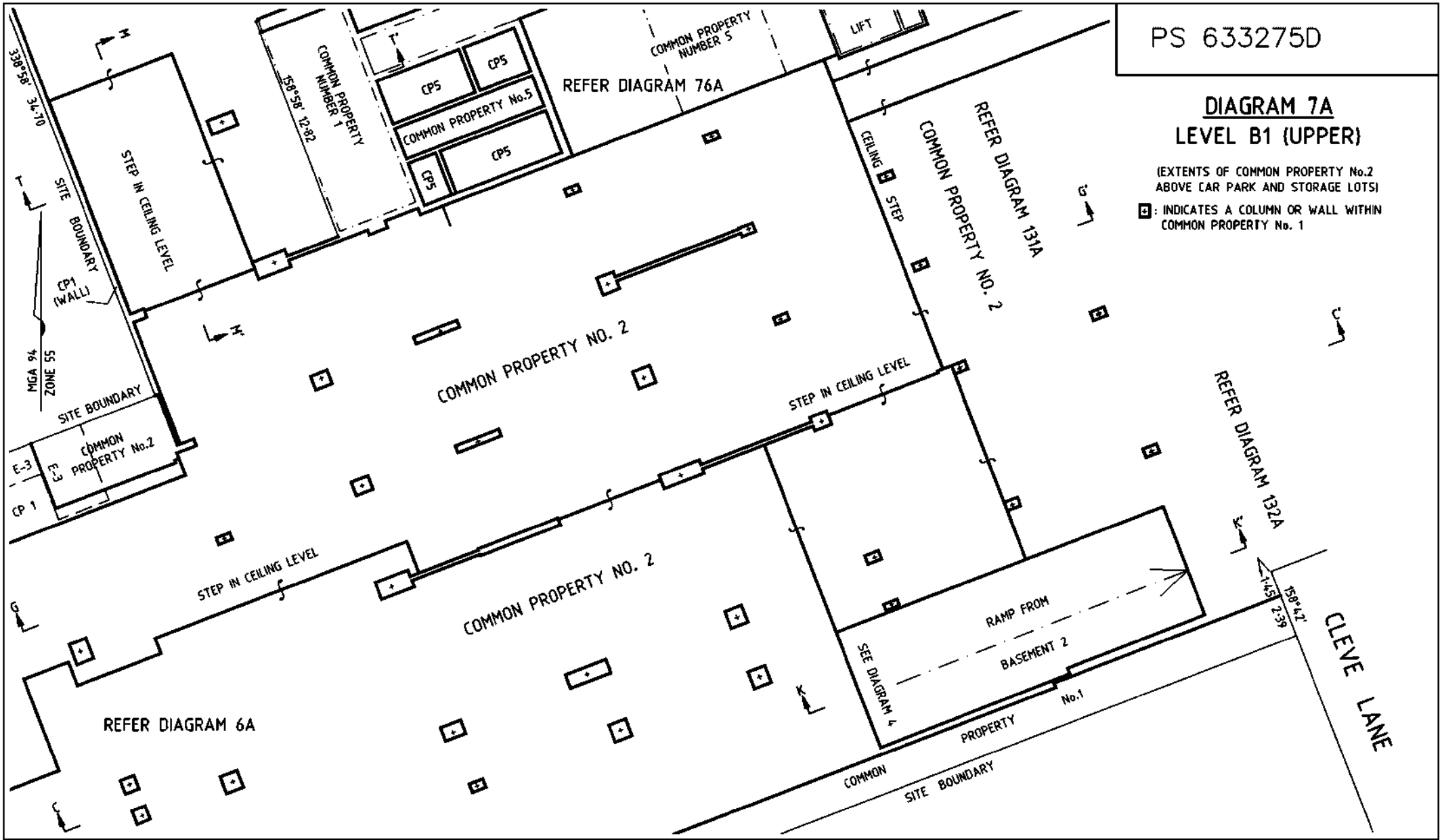
ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 2f
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 22
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MELBOURNE CITY COUNCIL

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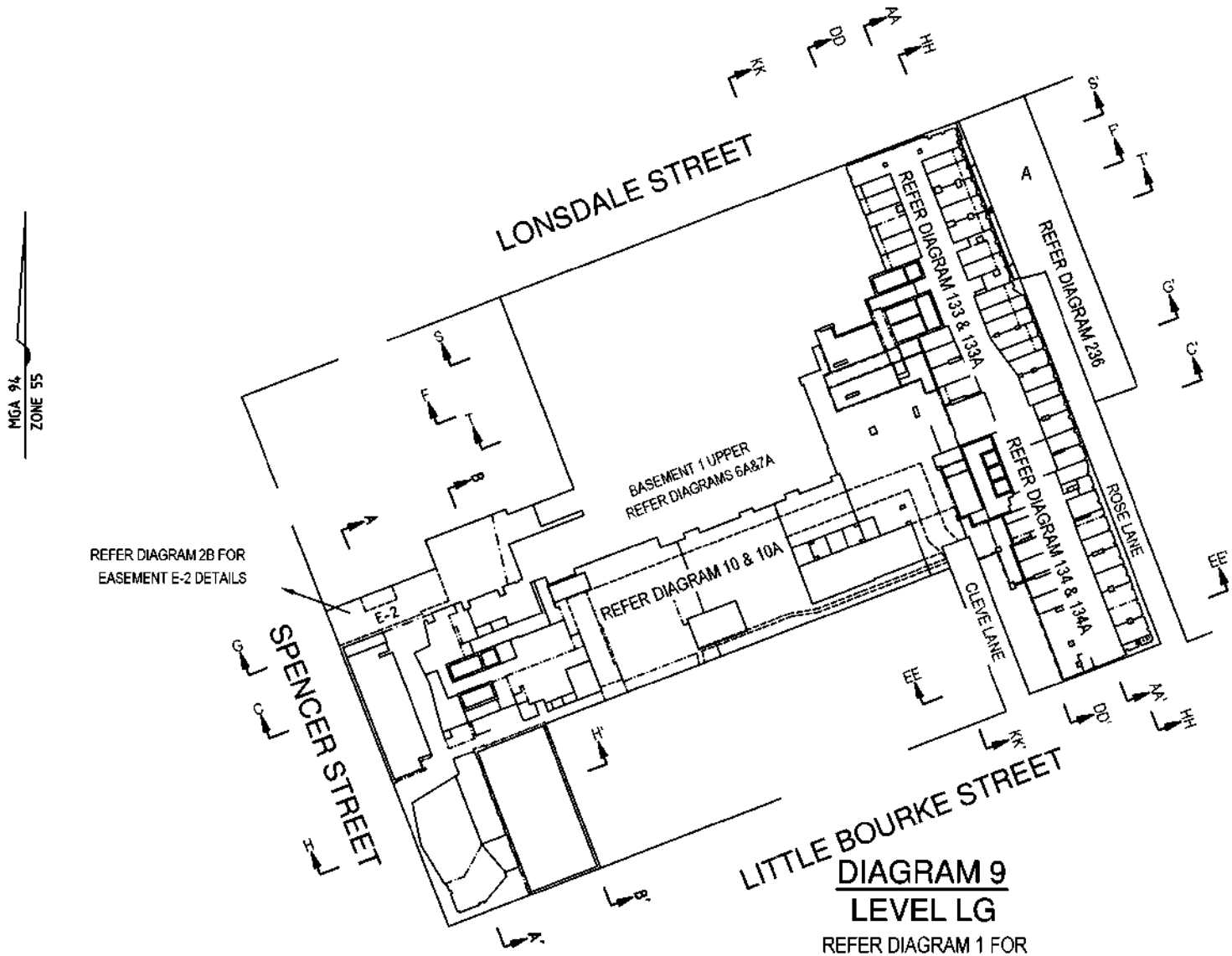


DIAGRAM 9
LEVEL LG

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 23
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PS 633275D

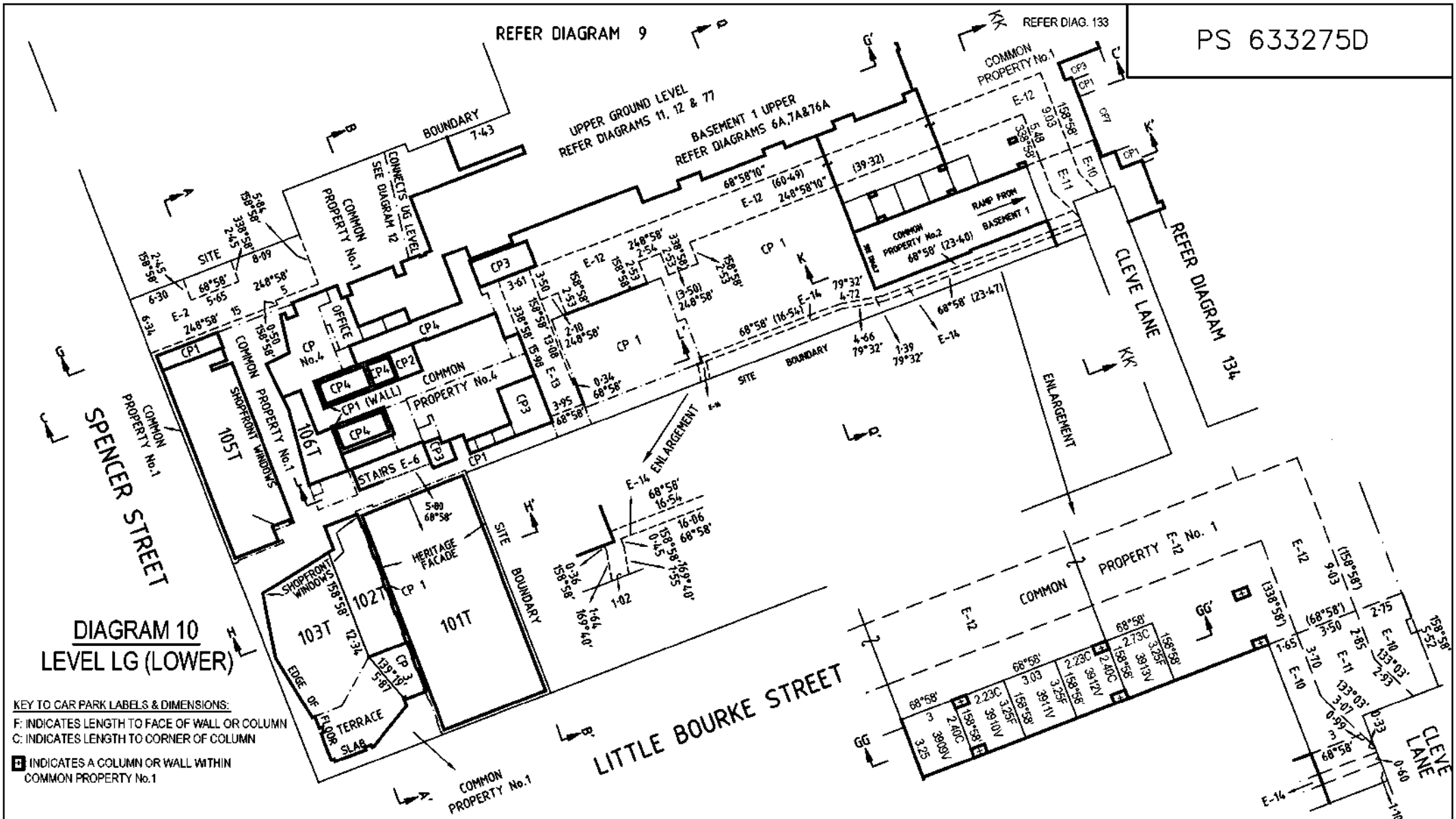


DIAGRAM 10
LEVEL LG (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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SCALE
4 0 4 8 12 16
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:400

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REF: M1003 VERSION COMP

Sheet 24
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

PS 633275D

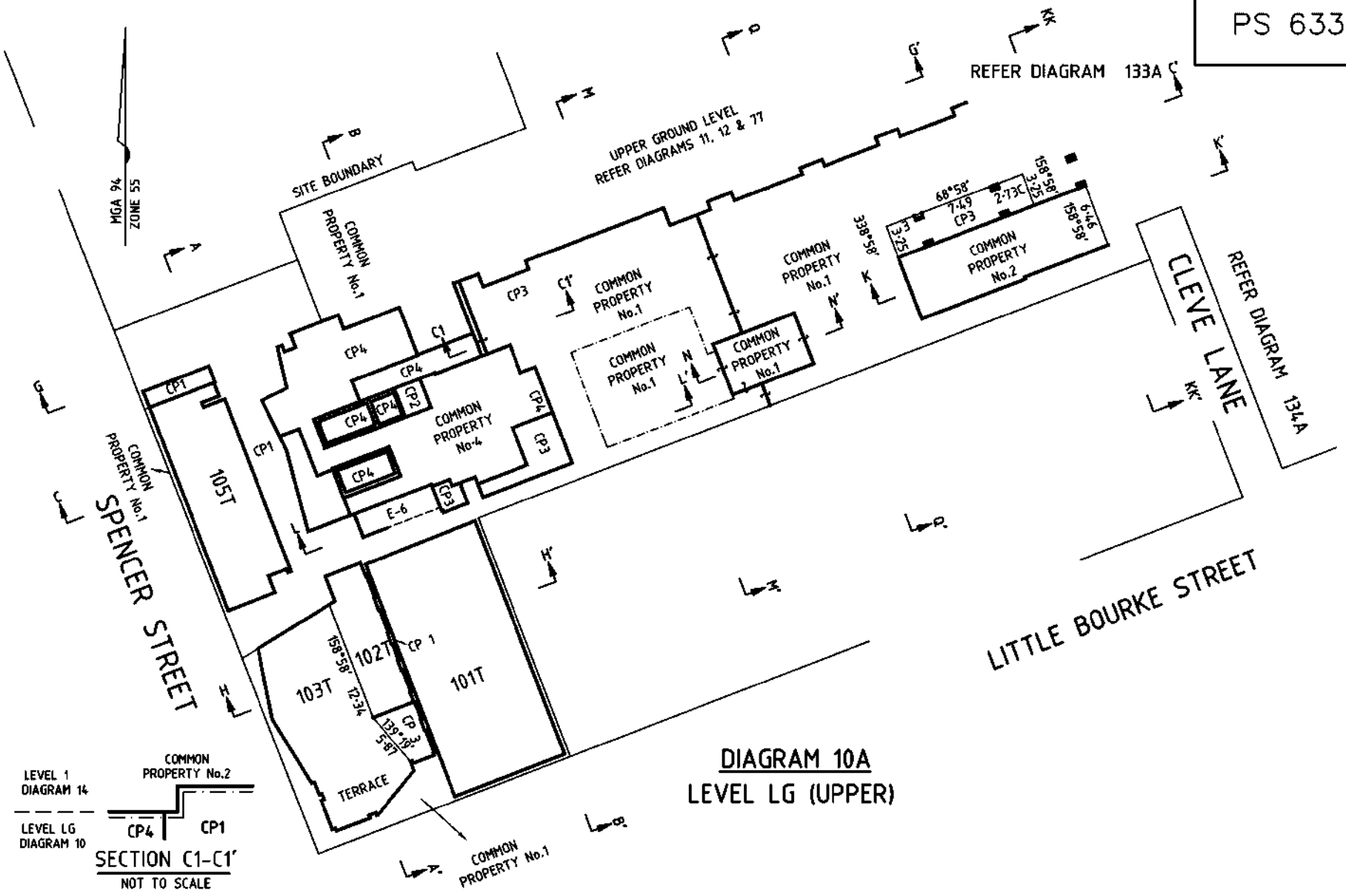


DIAGRAM 10A
LEVEL LG (UPPER)

SECTION C1-C1'
NOT TO SCALE

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SCALE
4 0 4 8 12 16
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:400

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PS 633275D

DIAGRAM 11A
LEVEL UG

DETAIL OF CP2
PLANT ROOM AT UG MEZZANINE LEVEL

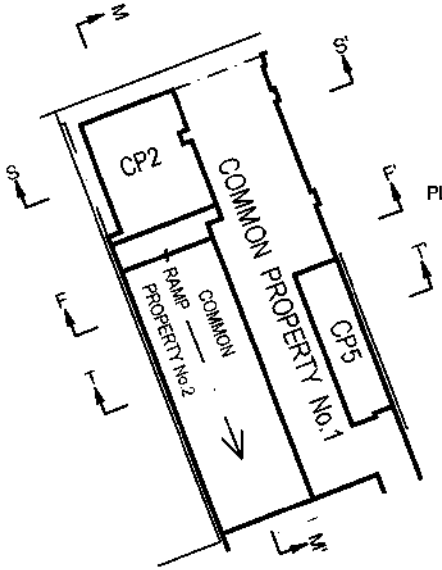


DIAGRAM 11B
LEVEL UG

DETAIL OF CP2
CAR PARK RAMP
UNDERLYING PLANT ROOM

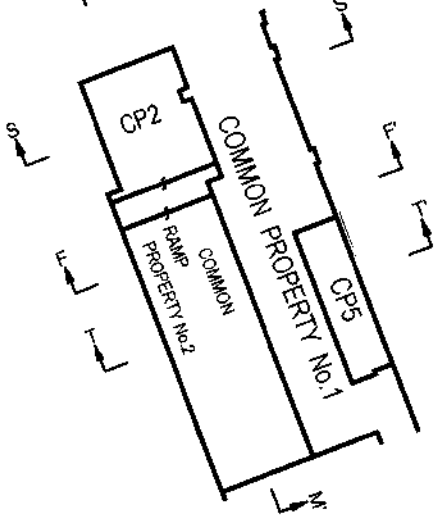


DIAGRAM 11A & 11B SCALE 1:400

MGA 94
ZONE 55

REFER DIAGRAM 1 FOR ROSE LANE
DIMENSIONS & VERTICAL LIMITATIONS

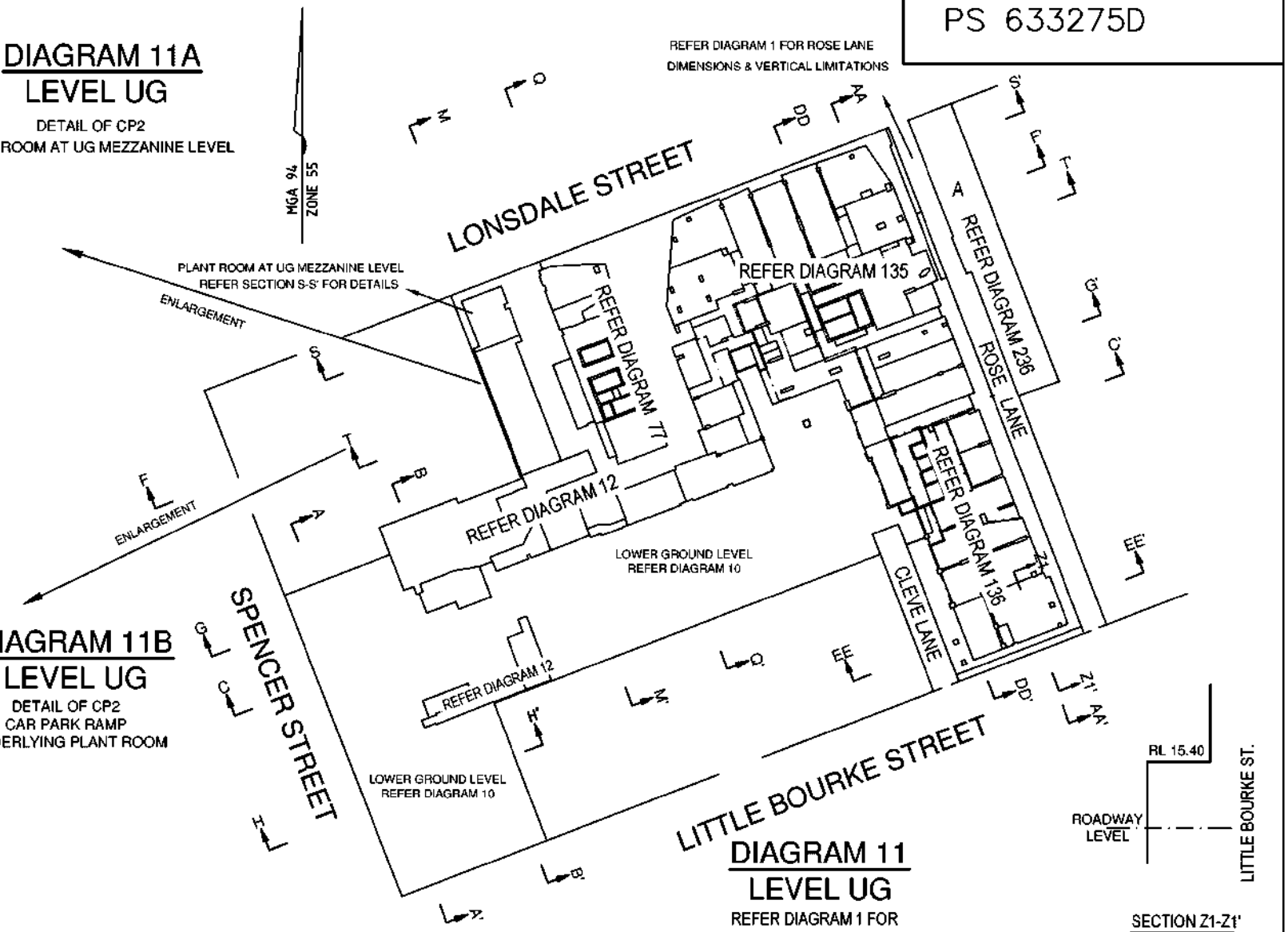


DIAGRAM 11
LEVEL UG

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

SECTION Z1-Z1'
NOT TO SCALE

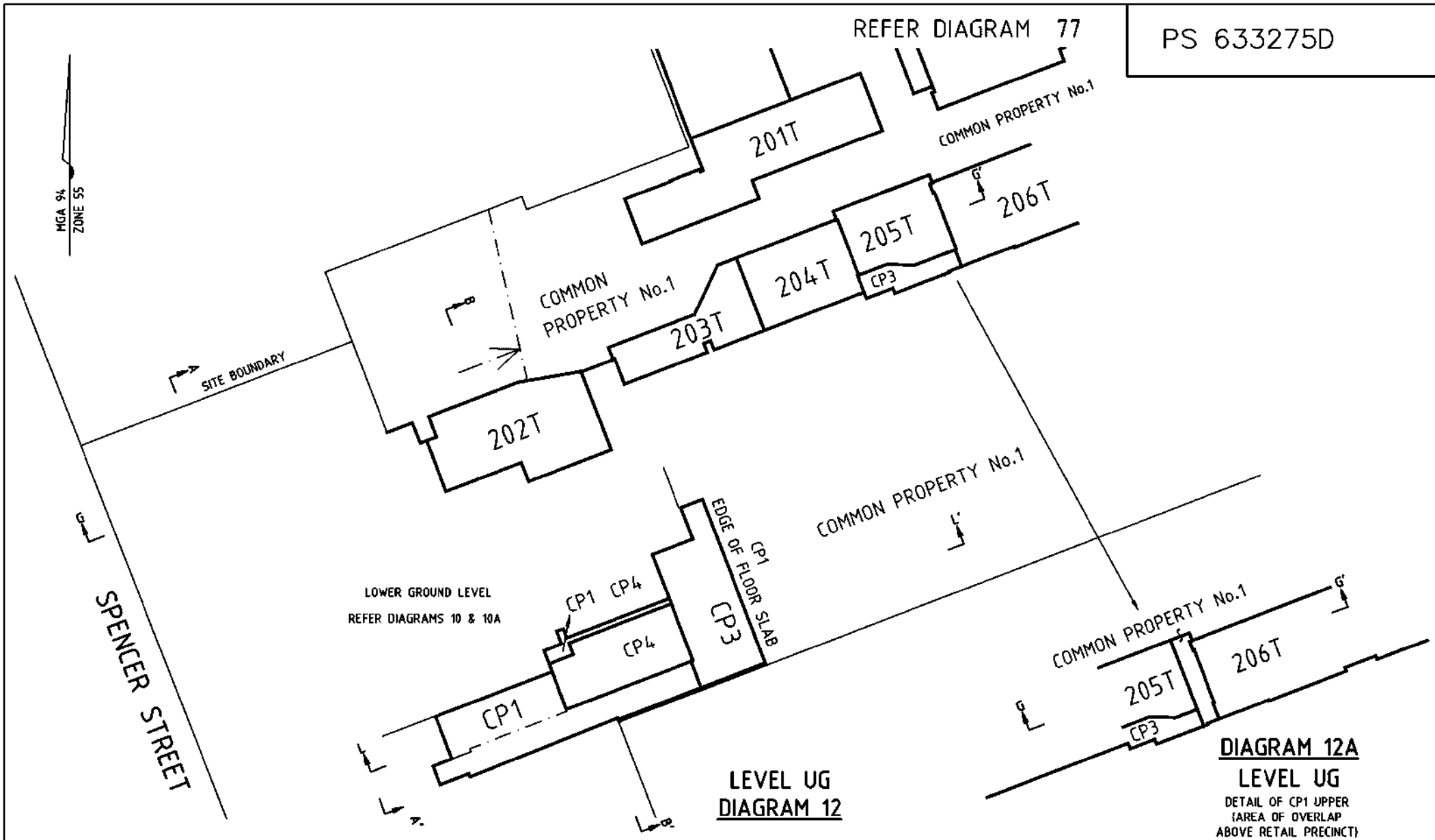
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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 26

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

PS 633275D



LEVEL UG
DIAGRAM 12

DIAGRAM 12A
LEVEL UG
DETAIL OF CP1 UPPER
(AREA OF OVERLAP
ABOVE RETAIL PRECINCT)

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ISO 9001 FS520488

SCALE
2·5 0 2·5 5 7·5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 27
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

MGA 94
ZONE 55

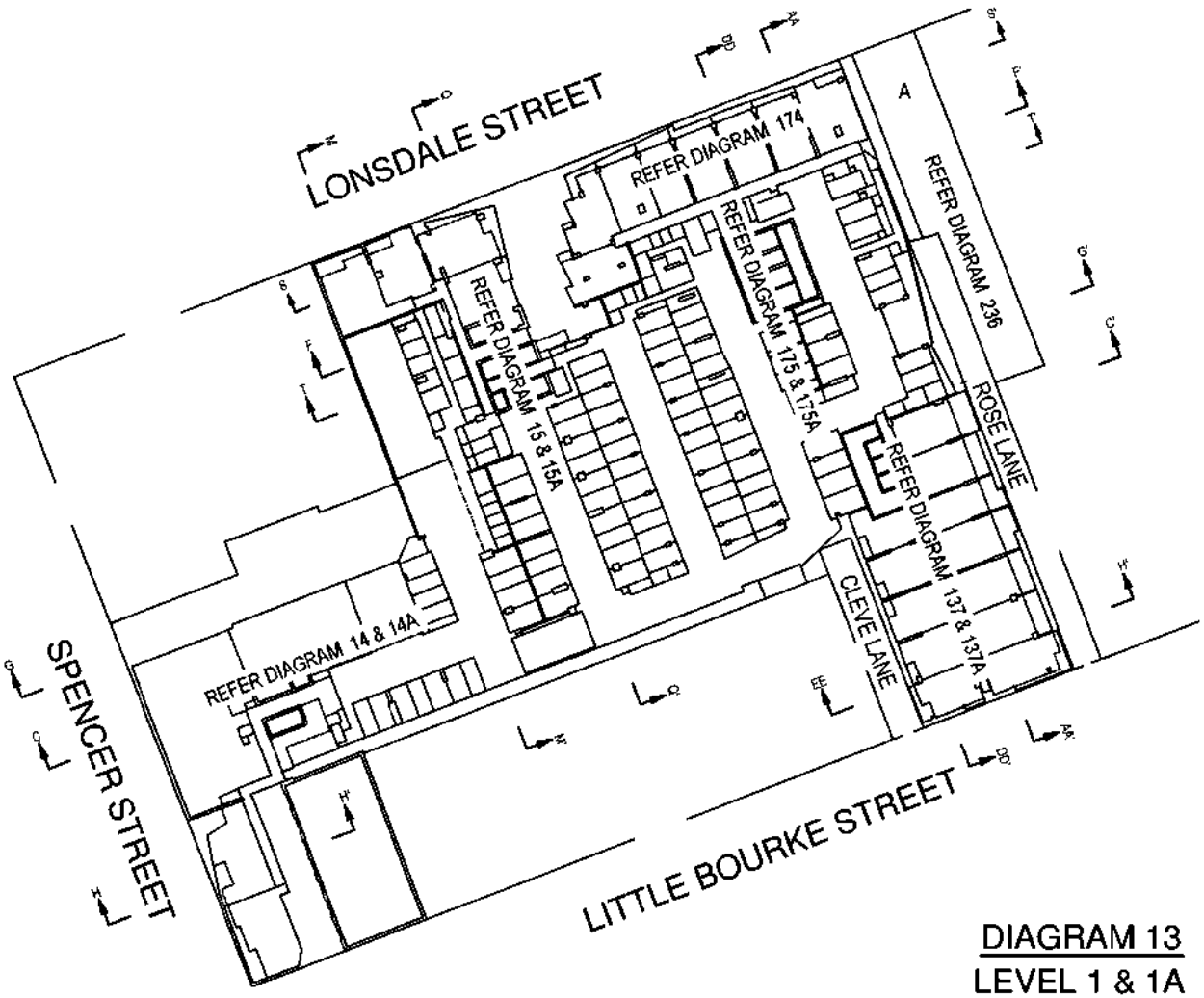


DIAGRAM 13
LEVEL 1 & 1A

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 28
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

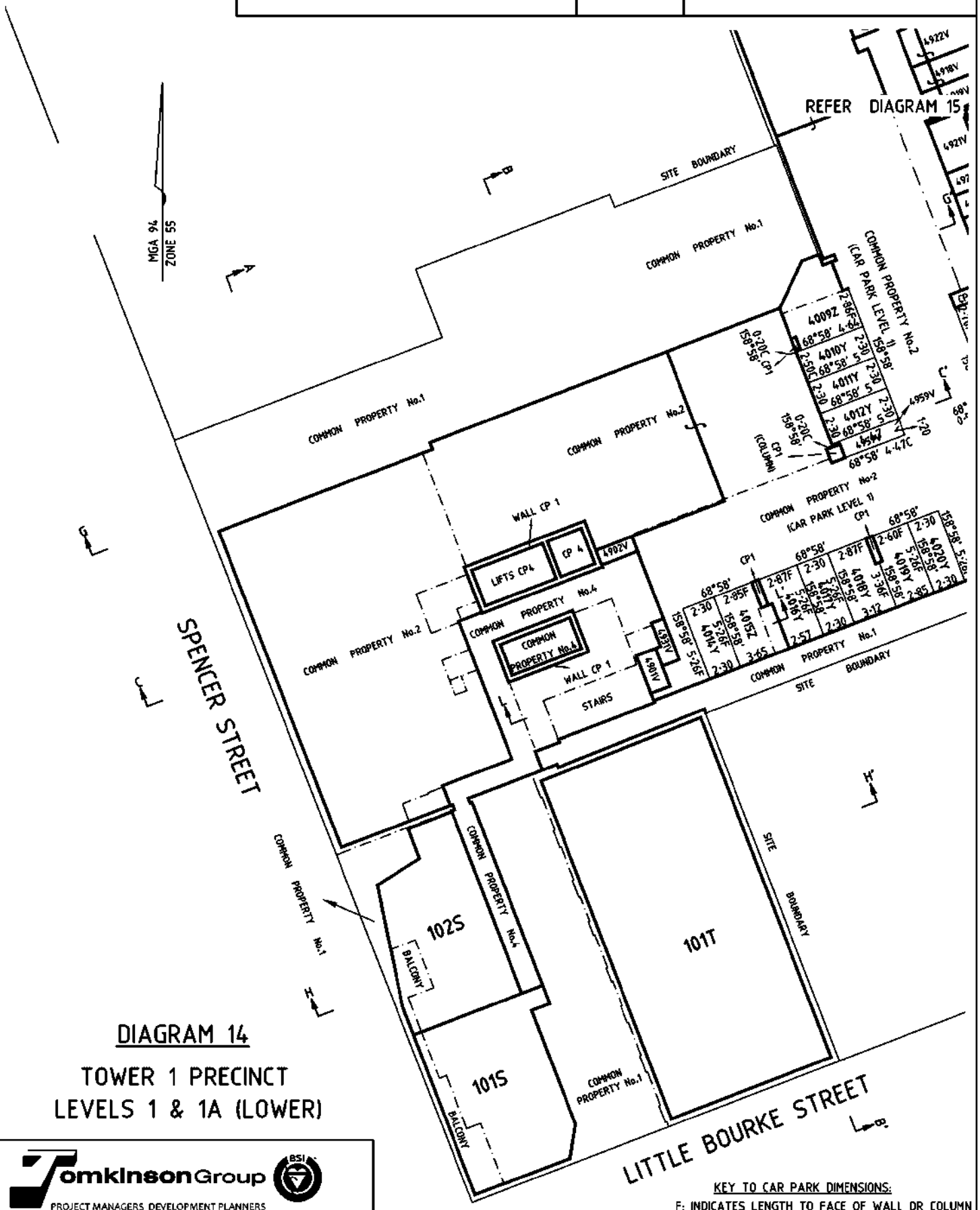


DIAGRAM 14

TOWER 1 PRECINCT
LEVELS 1 & 1A (LOWER)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:250	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 29
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

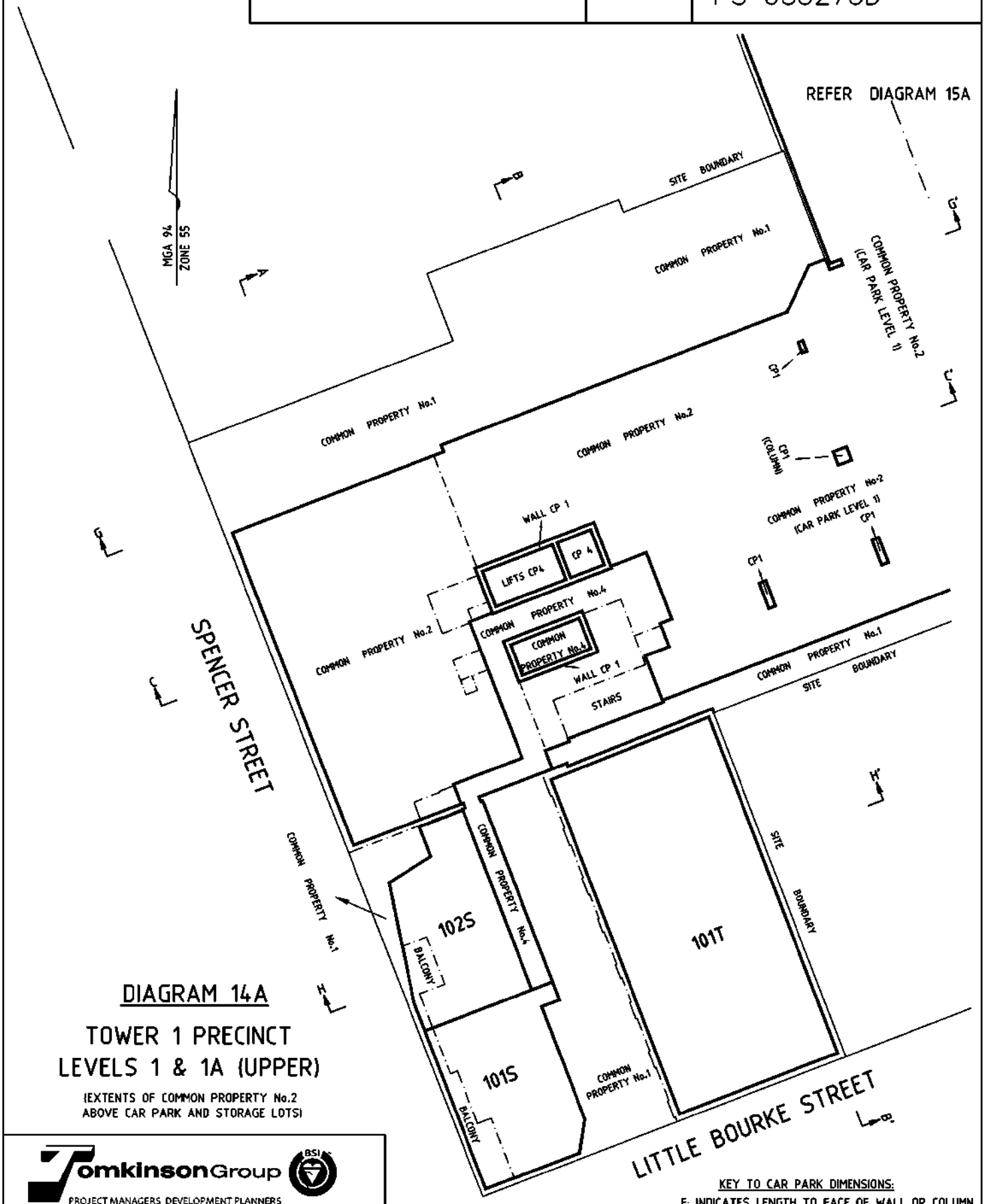


DIAGRAM 14A

TOWER 1 PRECINCT
LEVELS 1 & 1A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

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KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 30
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION | STAGE No. | PLAN NUMBER PS 633275D

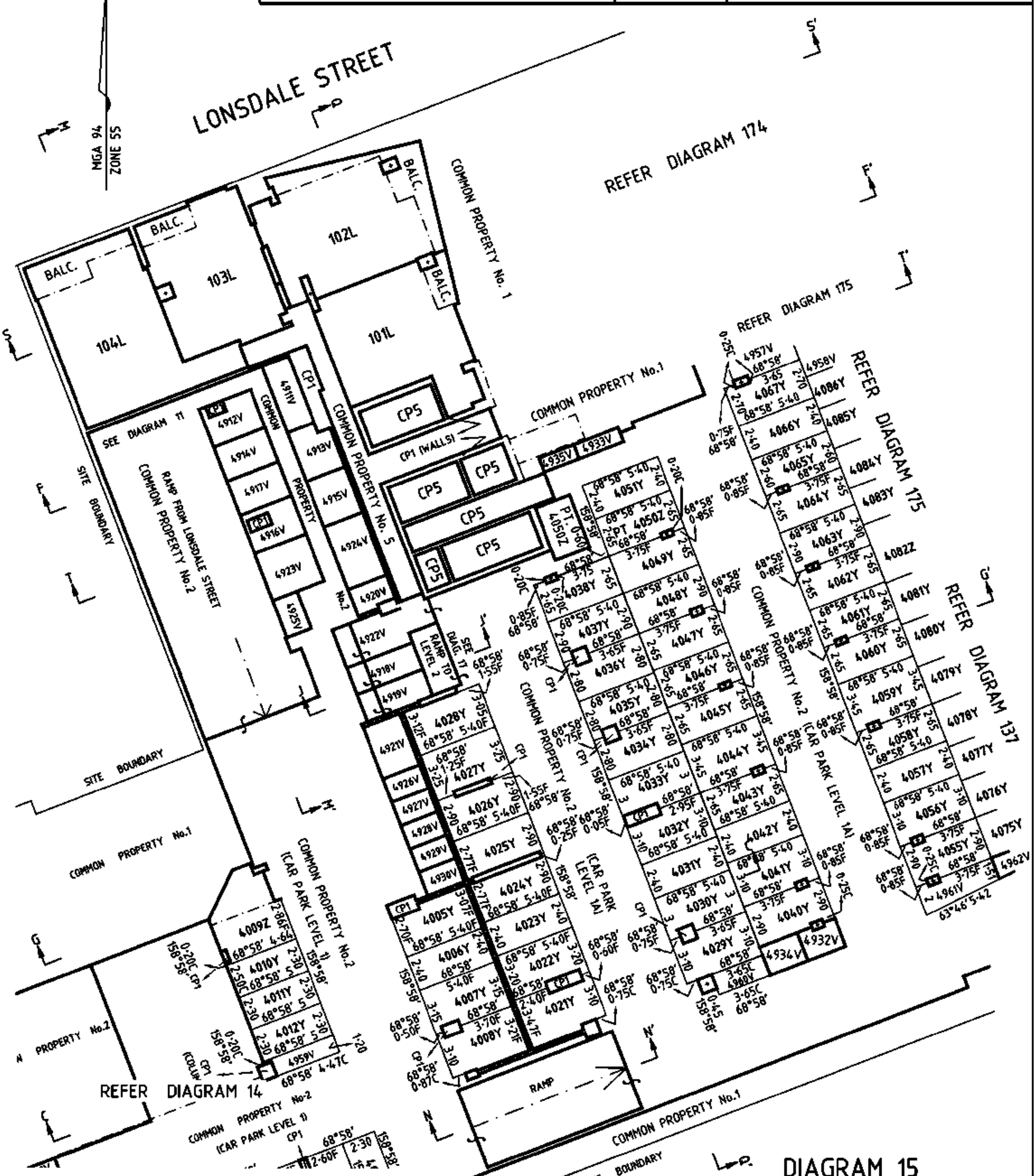


DIAGRAM 15

LEVELS 1 & 1A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
▣: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:250	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) .... SIGNATURE .... DATE REF M1003 VERSION COMP	SHEET 31 .... DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

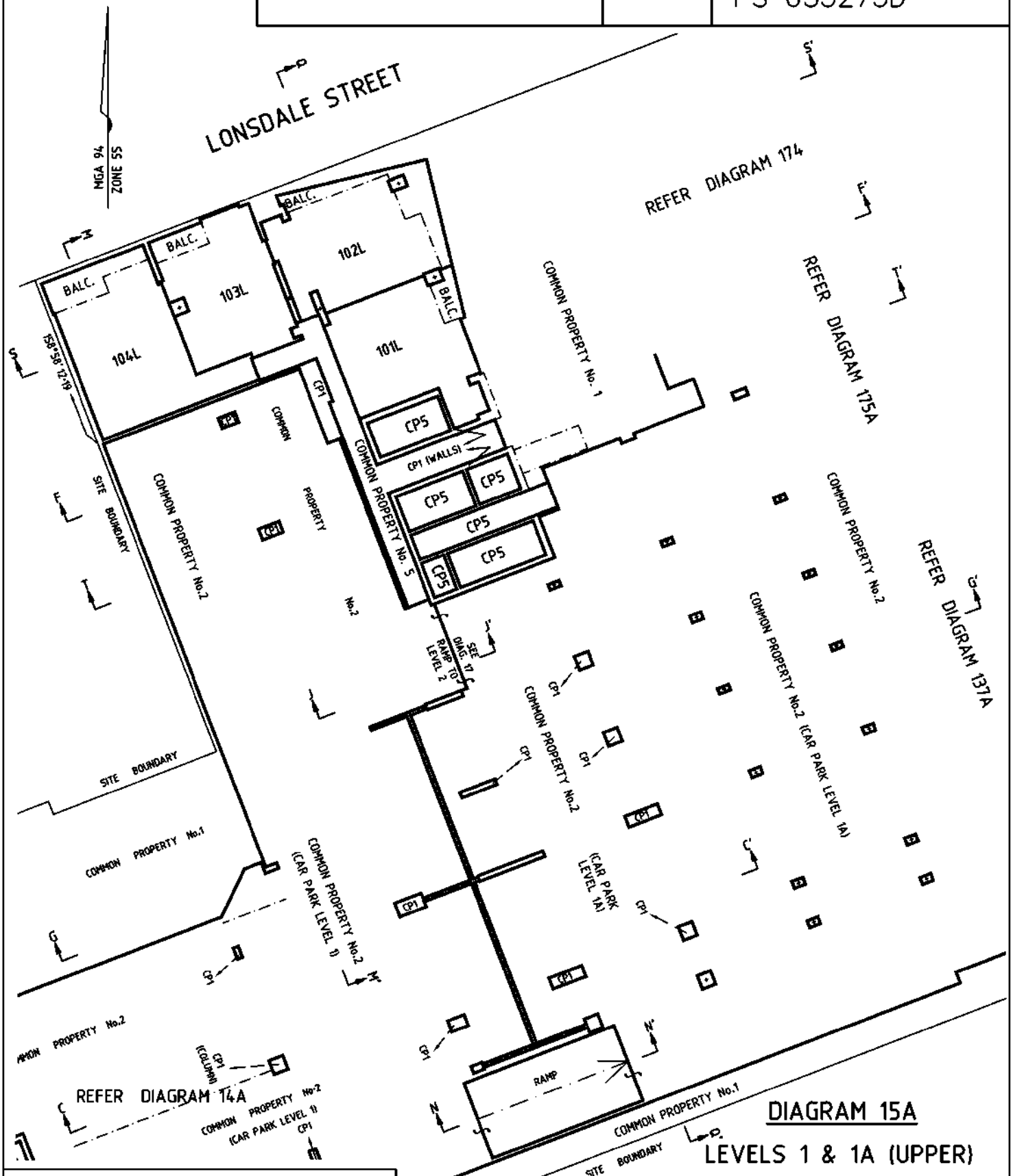


DIAGRAM 15A

LEVELS 1 & 1A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:250	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 32

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PS 633275D

MGA 94
ZONE 55

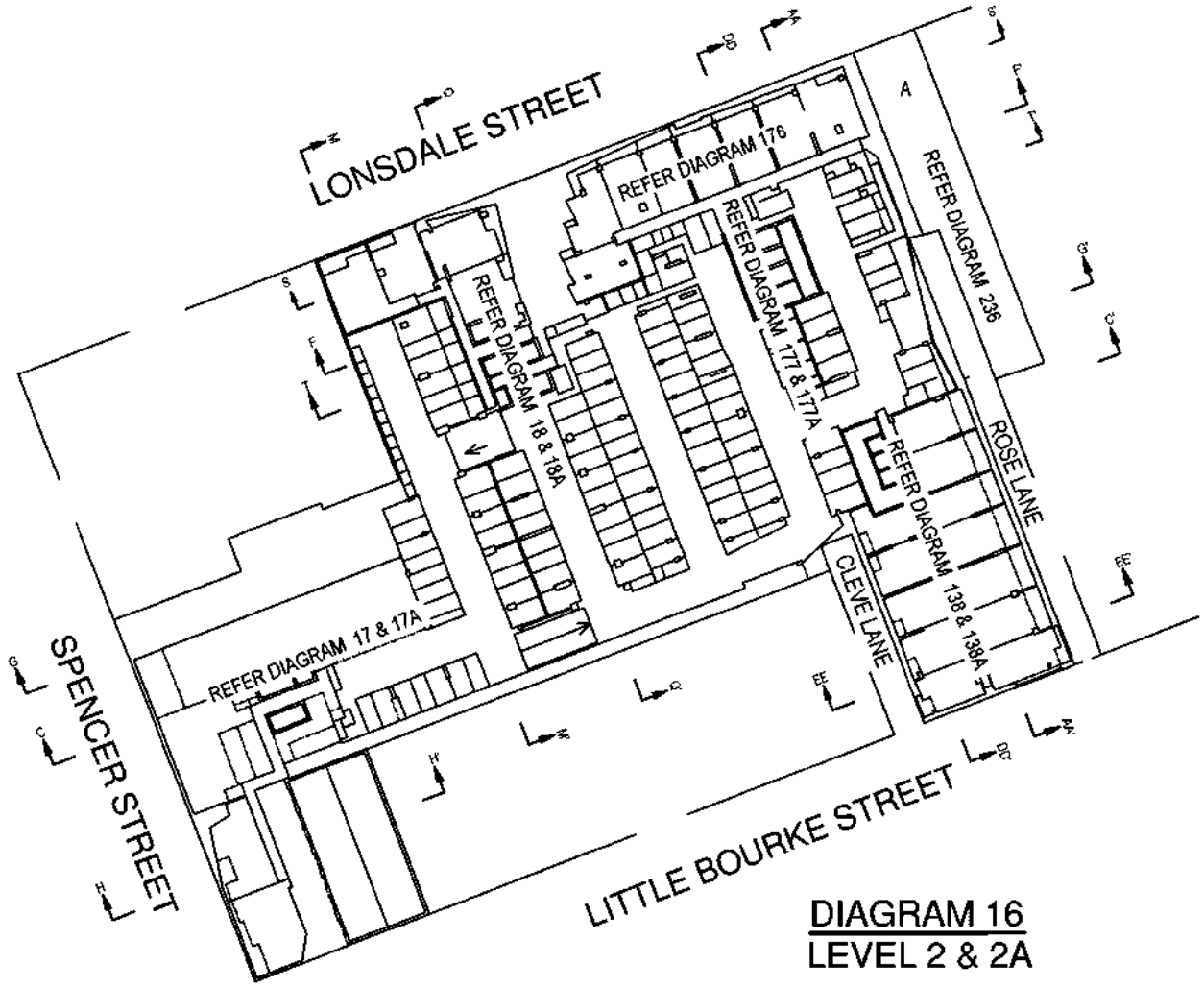


DIAGRAM 16
LEVEL 2 & 2A

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 33
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

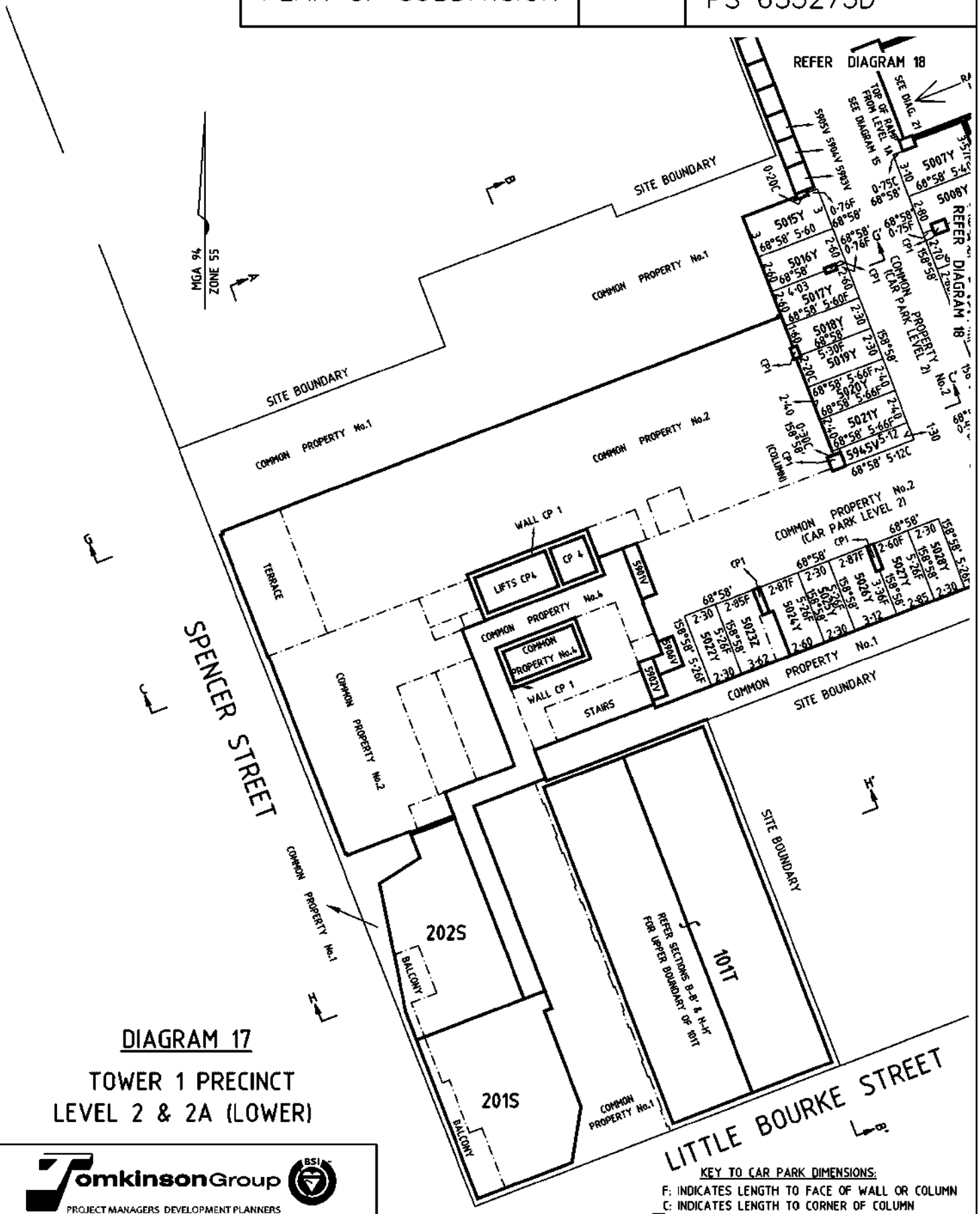


DIAGRAM 17

TOWER 1 PRECINCT
LEVEL 2 & 2A (LOWER)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
CP1: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS520488

2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 34
DATE
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

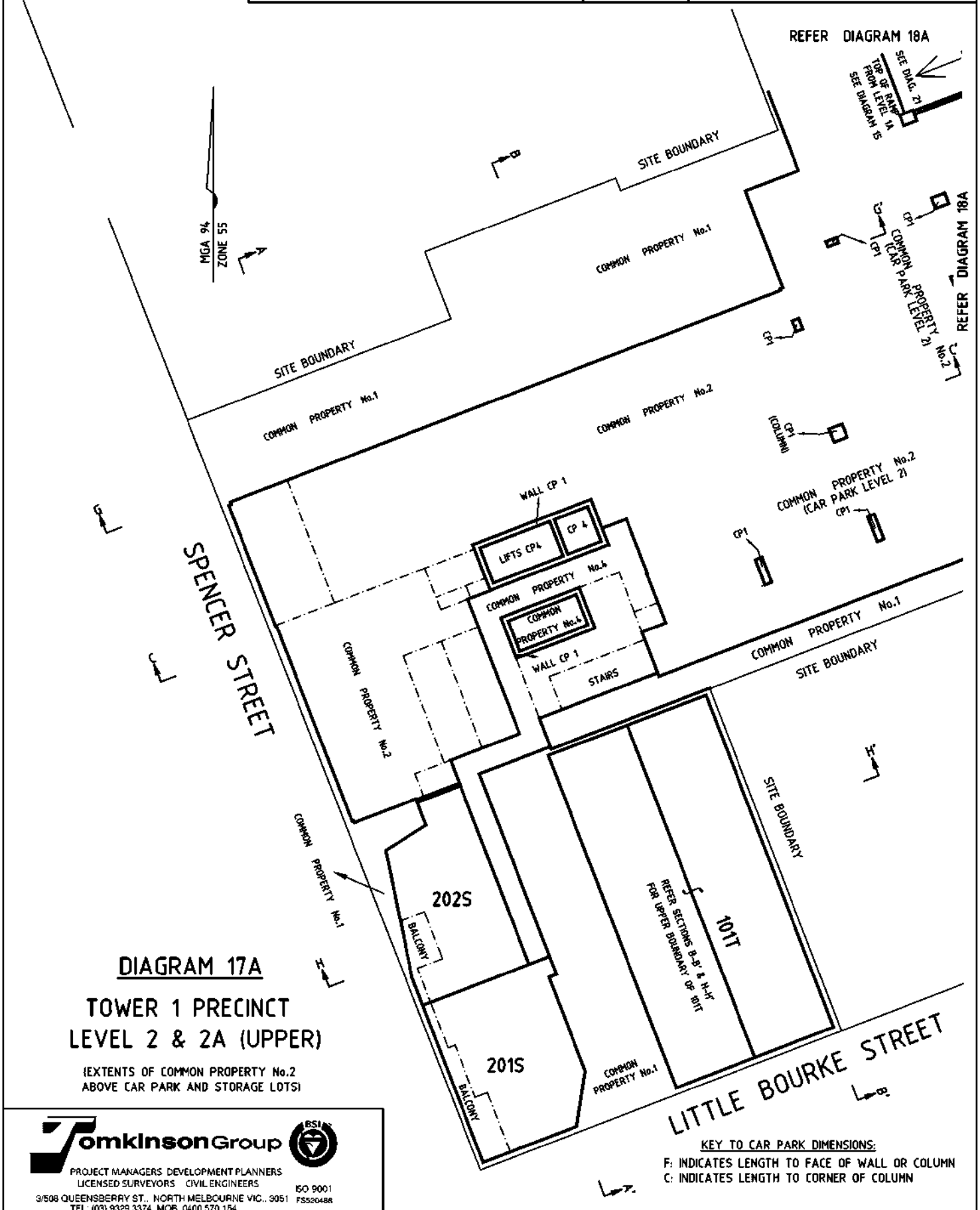


DIAGRAM 17A

TOWER 1 PRECINCT
LEVEL 2 & 2A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

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ISO 9001 FS520488

2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

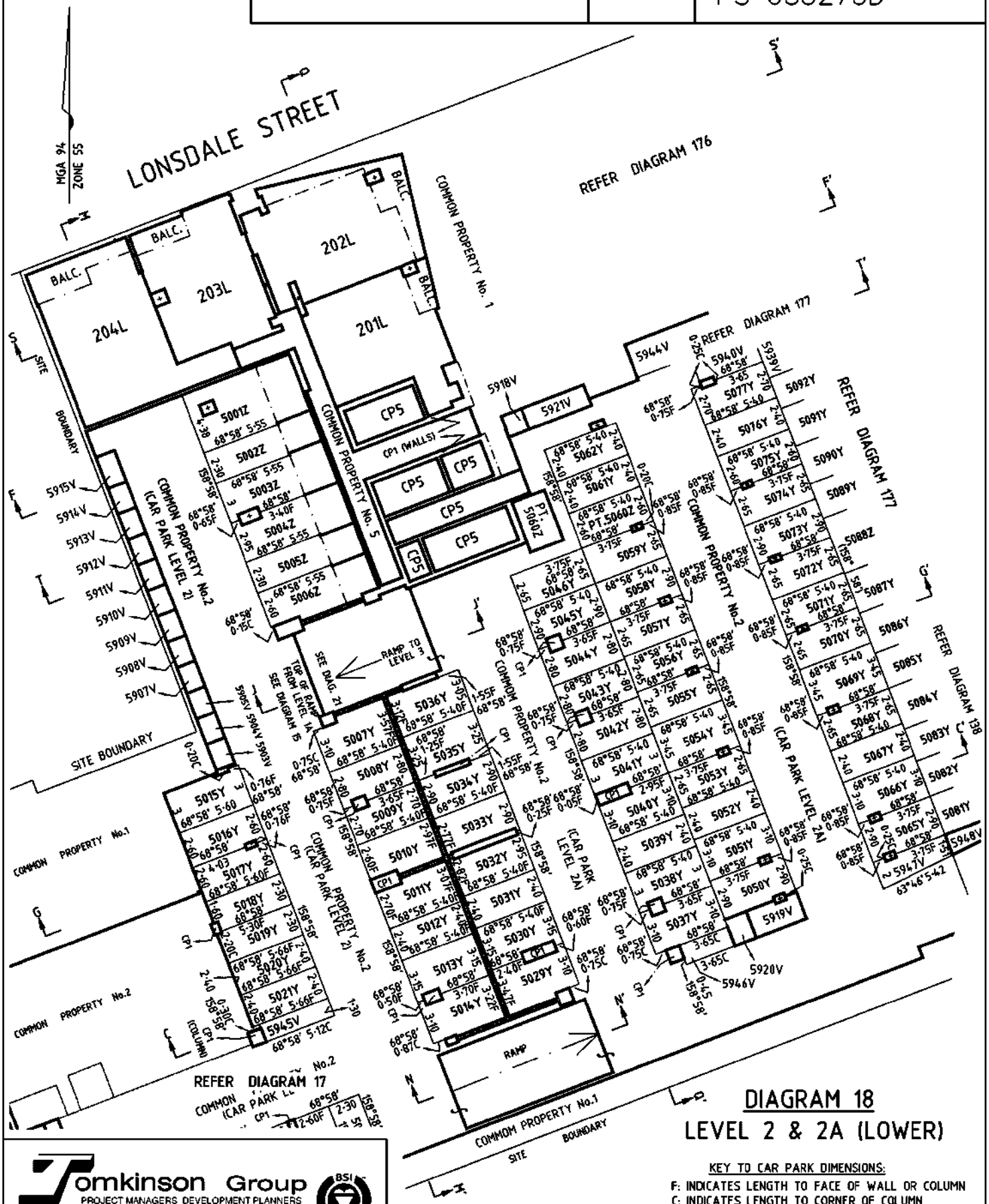
SHEET 35
DATE
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D



KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 36
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

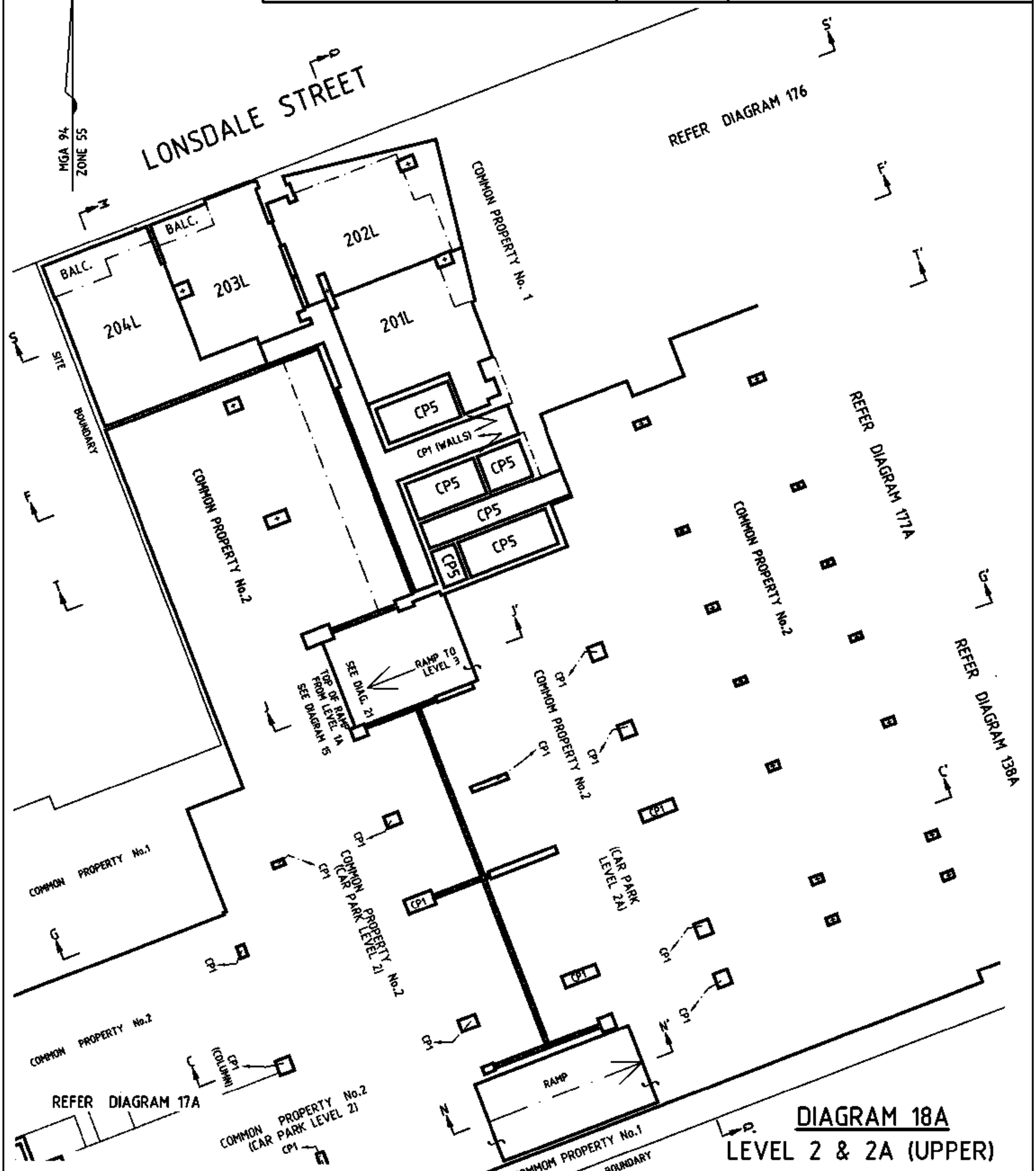


DIAGRAM 18A

LEVEL 2 & 2A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:250	A3

LICENSED SURVEYOR (PRINT) ....

SIGNATURE .... DATE

REF M1003 VERSION COMP

SHEET 37

....

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PS 633275D

MGA 94
ZONE 55

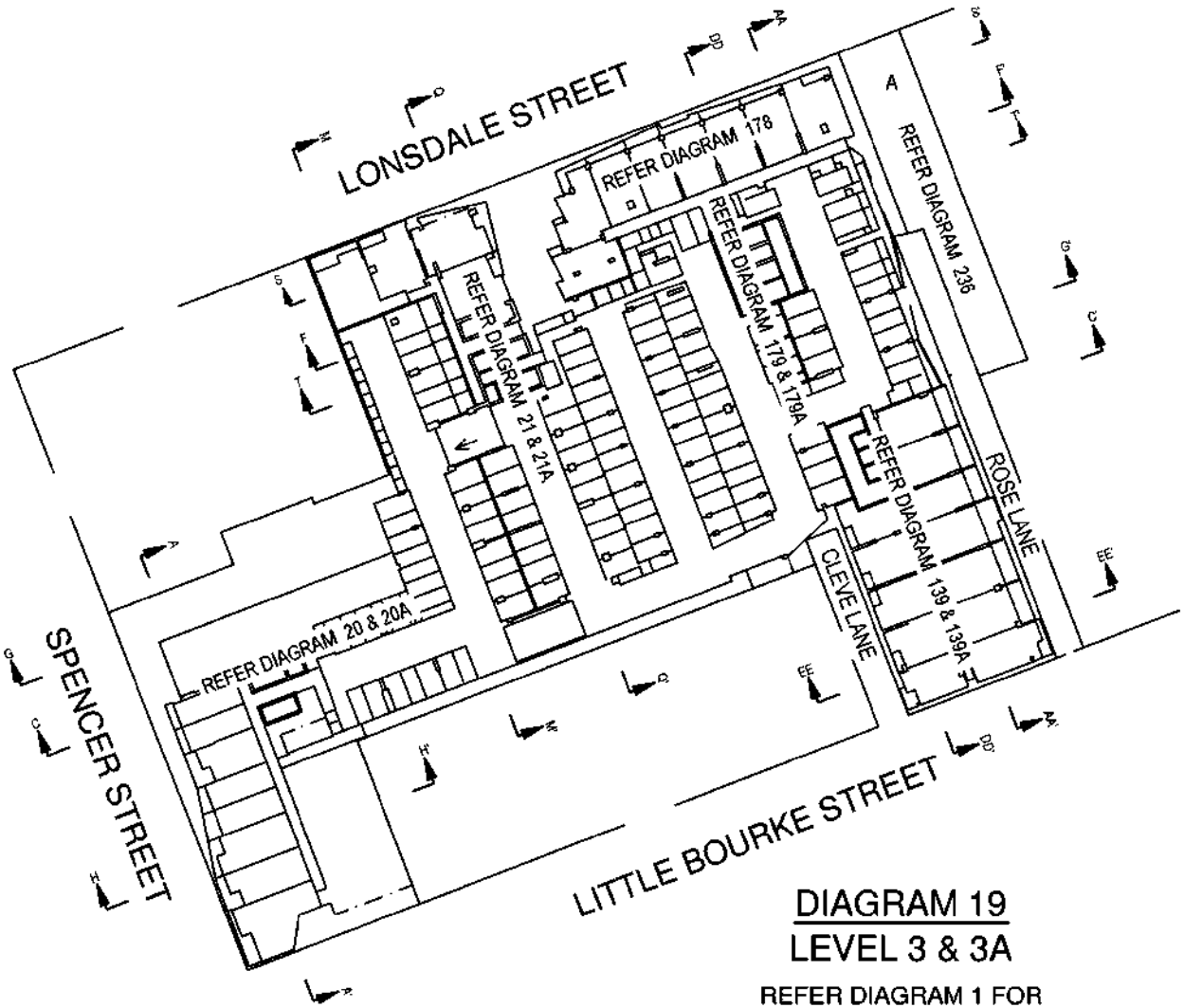


DIAGRAM 19
LEVEL 3 & 3A

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 38
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

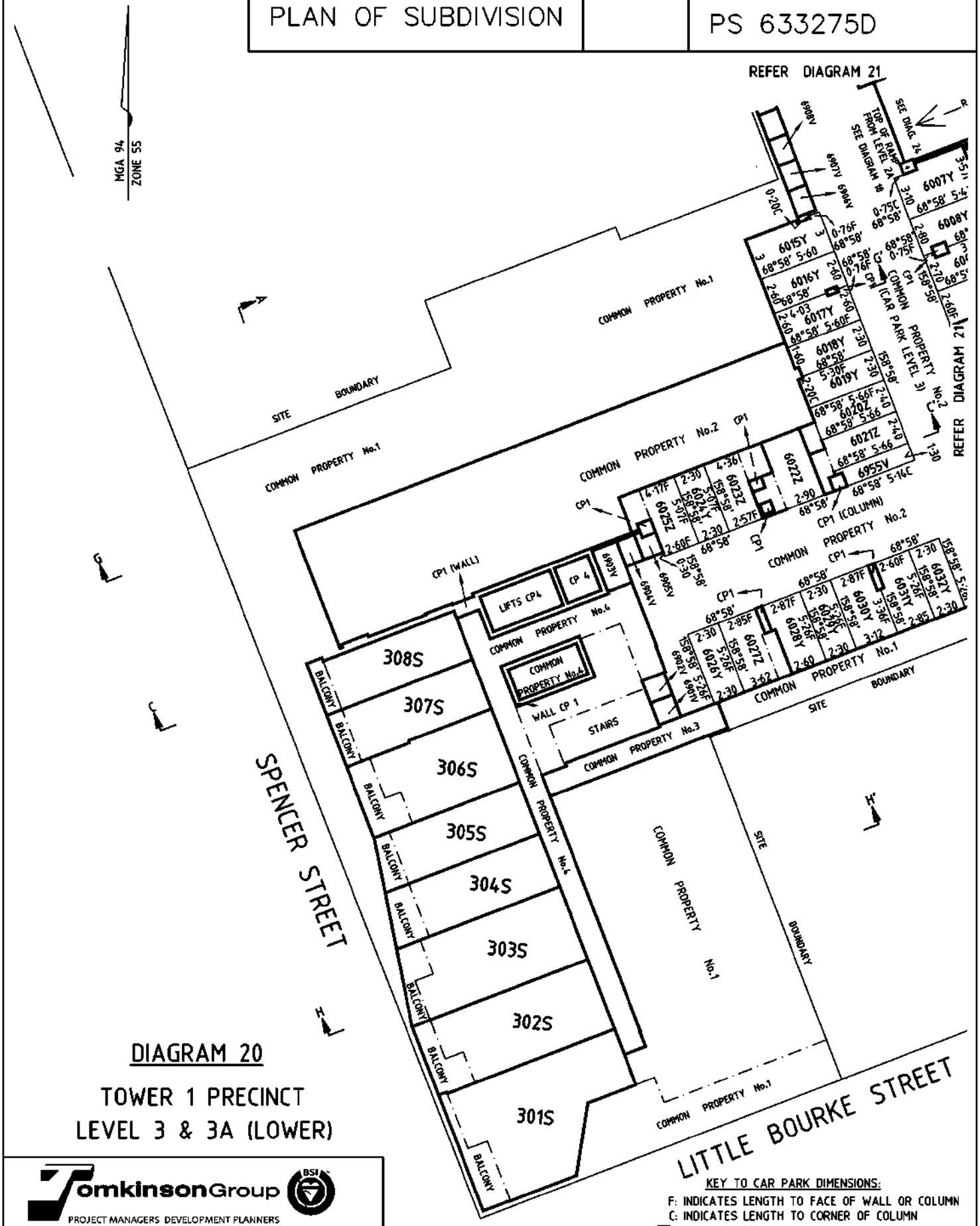


DIAGRAM 20

TOWER 1 PRECINCT
LEVEL 3 & 3A (LOWER)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 39
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

MGA 94 ZONE 55

REFER DIAGRAM 21A

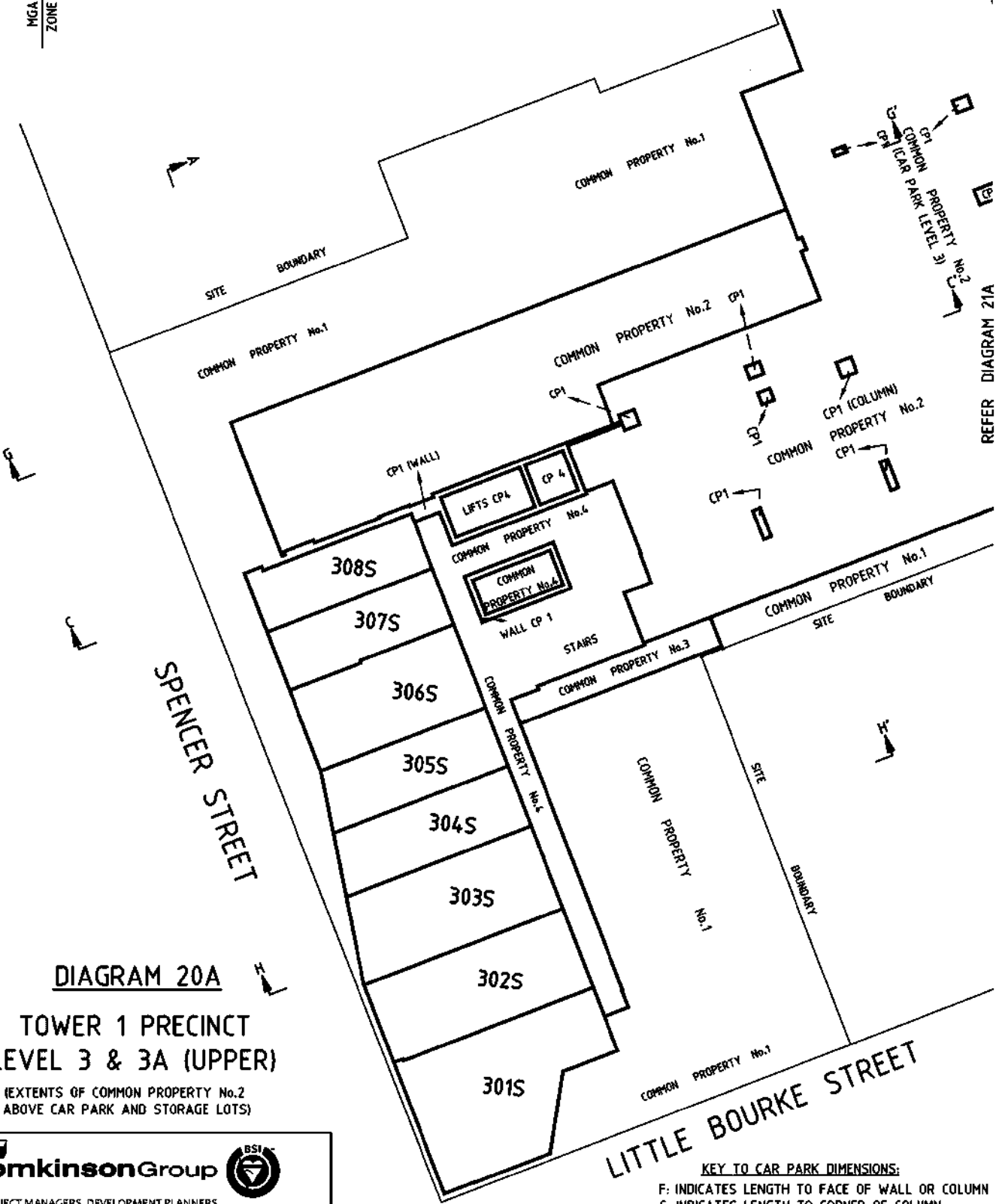


DIAGRAM 20A

TOWER 1 PRECINCT
LEVEL 3 & 3A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS520488

2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL SCALE	SHEET SIZE
1:250	A3

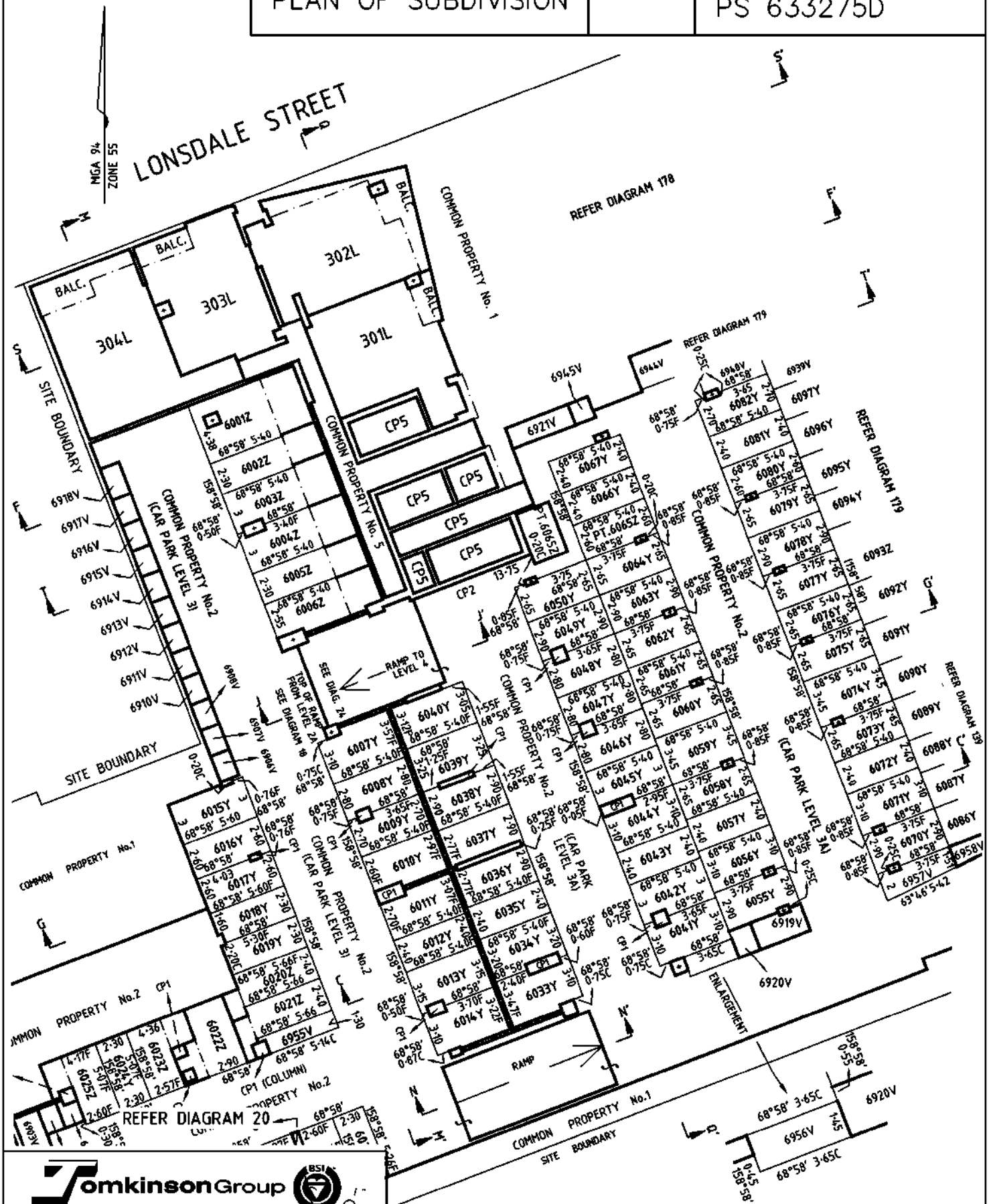
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SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 40
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS 633275D



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DIAGRAM 21

LEVEL 3 & 3A (LOWER)

KEY TO CAR PARK DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
□: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:250	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 41
DATE
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

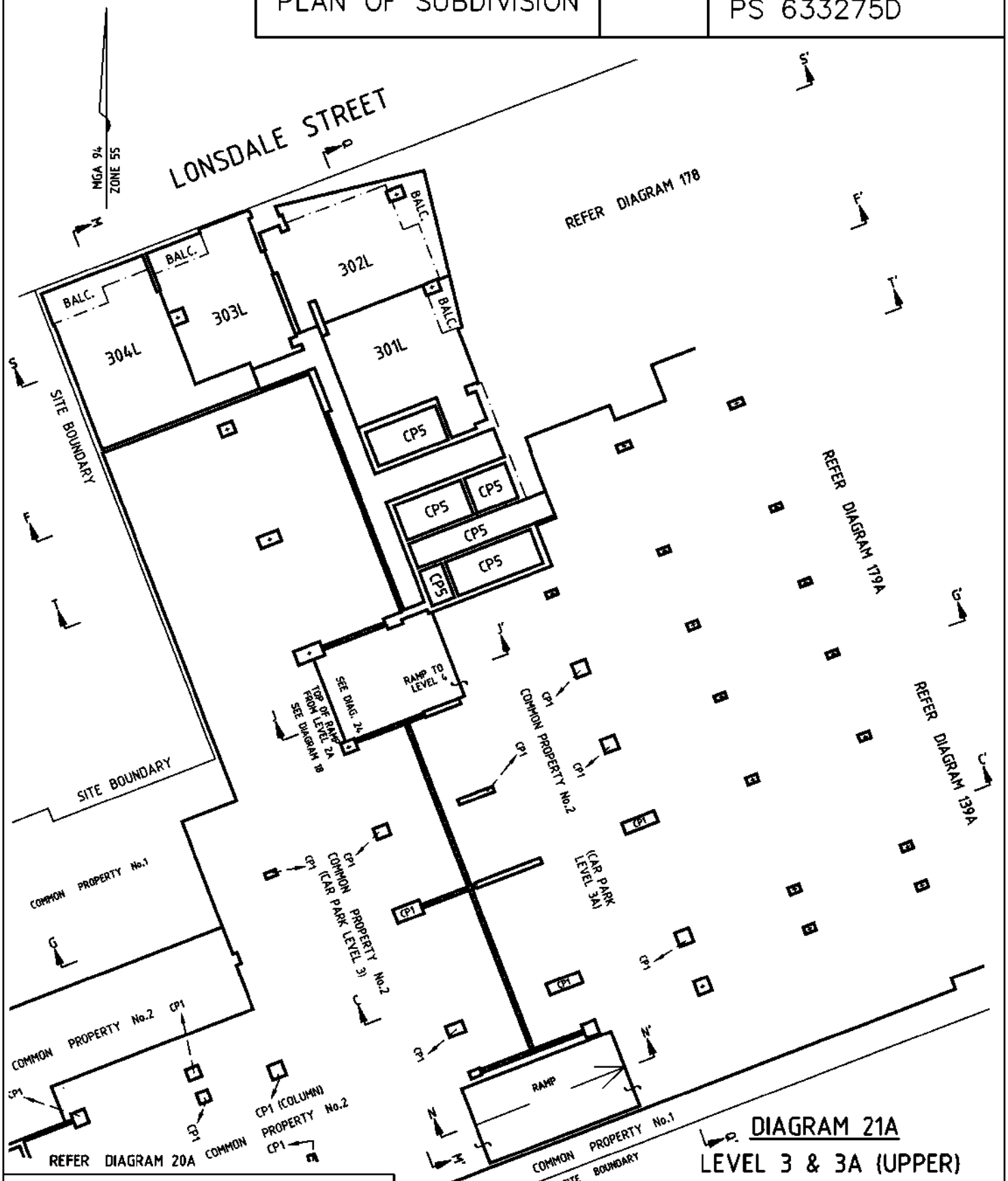


DIAGRAM 21A

LEVEL 3 & 3A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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2·5 0 2·5 5 7·5 10 12·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 42
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PS 633275D

MGA 94
ZONE 55

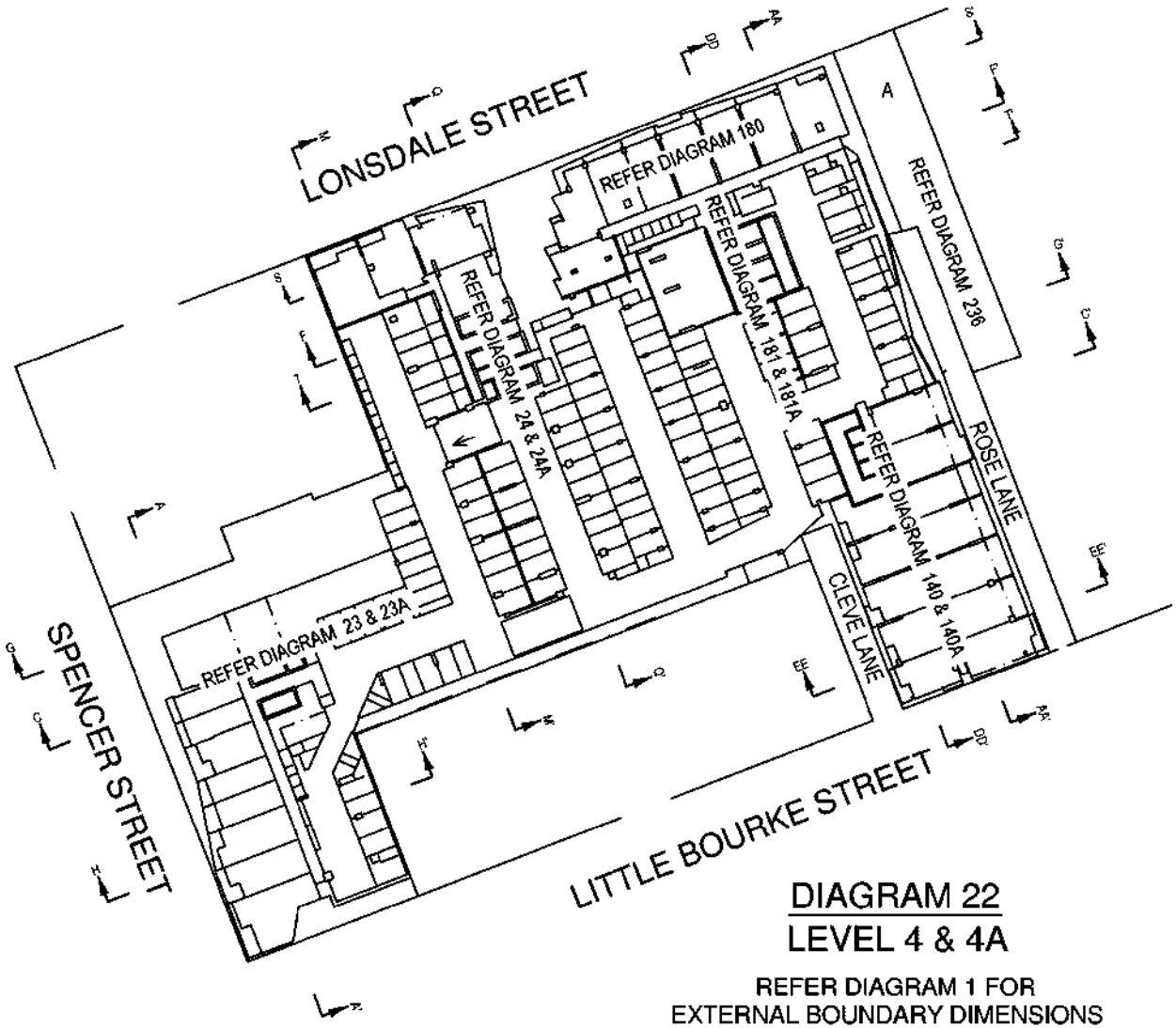


DIAGRAM 22
LEVEL 4 & 4A

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001
FS520488

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 43
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

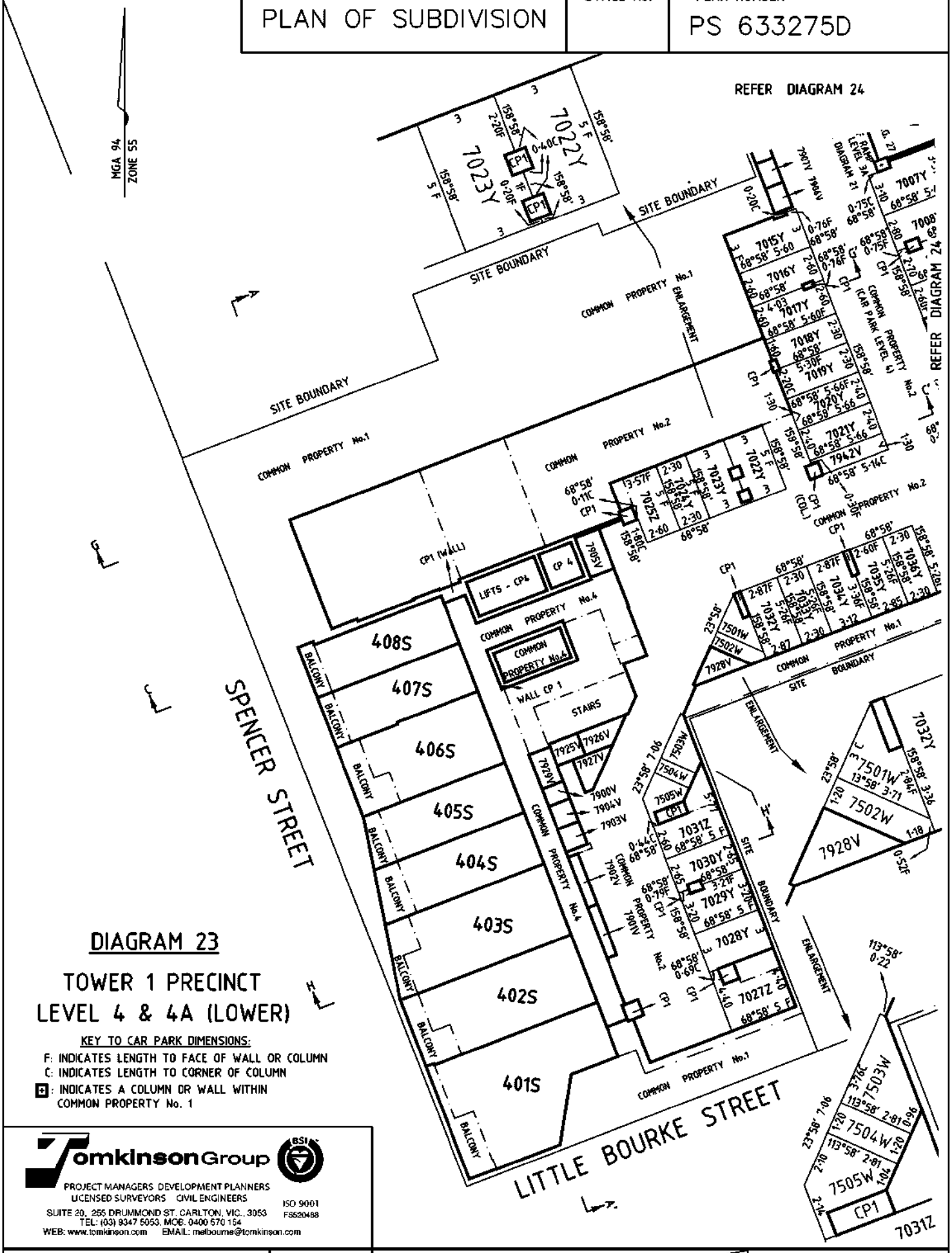


DIAGRAM 23

TOWER 1 PRECINCT
LEVEL 4 & 4A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

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SHEET SIZE A3

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SIGNATURE ..... DATE
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

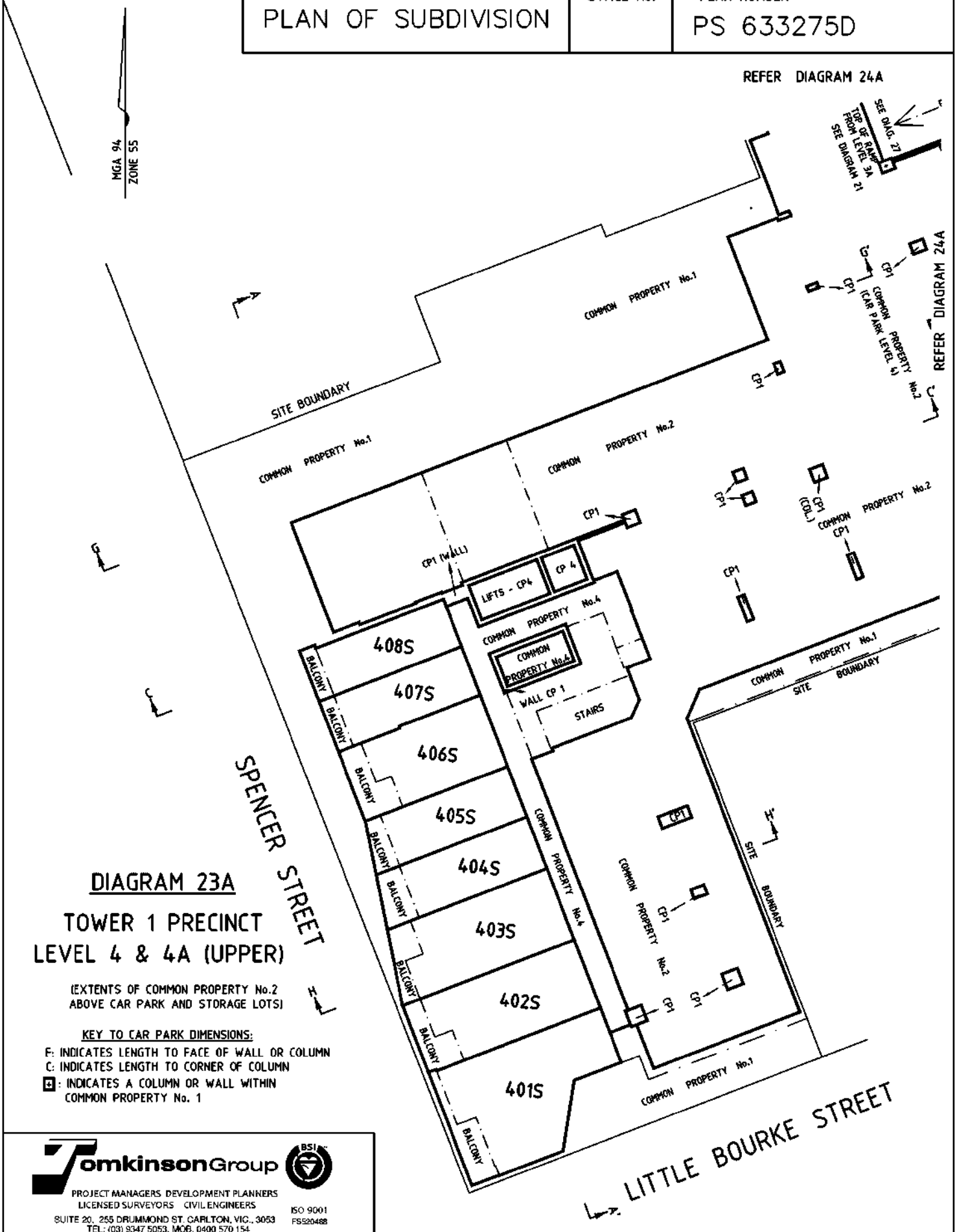


DIAGRAM 23A

TOWER 1 PRECINCT
LEVEL 4 & 4A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

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SCALE 1:250
SHEET SIZE A3

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS 633275D

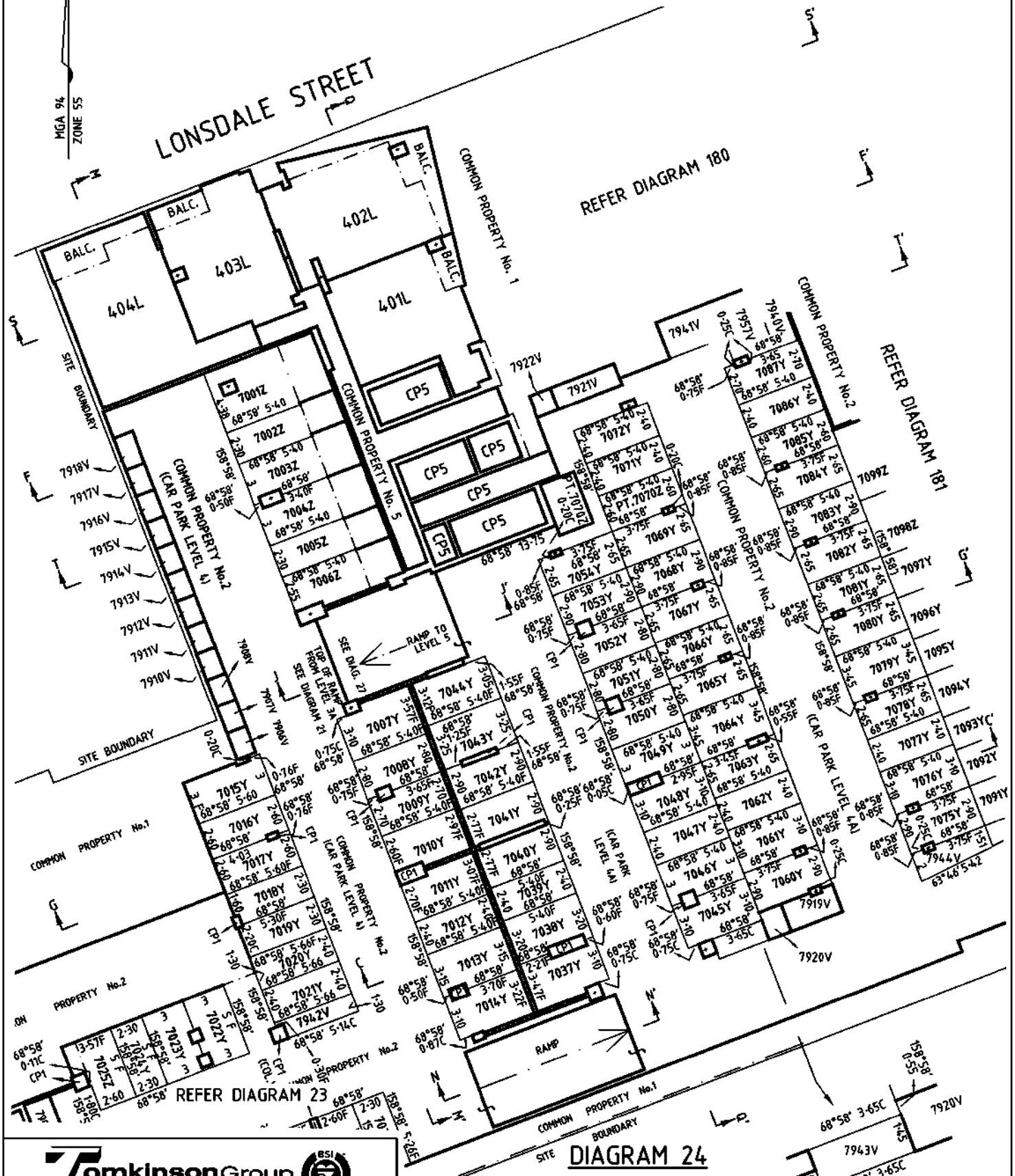


DIAGRAM 24

LEVEL 4 & 4A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
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PLAN OF SUBDIVISION

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PLAN NUMBER
PS 633275D

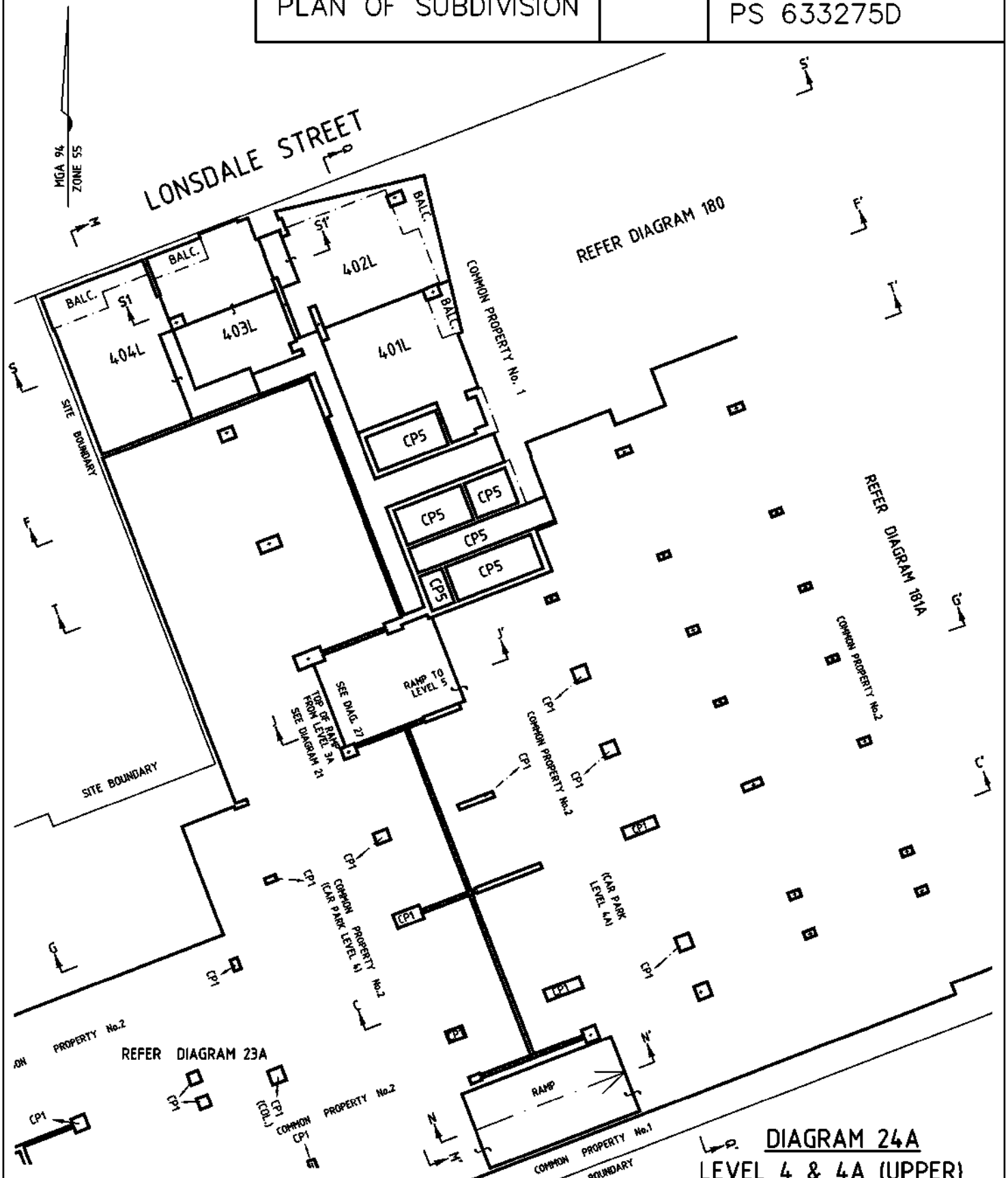


DIAGRAM 24A

LEVEL 4 & 4A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

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SCALE 1:250
SHEET SIZE A3

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REF M1003 VERSION COMP

SHEET 47
DATE
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

MGA 94
ZONE 55

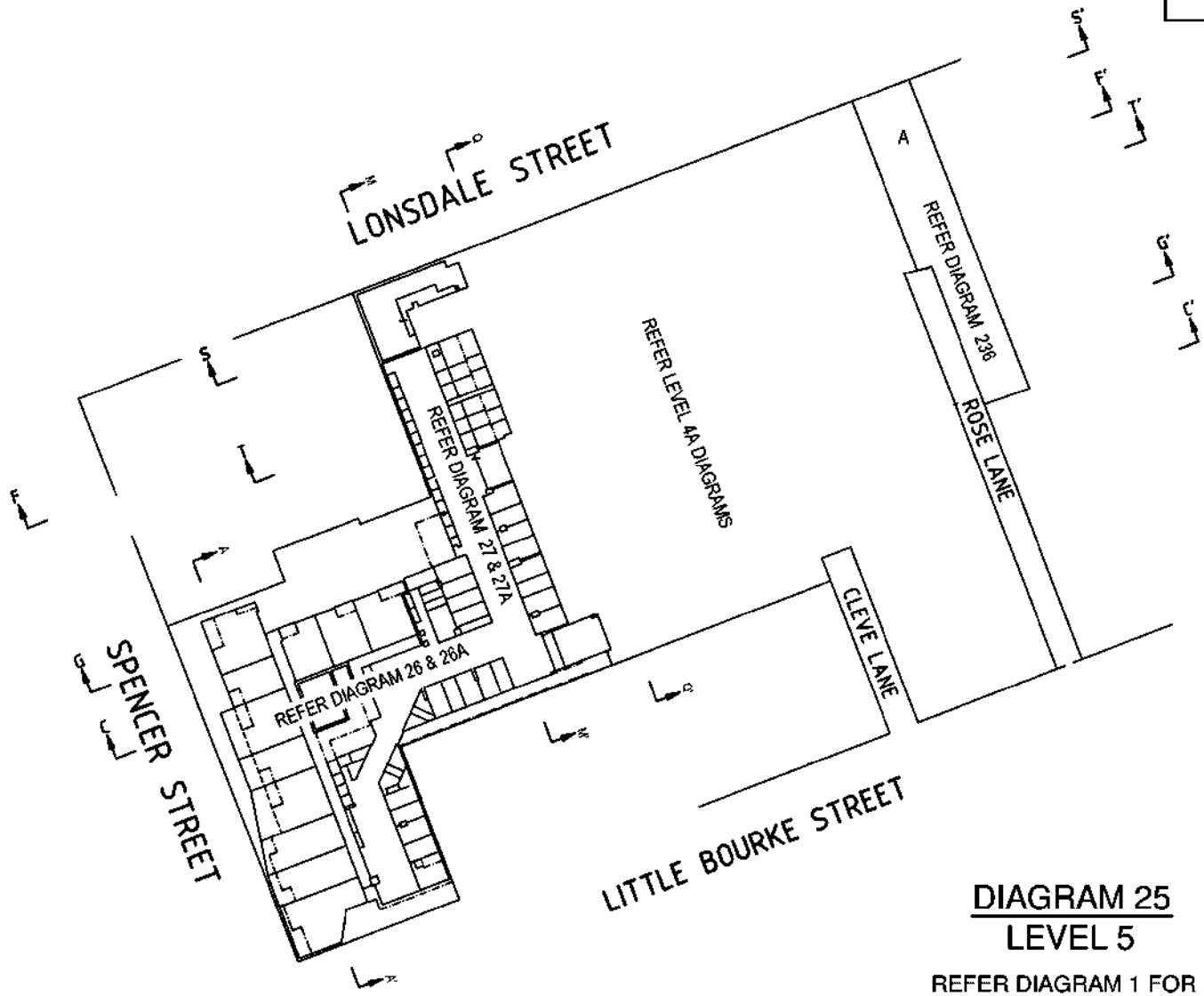


DIAGRAM 25
LEVEL 5

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 48

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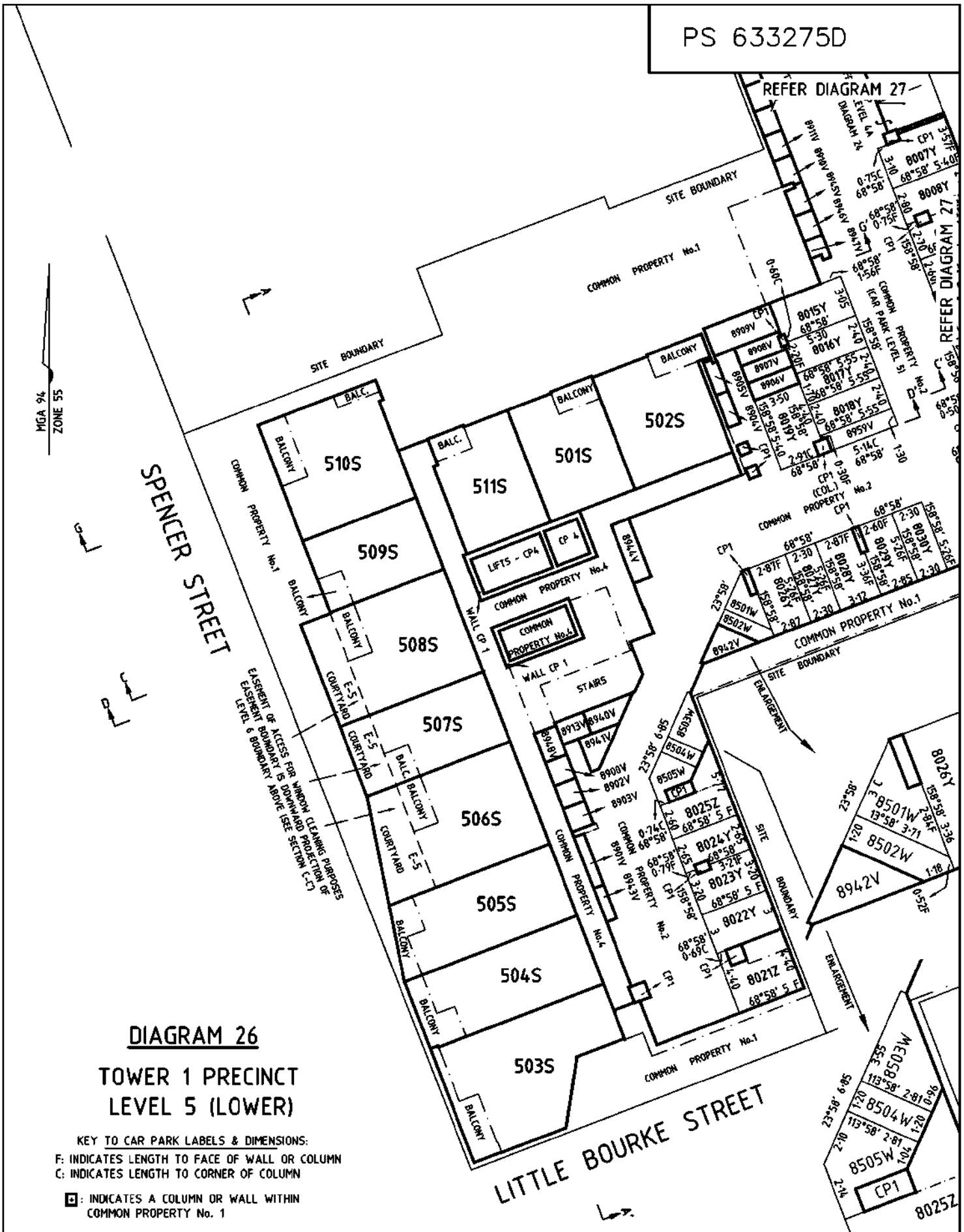


DIAGRAM 26

TOWER 1 PRECINCT
LEVEL 5 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

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C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 49
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

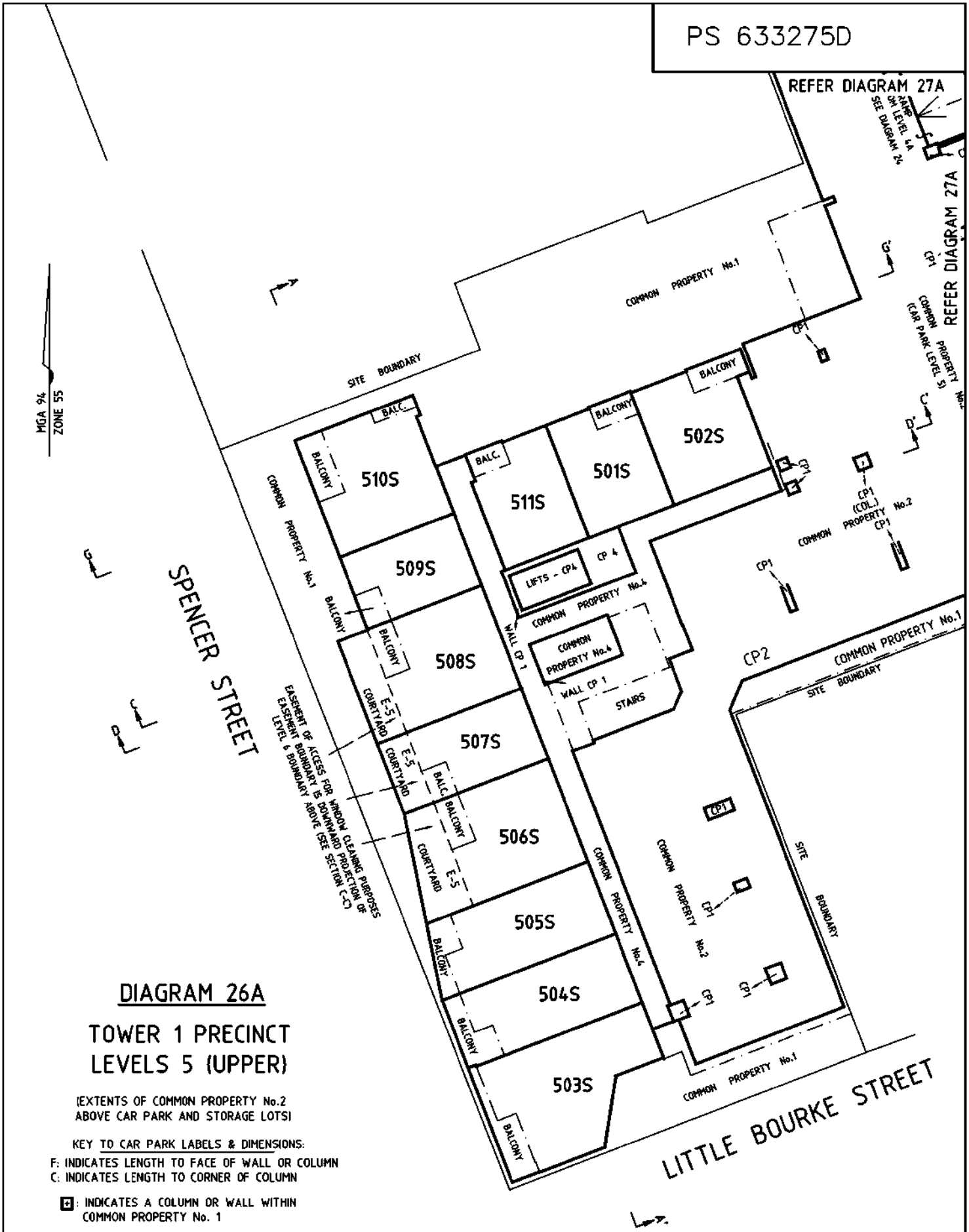


DIAGRAM 26A

TOWER 1 PRECINCT
LEVELS 5 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

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REF: M1003 VERSION COMP

Sheet 50
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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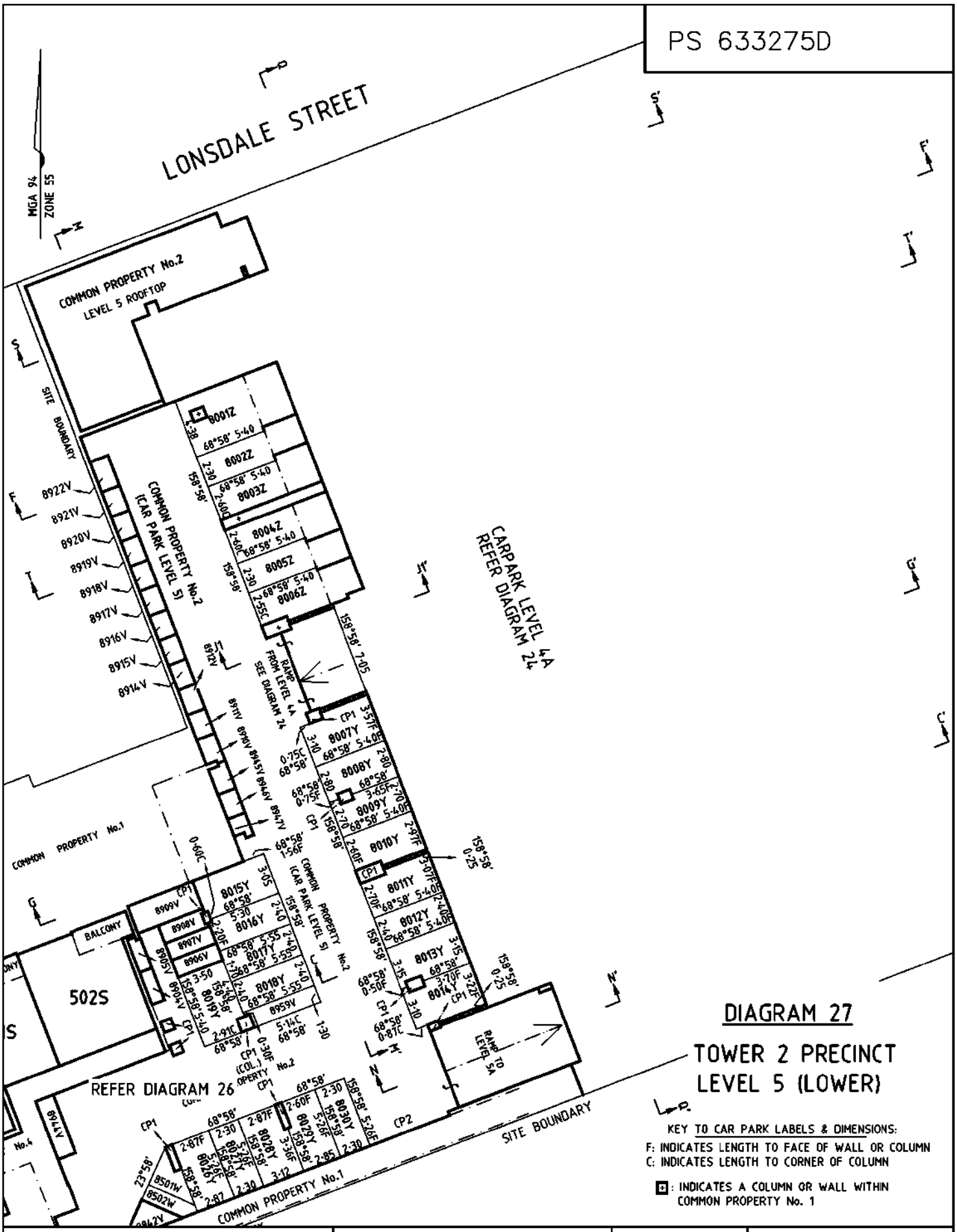


DIAGRAM 27

TOWER 2 PRECINCT
LEVEL 5 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 51
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

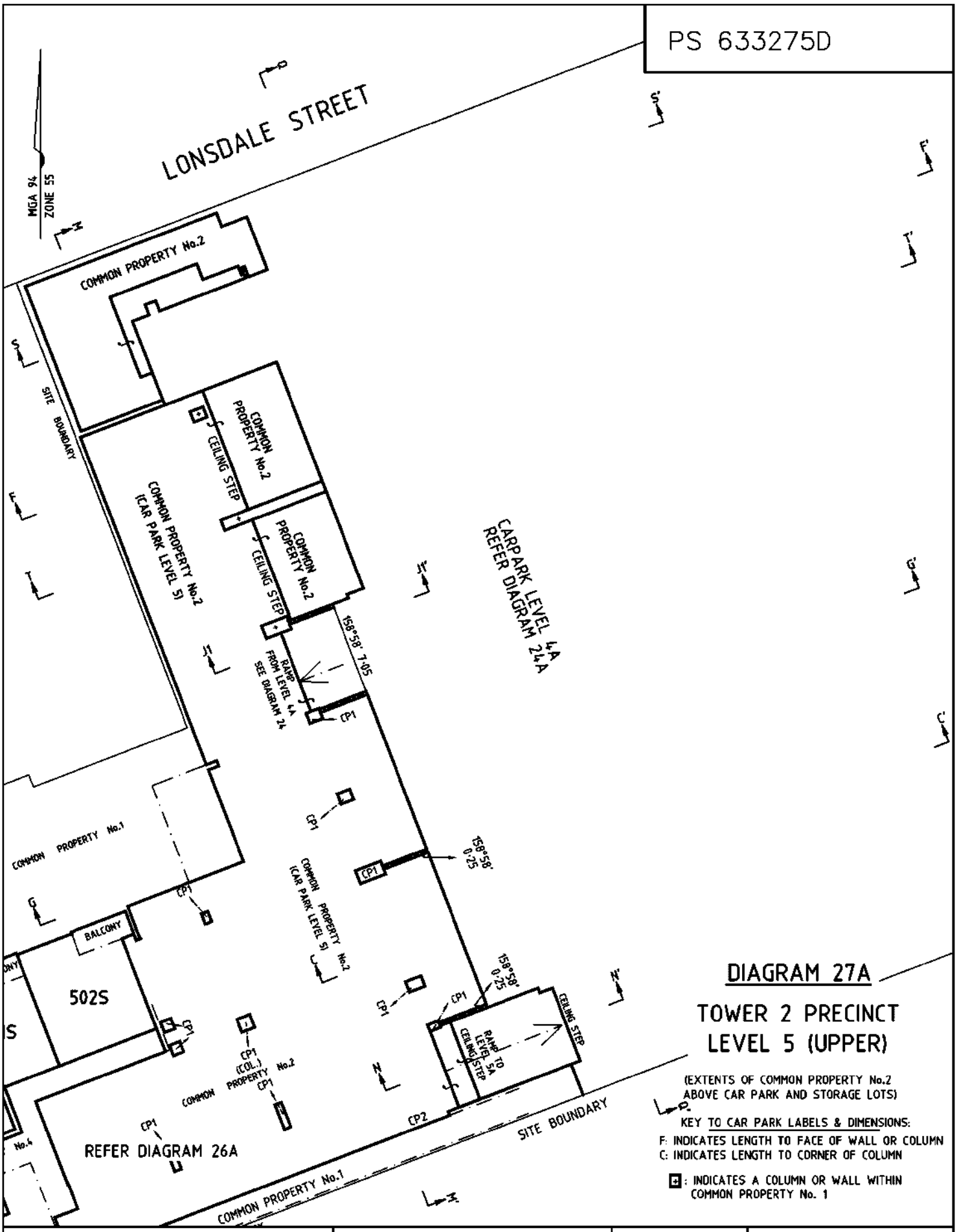


DIAGRAM 27A

TOWER 2 PRECINCT
LEVEL 5 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

CP1: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

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REF: M1003 VERSION COMP

Sheet 52
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

PS 633275D

MGA 94
ZONE 55

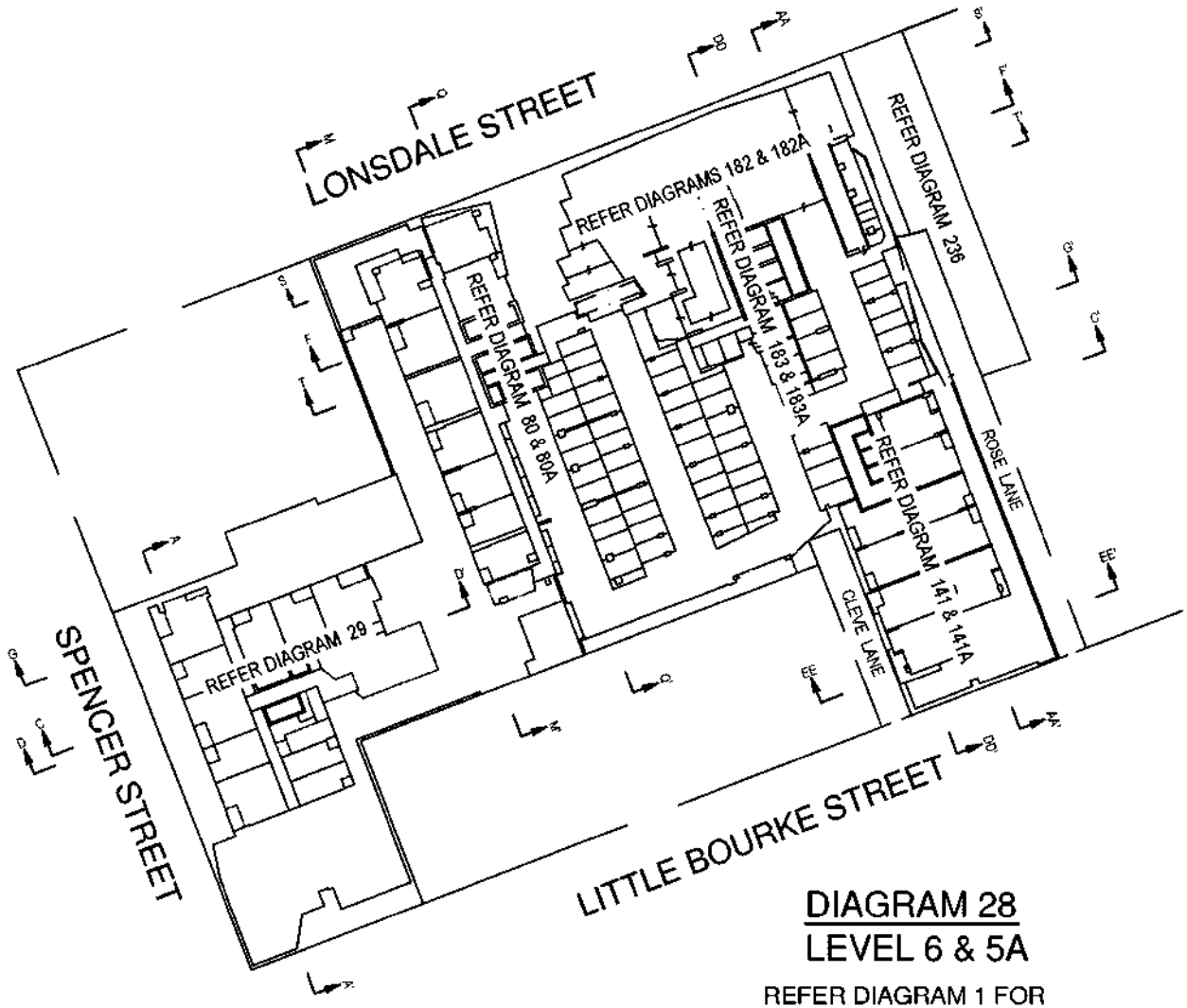


DIAGRAM 28
LEVEL 6 & 5A

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 53

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

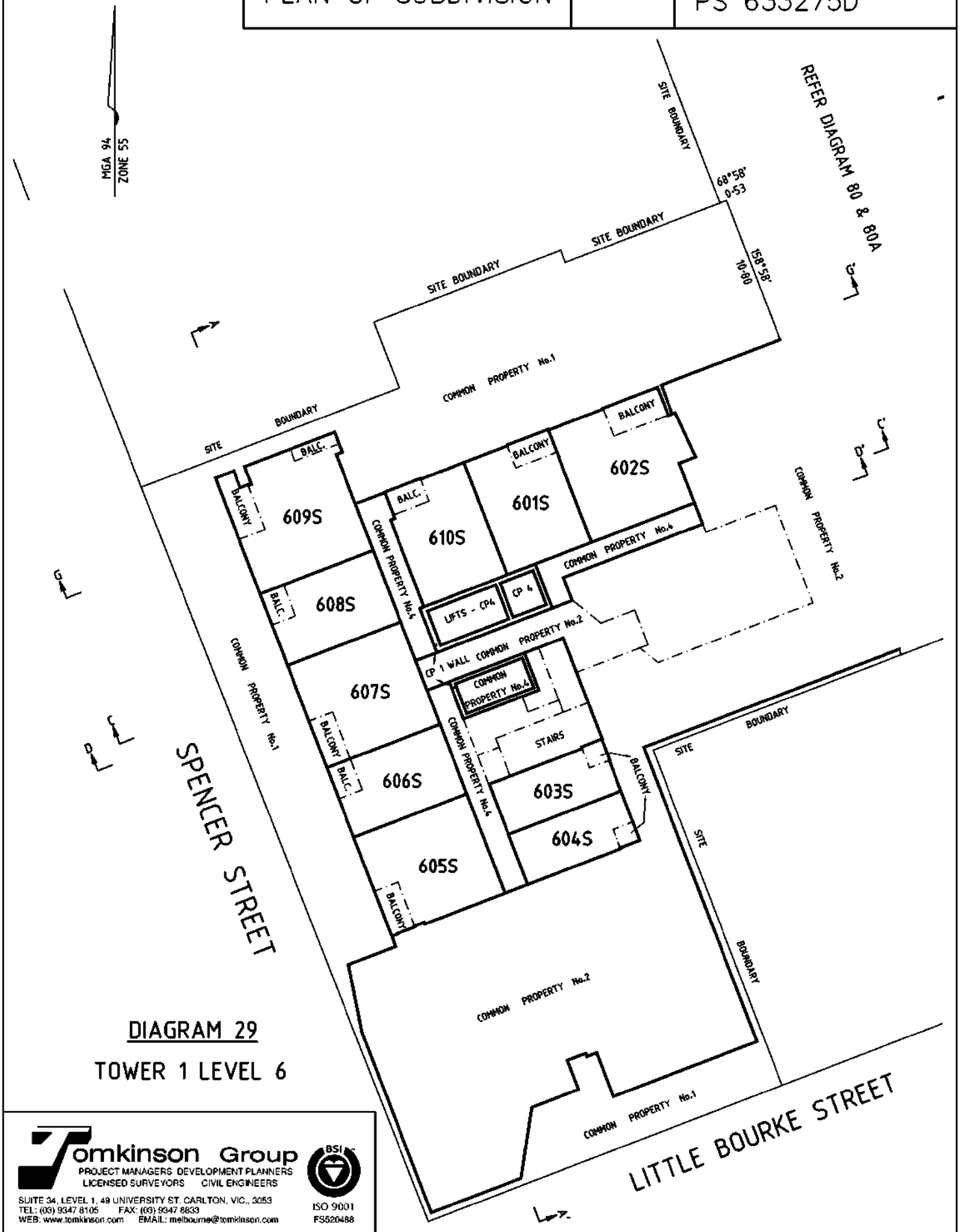


DIAGRAM 29

TOWER 1 LEVEL 6

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 54
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PS 633275D

MGA 94
ZONE 55

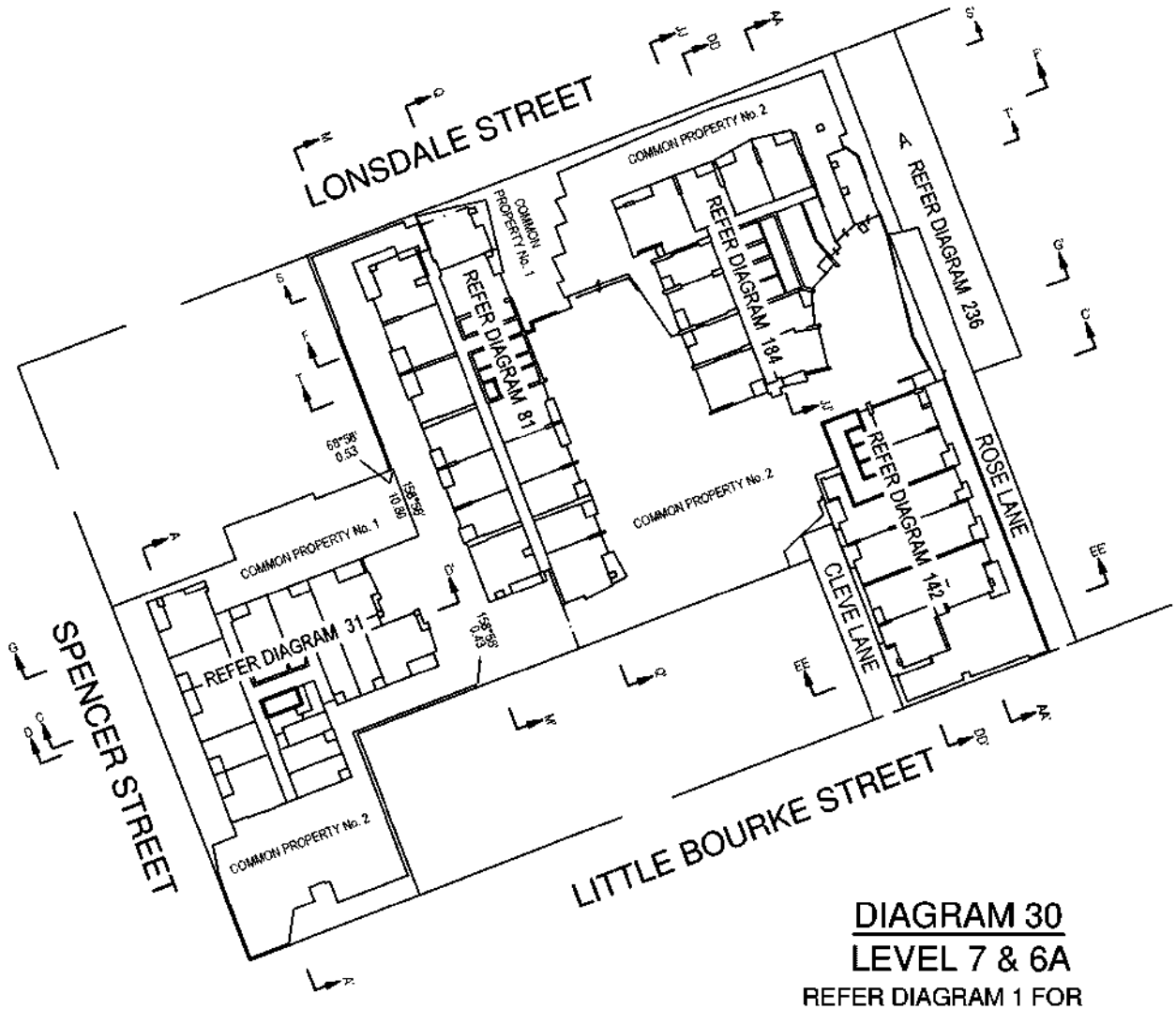


DIAGRAM 30
LEVEL 7 & 6A
REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 55

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

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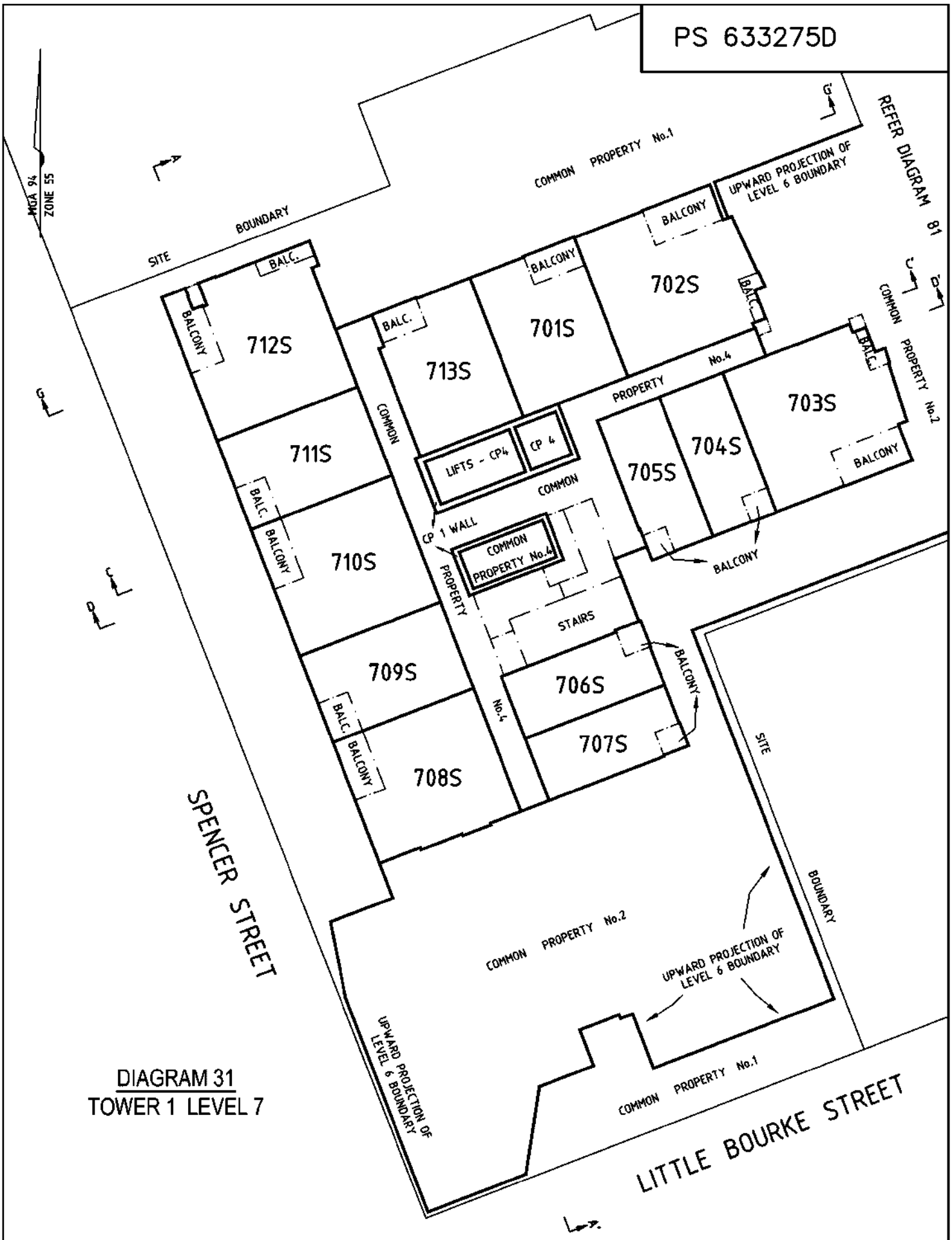


DIAGRAM 31
TOWER 1 LEVEL 7

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PS 633275D

MGA 94
ZONE 55

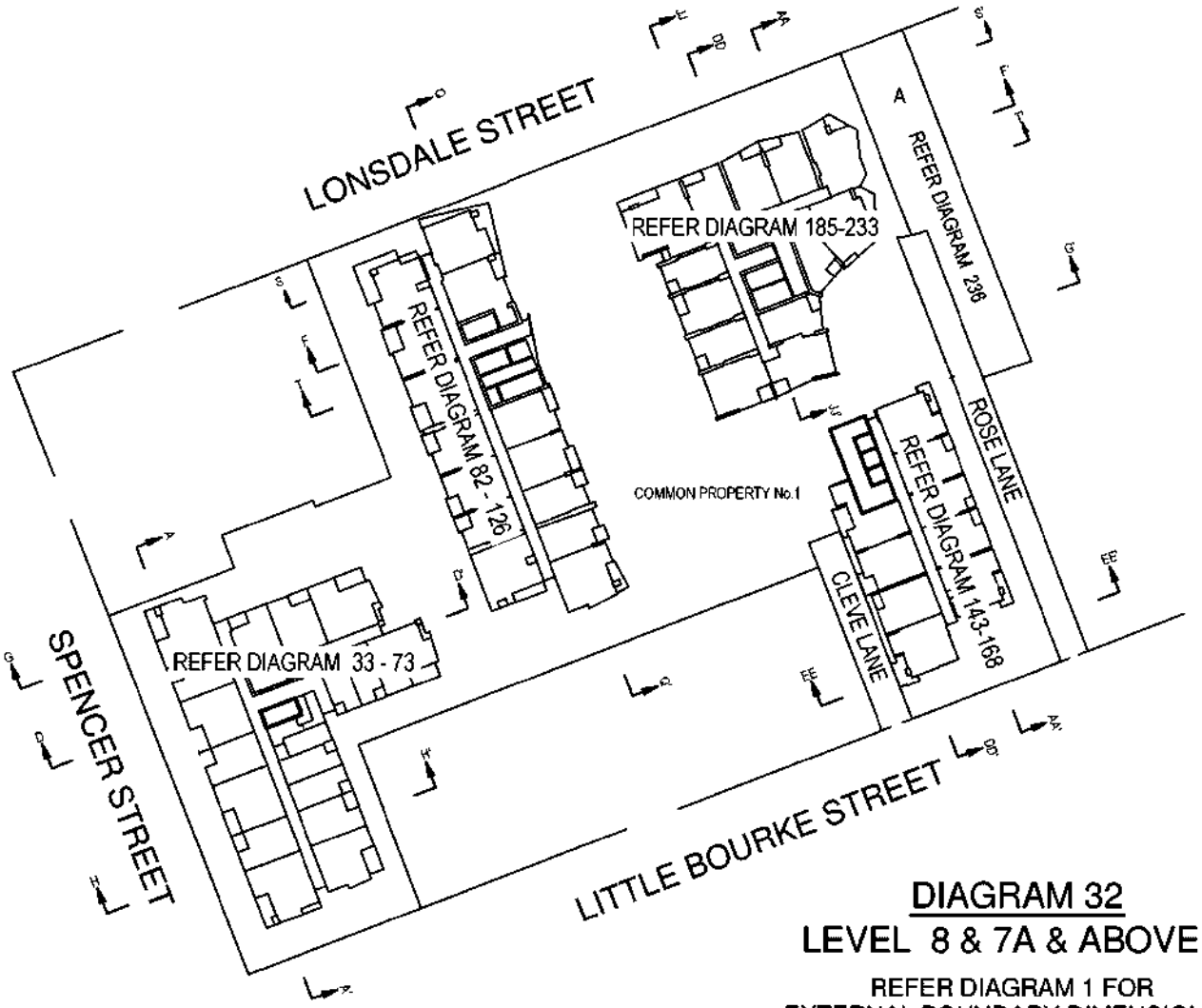


DIAGRAM 32
LEVEL 8 & 7A & ABOVE

REFER DIAGRAM 1 FOR
EXTERNAL BOUNDARY DIMENSIONS

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PLAN OF SUBDIVISION

STAGE No.

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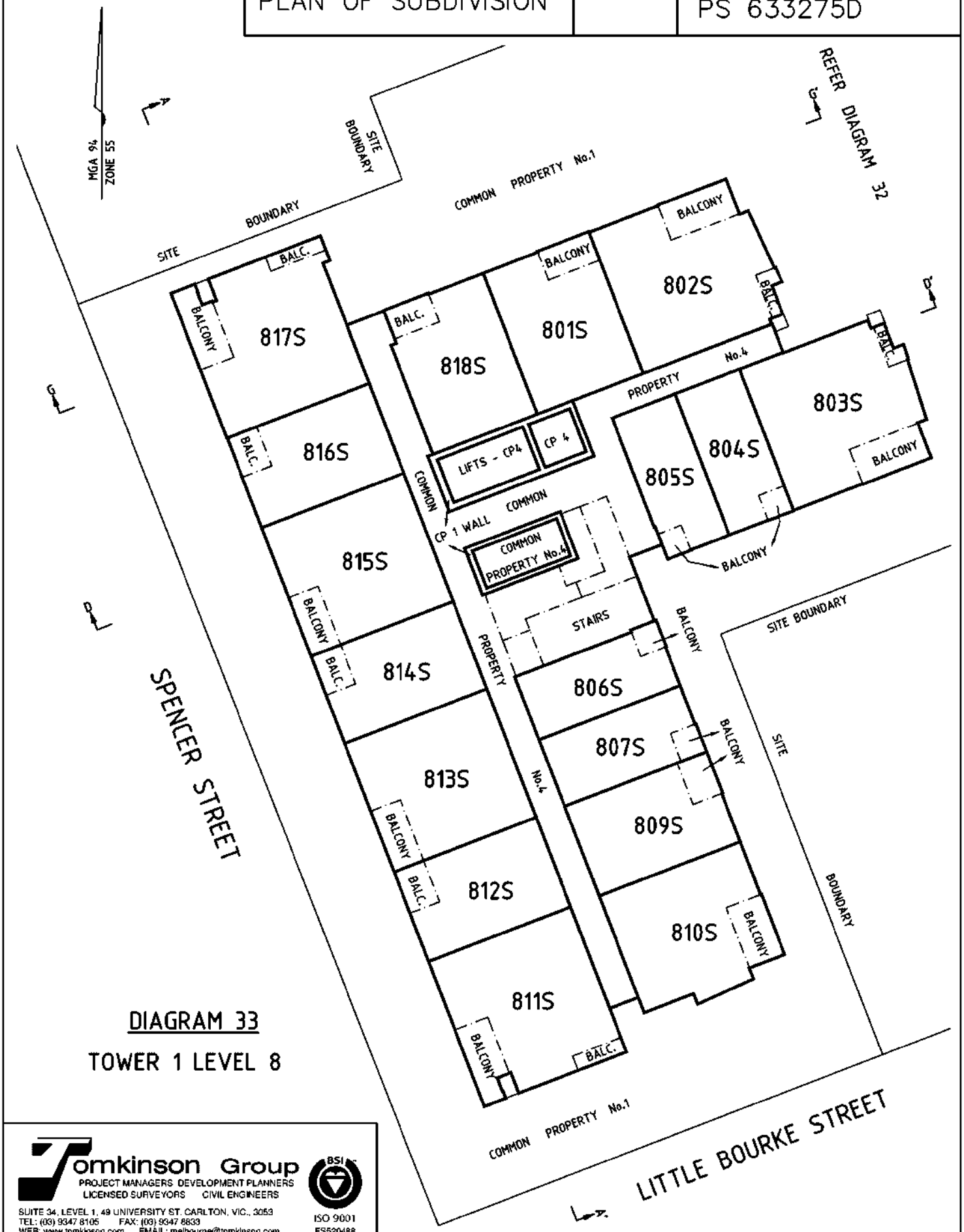


DIAGRAM 33

TOWER 1 LEVEL 8

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PLAN OF SUBDIVISION

STAGE No.

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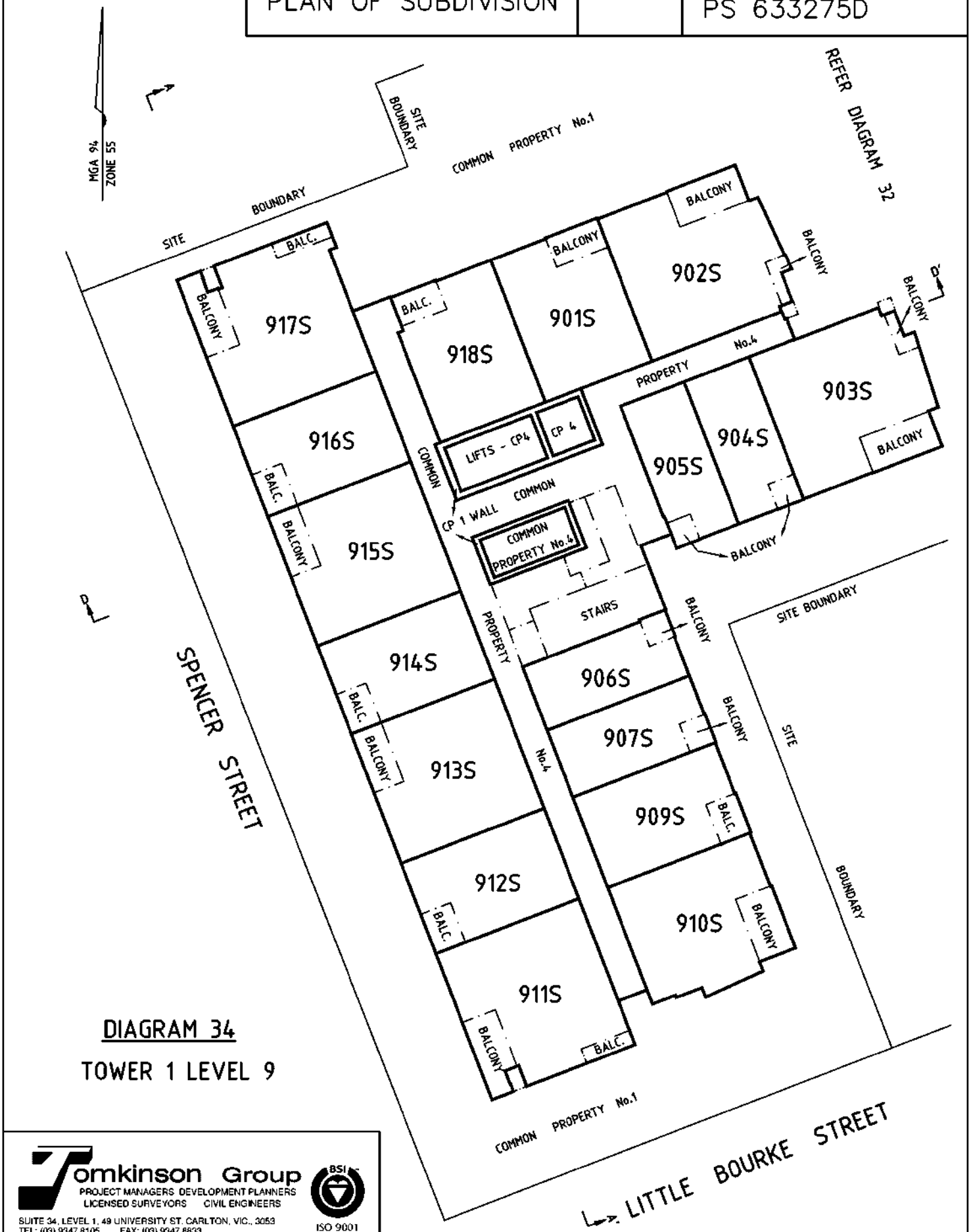


DIAGRAM 34

TOWER 1 LEVEL 9

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SCALE 1:200
SHEET SIZE A3

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DATE / /
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
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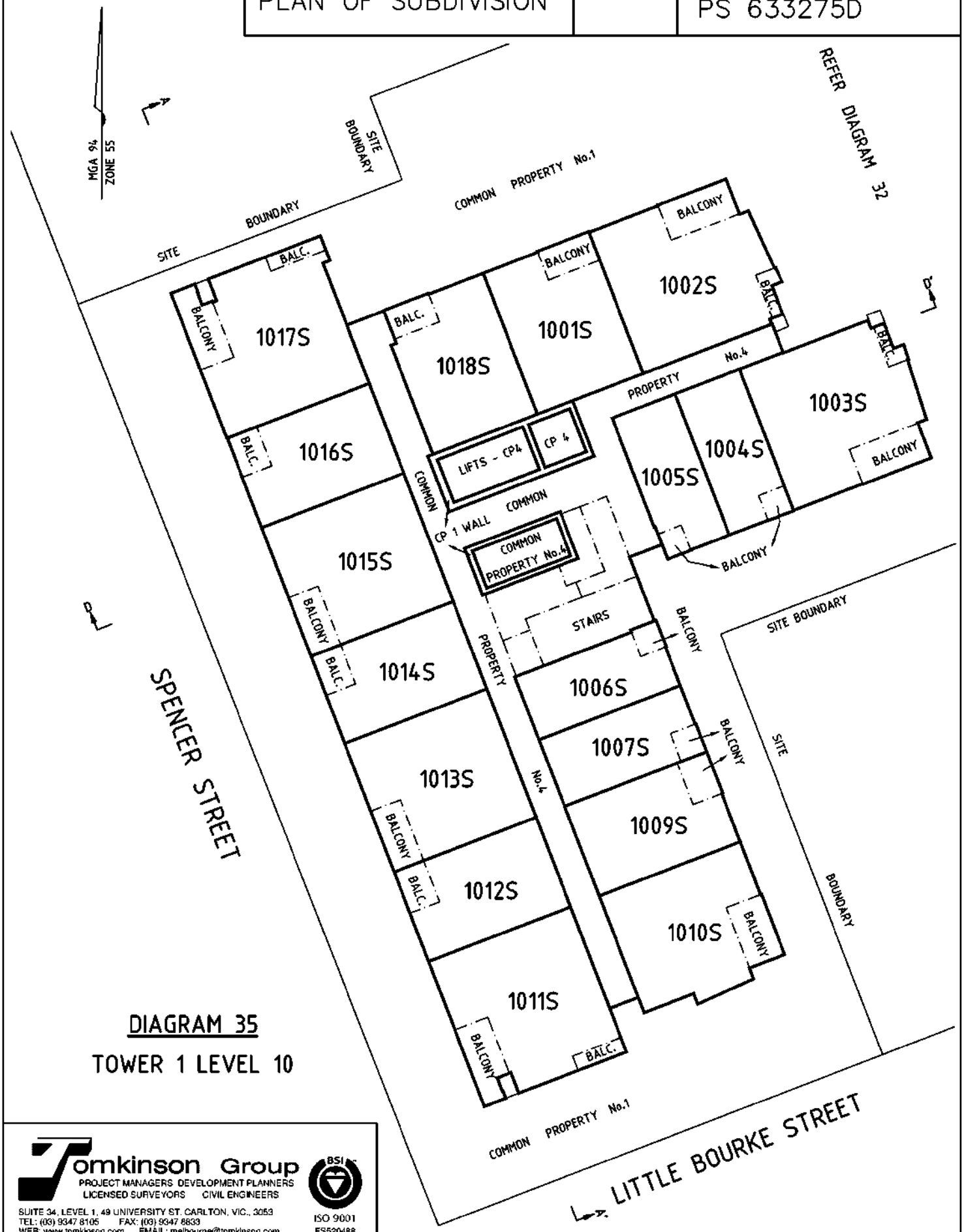


DIAGRAM 35

TOWER 1 LEVEL 10

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

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Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
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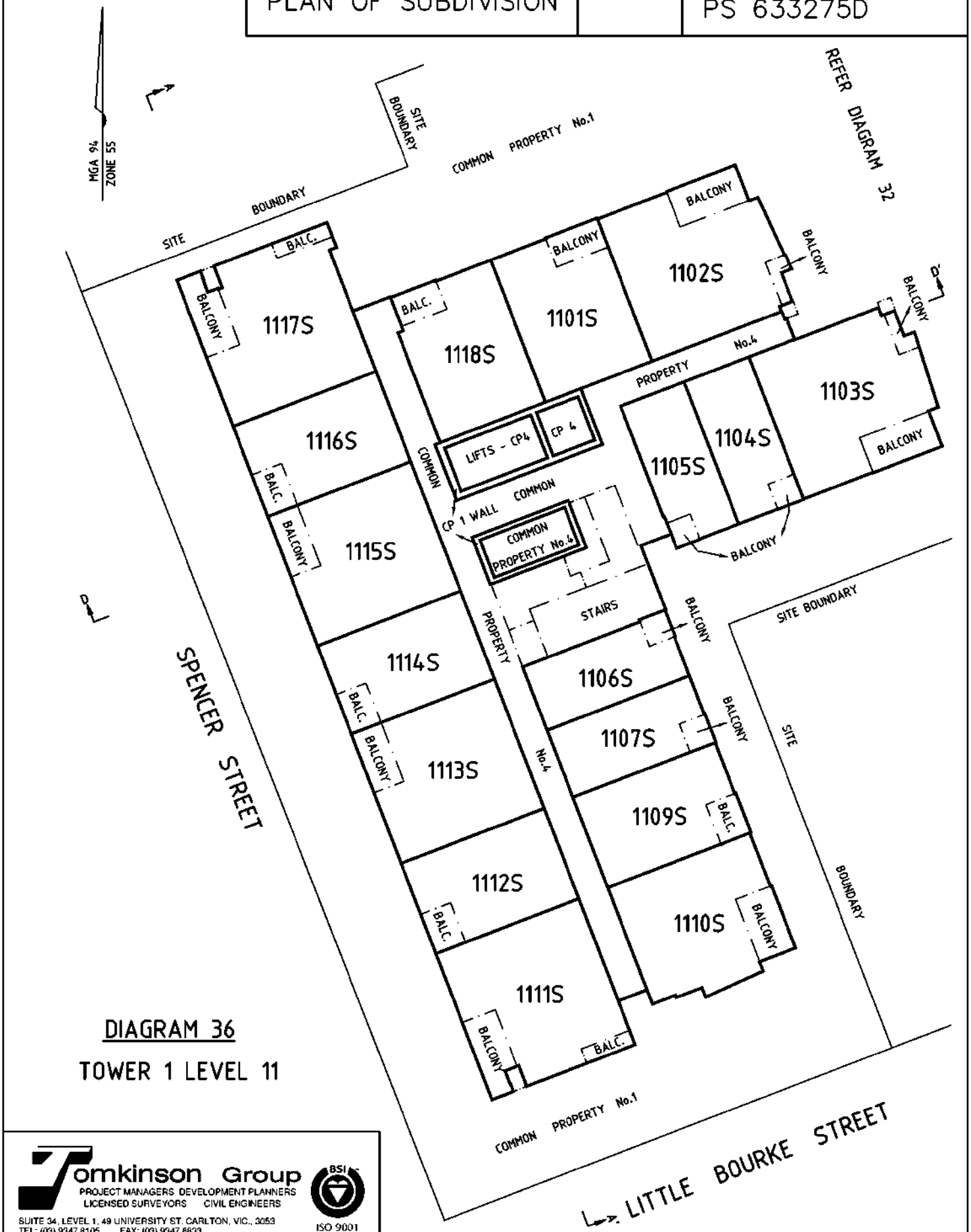


DIAGRAM 36

TOWER 1 LEVEL 11

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
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LICENSED SURVEYOR (PRINT) .....
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REF M1003 VERSION COMP

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Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

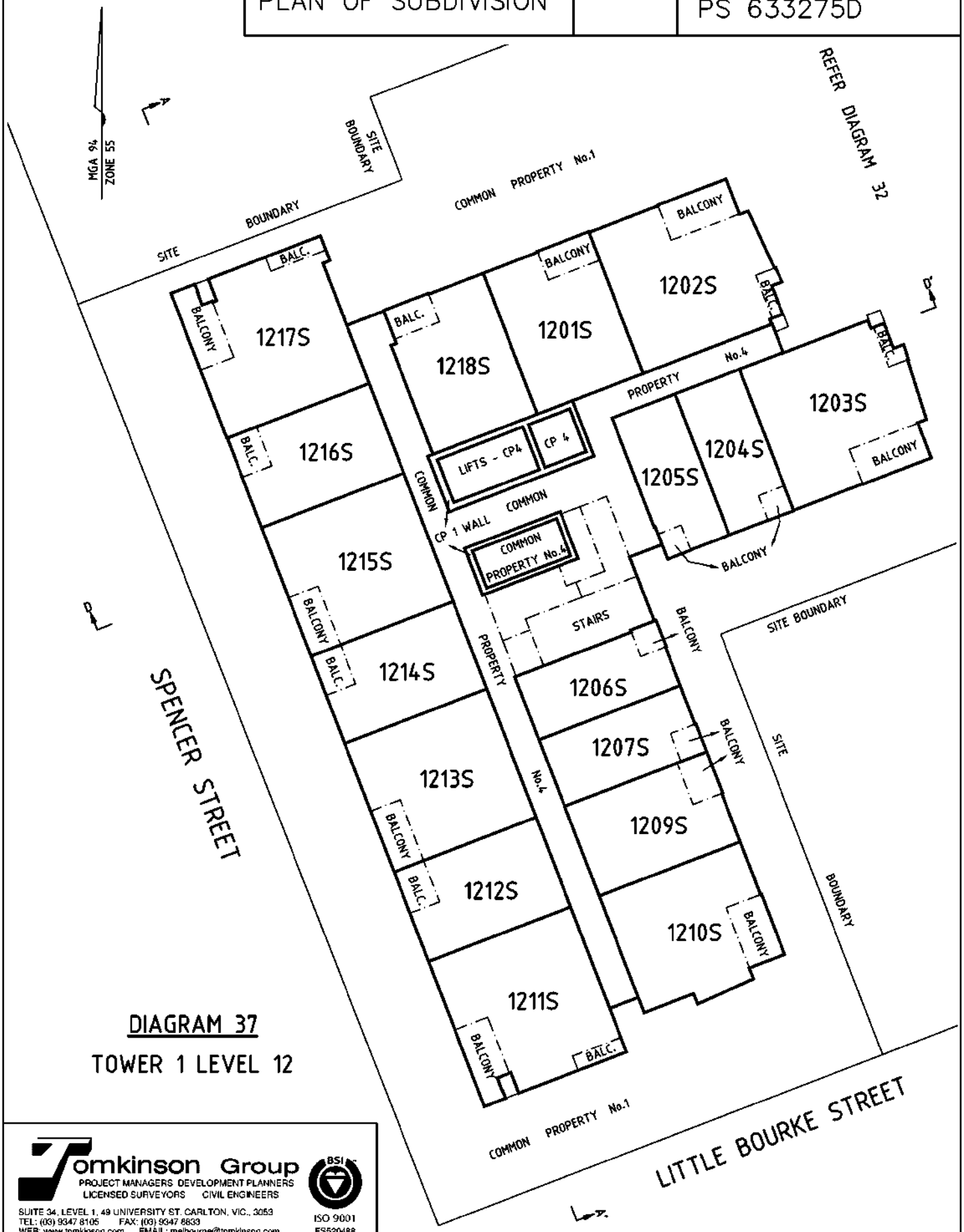


DIAGRAM 37

TOWER 1 LEVEL 12

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2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 62
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

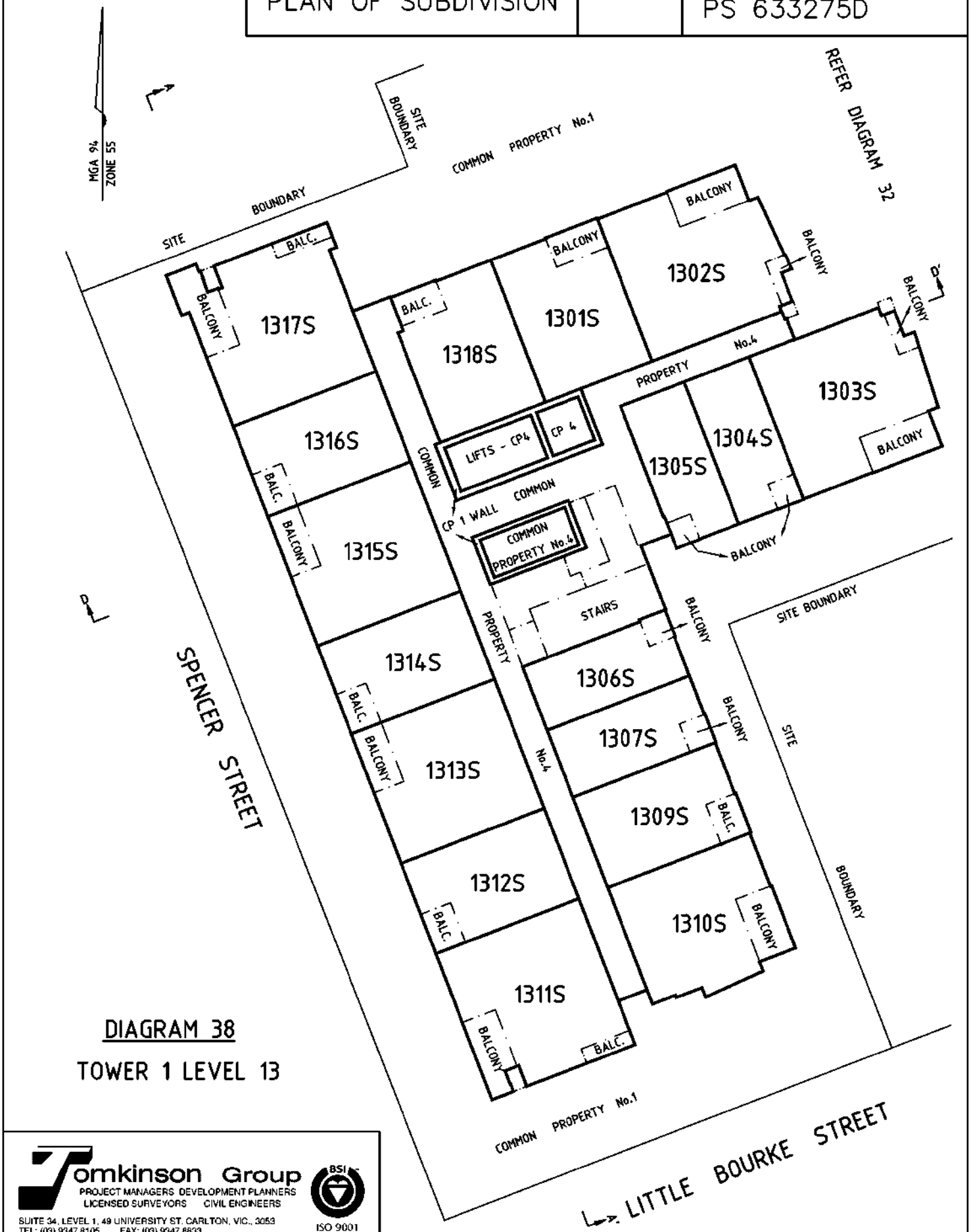


DIAGRAM 38

TOWER 1 LEVEL 13

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LENGTHS ARE IN METRES

ORIGINAL
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SHEET SIZE A3

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SIGNATURE ..... DATE
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

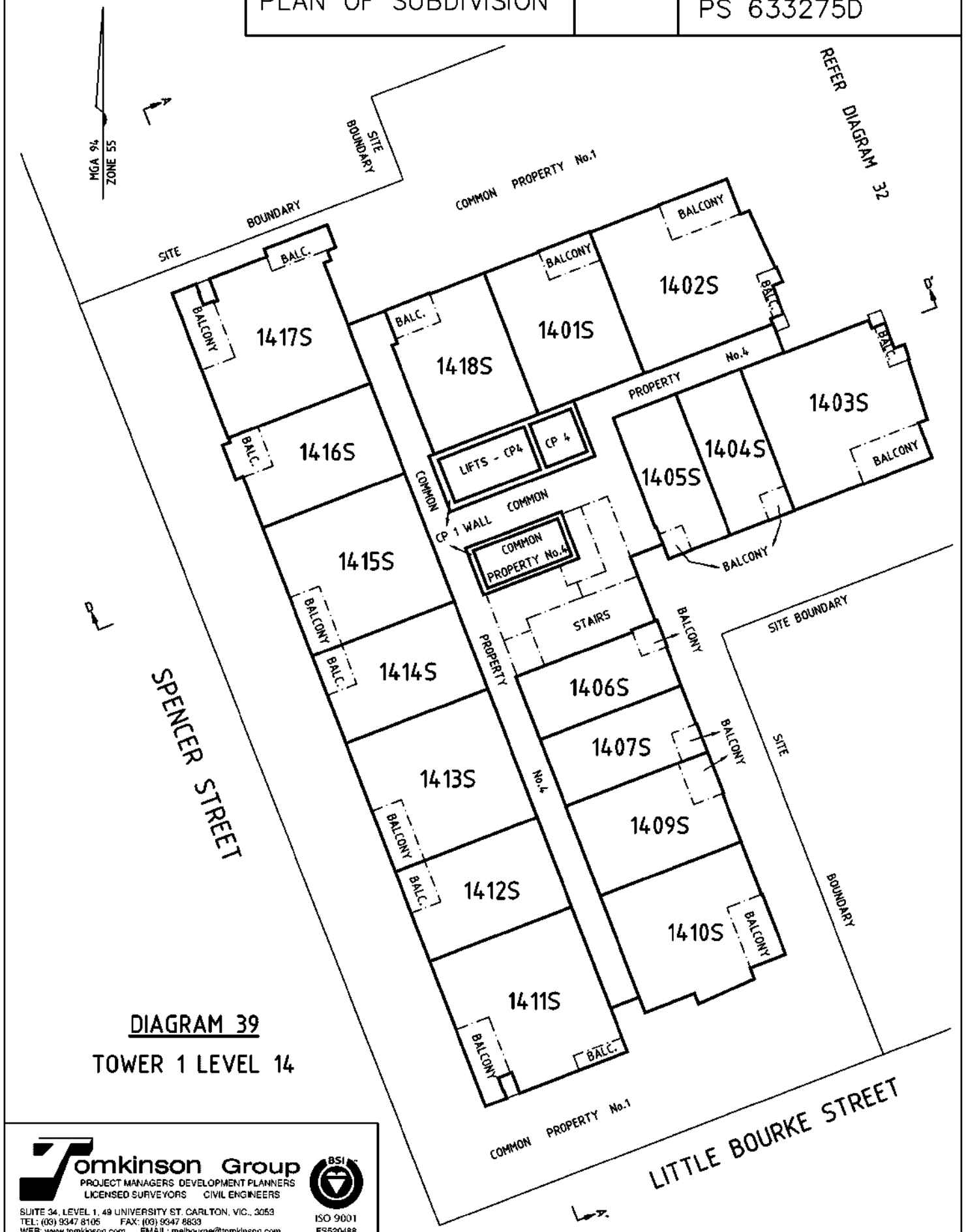


DIAGRAM 39

TOWER 1 LEVEL 14

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

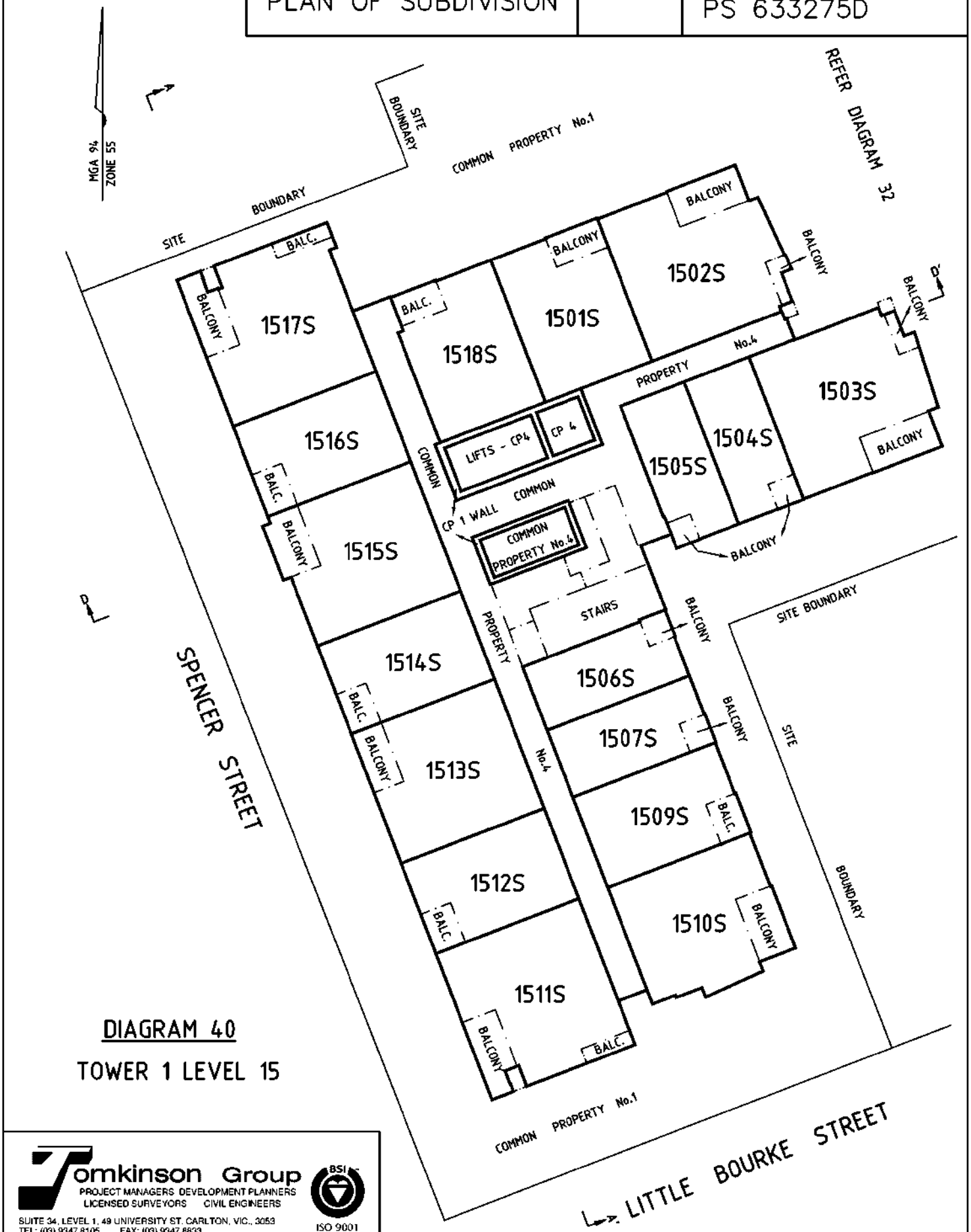


DIAGRAM 40

TOWER 1 LEVEL 15

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PLAN OF SUBDIVISION

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PLAN NUMBER
PS 633275D

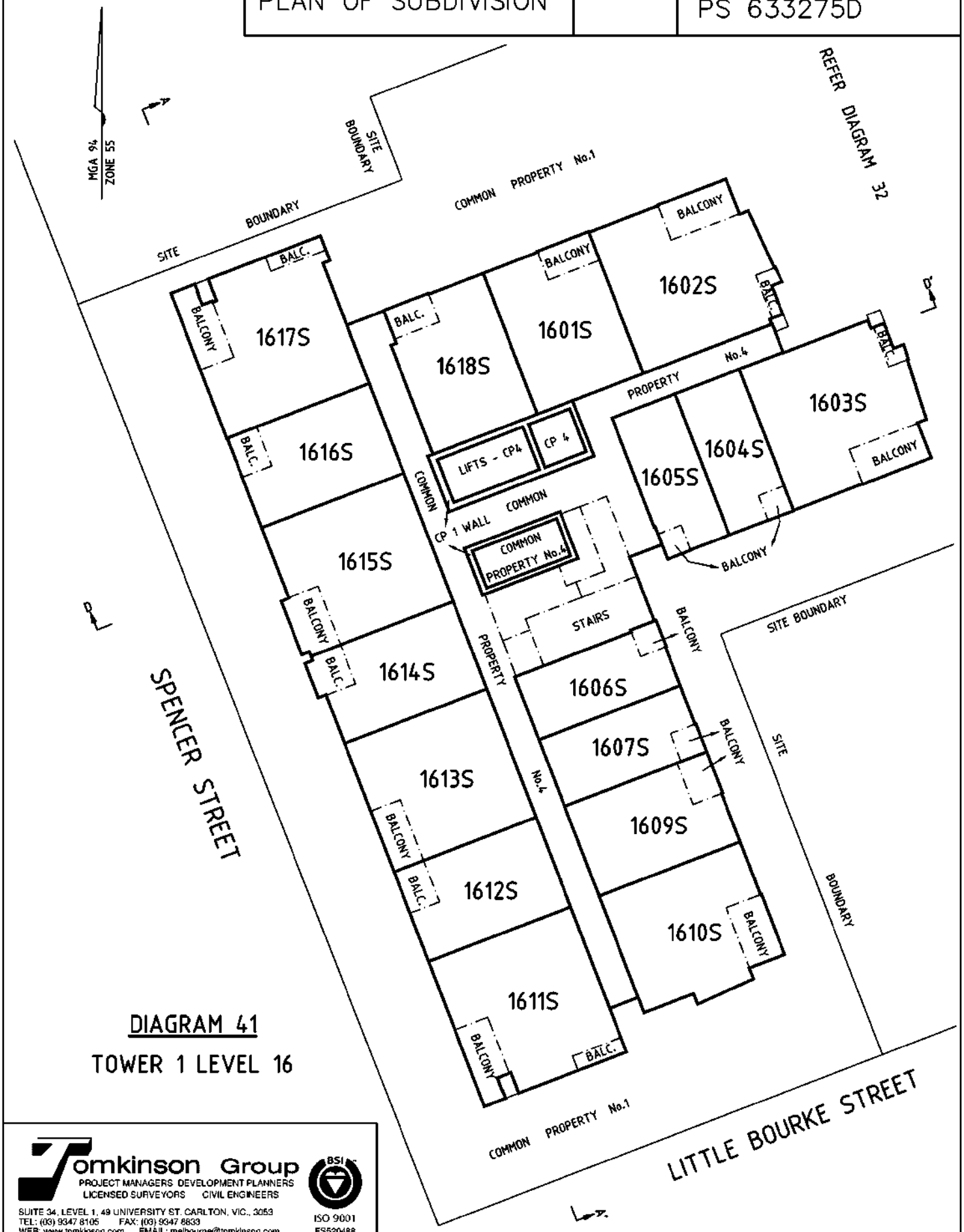


DIAGRAM 41

TOWER 1 LEVEL 16

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PLAN OF SUBDIVISION

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PLAN NUMBER
PS 633275D

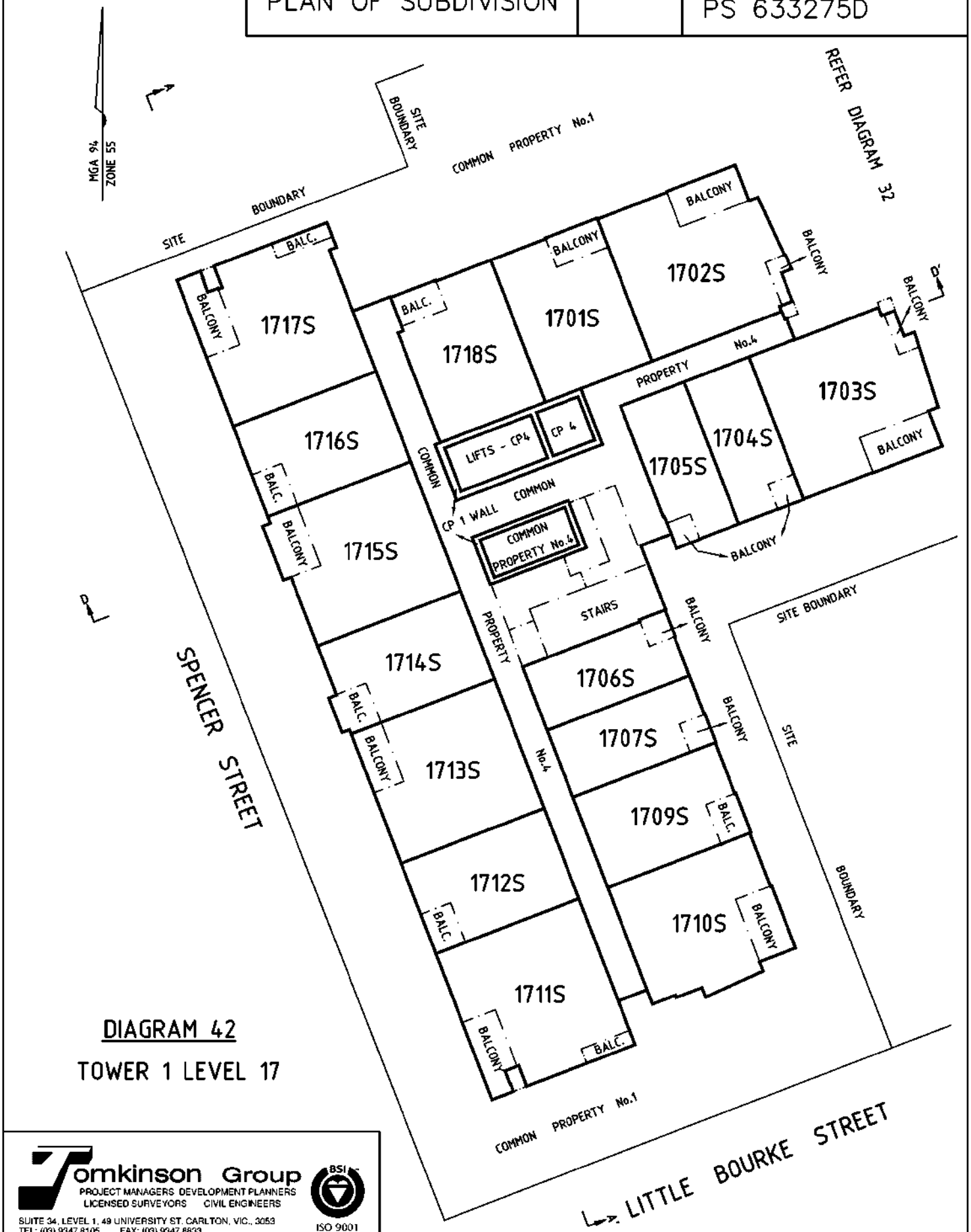


DIAGRAM 42

TOWER 1 LEVEL 17

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PLAN OF SUBDIVISION

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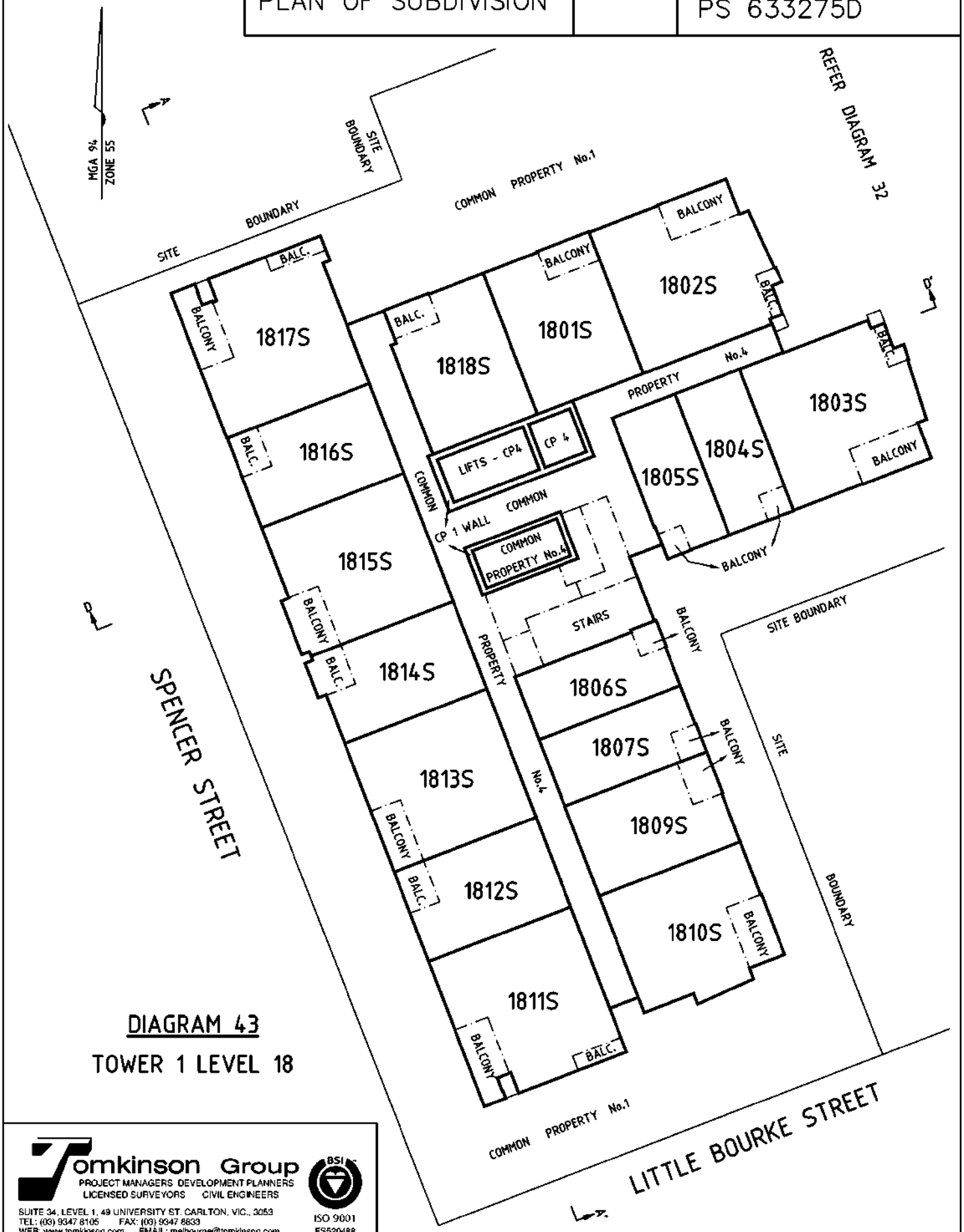


DIAGRAM 43

TOWER 1 LEVEL 18

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PLAN OF SUBDIVISION

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PLAN NUMBER
PS 633275D

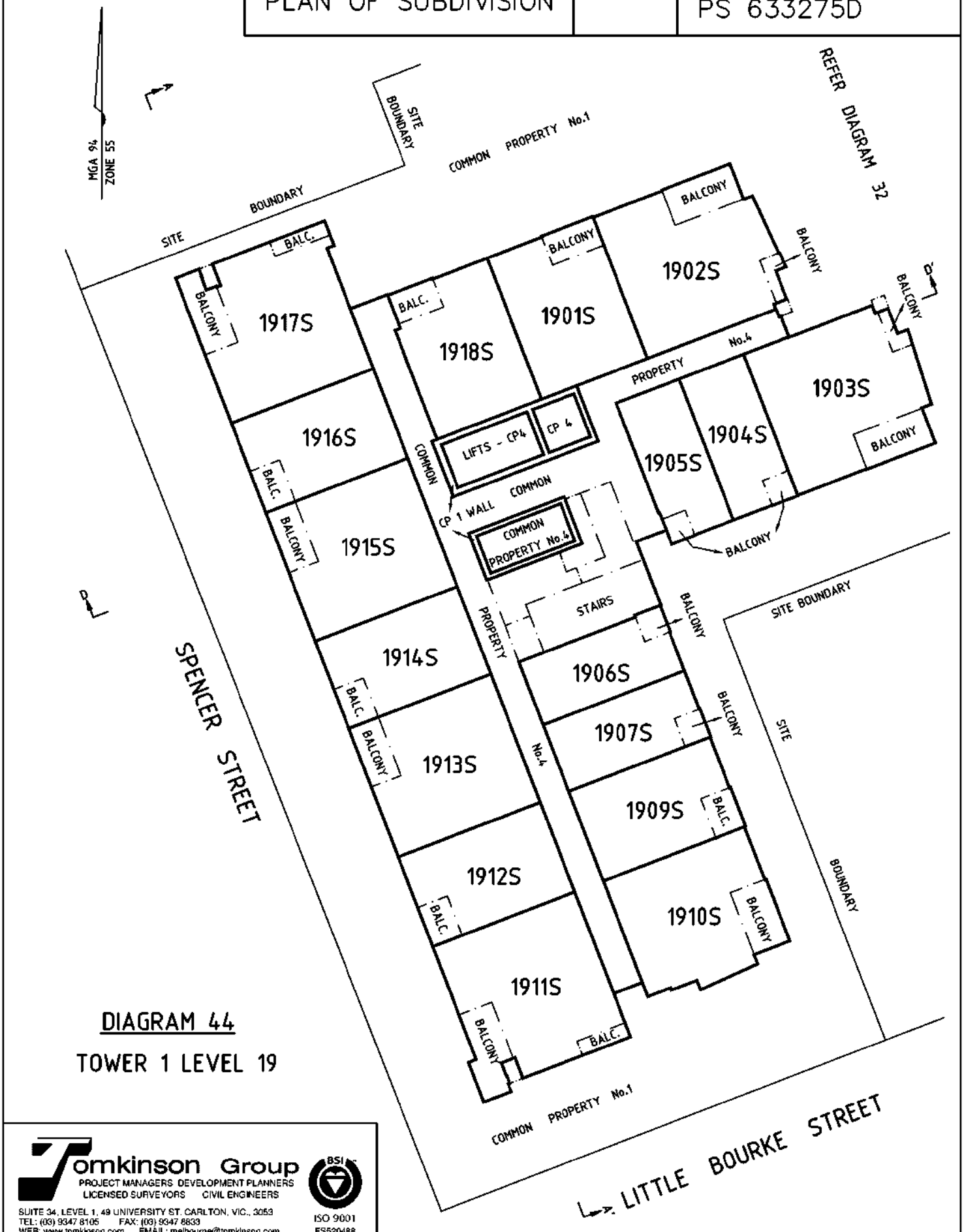


DIAGRAM 44

TOWER 1 LEVEL 19

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
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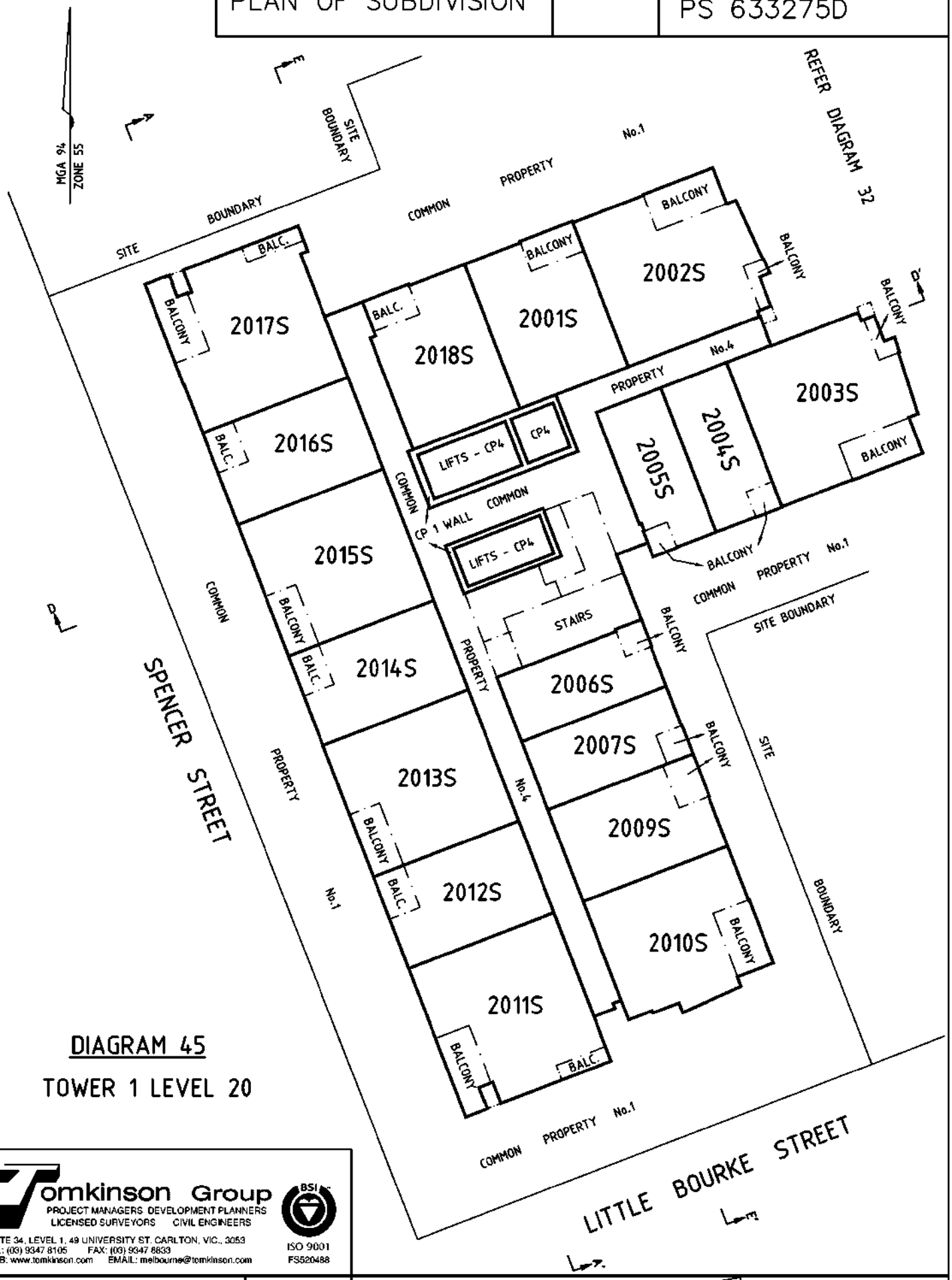


DIAGRAM 45

TOWER 1 LEVEL 20

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PLAN OF SUBDIVISION

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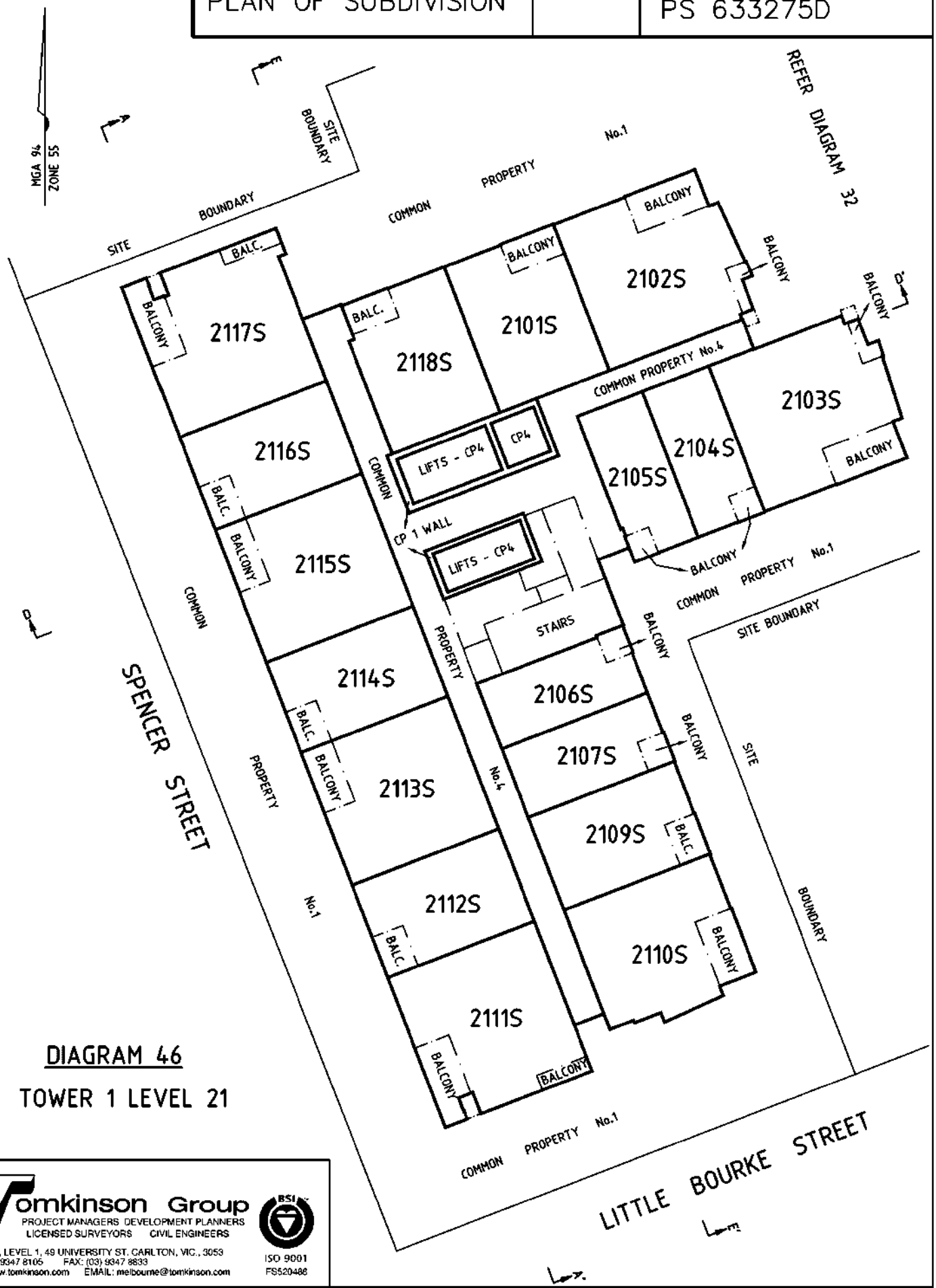


DIAGRAM 46

TOWER 1 LEVEL 21

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PLAN OF SUBDIVISION

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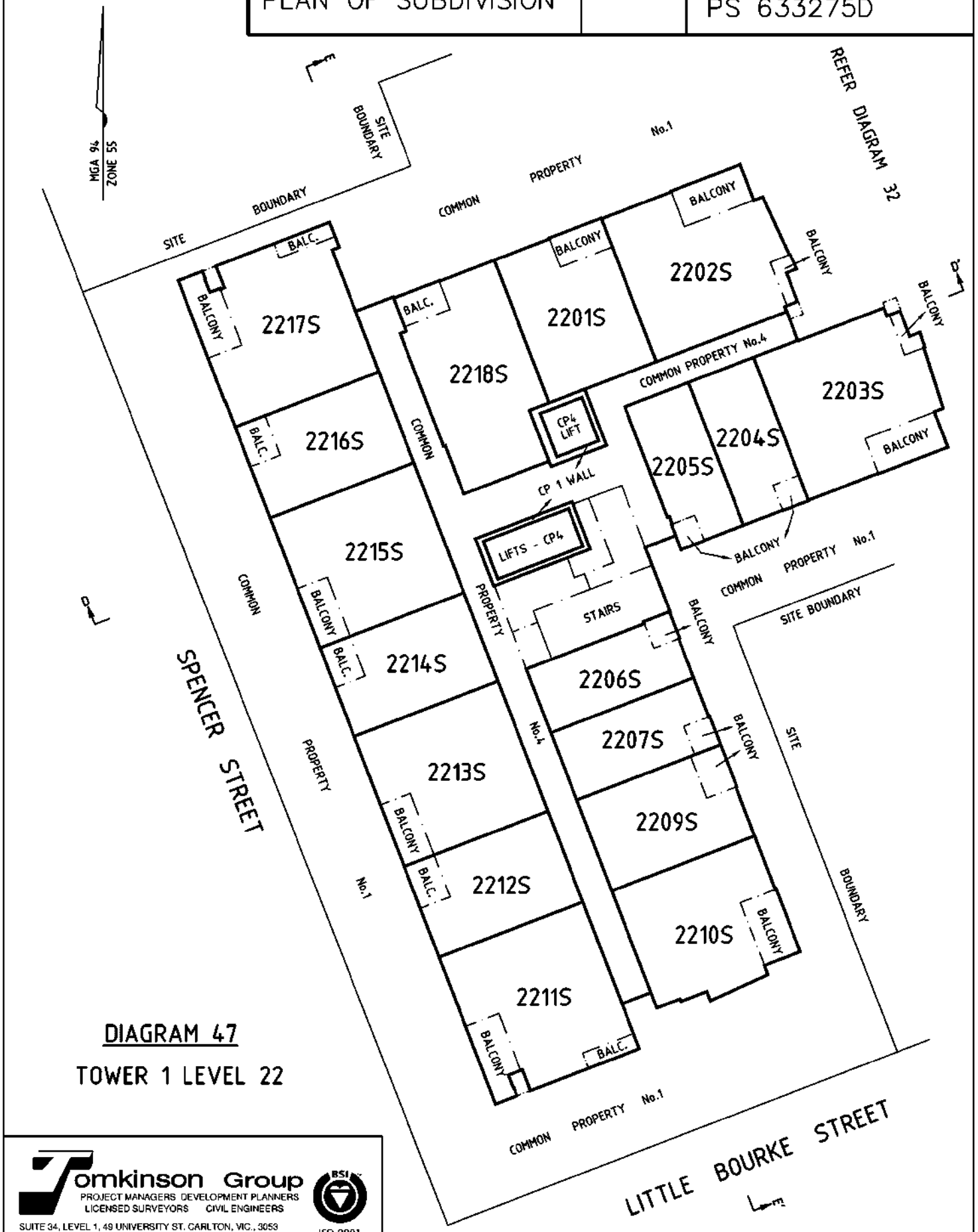


DIAGRAM 47

TOWER 1 LEVEL 22

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

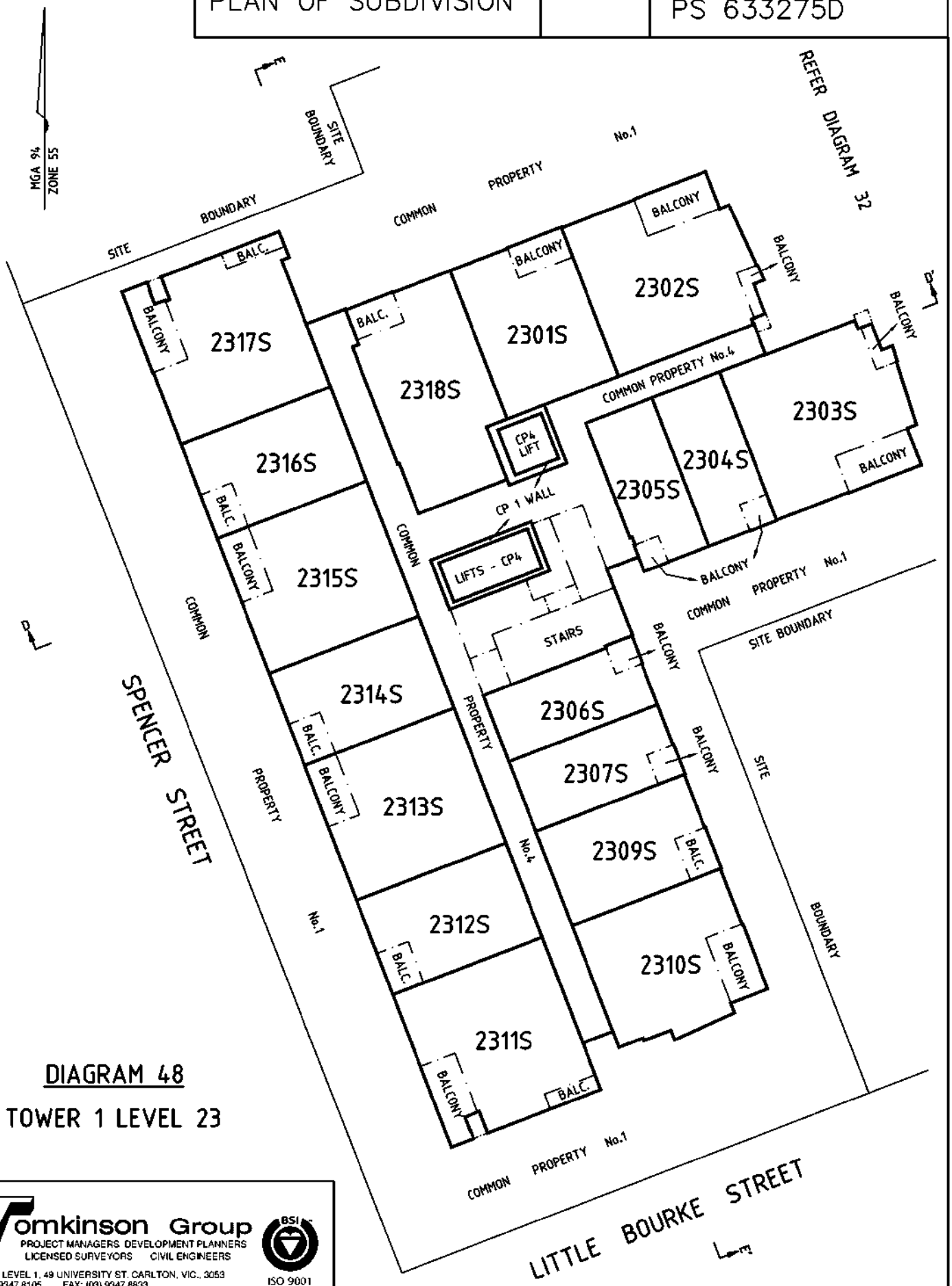


DIAGRAM 48

TOWER 1 LEVEL 23

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
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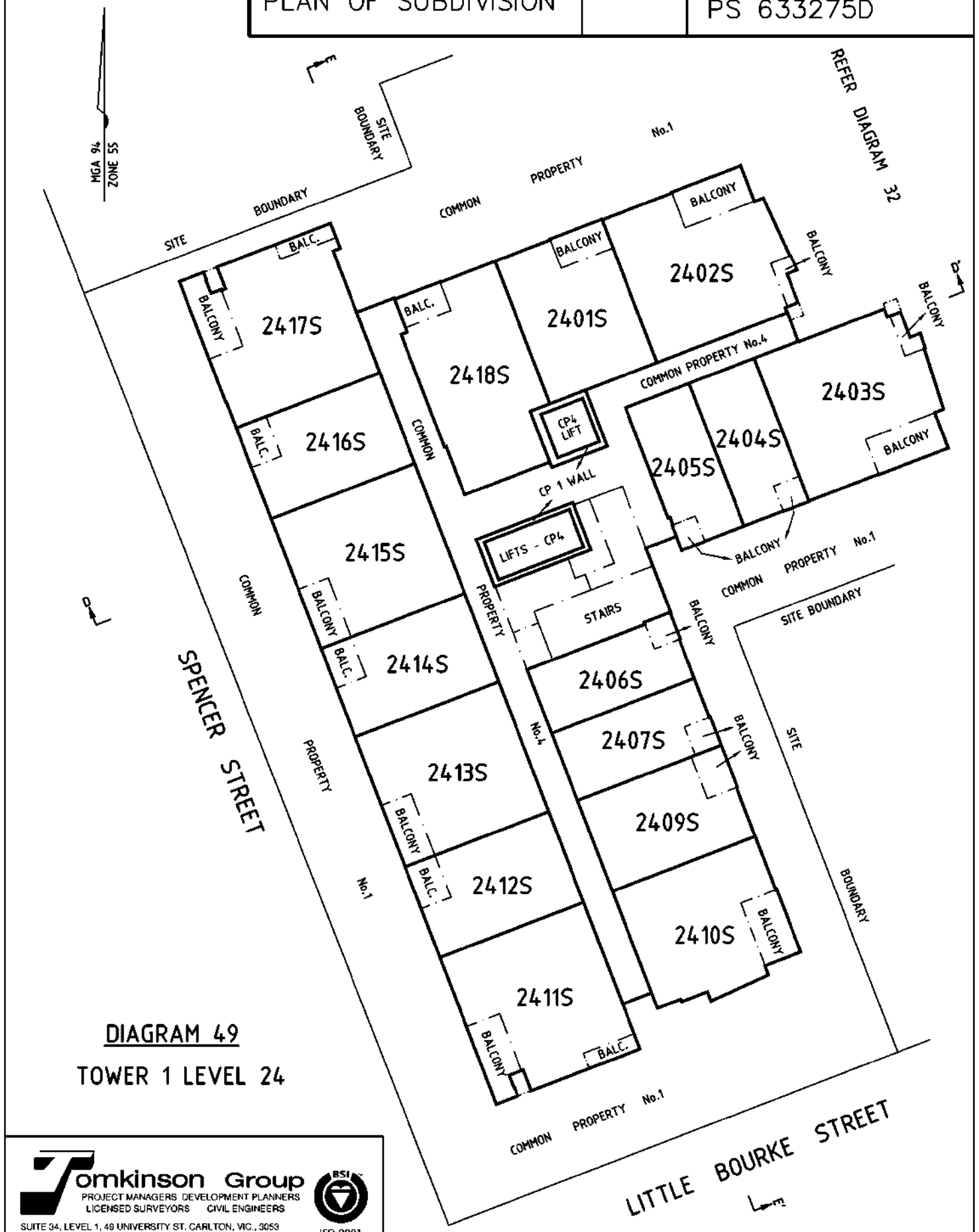


DIAGRAM 49

TOWER 1 LEVEL 24

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

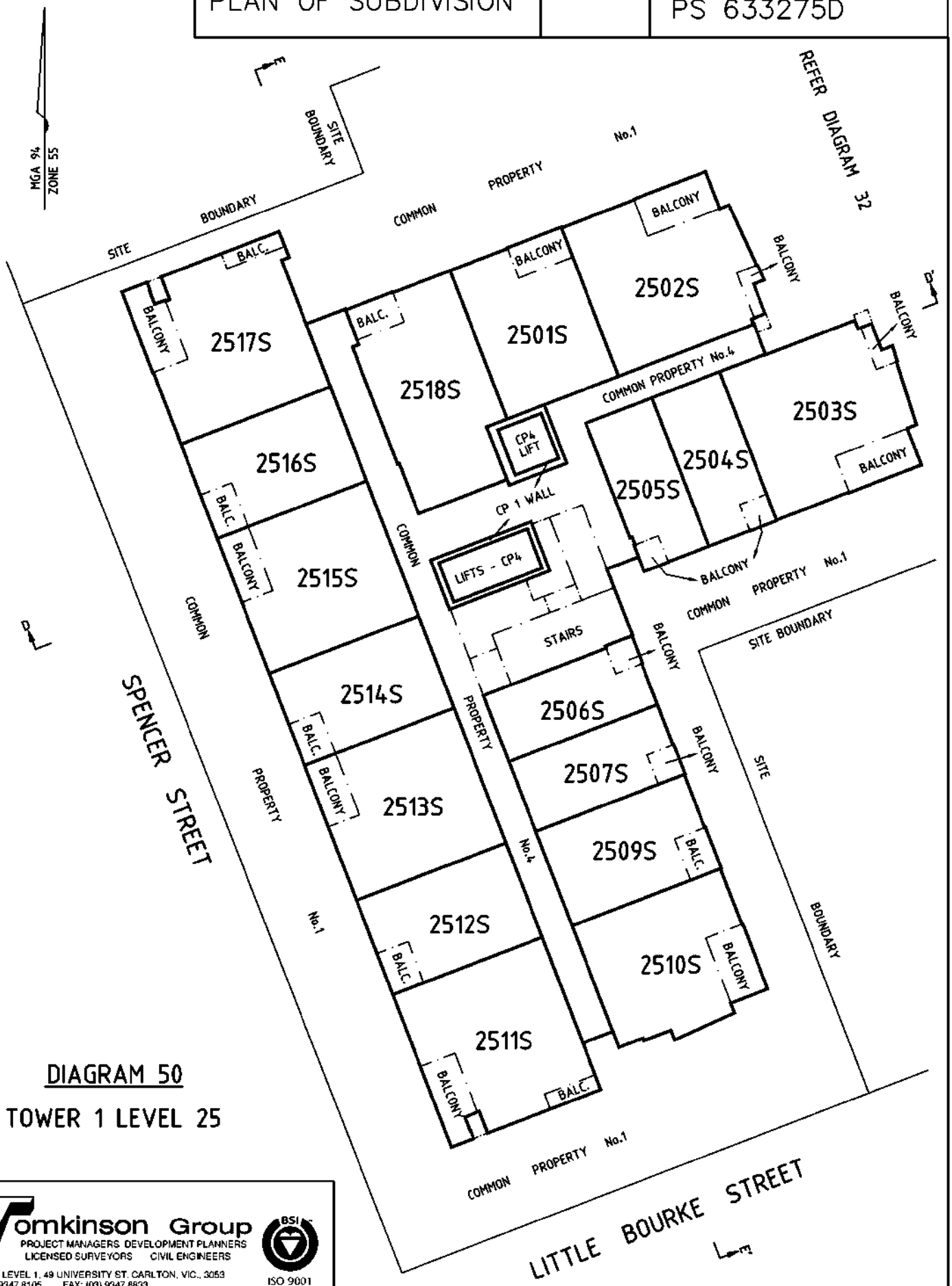


DIAGRAM 50

TOWER 1 LEVEL 25

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PLAN OF SUBDIVISION

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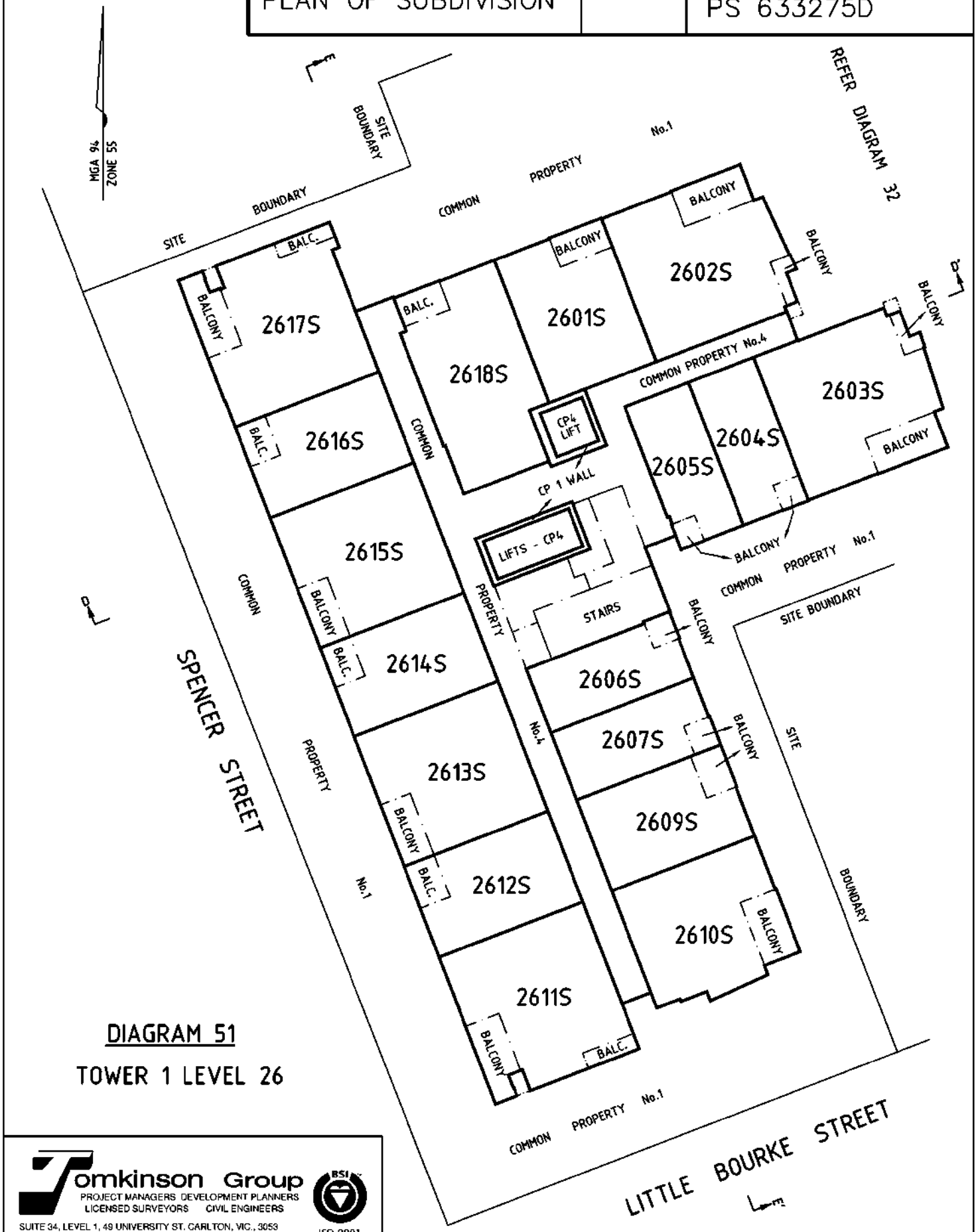


DIAGRAM 51

TOWER 1 LEVEL 26

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PLAN OF SUBDIVISION

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PLAN NUMBER
PS 633275D

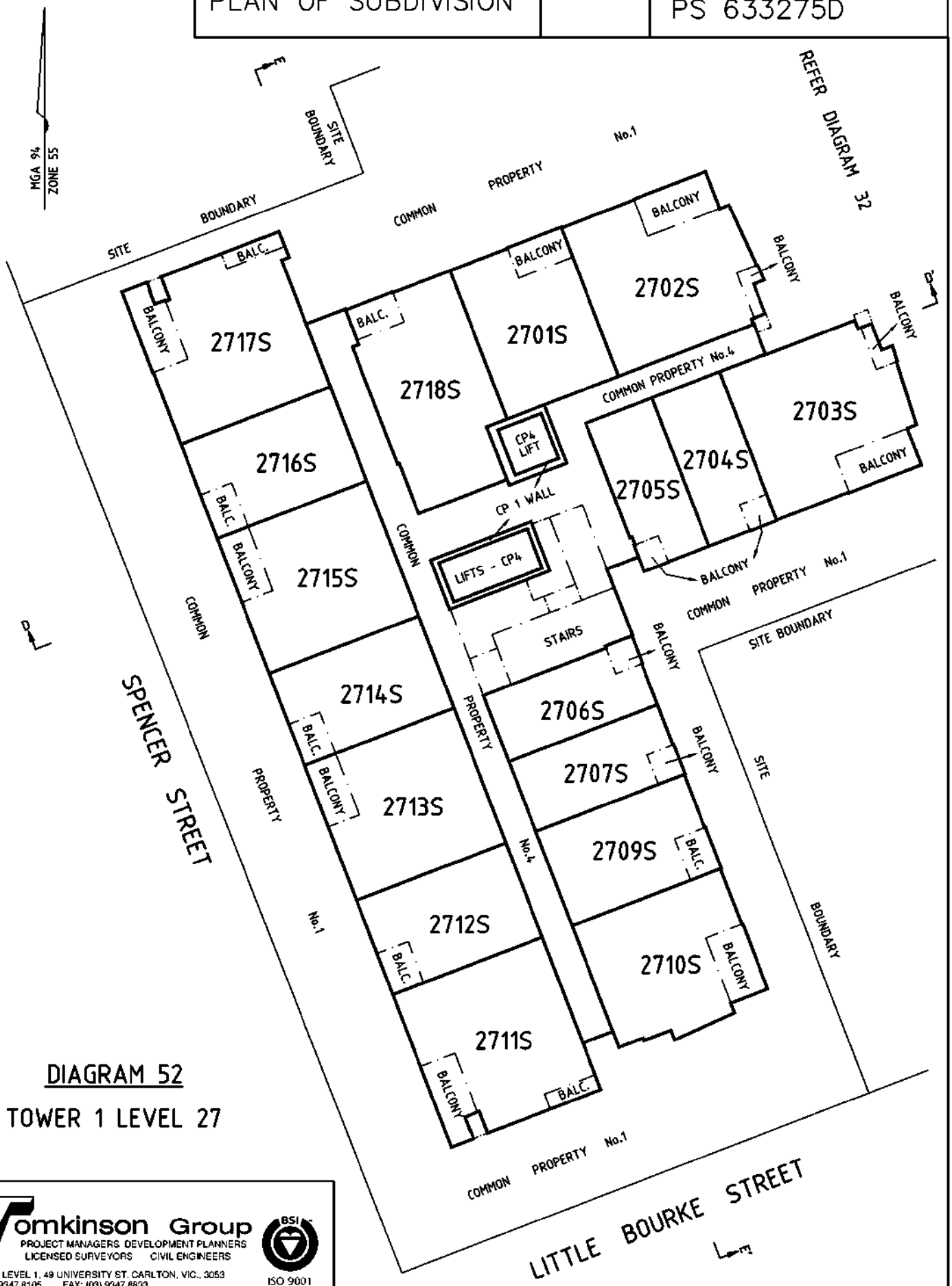


DIAGRAM 52

TOWER 1 LEVEL 27

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

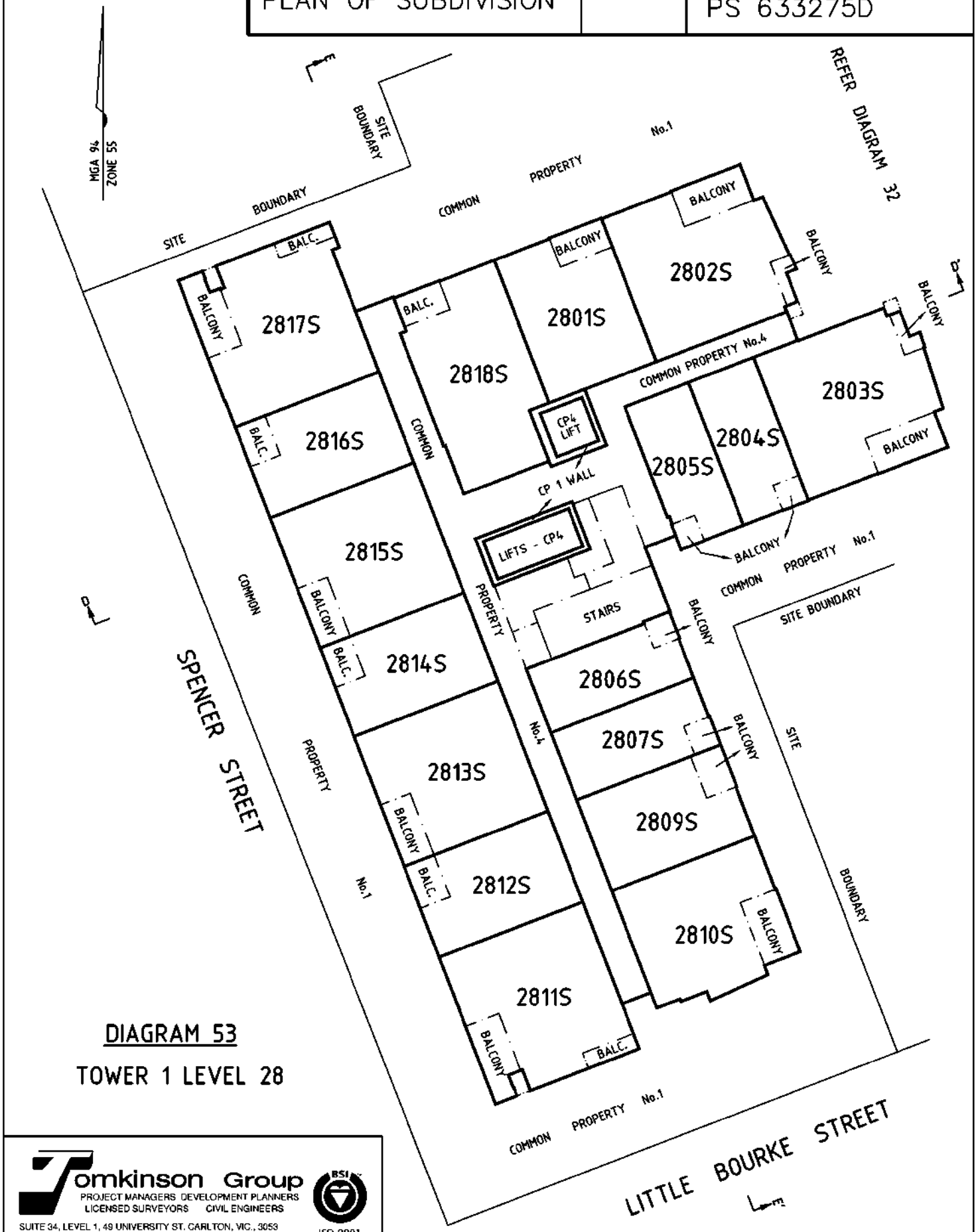


DIAGRAM 53

TOWER 1 LEVEL 28

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PLAN OF SUBDIVISION

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PLAN NUMBER
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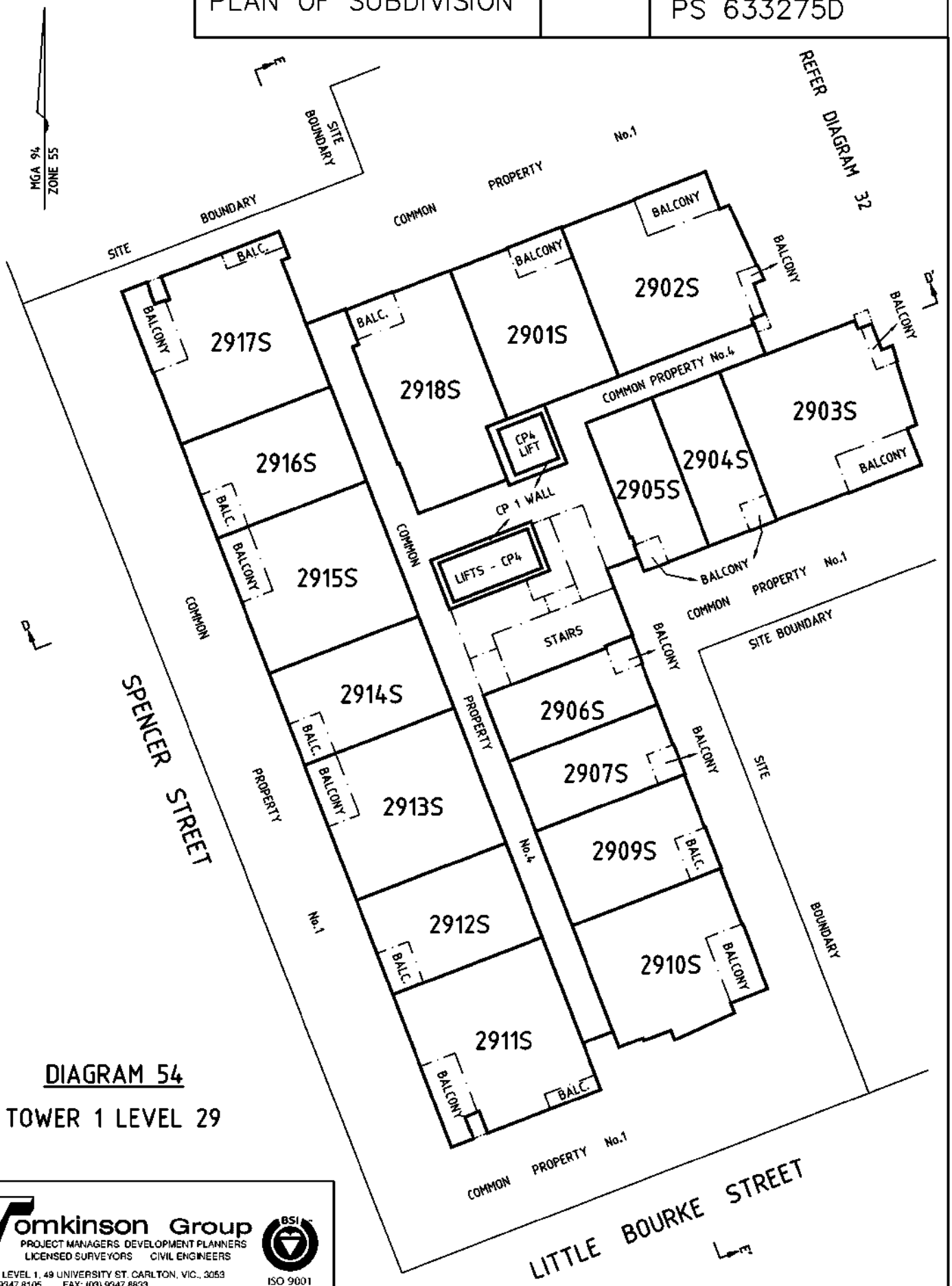


DIAGRAM 54

TOWER 1 LEVEL 29

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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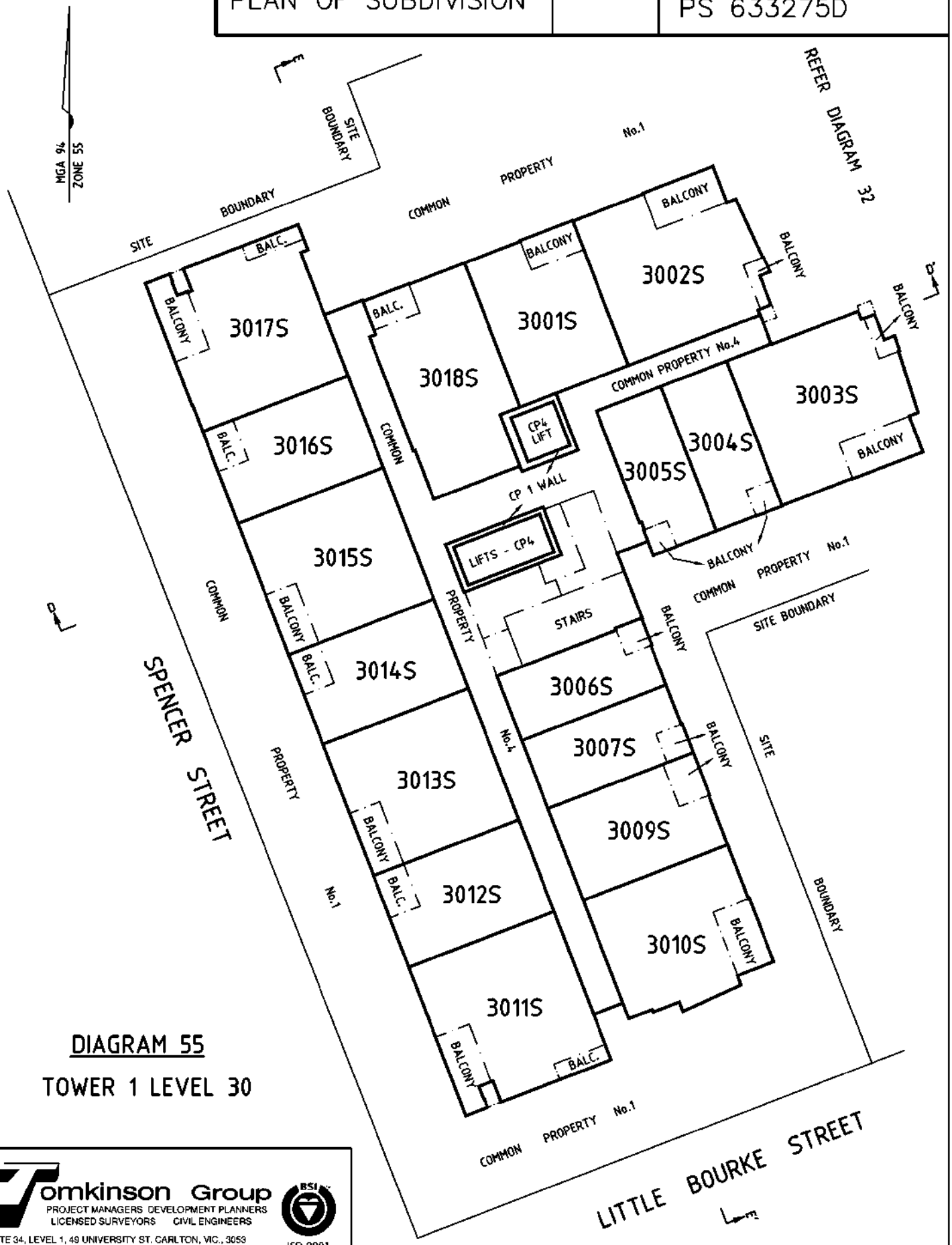


DIAGRAM 55

TOWER 1 LEVEL 30

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PLAN OF SUBDIVISION

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PLAN NUMBER
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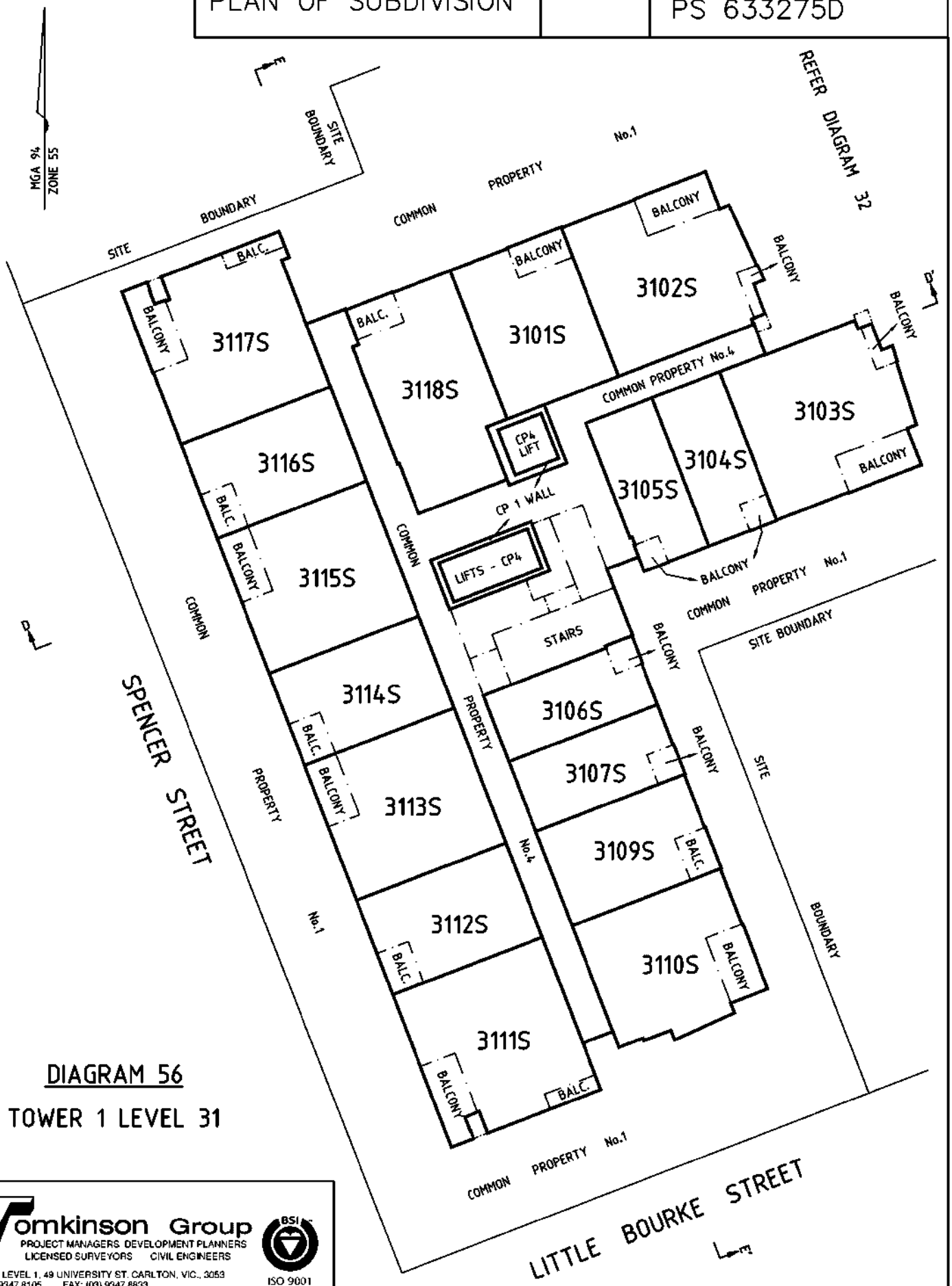


DIAGRAM 56

TOWER 1 LEVEL 31

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PLAN OF SUBDIVISION

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PLAN NUMBER
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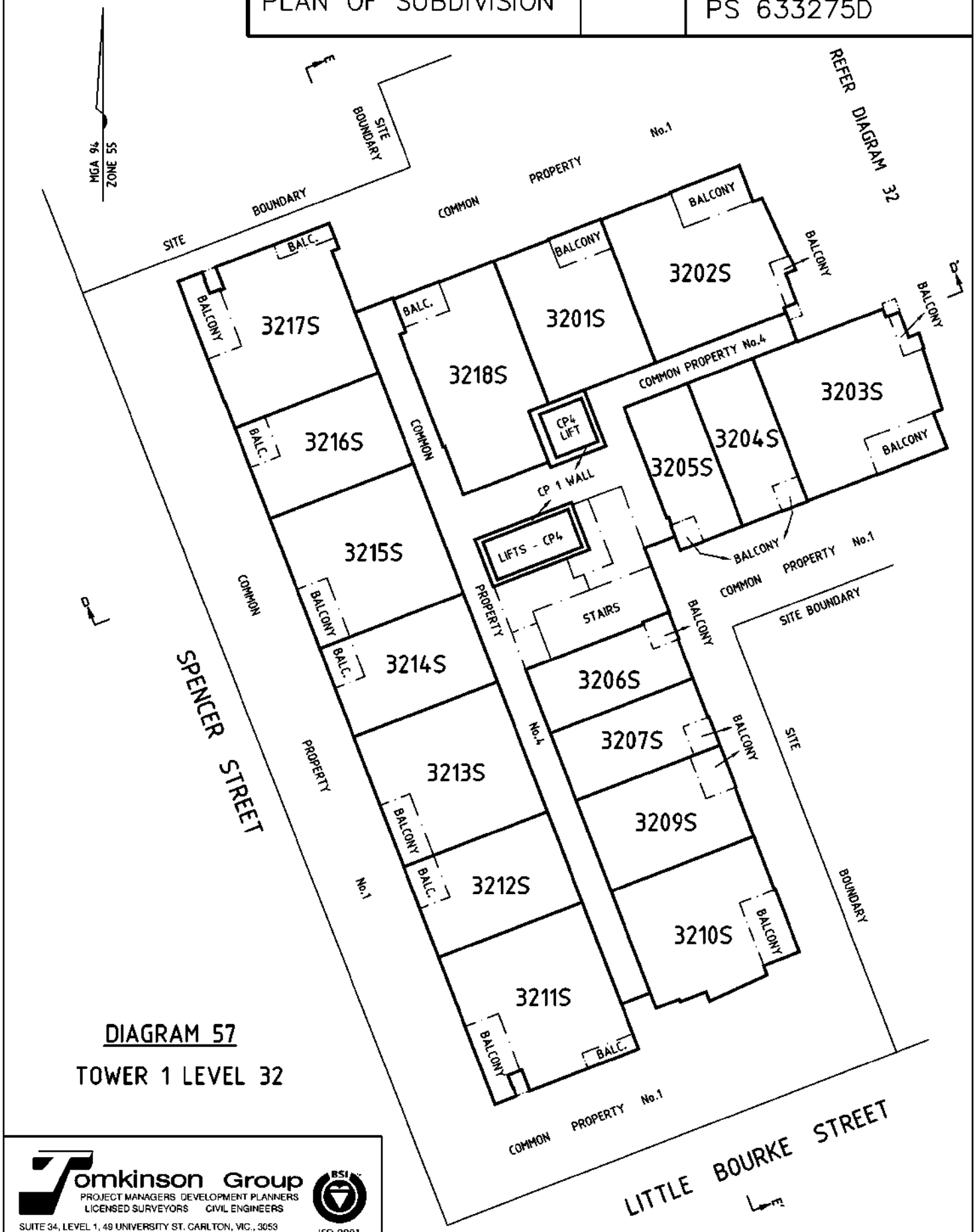


DIAGRAM 57

TOWER 1 LEVEL 32

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SIGNATURE ..... DATE
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

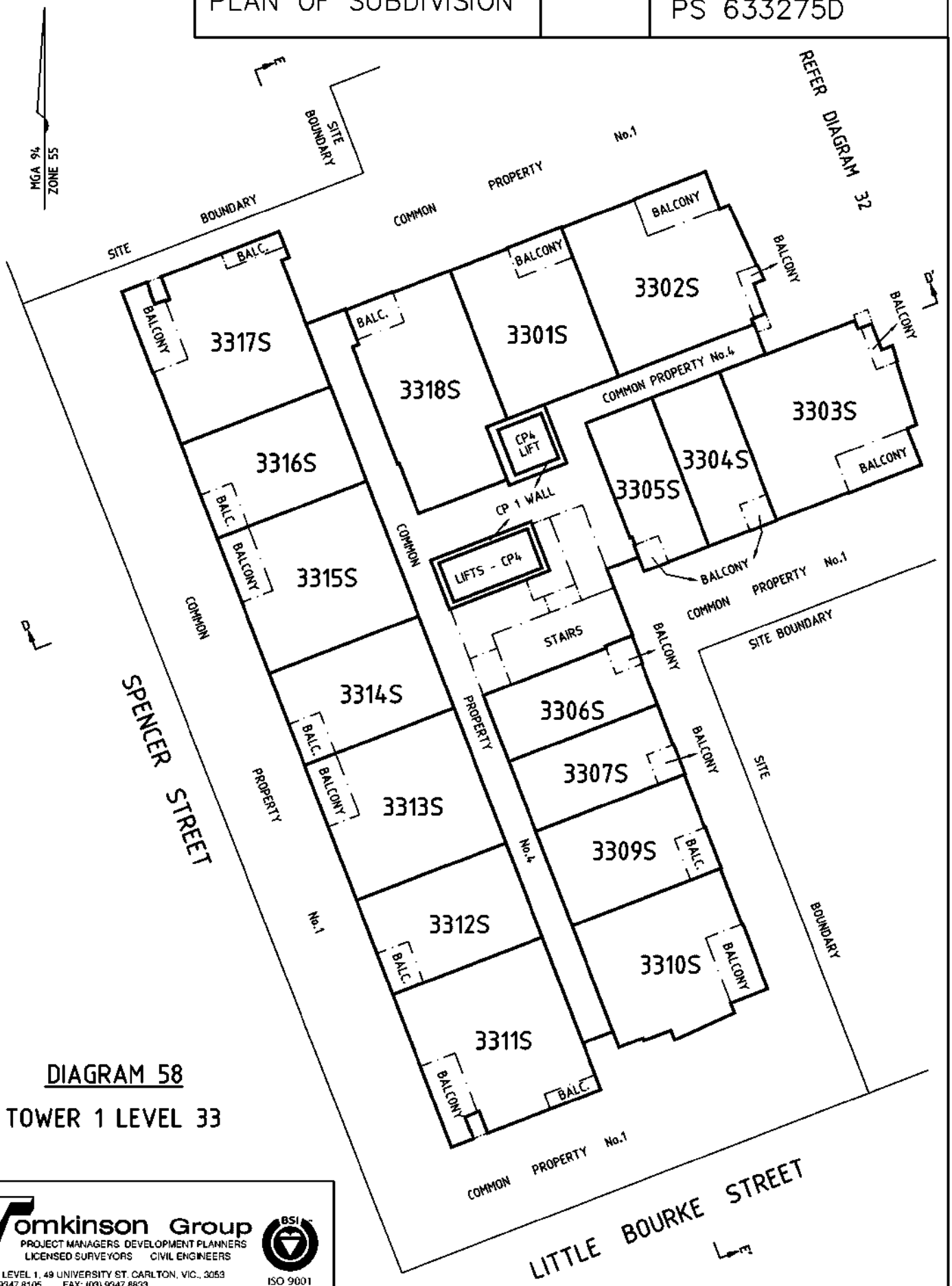


DIAGRAM 58

TOWER 1 LEVEL 33

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Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

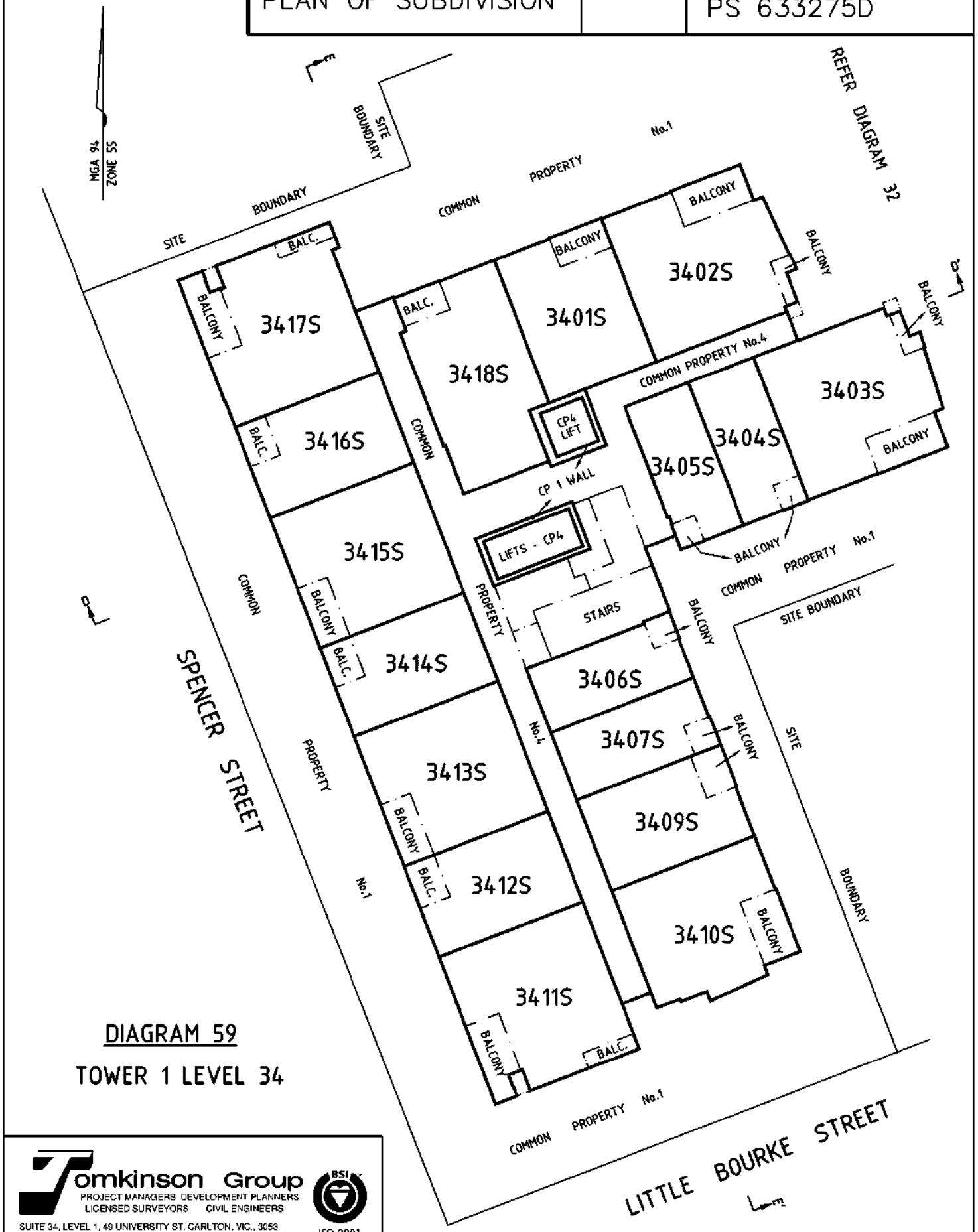


DIAGRAM 59

TOWER 1 LEVEL 34

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LENGTHS ARE IN METRES

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COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

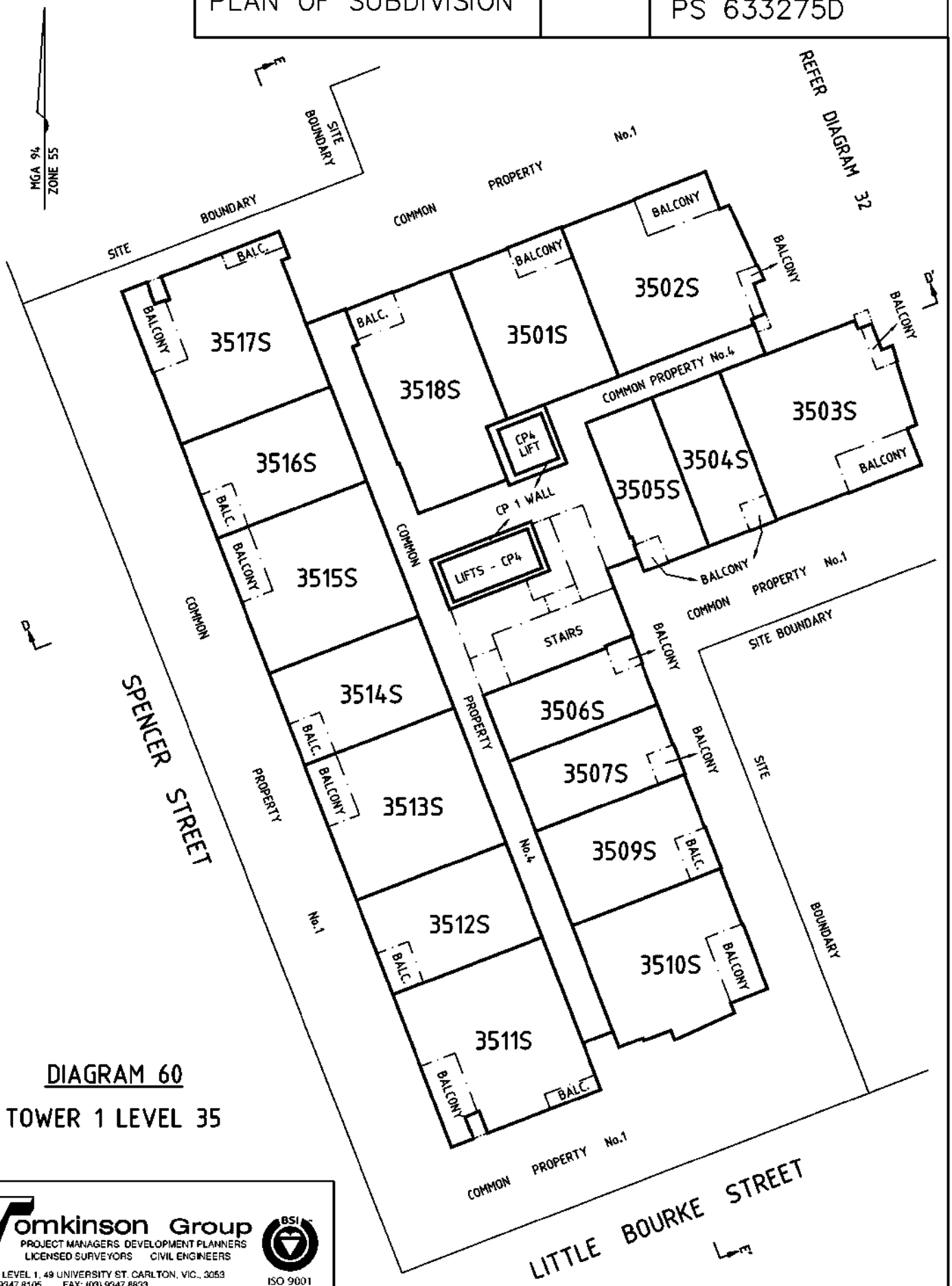


DIAGRAM 60

TOWER 1 LEVEL 35

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PLAN OF SUBDIVISION

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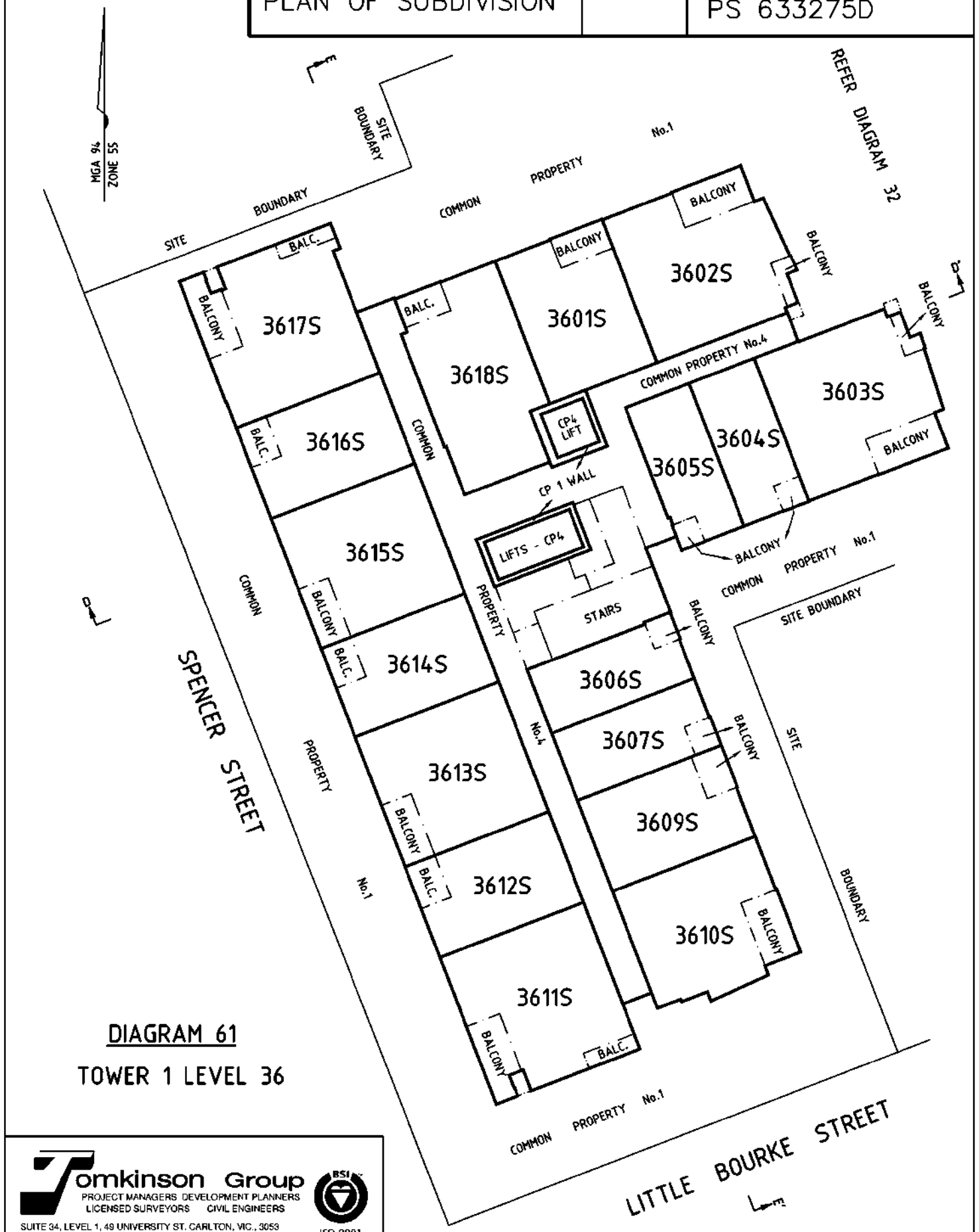


DIAGRAM 61

TOWER 1 LEVEL 36

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PLAN OF SUBDIVISION

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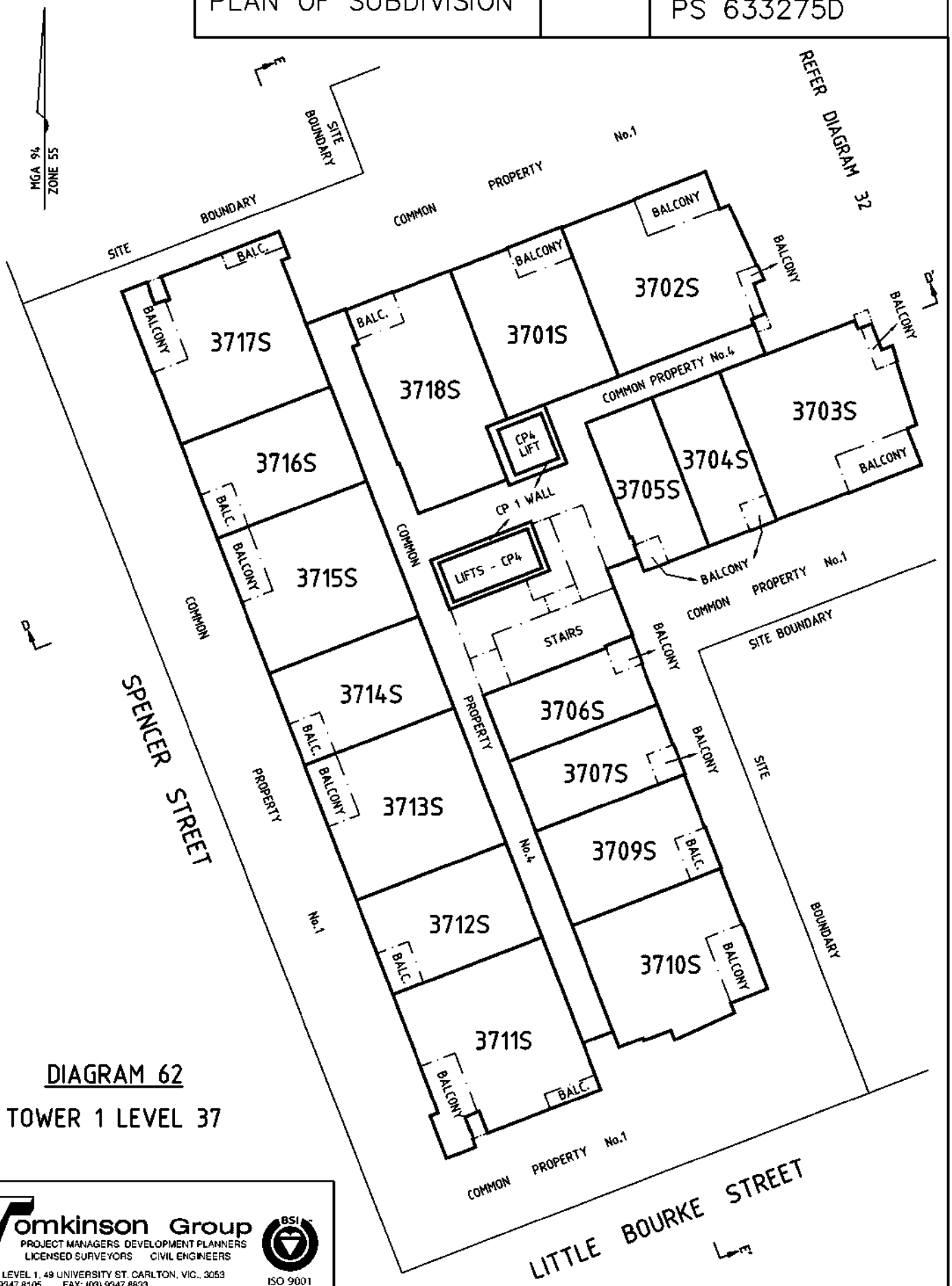


DIAGRAM 62

TOWER 1 LEVEL 37

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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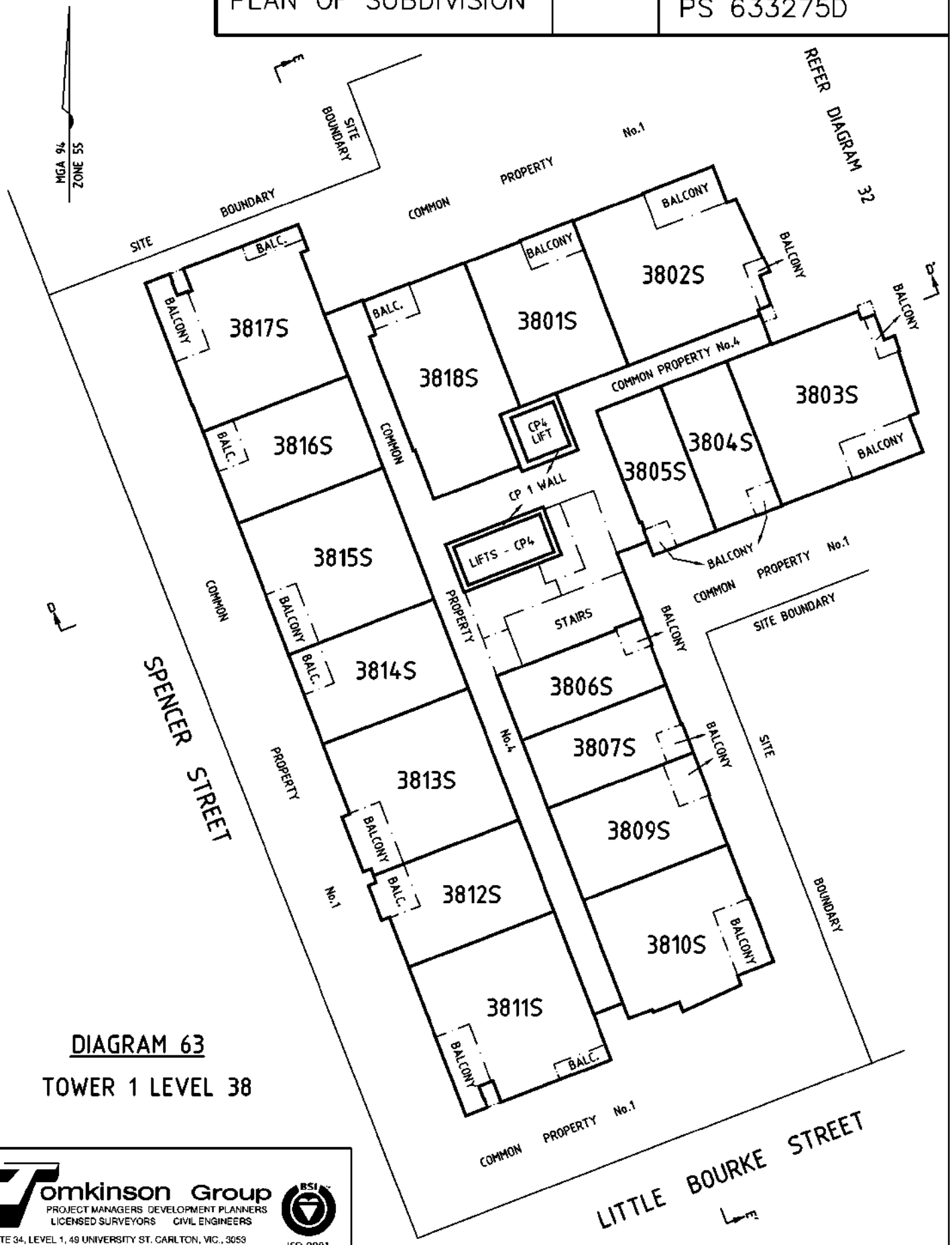


DIAGRAM 63

TOWER 1 LEVEL 38

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
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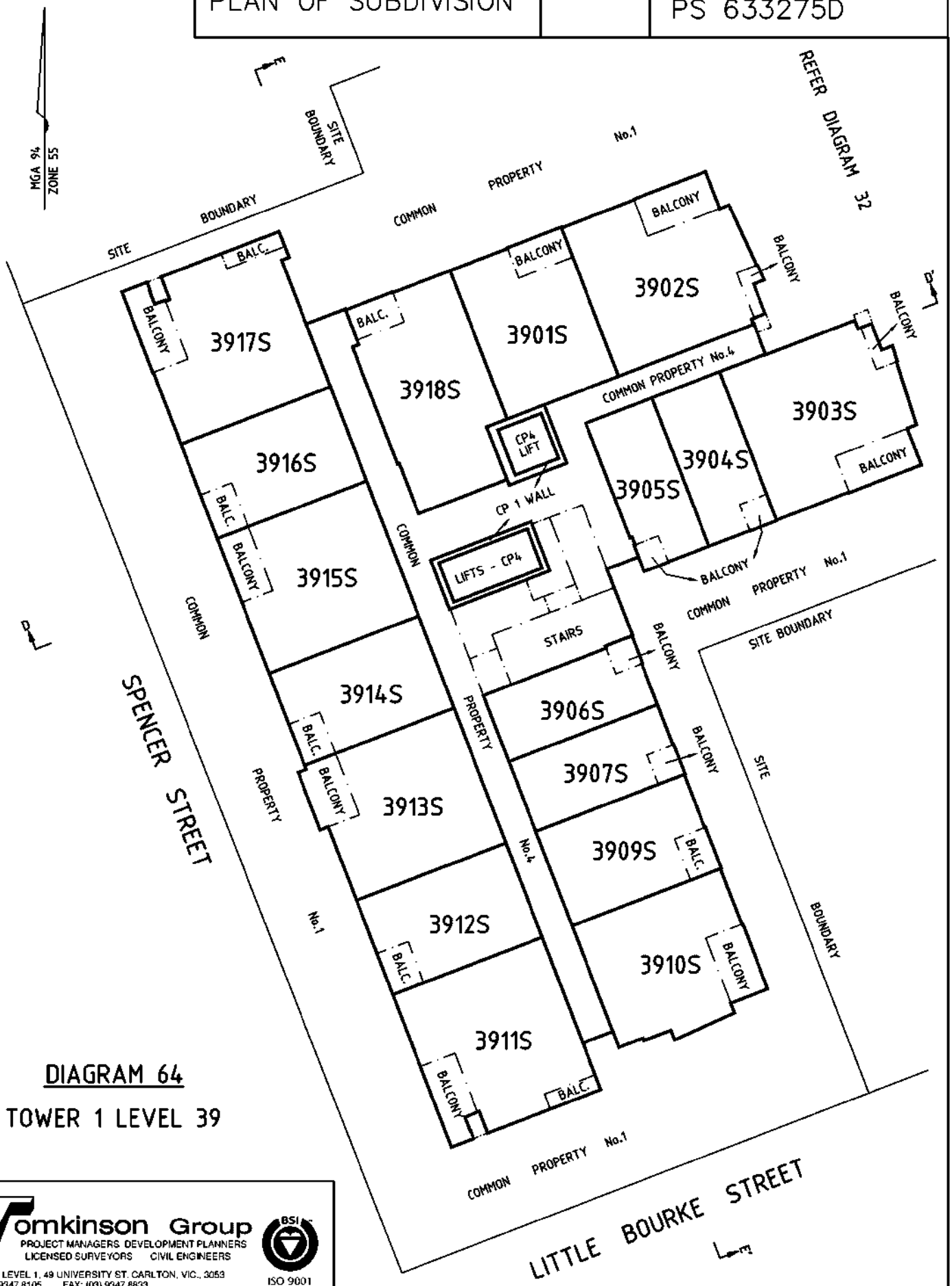


DIAGRAM 64

TOWER 1 LEVEL 39

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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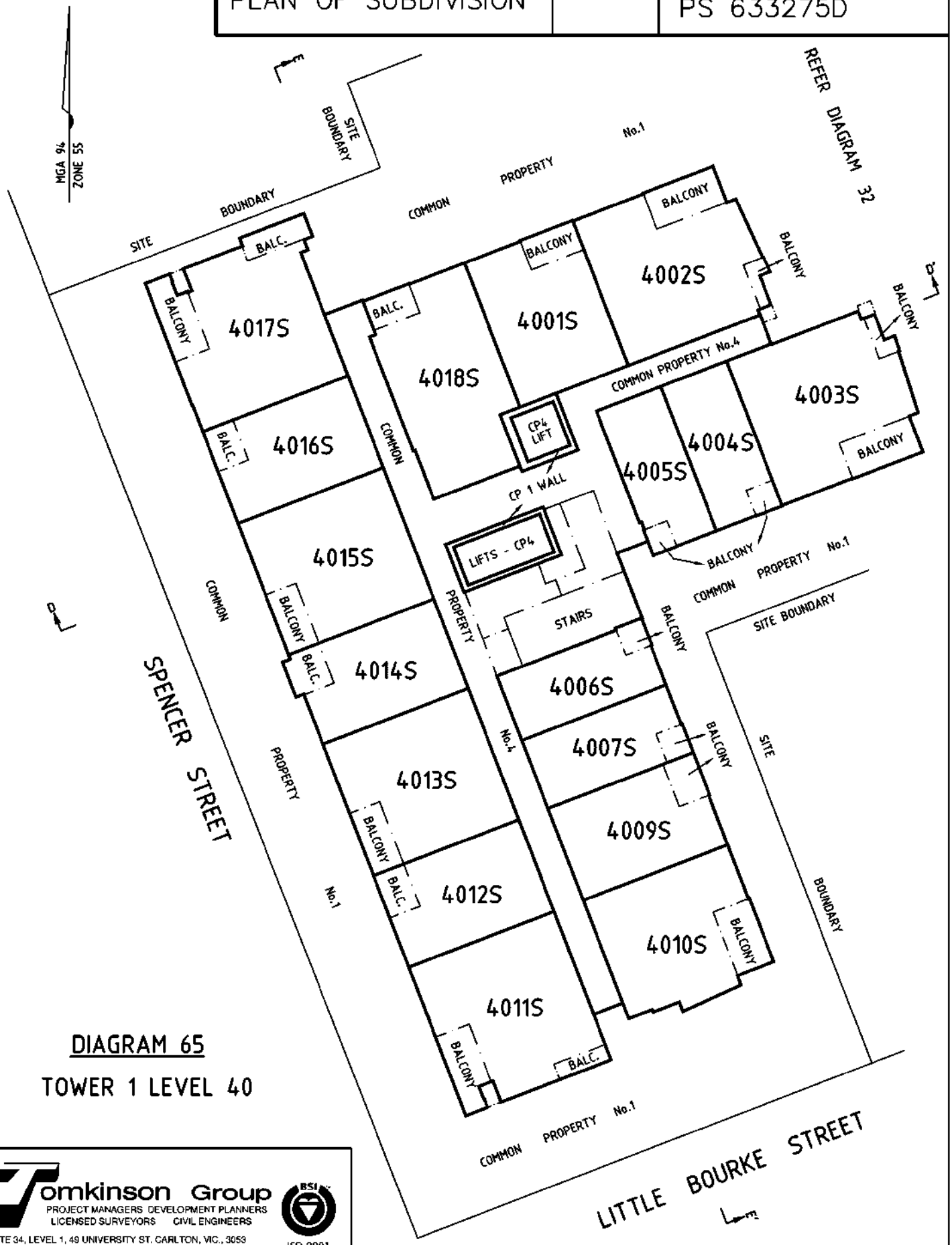


DIAGRAM 65

TOWER 1 LEVEL 40

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

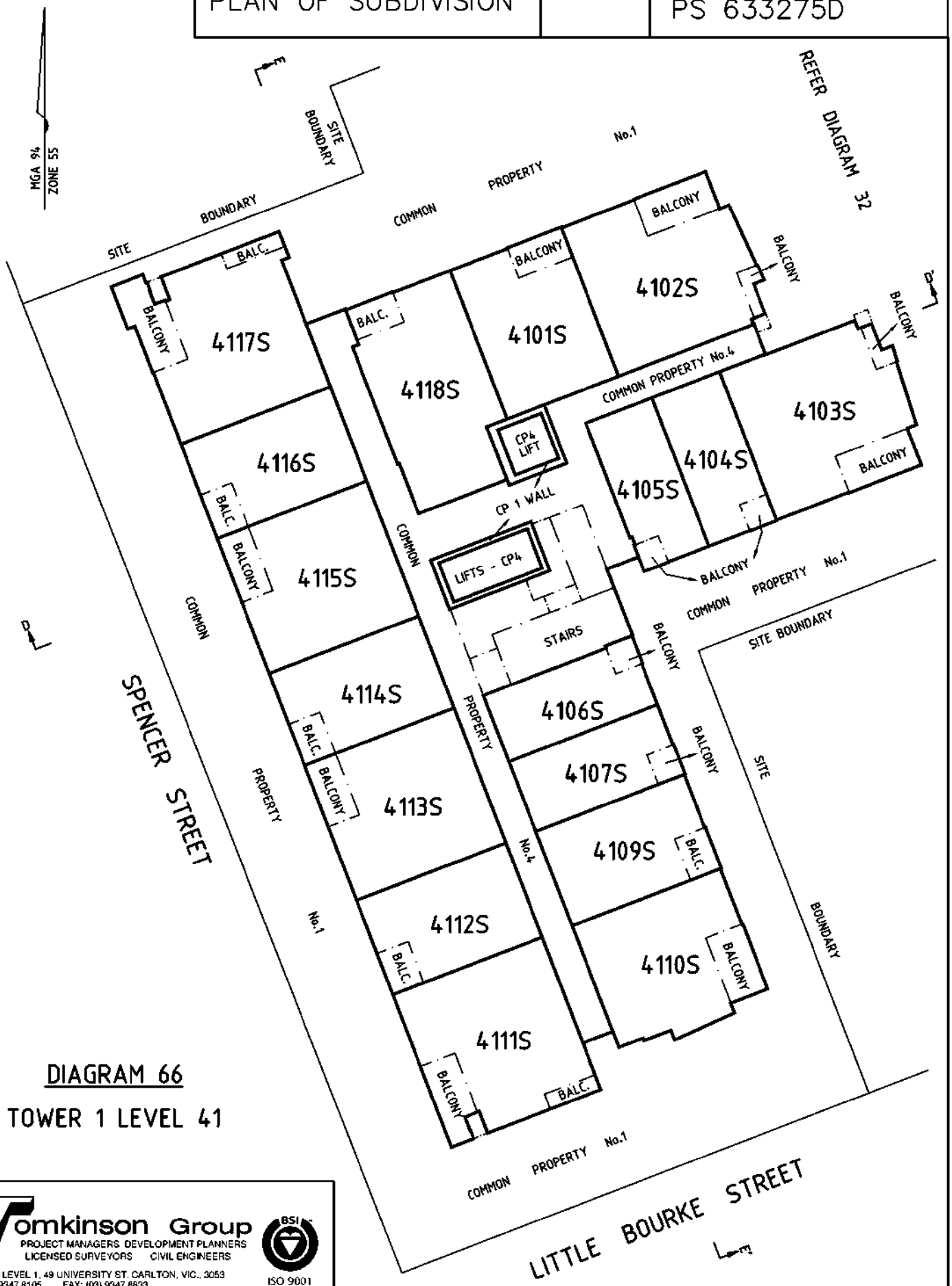


DIAGRAM 66

TOWER 1 LEVEL 41

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PLAN OF SUBDIVISION

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PLAN NUMBER
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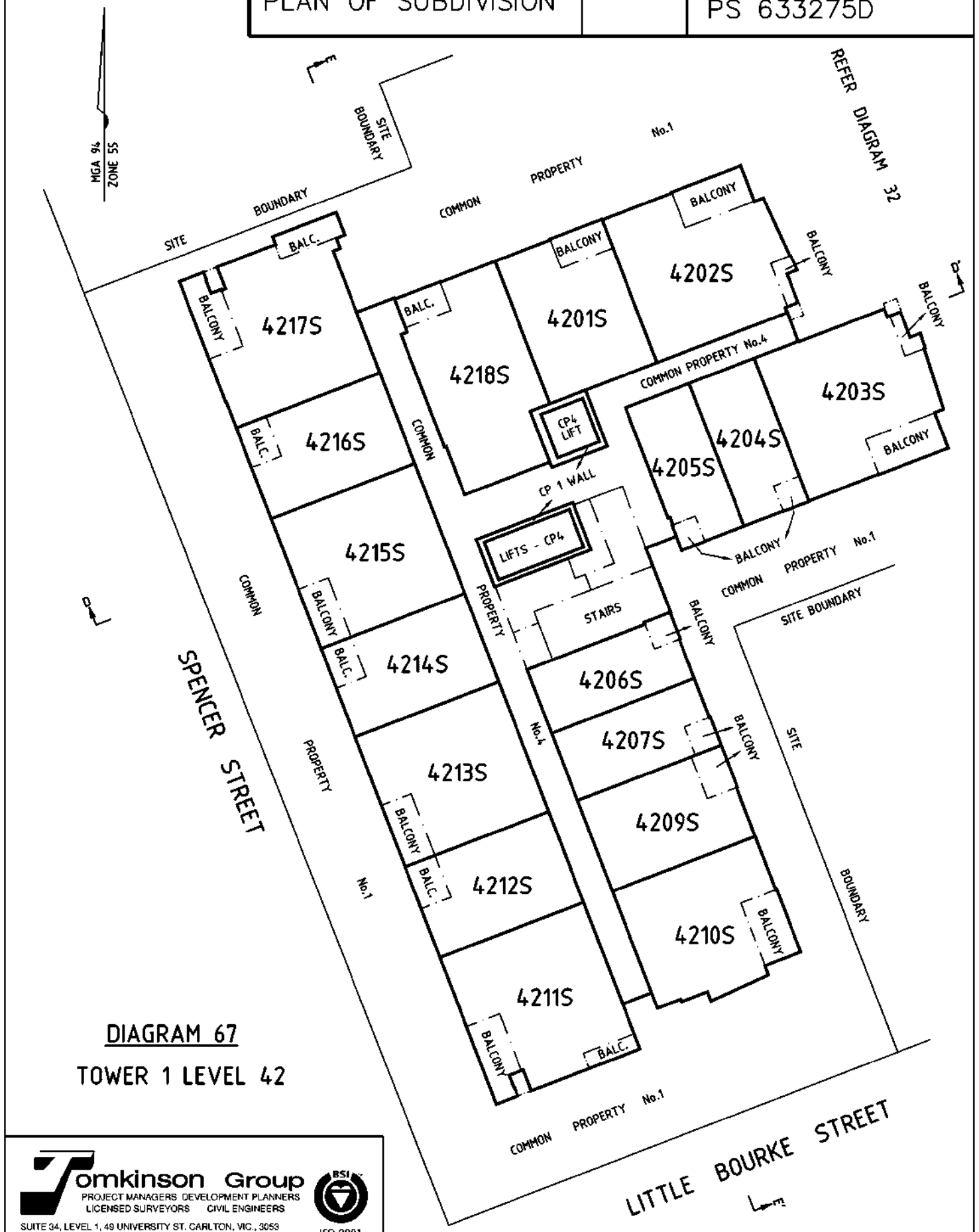


DIAGRAM 67

TOWER 1 LEVEL 42

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LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:200	A3

LICENSED SURVEYOR (PRINT) .....
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COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

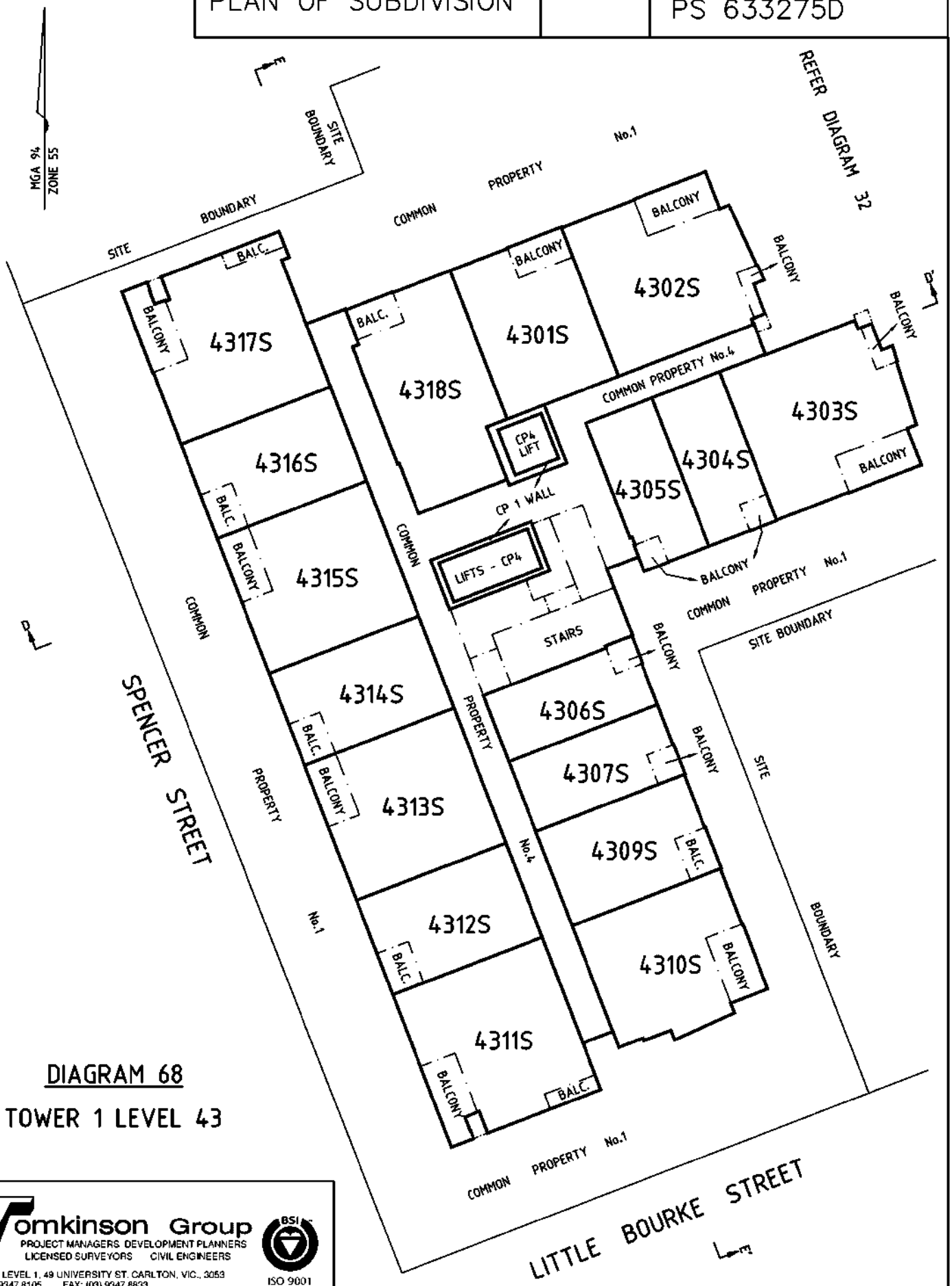


DIAGRAM 68

TOWER 1 LEVEL 43

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
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REF M1003 VERSION COMP

SHEET 93
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COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS 633275D

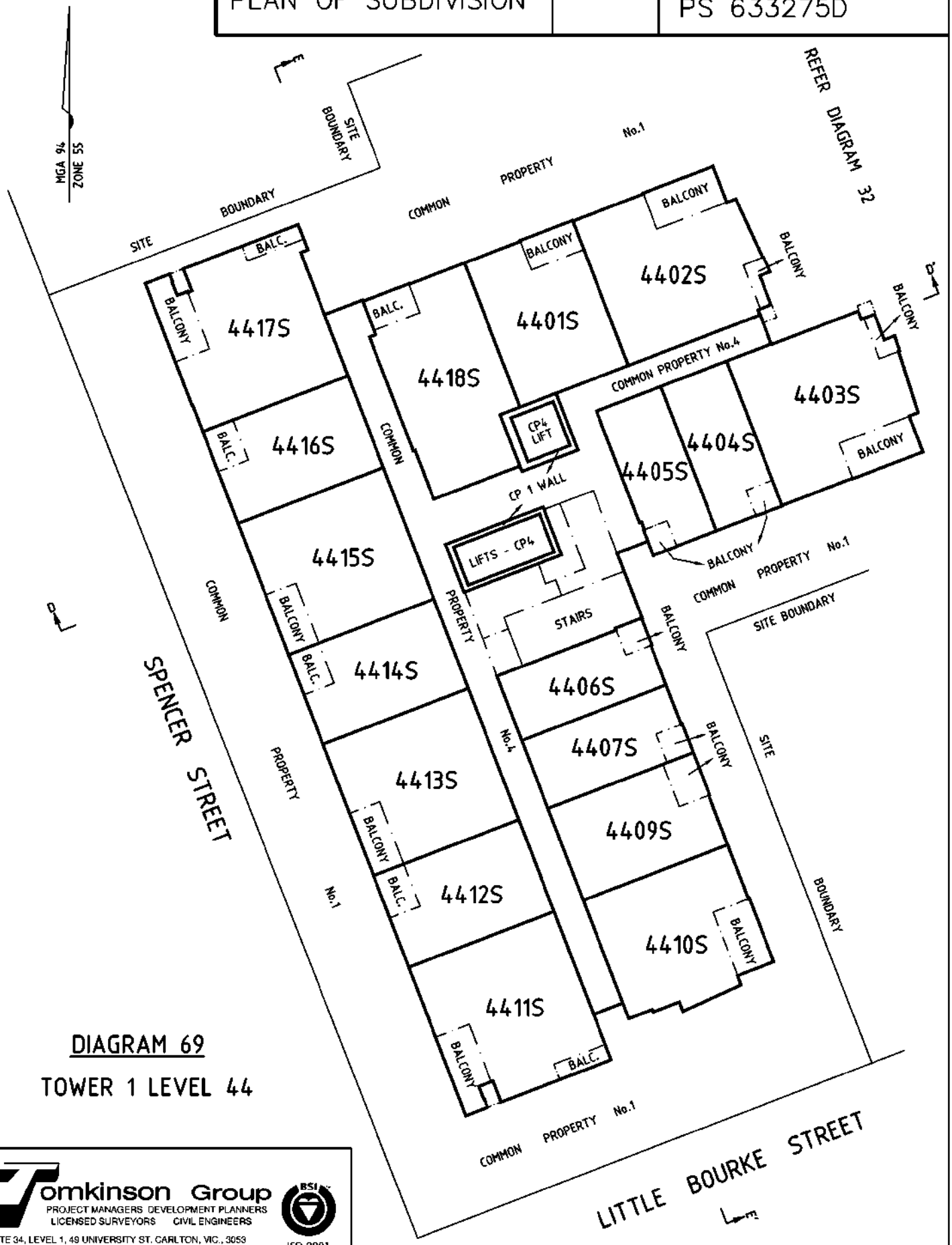


DIAGRAM 69

TOWER 1 LEVEL 44

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PLAN OF SUBDIVISION

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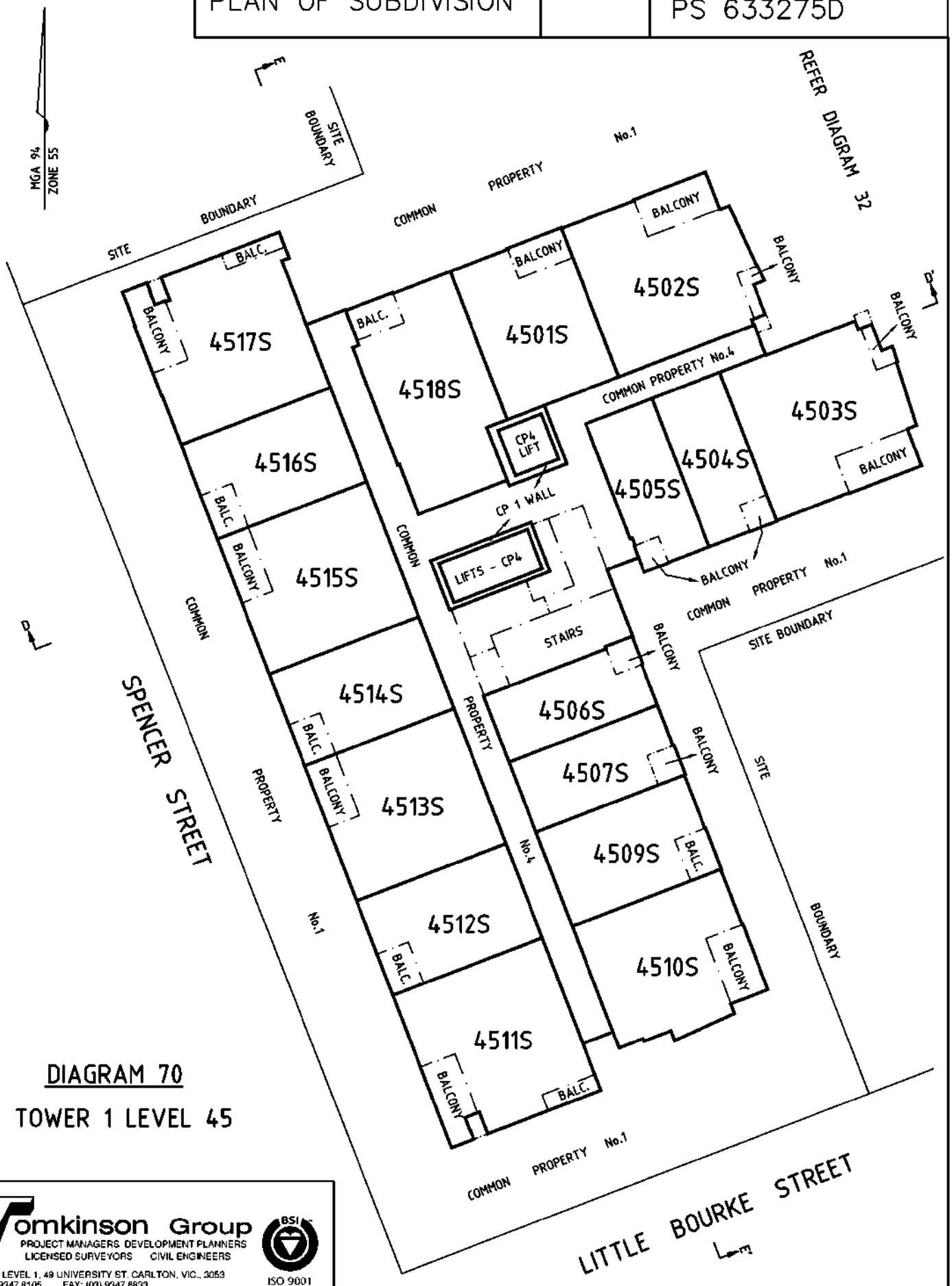


DIAGRAM 70

TOWER 1 LEVEL 45

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PLAN OF SUBDIVISION

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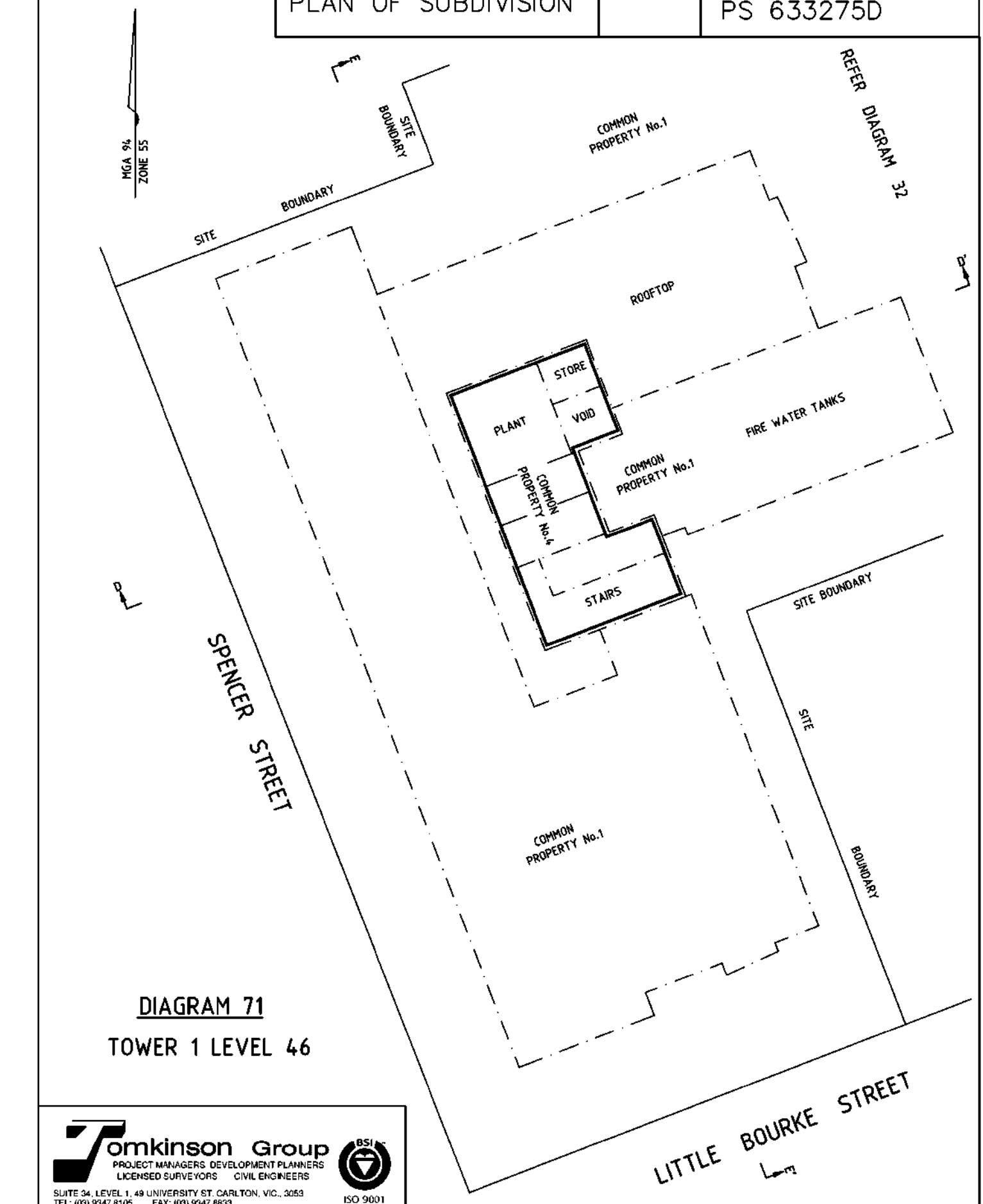


DIAGRAM 71

TOWER 1 LEVEL 46

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

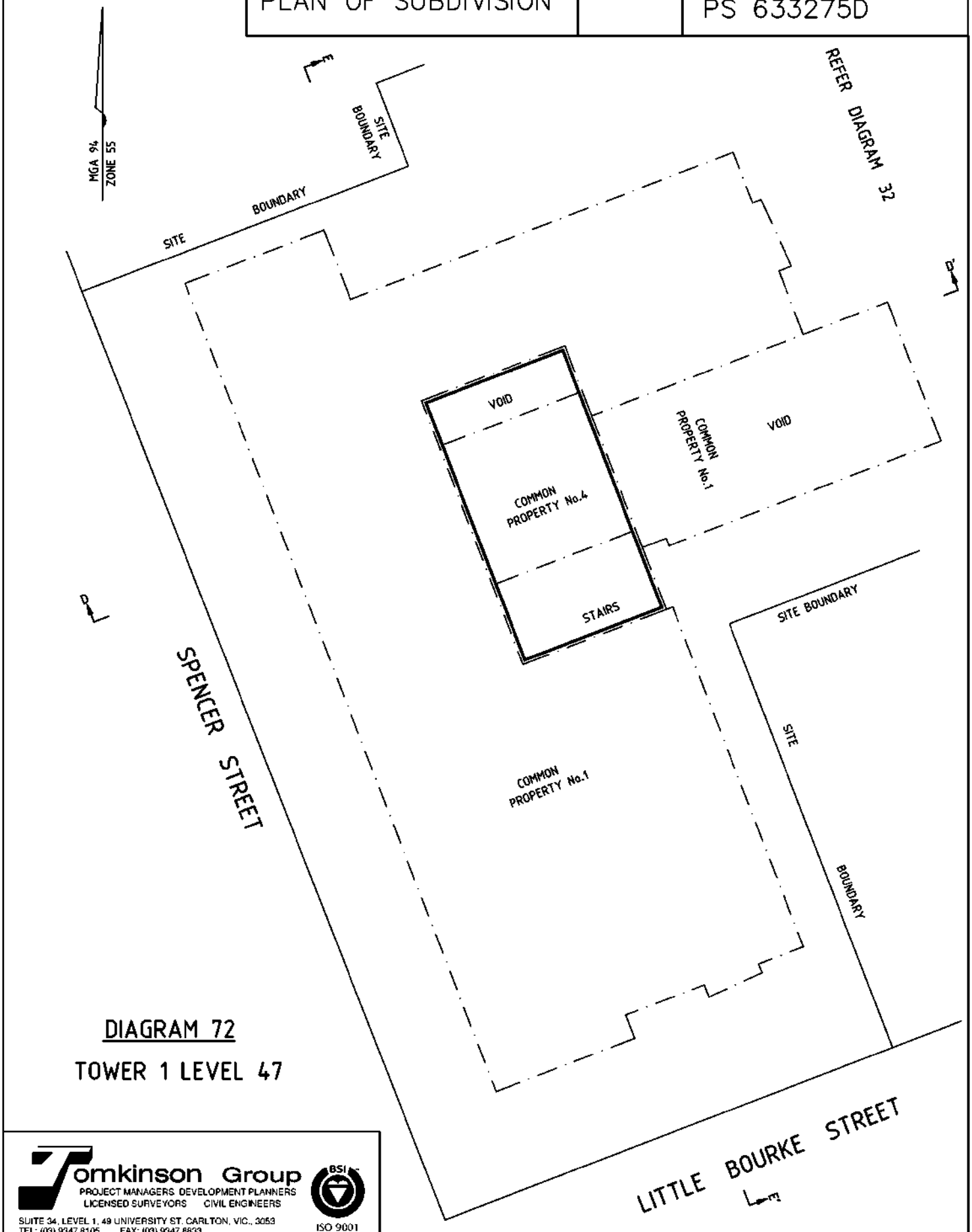


DIAGRAM 72

TOWER 1 LEVEL 47

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

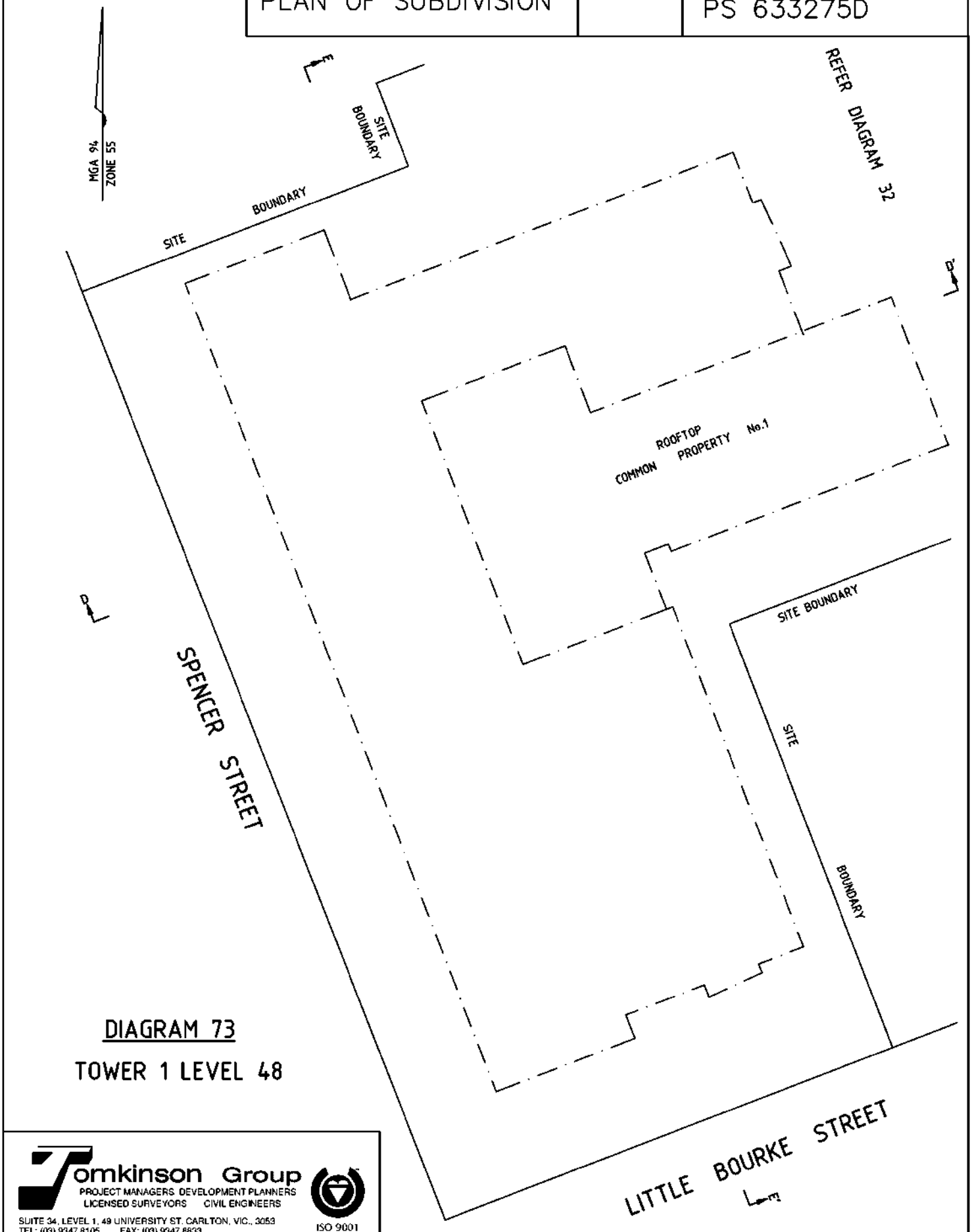


DIAGRAM 73

TOWER 1 LEVEL 48

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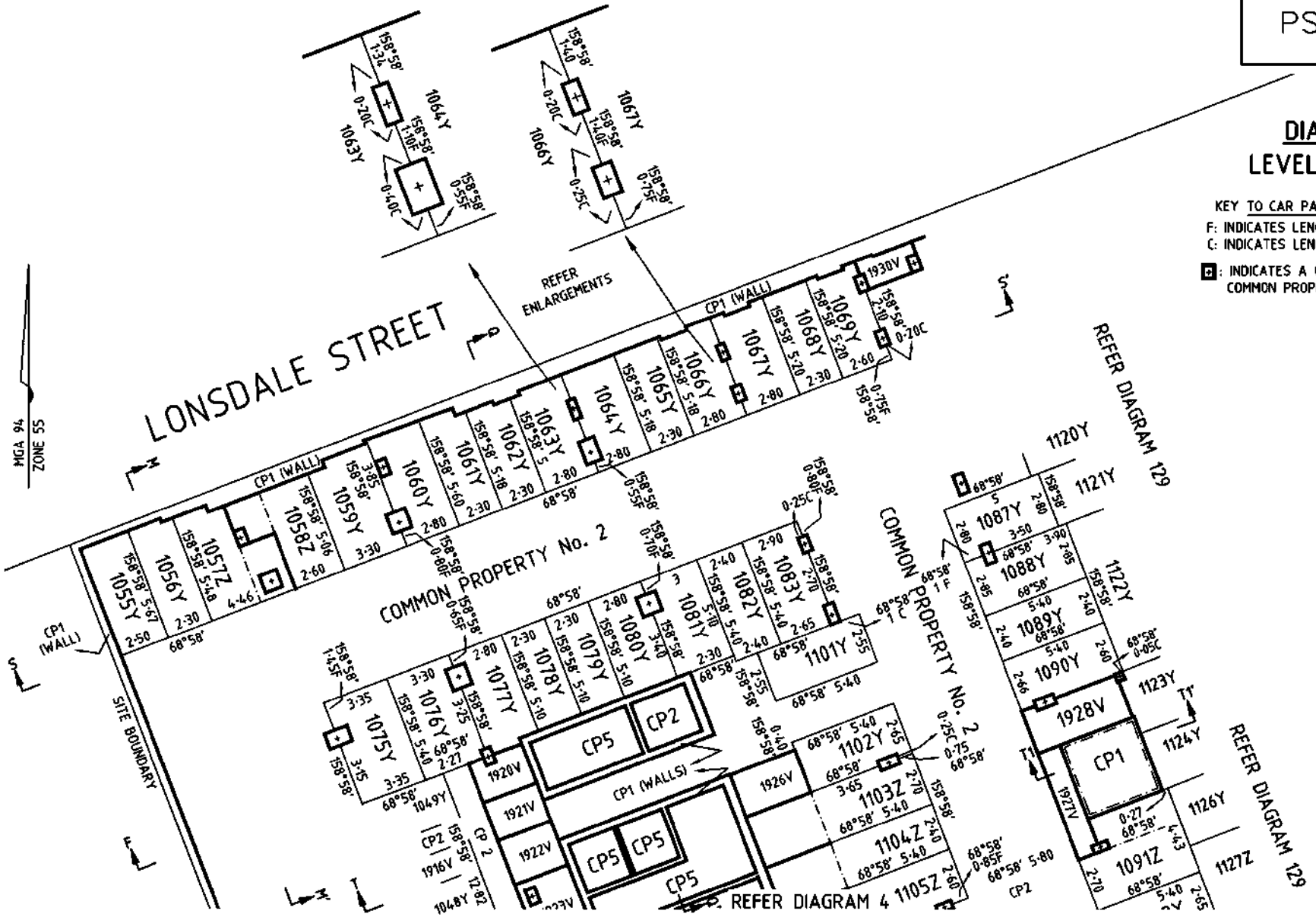
SHEET 98
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COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PS 633275D

DIAGRAM 75
LEVEL B2 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1



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Sheet 99
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

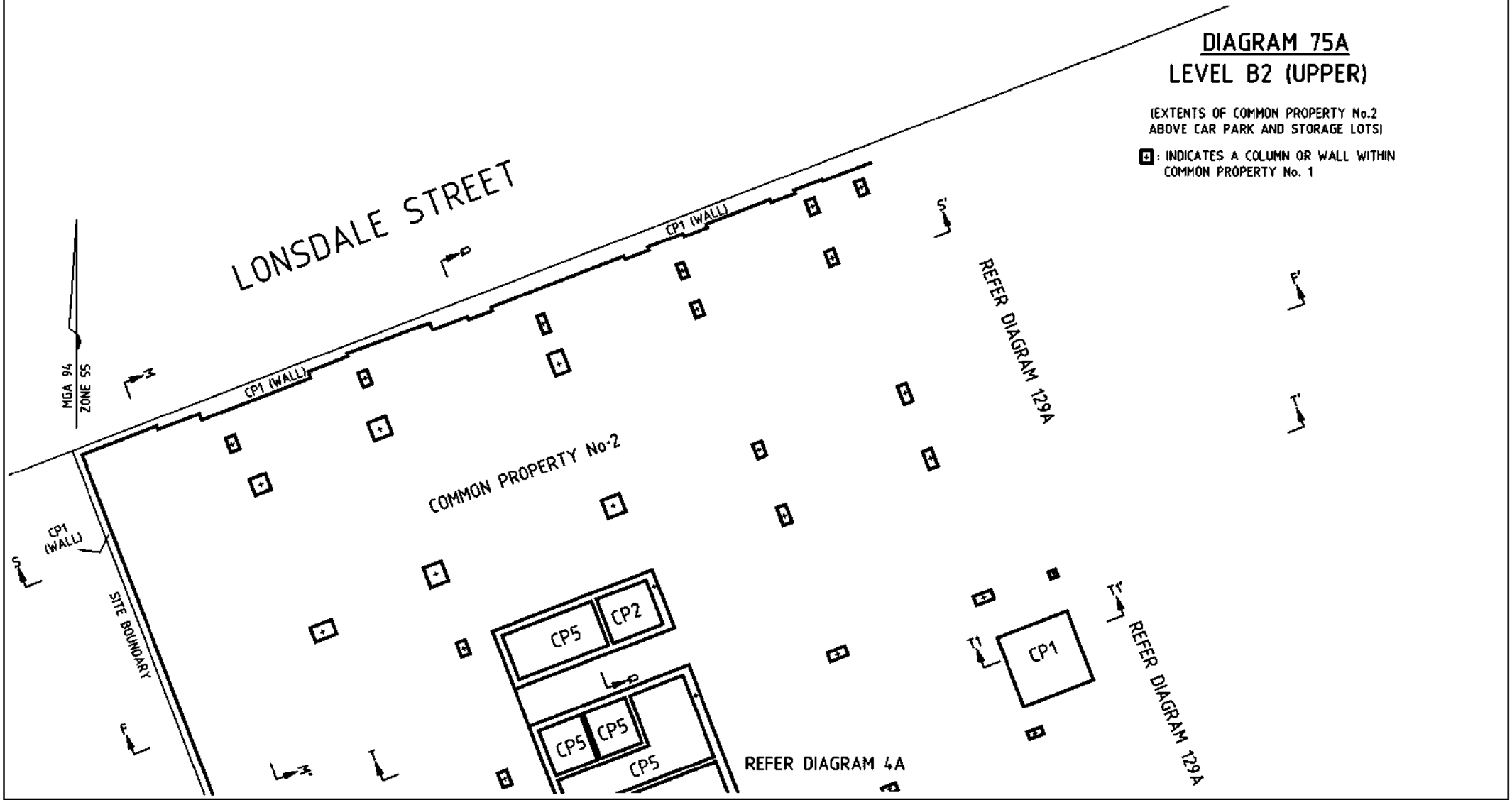
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PS 633275D

DIAGRAM 75A
LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1



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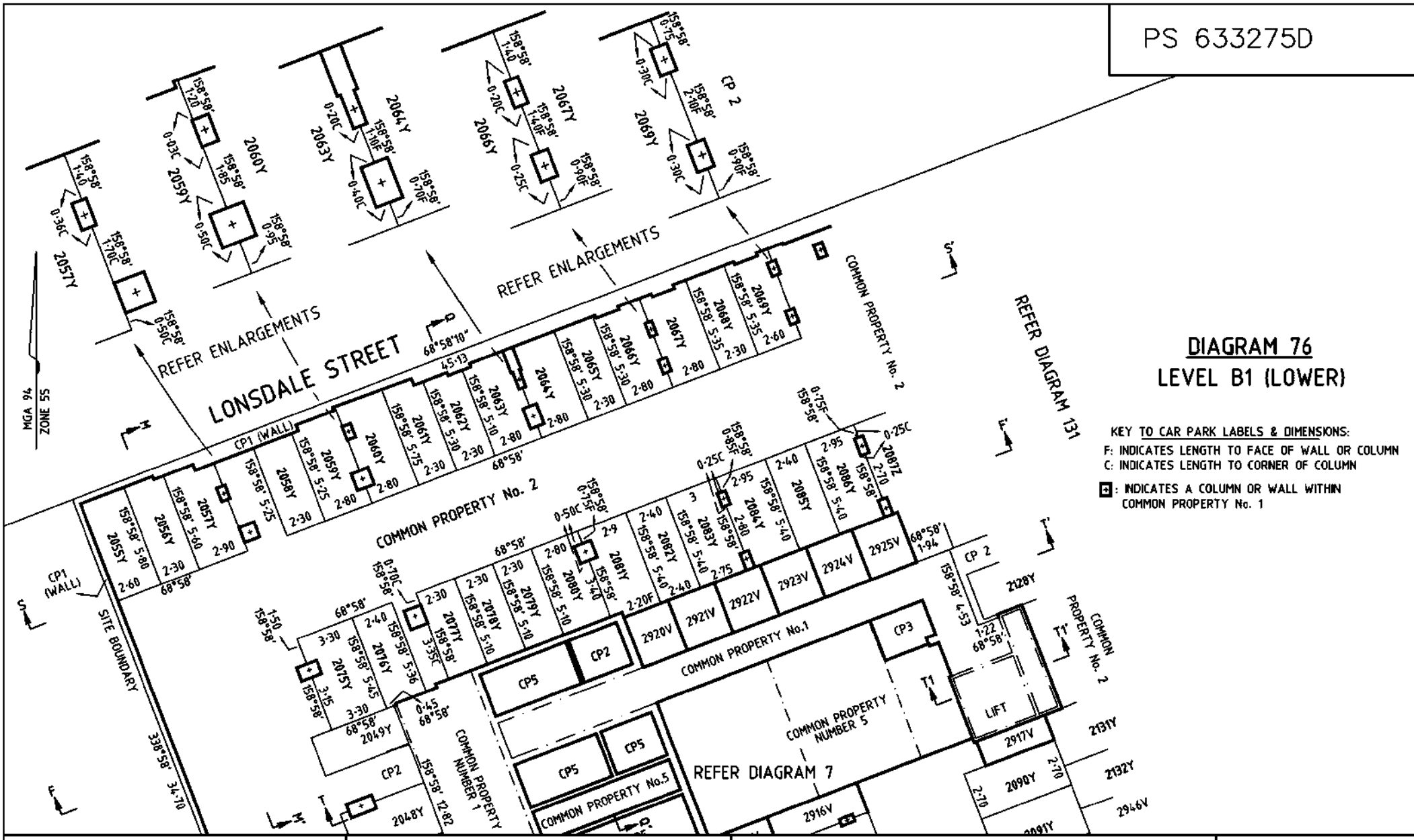


DIAGRAM 76
LEVEL B1 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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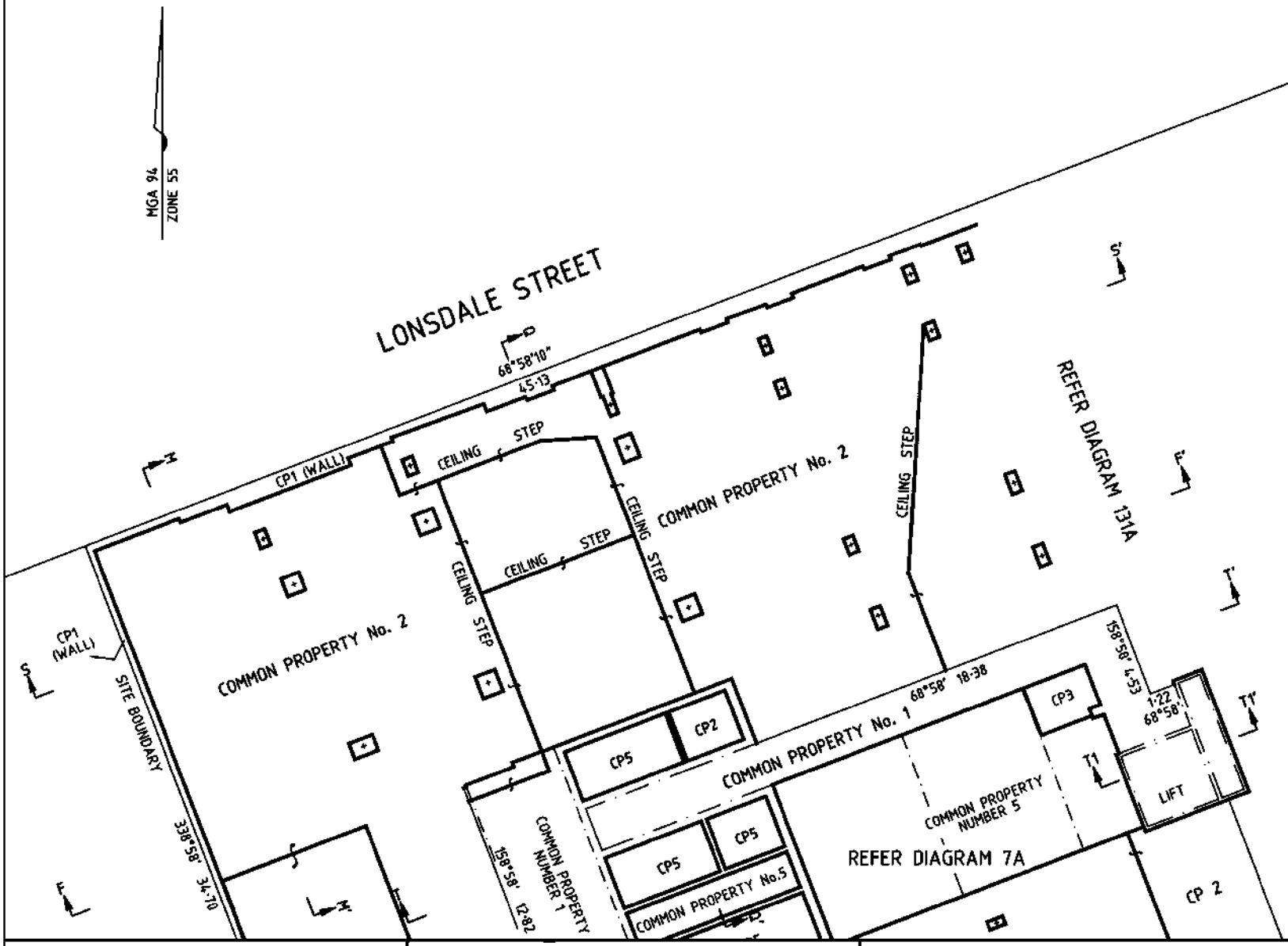


DIAGRAM 76A

LEVEL B1 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

TomkinsonGroup
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 102
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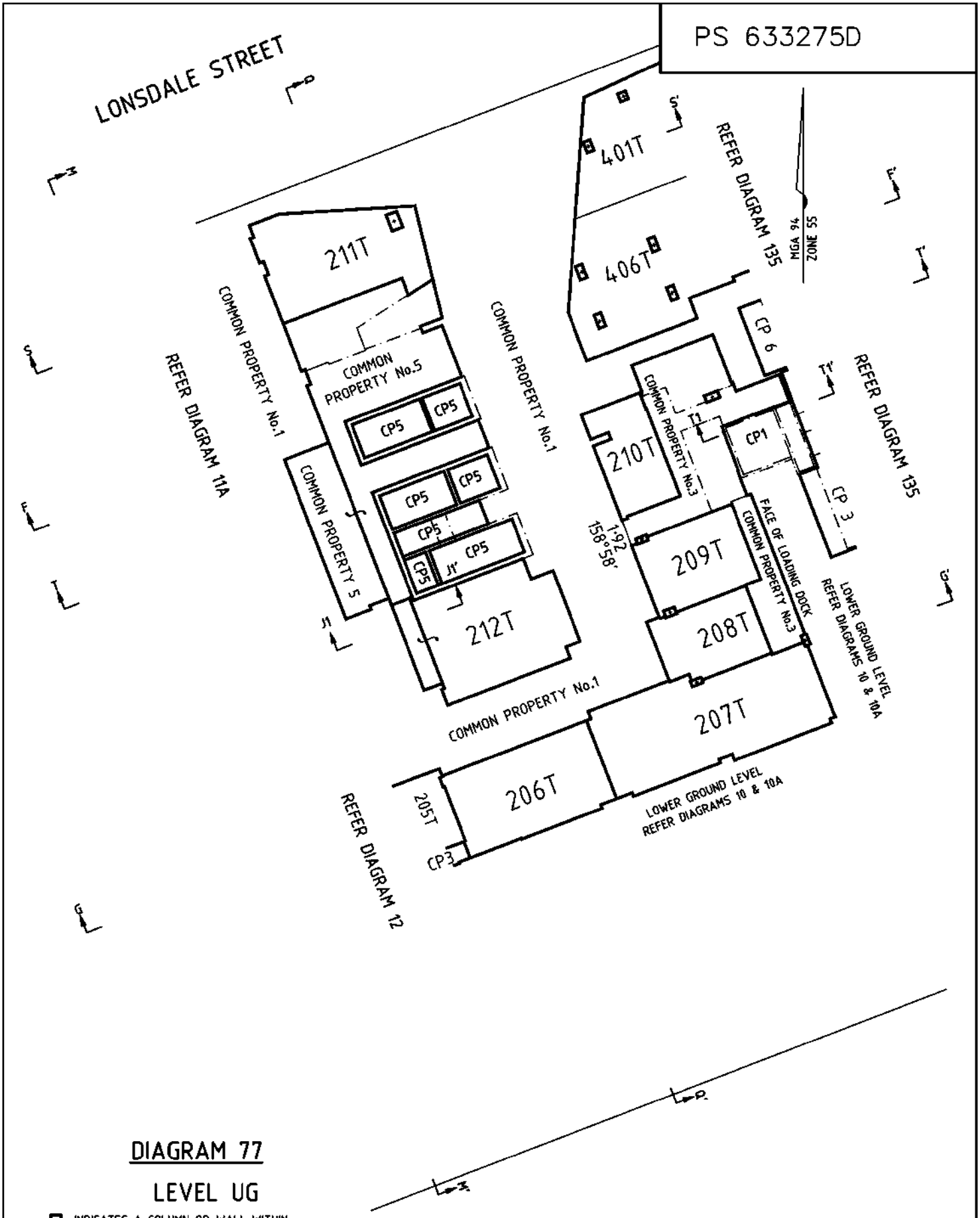


DIAGRAM 77

LEVEL UG

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2·5 0 2·5 5 7·5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

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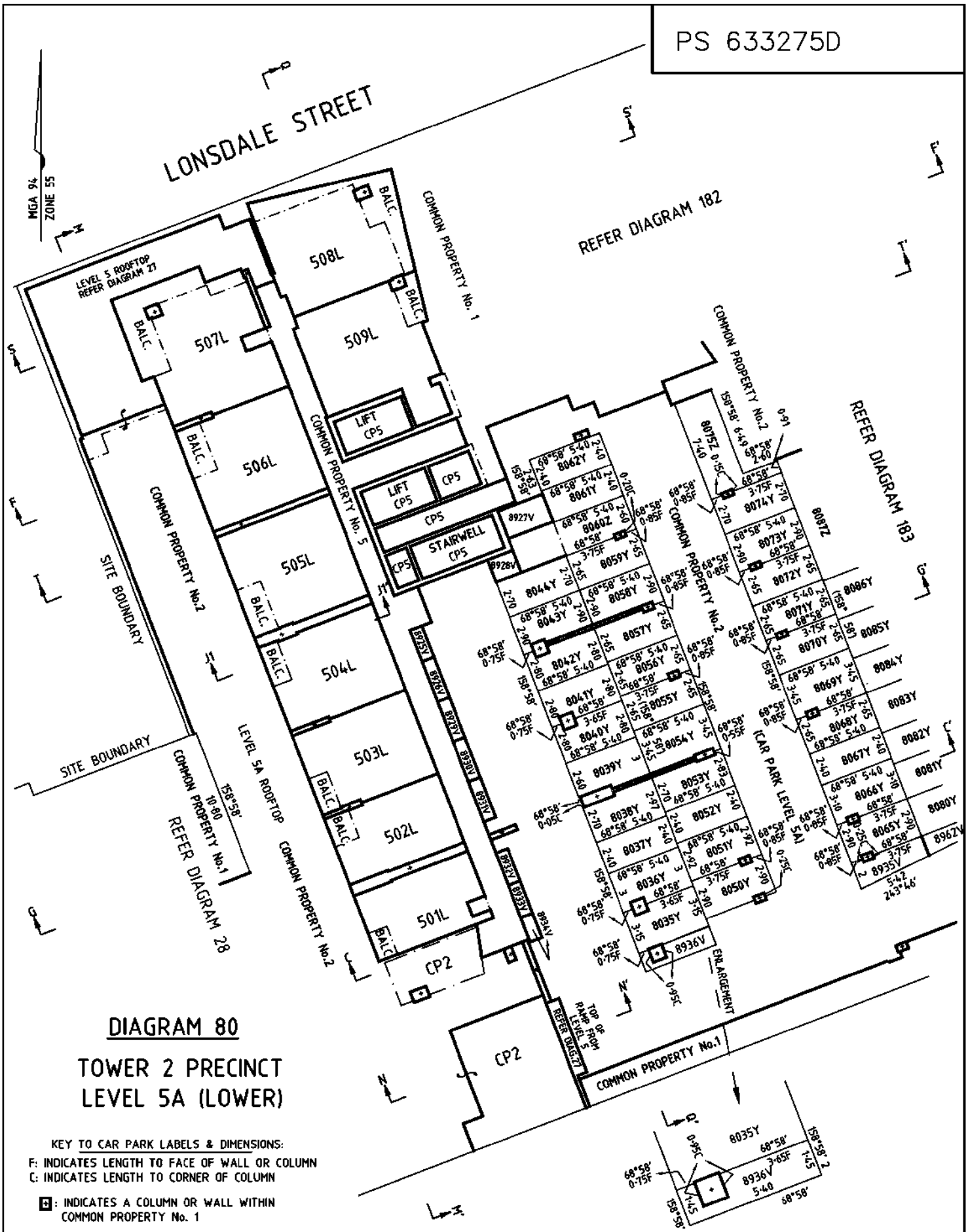


DIAGRAM 80

TOWER 2 PRECINCT
LEVEL 5A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2·5 0 2·5 5·0 7·5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

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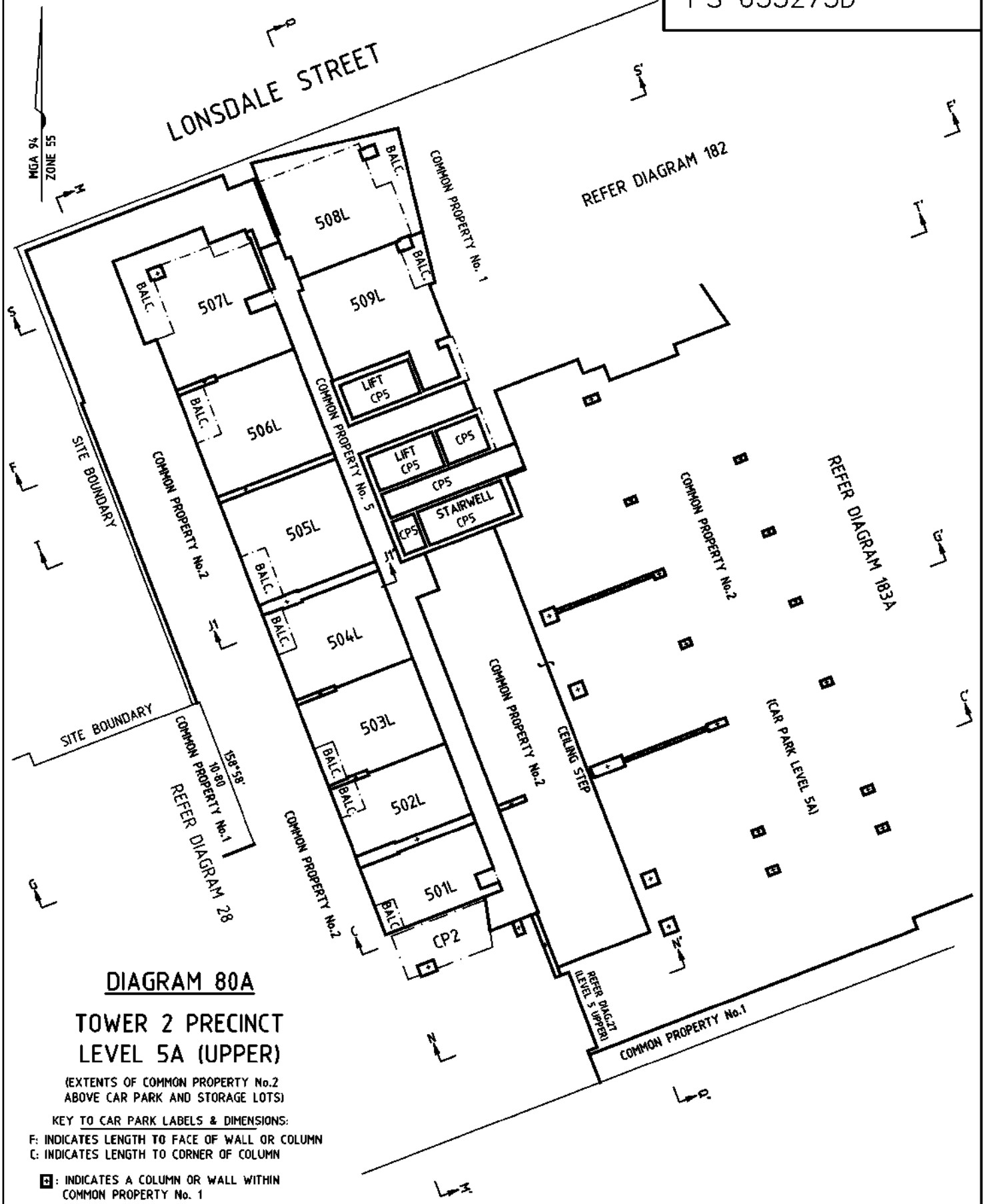


DIAGRAM 80A

TOWER 2 PRECINCT
LEVEL 5A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2·5 0 2·5 5·0 7·5 10
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:250

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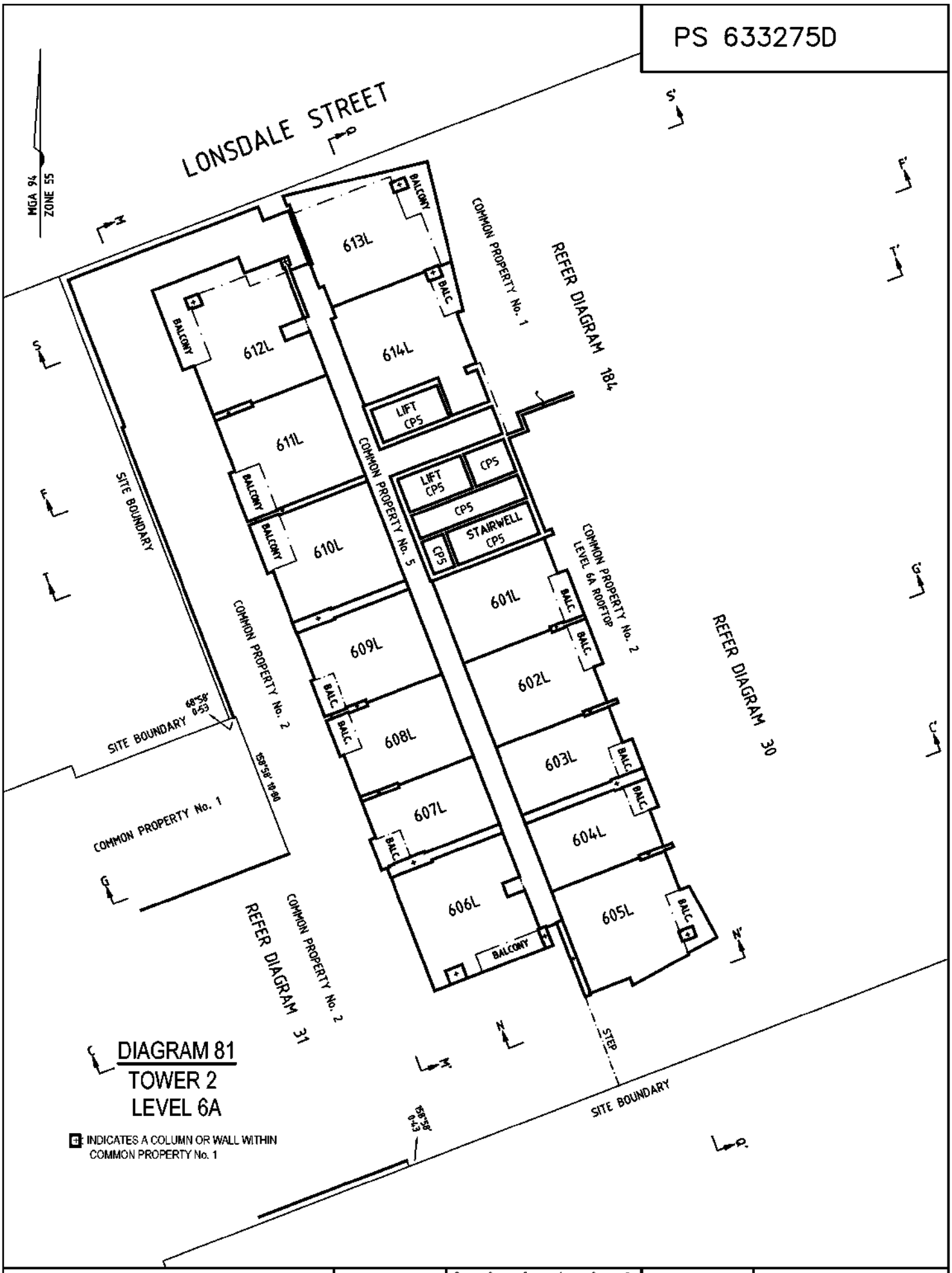


DIAGRAM 81
TOWER 2
LEVEL 6A

■ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 106

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

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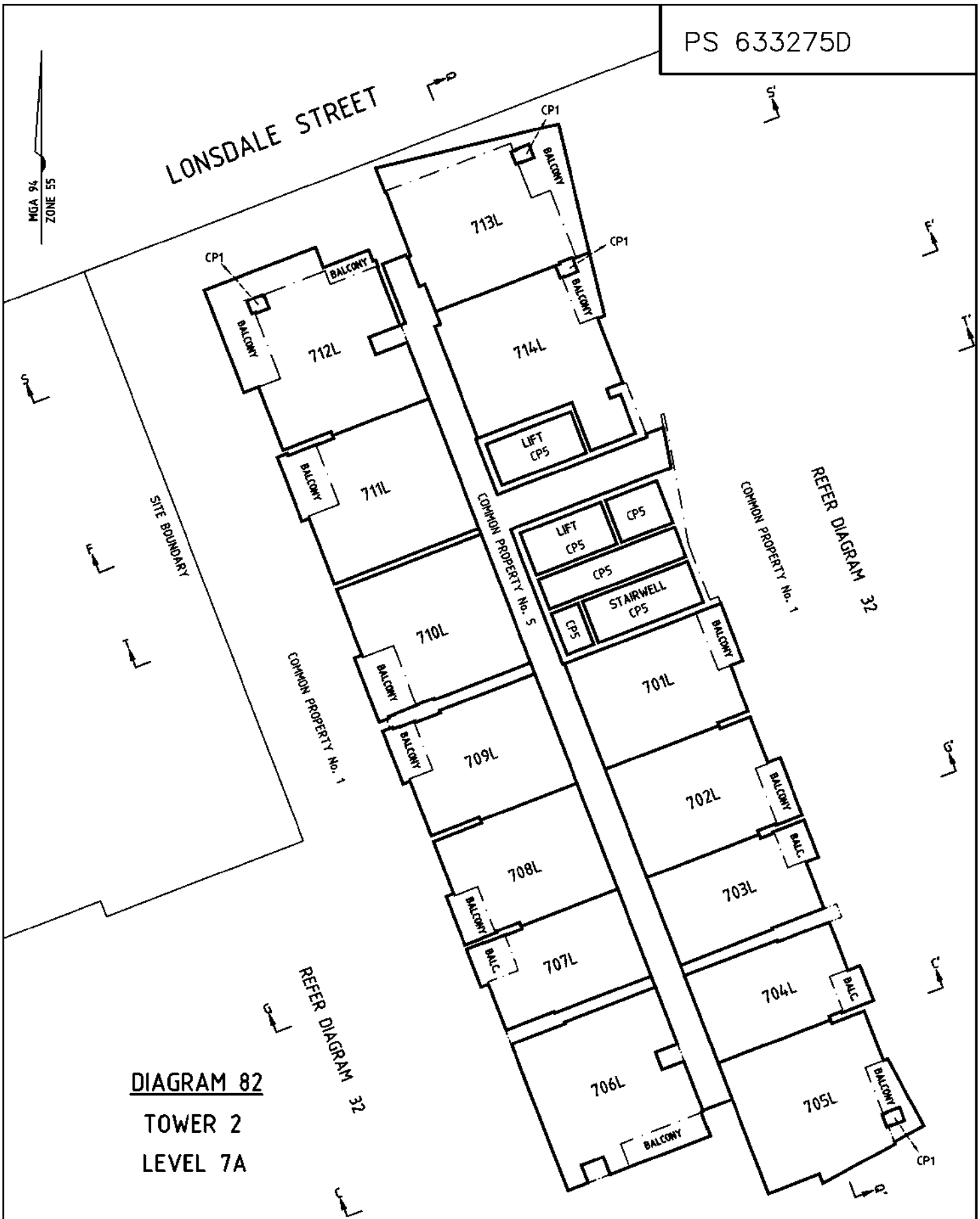


DIAGRAM 82

TOWER 2

LEVEL 7A

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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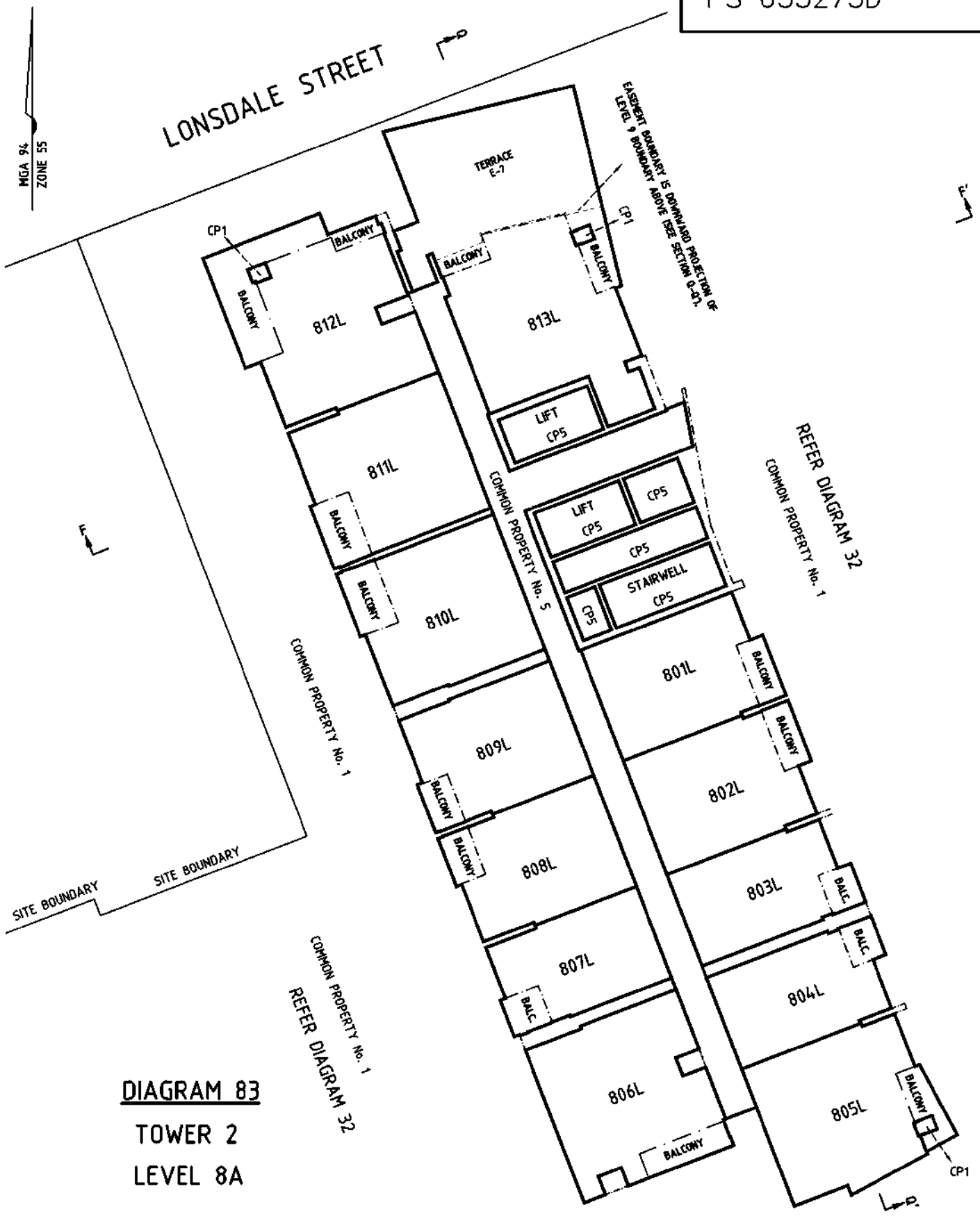


DIAGRAM 83

TOWER 2

LEVEL 8A

REFER DIAGRAM 32

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SCALE
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LENGTHS ARE IN METRES

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 109 of 321

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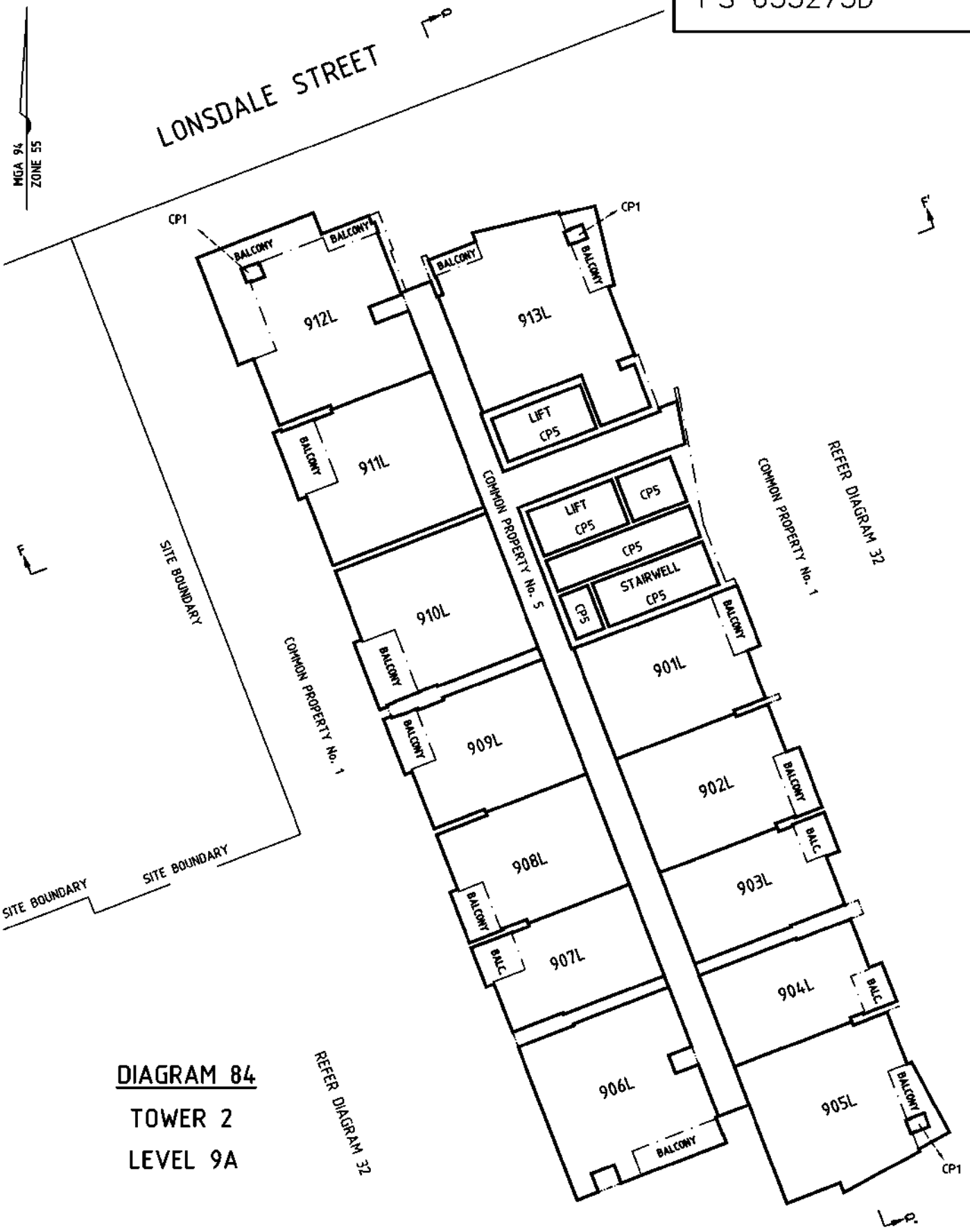


DIAGRAM 84

TOWER 2

LEVEL 9A

REFER DIAGRAM 32

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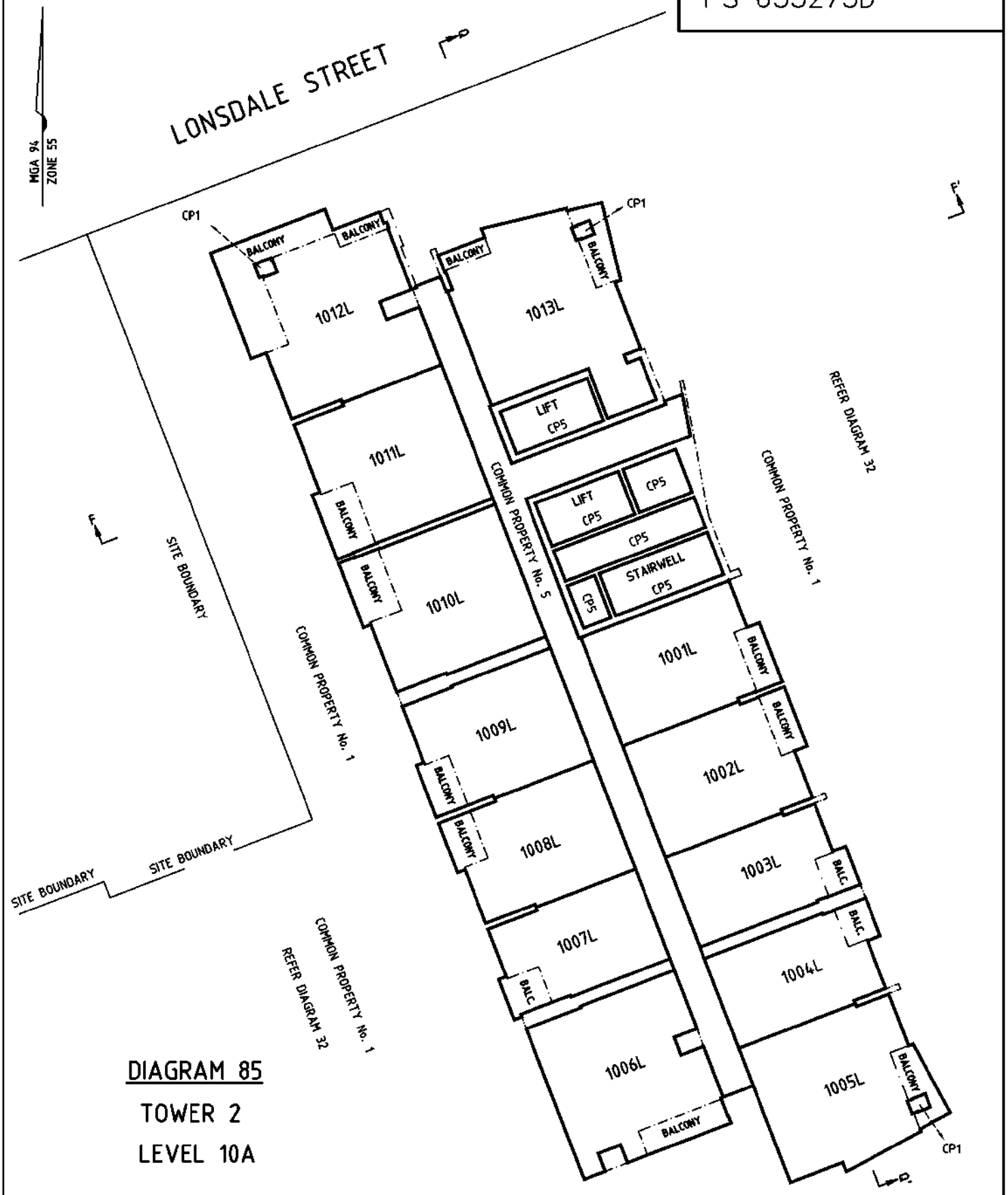


DIAGRAM 85

TOWER 2

LEVEL 10A

REFER DIAGRAM 32

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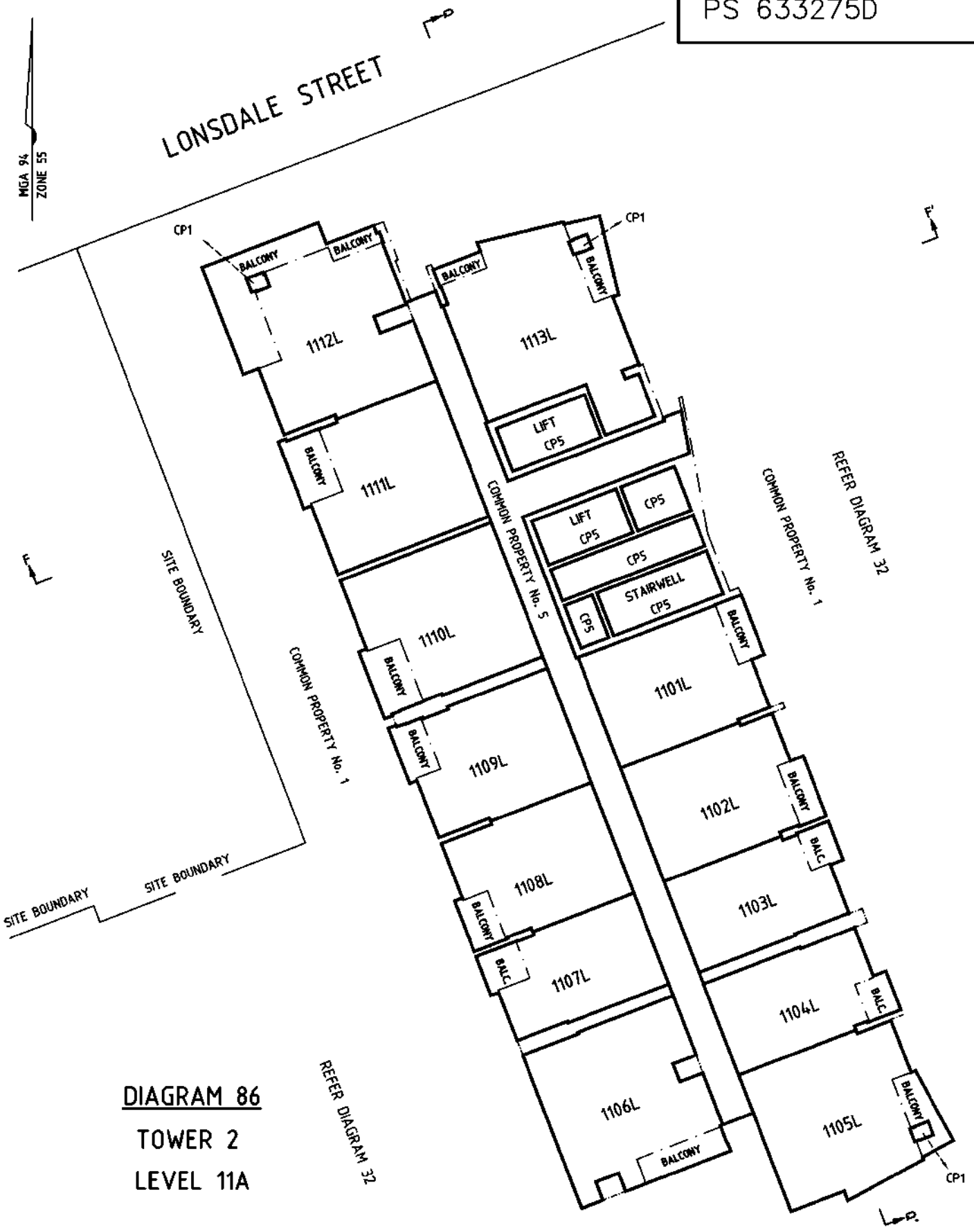


DIAGRAM 86

TOWER 2

LEVEL 11A

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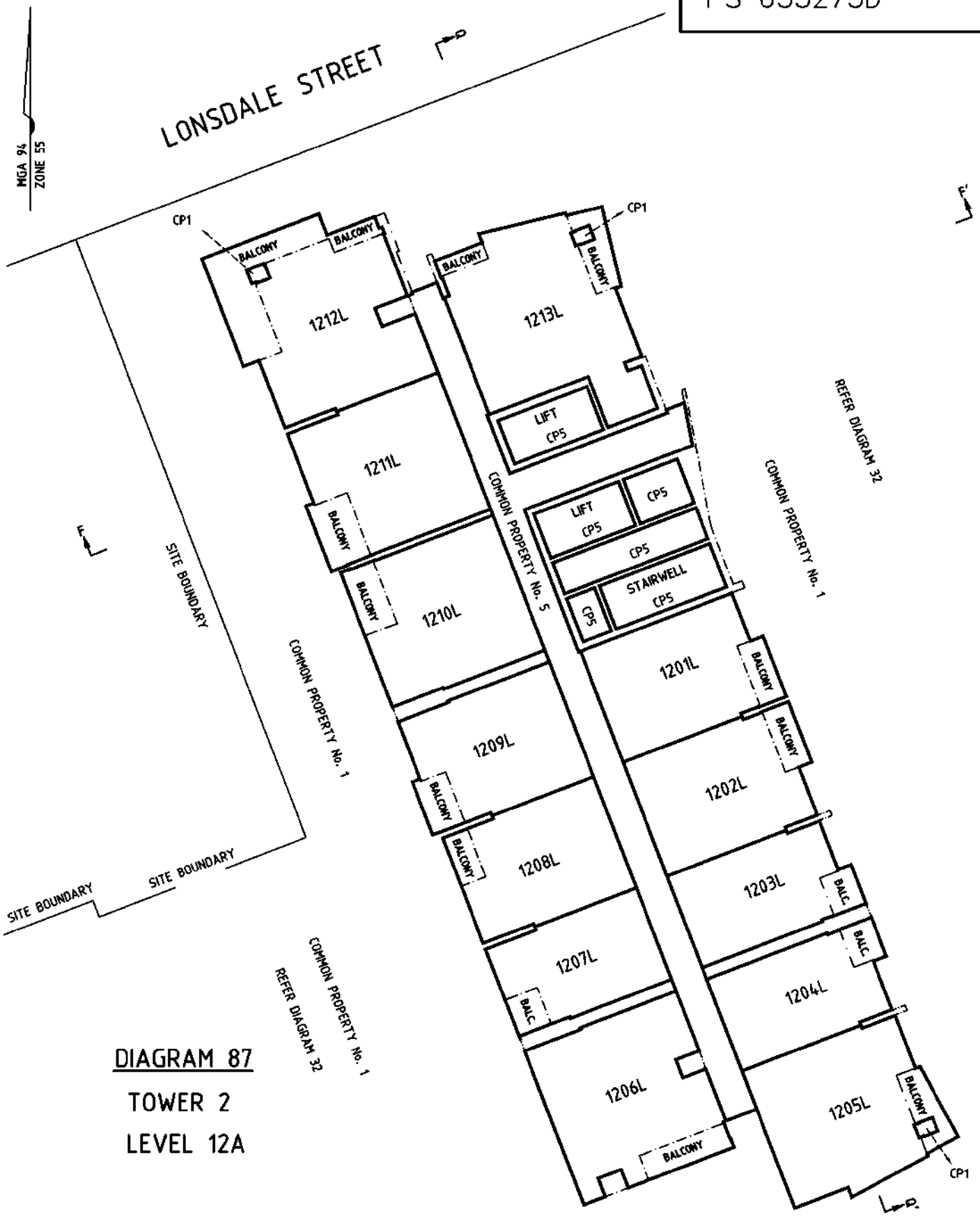


DIAGRAM 87

TOWER 2

LEVEL 12A

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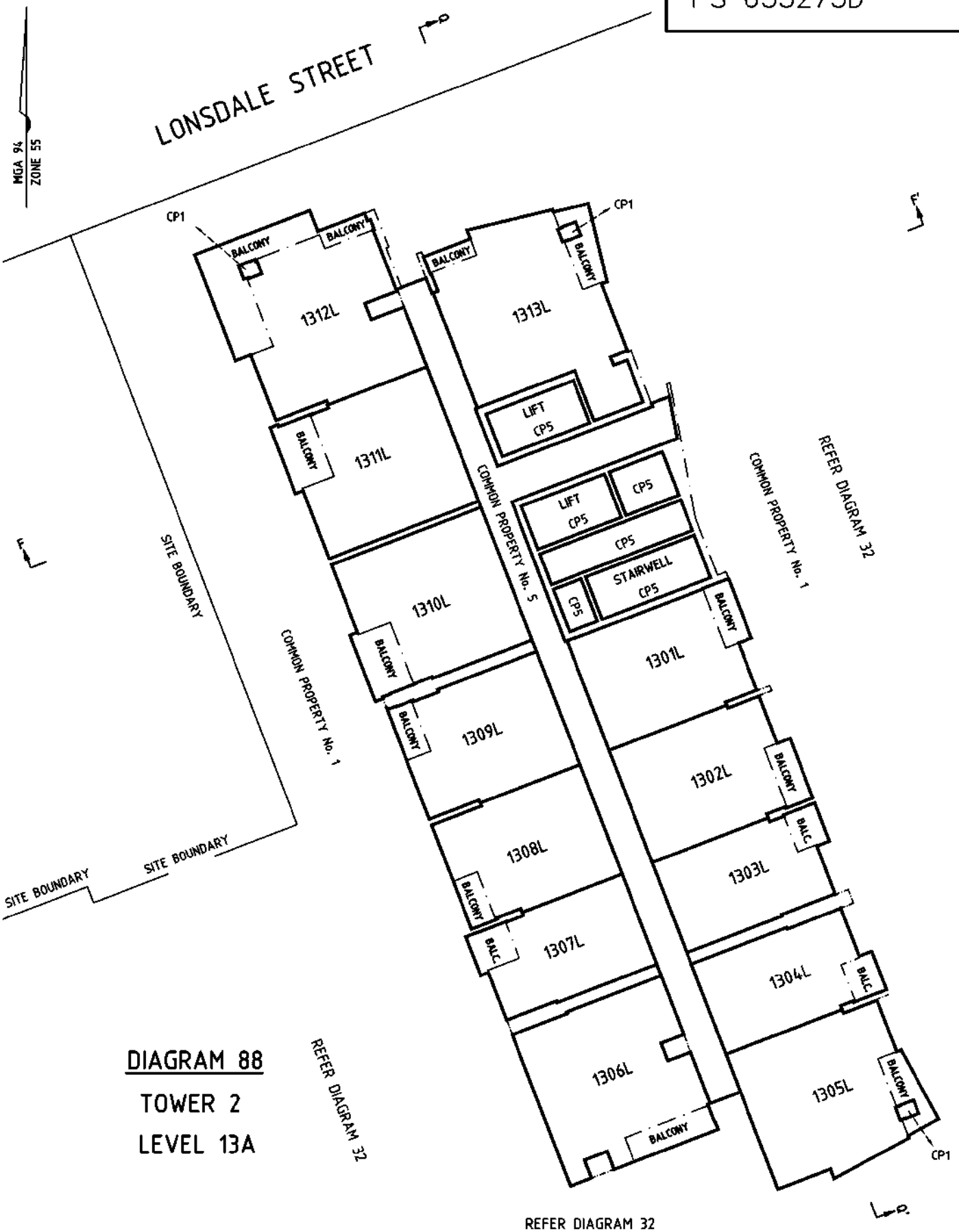


DIAGRAM 88

TOWER 2

LEVEL 13A

REFER DIAGRAM 32

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SCALE
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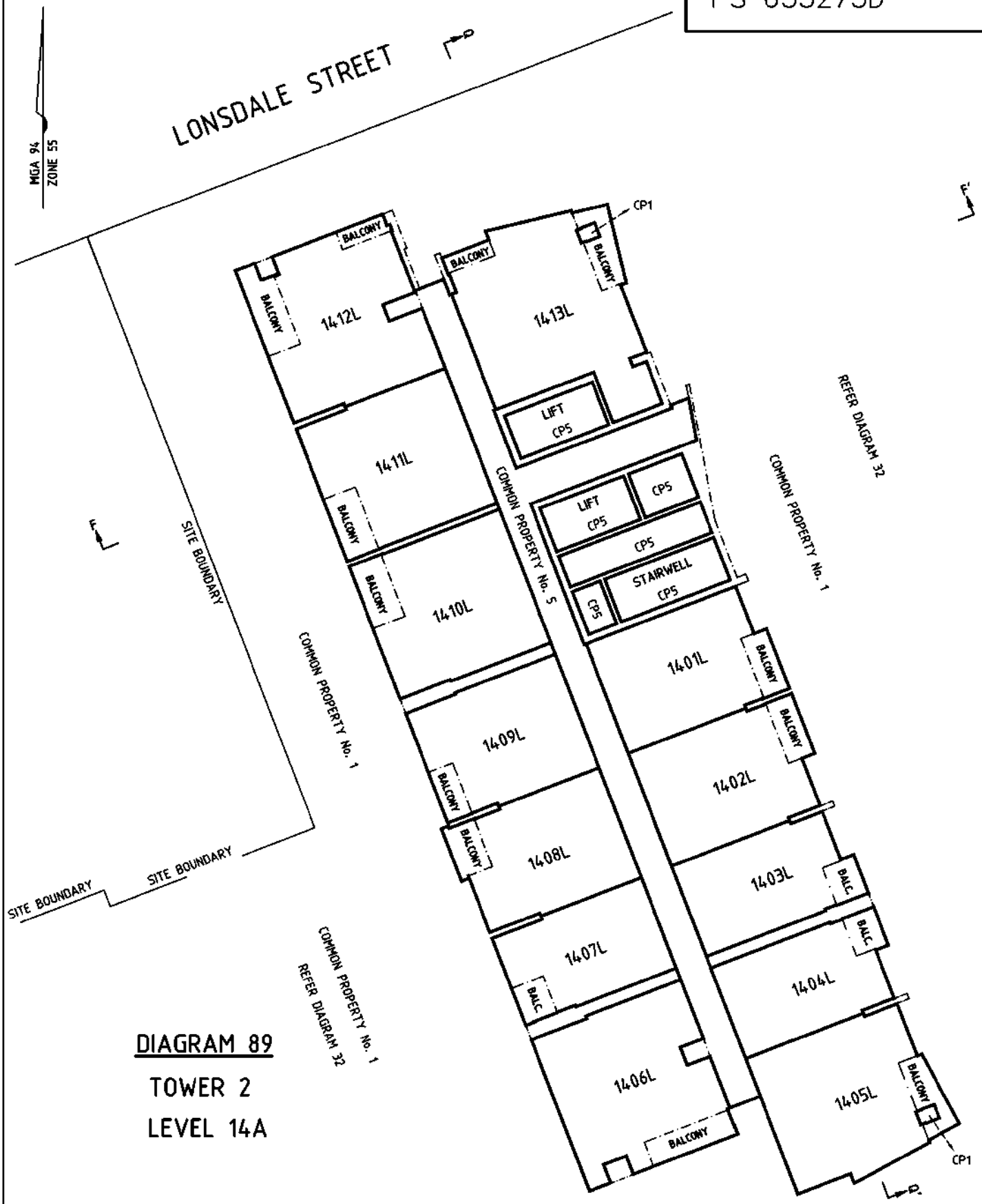


DIAGRAM 89

TOWER 2

LEVEL 14A

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SCALE
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LENGTHS ARE IN METRES

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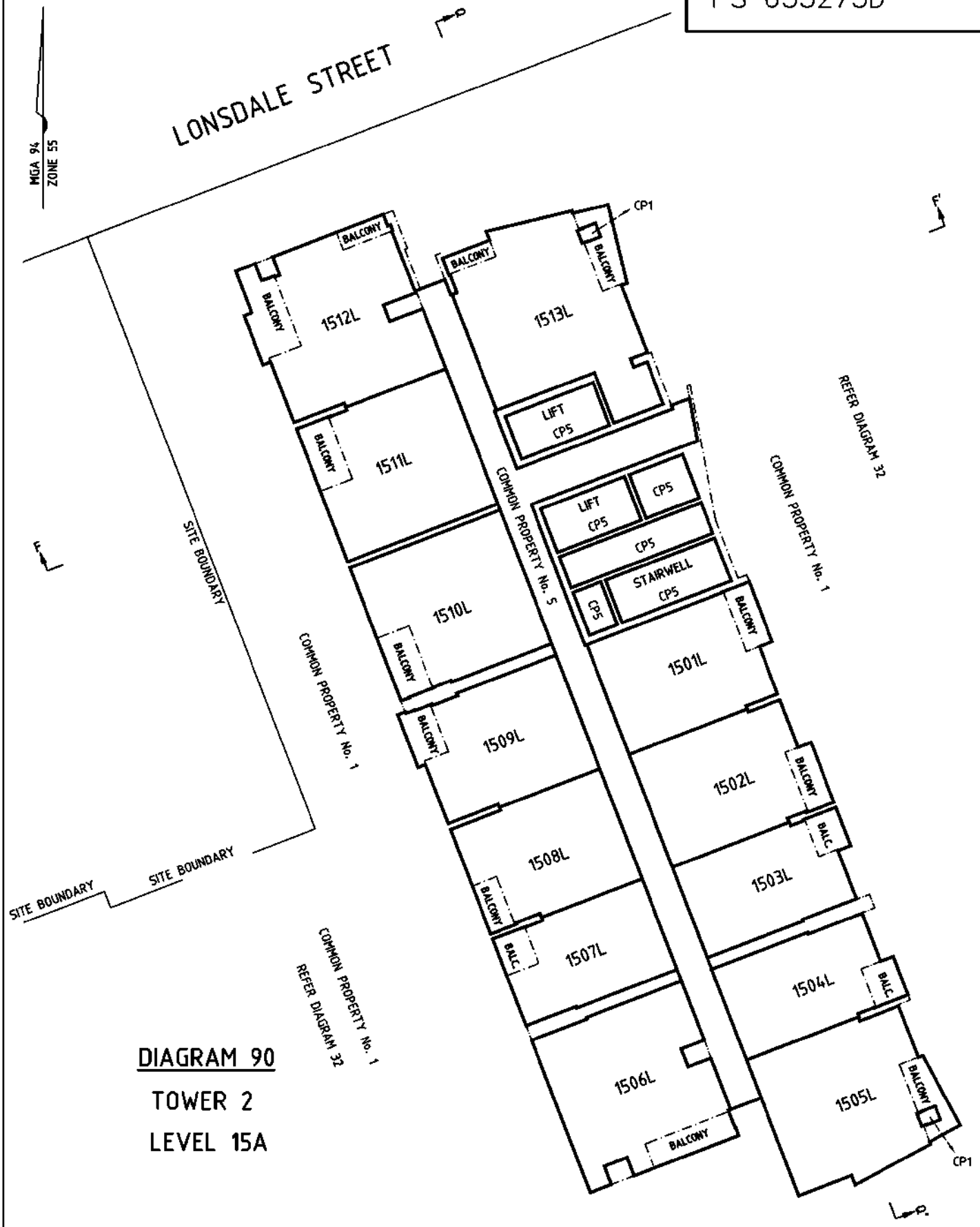


DIAGRAM 90

TOWER 2

LEVEL 15A

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SCALE
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LENGTHS ARE IN METRES

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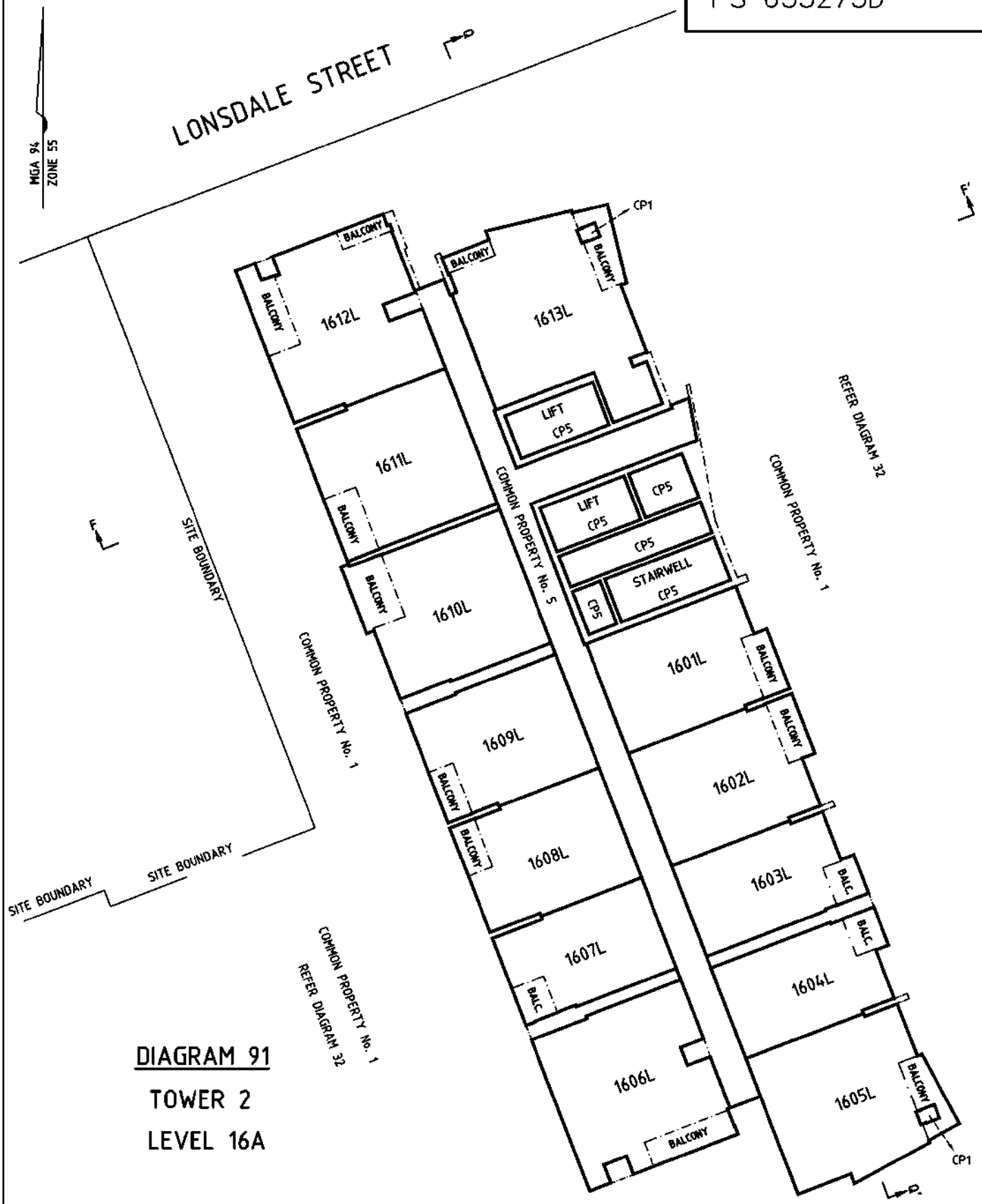


DIAGRAM 91

TOWER 2

LEVEL 16A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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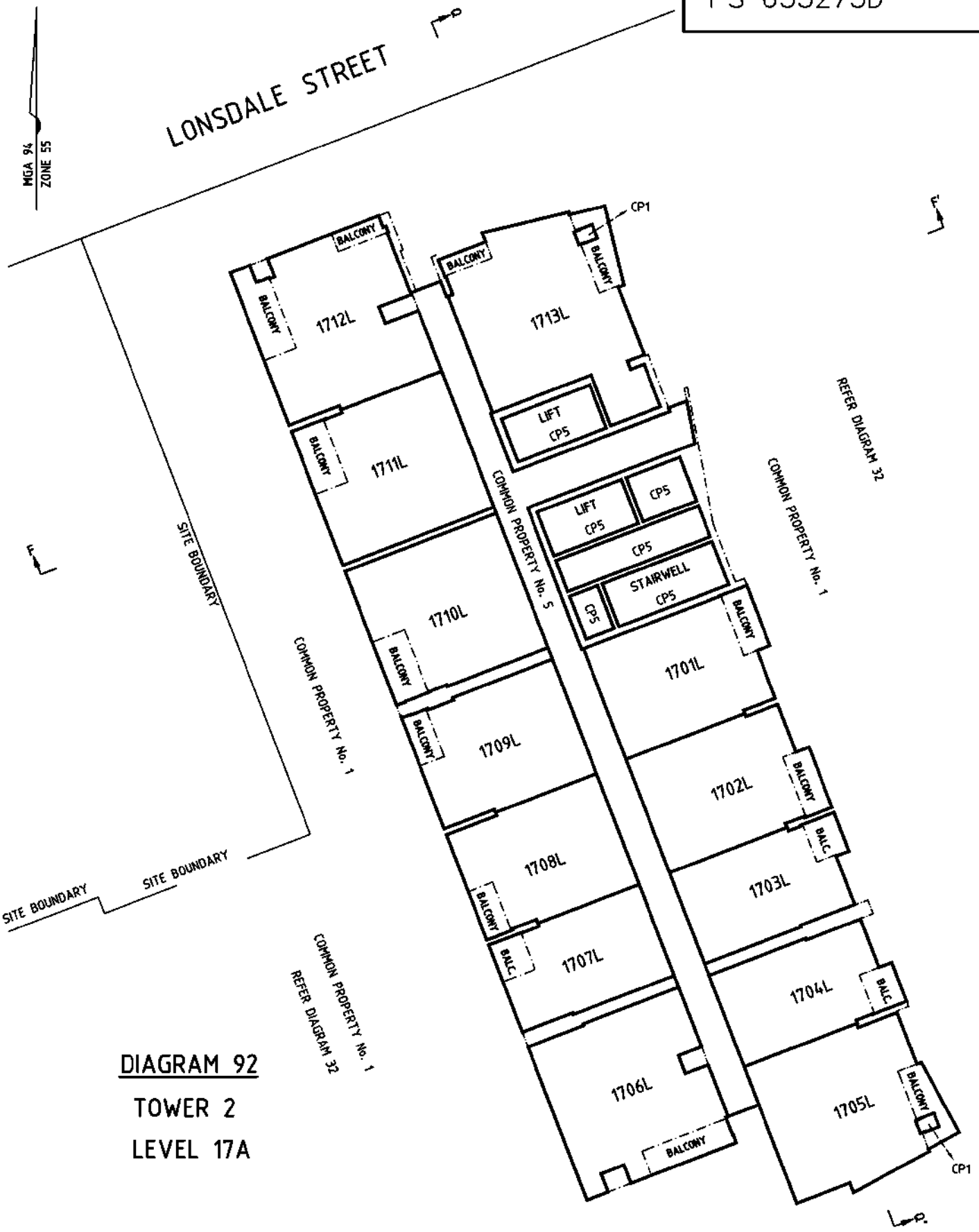


DIAGRAM 92

TOWER 2

LEVEL 17A

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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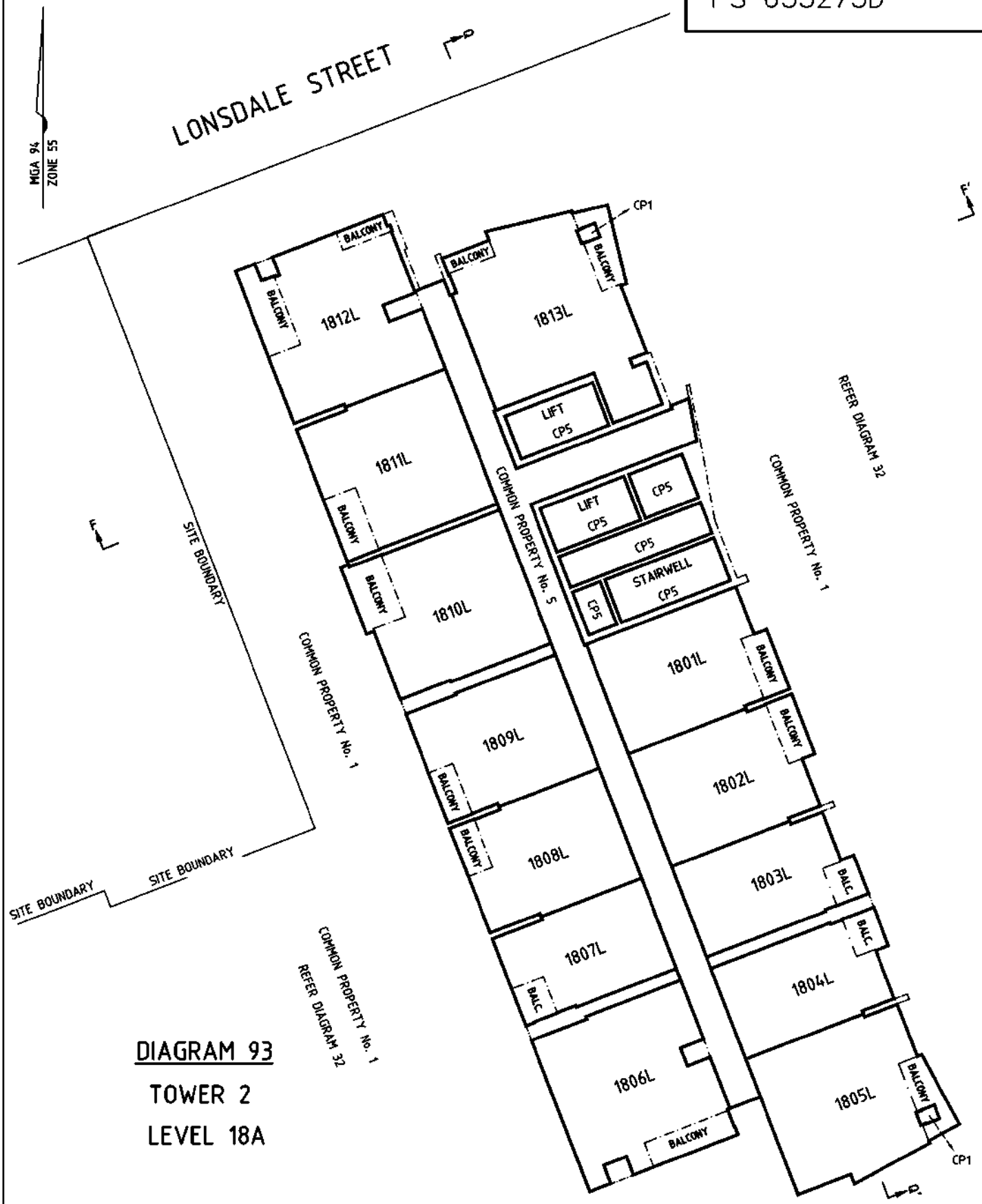


DIAGRAM 93

TOWER 2

LEVEL 18A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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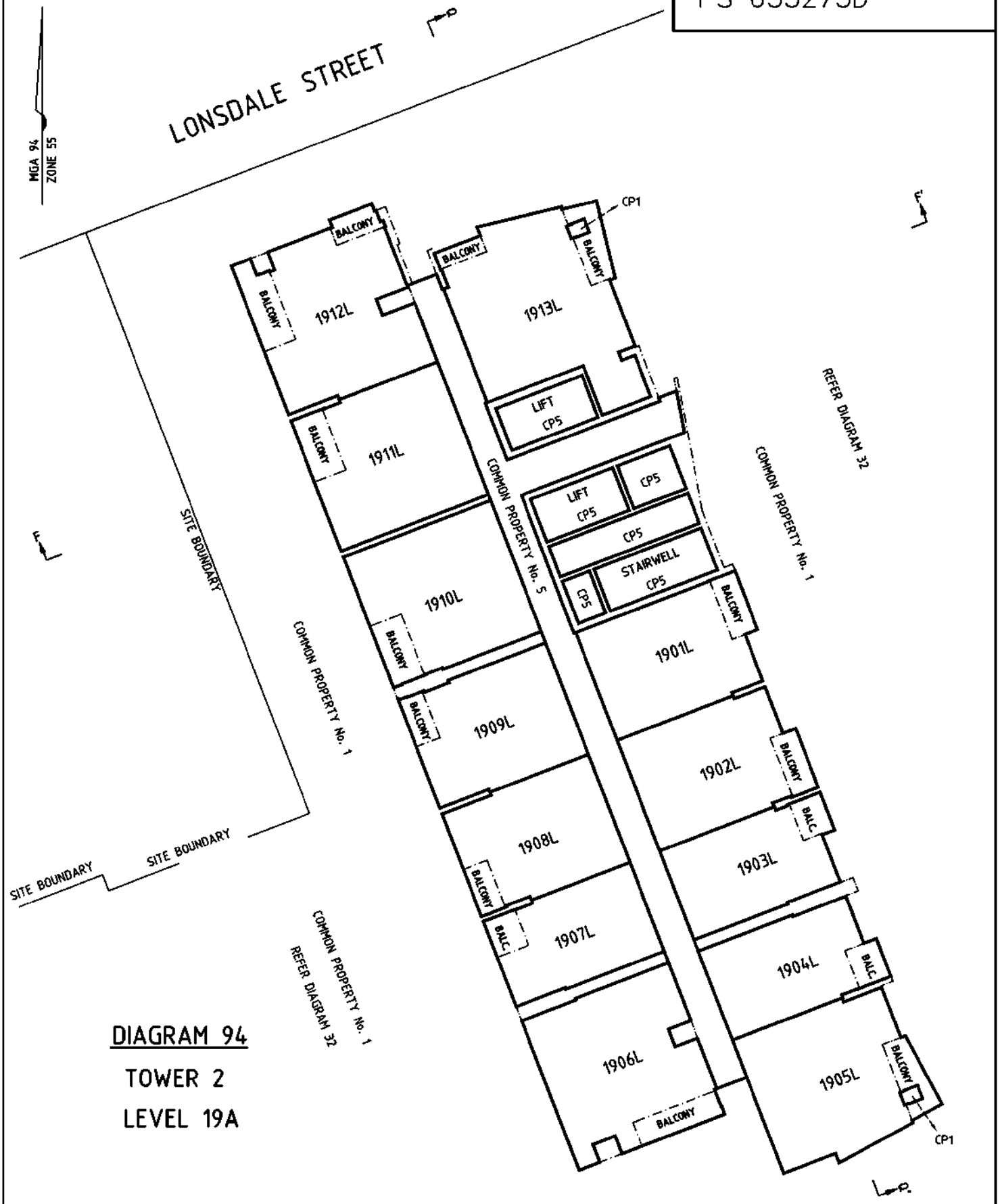


DIAGRAM 94

TOWER 2

LEVEL 19A

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SCALE
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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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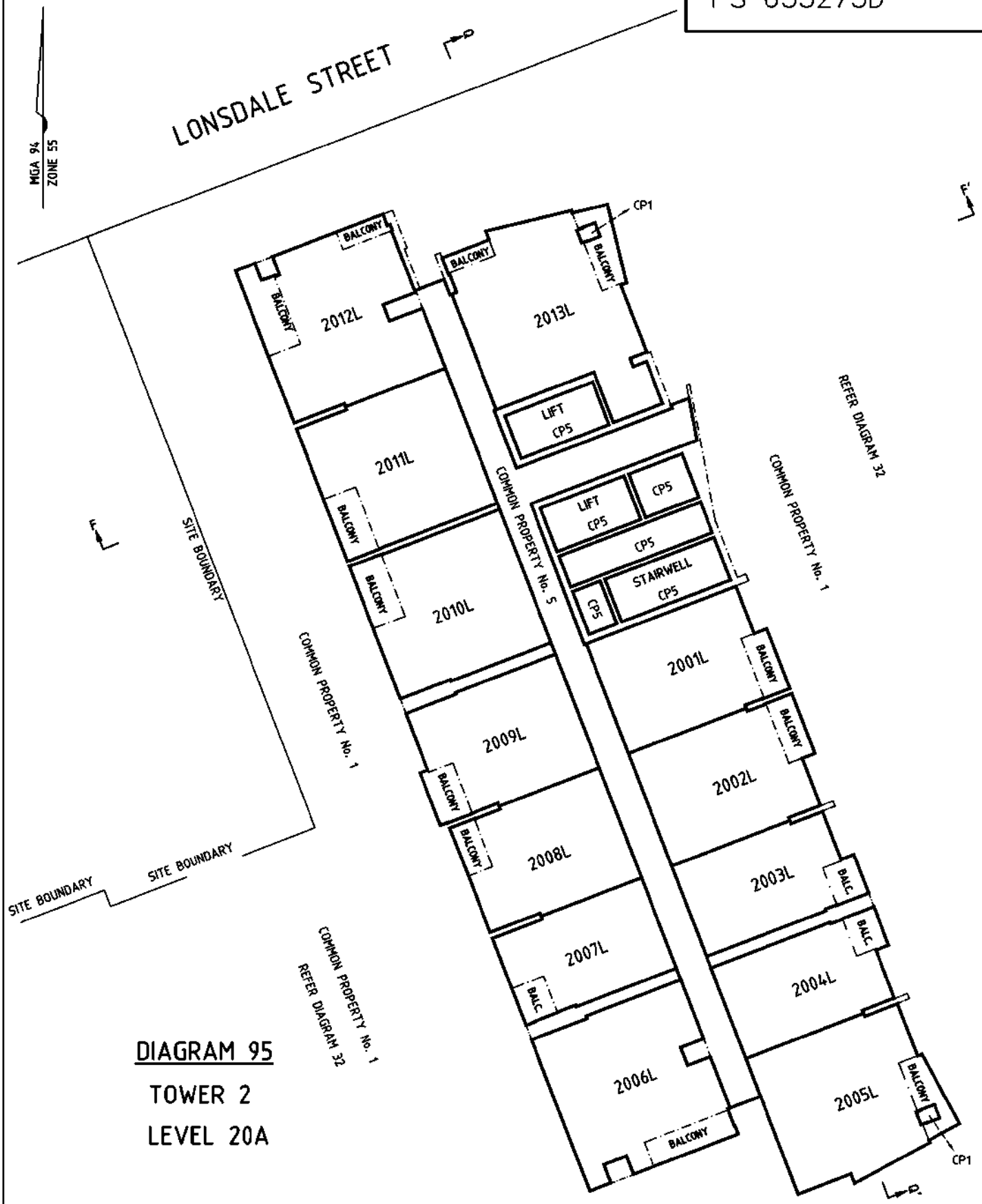


DIAGRAM 95

TOWER 2

LEVEL 20A

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SCALE
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LENGTHS ARE IN METRES

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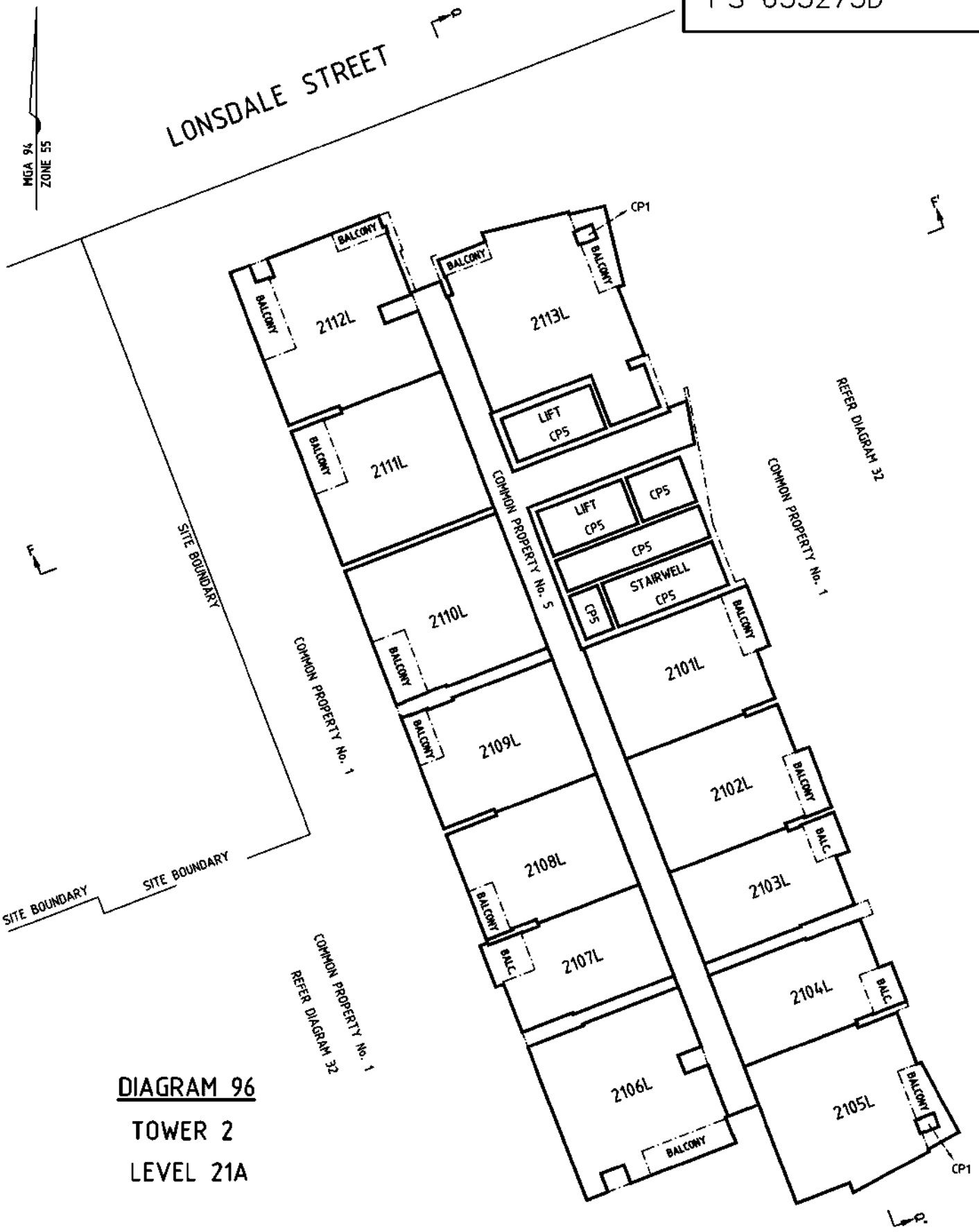


DIAGRAM 96

TOWER 2

LEVEL 21A

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SCALE
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LENGTHS ARE IN METRES

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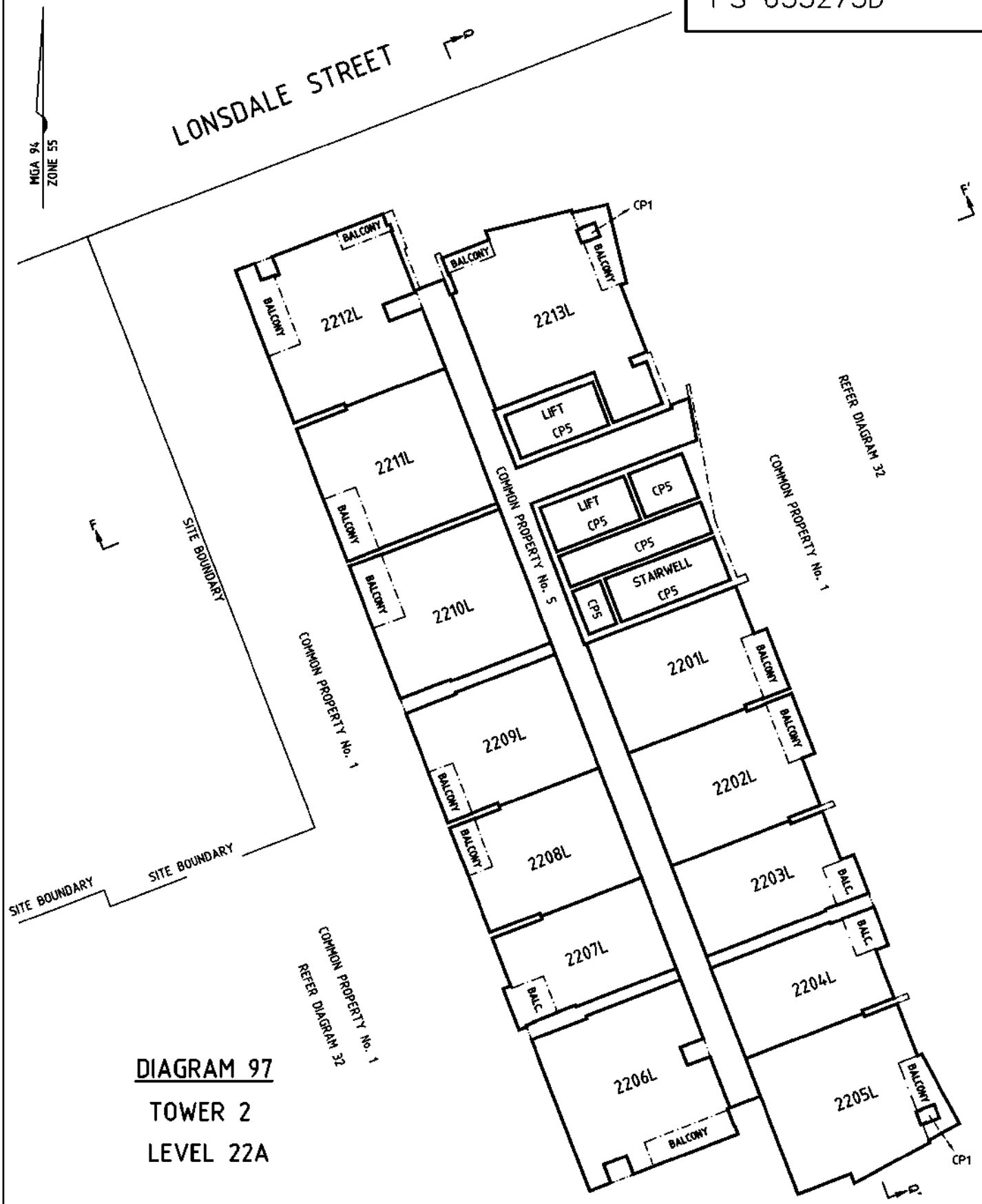


DIAGRAM 97

TOWER 2

LEVEL 22A

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SCALE
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ORIGINAL SCALE 1:200

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Sheet 122
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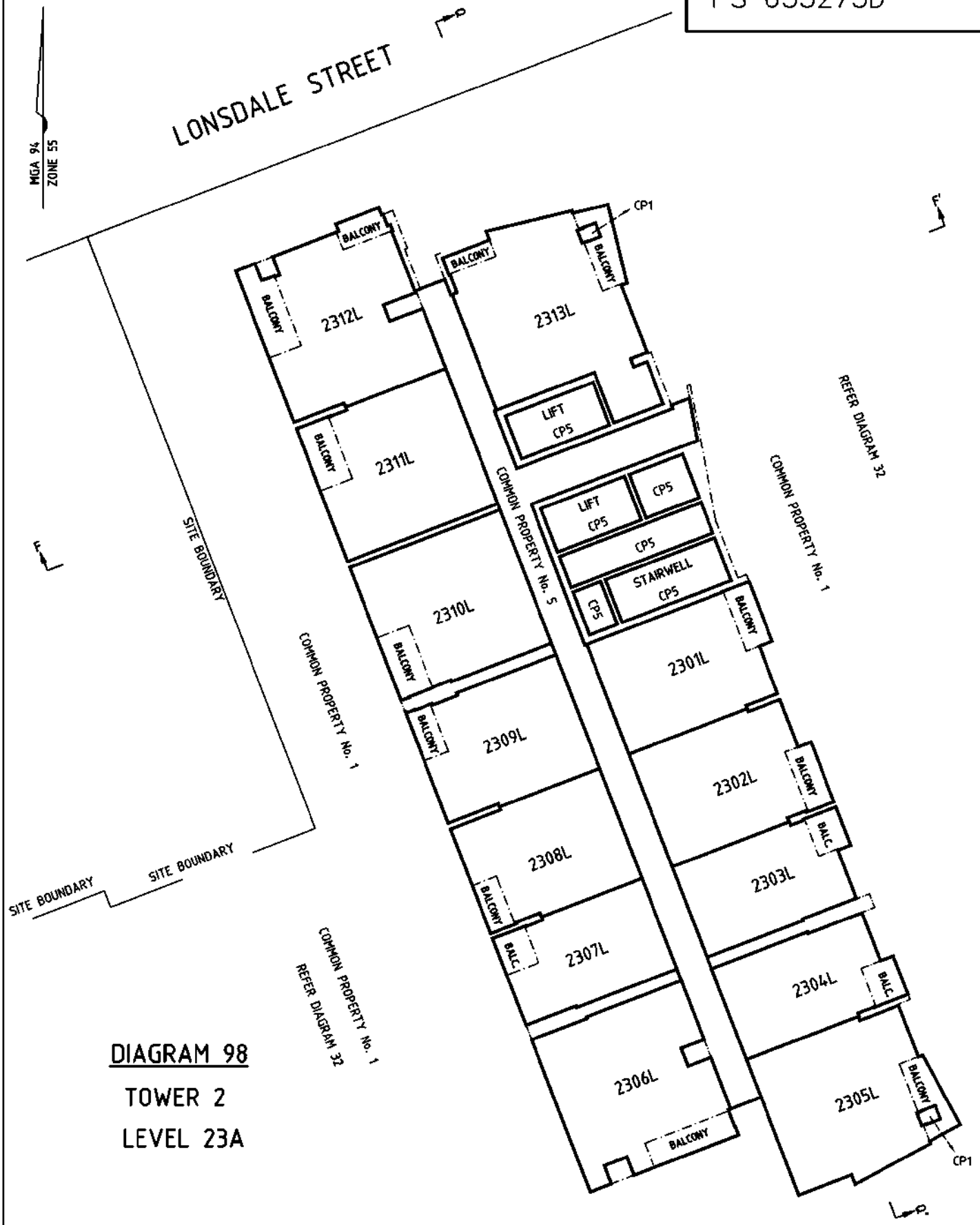


DIAGRAM 98

TOWER 2

LEVEL 23A

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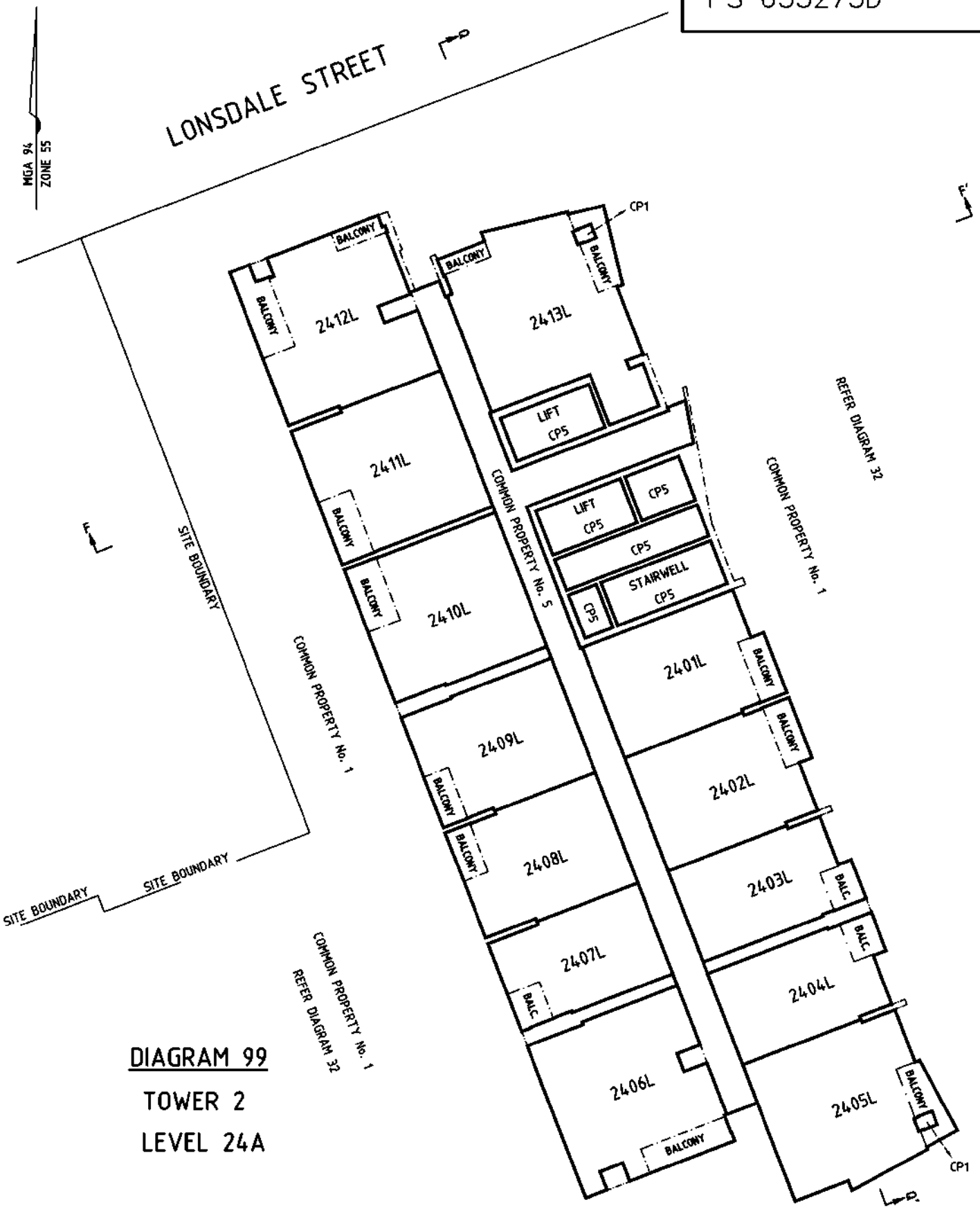


DIAGRAM 99

TOWER 2

LEVEL 24A

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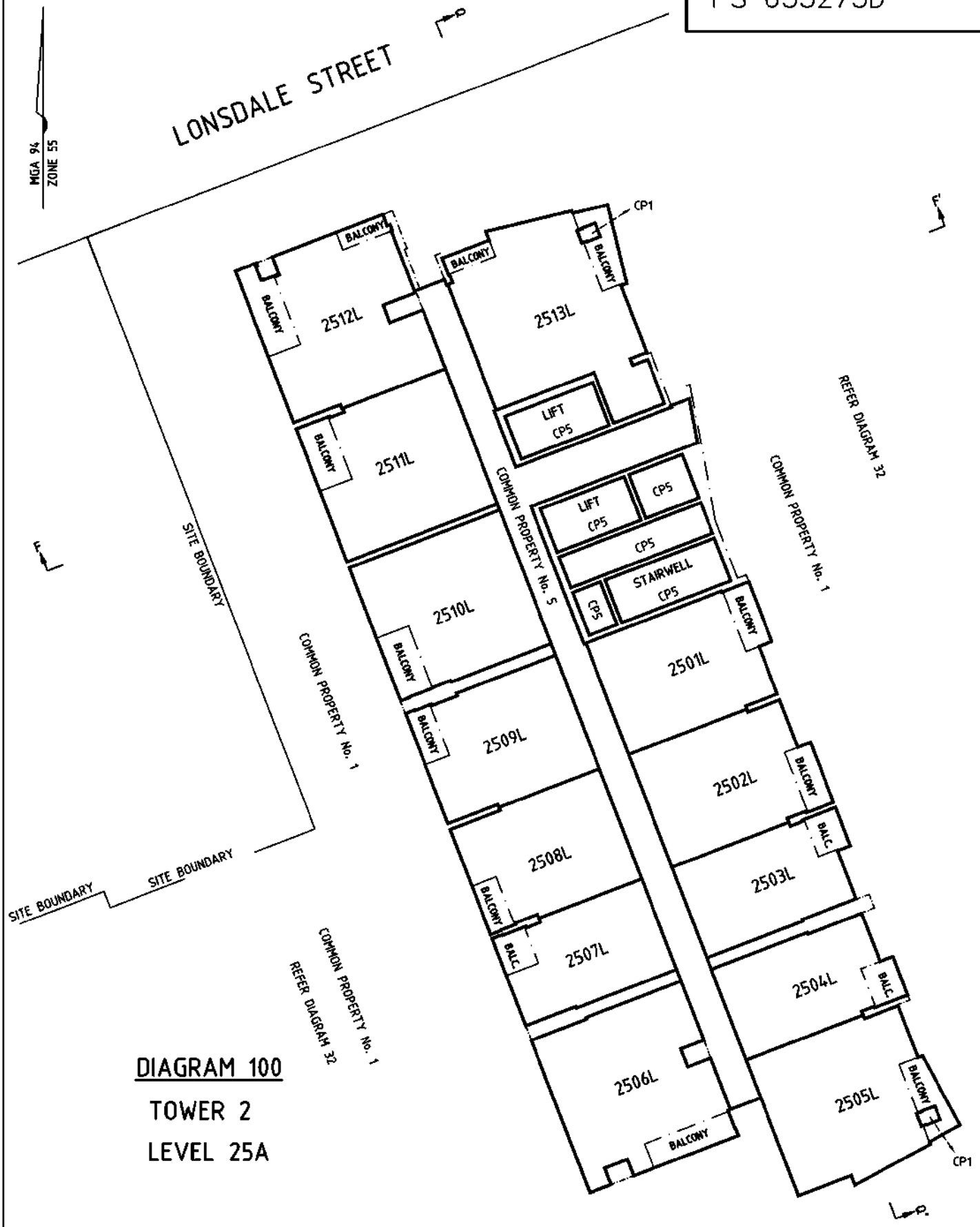


DIAGRAM 100

TOWER 2

LEVEL 25A

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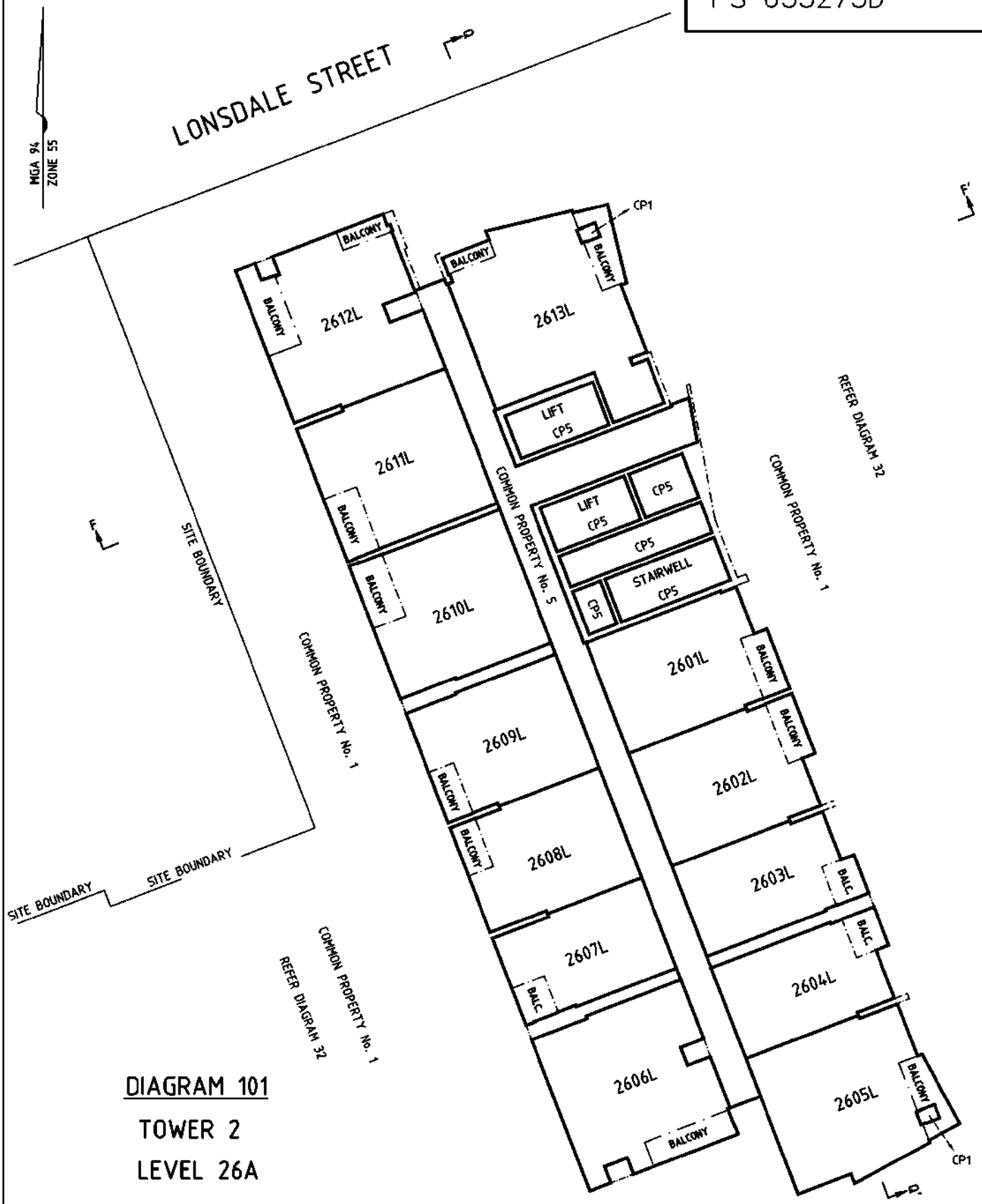


DIAGRAM 101

TOWER 2

LEVEL 26A

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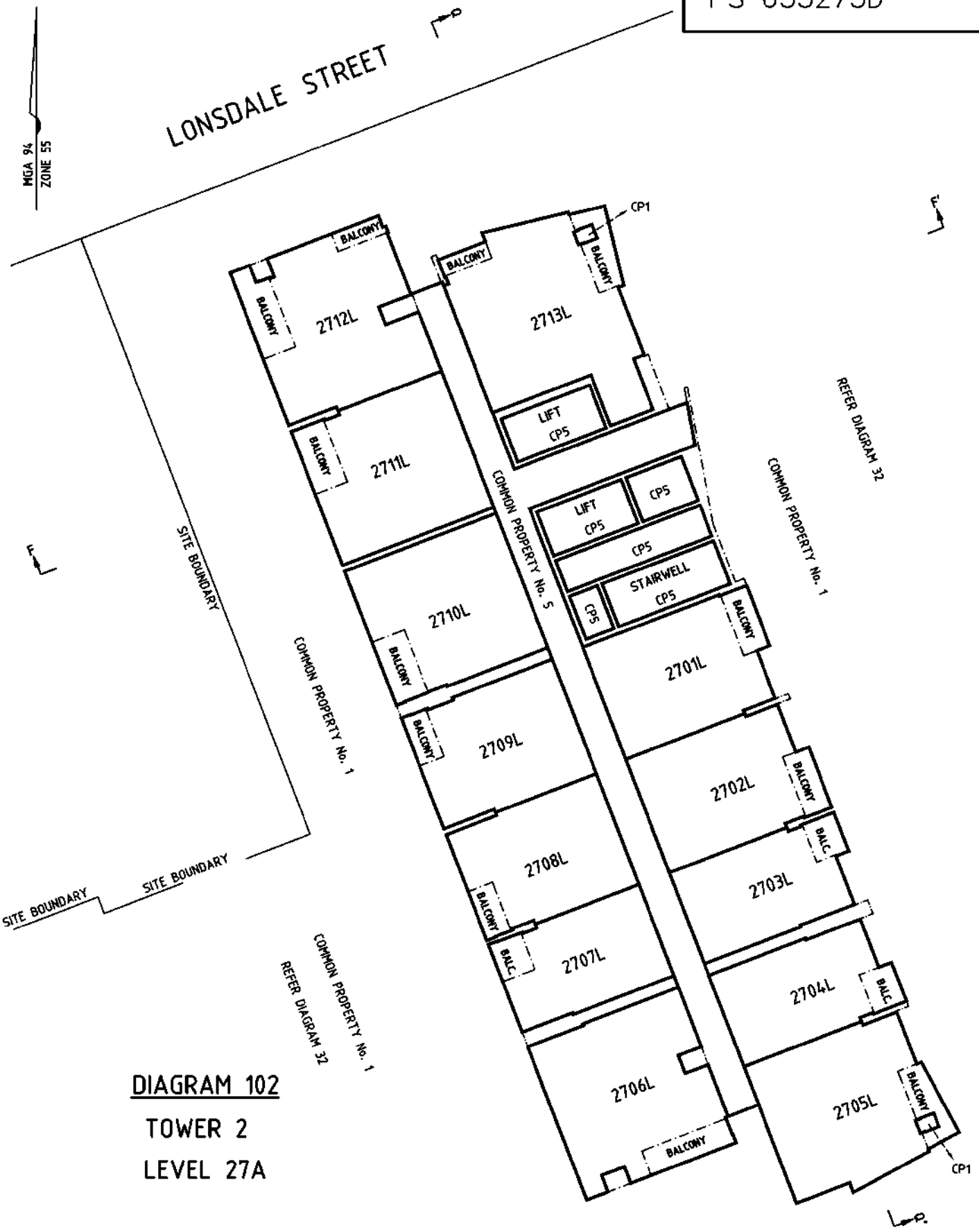


DIAGRAM 102

TOWER 2

LEVEL 27A

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PS 633275D

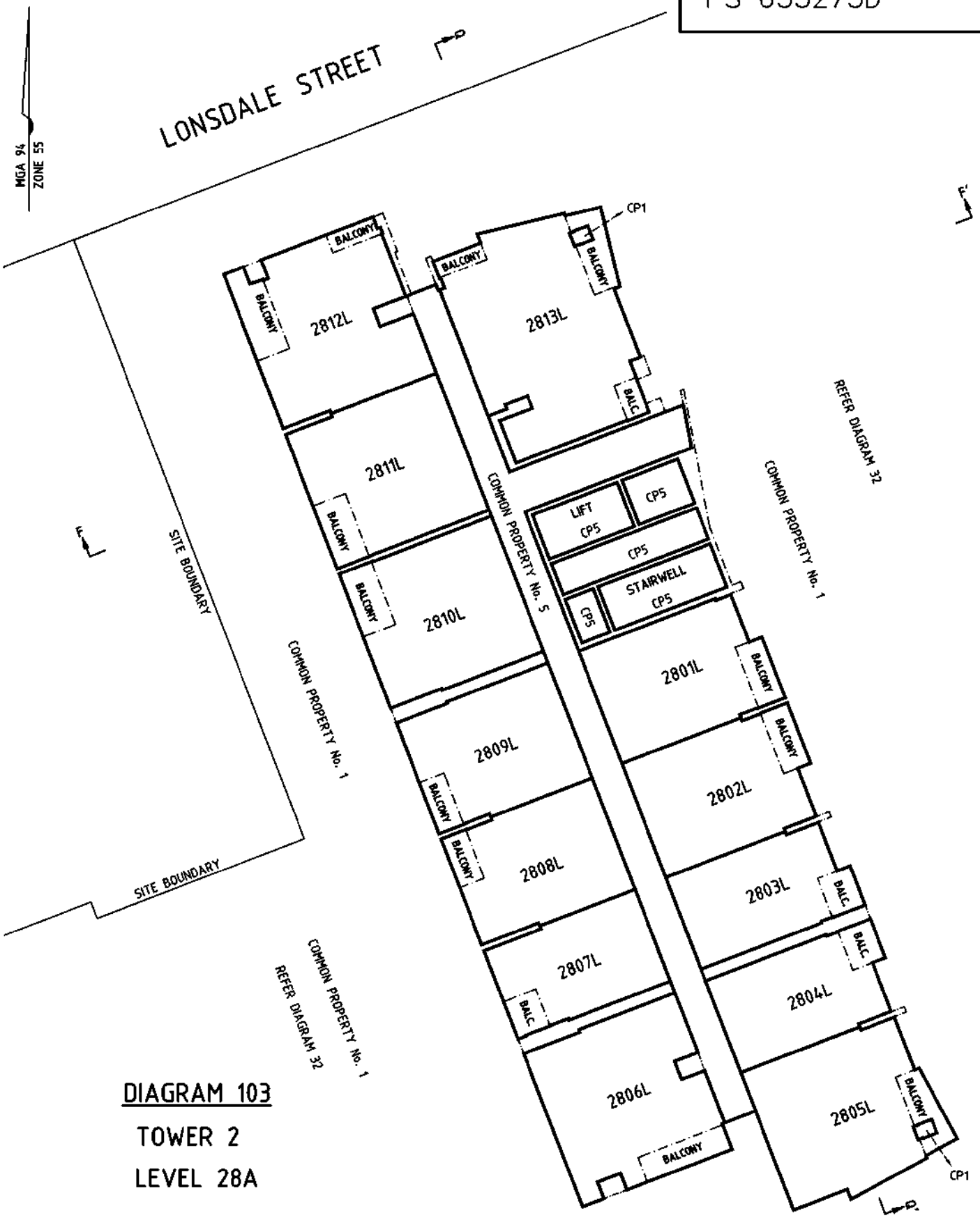


DIAGRAM 103

TOWER 2

LEVEL 28A

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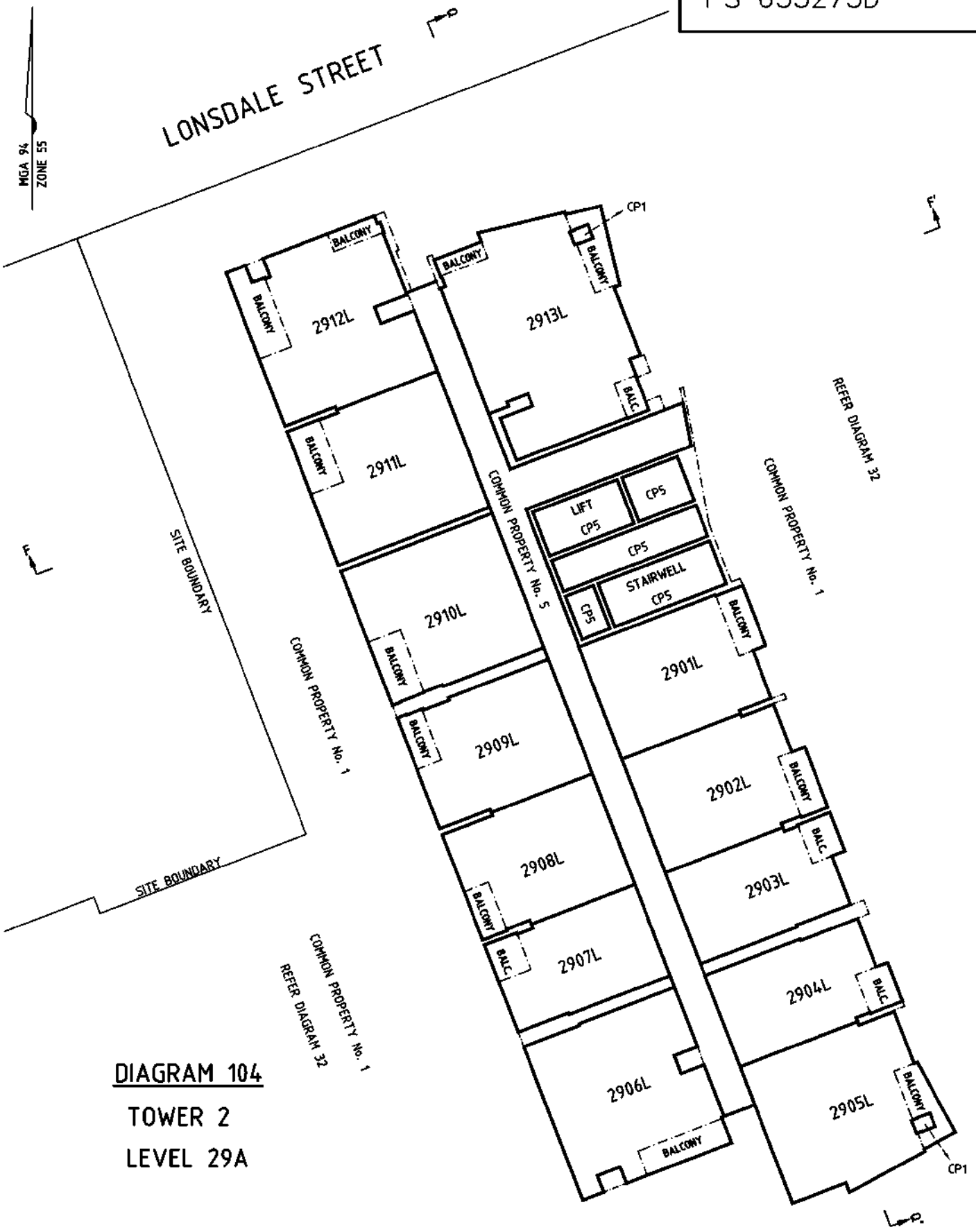
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PS 633275D



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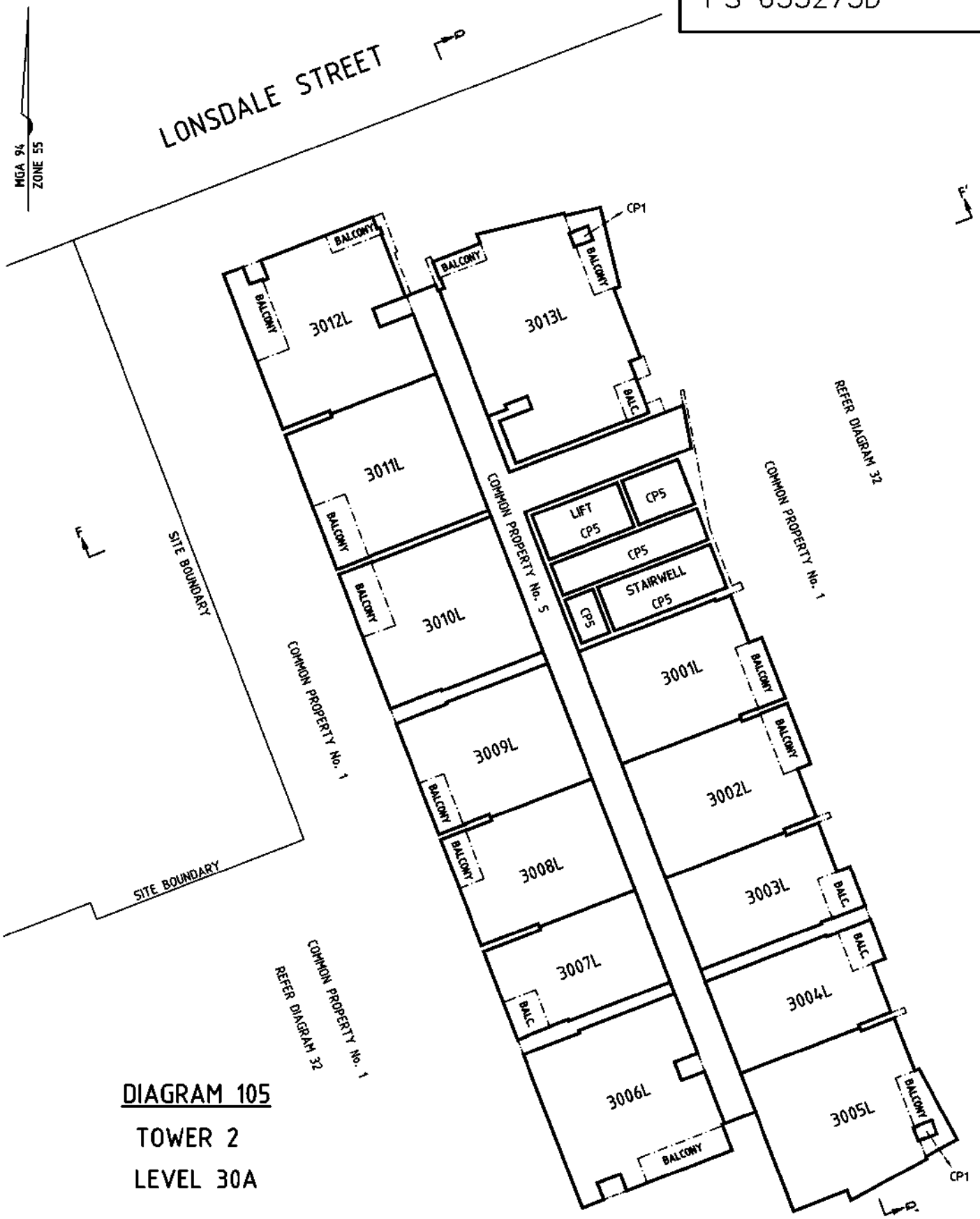


DIAGRAM 105

TOWER 2

LEVEL 30A

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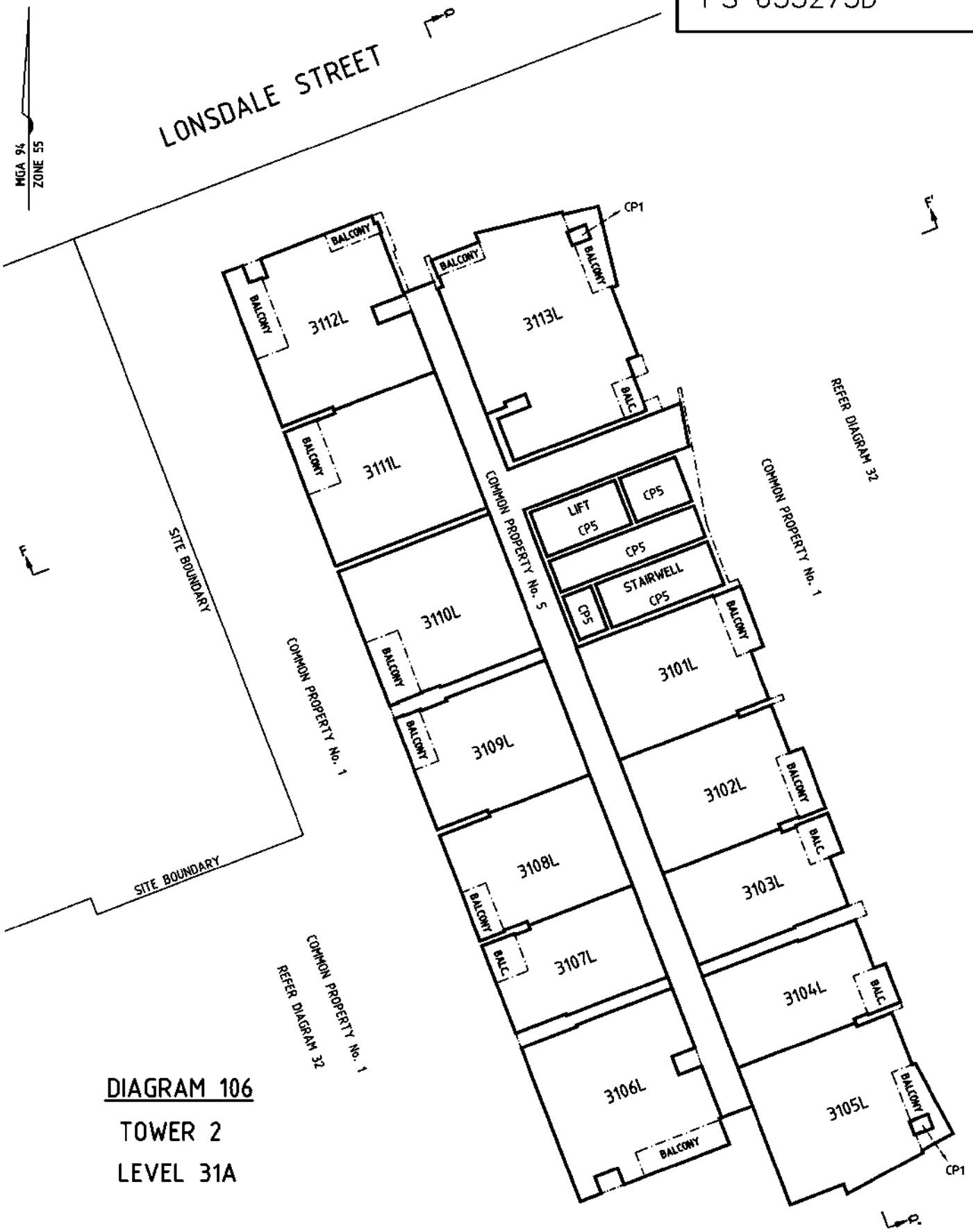


DIAGRAM 106

TOWER 2

LEVEL 31A

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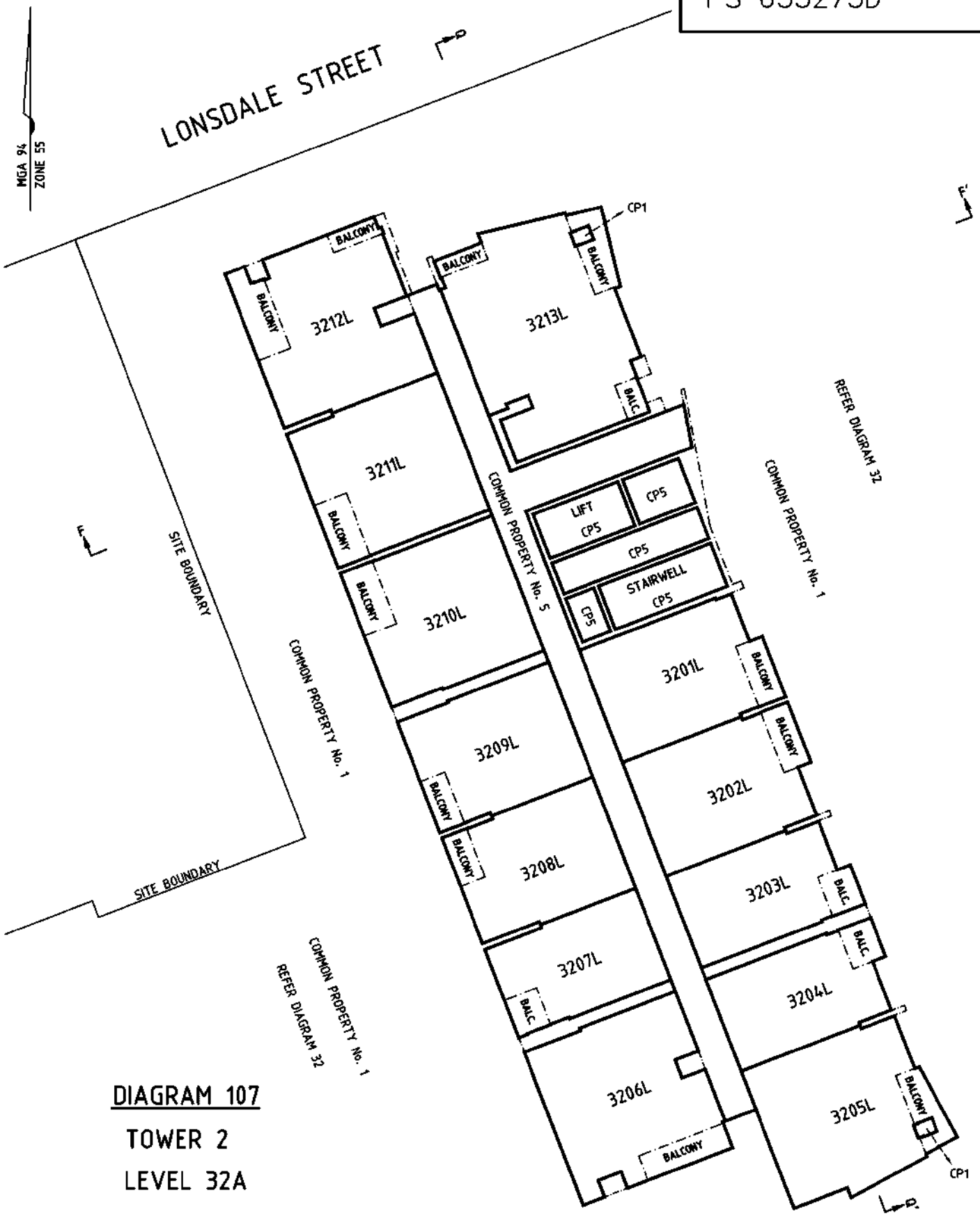


DIAGRAM 107

TOWER 2

LEVEL 32A

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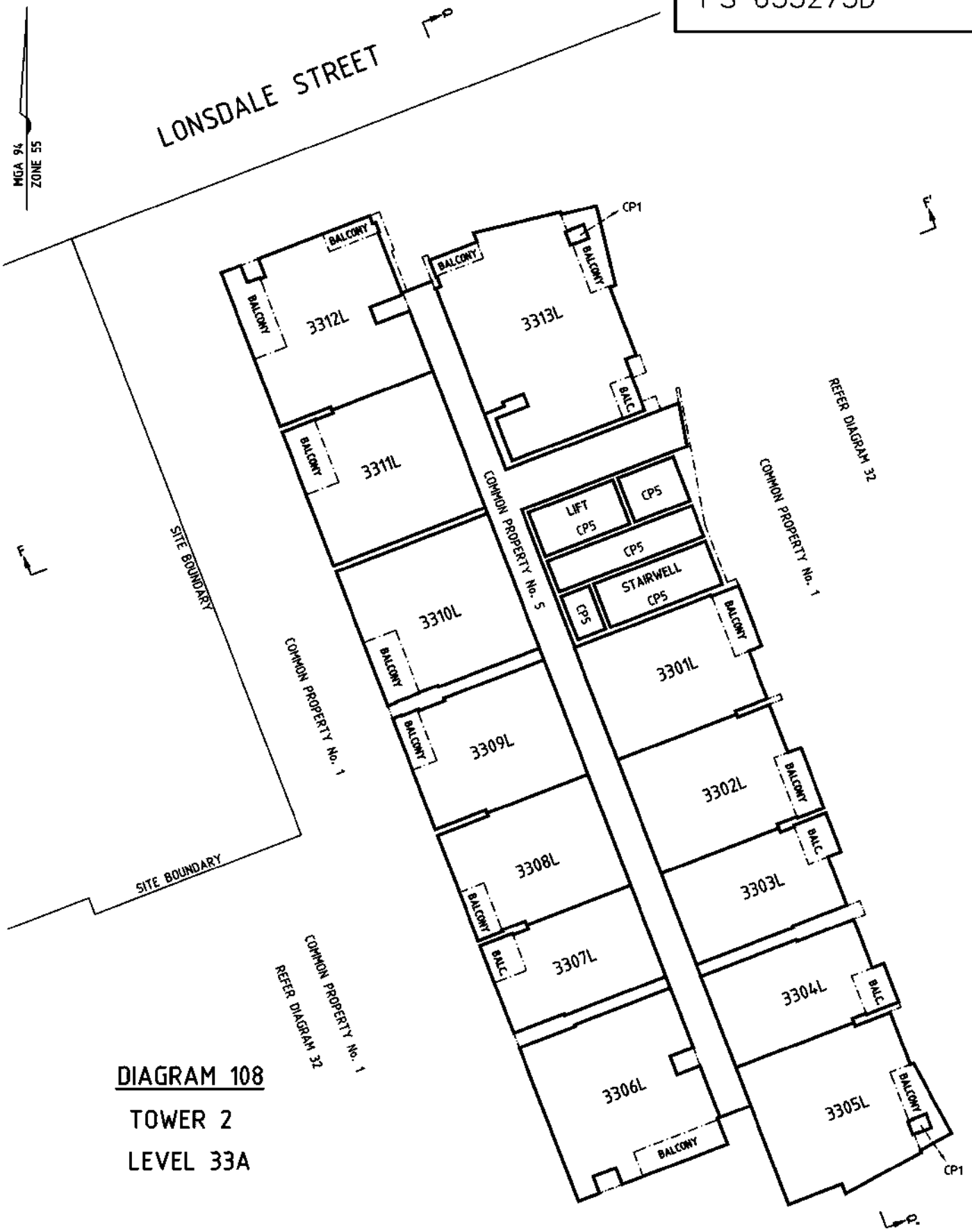


DIAGRAM 108

TOWER 2

LEVEL 33A

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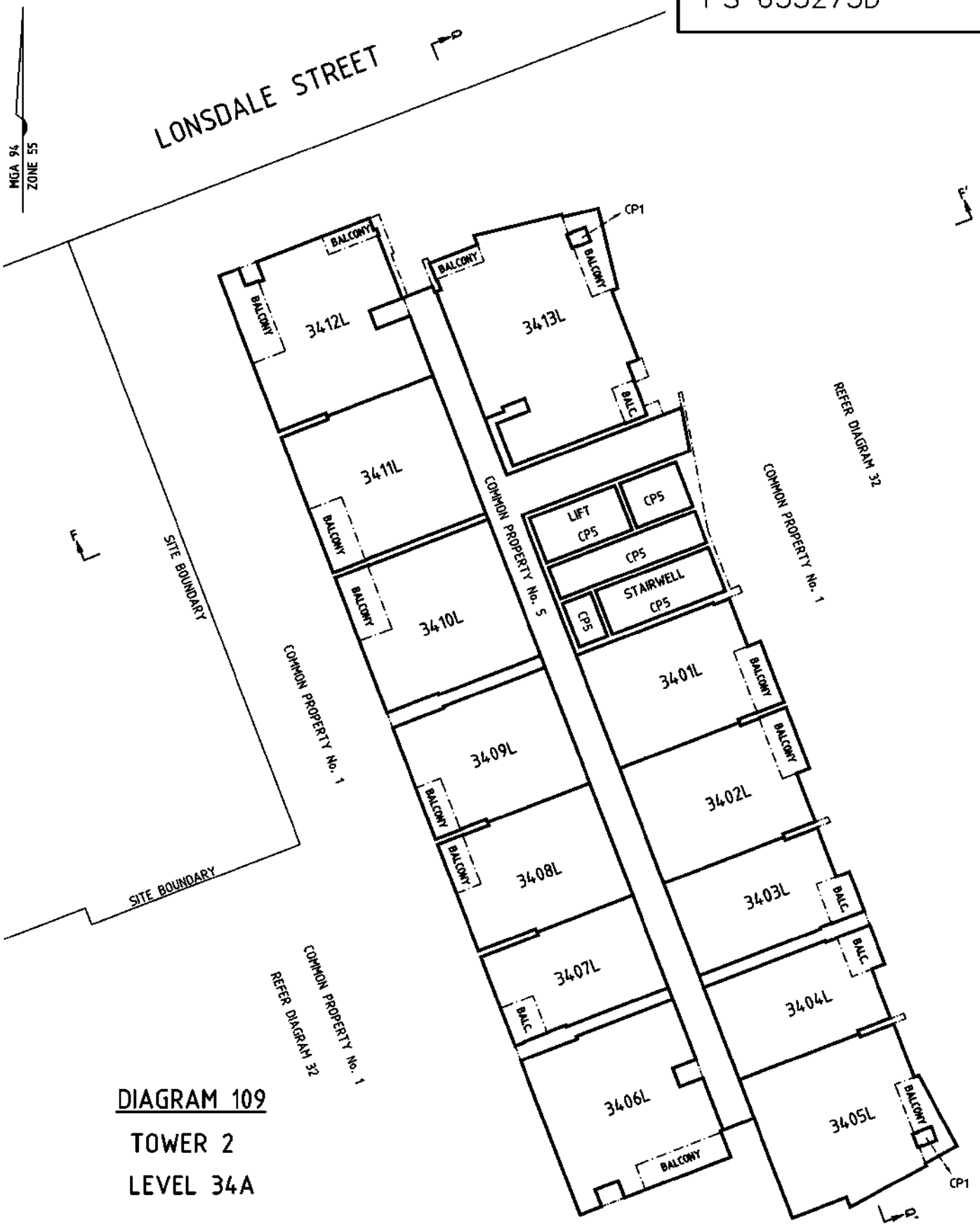


DIAGRAM 109

TOWER 2

LEVEL 34A

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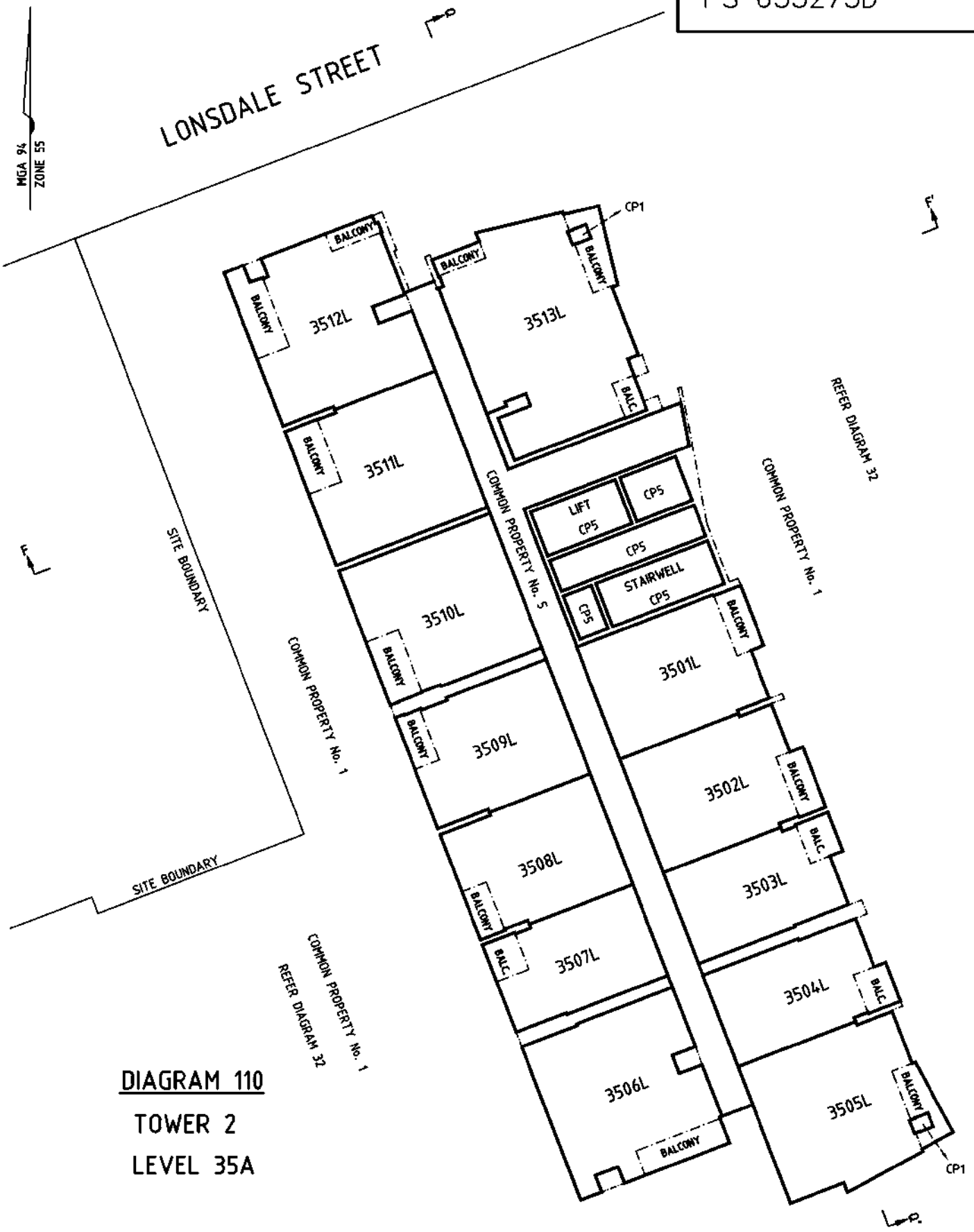


DIAGRAM 110

TOWER 2

LEVEL 35A

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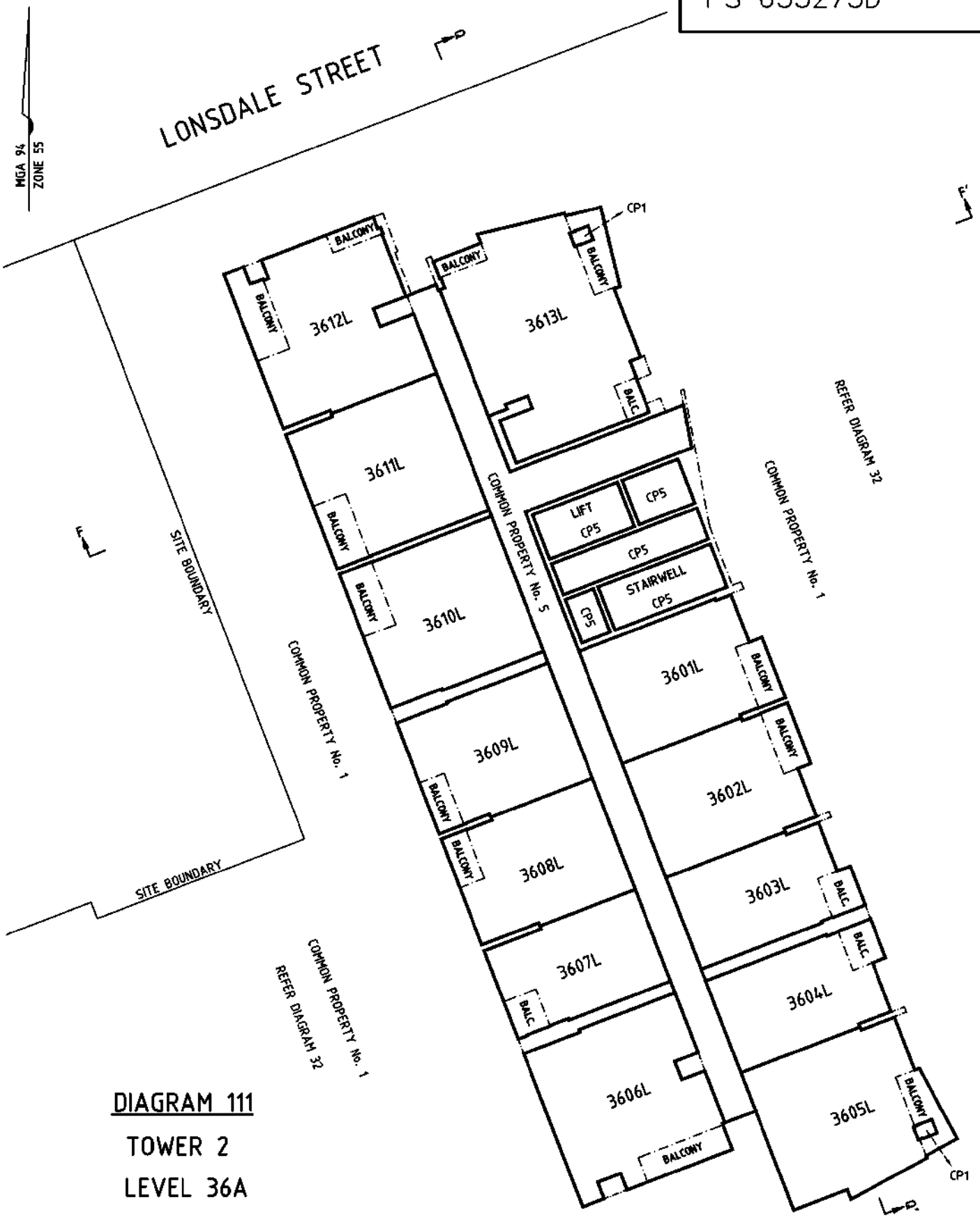


DIAGRAM 111

TOWER 2

LEVEL 36A

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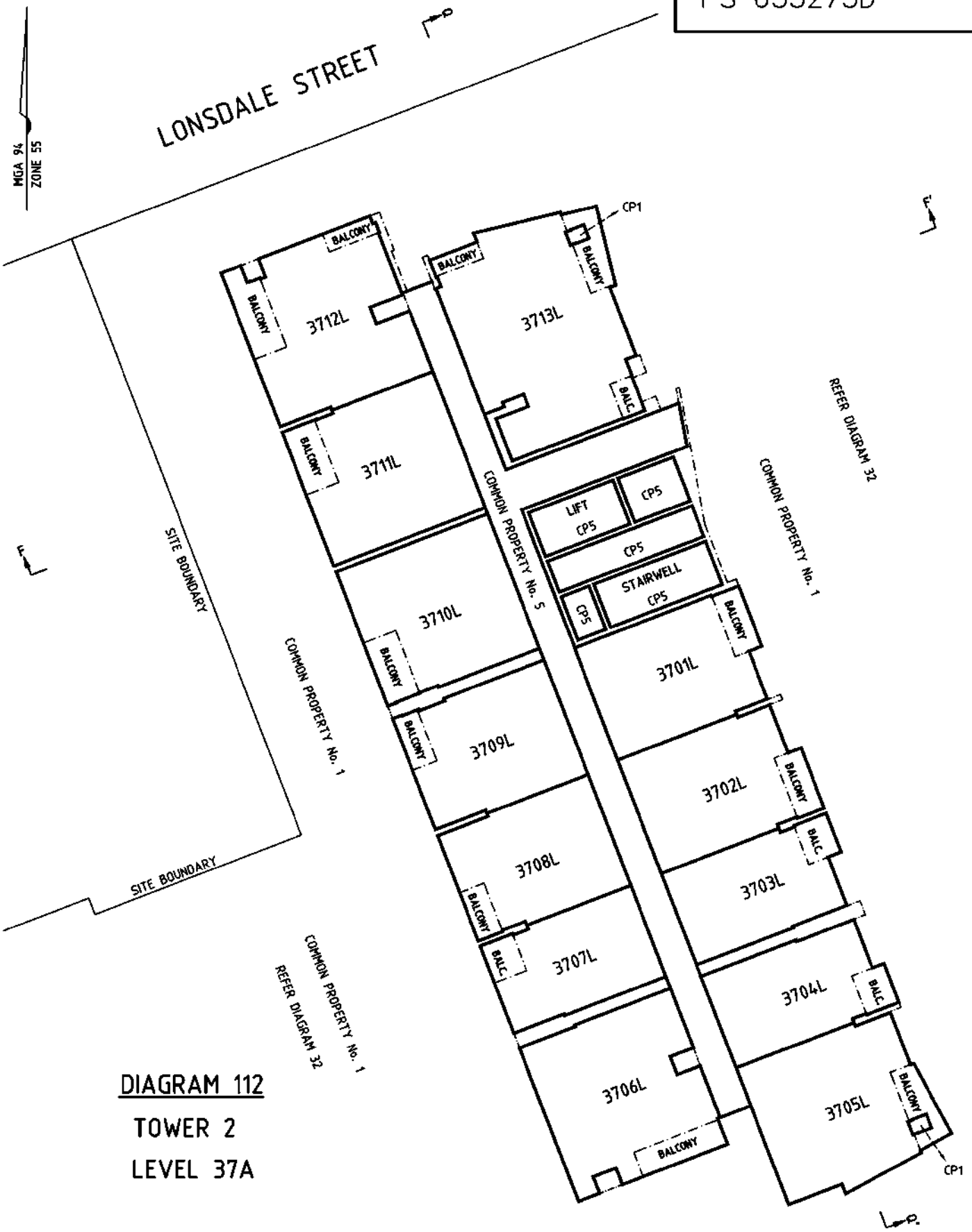


DIAGRAM 112

TOWER 2

LEVEL 37A

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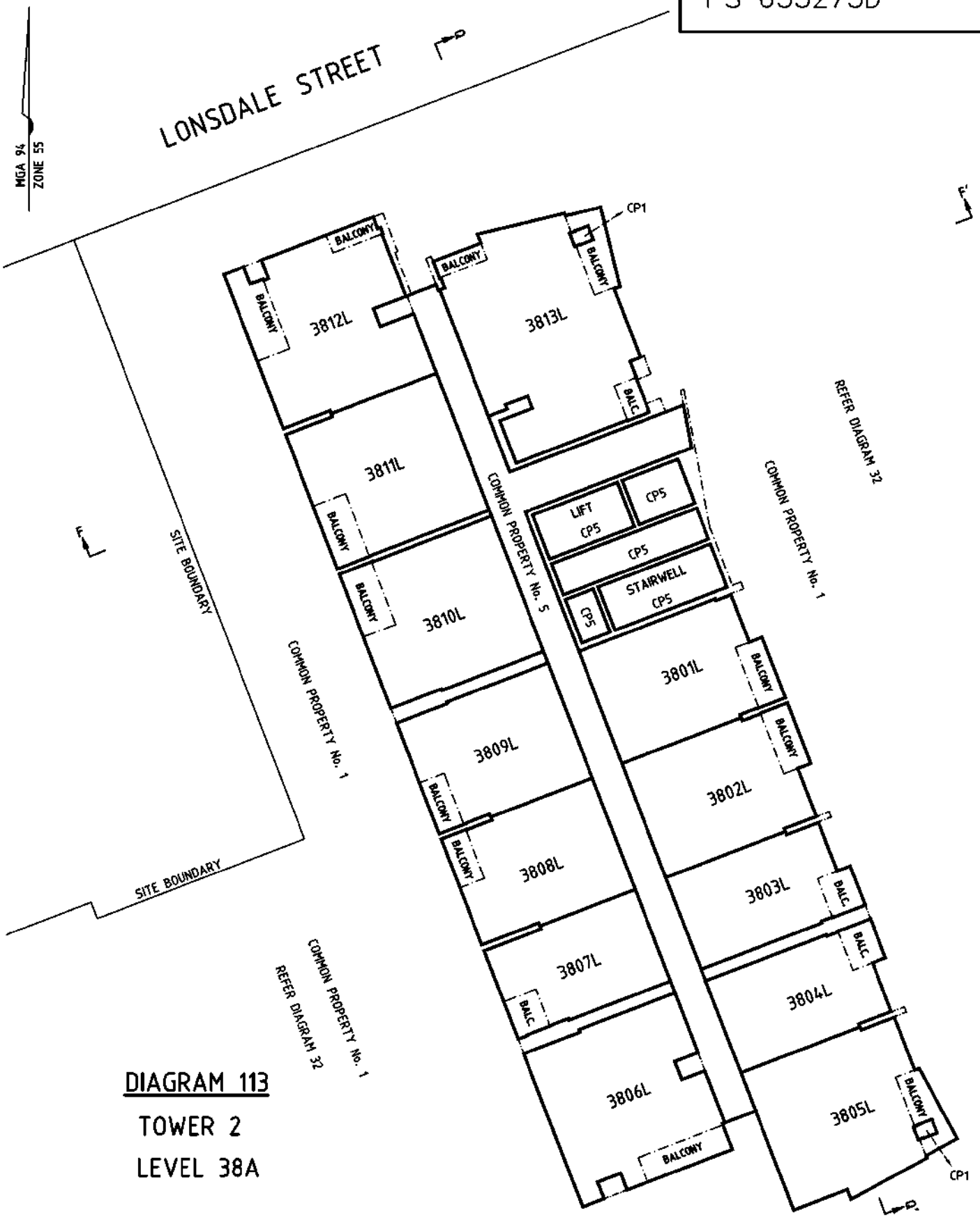


DIAGRAM 113

TOWER 2

LEVEL 38A

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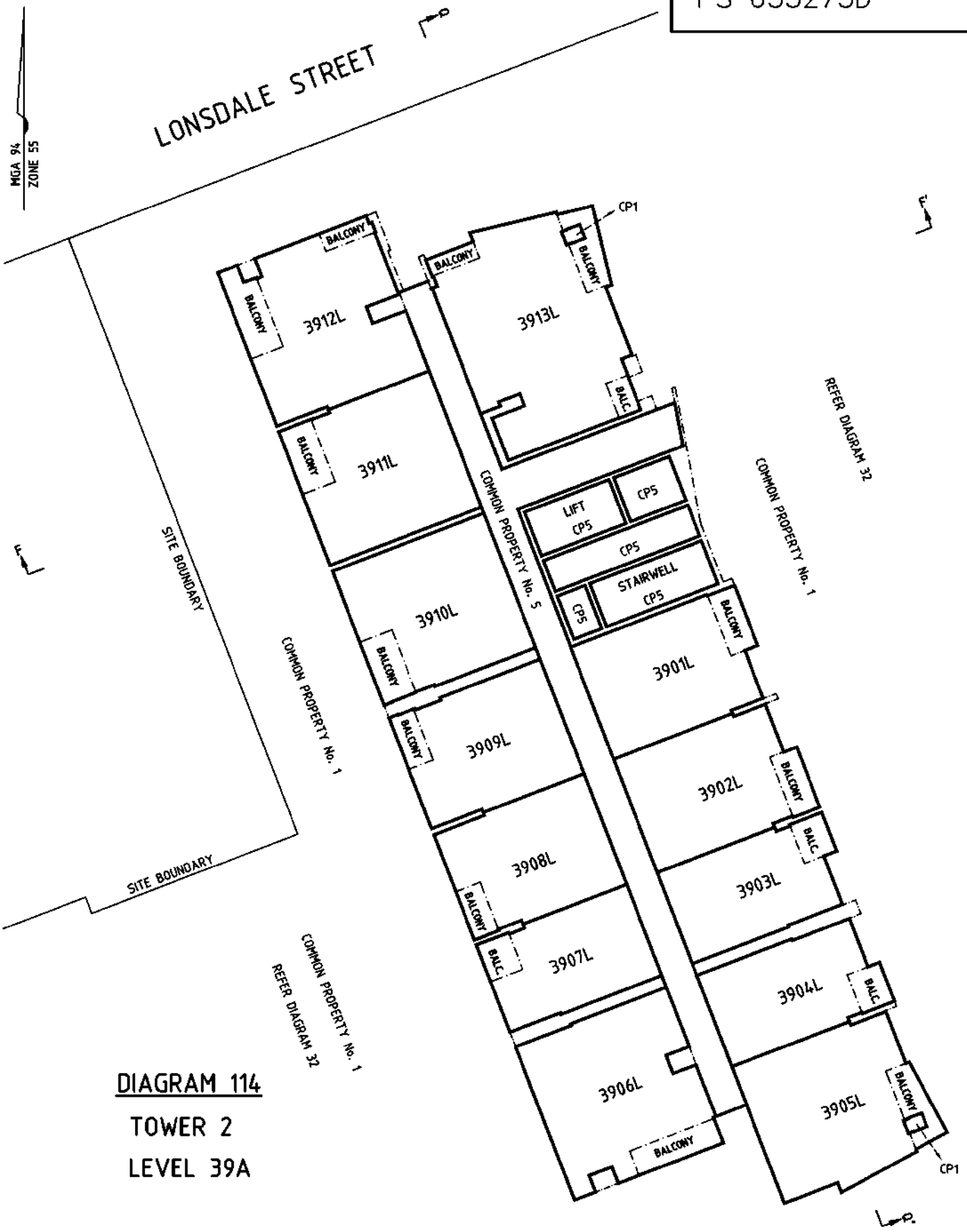
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PS 633275D



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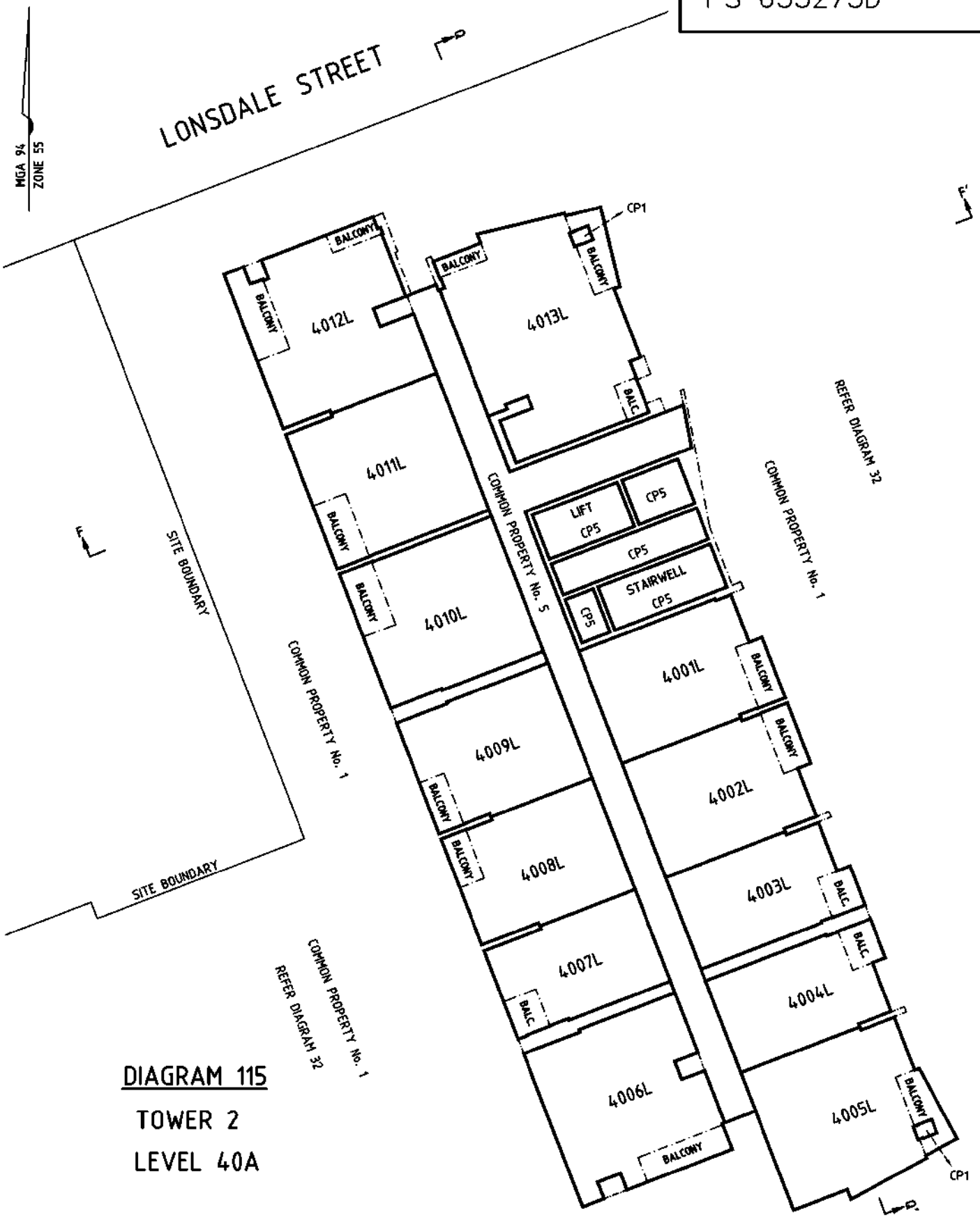


DIAGRAM 115

TOWER 2

LEVEL 40A

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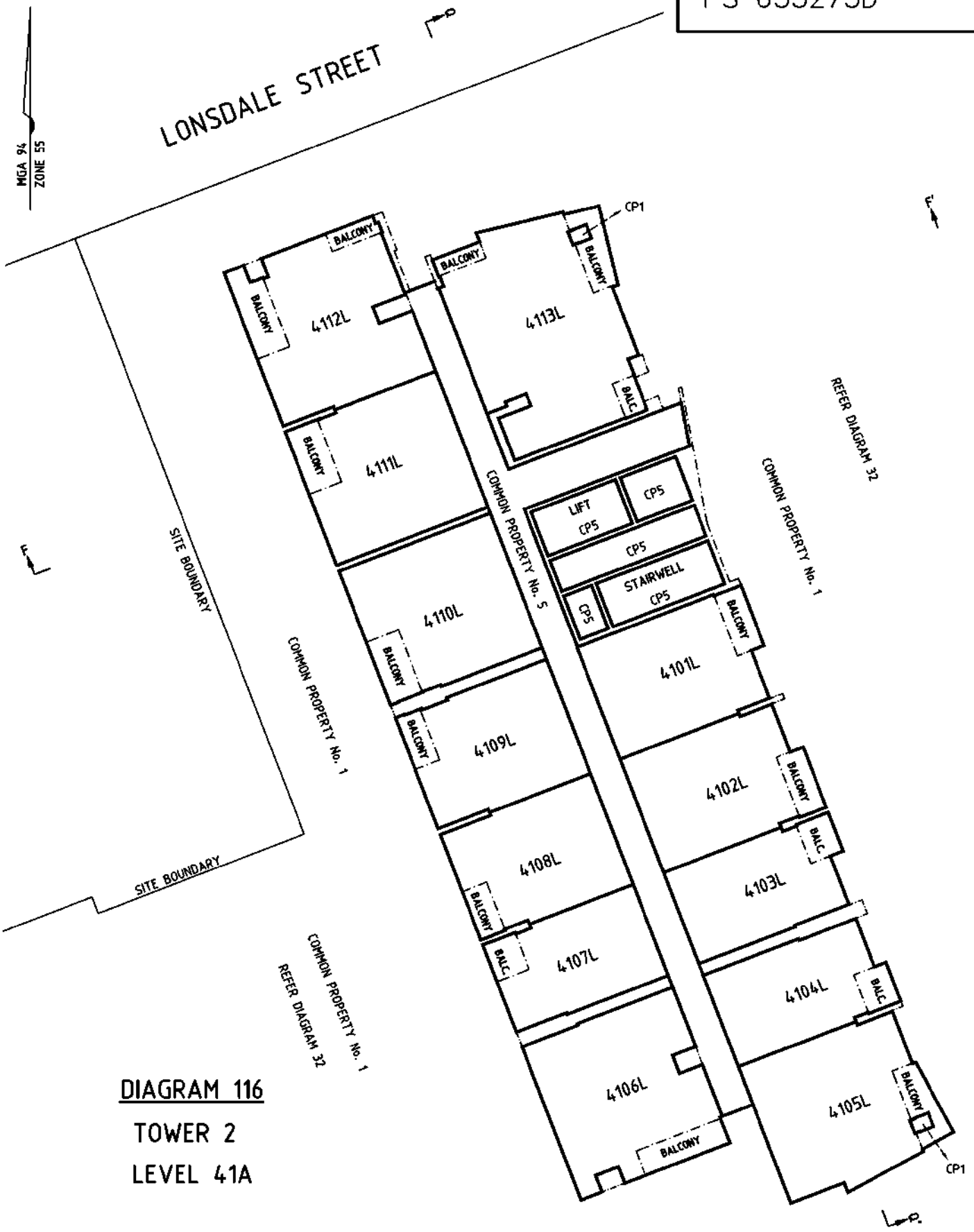
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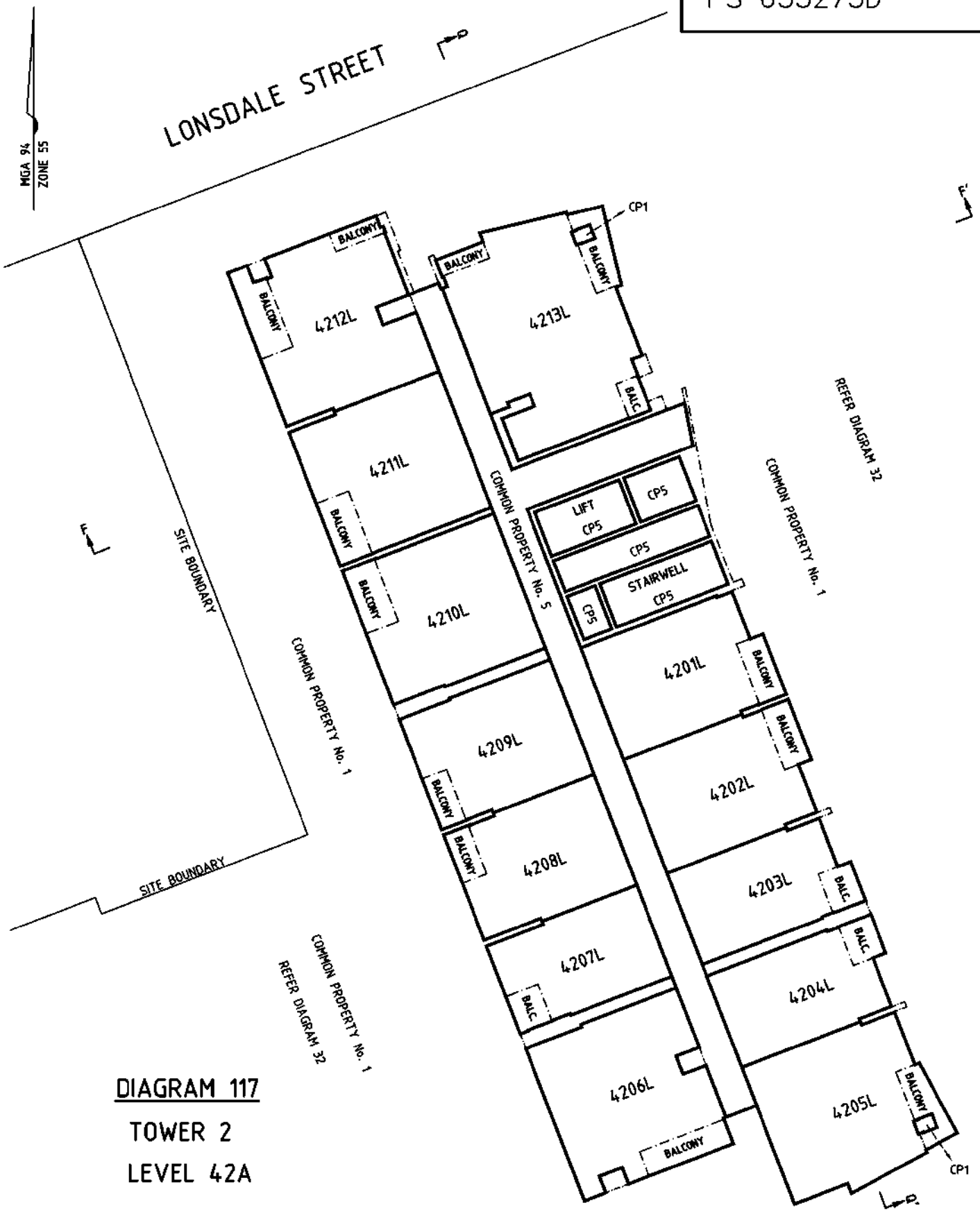


DIAGRAM 117

TOWER 2

LEVEL 42A

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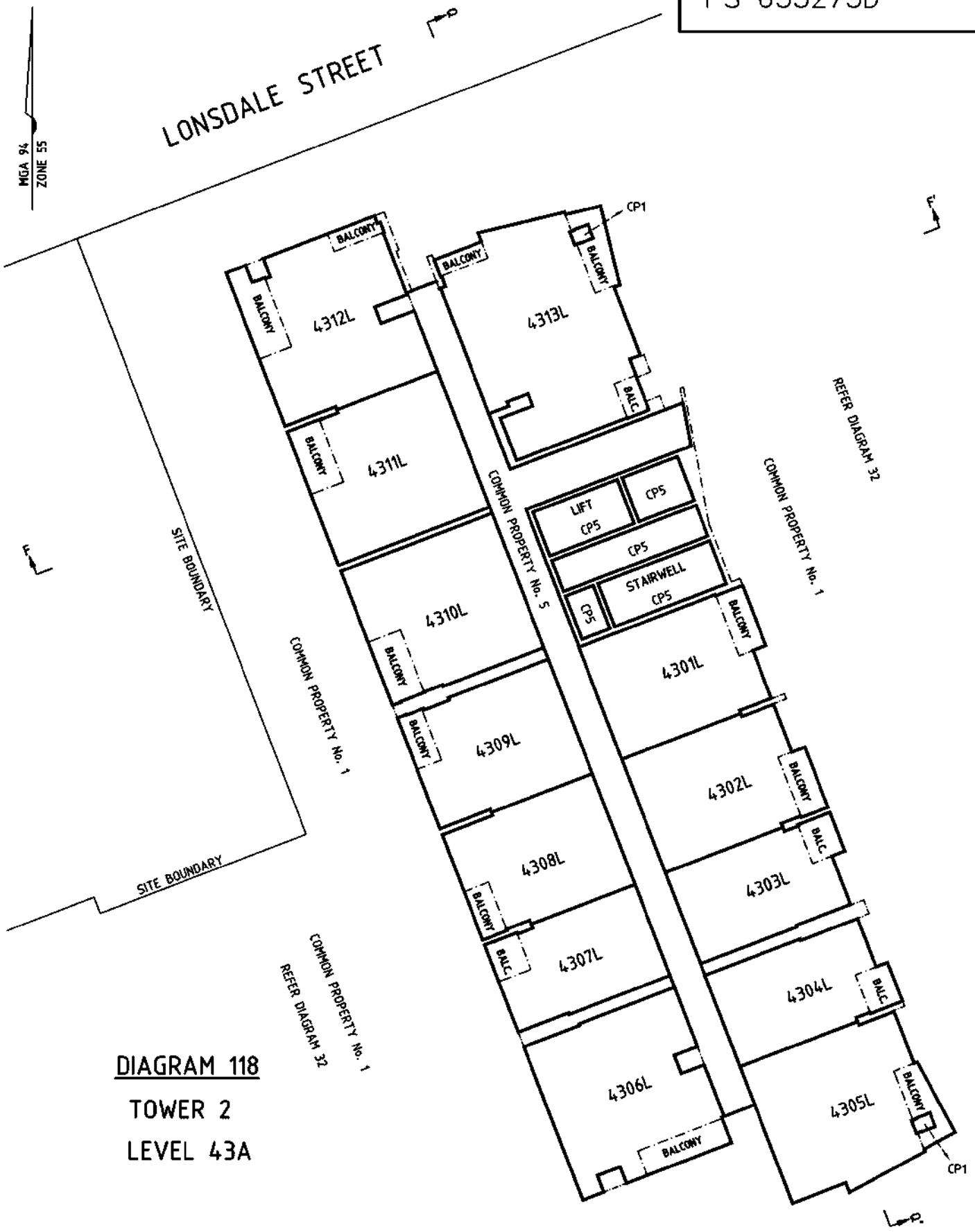


DIAGRAM 118

TOWER 2

LEVEL 43A

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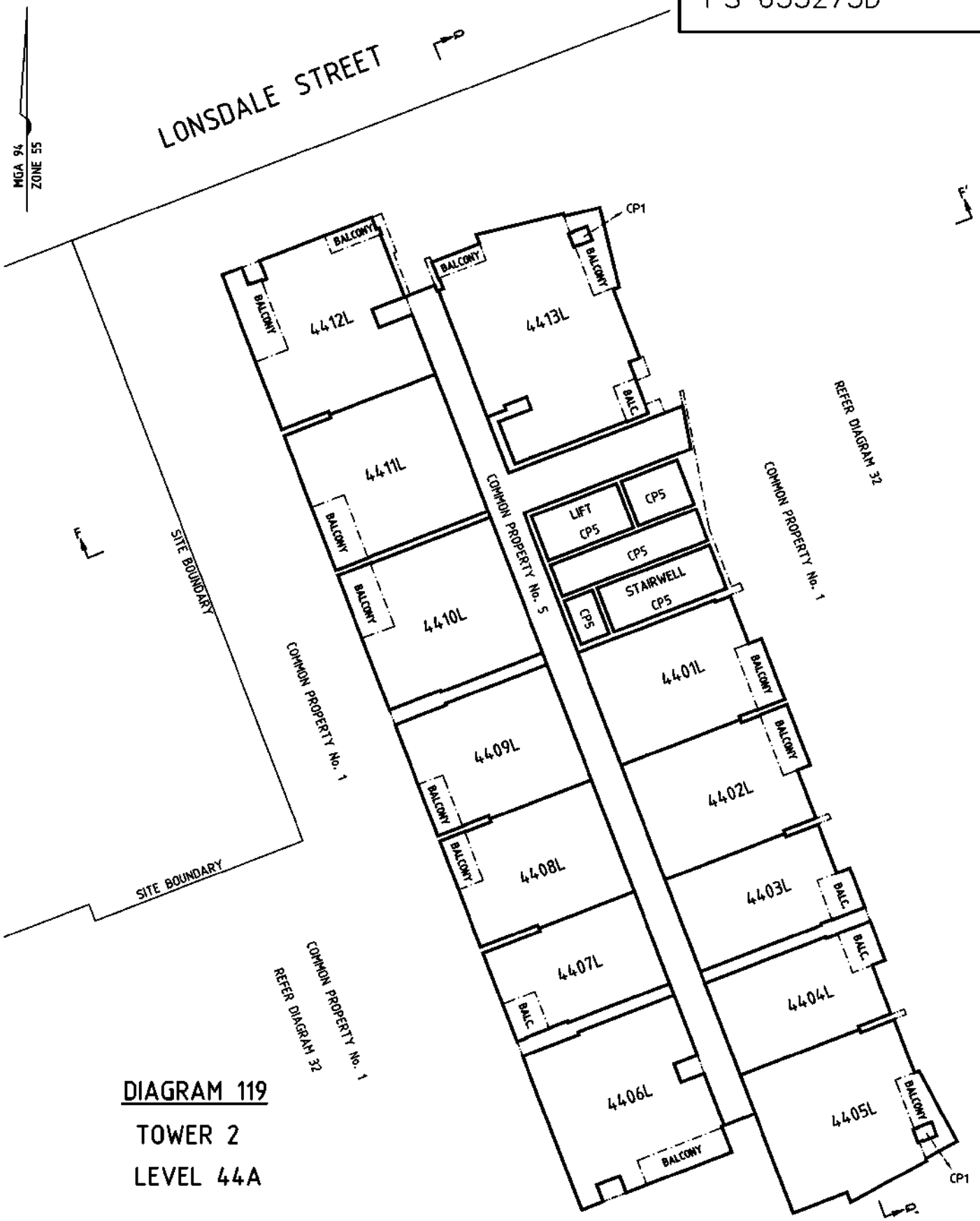


DIAGRAM 119

TOWER 2

LEVEL 44A

TomkinsonGroup
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
LEVEL 1, 508 QUEENSBERRY ST. NORTH MELBOURNE, 3051
TEL: (03) 9347 5053, MOB. 0400 570 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

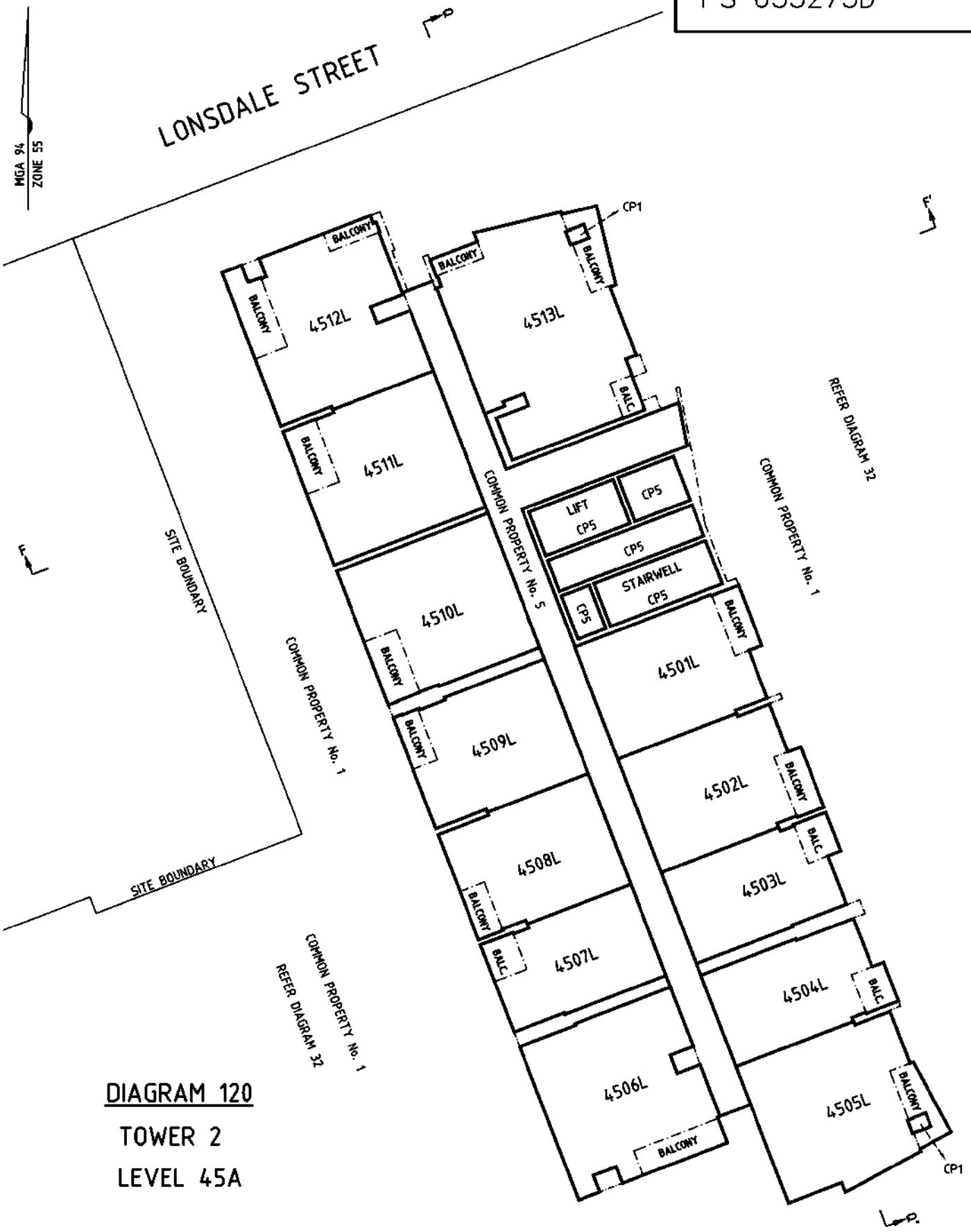
DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 144
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 145 of 321

PS 633275D



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ISO 9001 FS520488

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 145
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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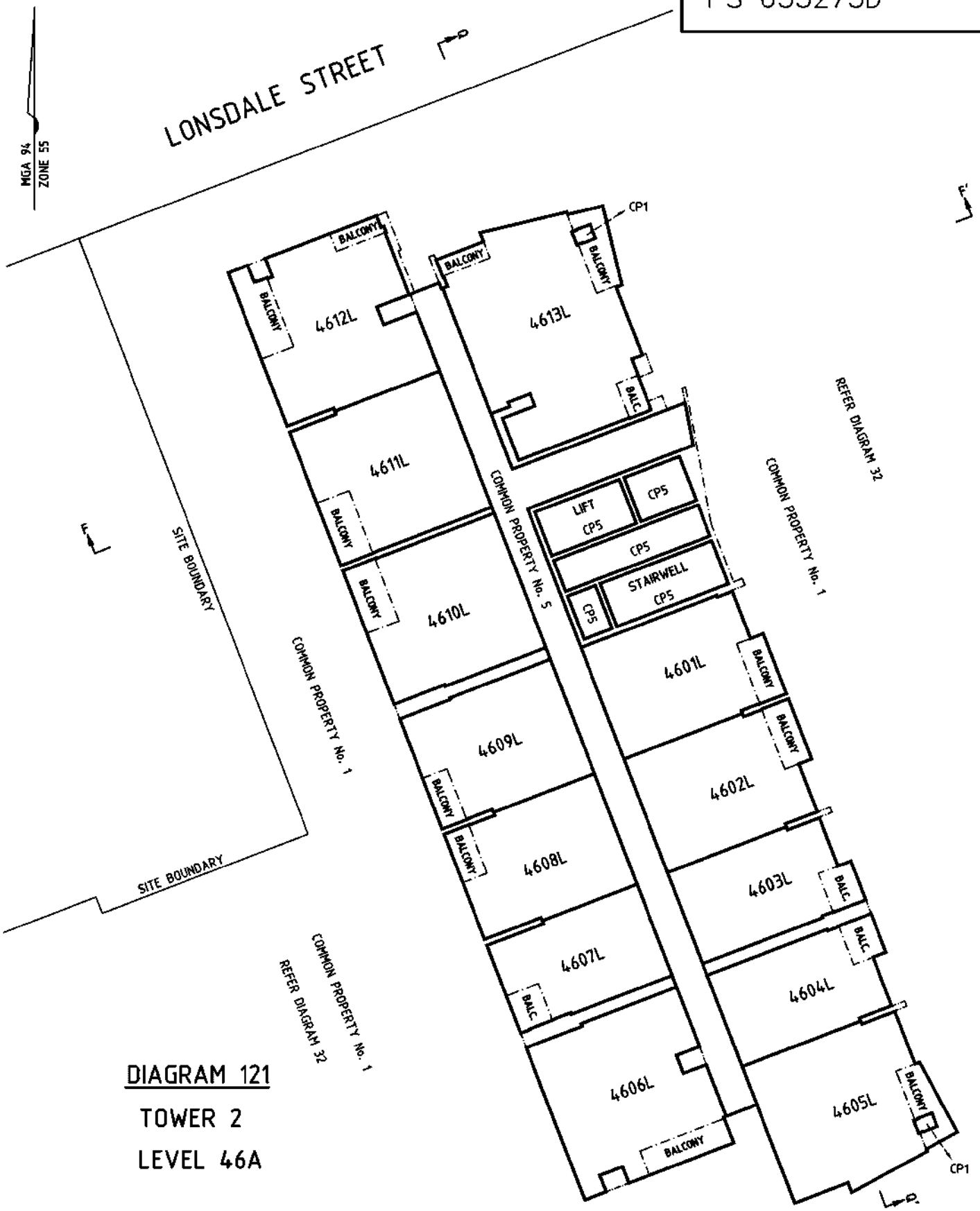


DIAGRAM 121

TOWER 2

LEVEL 46A

TomkinsonGroup
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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 146
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 147 of 321

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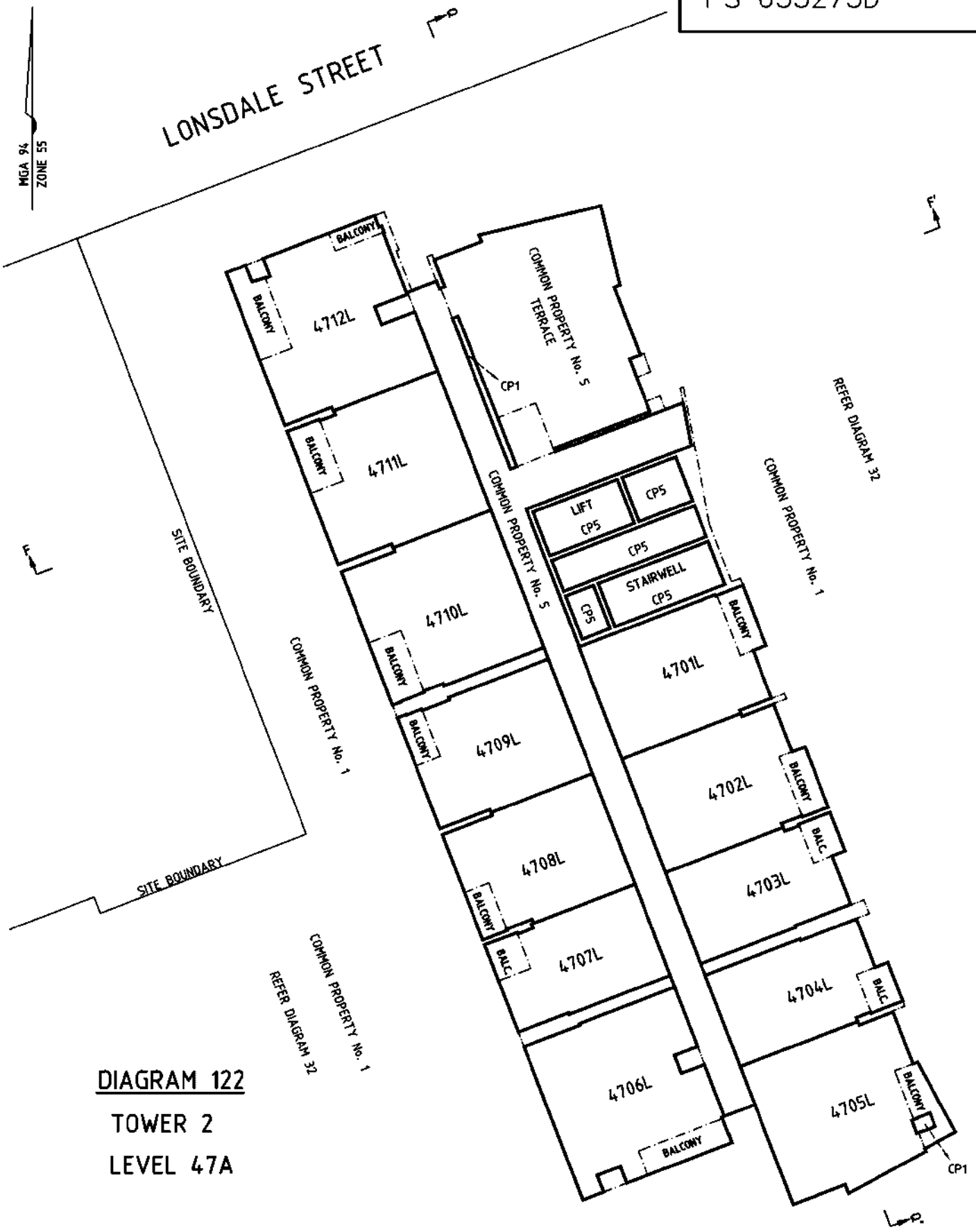


DIAGRAM 122

TOWER 2

LEVEL 47A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 147
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 148 of 321

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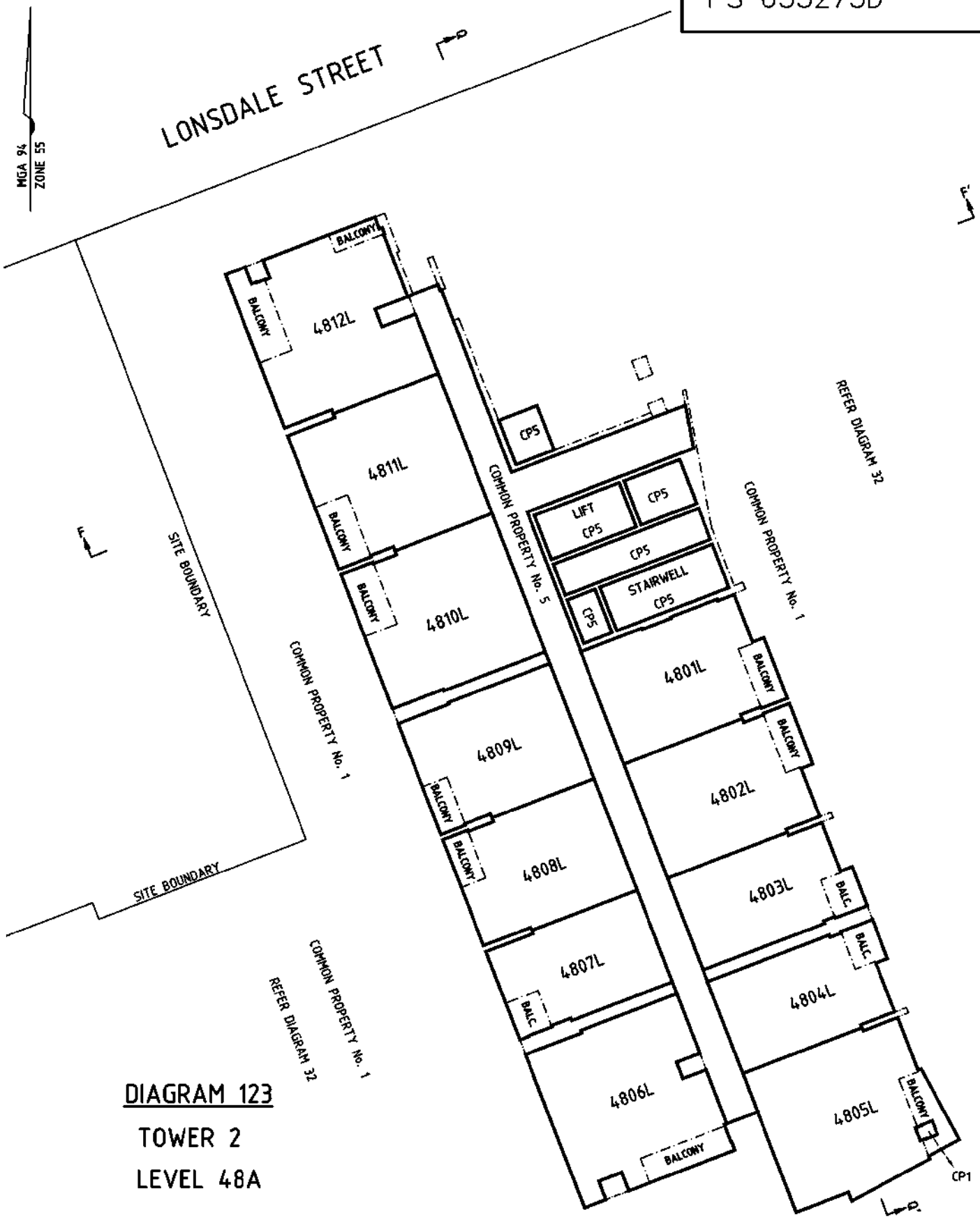


DIAGRAM 123

TOWER 2

LEVEL 48A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 148
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 149 of 321

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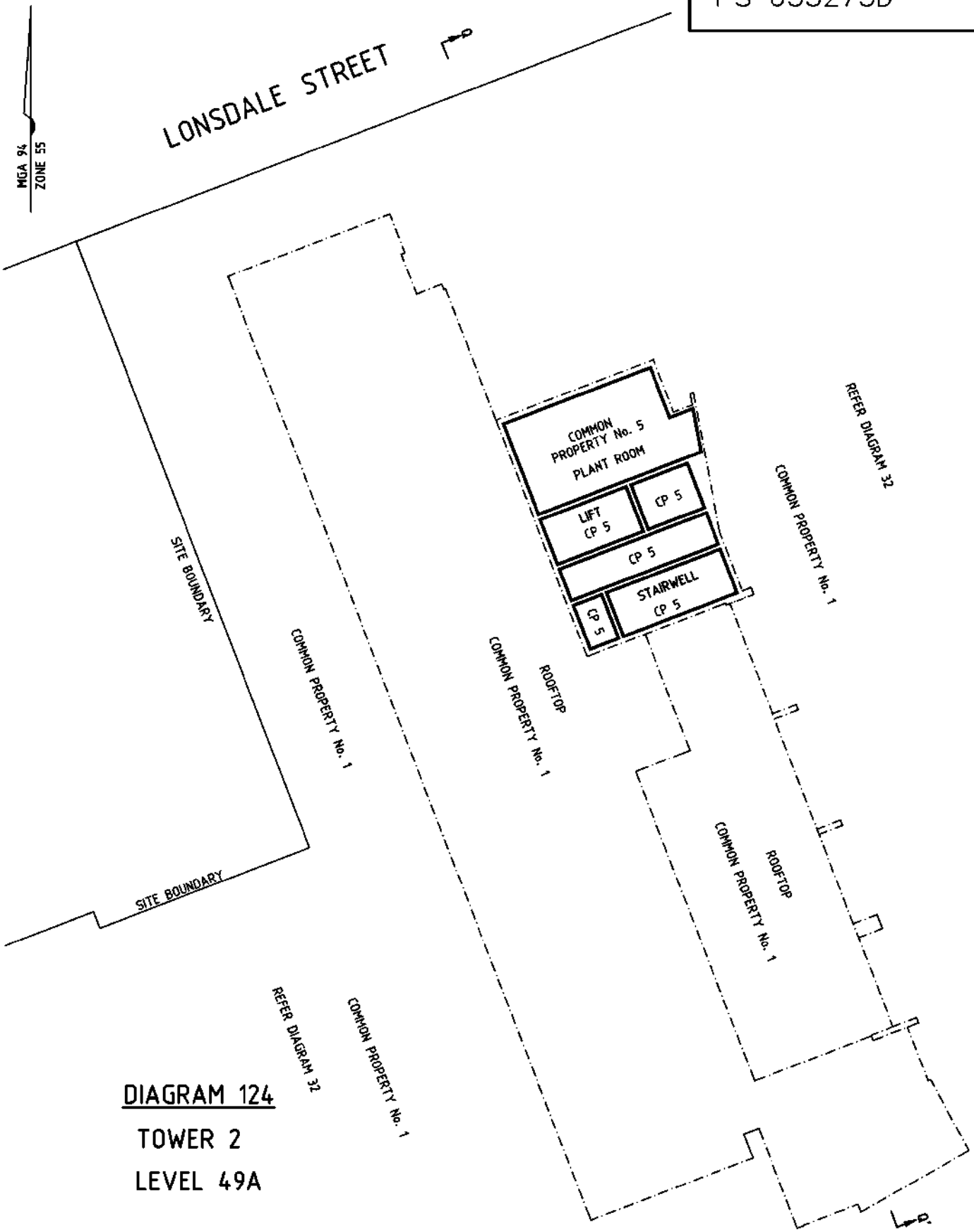


DIAGRAM 124

TOWER 2

LEVEL 49A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 149
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 150 of 321

PS 633275D

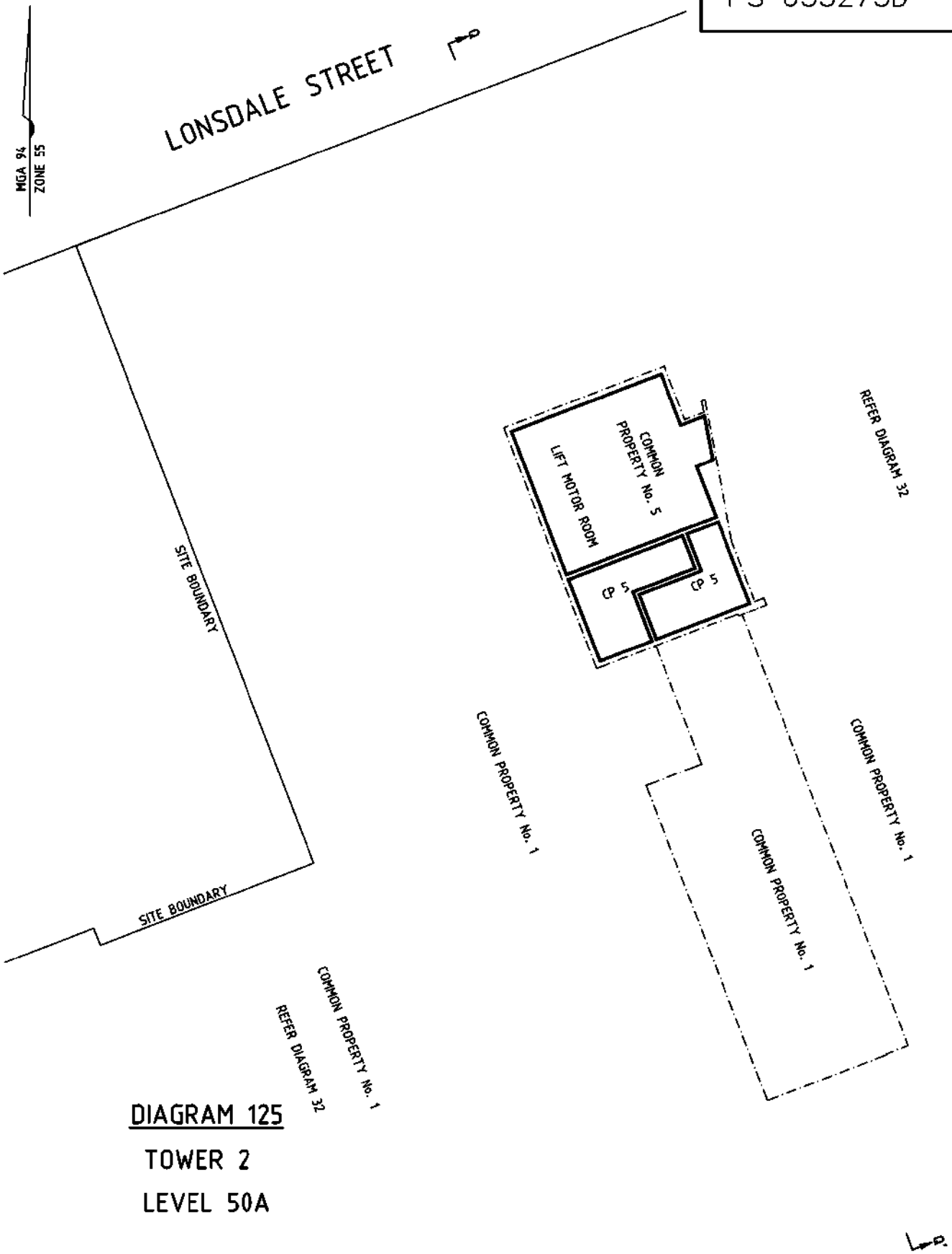


DIAGRAM 125

TOWER 2

LEVEL 50A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

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Sheet 150
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 151 of 321

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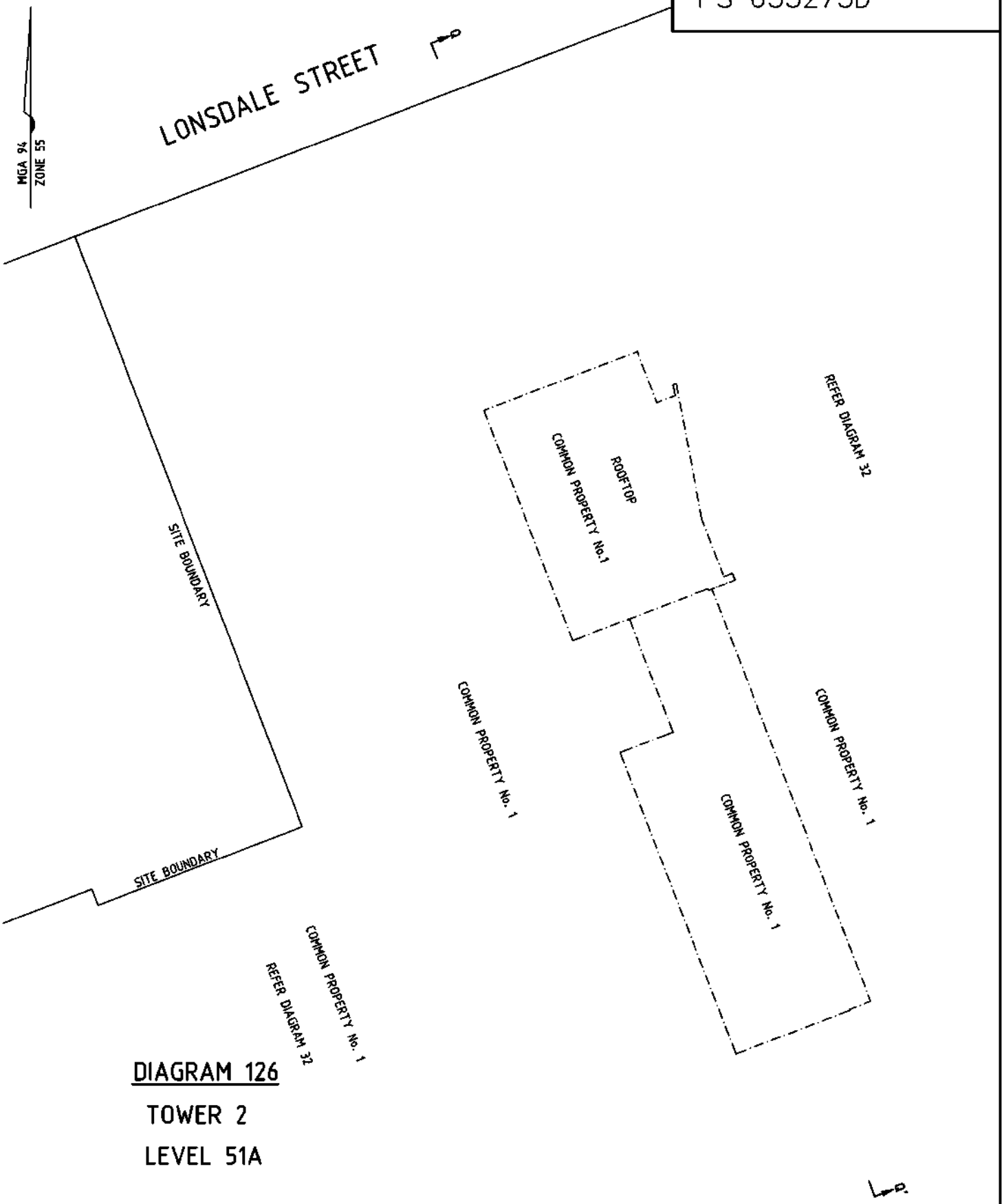


DIAGRAM 126

TOWER 2

LEVEL 51A

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 151
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 152 of 321

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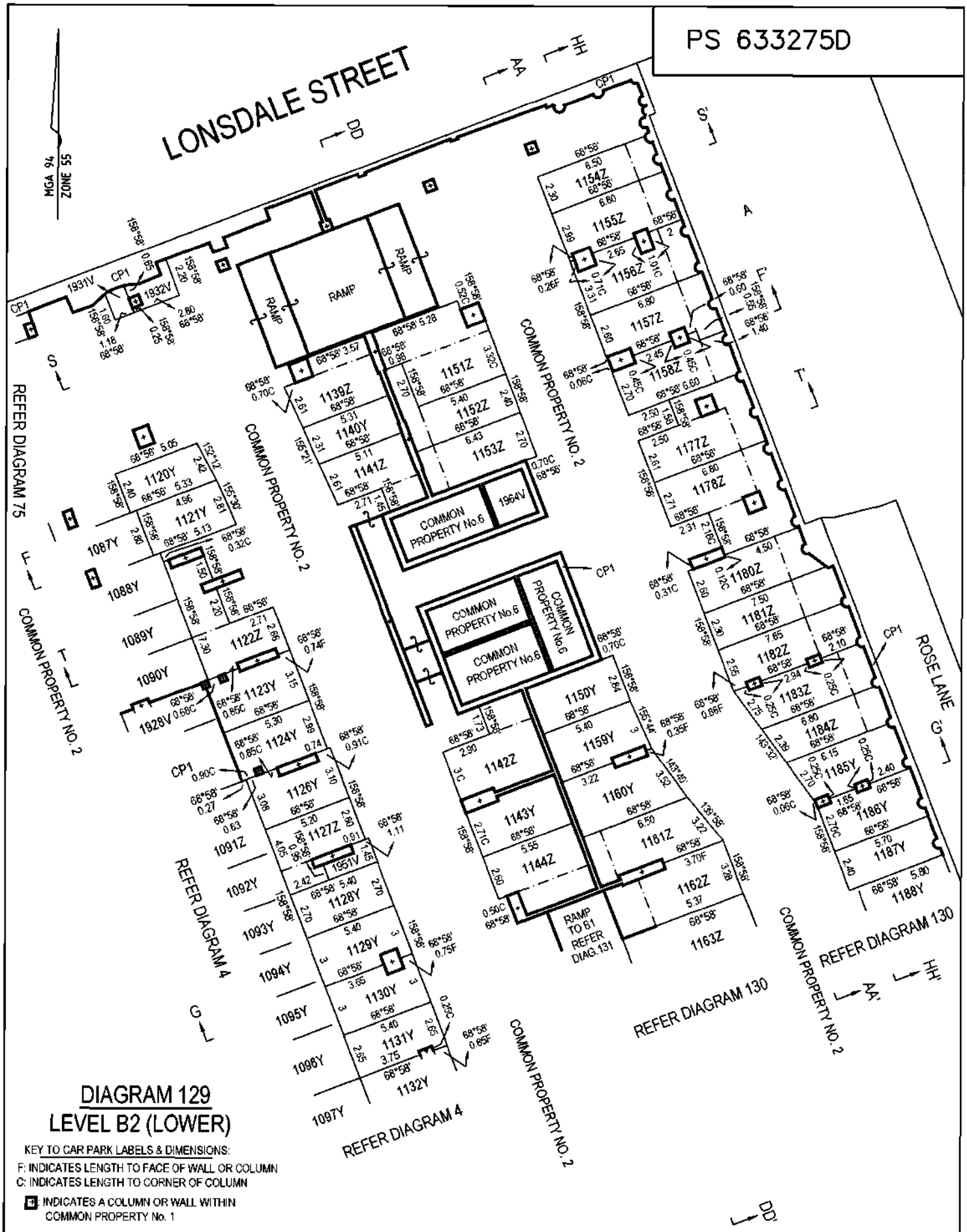


DIAGRAM 129
LEVEL B2 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN

C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 152

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 153 of 321

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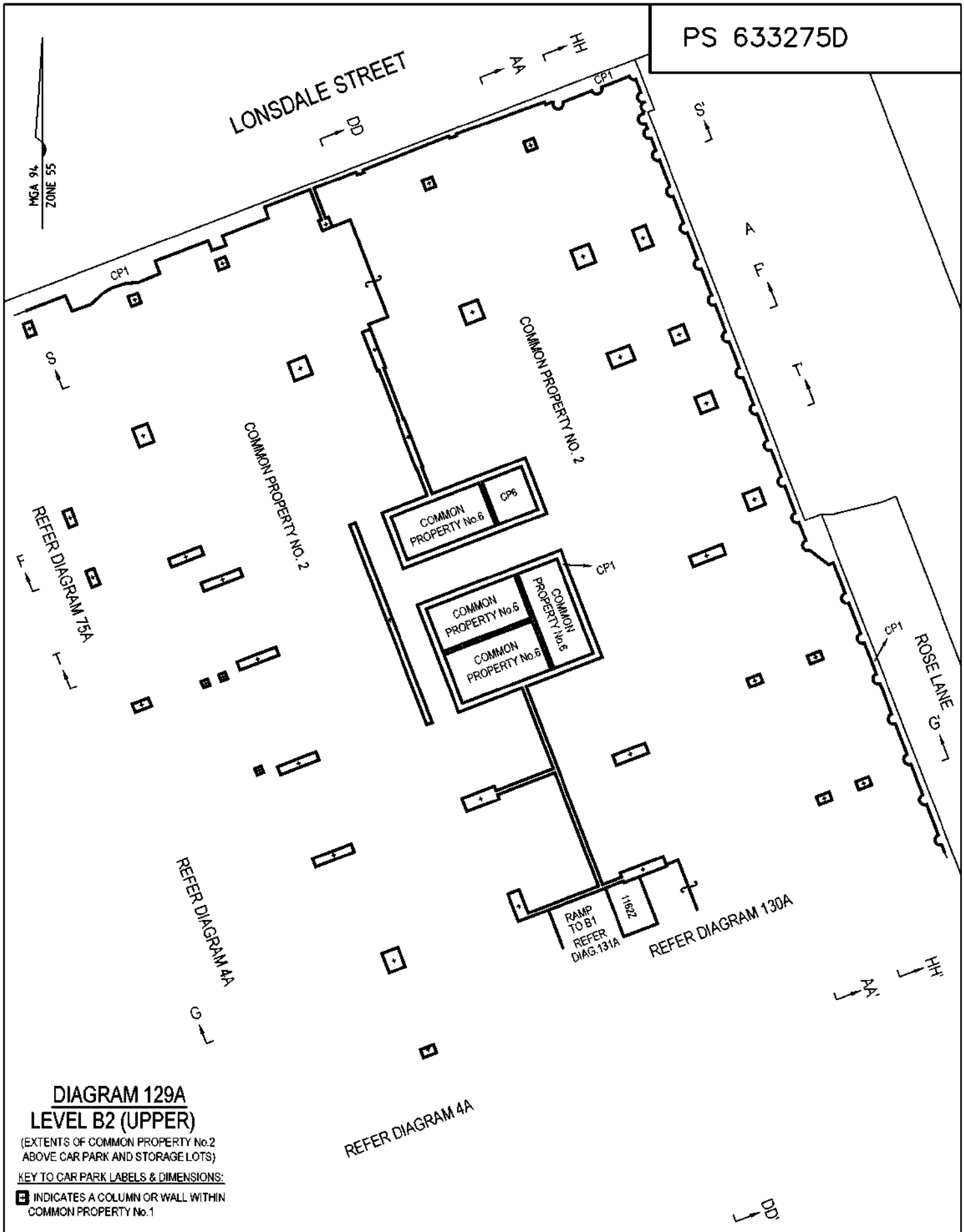


DIAGRAM 129A
LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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ISO 9001 FS626488

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	Sheet
1:200	2 0 2 4 6 8	A3	153

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 154 of 321

PS 633275D

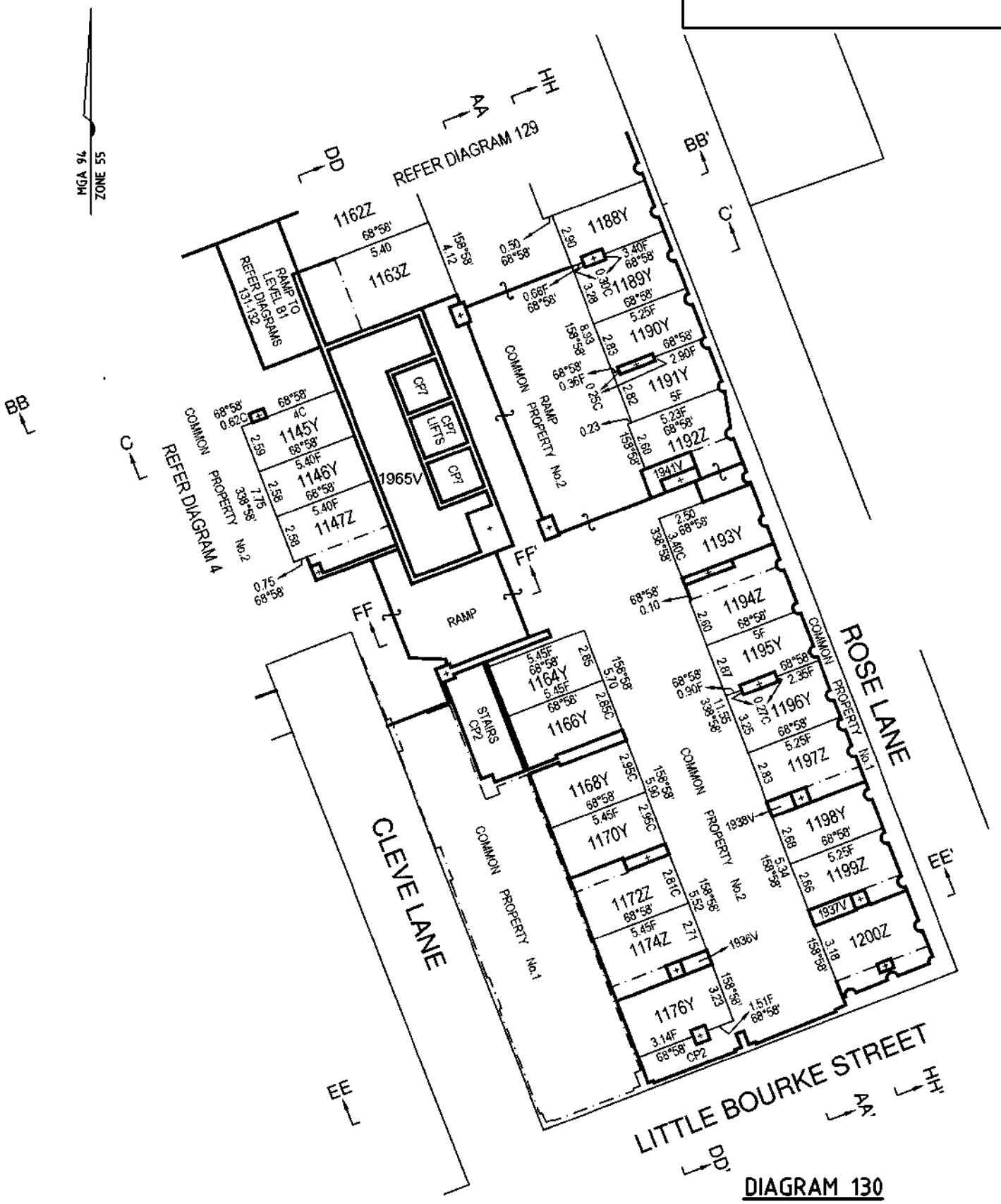


DIAGRAM 130
LEVEL B2 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 154
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 155 of 321

PS 633275D

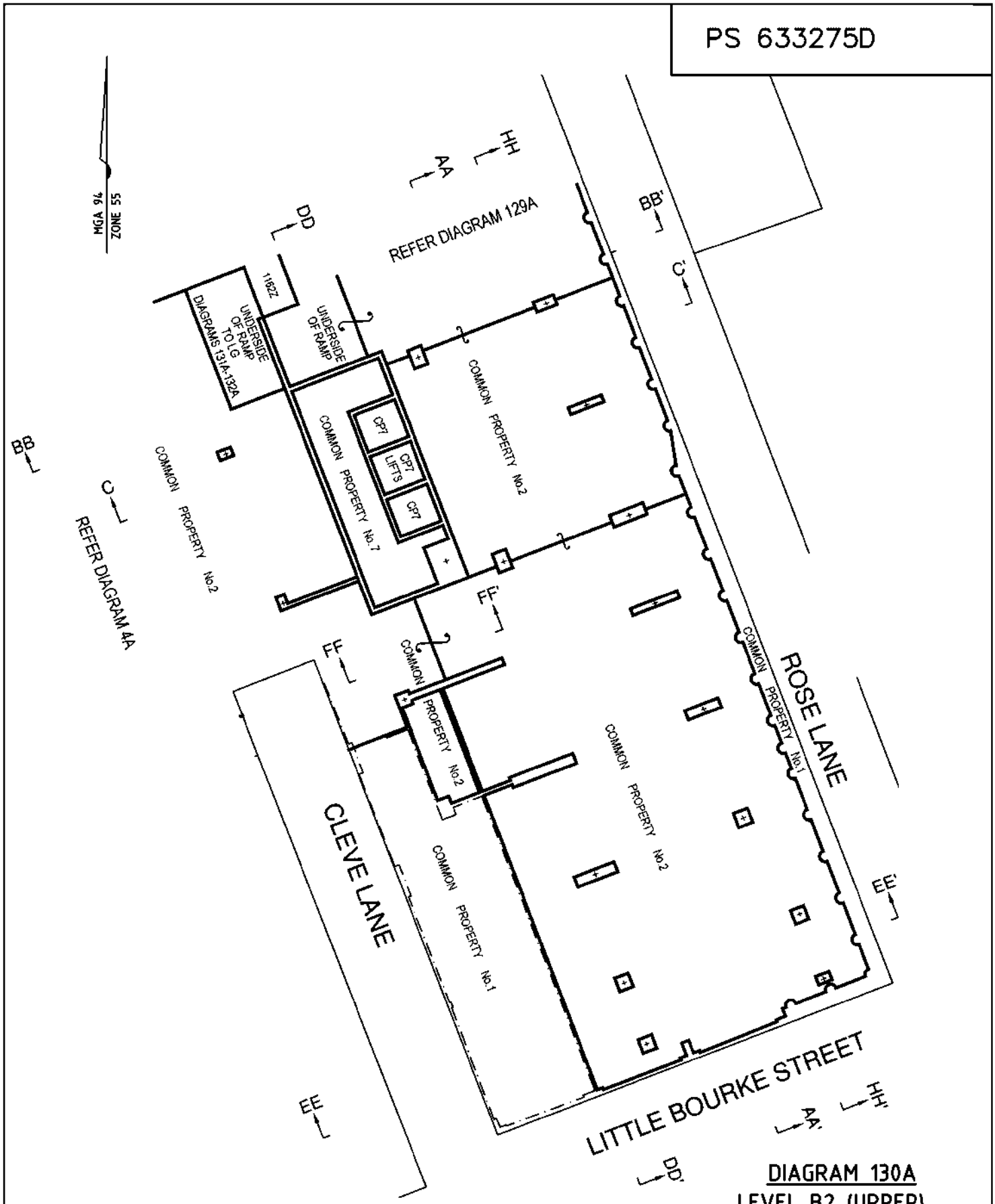


DIAGRAM 130A
LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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ISO 9001 FS520488

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 155
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 156 of 321

PS 633275D

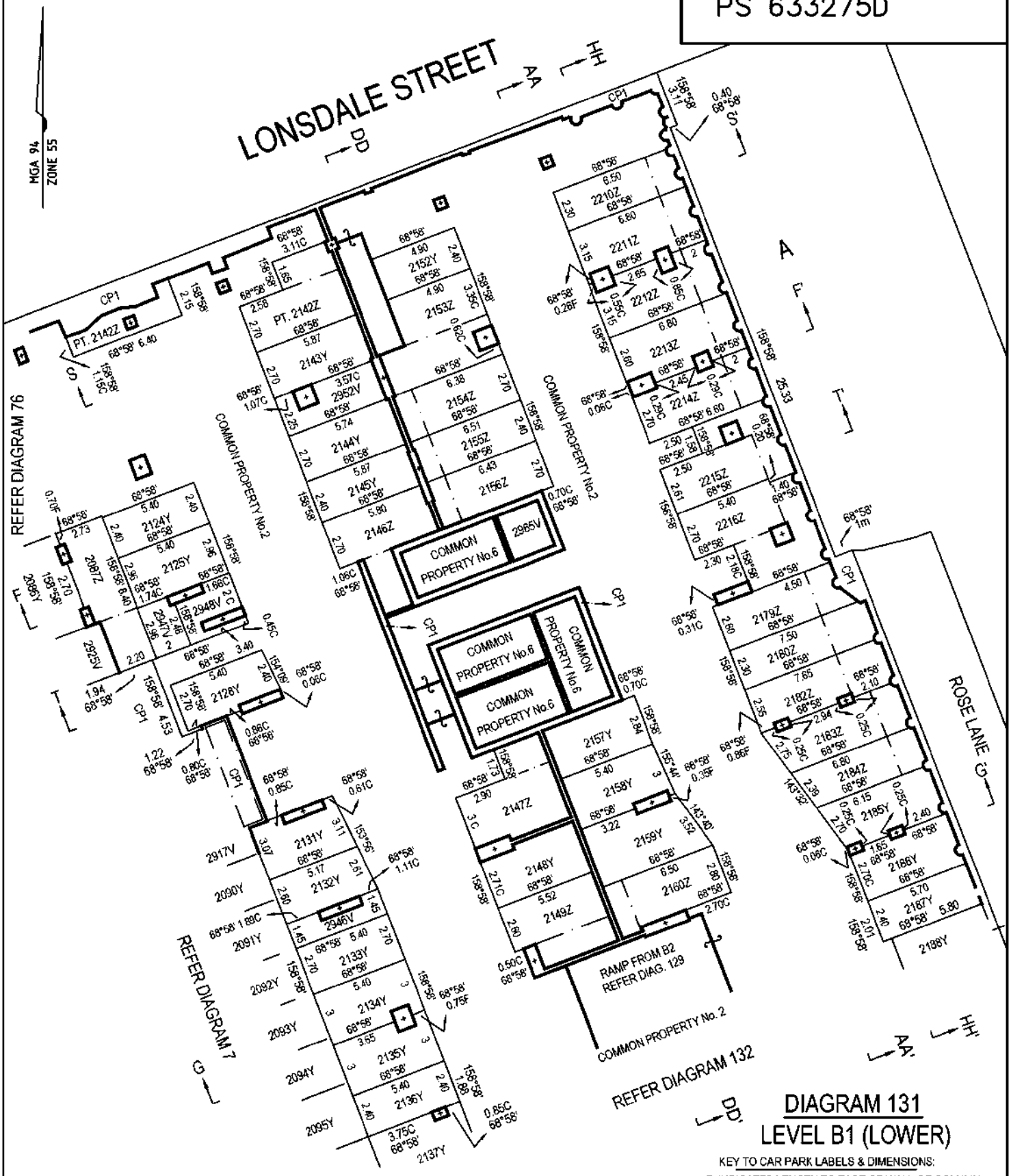


DIAGRAM 131
LEVEL B1 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5053, MOB 0400 576 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS520488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 156
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PS 633275D

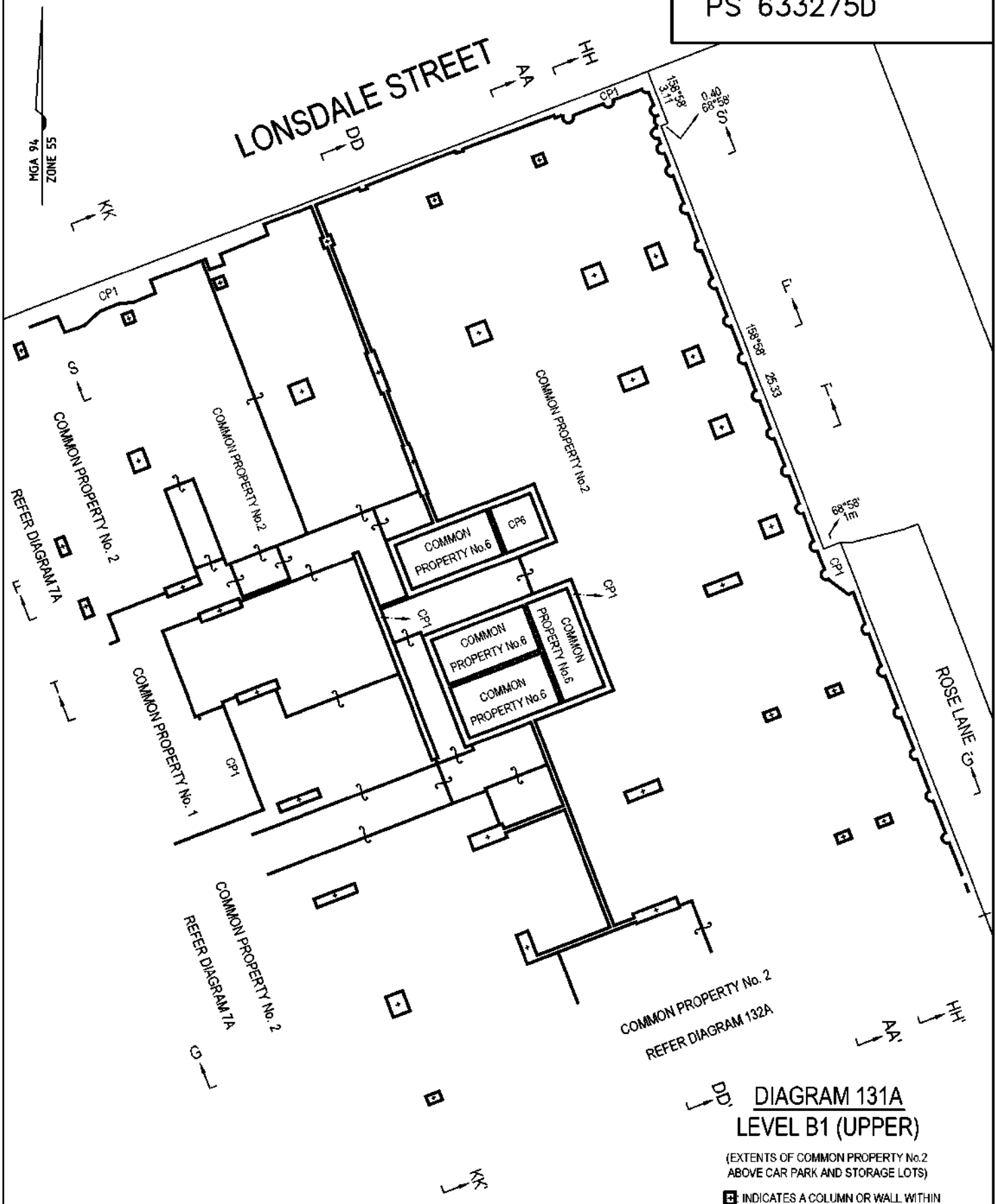


DIAGRAM 131A
LEVEL B1 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 157

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 158 of 321

PS 633275D

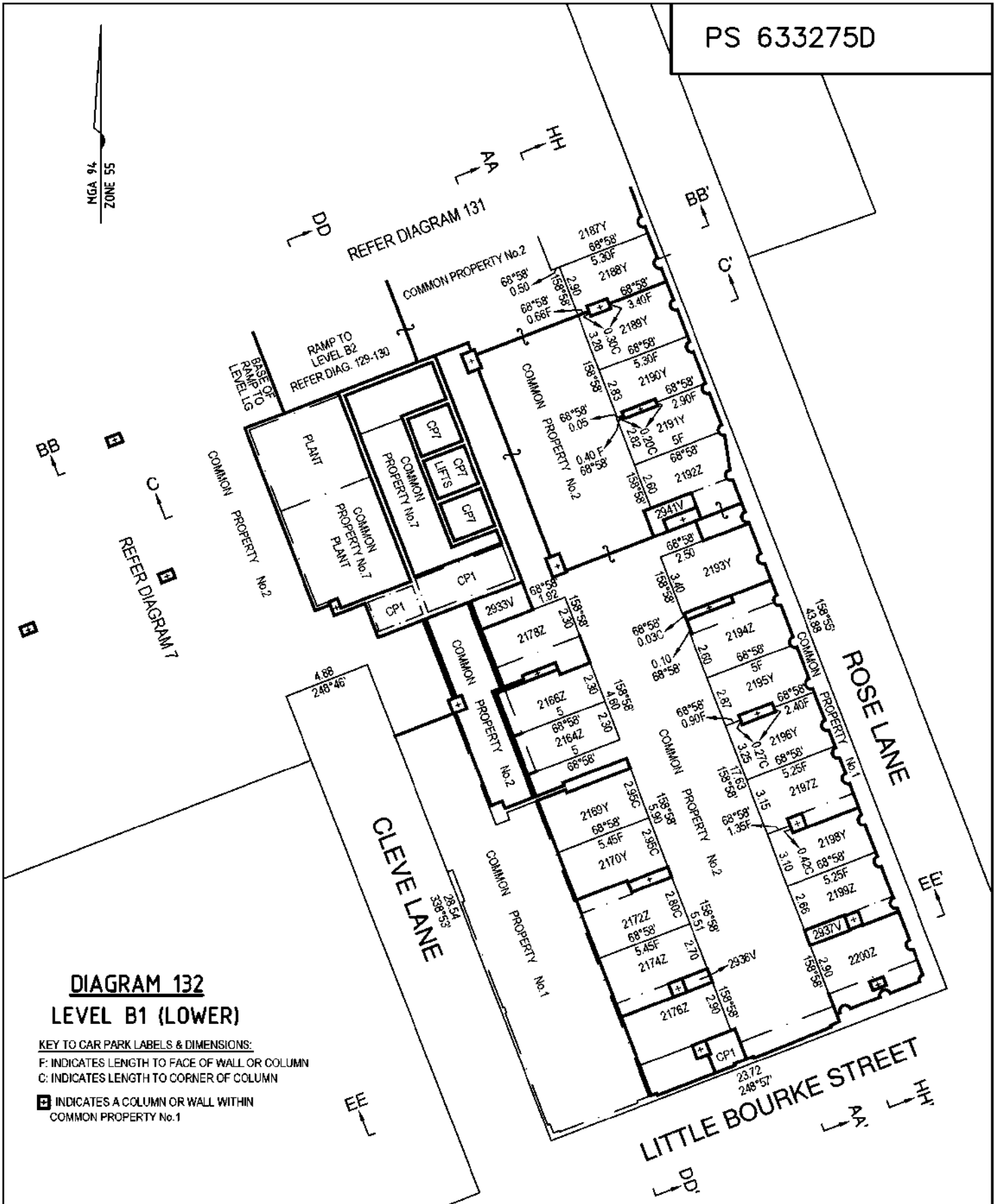


DIAGRAM 132

LEVEL B1 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 158

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

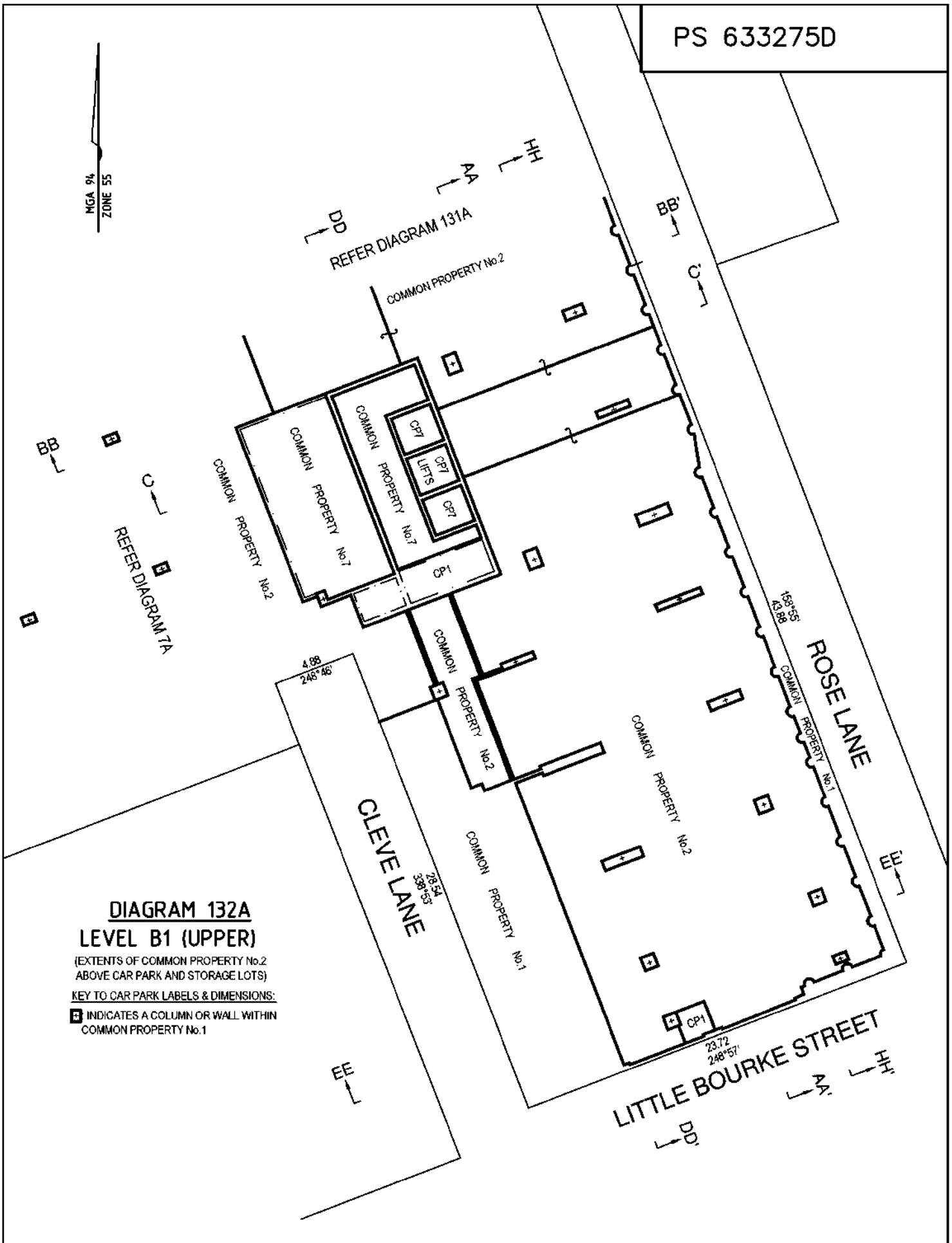


DIAGRAM 132A

LEVEL B1 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 159

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 160 of 321

PS 633275D

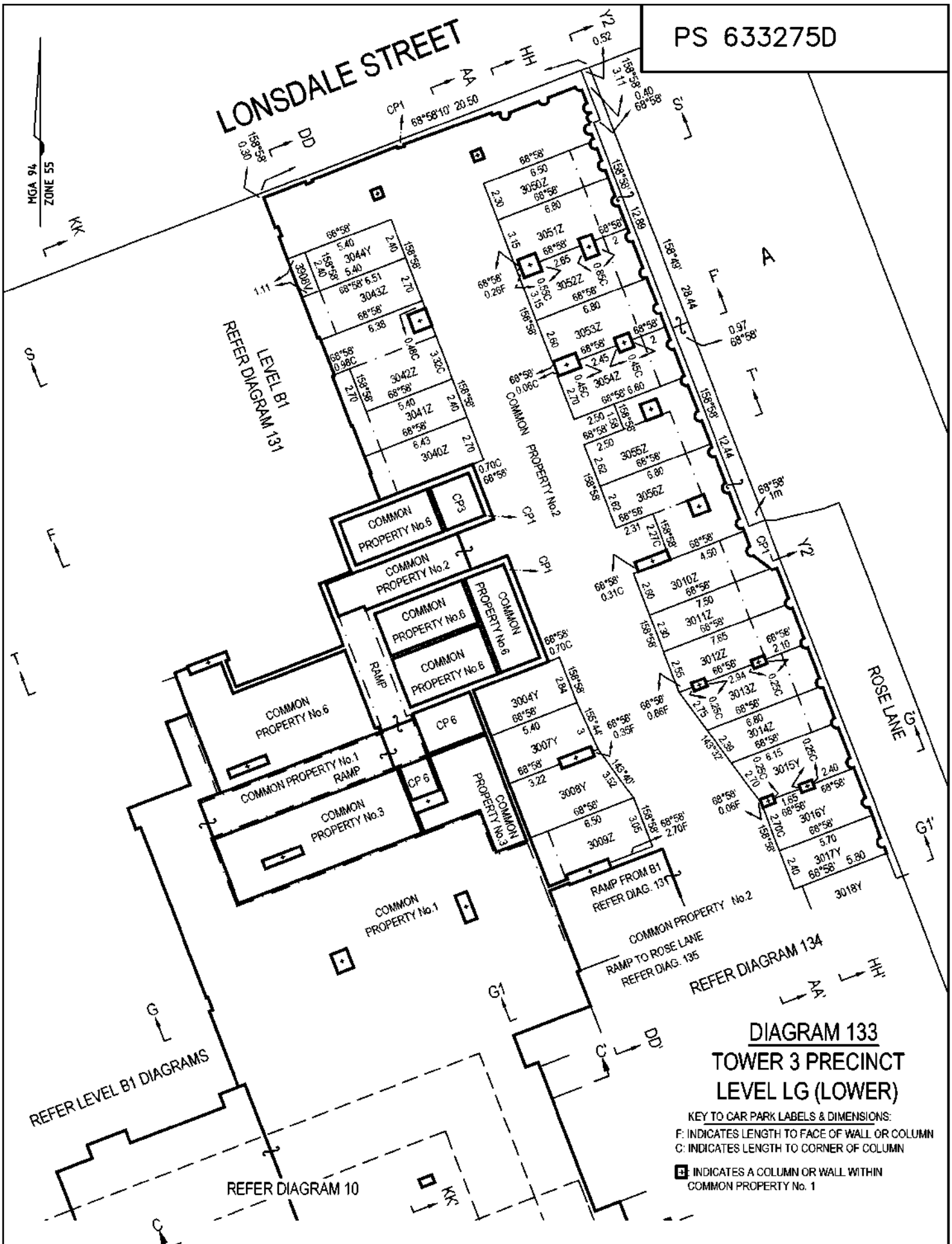


DIAGRAM 133
TOWER 3 PRECINCT
LEVEL LG (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 160

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 161 of 321

PS 633275D

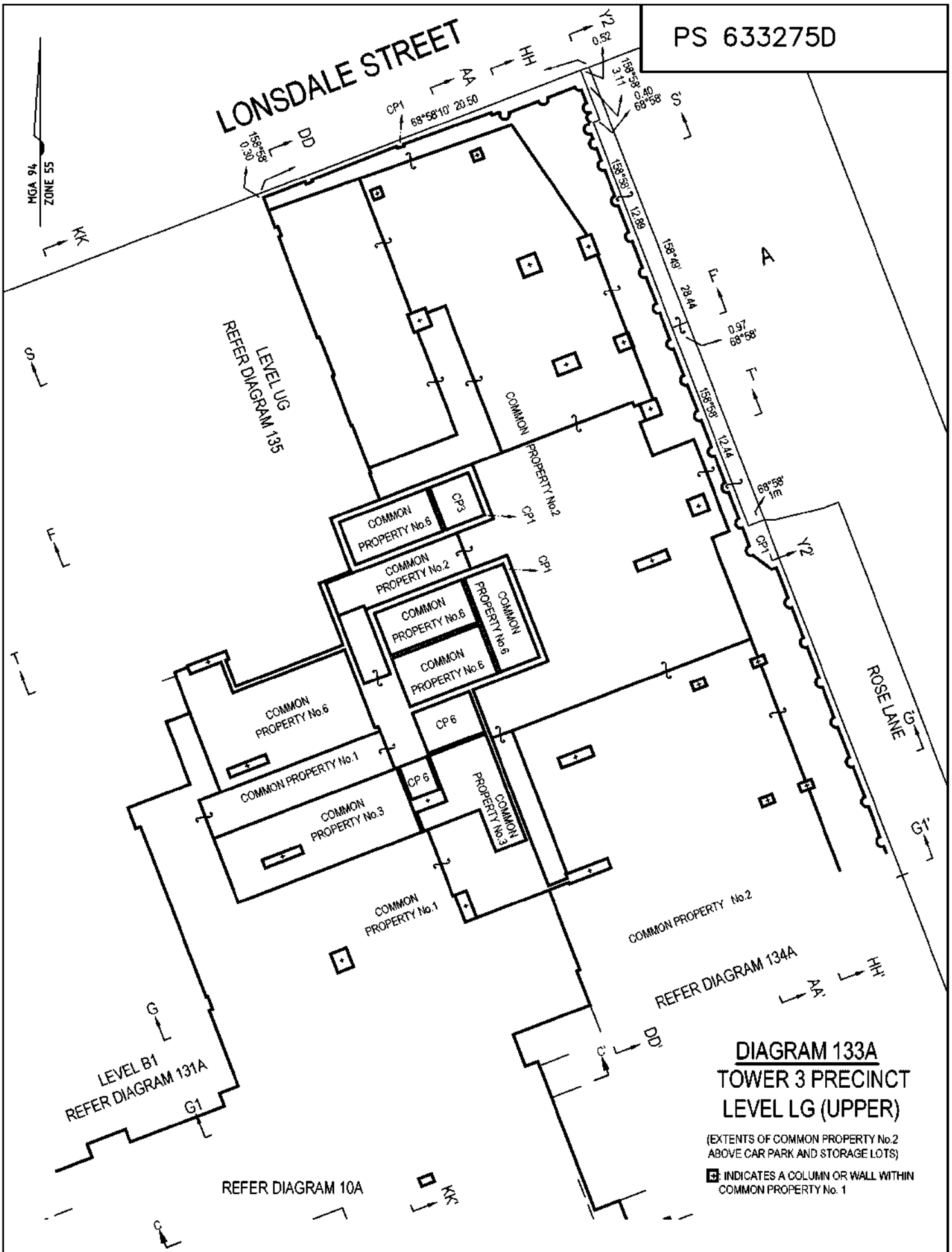


DIAGRAM 133A
TOWER 3 PRECINCT
LEVEL LG (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

■ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 161

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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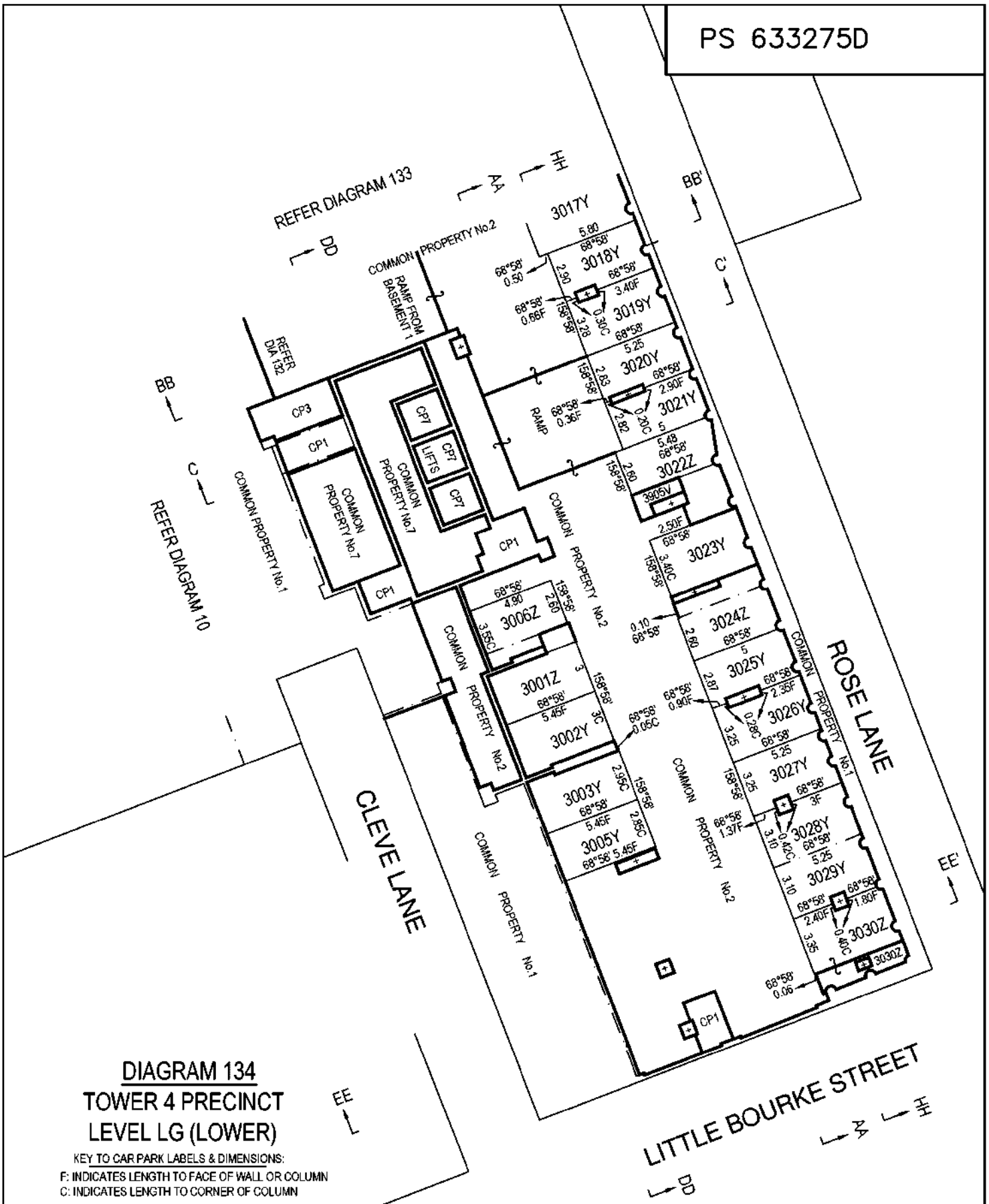


DIAGRAM 134
TOWER 4 PRECINCT
LEVEL LG (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN

C: INDICATES LENGTH TO CORNER OF COLUMN

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS520488

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 162
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 163 of 321

PS 633275D

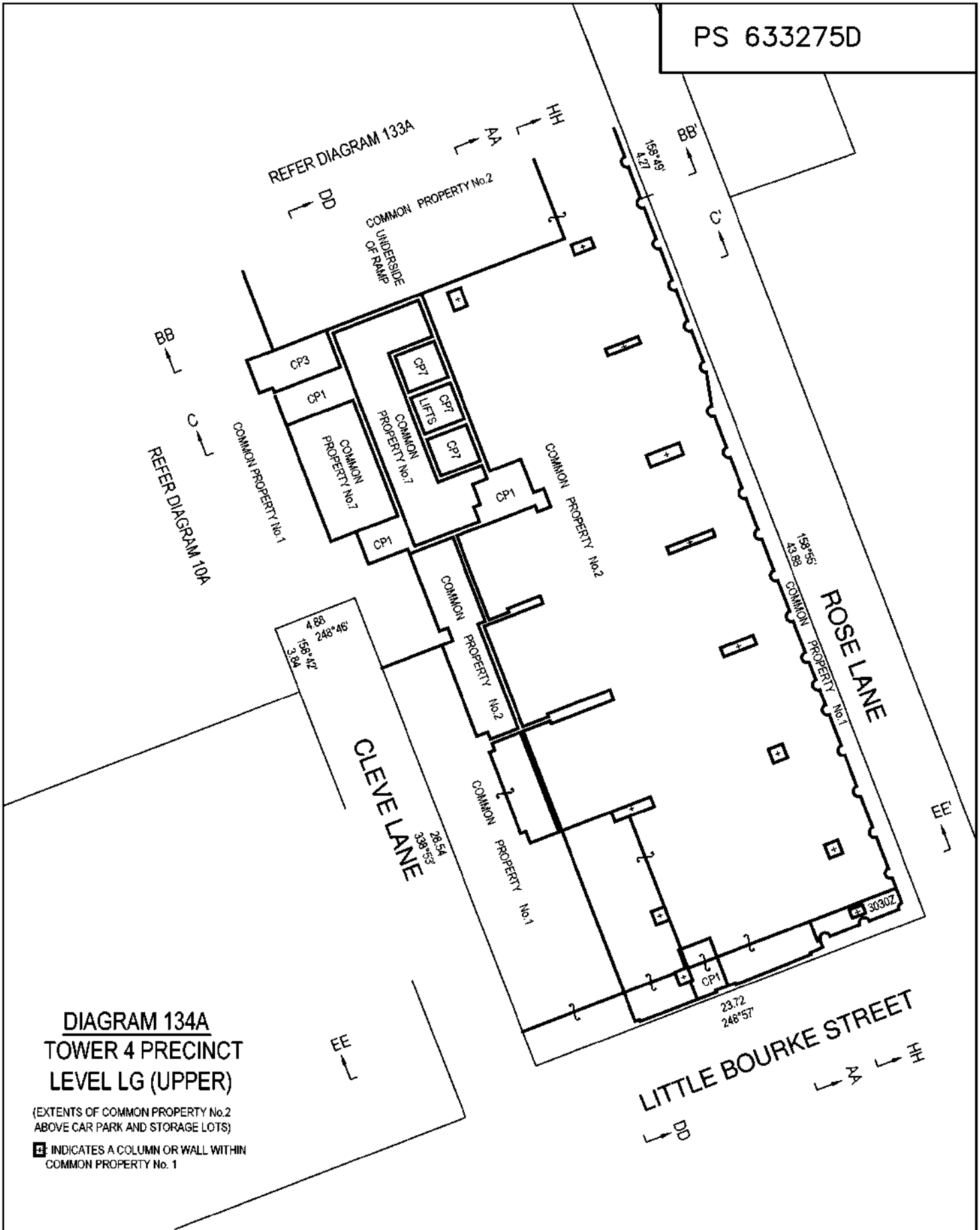


DIAGRAM 134A
TOWER 4 PRECINCT
LEVEL LG (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 163
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 164 of 321

PS 633275D

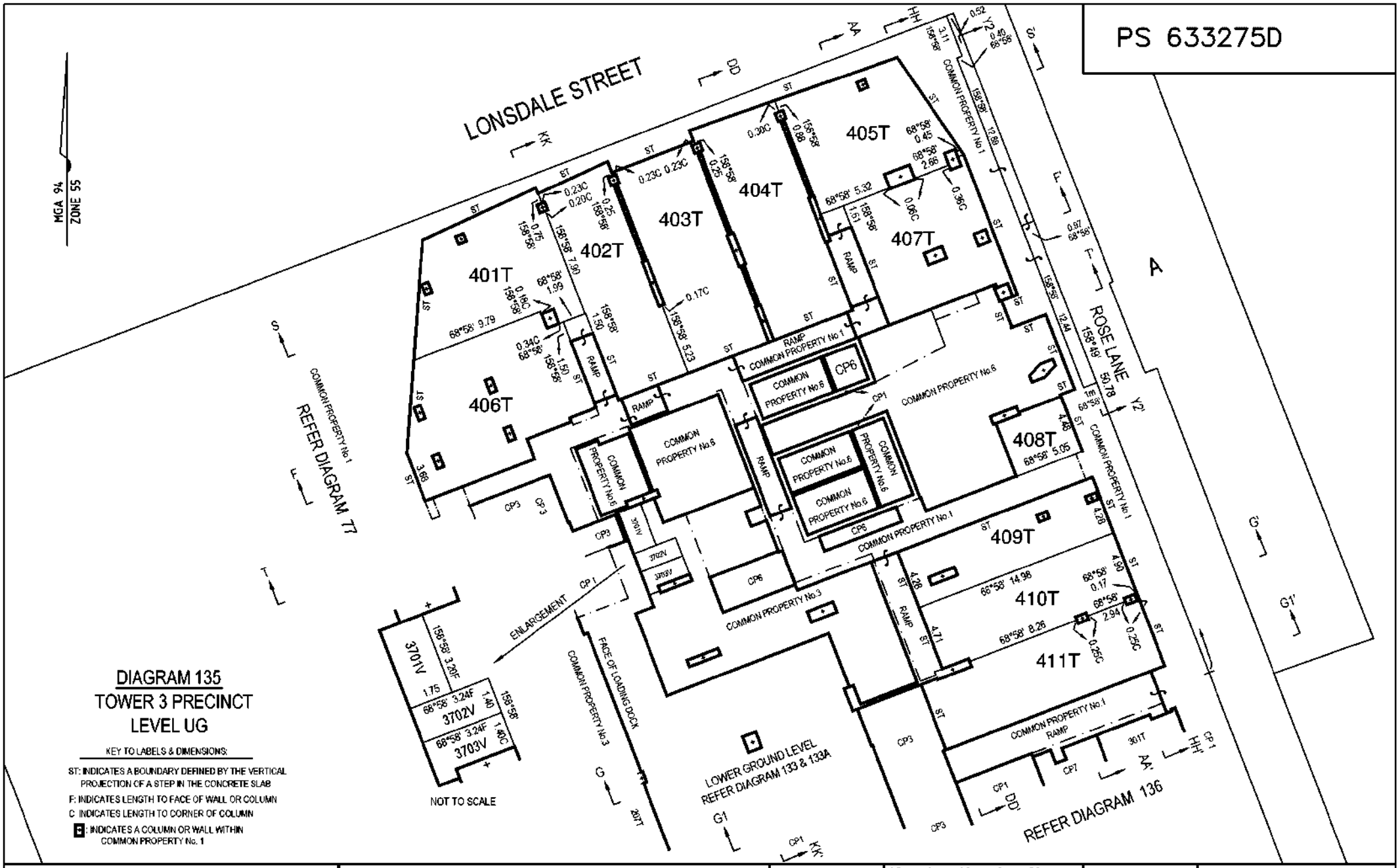


DIAGRAM 135
TOWER 3 PRECINCT
LEVEL UG

KEY TO LABELS & DIMENSIONS:

ST: INDICATES A BOUNDARY DEFINED BY THE VERTICAL PROJECTION OF A STEP IN THE CONCRETE SLAB

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN

C INDICATES LENGTH TO CORNER OF COLUMN

▪: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:250	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 164

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 165 of 321

PS 633275D

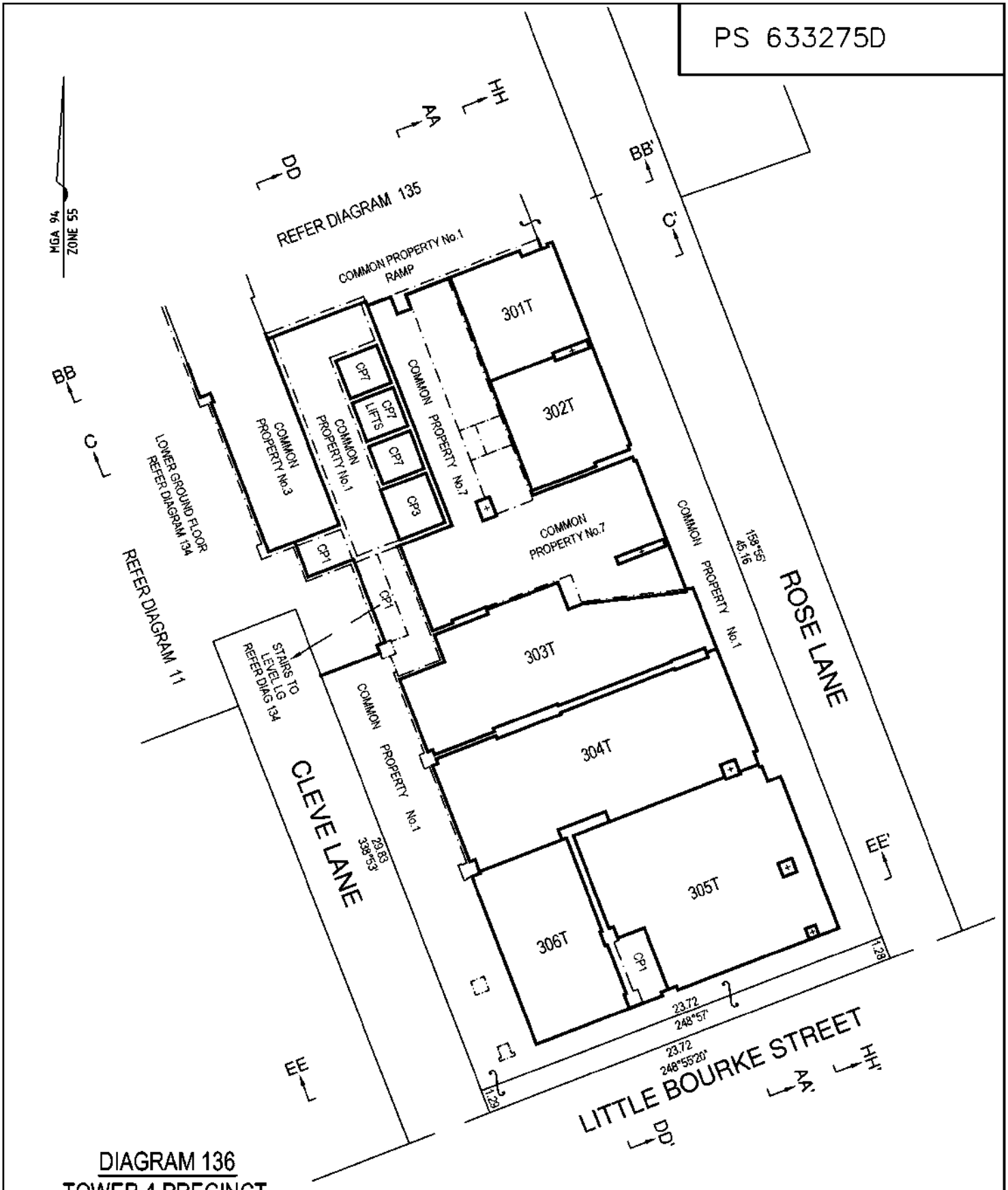


DIAGRAM 136
TOWER 4 PRECINCT
LEVEL UG

⊡ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No, 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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REF: M1003 VERSION COMP

Sheet 165
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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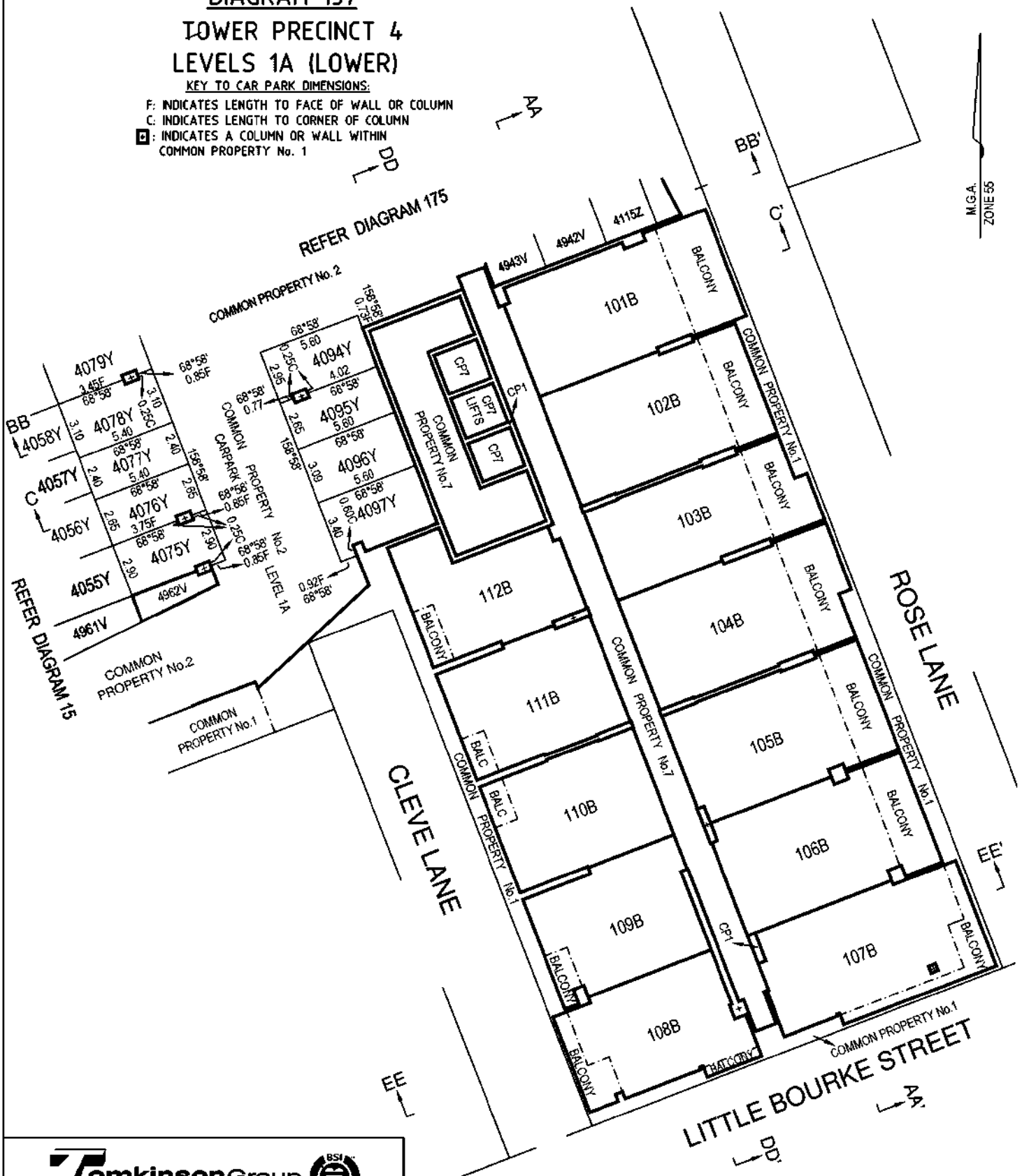
PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 137
TOWER PRECINCT 4
LEVELS 1A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

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REF M1003 VERSION COMP

SHEET 166
DATE
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Original sheet size A3

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 167 of 321

PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

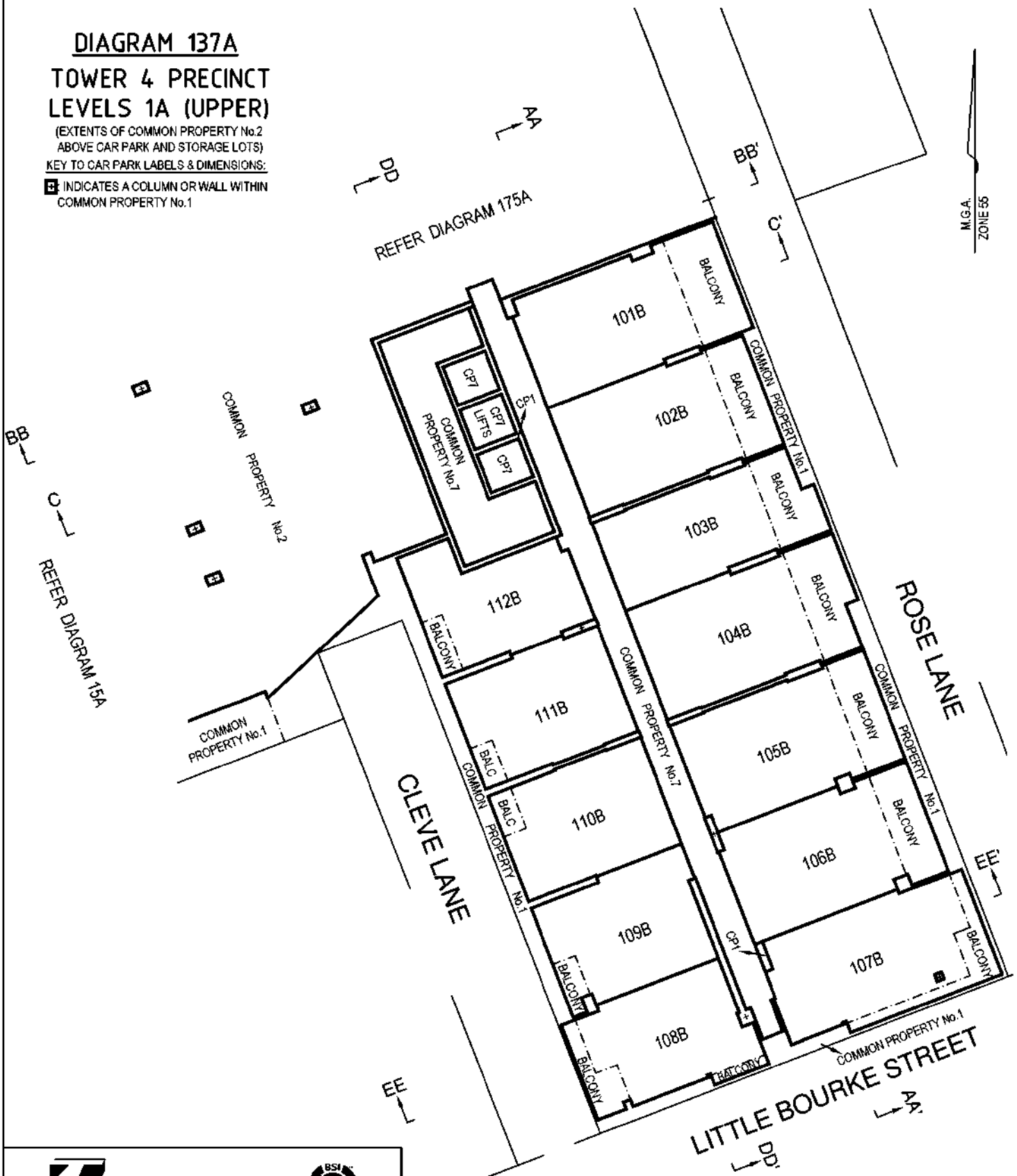
DIAGRAM 137A

TOWER 4 PRECINCT LEVELS 1A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

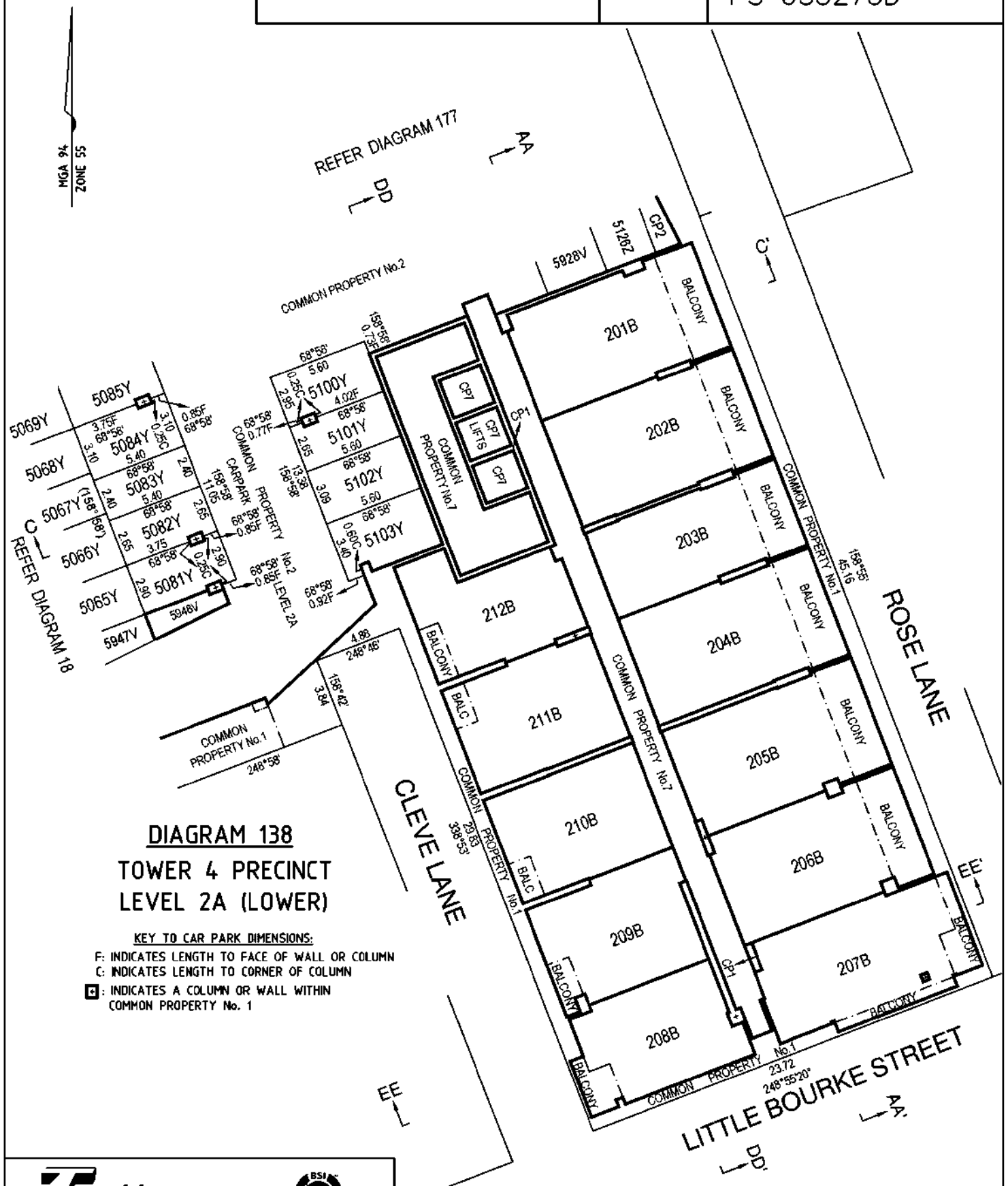


DIAGRAM 138

TOWER 4 PRECINCT
LEVEL 2A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

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SCALE 1:200
SHEET SIZE A3

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REF M1003 VERSION COMP

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Original sheet size A3

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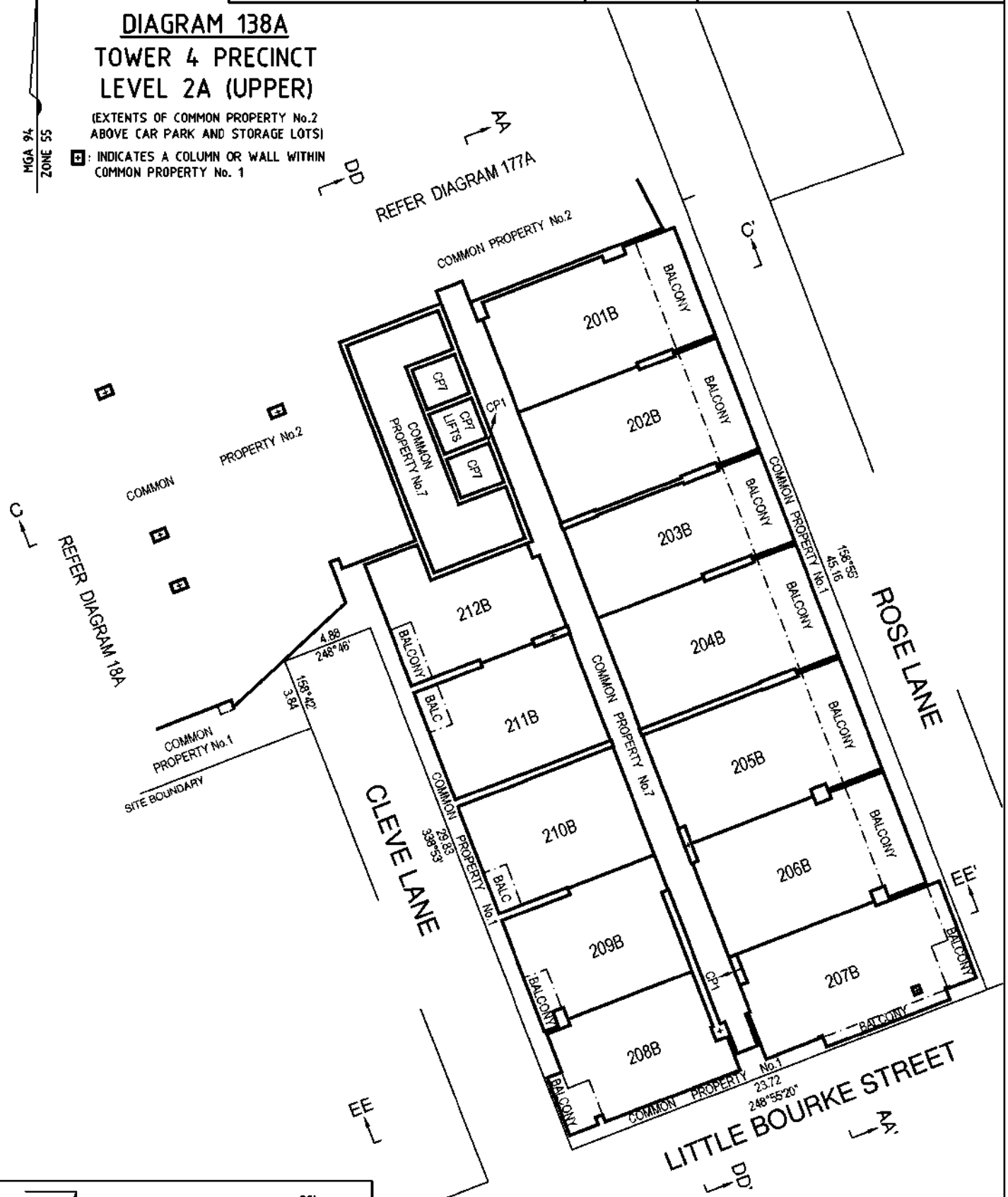
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 633275D

DIAGRAM 138A
TOWER 4 PRECINCT
LEVEL 2A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

MGA 94 ZONE 55



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LENGTHS ARE IN METRES

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SCALE	SHEET SIZE	
1:200	A3	

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 169
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COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

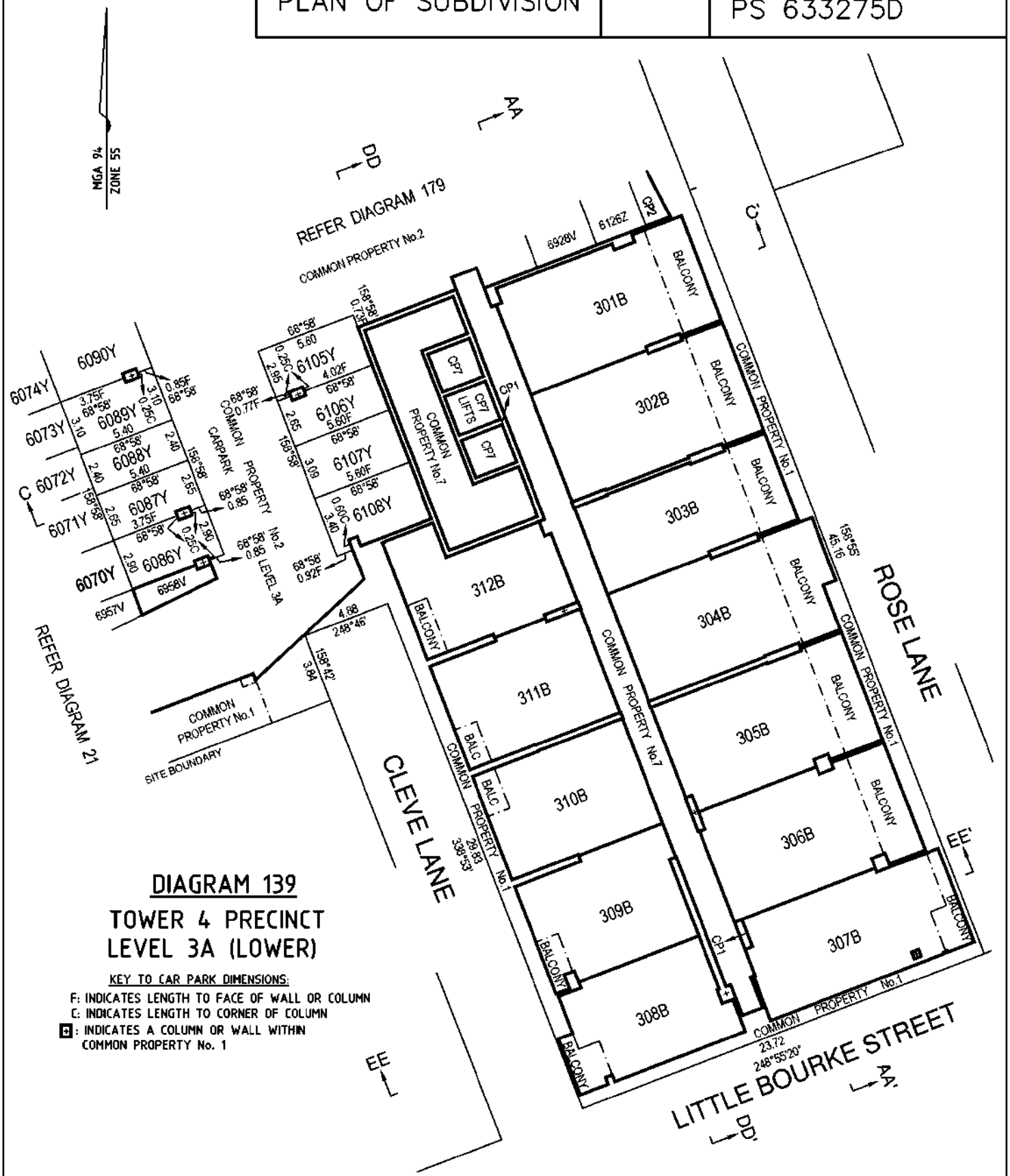


DIAGRAM 139

TOWER 4 PRECINCT
LEVEL 3A (LOWER)

KEY TO CAR PARK DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
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REF M1003 VERSION COMP

SHEET 170
DATE
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 633275D

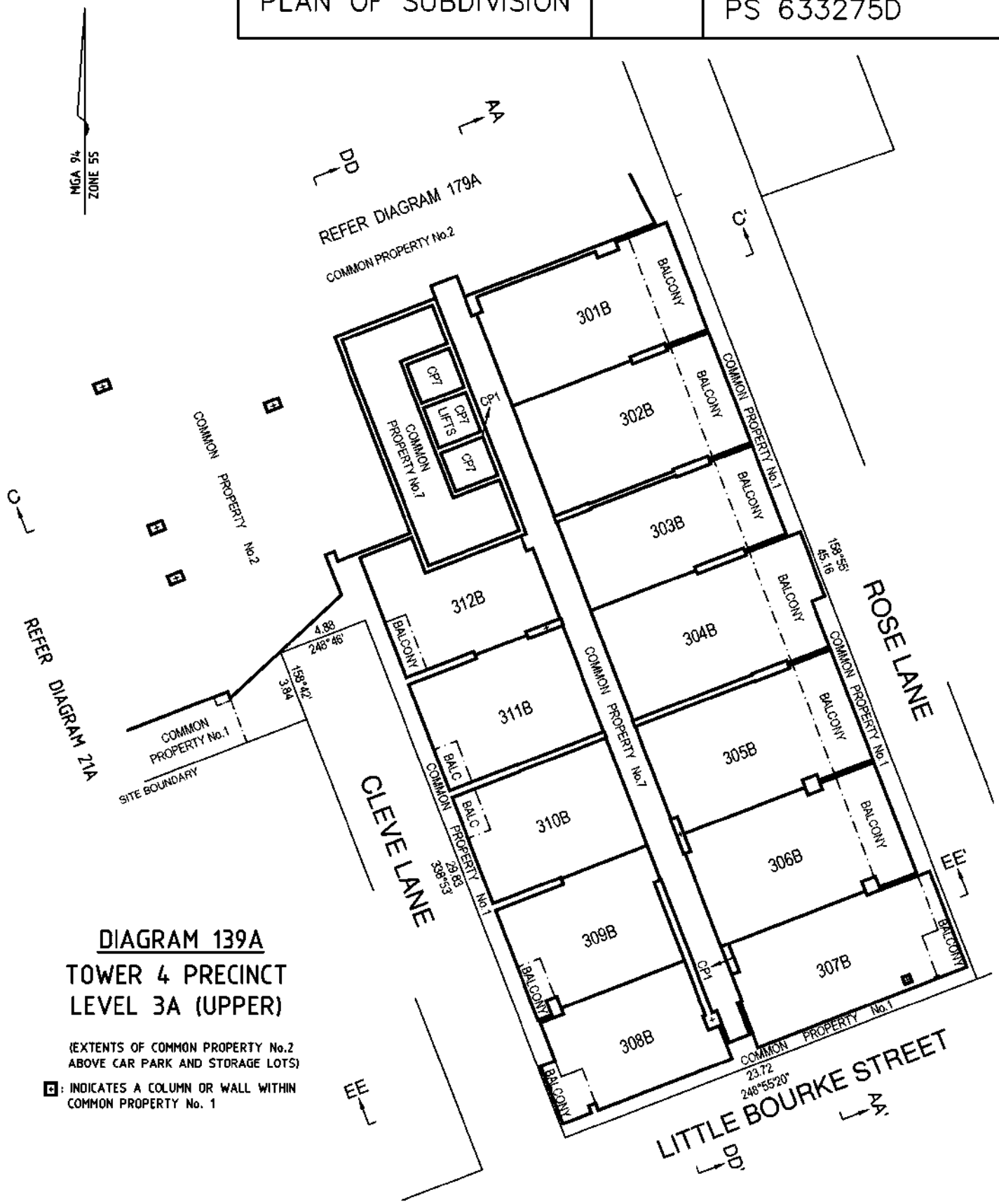


DIAGRAM 139A
TOWER 4 PRECINCT
LEVEL 3A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:200	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 171
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

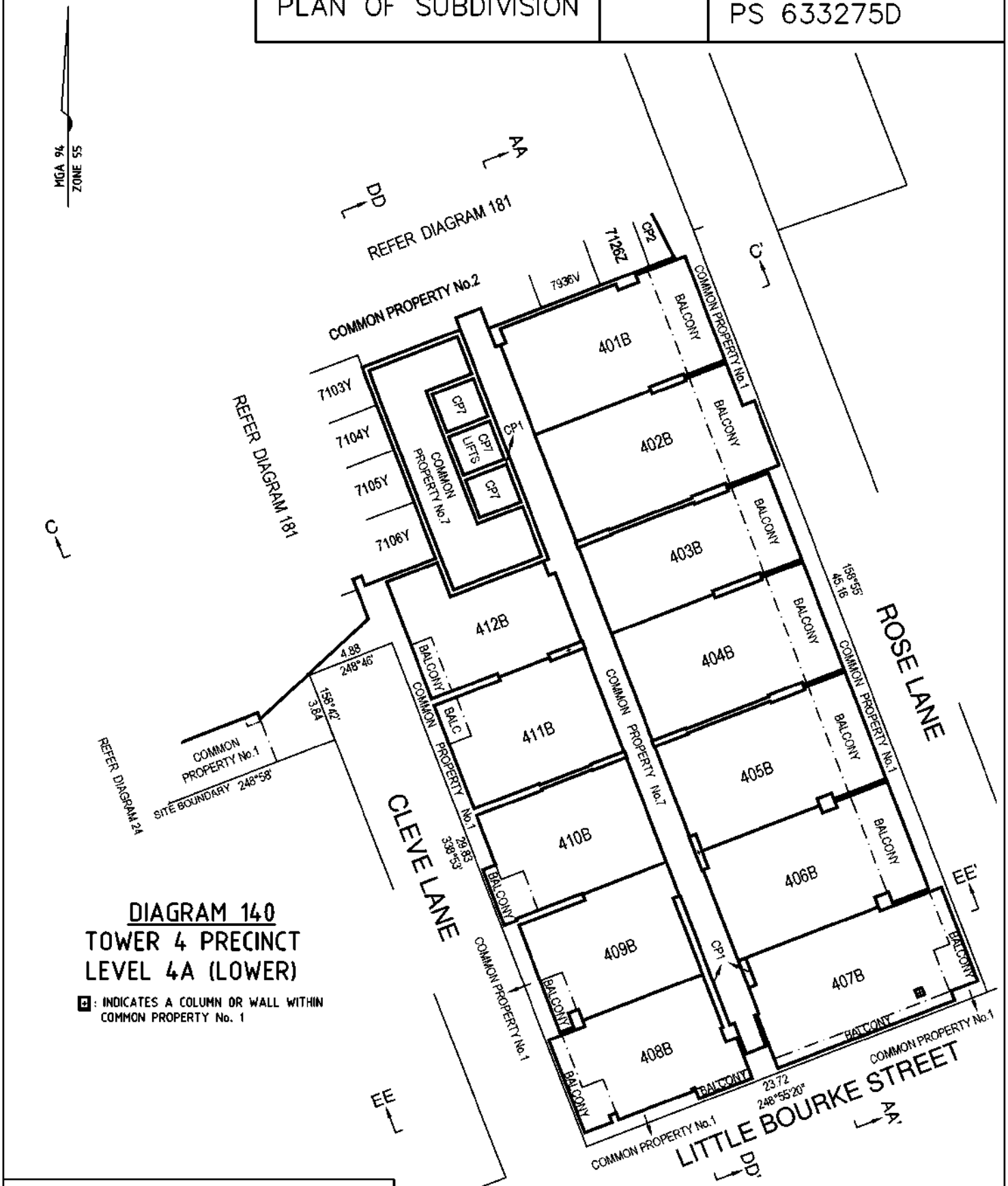


DIAGRAM 140
TOWER 4 PRECINCT
LEVEL 4A (LOWER)

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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FS520488

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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 172
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

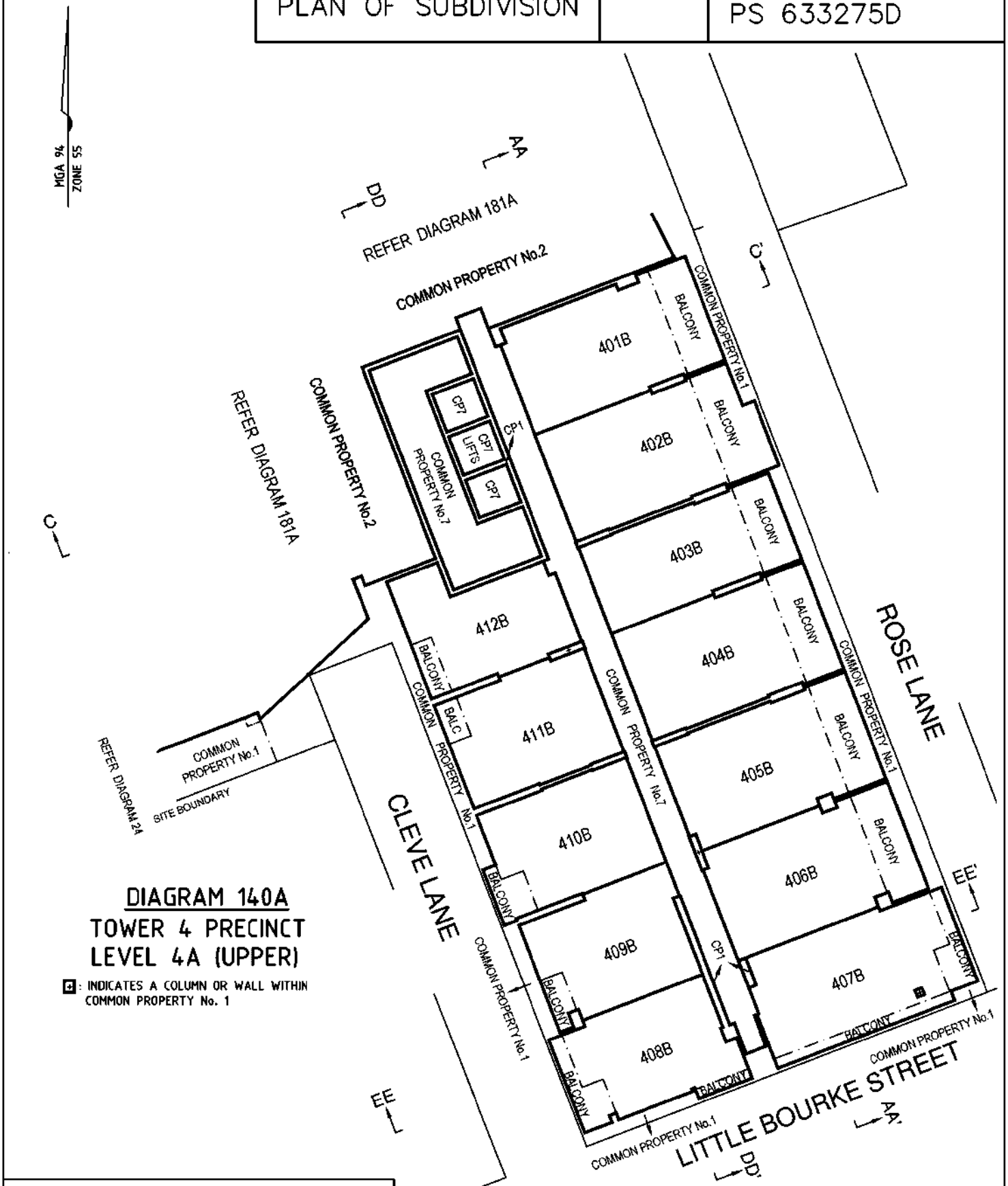


DIAGRAM 140A
TOWER 4 PRECINCT
LEVEL 4A (UPPER)

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:200	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 173
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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PS 633275D

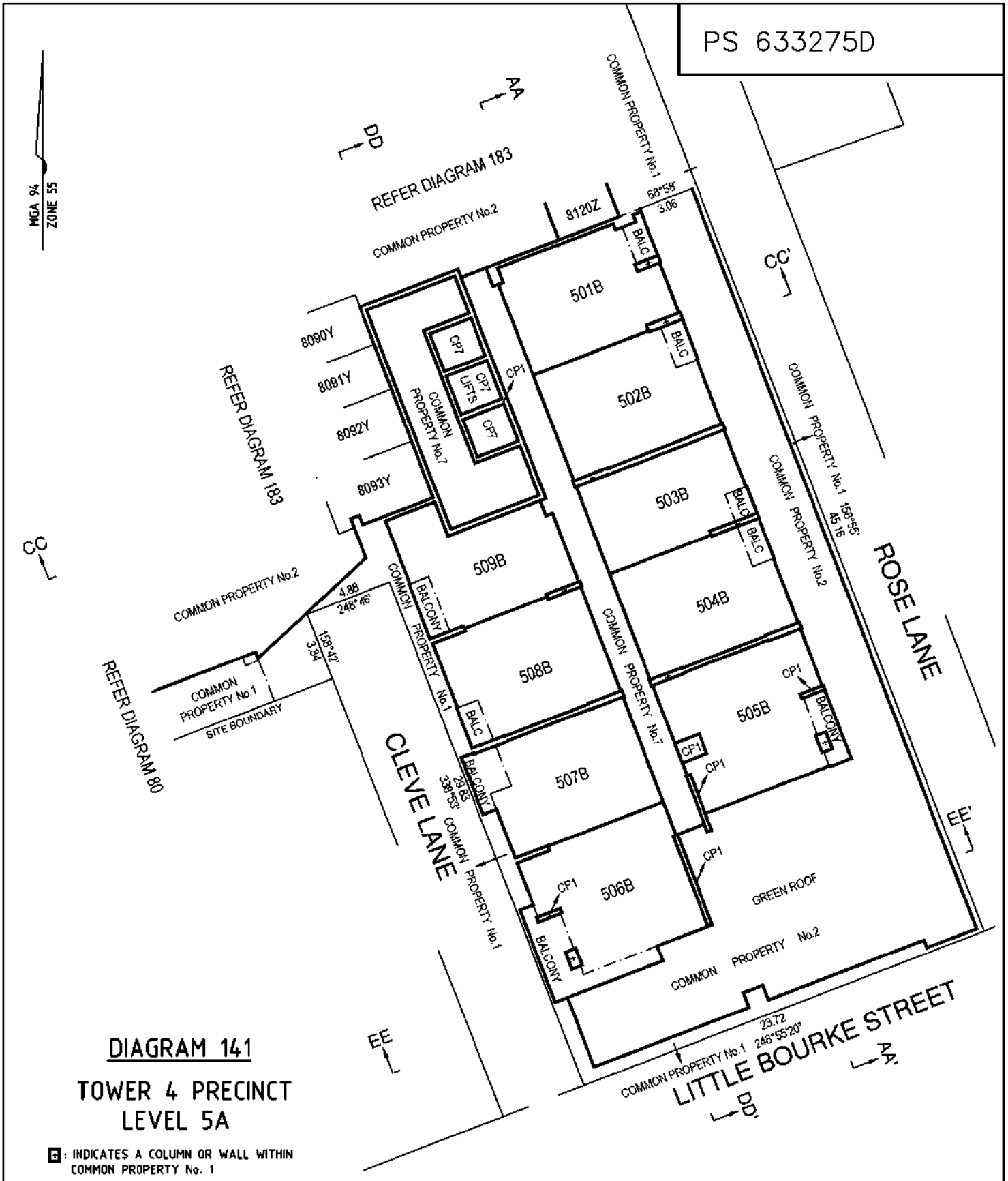


DIAGRAM 141

TOWER 4 PRECINCT
LEVEL 5A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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Sheet 174
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

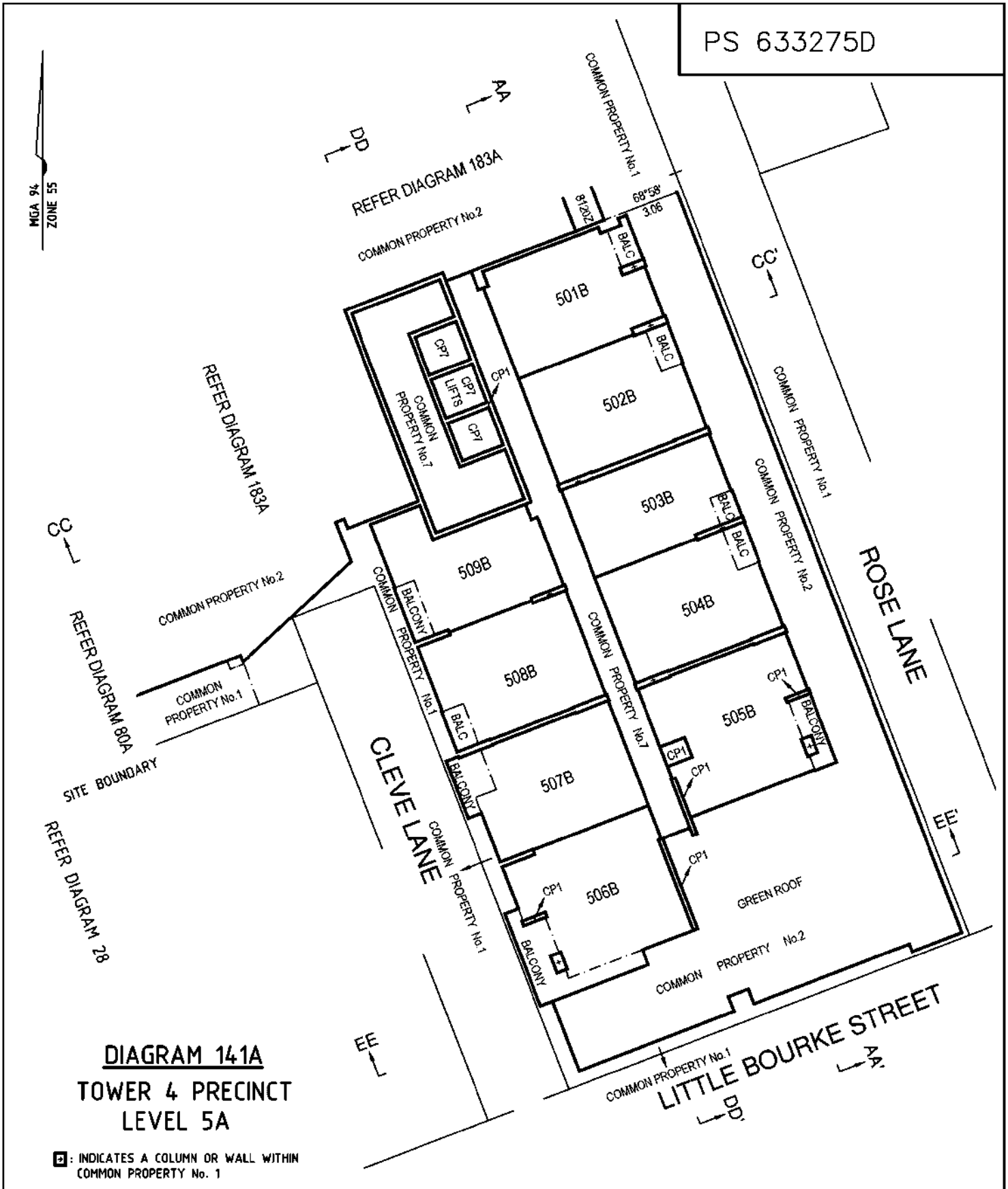


DIAGRAM 141A
TOWER 4 PRECINCT
LEVEL 5A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200

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Sheet 175
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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PS 633275D

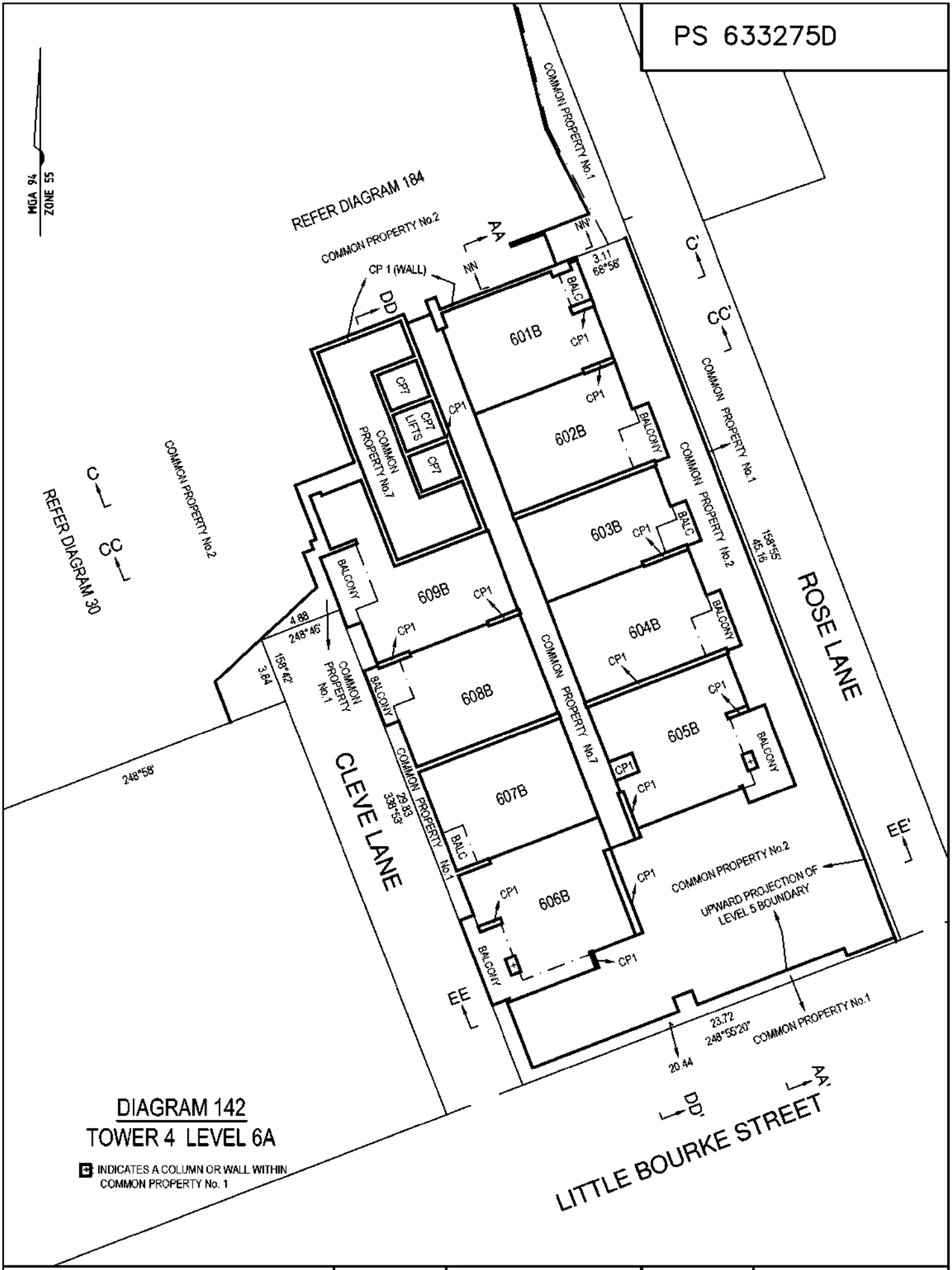


DIAGRAM 142
TOWER 4 LEVEL 6A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 176
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

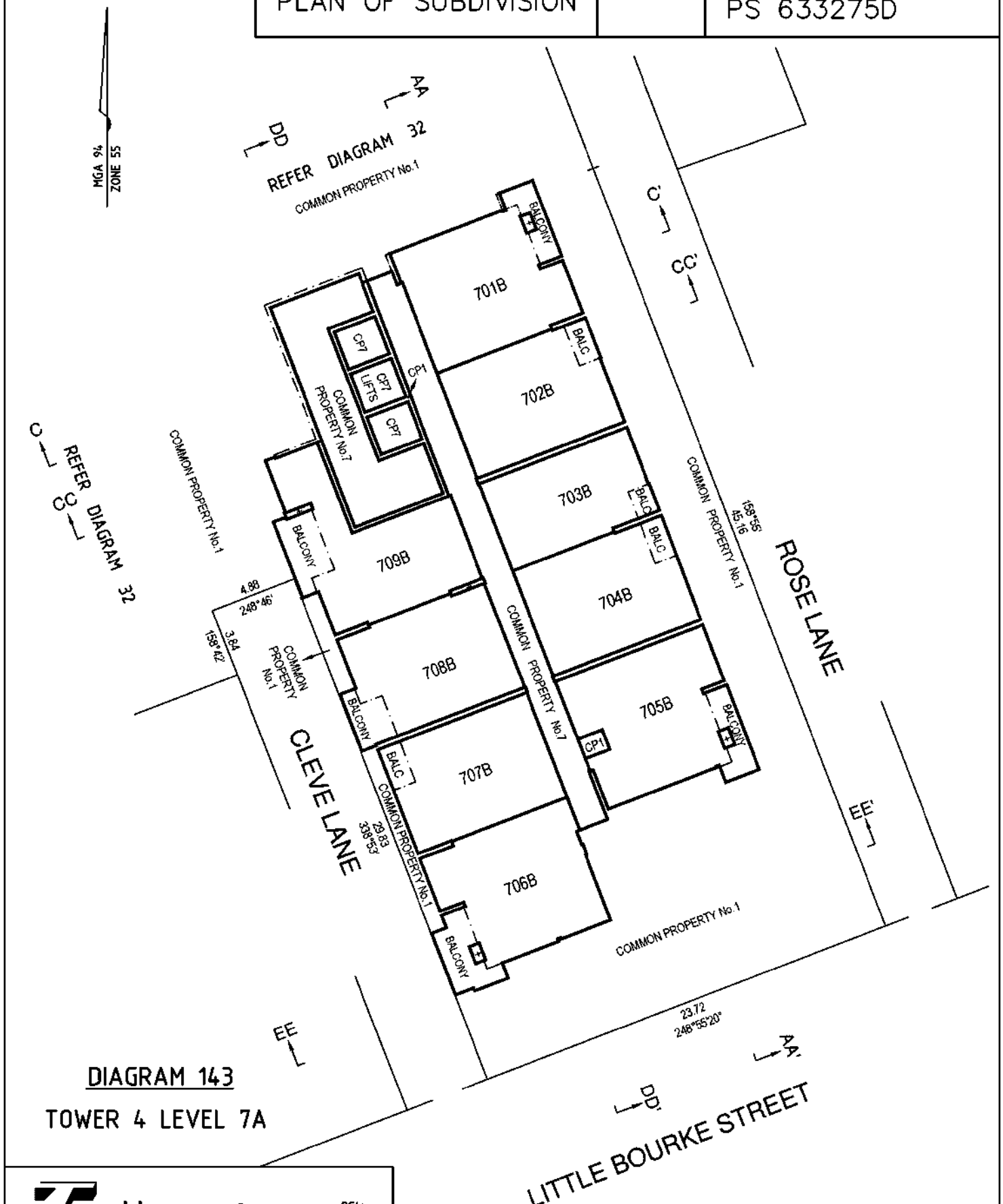


DIAGRAM 143

TOWER 4 LEVEL 7A

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LENGTHS ARE IN METRES

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SCALE 1:200
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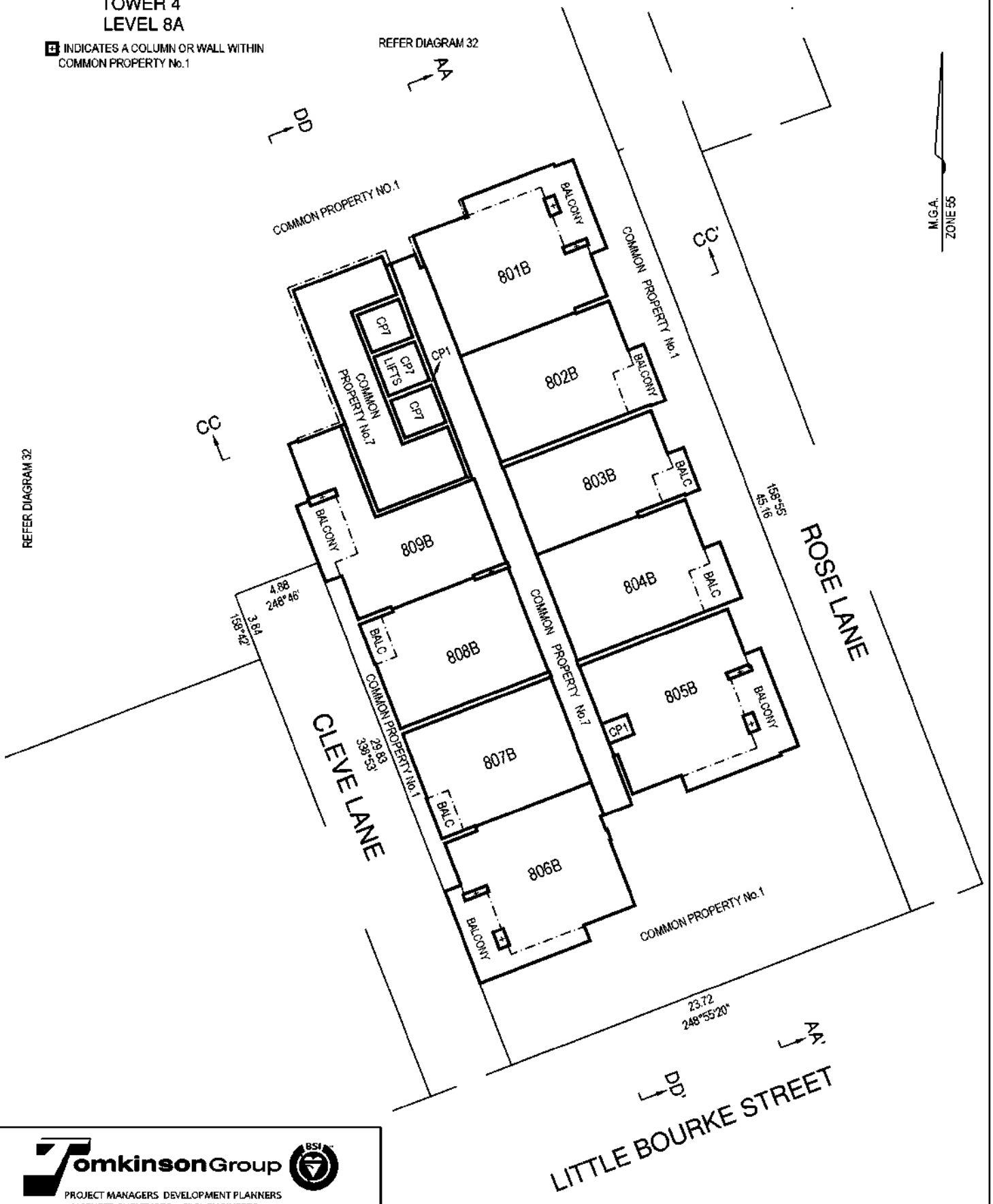
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 144
TOWER 4
LEVEL 8A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
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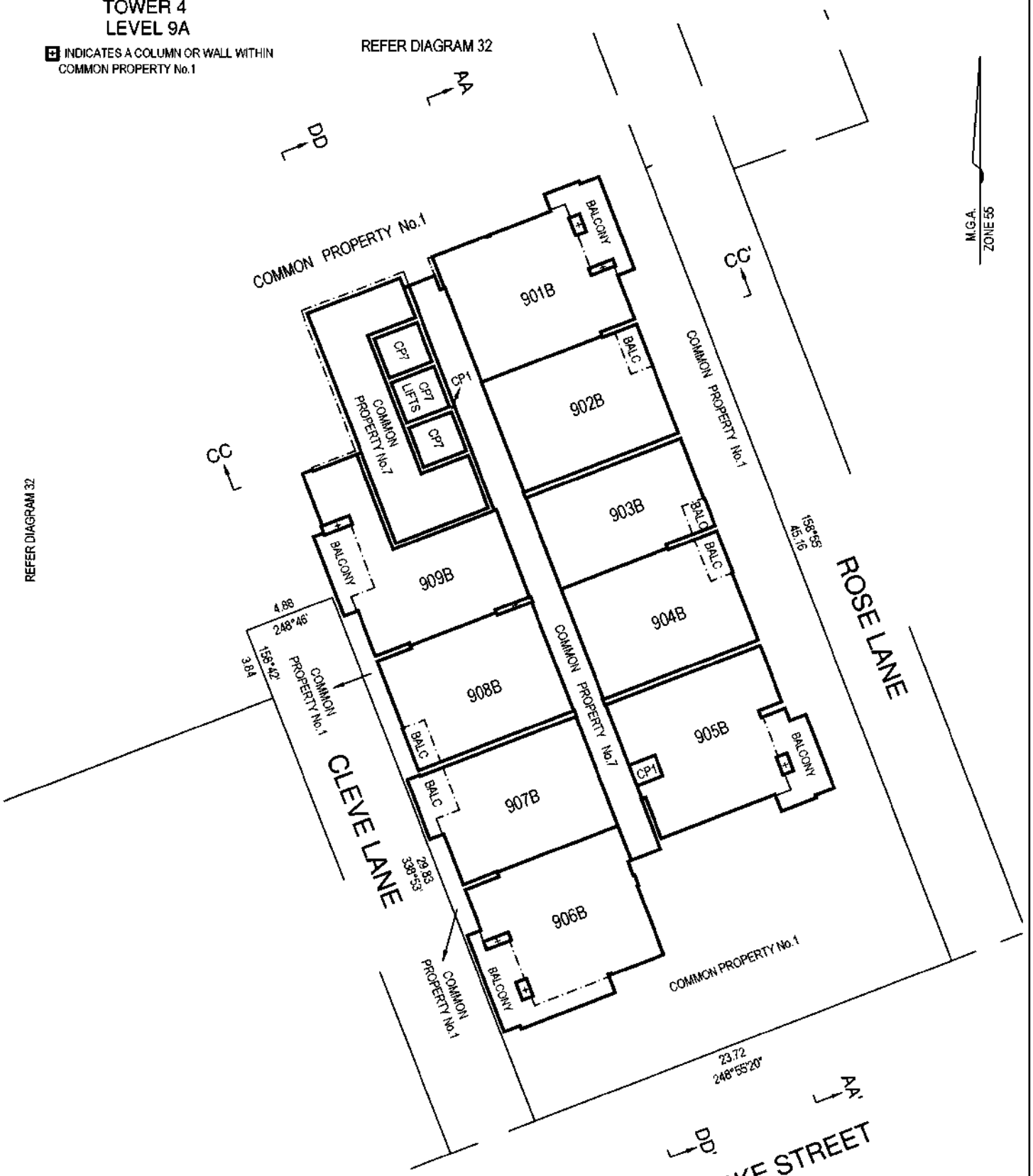
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 145
TOWER 4
LEVEL 9A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

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SCALE 1:200
SHEET SIZE A3

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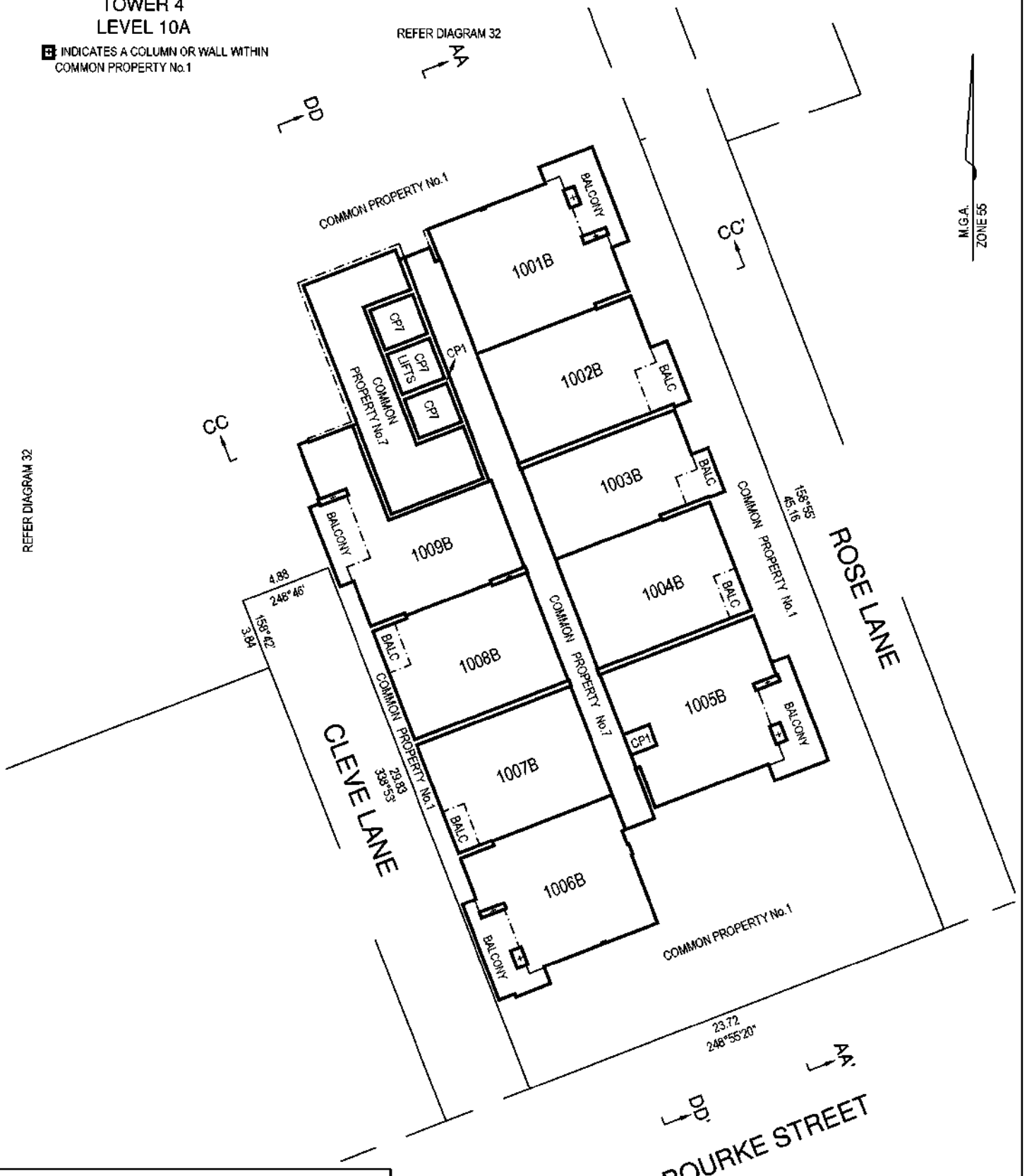
Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 180 of 321

PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 146
TOWER 4
LEVEL 10A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
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REF M1003 VERSION COMP

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Original sheet size A3

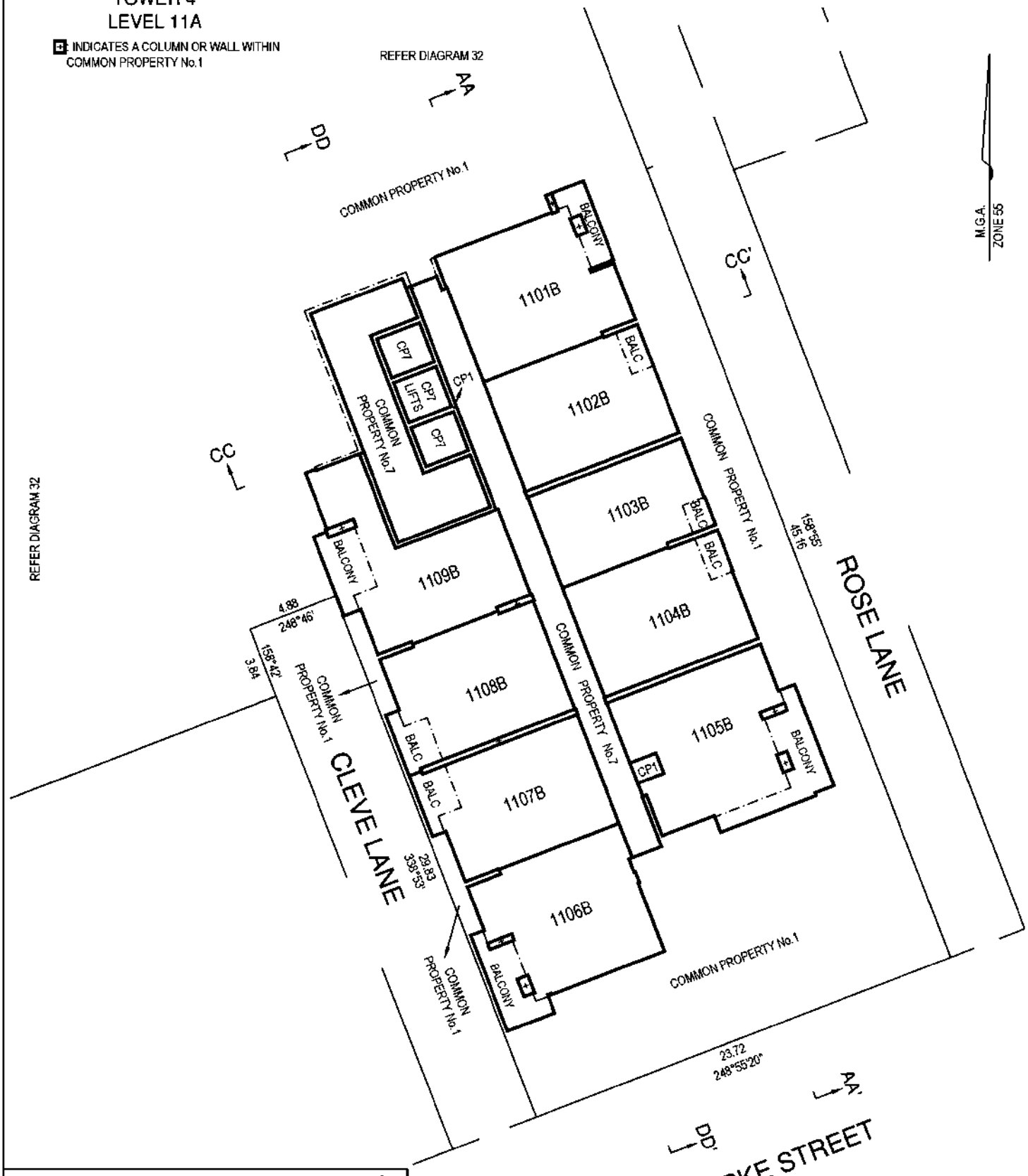
Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 181 of 321

PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 147
TOWER 4
LEVEL 11A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
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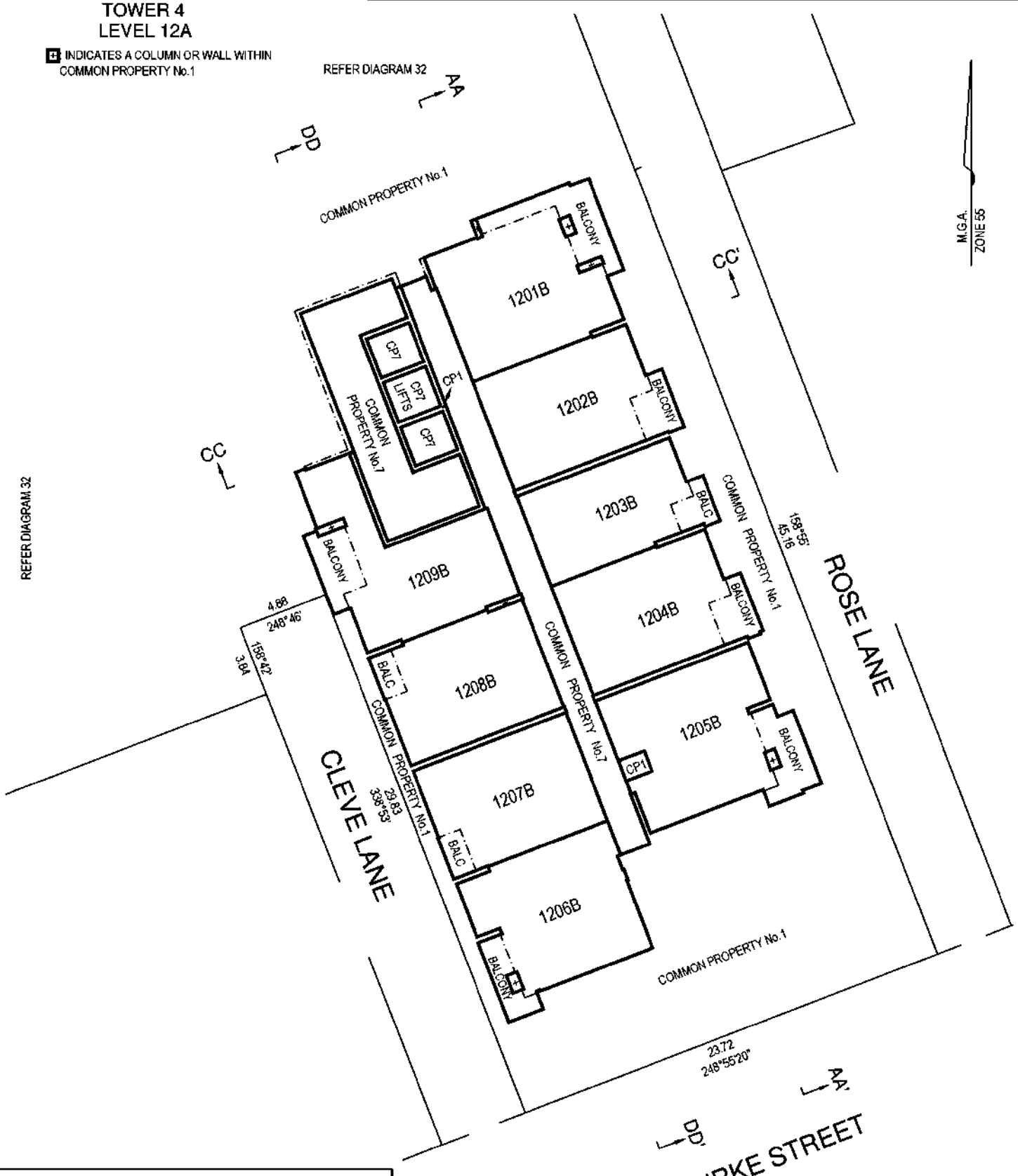
Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 182 of 321

PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 148
TOWER 4
LEVEL 12A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LENGTHS ARE IN METRES

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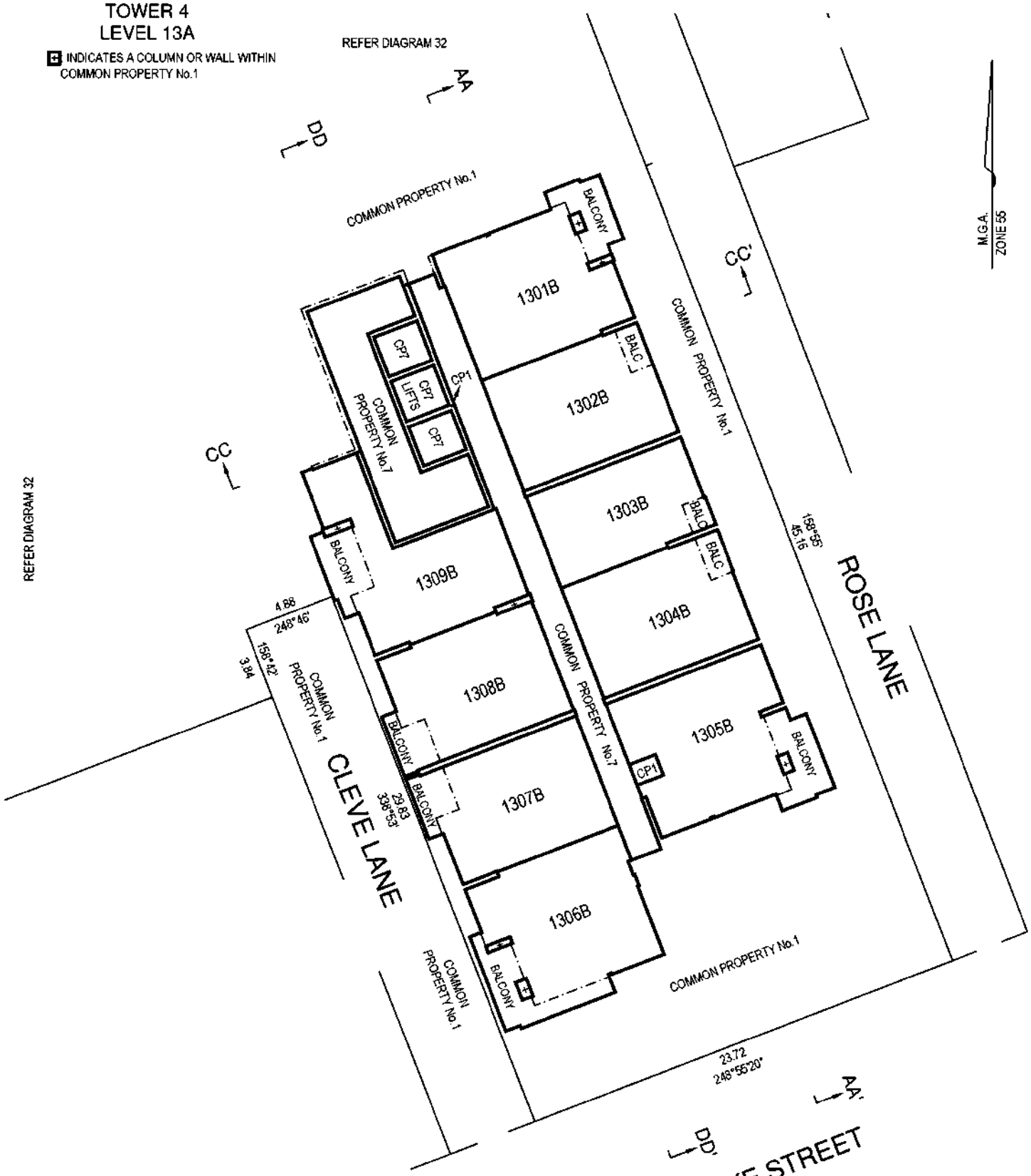
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 149
TOWER 4
LEVEL 13A

B INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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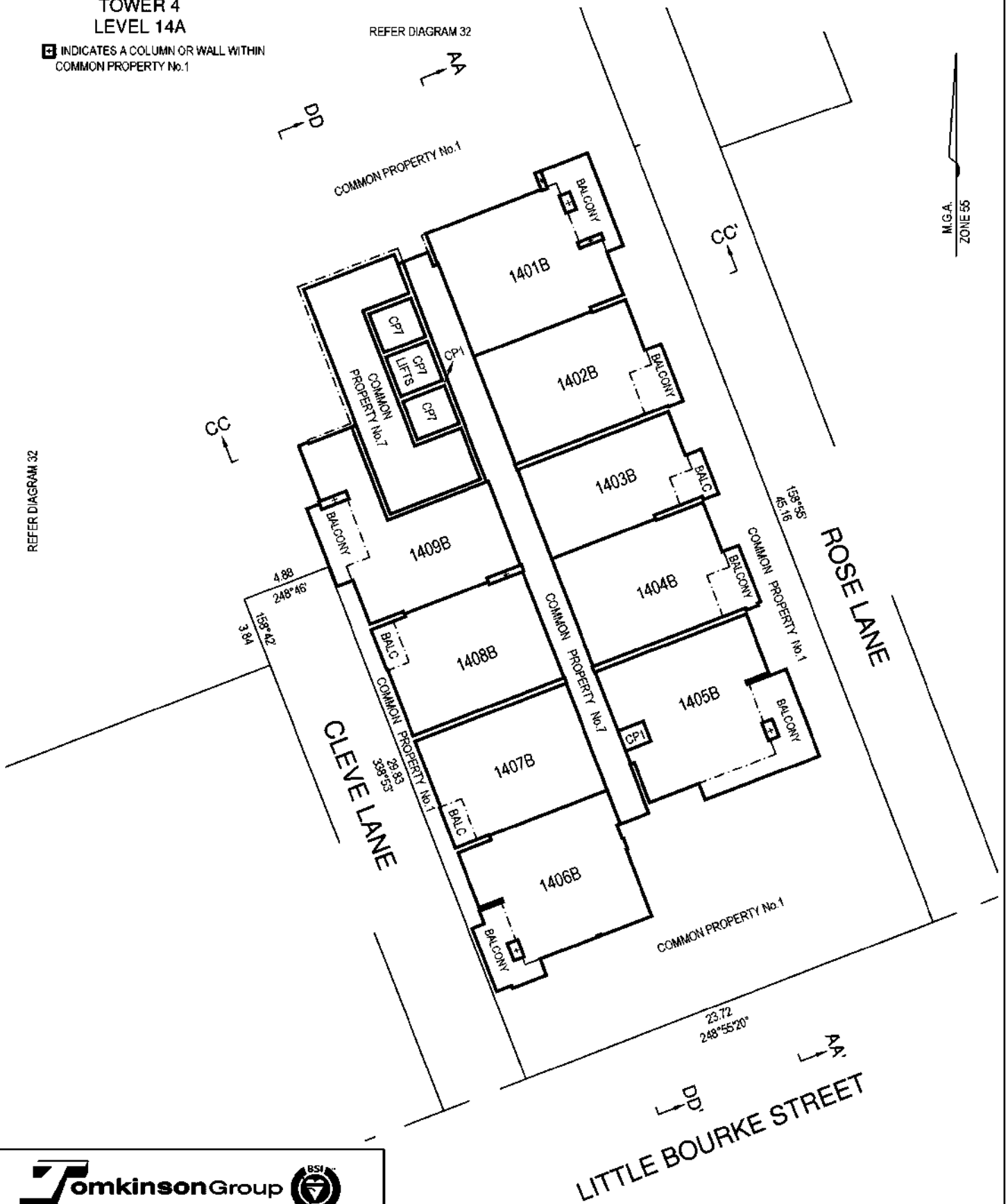
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 150
TOWER 4
LEVEL 14A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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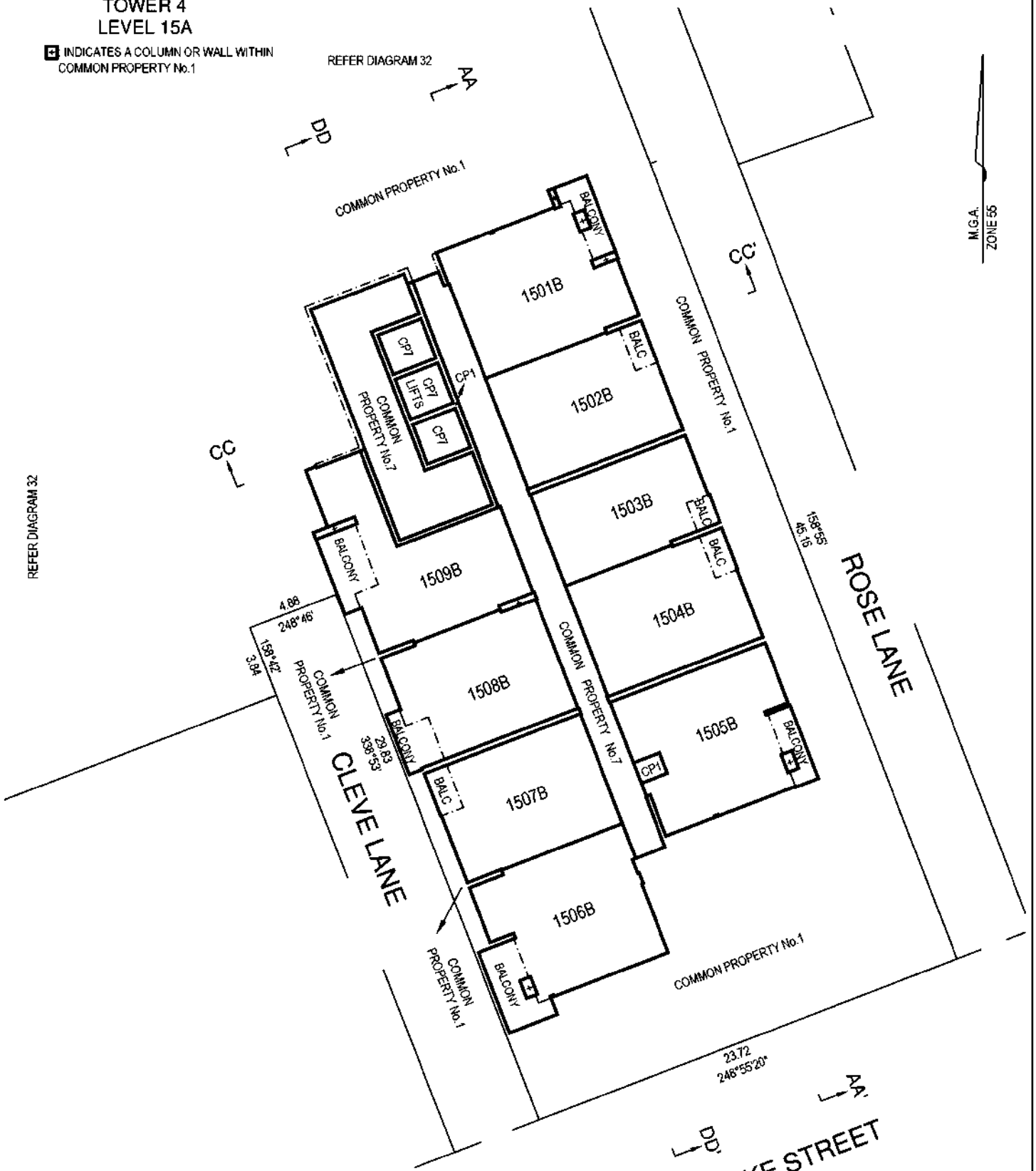
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 151
TOWER 4
LEVEL 15A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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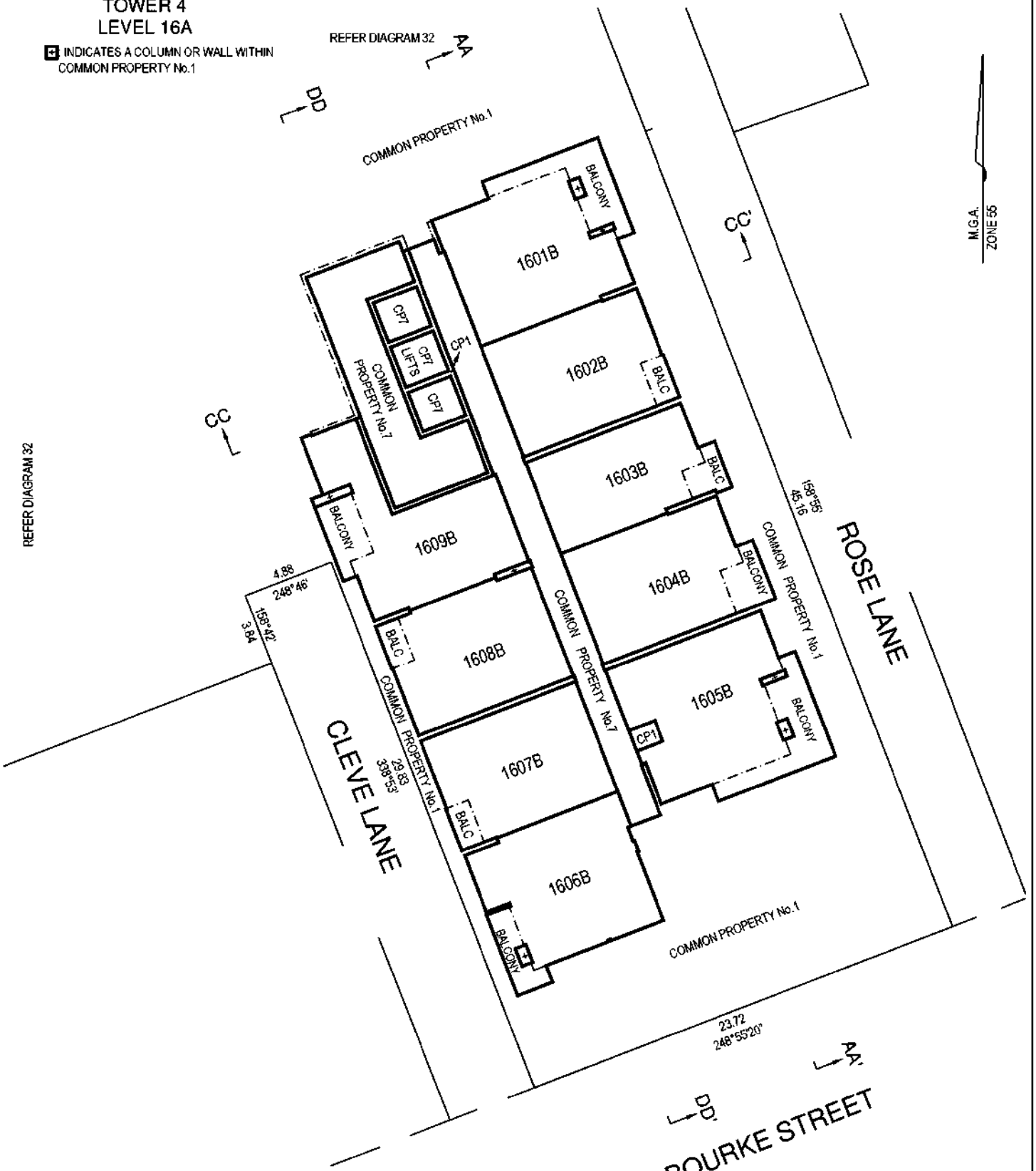
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 152
TOWER 4
LEVEL 16A

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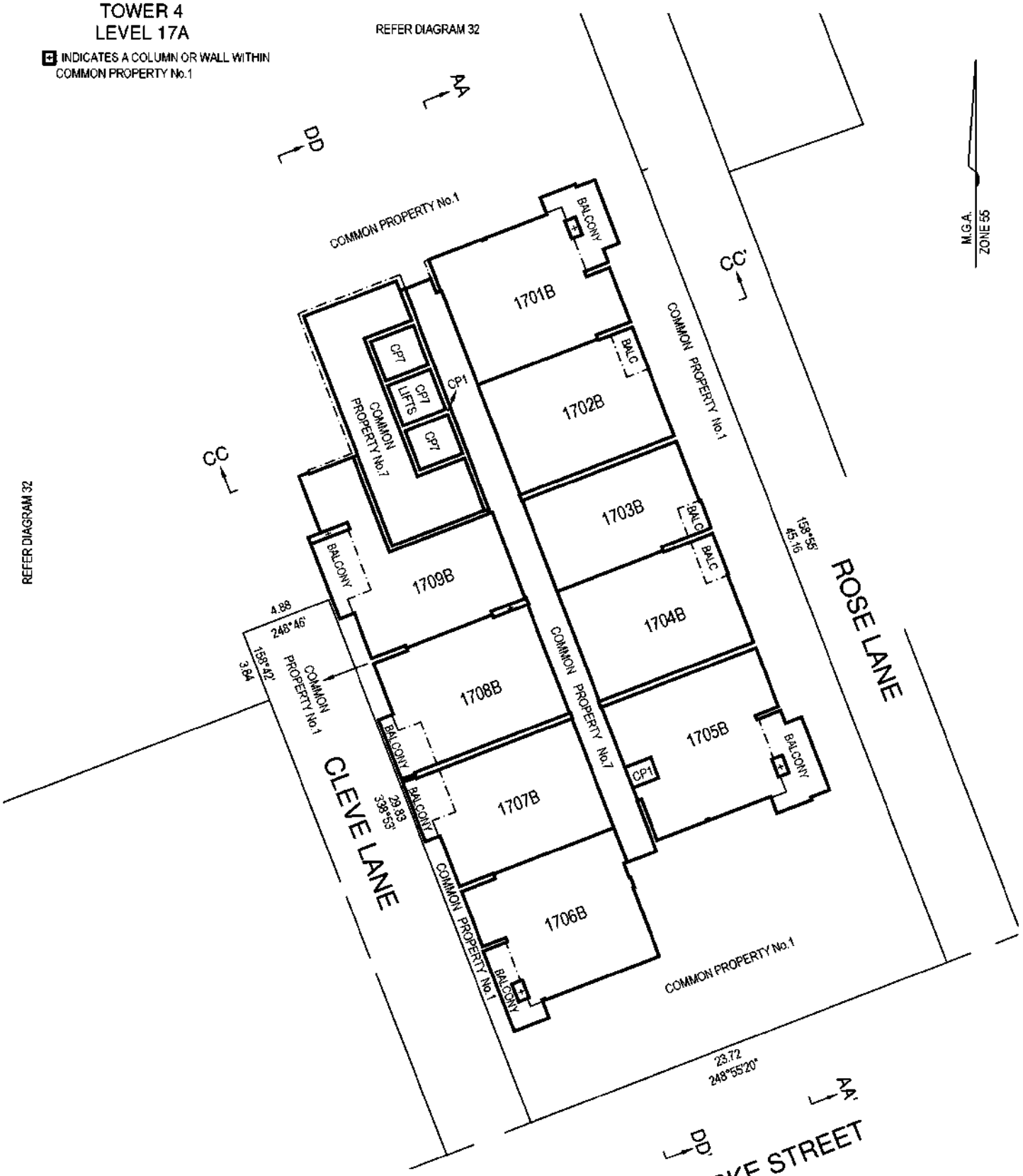
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 153
TOWER 4
LEVEL 17A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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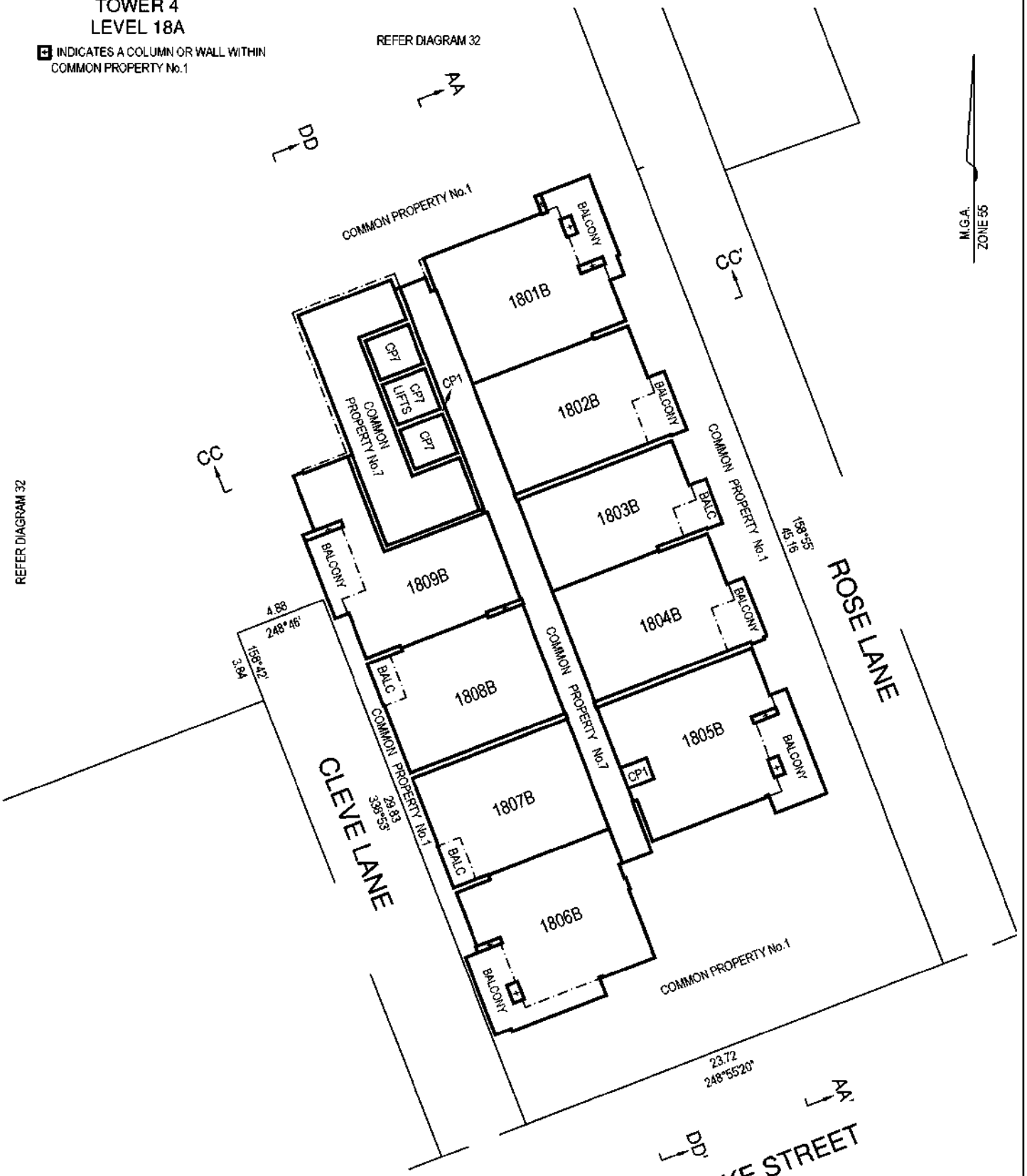
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 154
TOWER 4
LEVEL 18A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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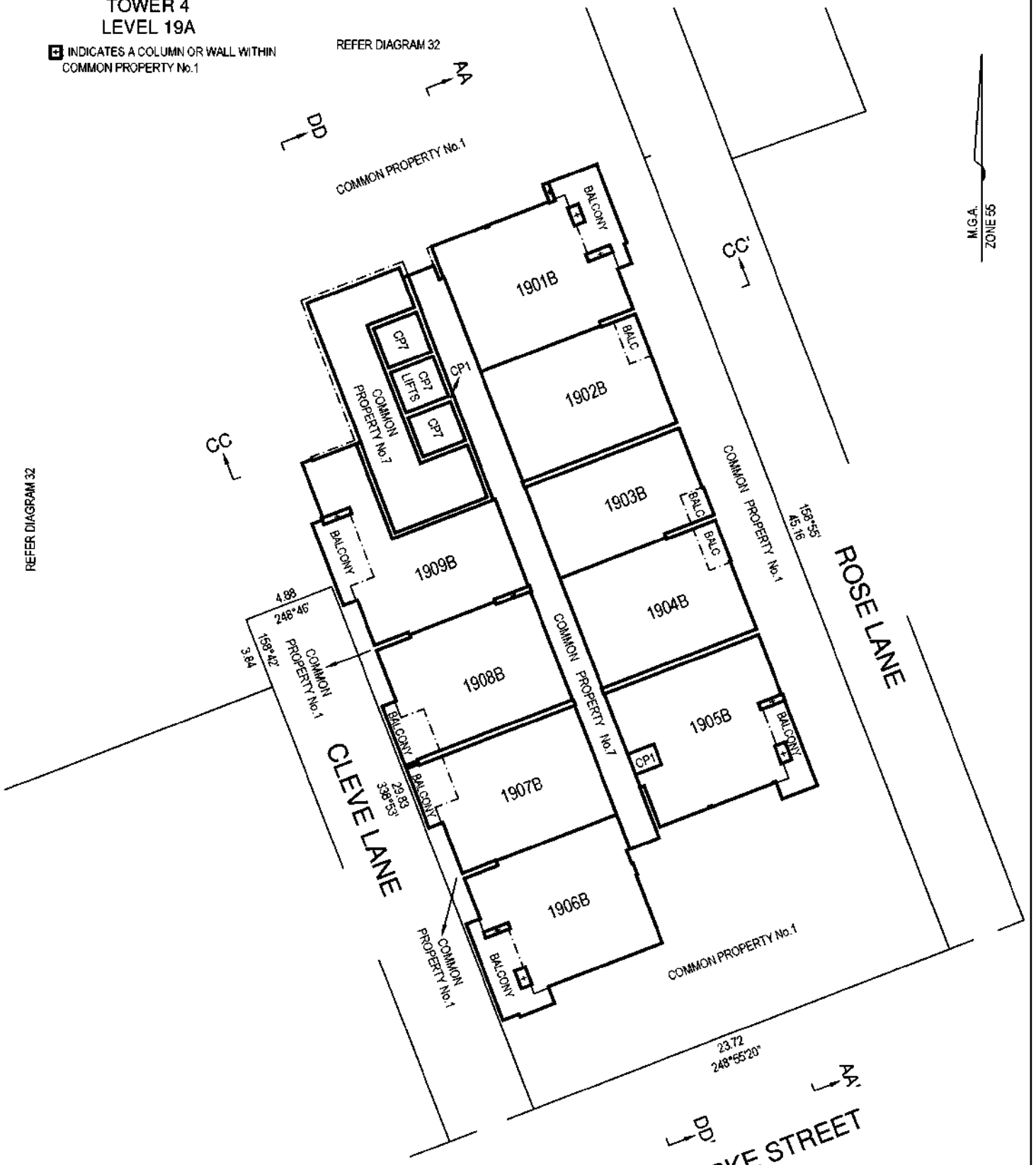
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 155
TOWER 4
LEVEL 19A

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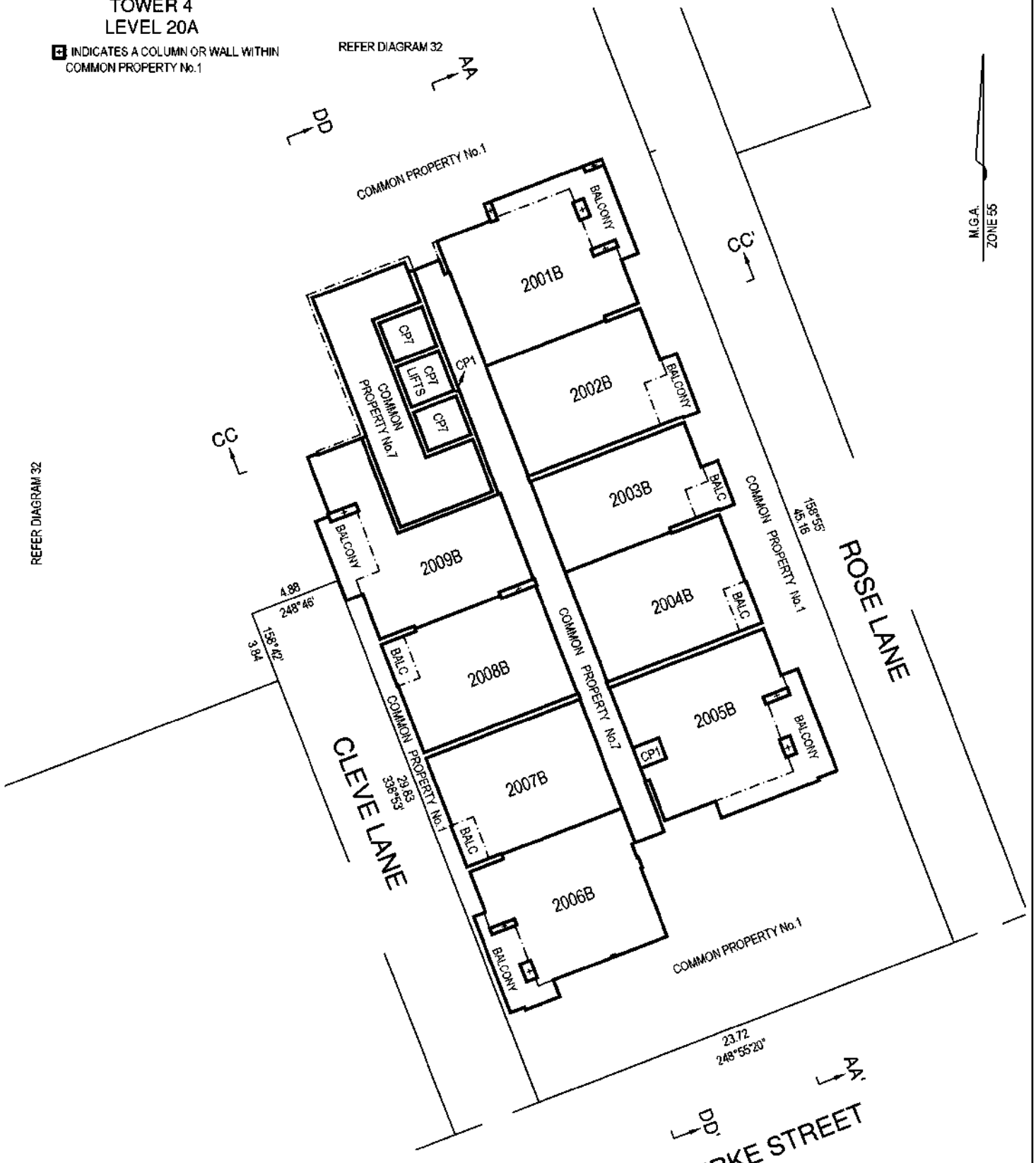
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 156
TOWER 4
LEVEL 20A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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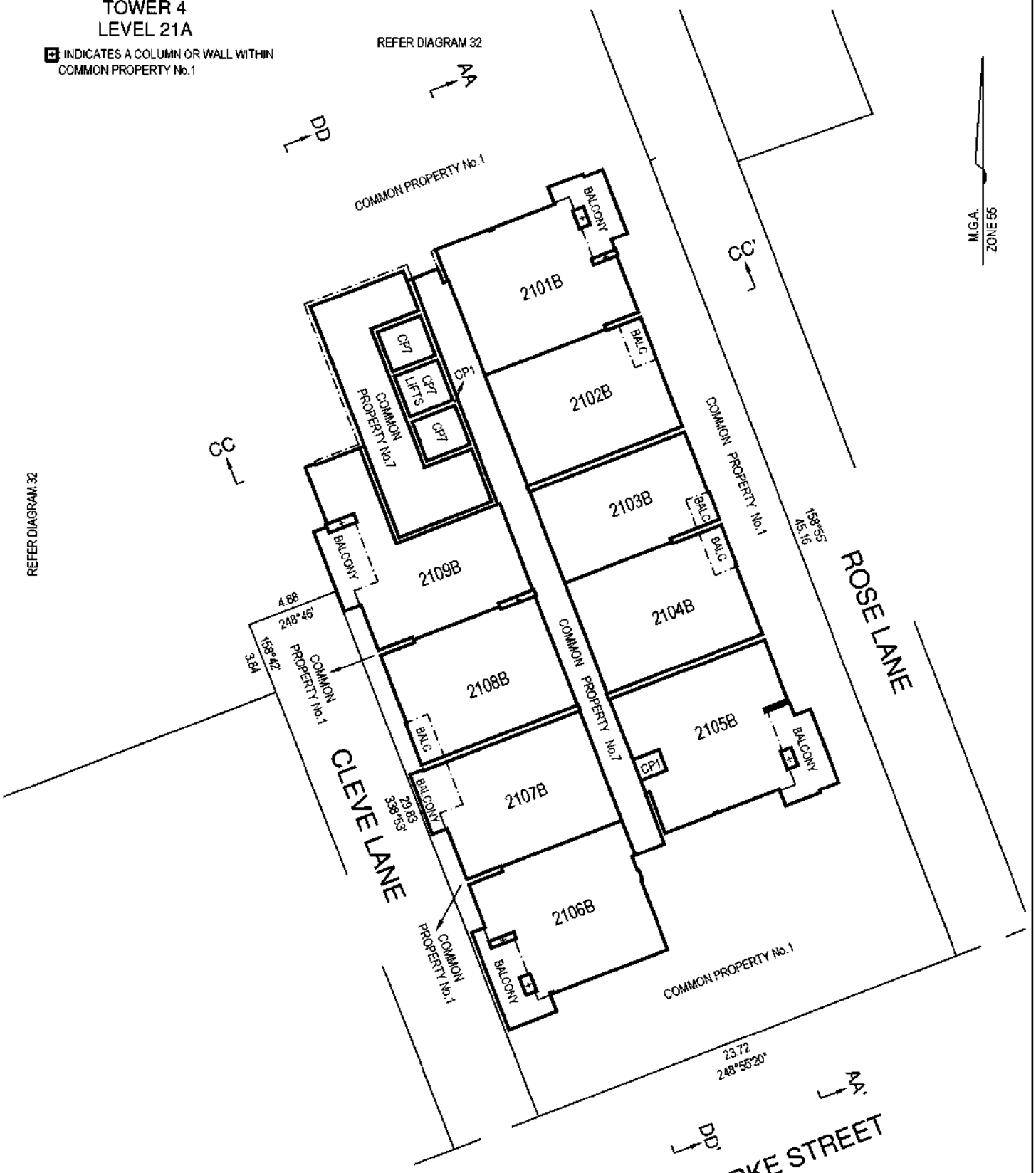
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PLAN OF SUBDIVISION

PLAN NUMBER
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DIAGRAM 157
TOWER 4
LEVEL 21A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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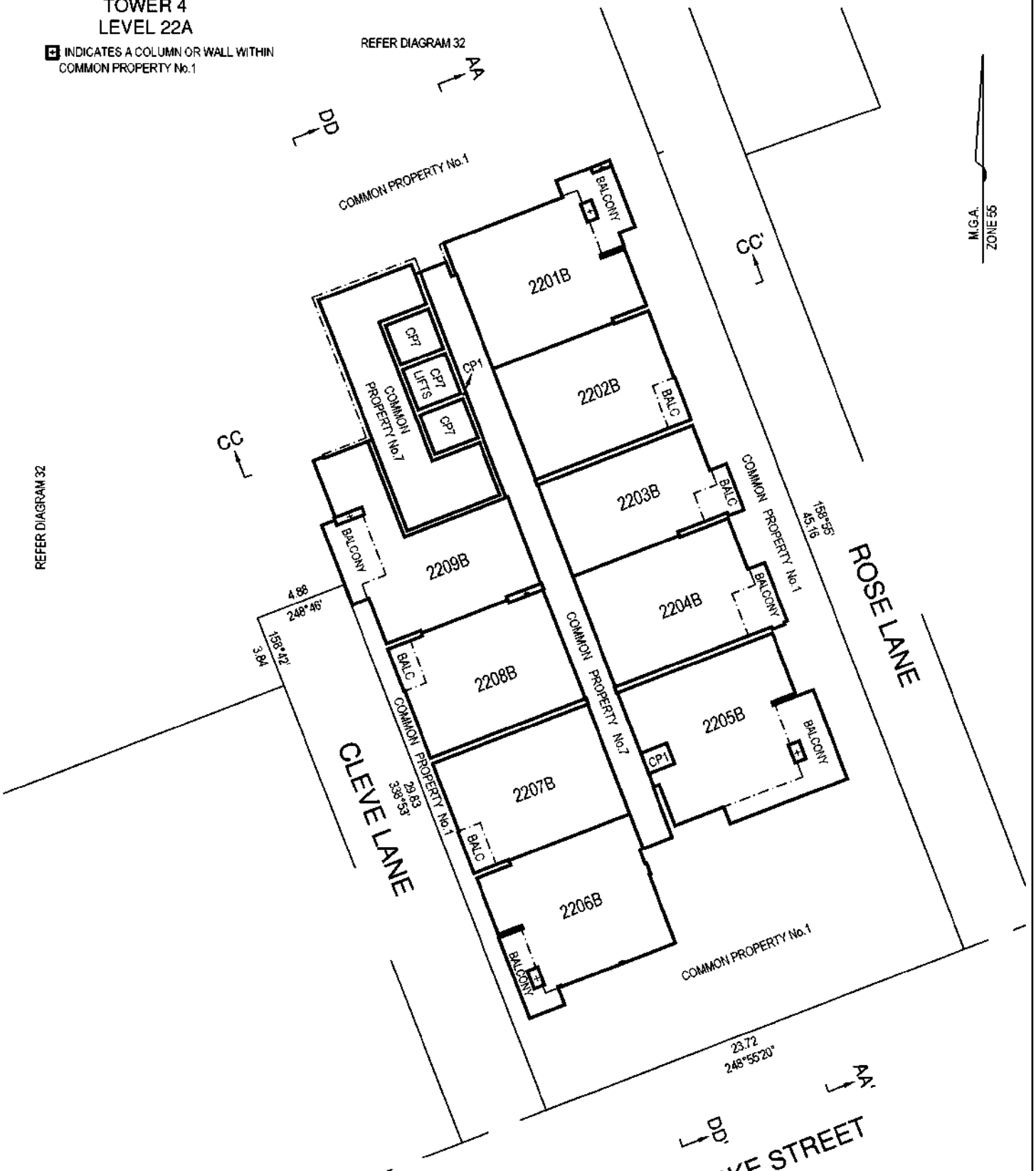
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 158
TOWER 4
LEVEL 22A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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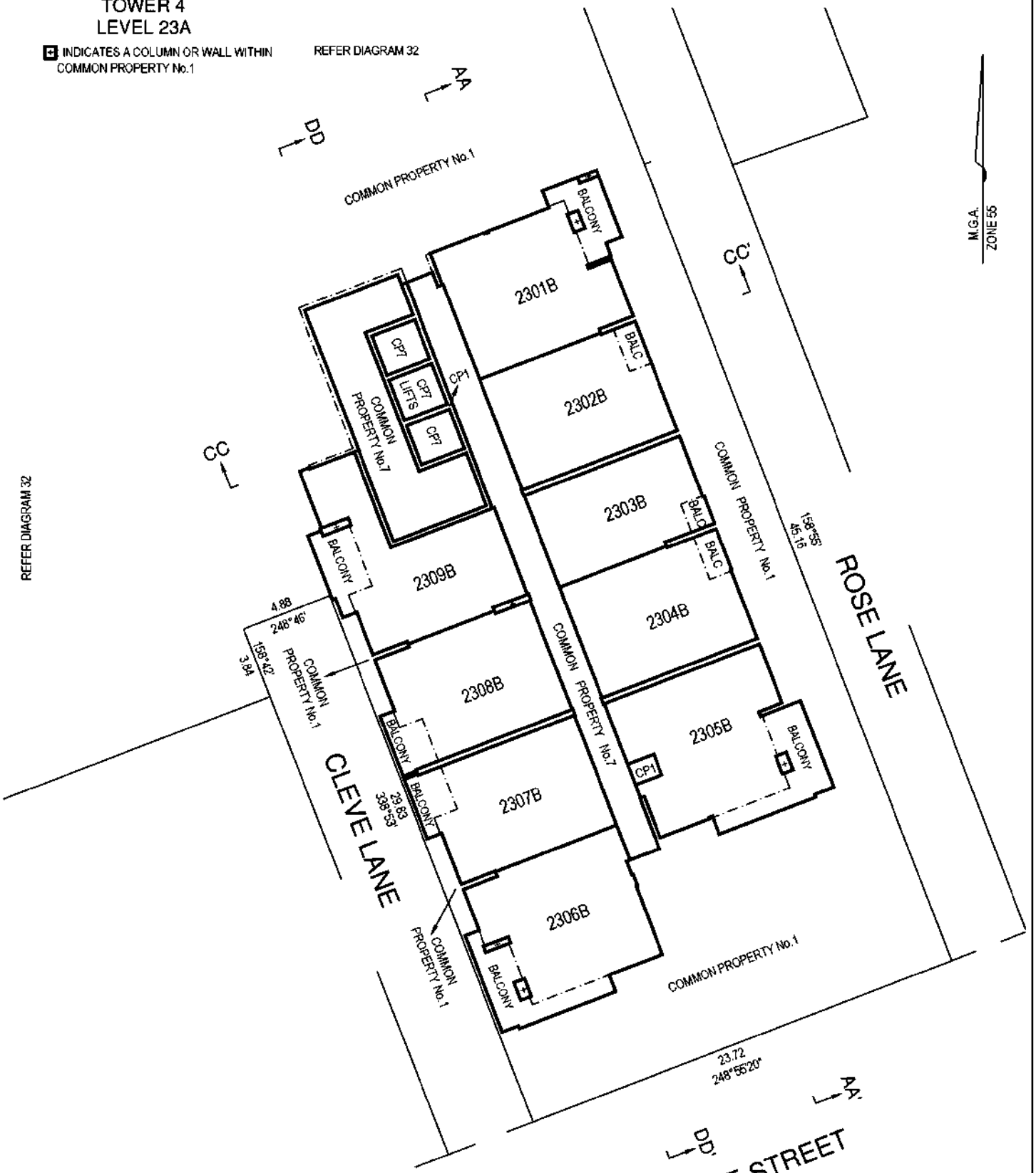
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 159
TOWER 4
LEVEL 23A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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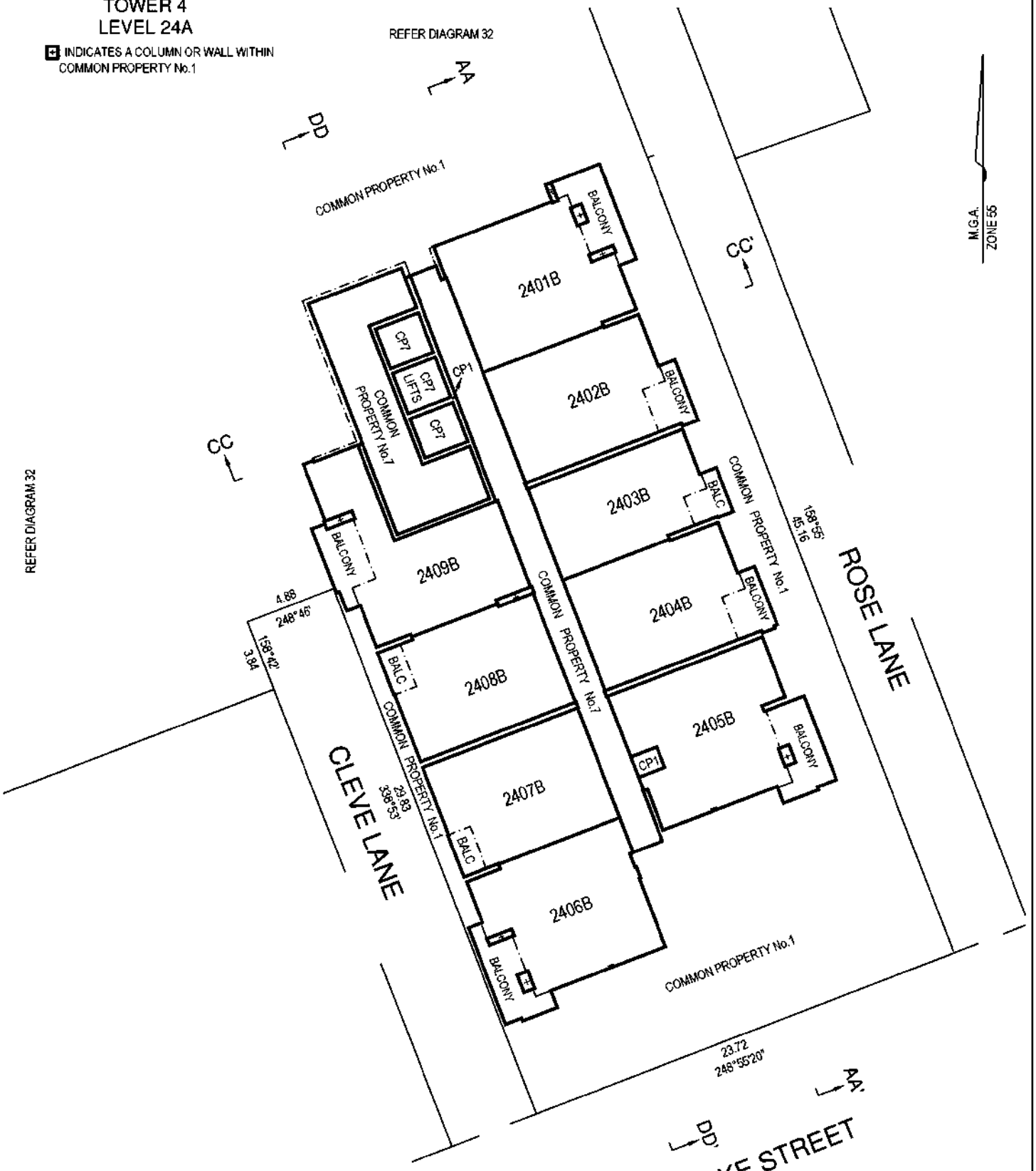
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 160
TOWER 4
LEVEL 24A

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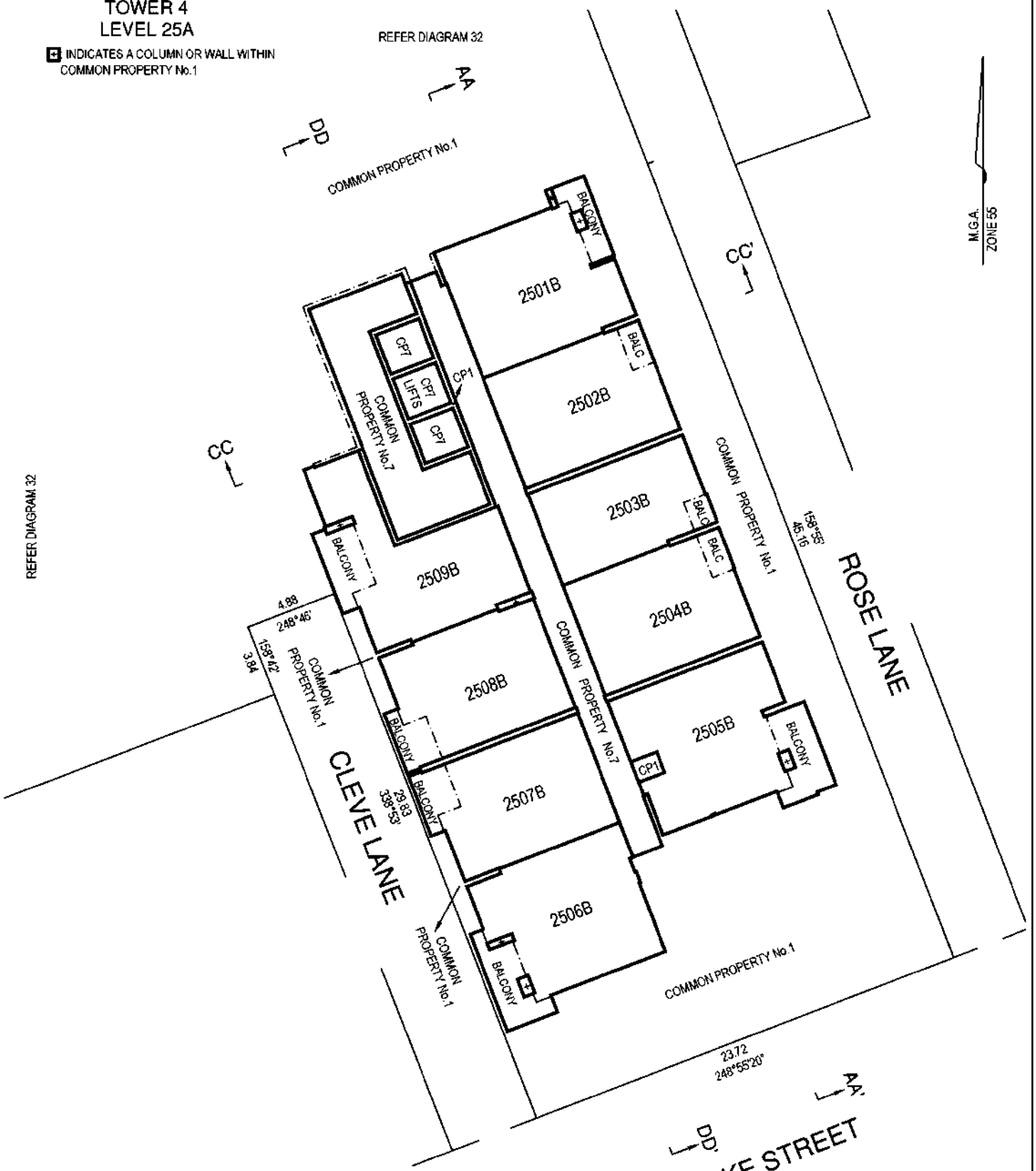
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 161
TOWER 4
LEVEL 25A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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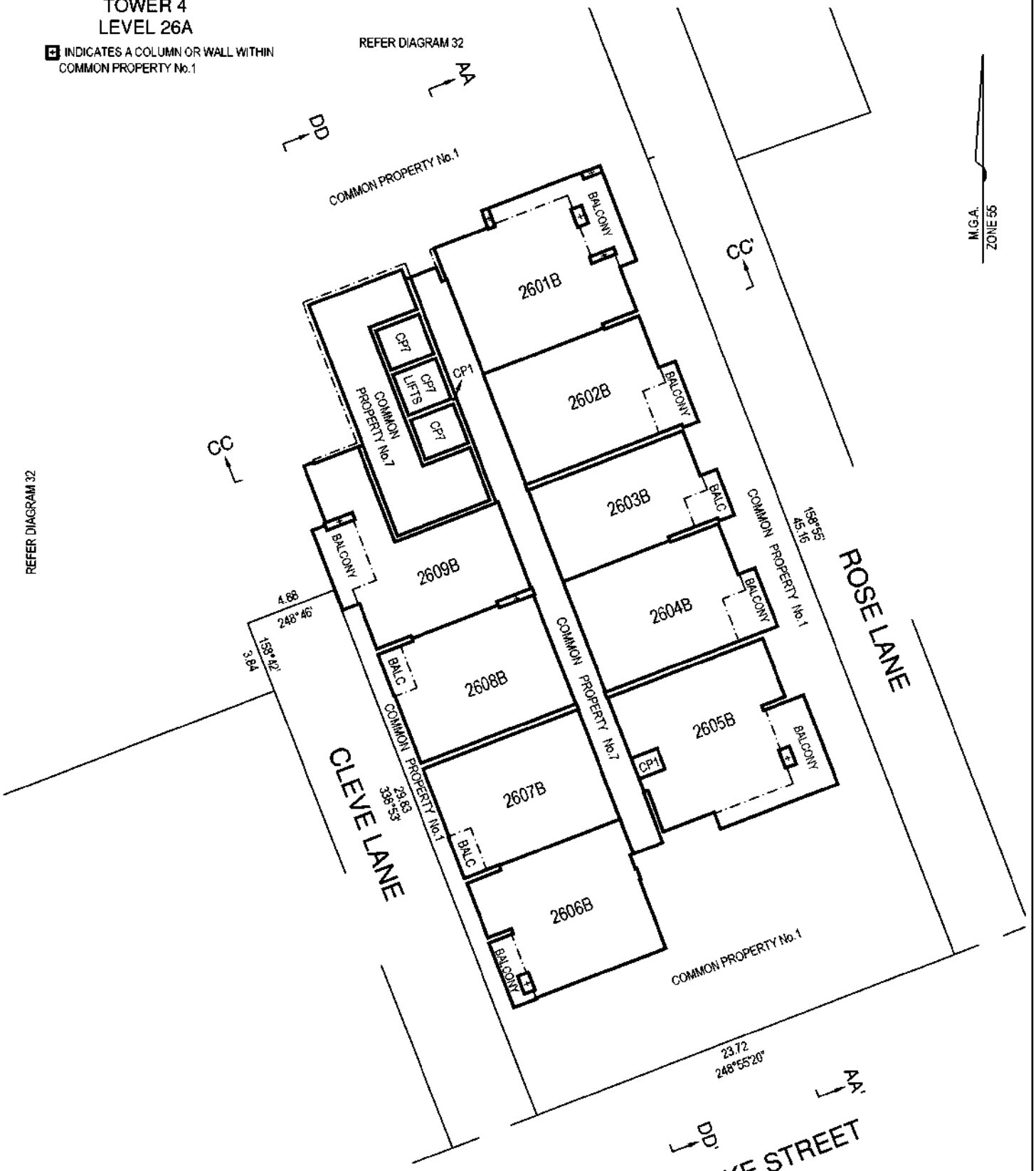
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 162
TOWER 4
LEVEL 26A

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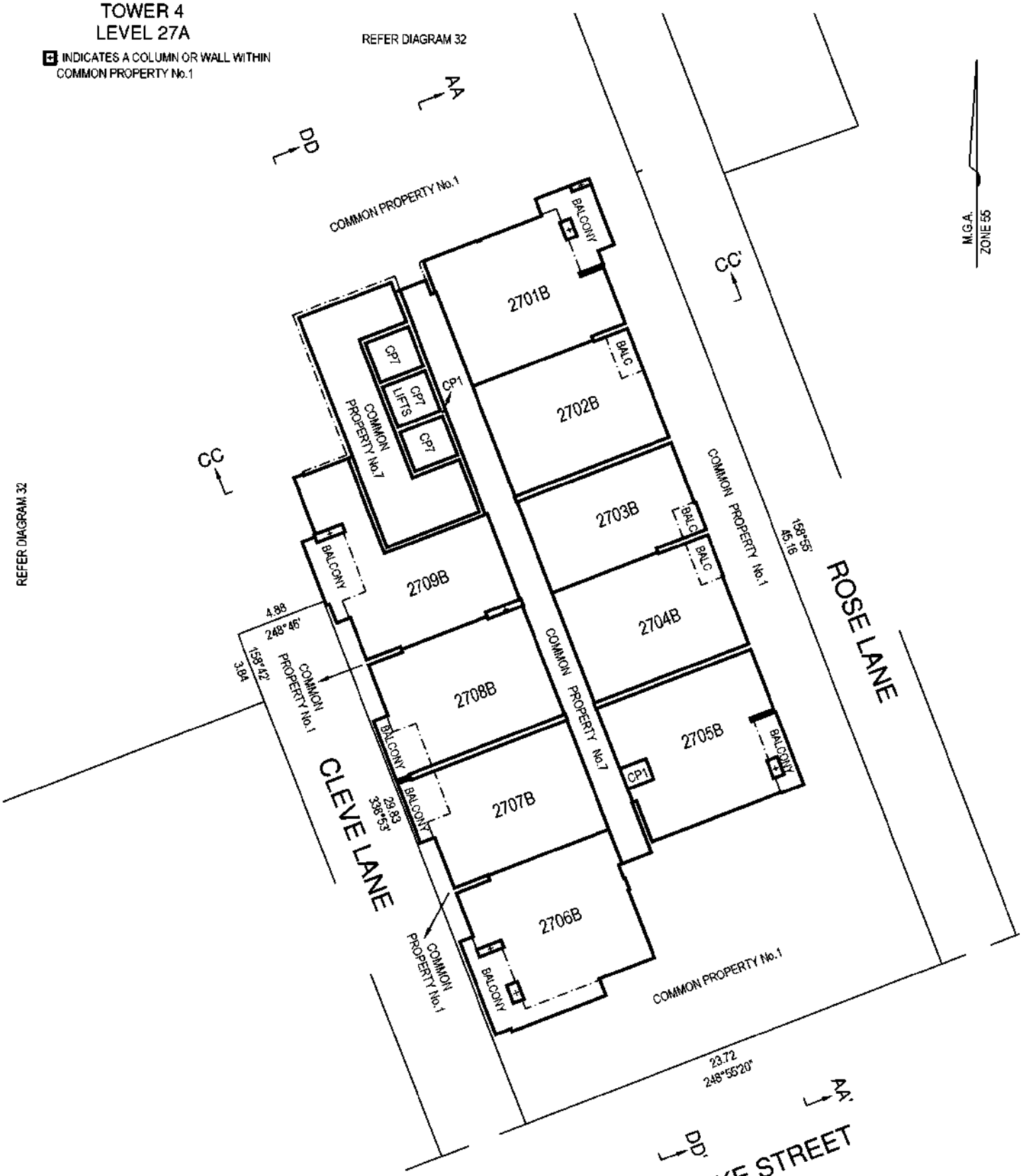
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 163
TOWER 4
LEVEL 27A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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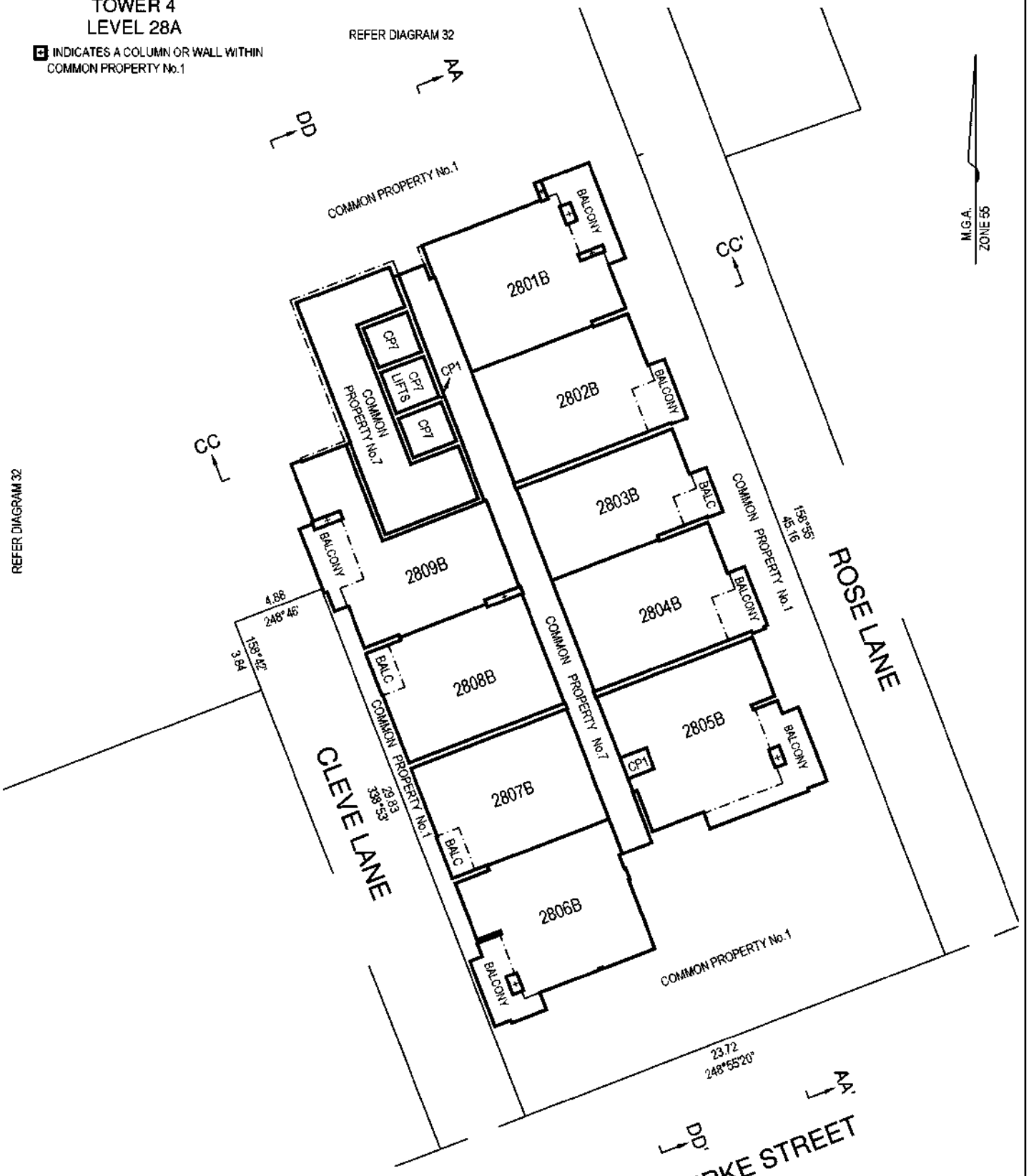
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 164
TOWER 4
LEVEL 28A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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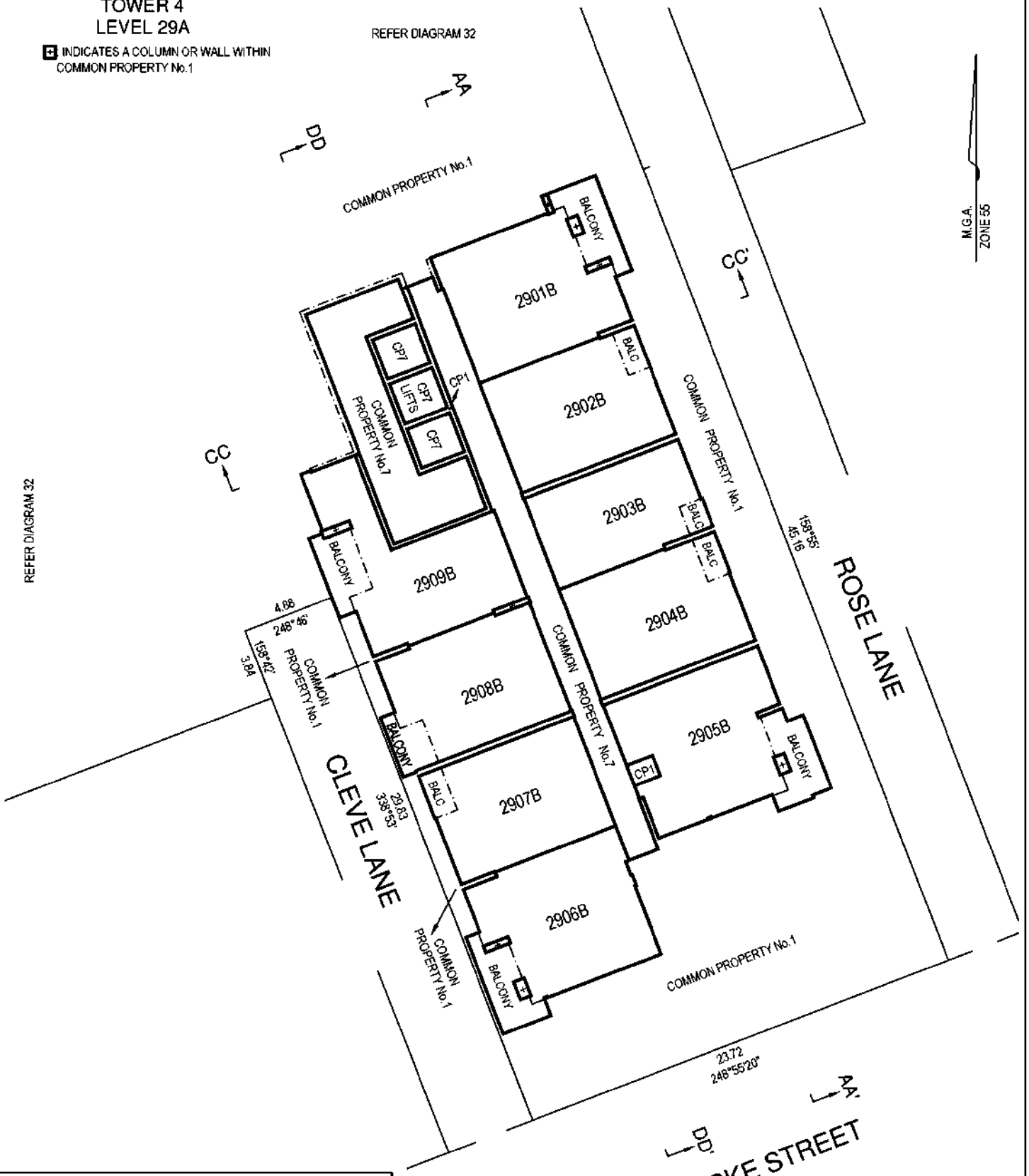
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 165
TOWER 4
LEVEL 29A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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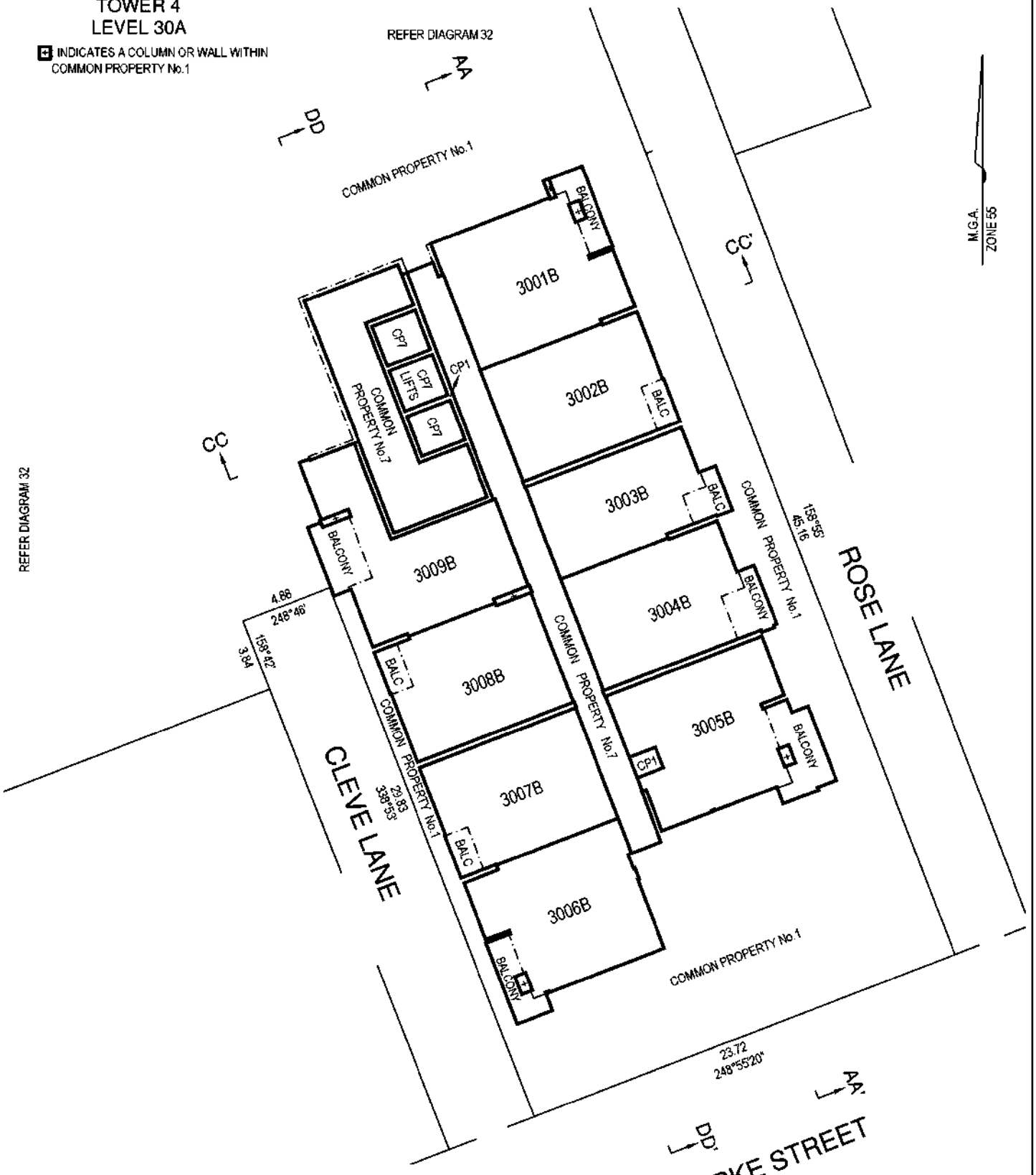
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PLAN OF SUBDIVISION

PLAN NUMBER
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DIAGRAM 166
TOWER 4
LEVEL 30A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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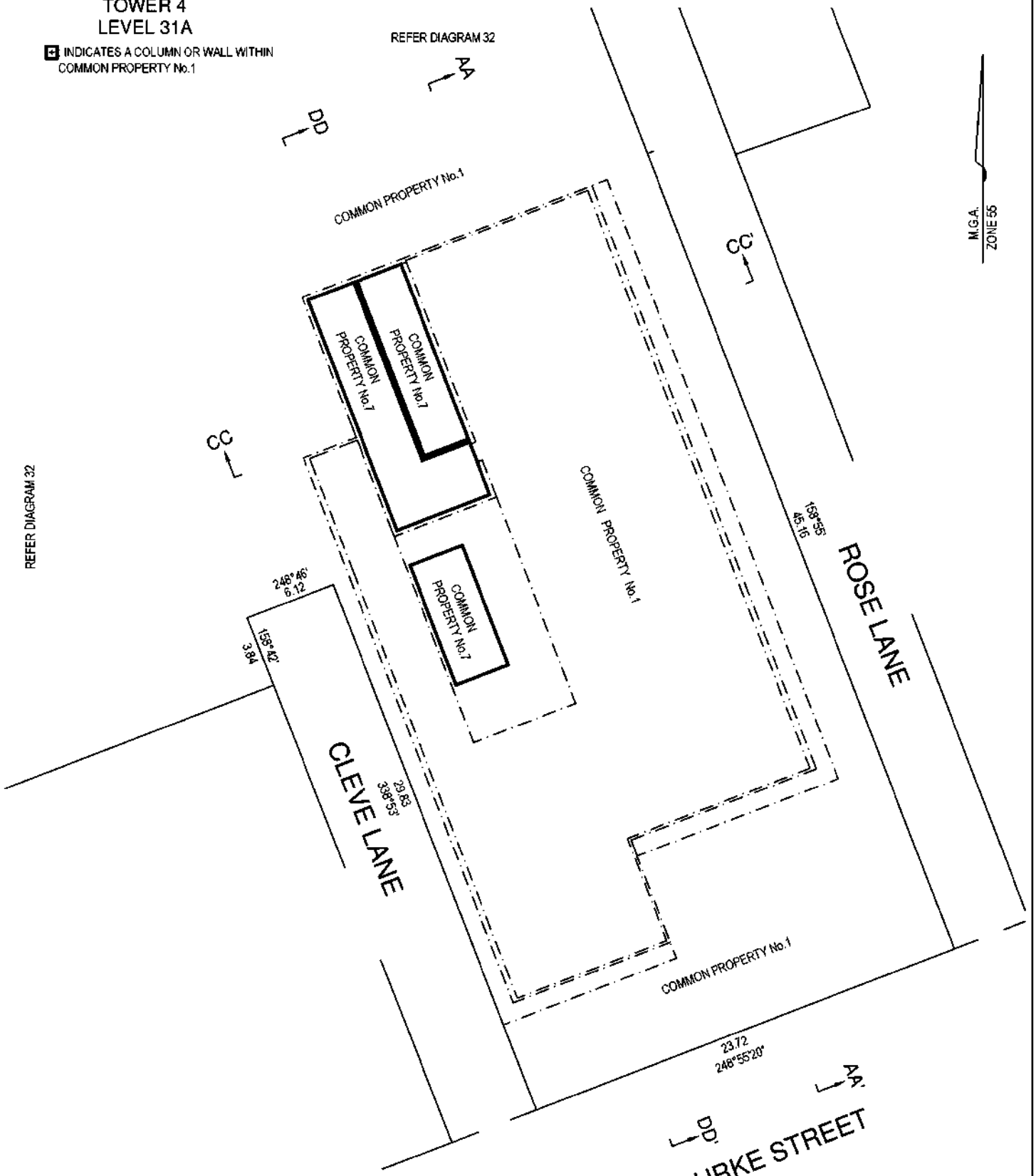
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 167
TOWER 4
LEVEL 31A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



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LEVEL 1, 506 QUEENSBERRY ST. NORTH MELBOURNE, 3051
TEL: (03) 9347 5053, MOB. 0400 570 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520468

2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 201
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

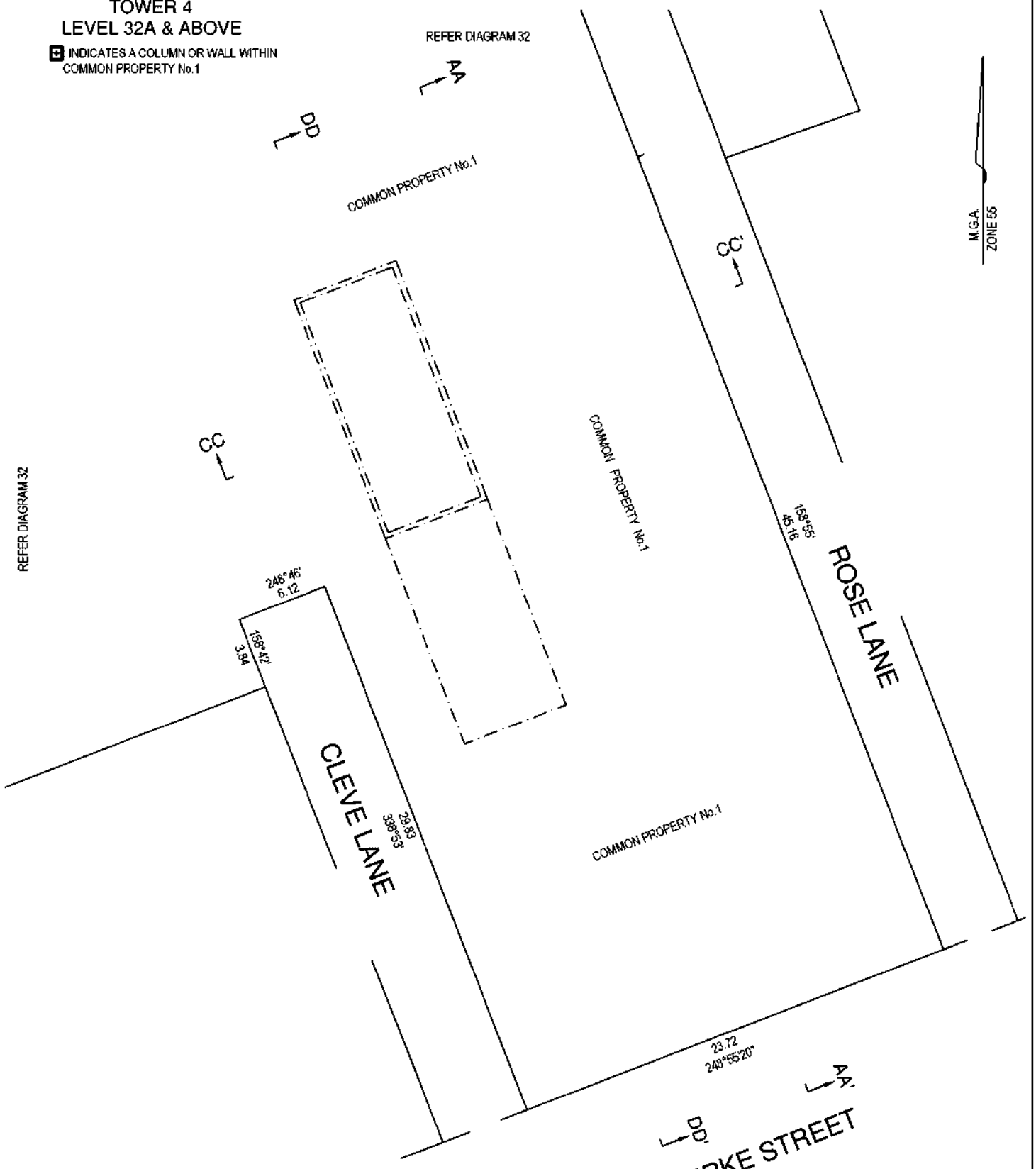
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PLAN OF SUBDIVISION

PLAN NUMBER
PS 633275D

DIAGRAM 168
TOWER 4
LEVEL 32A & ABOVE

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1



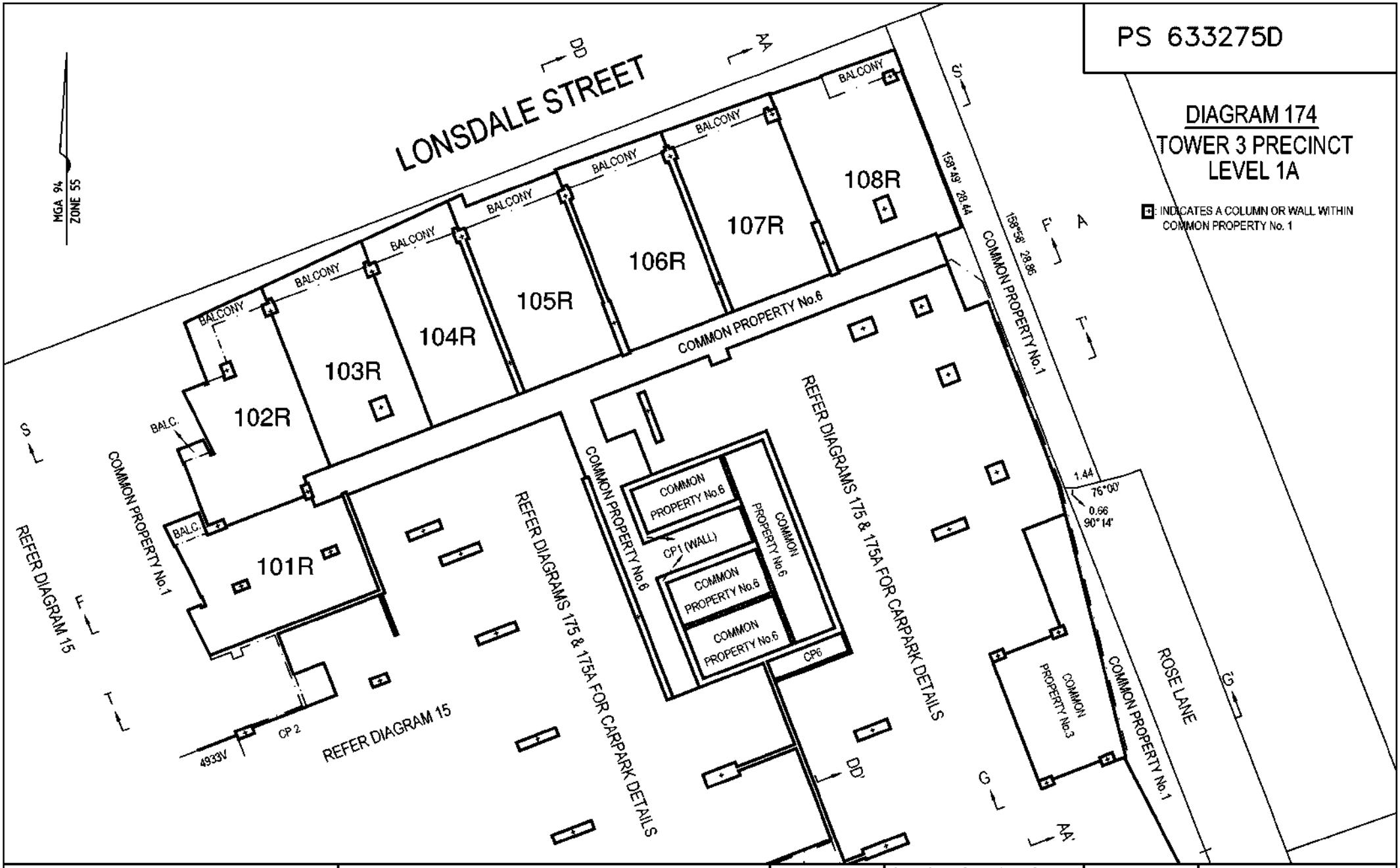
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2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:200	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF M1003 VERSION COMP

SHEET 202
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



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PS 633275D

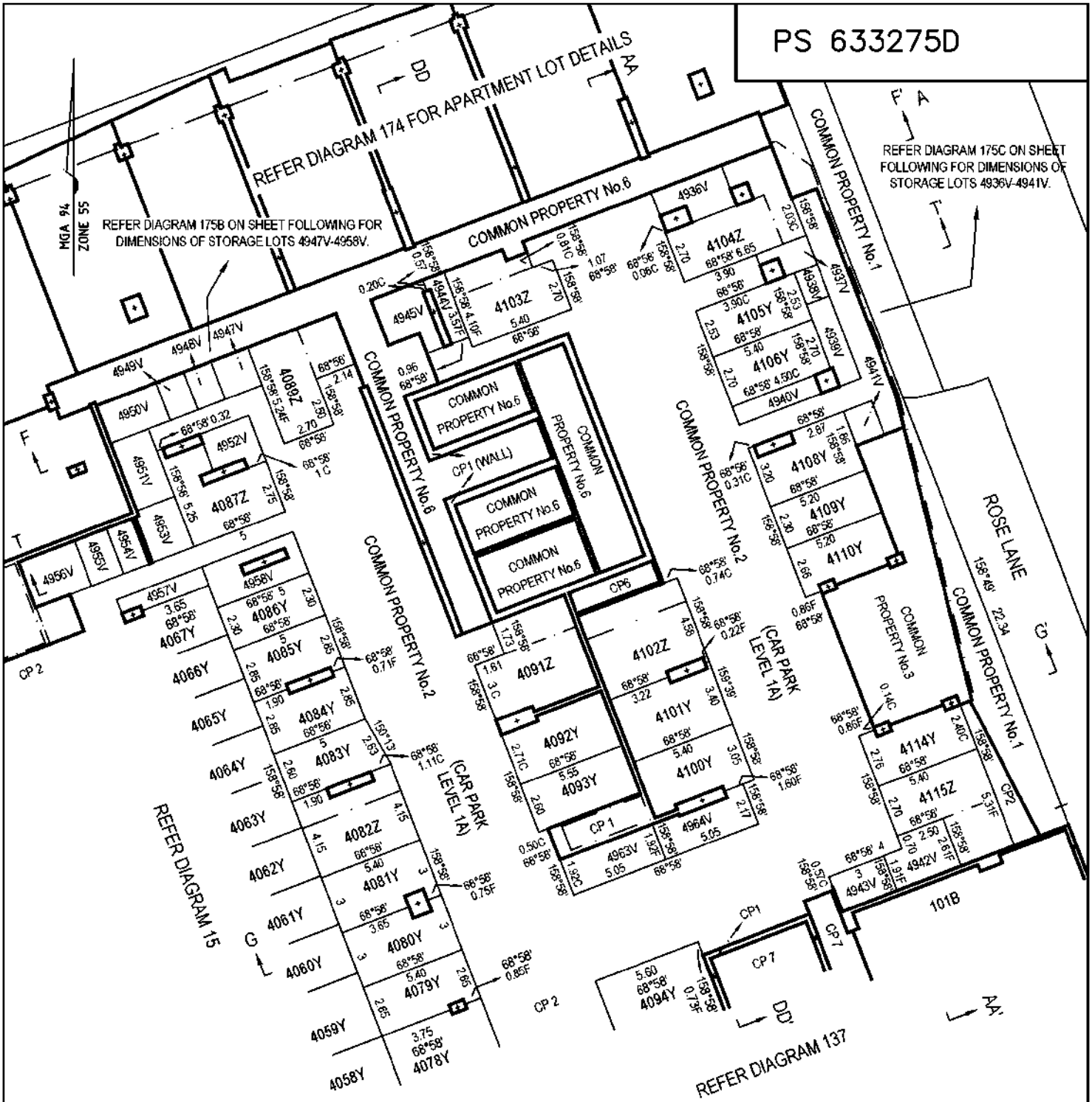


DIAGRAM 175
TOWER 3 PRECINCT
LEVEL 1A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

[+]: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
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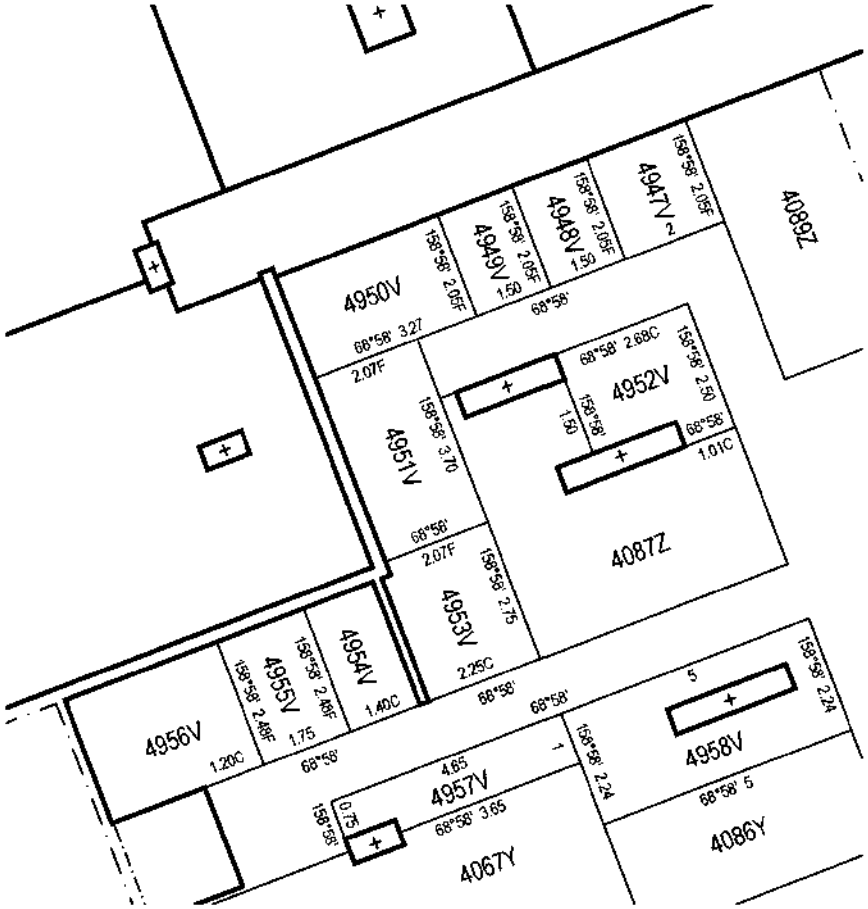
SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	Sheet
1:200	2 0 2 4 6 8	A3	204

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

PS 633275D

MGA 94
ZONE 55



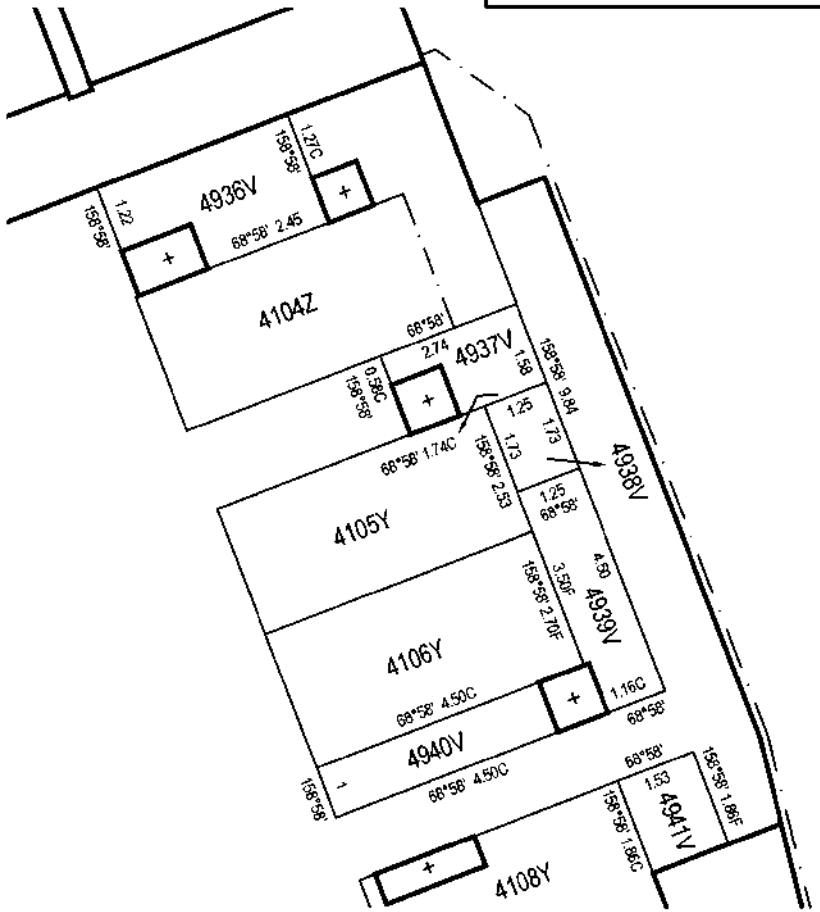


DIAGRAM 175B
LEVEL 1A

DIAGRAM 175C
LEVEL 1A

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SCALE 1:100	LENGTHS ARE IN METRES (1 0 1 2 3 4)	ORIGINAL SHEET SIZE A3	Sheet 205
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PS 633275D

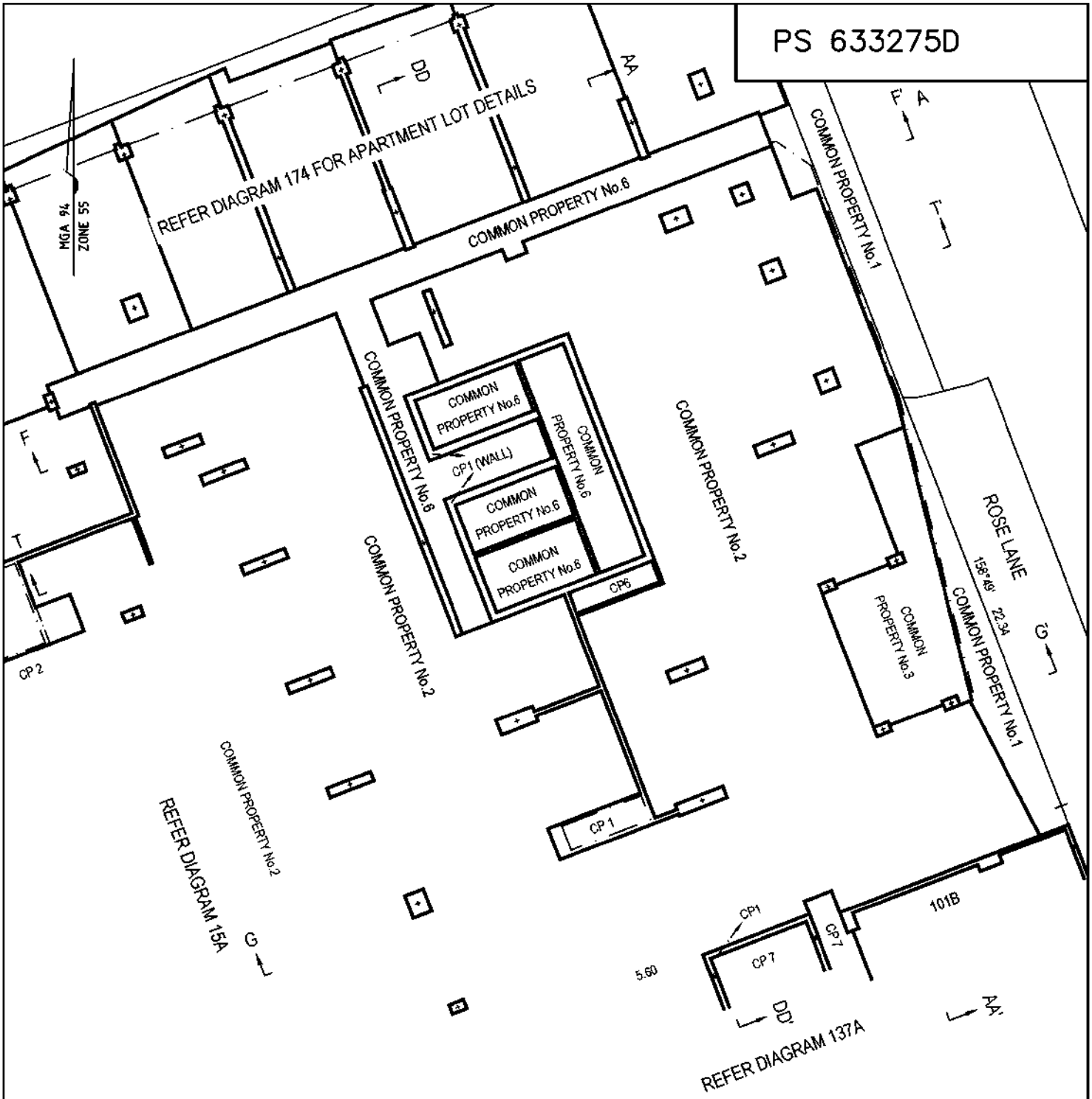


DIAGRAM 175A
TOWER 3 PRECINCT
LEVEL 1A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 206

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 207 of 321

PS 633275D

DIAGRAM 176
TOWER 3 PRECINCT
LEVEL 2A

MGA 94
ZONE 55

LONSDALE STREET

DD

AA

BALCONY

208R

207R

206R

205R

204R

203R

202R

201R

BALC.

BALC.

COMMON PROPERTY No.6

COMMON PROPERTY No.1

158°58' 28.86

S

A

F

G

S

REFER DIAGRAM 18

COMMON PROPERTY No.1

F

REFER DIAGRAM 177

5921V

CP 2

REFER DIAGRAMS 177 & 177A FOR CARPARK DETAILS

COMMON PROPERTY No.6

COMMON PROPERTY No.6

CP1 (WALL)

COMMON PROPERTY No.6

COMMON PROPERTY No.6

COMMON PROPERTY No.6

REFER DIAGRAMS 177 & 177A FOR CARPARK DETAILS

DD'

G

AA'

COMMON PROPERTY No.3

COMMON PROPERTY No.1

ROSE LANE

G

REFER DIAGRAM 18

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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FS620488

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	Sheet
1:200	2 0 2 4 6 8	A3	207

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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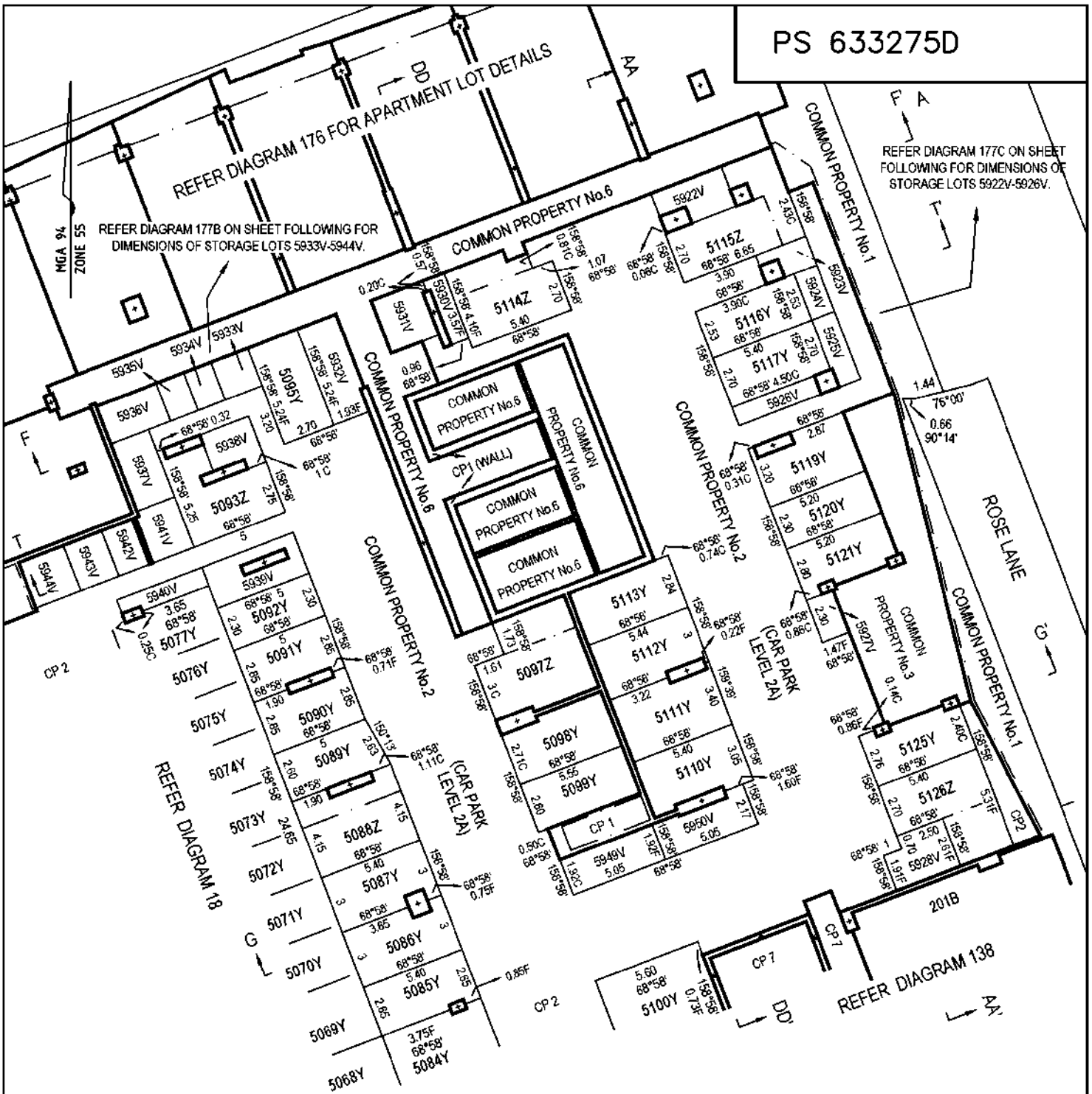


DIAGRAM 177
TOWER 3 PRECINCT
LEVEL 2A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

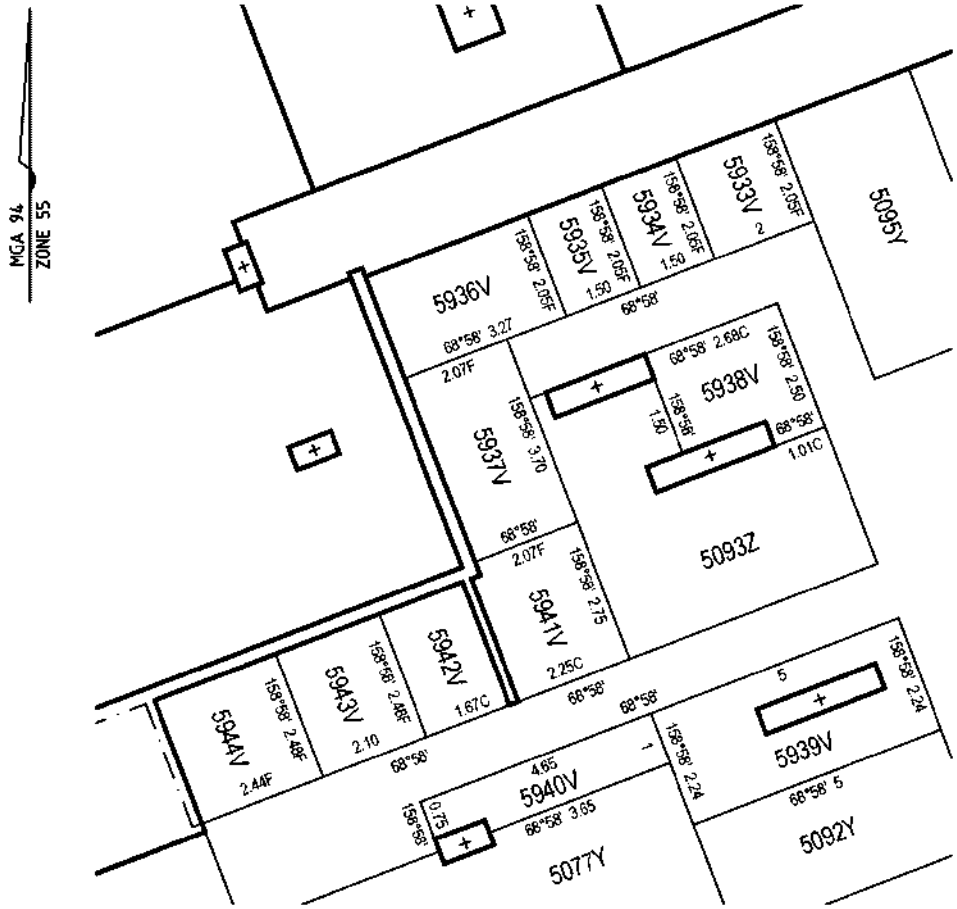
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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 208

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

PS 633275D



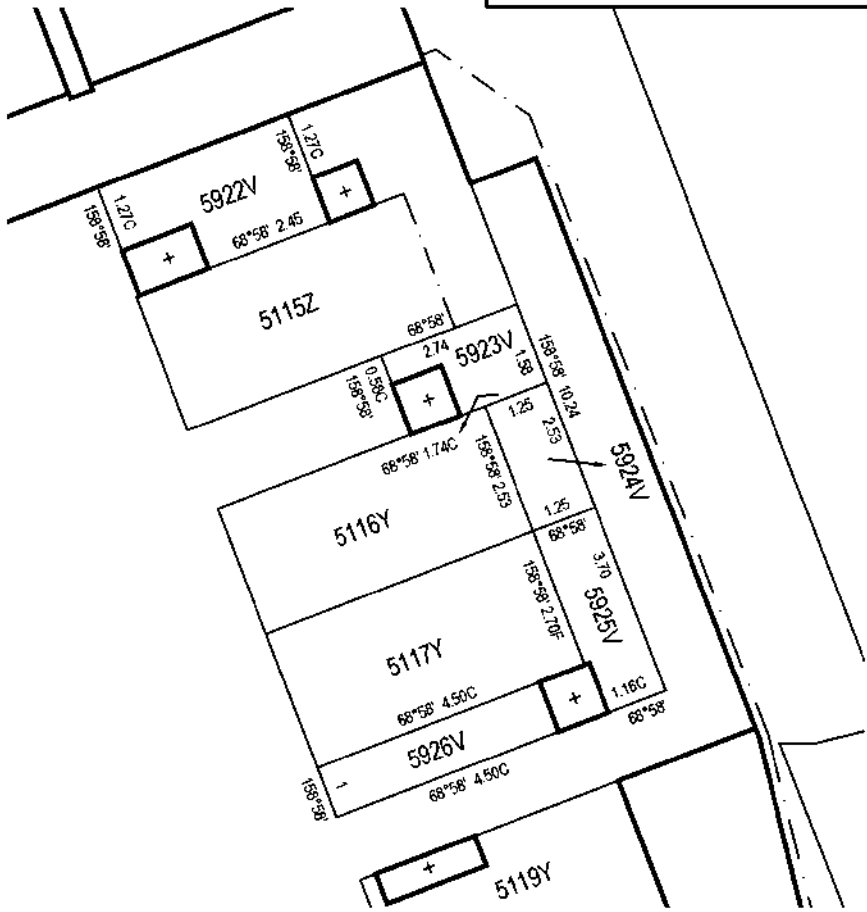


DIAGRAM 177B
LEVEL 2A

DIAGRAM 177C
LEVEL 2A

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SCALE 1:100	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 209
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 210 of 321

PS 633275D

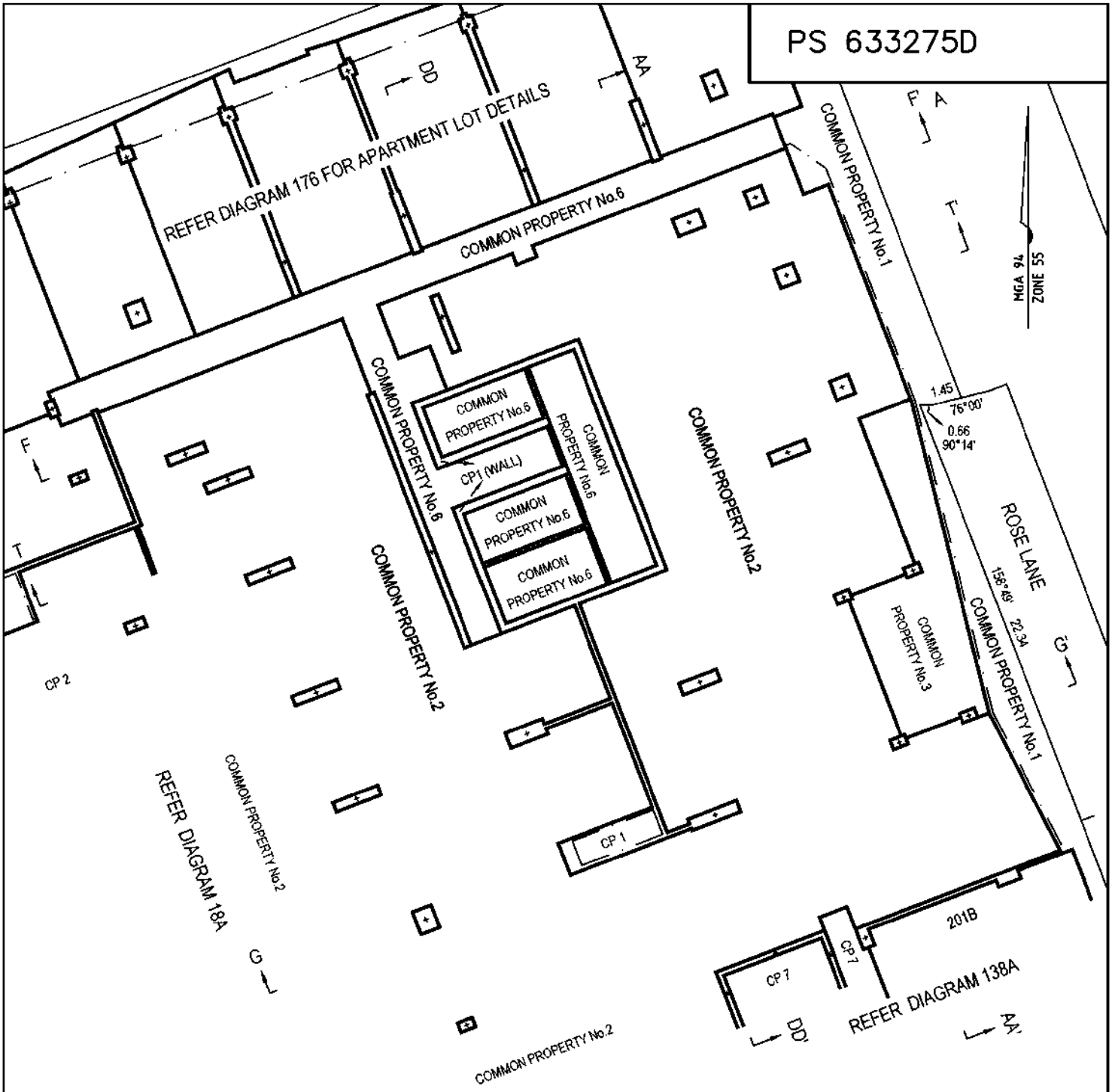


DIAGRAM 177A
TOWER 3 PRECINCT
LEVEL 2A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

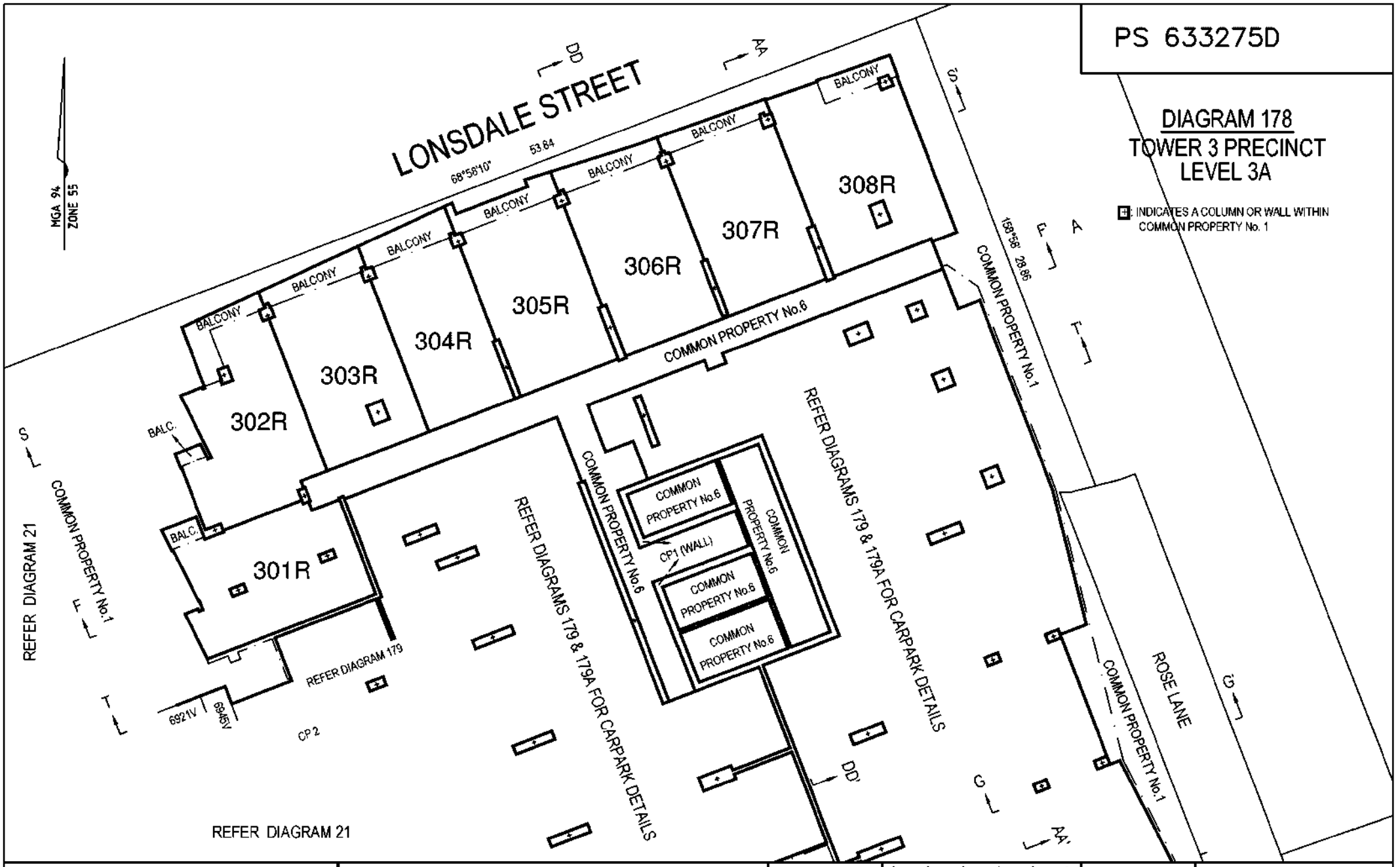
⊡ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 210

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP



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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 211

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 211 of 321

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 212 of 321

PS 633275D

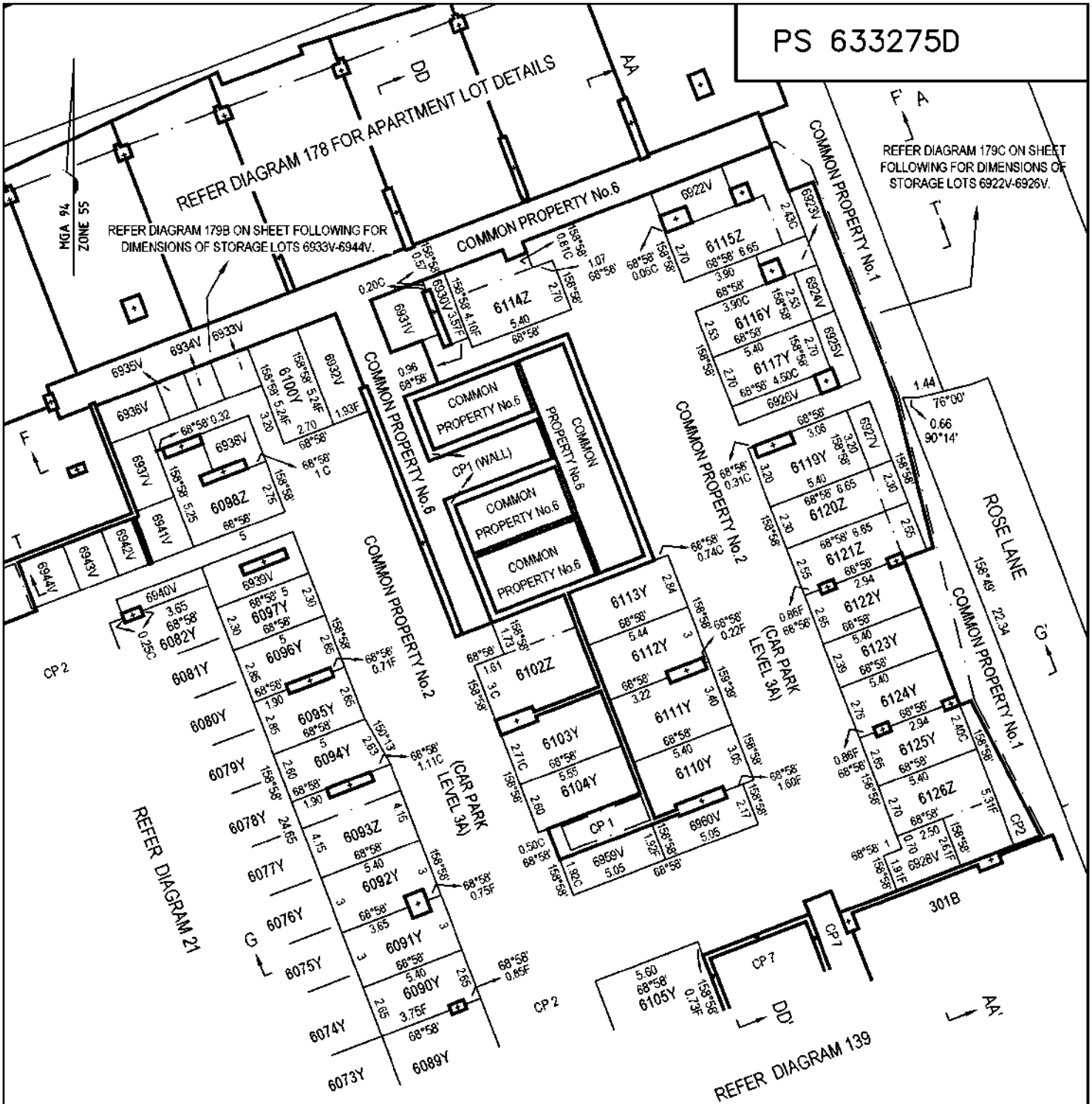


DIAGRAM 179
TOWER 3 PRECINCT
LEVEL 3A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

[ ]: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE		ORIGINAL SHEET	Sheet 212
1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	SIZE A3	

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

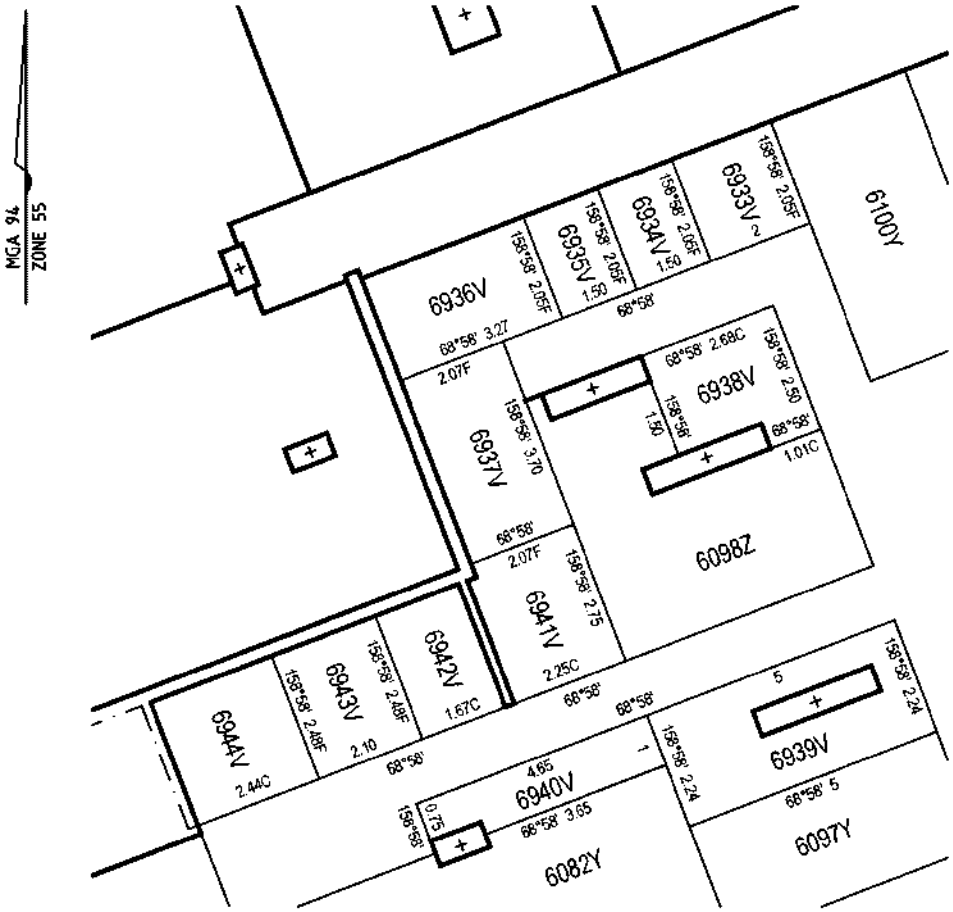


DIAGRAM 179B
LEVEL 3A

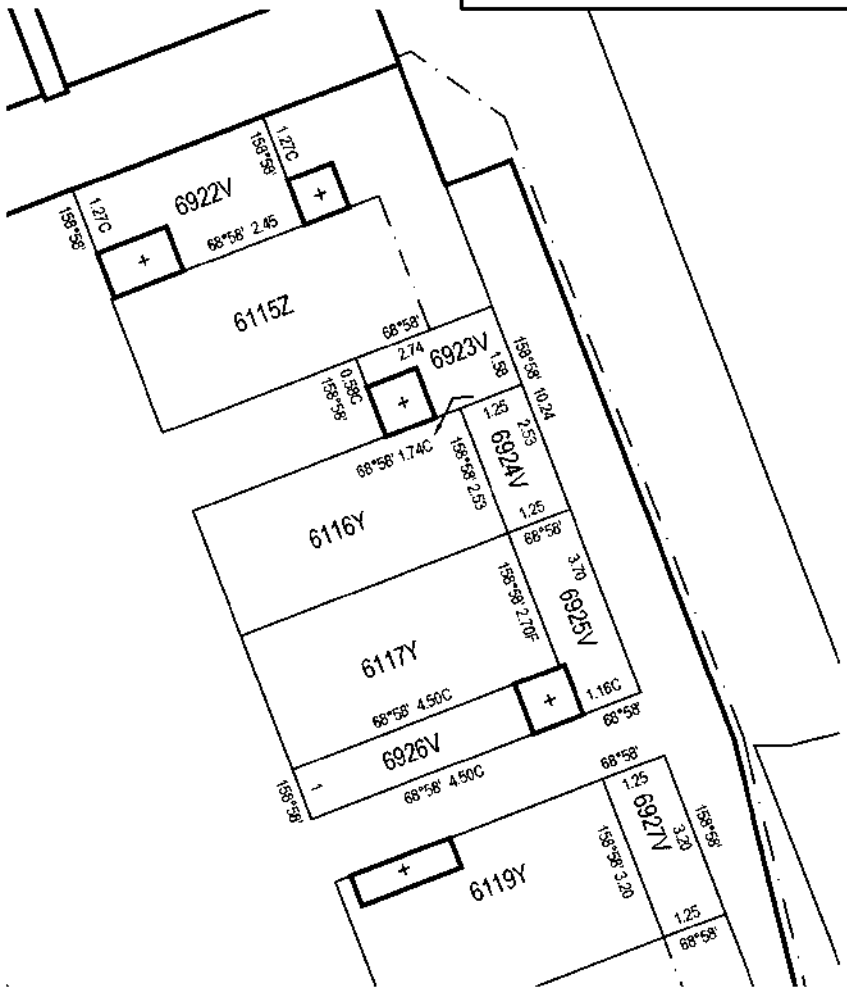


DIAGRAM 179C
LEVEL 3A

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SCALE 1:100	1 0 1 2 3 4 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 213

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

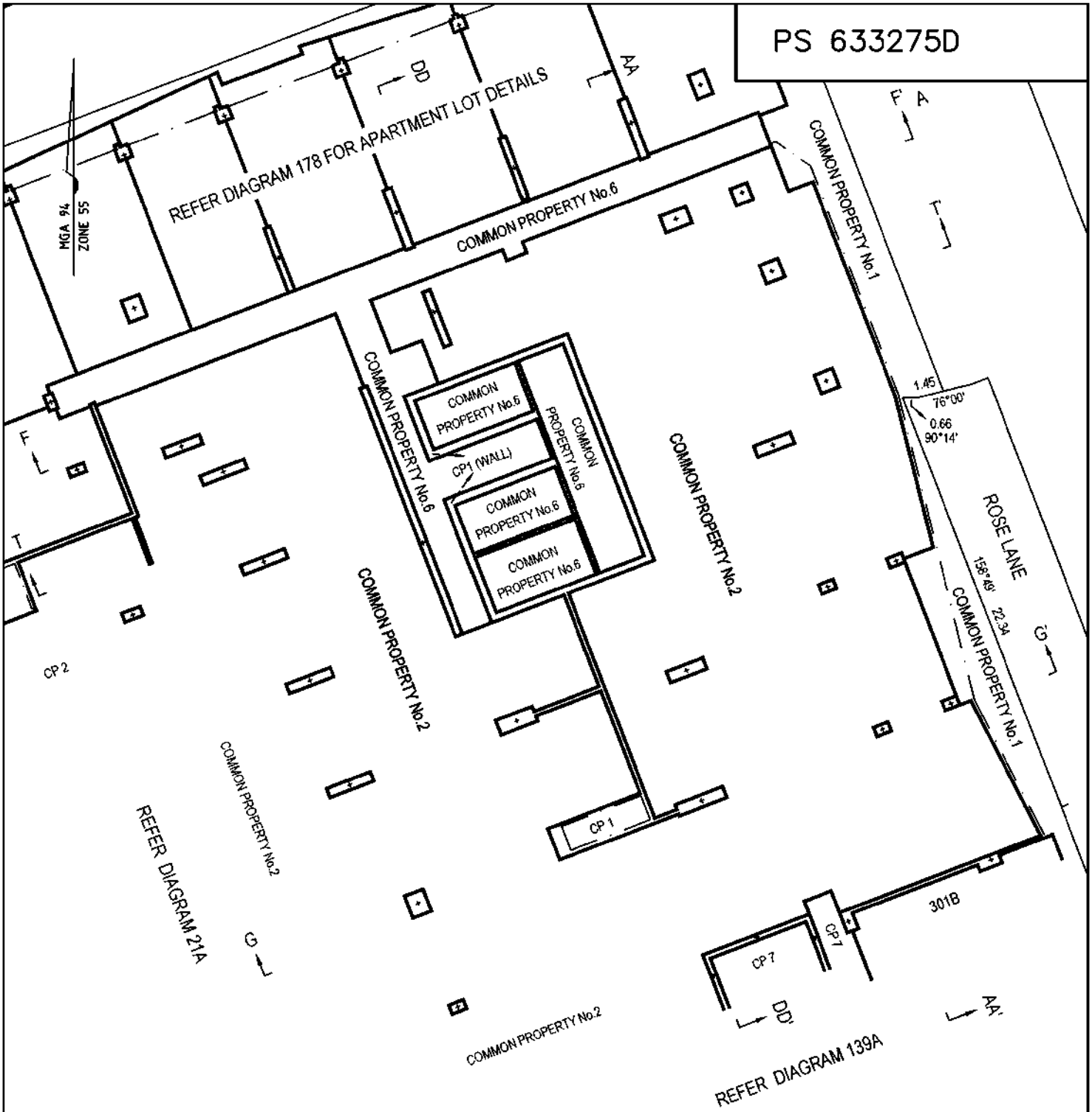


DIAGRAM 179A

TOWER 3 PRECINCT
LEVEL 3A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2
ABOVE CAR PARK AND STORAGE LOTS)

⊡ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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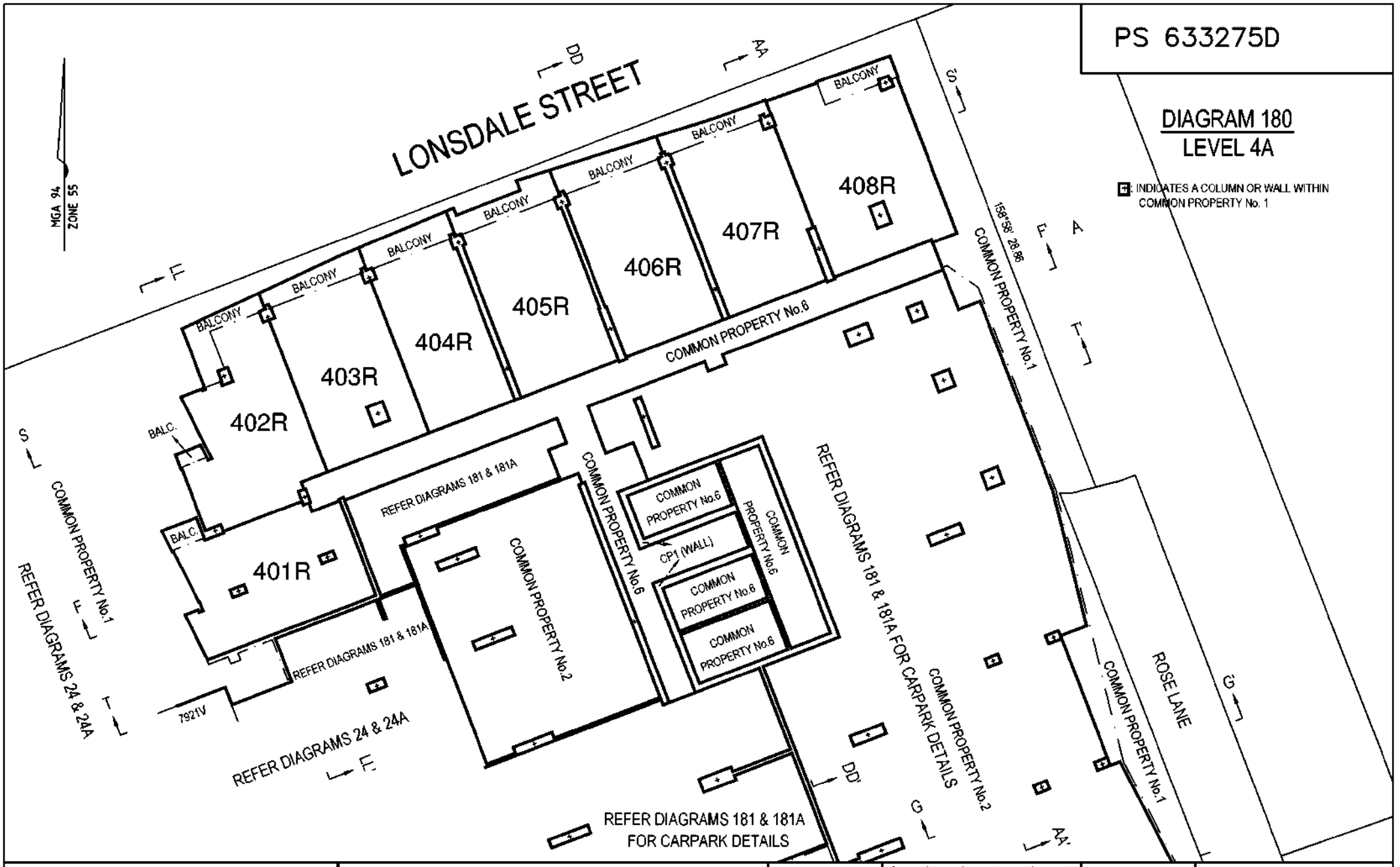
SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 214
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 215 of 321

PS 633275D

DIAGRAM 180
LEVEL 4A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1



REFER DIAGRAMS 181 & 181A FOR CARPARK DETAILS

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 215

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

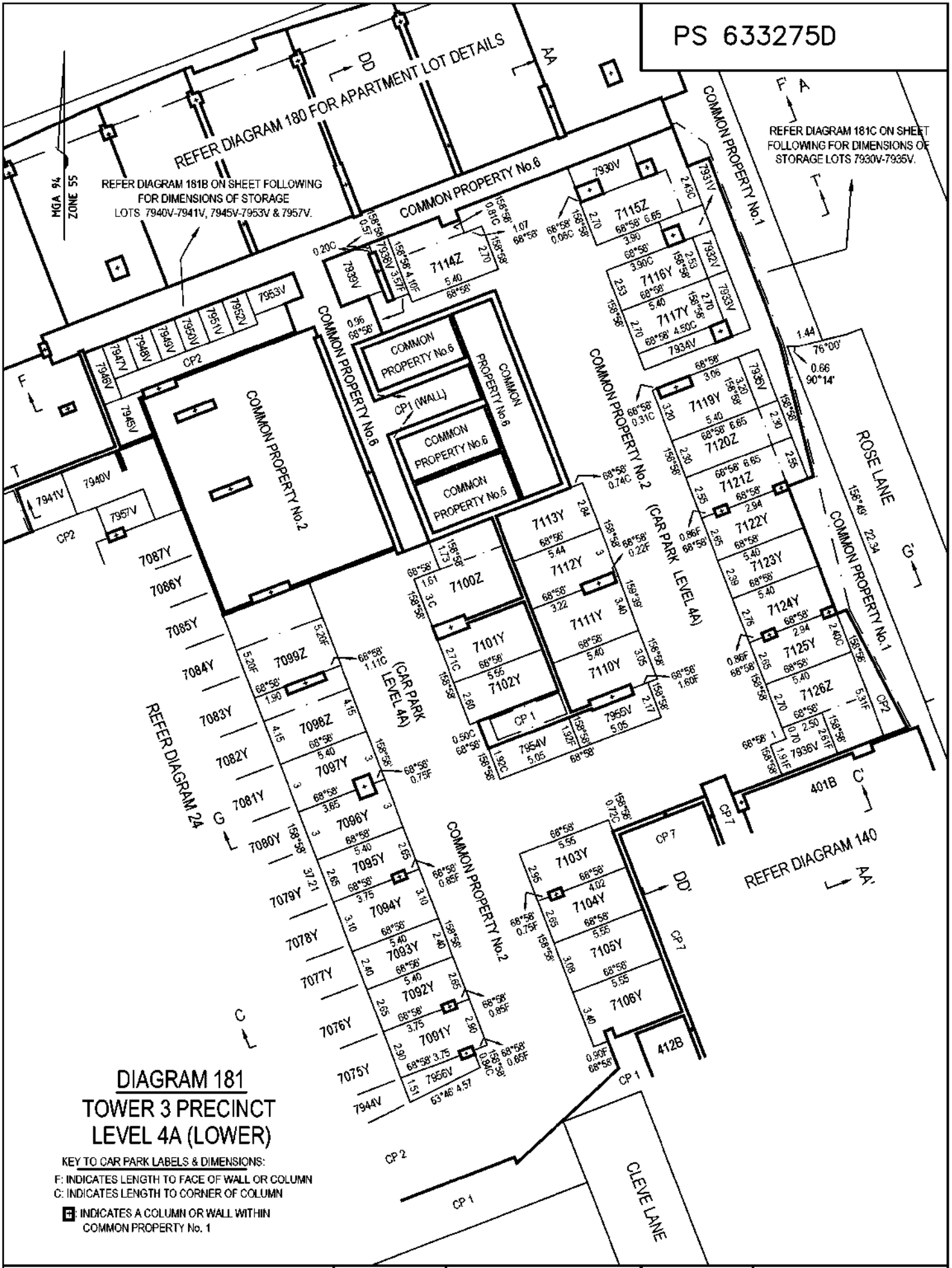


DIAGRAM 181
TOWER 3 PRECINCT
LEVEL 4A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

[+]: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group — PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS — 1/3 CLIFF STREET, TORQUAY, VIC., 3228 — TEL: (03) 9347 5053, MOB: 0400 576 154 — WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com — ISO 9001 FS520488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 216
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

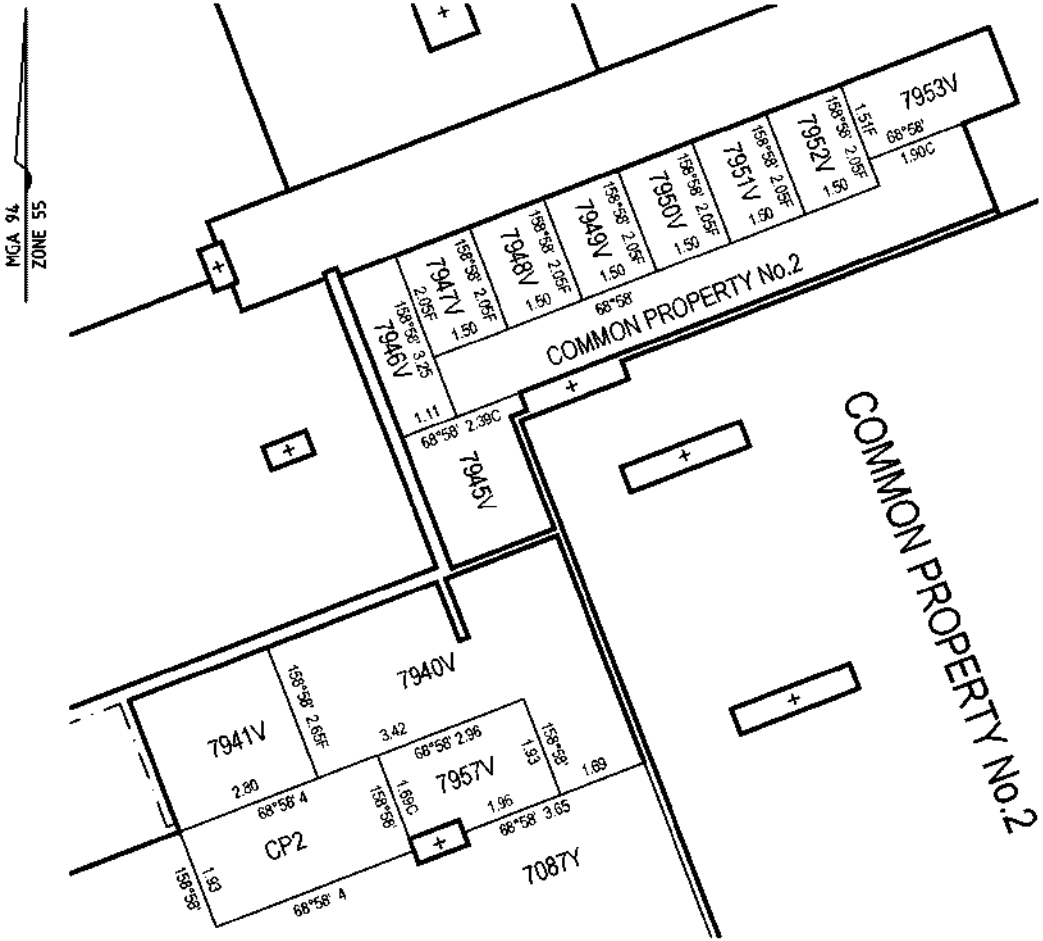


DIAGRAM 181B
LEVEL 4A

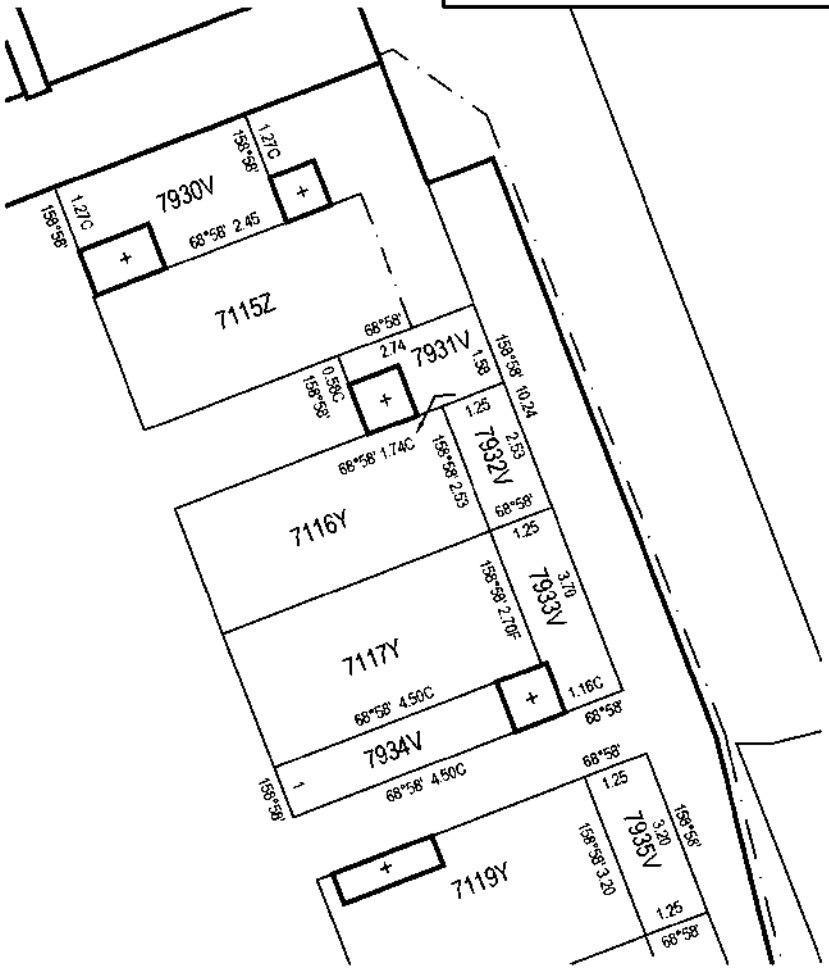


DIAGRAM 181C
LEVEL 4A

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SCALE 1:100	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 217
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 218 of 321

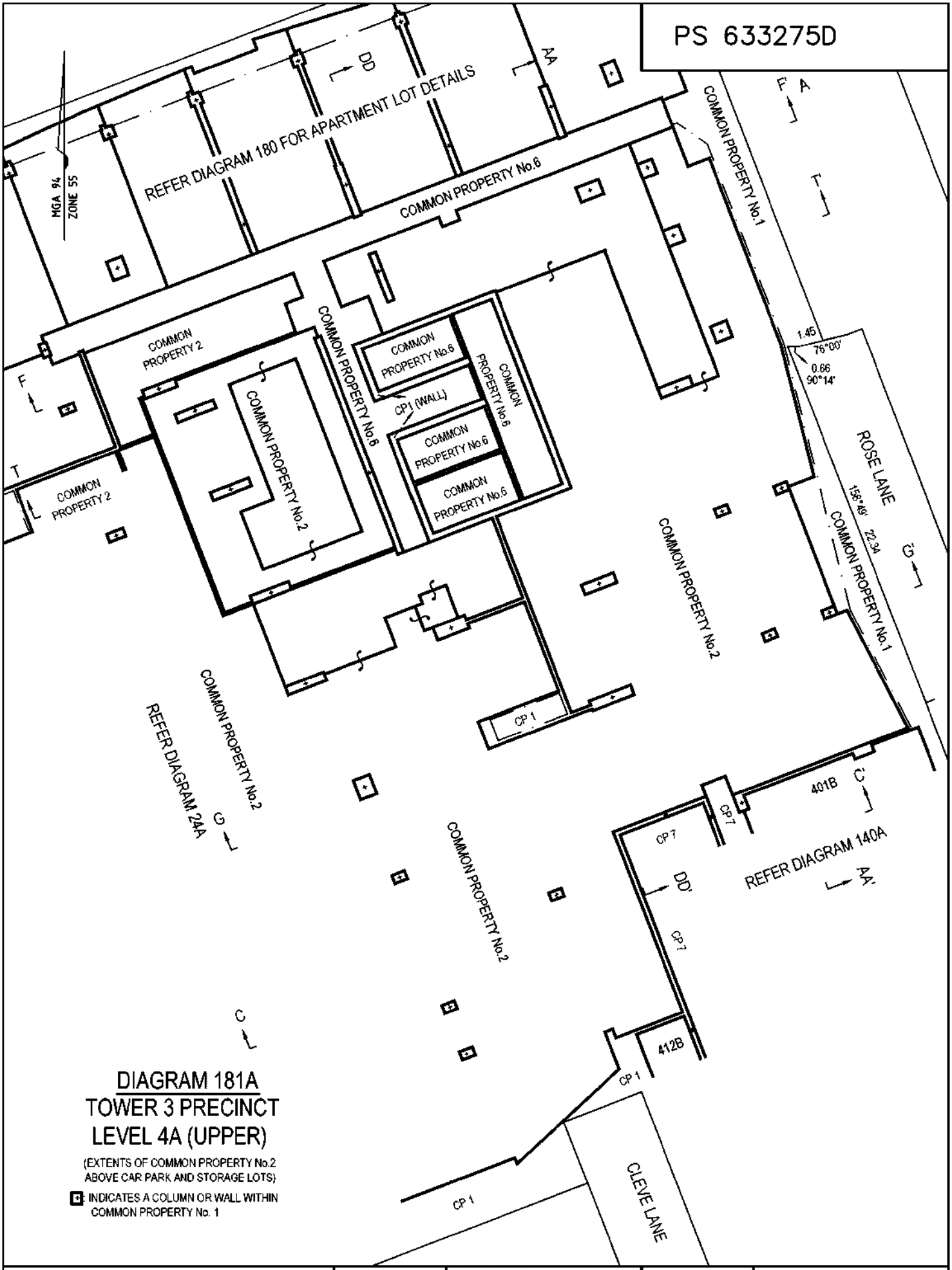


DIAGRAM 181A
TOWER 3 PRECINCT
LEVEL 4A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊕ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 218

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

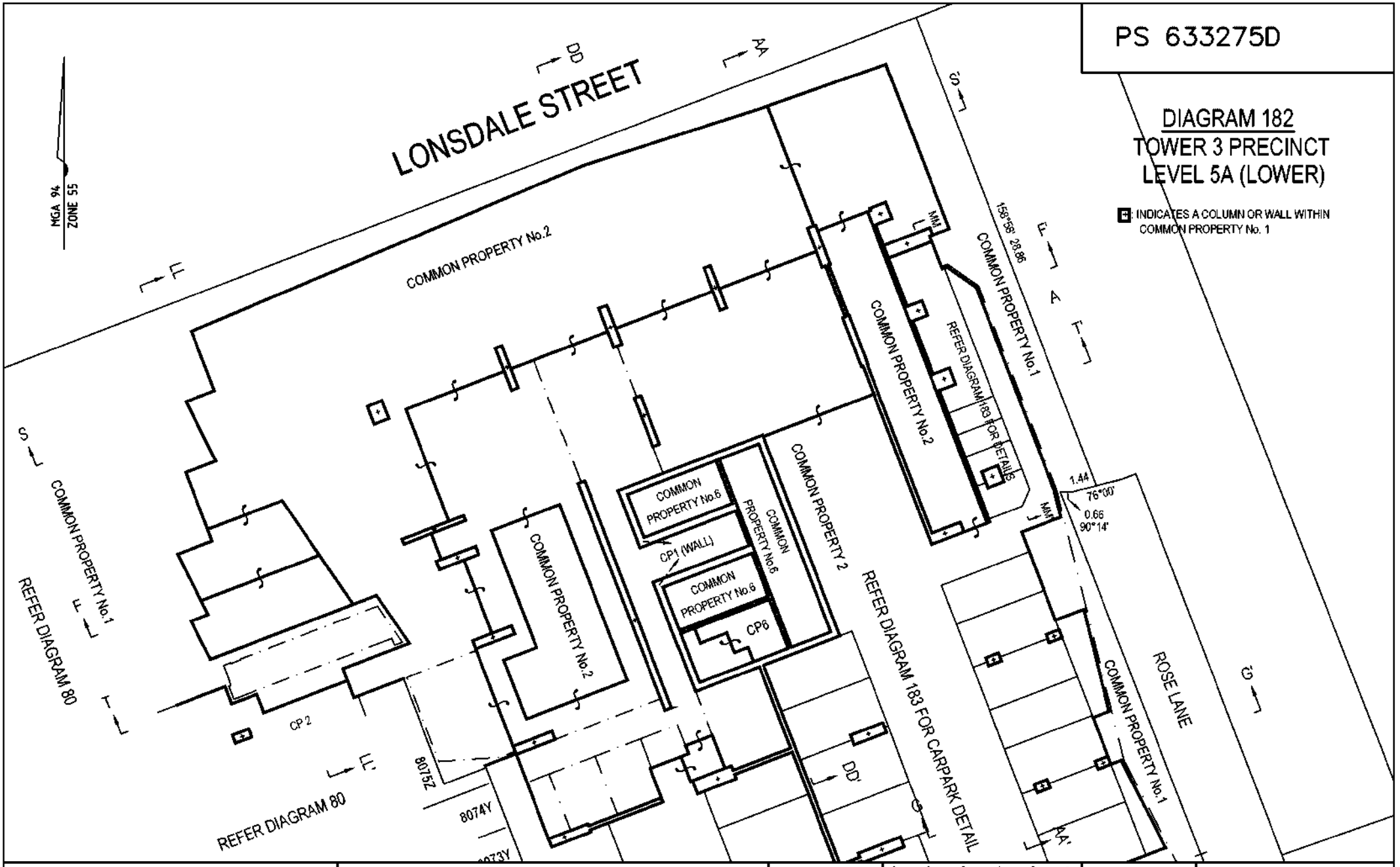
REF: M1003 VERSION COMP

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PS 633275D

DIAGRAM 182
TOWER 3 PRECINCT
LEVEL 5A (LOWER)

■ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1



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FS529488

SCALE 1:200	LENGTHS ARE IN METRES (2 0 2 4 6 8)	ORIGINAL SHEET SIZE A3	Sheet 219

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

DIAGRAM 182A
TOWER 3 PRECINCT
LEVEL 5A (UPPER)

MGA 94
ZONE 55

LONSDALE STREET

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

COMMON PROPERTY No.2

COMMON PROPERTY No.1

COMMON PROPERTY No.6

CP1 (WALL)

CP6

COMMON PROPERTY 2

ROSE LANE

158°58' 28.86

158°58' 89S3V

1.45
76°00'
0.66
90°14'

REFER DIAGRAM 80A

REFER DIAGRAM 183A FOR CARPARK DETAIL

Tomkinson Group BSI ISO 9001 FS520488 PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5653, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com		SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / Sheet 220
		LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP		

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PS 633275D

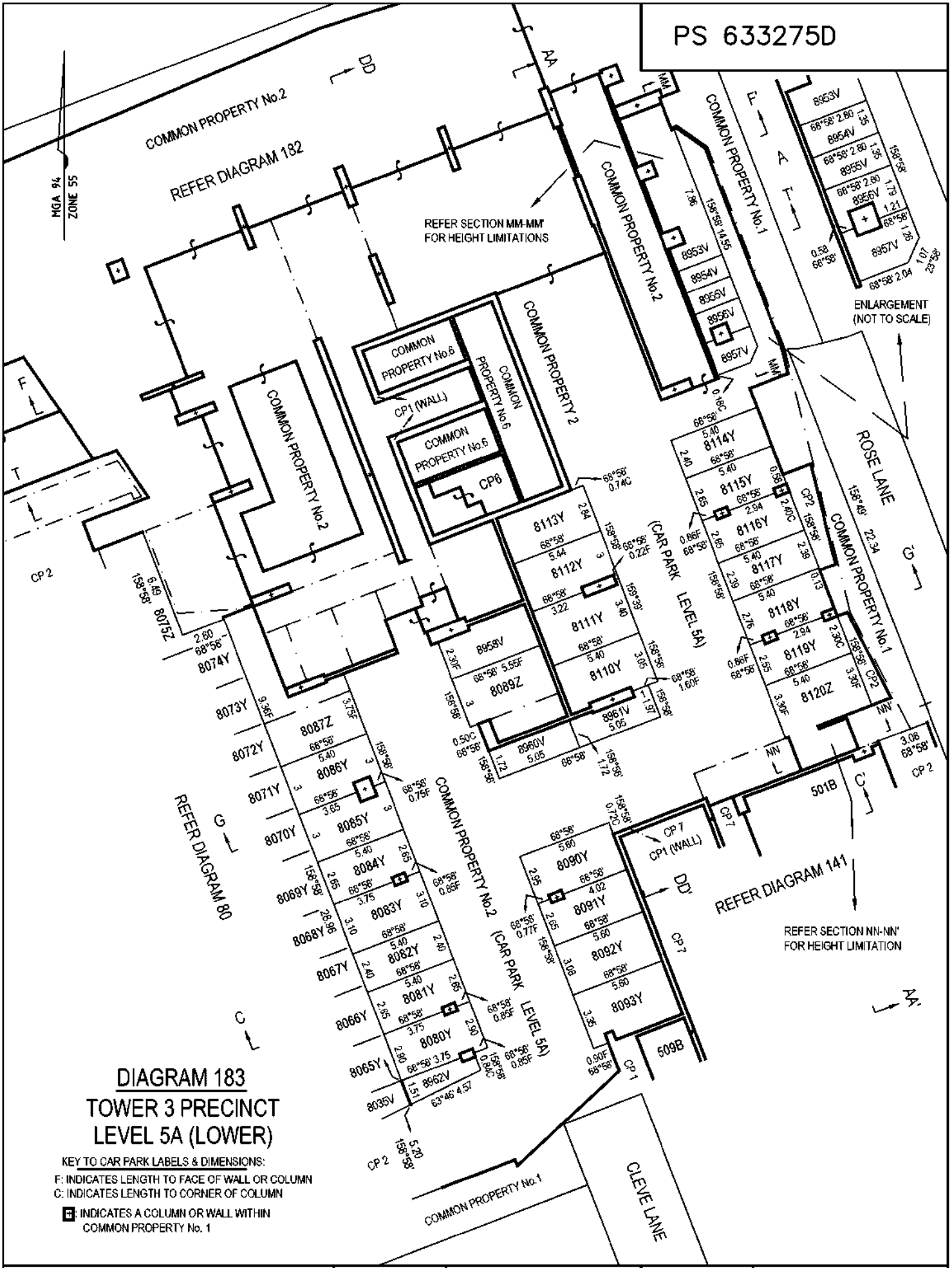


DIAGRAM 183
TOWER 3 PRECINCT
LEVEL 5A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 222 of 321

PS 633275D

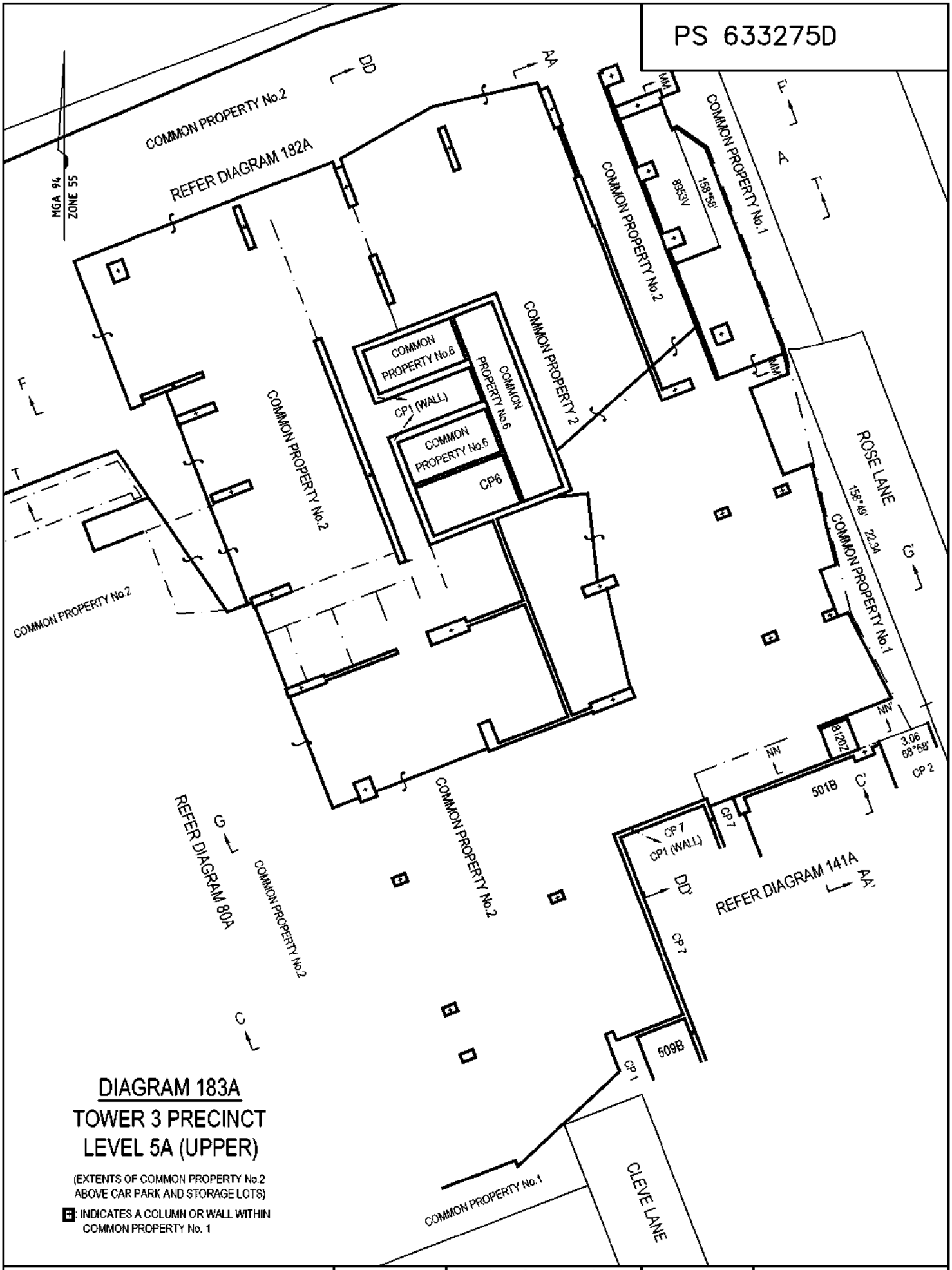


DIAGRAM 183A

TOWER 3 PRECINCT
LEVEL 5A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 222

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 223 of 321

PS 633275D

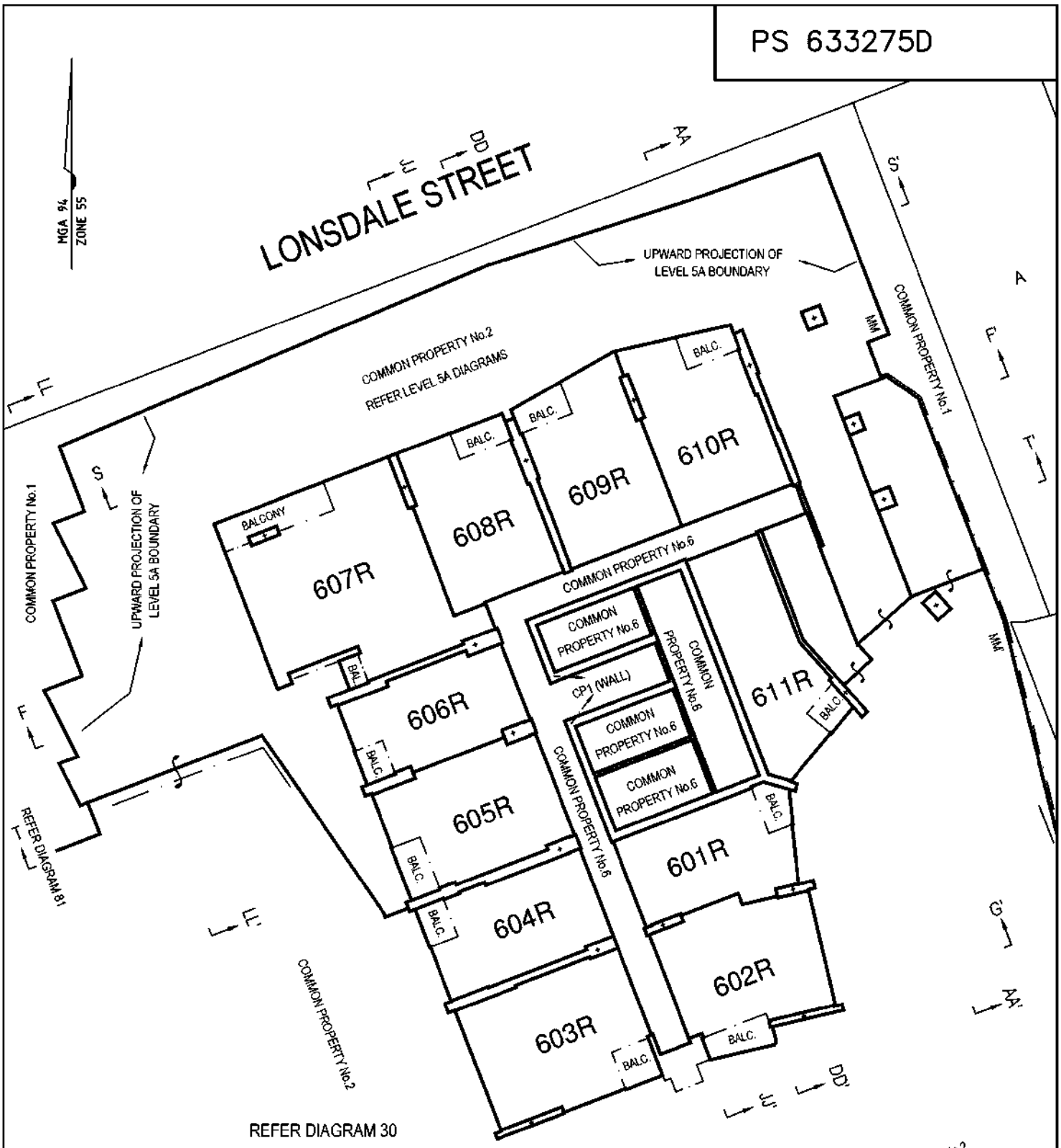


DIAGRAM 184
TOWER 3
LEVEL 6A

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 223

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 224 of 321

PS 633275

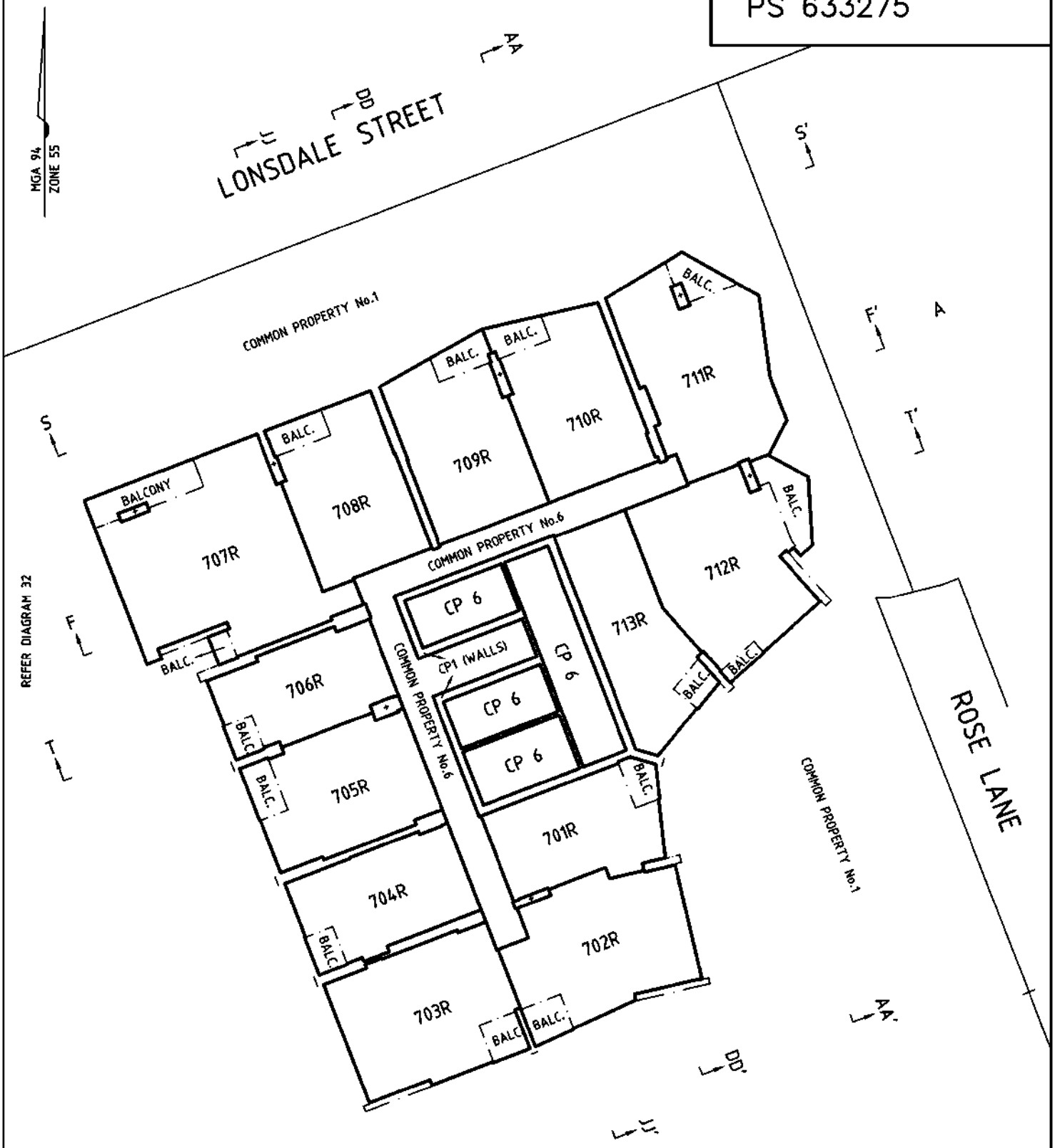


DIAGRAM 185

TOWER 3

LEVEL 7A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 224

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 225 of 321

PS 633275

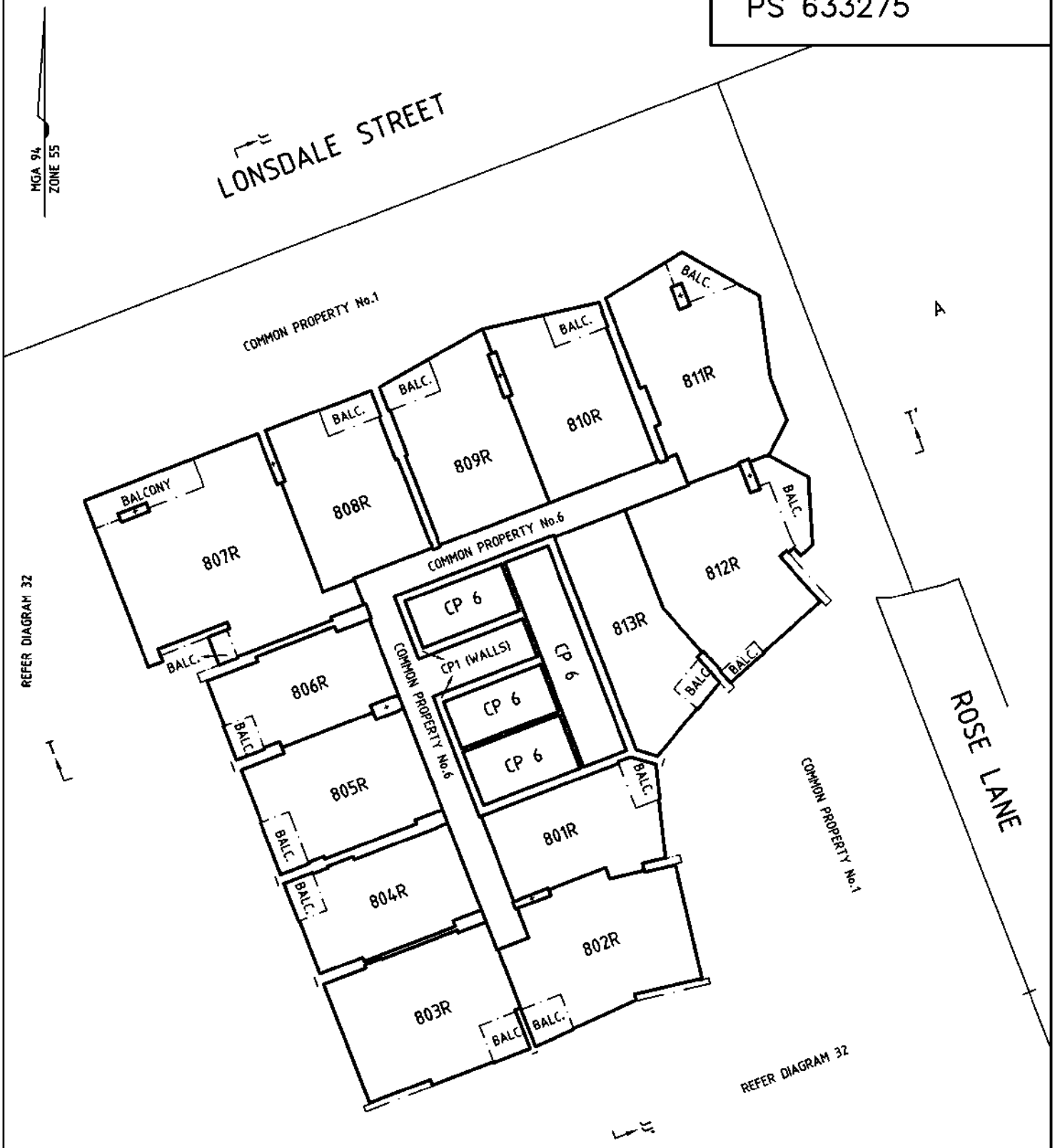


DIAGRAM 186

TOWER 3
LEVEL 8A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 225

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 226 of 321

PS 633275

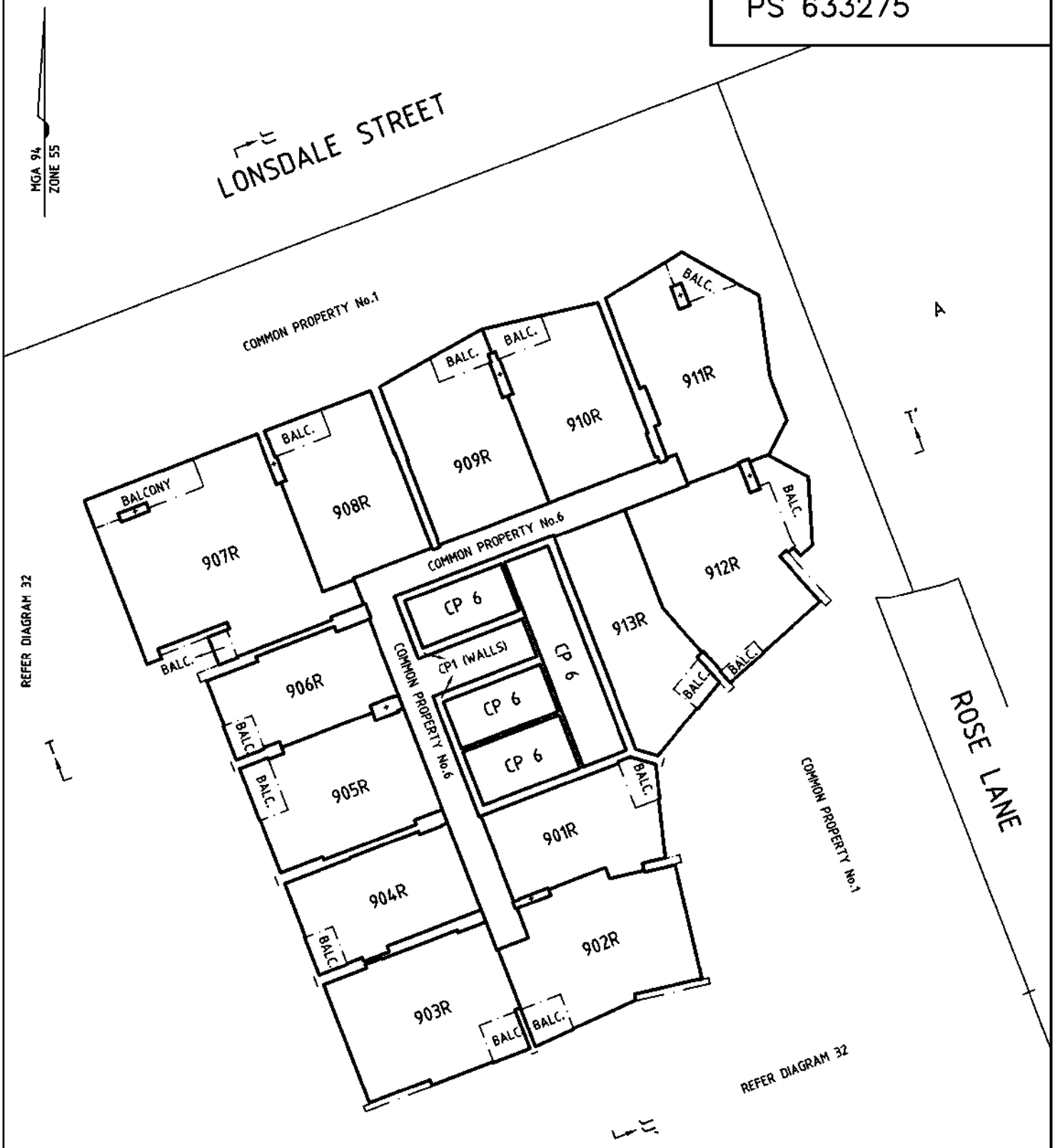


DIAGRAM 187

TOWER 3

LEVEL 9A

▣: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 226

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 227 of 321

PS 633275

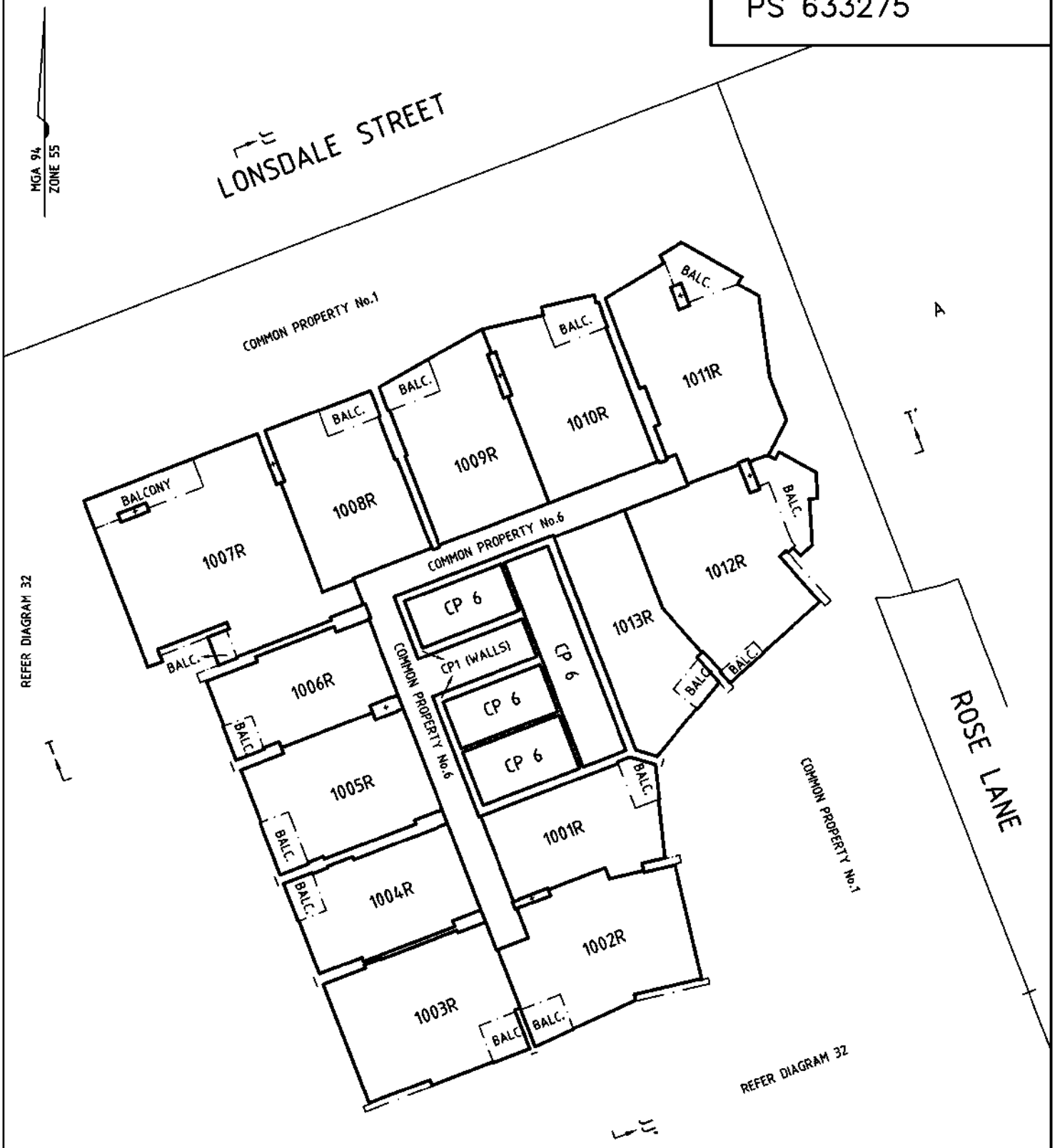


DIAGRAM 188

TOWER 3
LEVEL 10A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 228 of 321

PS 633275

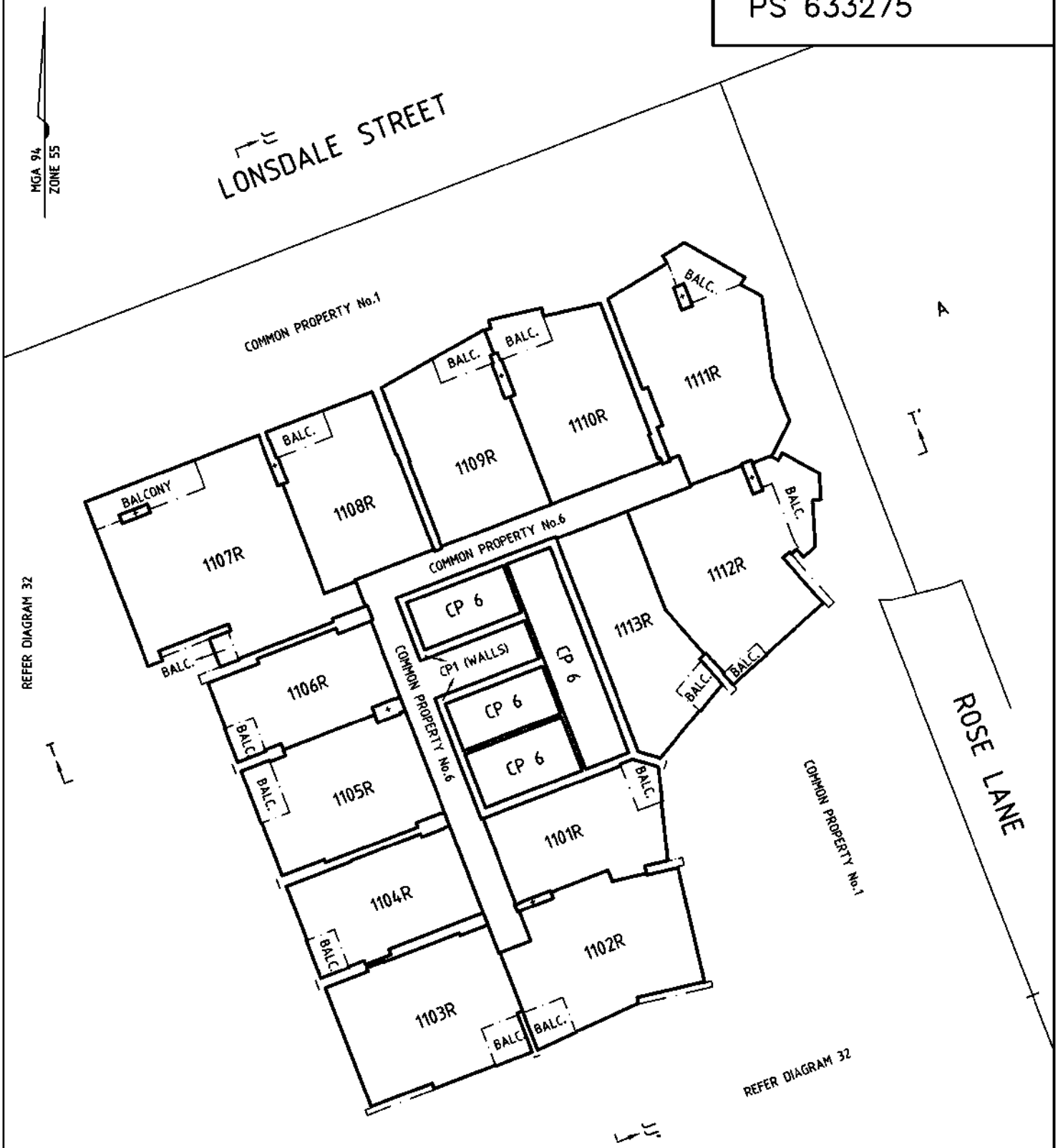


DIAGRAM 189

TOWER 3

LEVEL 11A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 228

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 229 of 321

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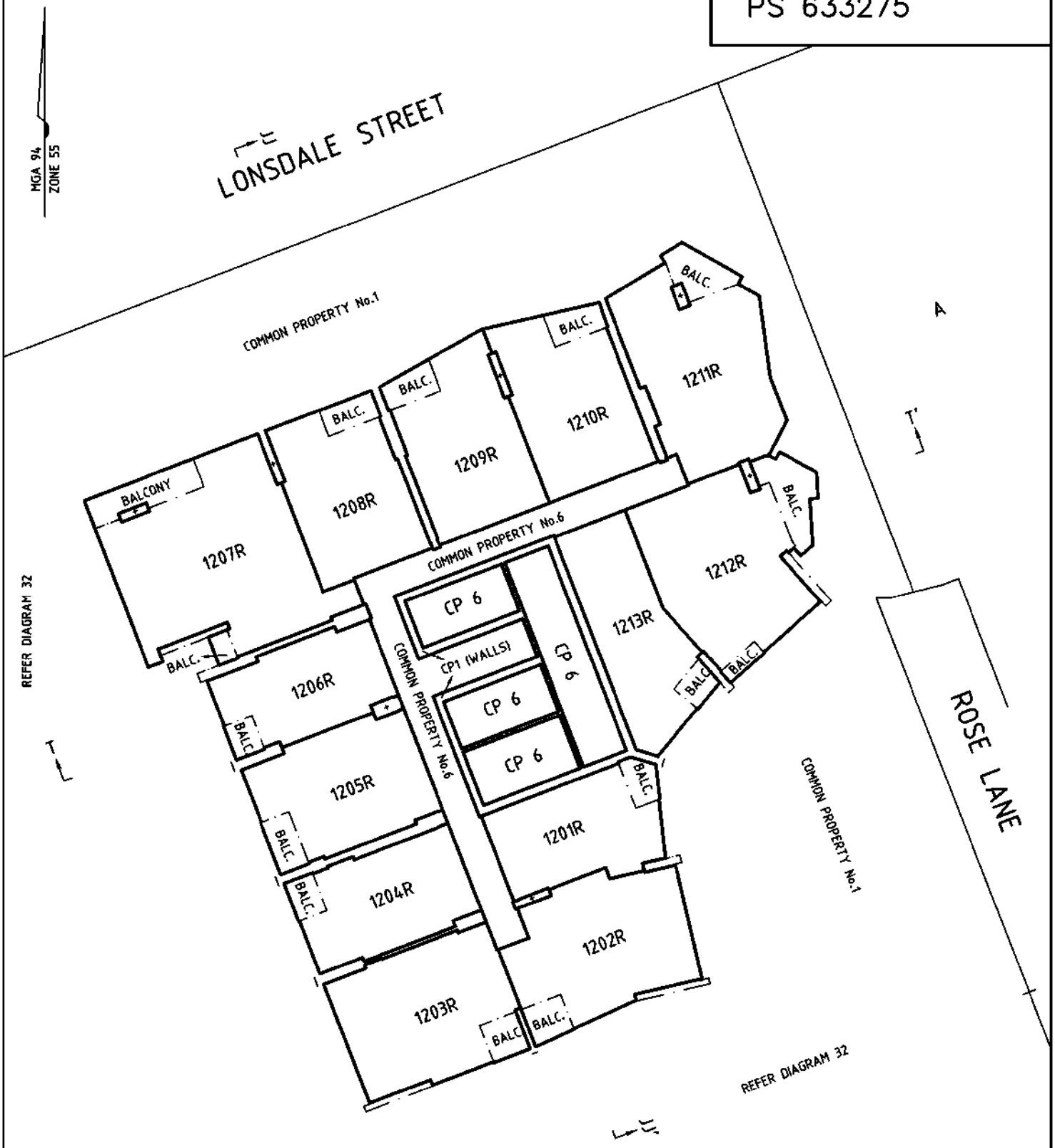


DIAGRAM 190

TOWER 3
LEVEL 12A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 229

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 230 of 321

PS 633275

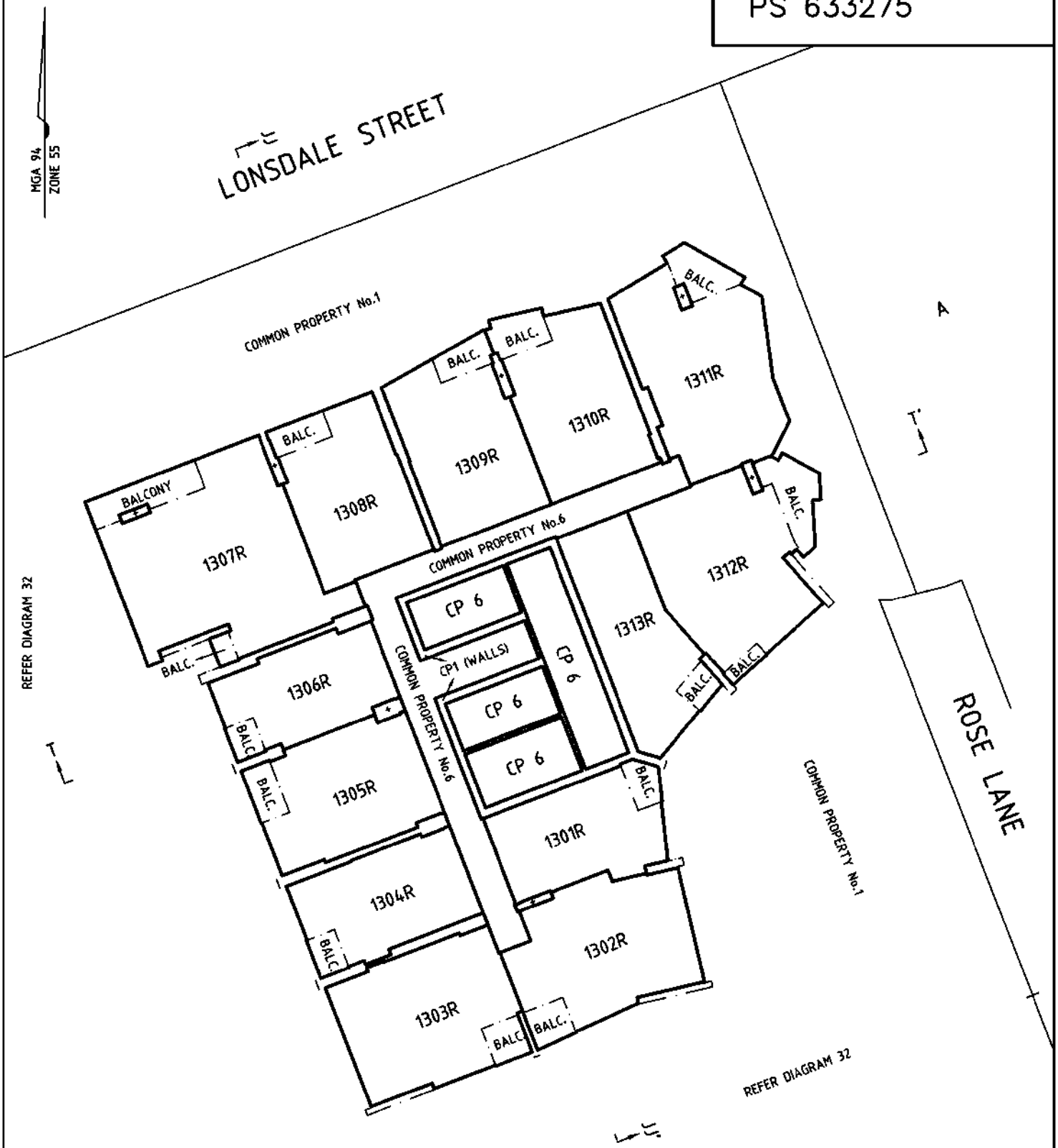


DIAGRAM 191

TOWER 3

LEVEL 13A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 230

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 231 of 321

PS 633275

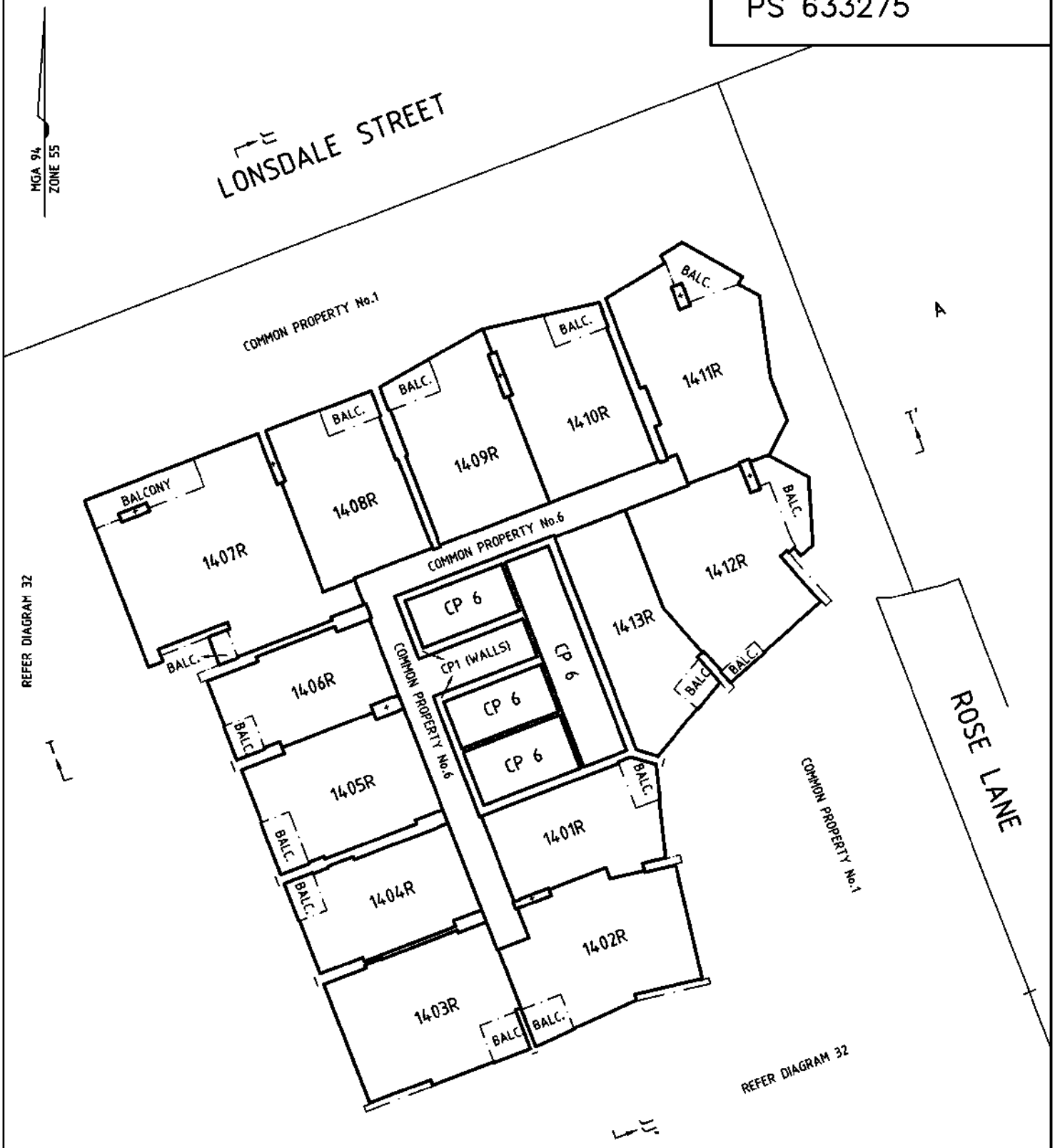


DIAGRAM 192

TOWER 3
LEVEL 14A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 232 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 193

TOWER 3

LEVEL 15A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 233 of 321

PS 633275

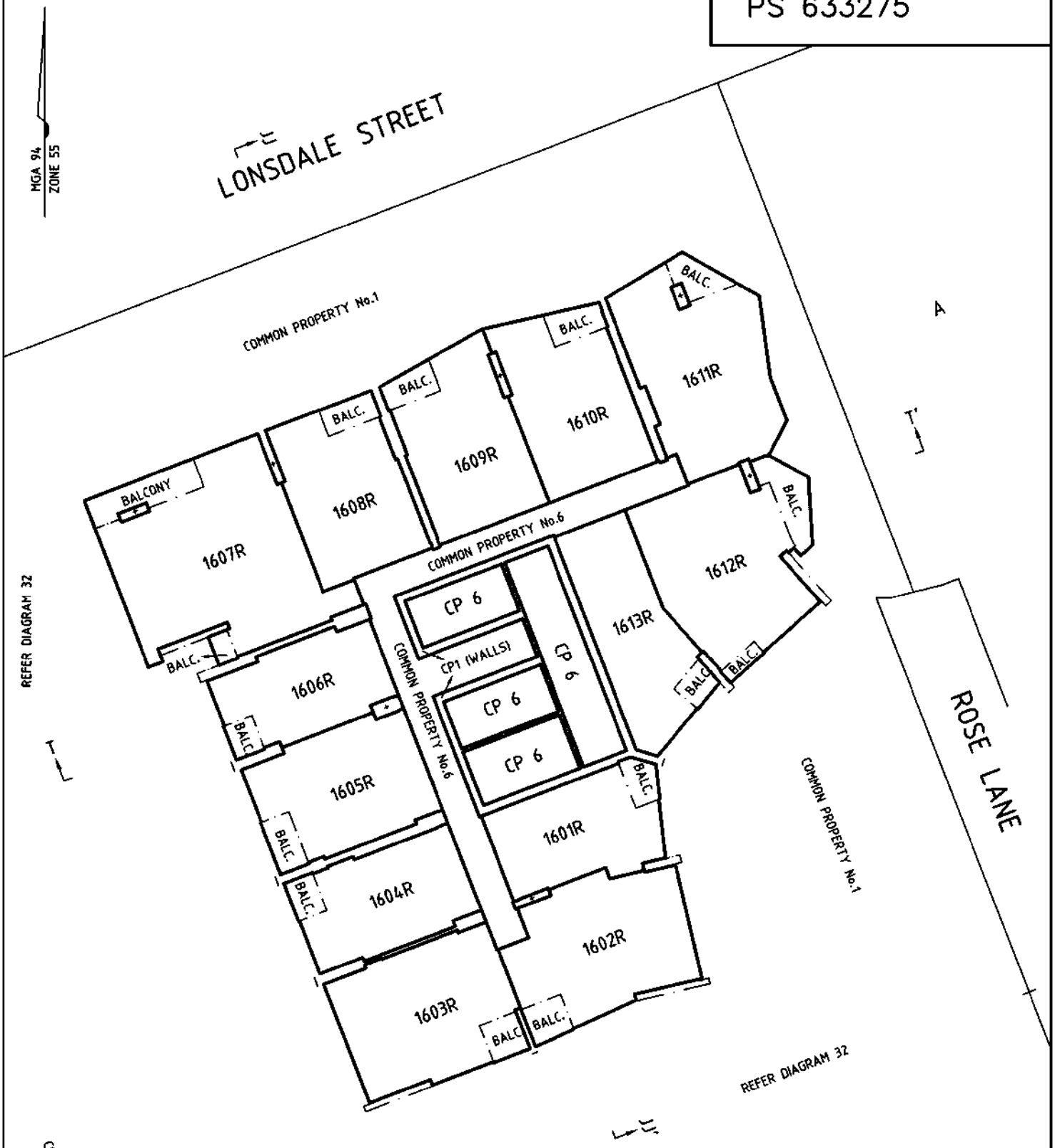


DIAGRAM 194

TOWER 3
LEVEL 16A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 233

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 234 of 321

PS 633275

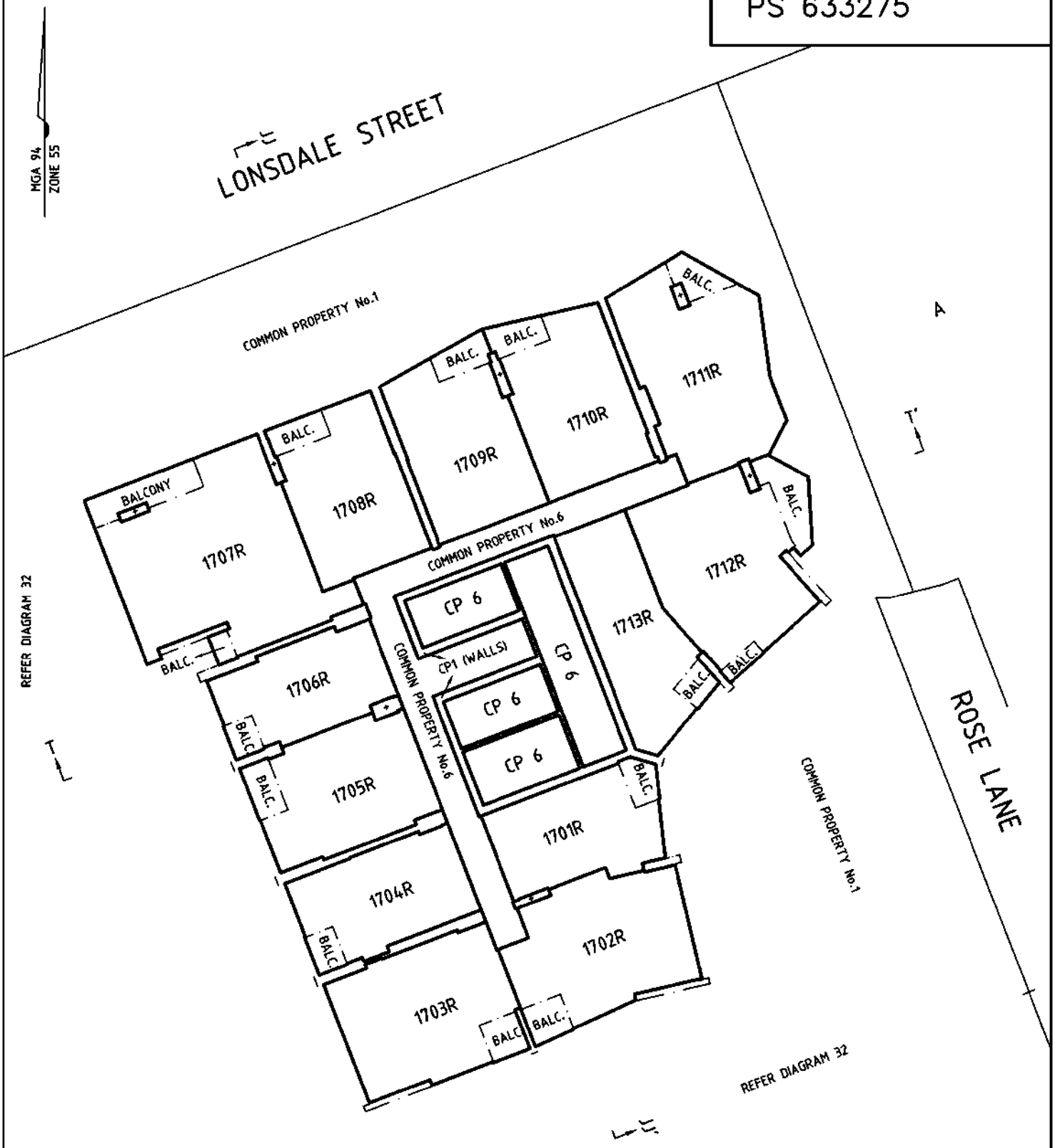


DIAGRAM 195

TOWER 3

LEVEL 17A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 234

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 235 of 321

PS 633275

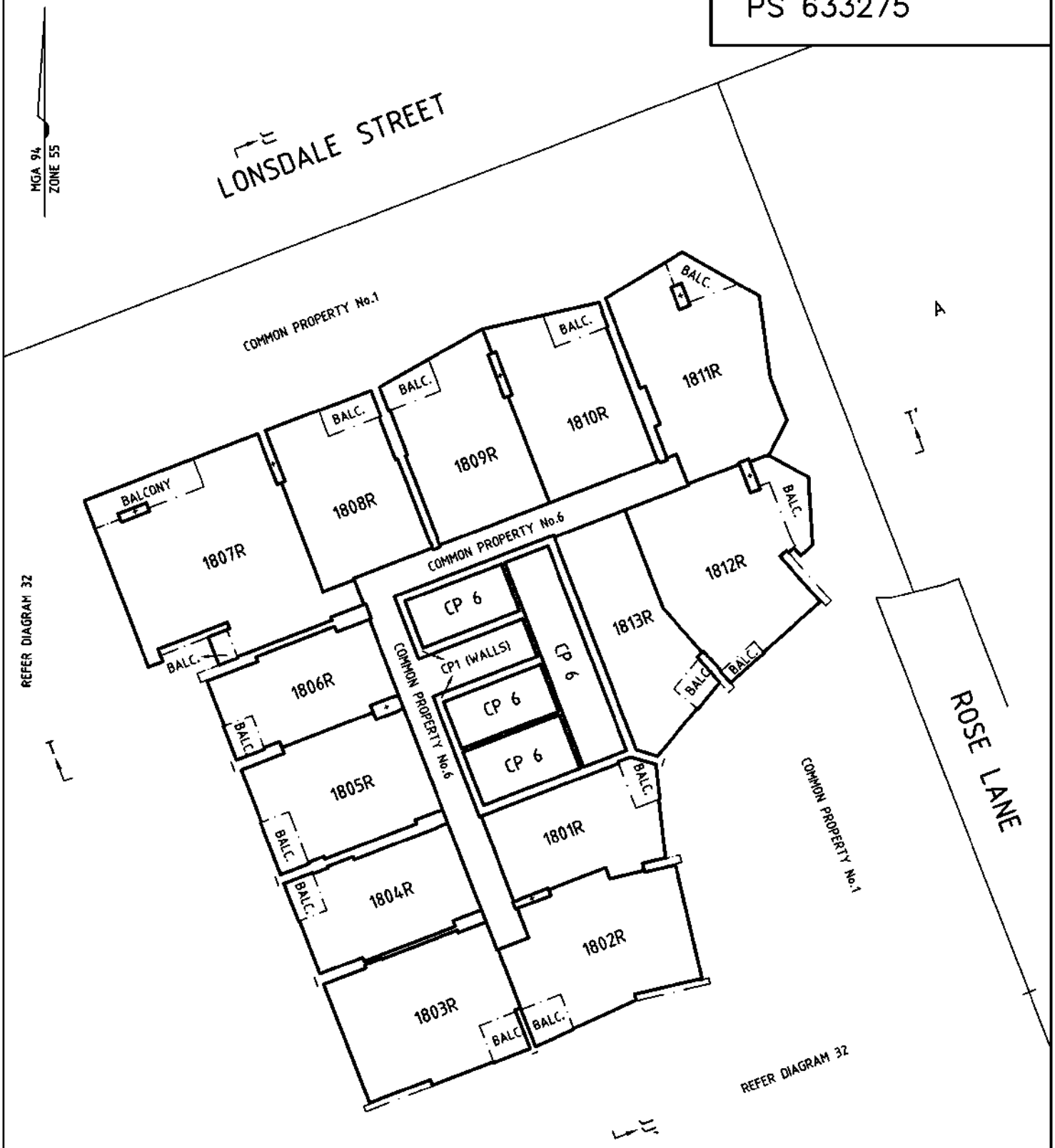


DIAGRAM 196

TOWER 3
LEVEL 18A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 235

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 236 of 321

PS 633275

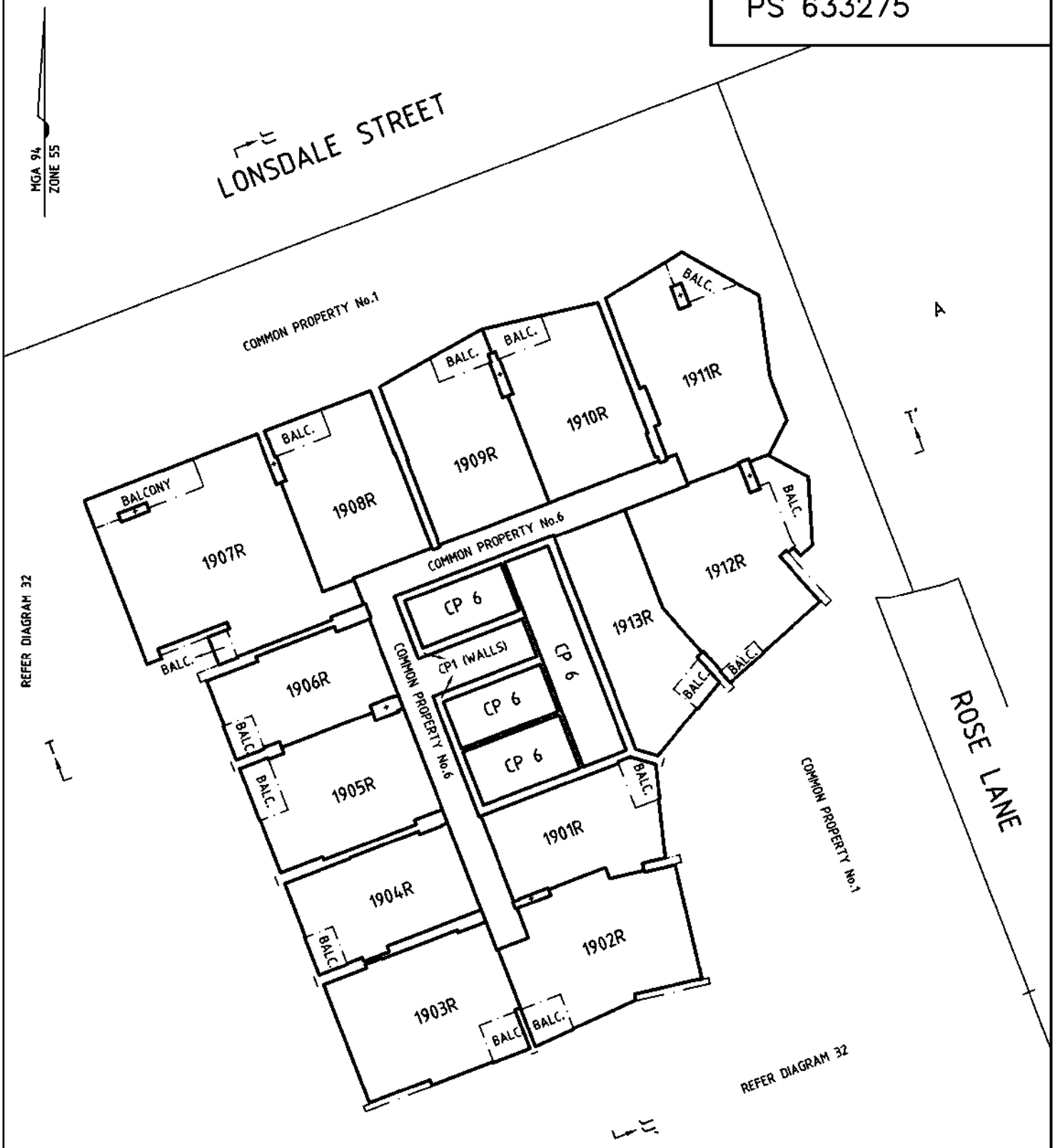


DIAGRAM 197

TOWER 3

LEVEL 19A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 236

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 237 of 321

PS 633275

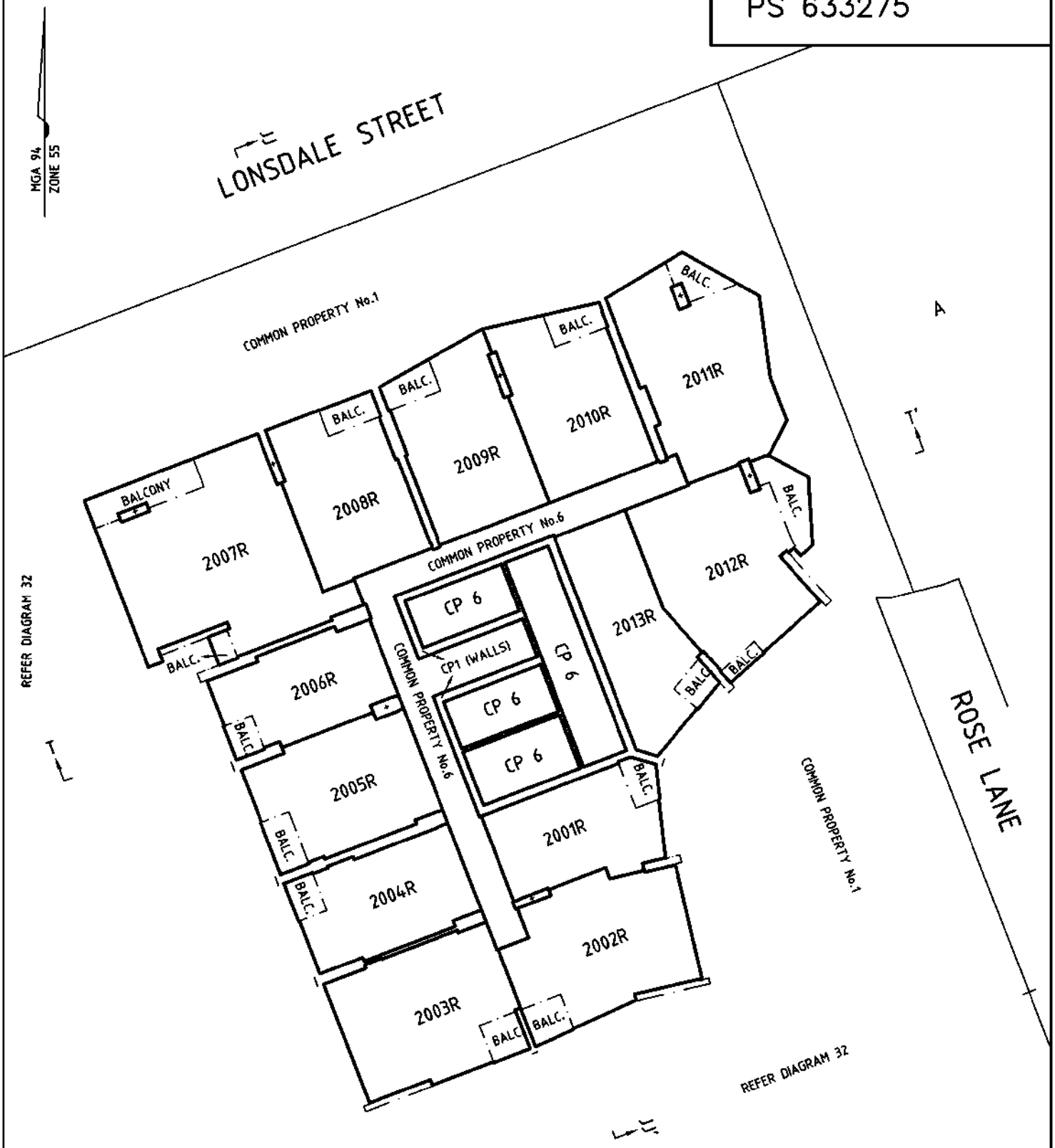


DIAGRAM 198

TOWER 3
LEVEL 20A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 237

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 238 of 321

PS 633275

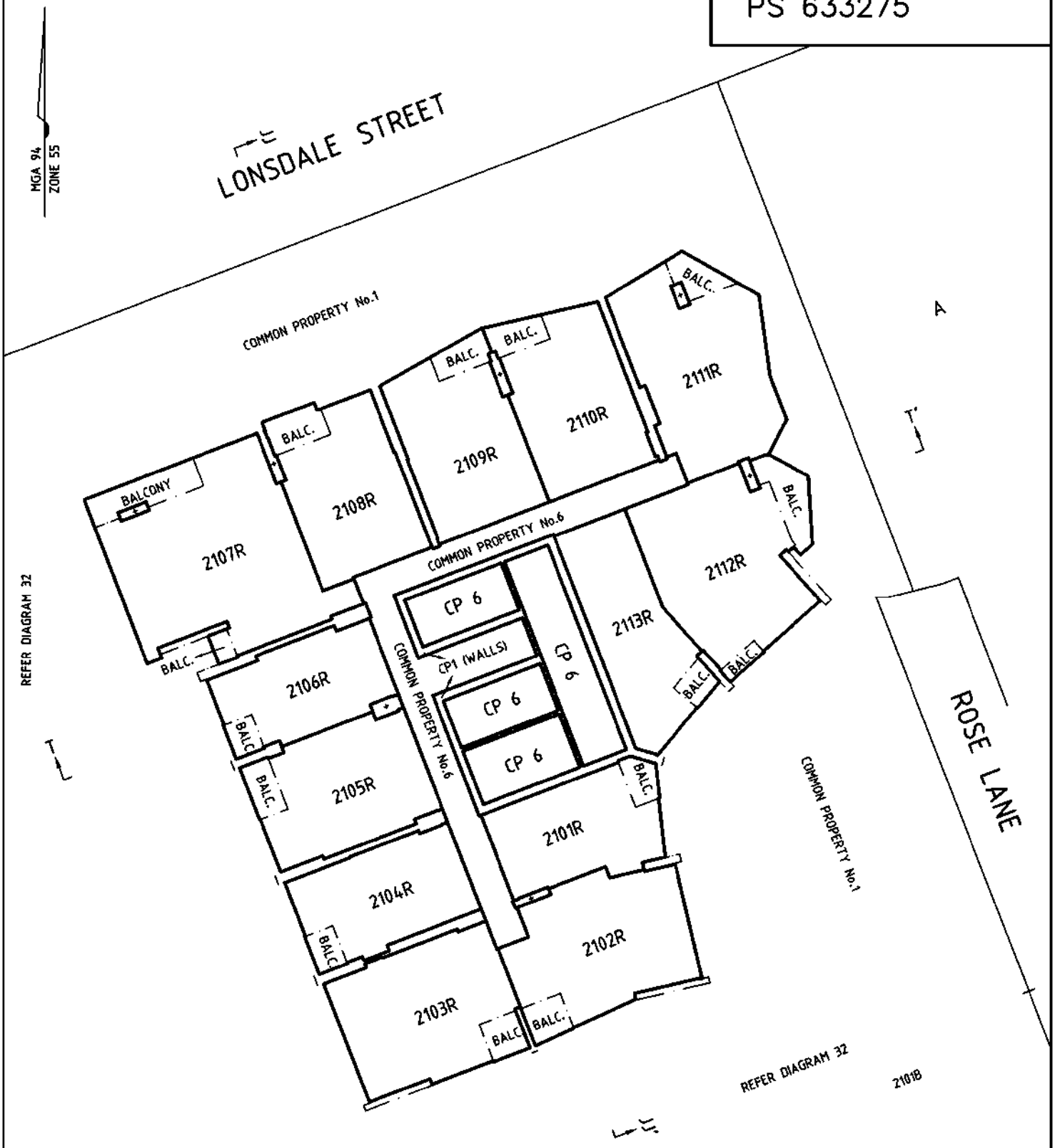


DIAGRAM 199

TOWER 3

LEVEL 21A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 238

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REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 239 of 321

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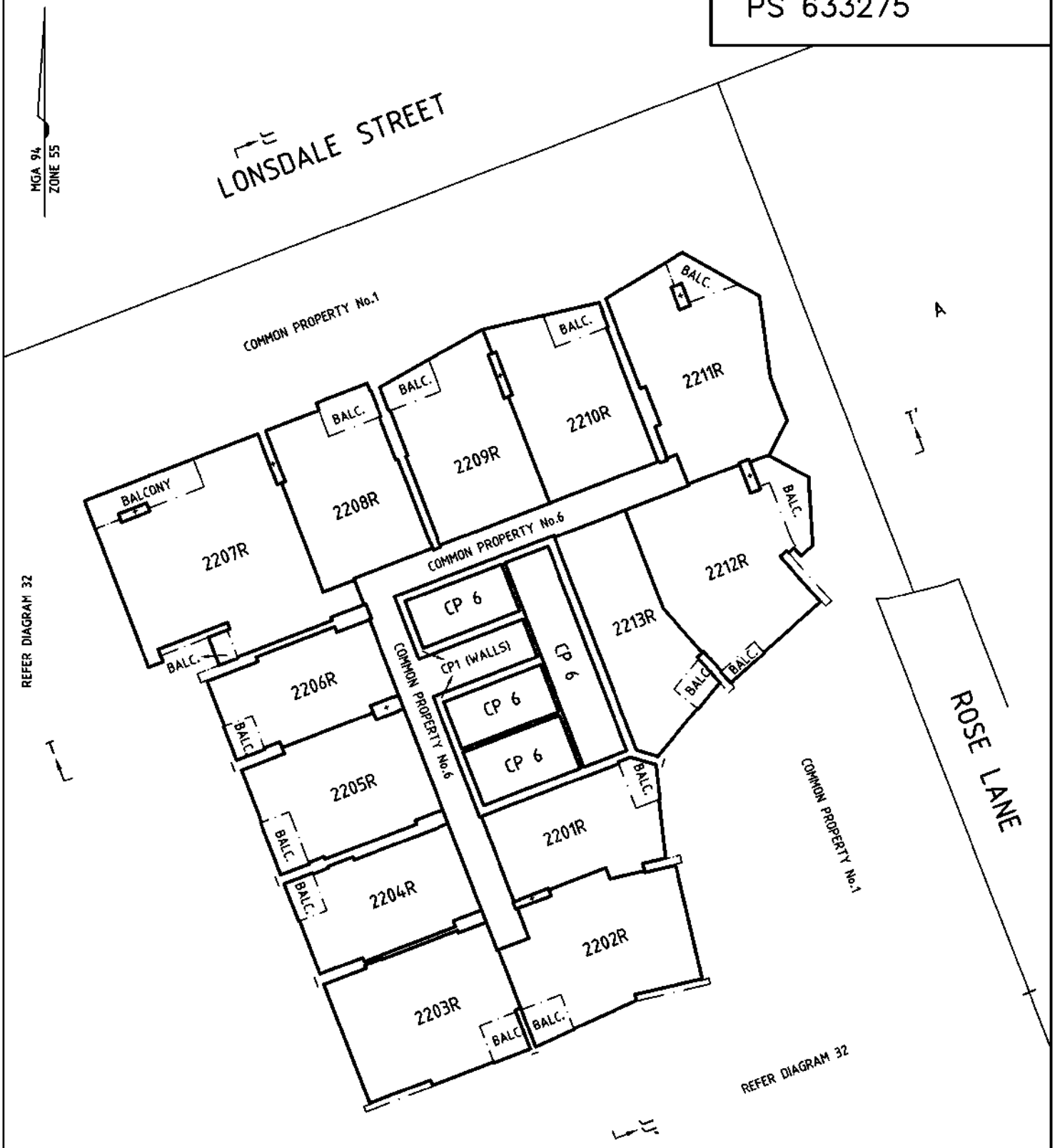


DIAGRAM 200

TOWER 3
LEVEL 22A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 240 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

REFER DIAGRAM 32

COMMON PROPERTY No.1

DIAGRAM 201

TOWER 3

LEVEL 23A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 241 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

REFER DIAGRAM 32

COMMON PROPERTY No.1

DIAGRAM 202

TOWER 3
LEVEL 24A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 242 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 203

TOWER 3

LEVEL 25A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 242

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REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 243 of 321

PS 633275

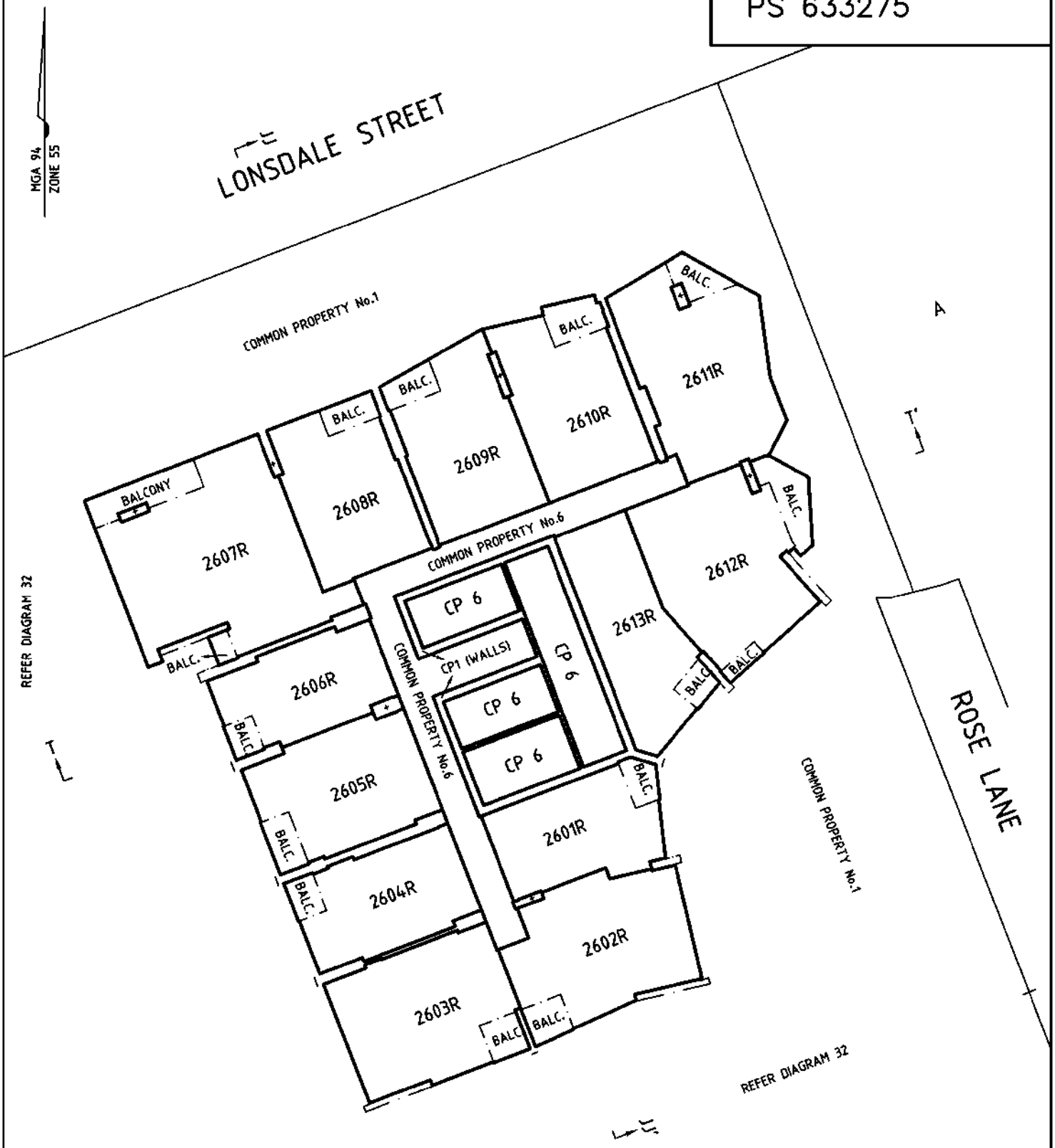


DIAGRAM 204

TOWER 3
LEVEL 26A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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ISO 9001 FS520488

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 243

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 244 of 321

PS 633275

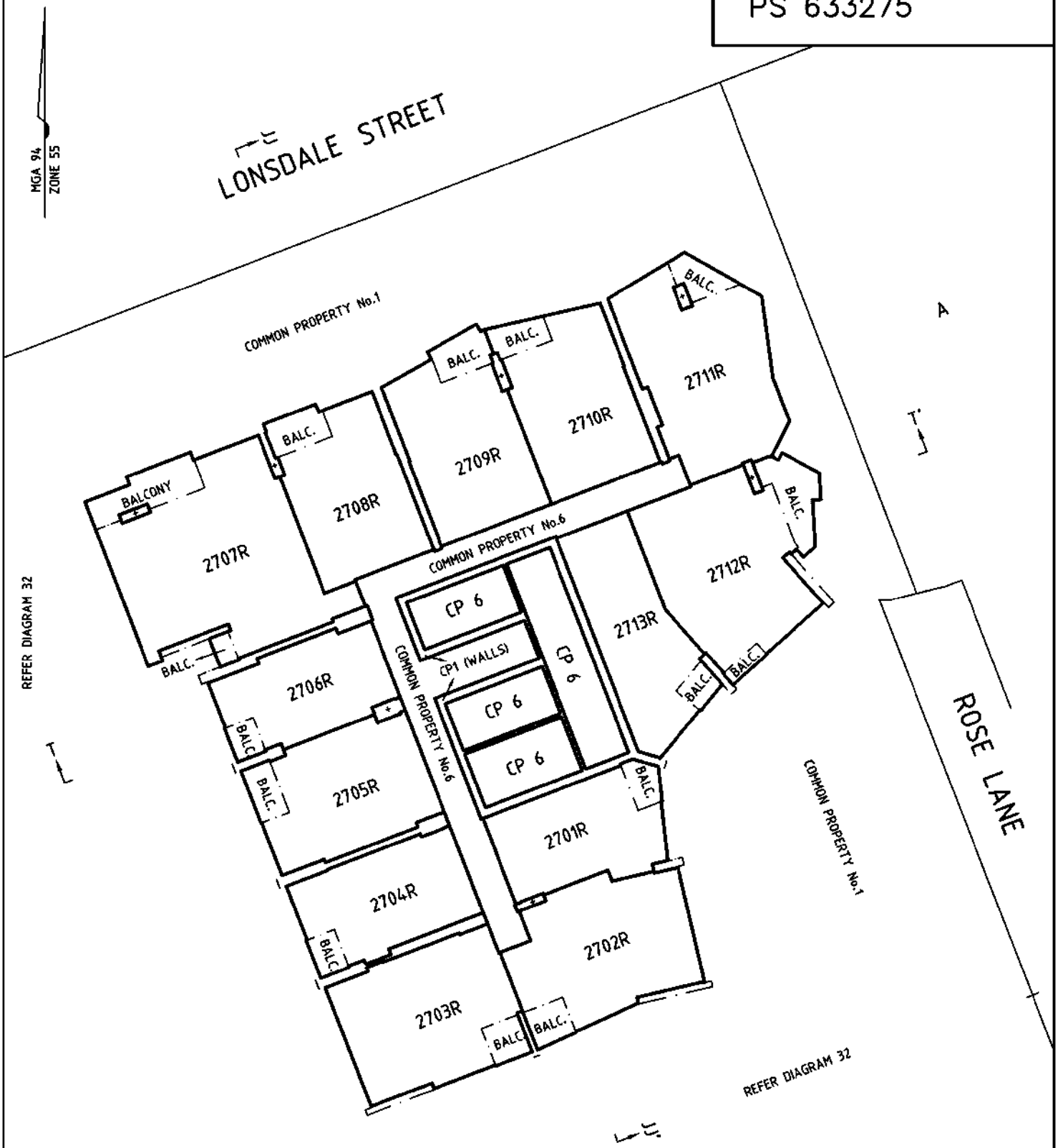


DIAGRAM 205

TOWER 3

LEVEL 27A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 244

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 245 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



DIAGRAM 206

TOWER 3
LEVEL 28A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 246 of 321

PS 633275

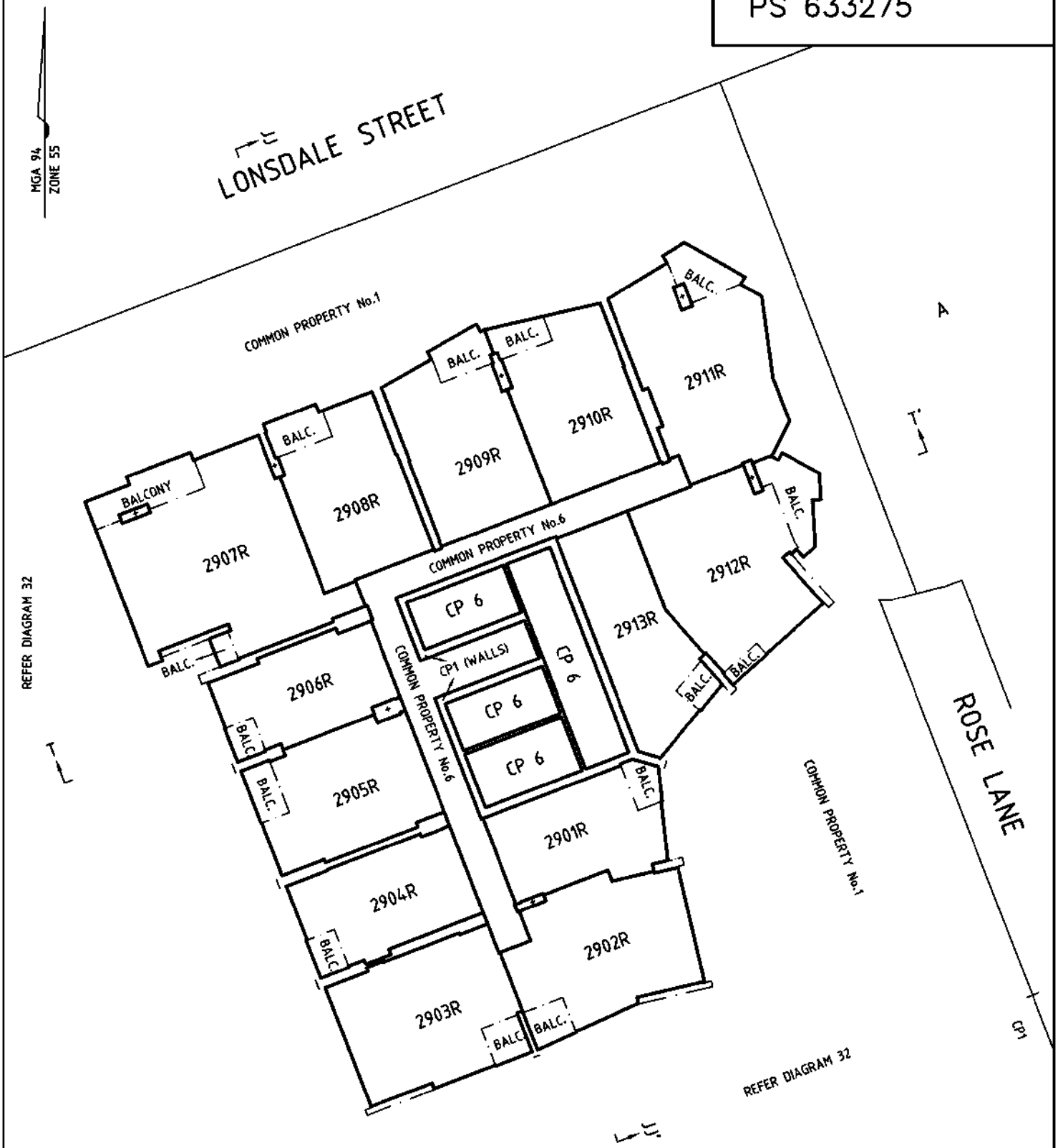


DIAGRAM 207

TOWER 3

LEVEL 29A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 247 of 321

PS 633275

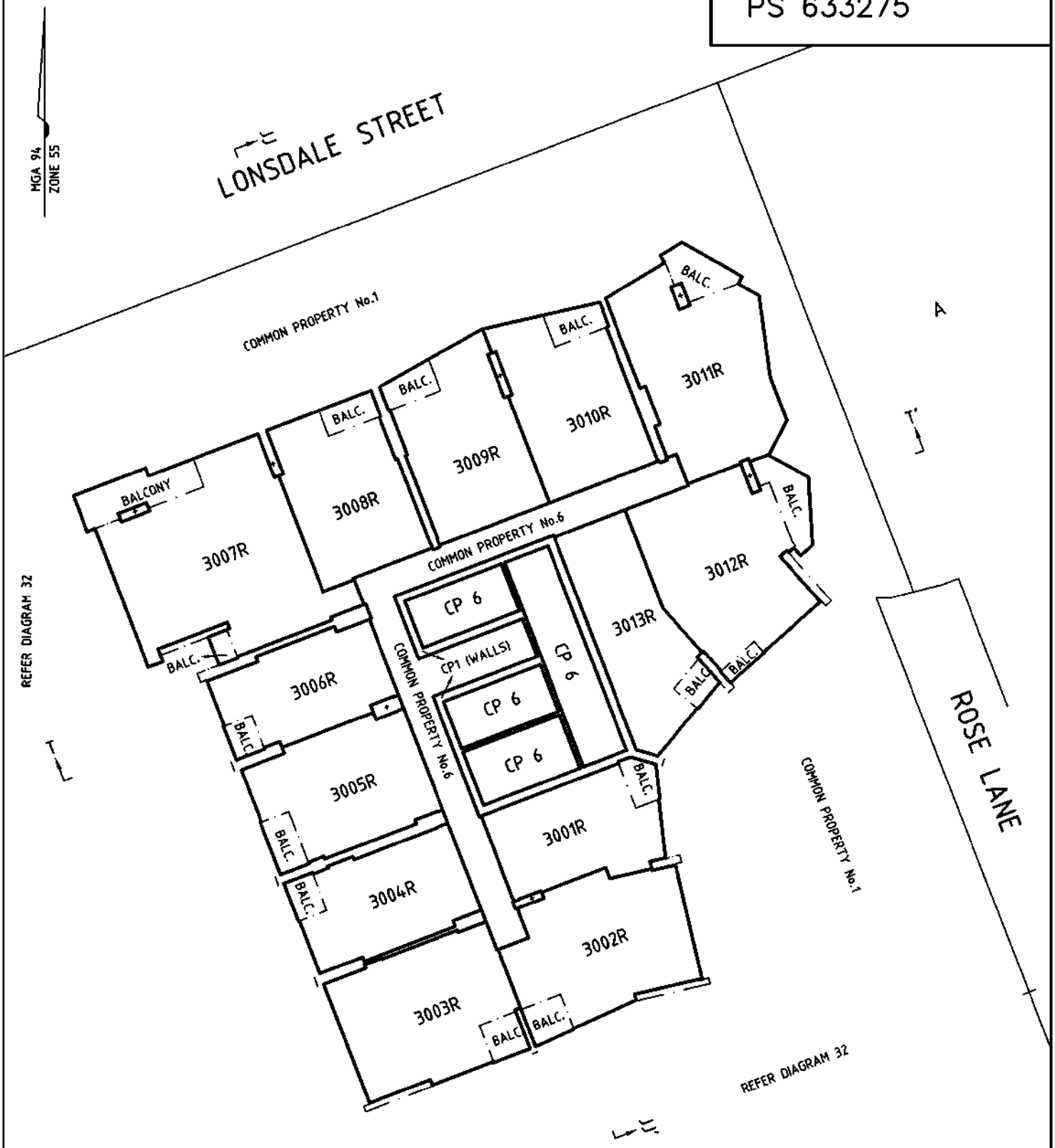


DIAGRAM 208

TOWER 3
LEVEL 30A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 248 of 321

PS 633275

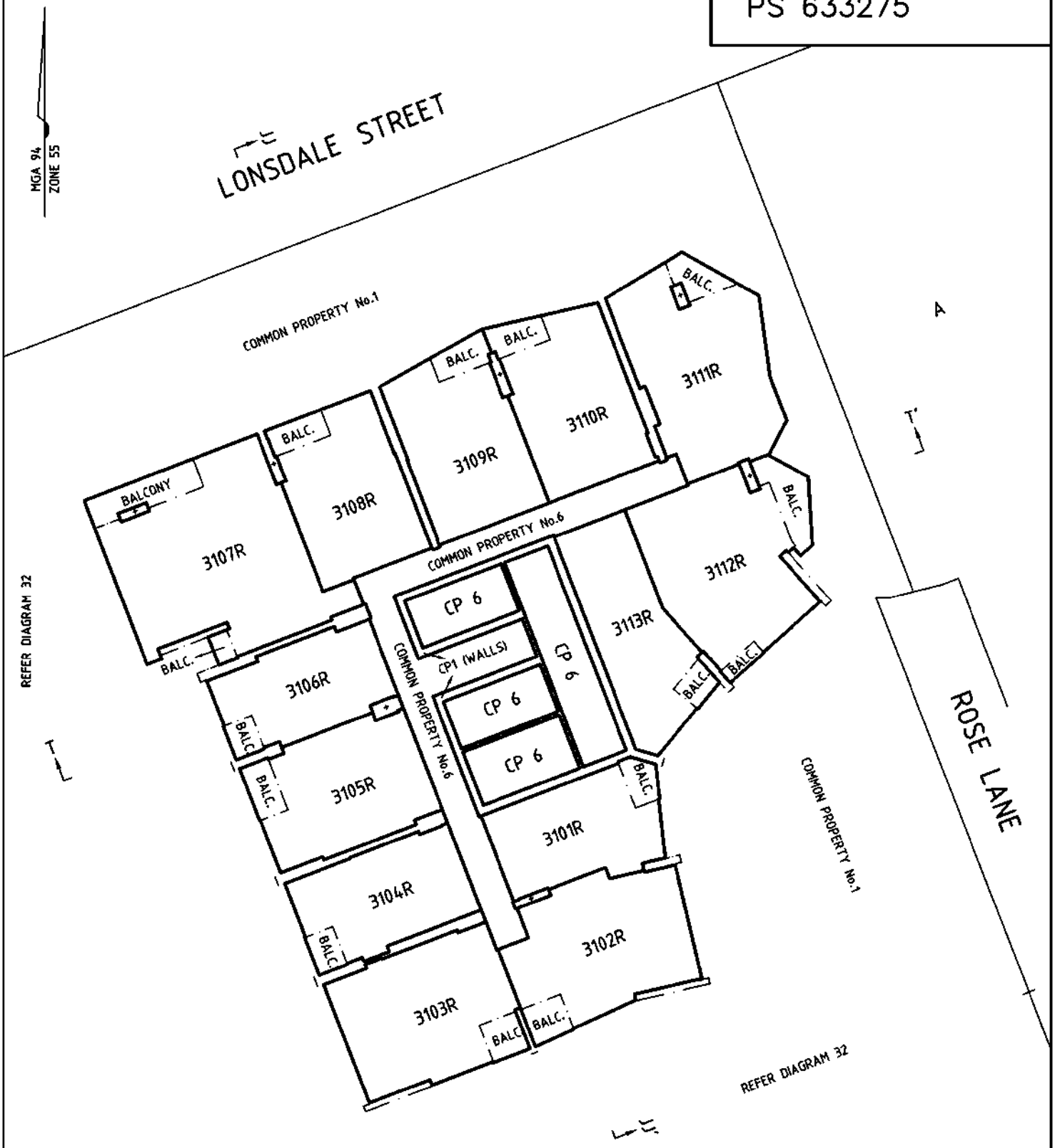


DIAGRAM 209

TOWER 3

LEVEL 31A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 248

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 249 of 321

PS 633275

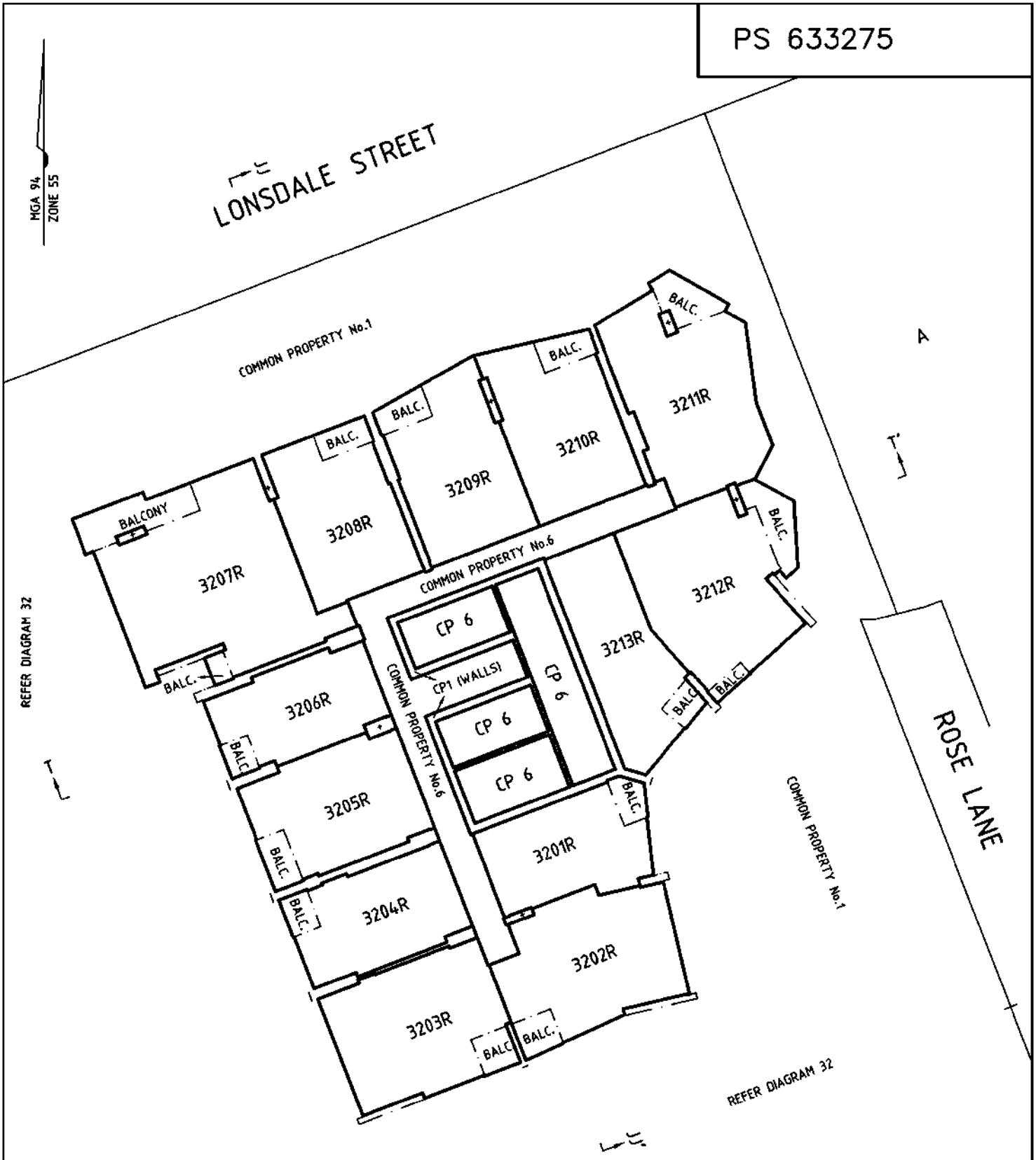


DIAGRAM 210

TOWER 3
LEVEL 32A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 249

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 250 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

COMMON PROPERTY No.1

DIAGRAM 211

TOWER 3

LEVEL 33A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 250

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 251 of 321

PS 633275

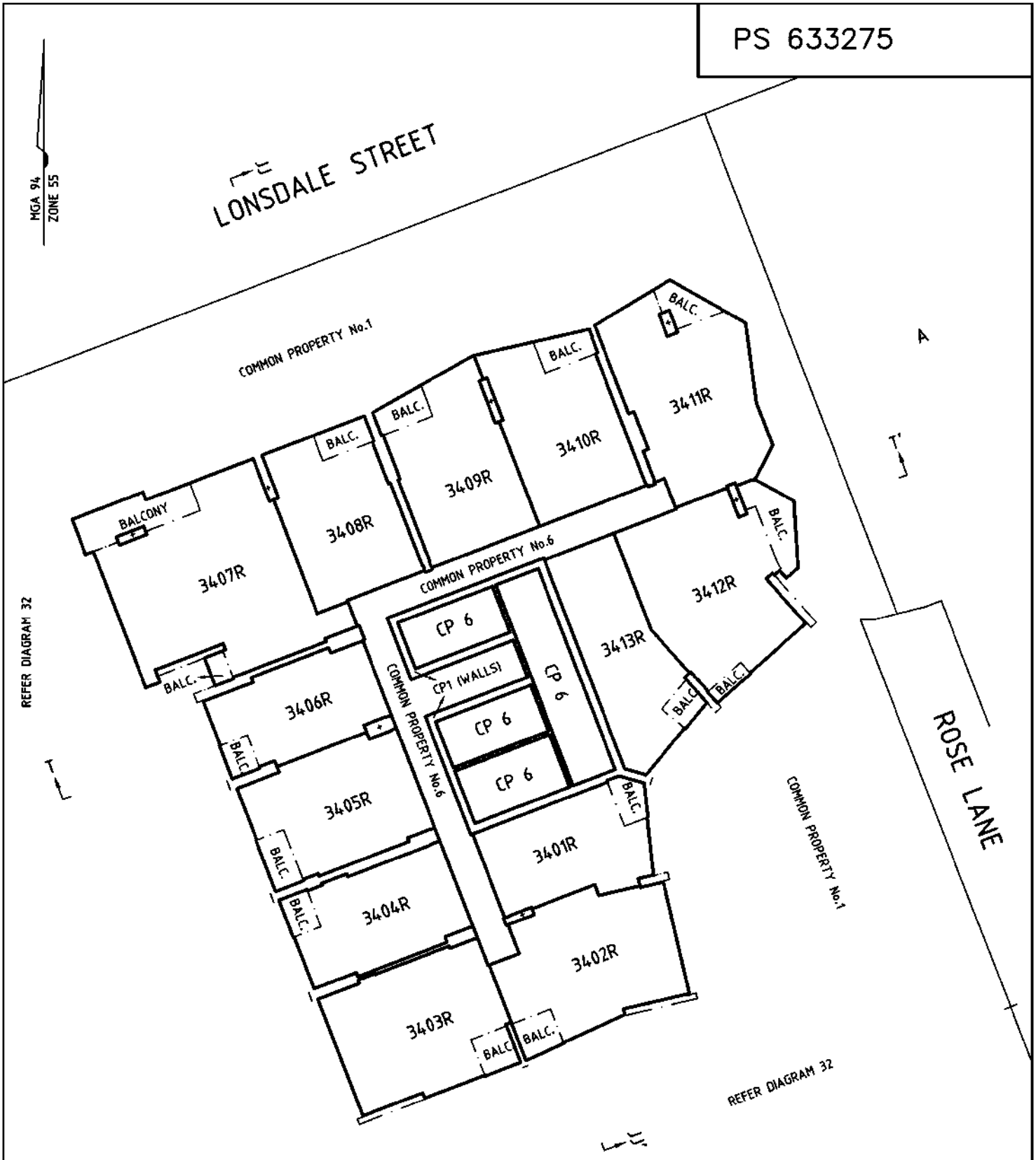


DIAGRAM 212

TOWER 3
LEVEL 34A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 252 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

REFER DIAGRAM 32

COMMON PROPERTY No.1

DIAGRAM 213

TOWER 3

LEVEL 35A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 252

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 253 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



COMMON PROPERTY No.1

DIAGRAM 214

TOWER 3
LEVEL 36A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 254 of 321

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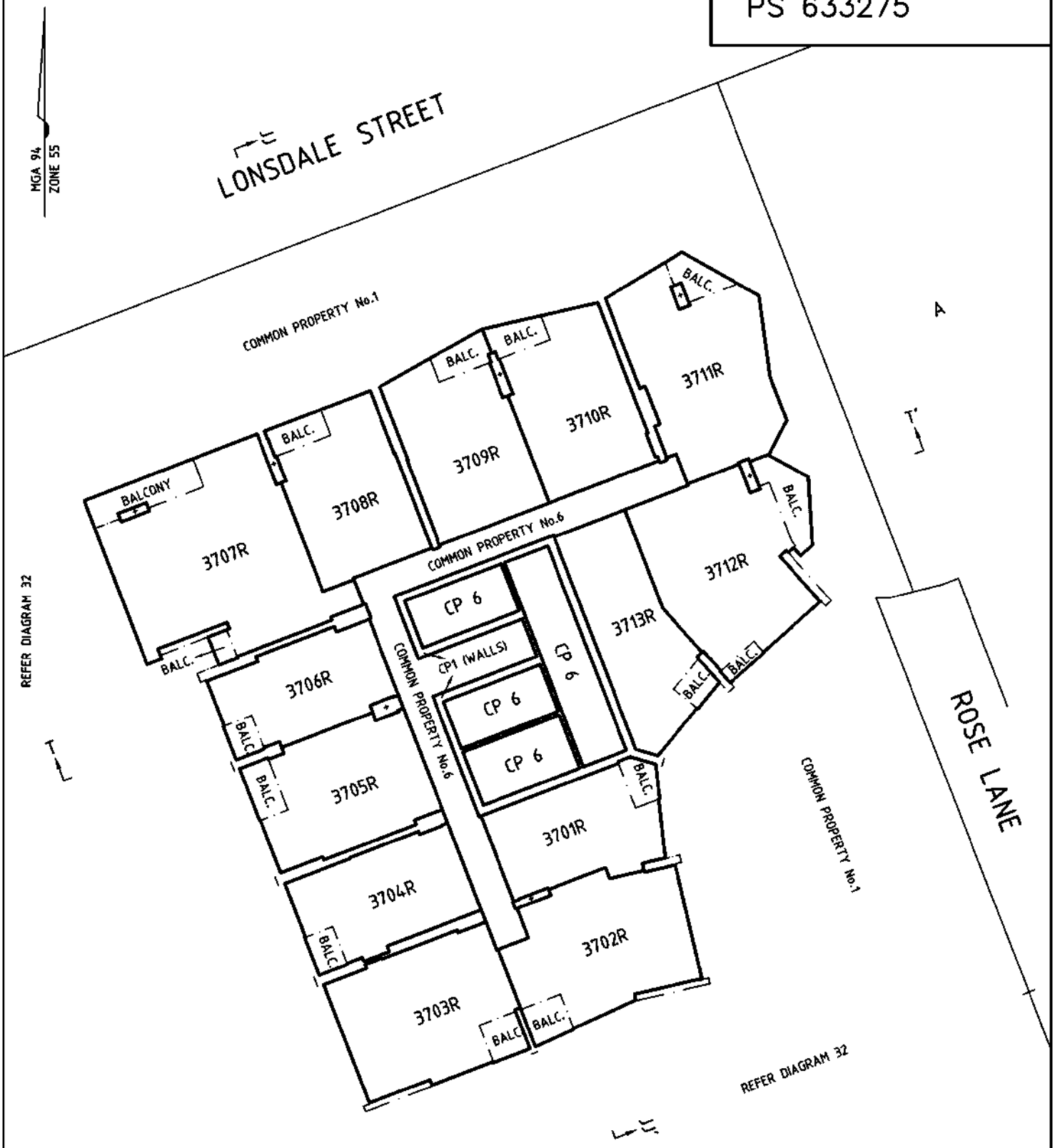


DIAGRAM 215

TOWER 3

LEVEL 37A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 254

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 255 of 321

PS 633275

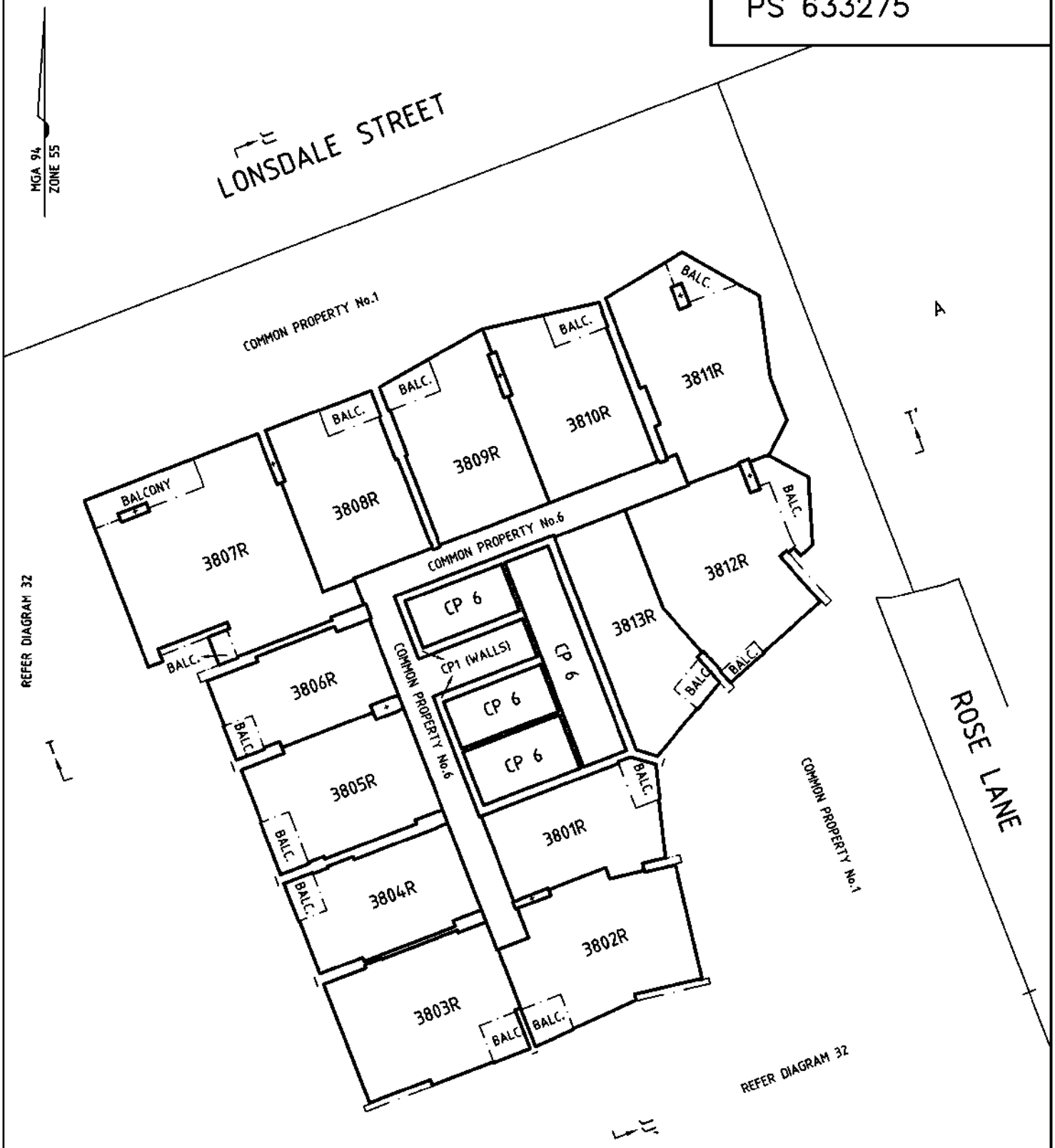


DIAGRAM 216

TOWER 3
LEVEL 38A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 256 of 321

PS 633275

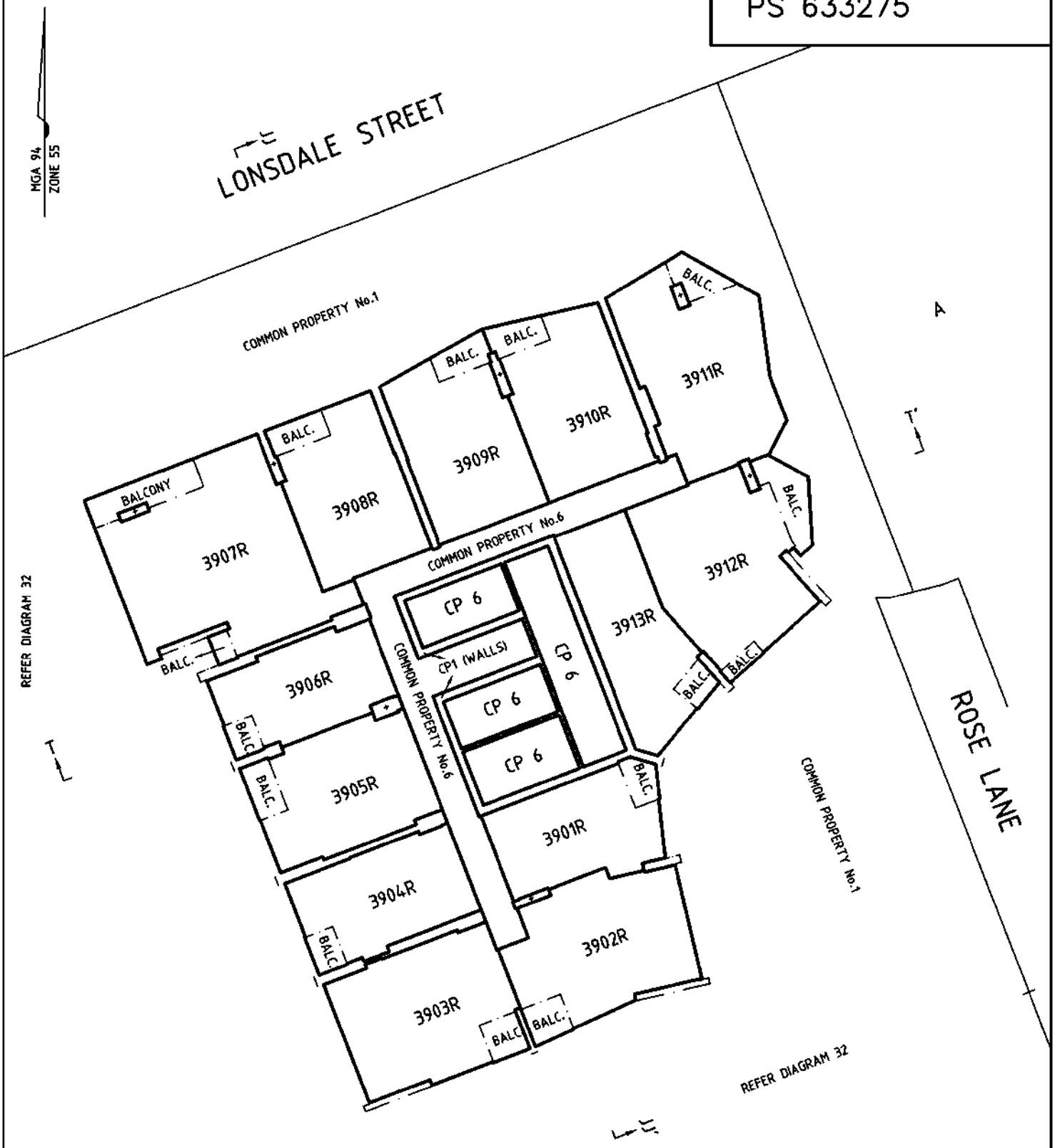


DIAGRAM 217

TOWER 3

LEVEL 39A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 257 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



DIAGRAM 218

TOWER 3
LEVEL 40A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 257

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 258 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



REFER DIAGRAM 32

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 219

TOWER 3

LEVEL 41A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 258

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 259 of 321

PS 633275

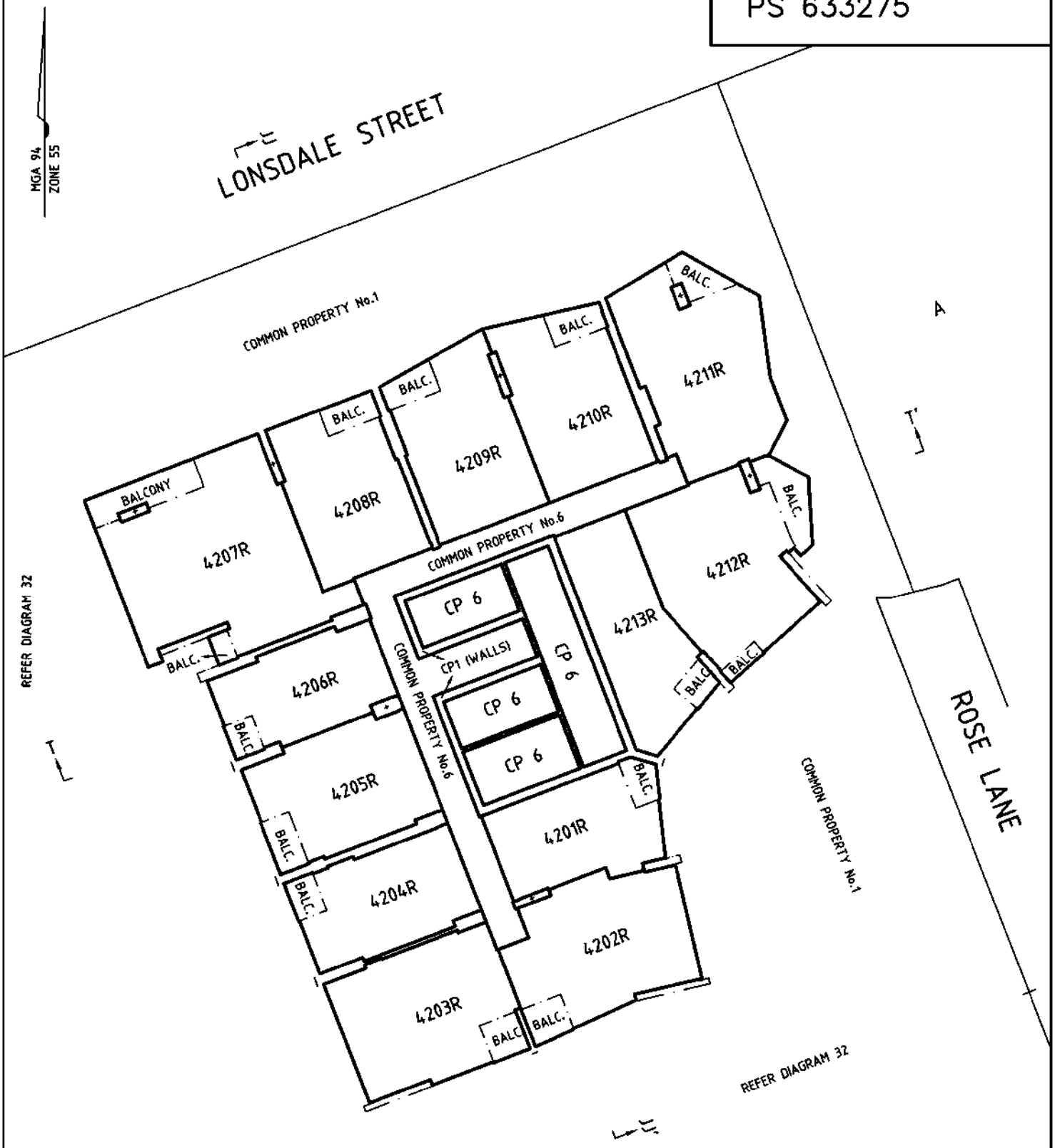


DIAGRAM 220

TOWER 3
LEVEL 42A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 260 of 321

PS 633275

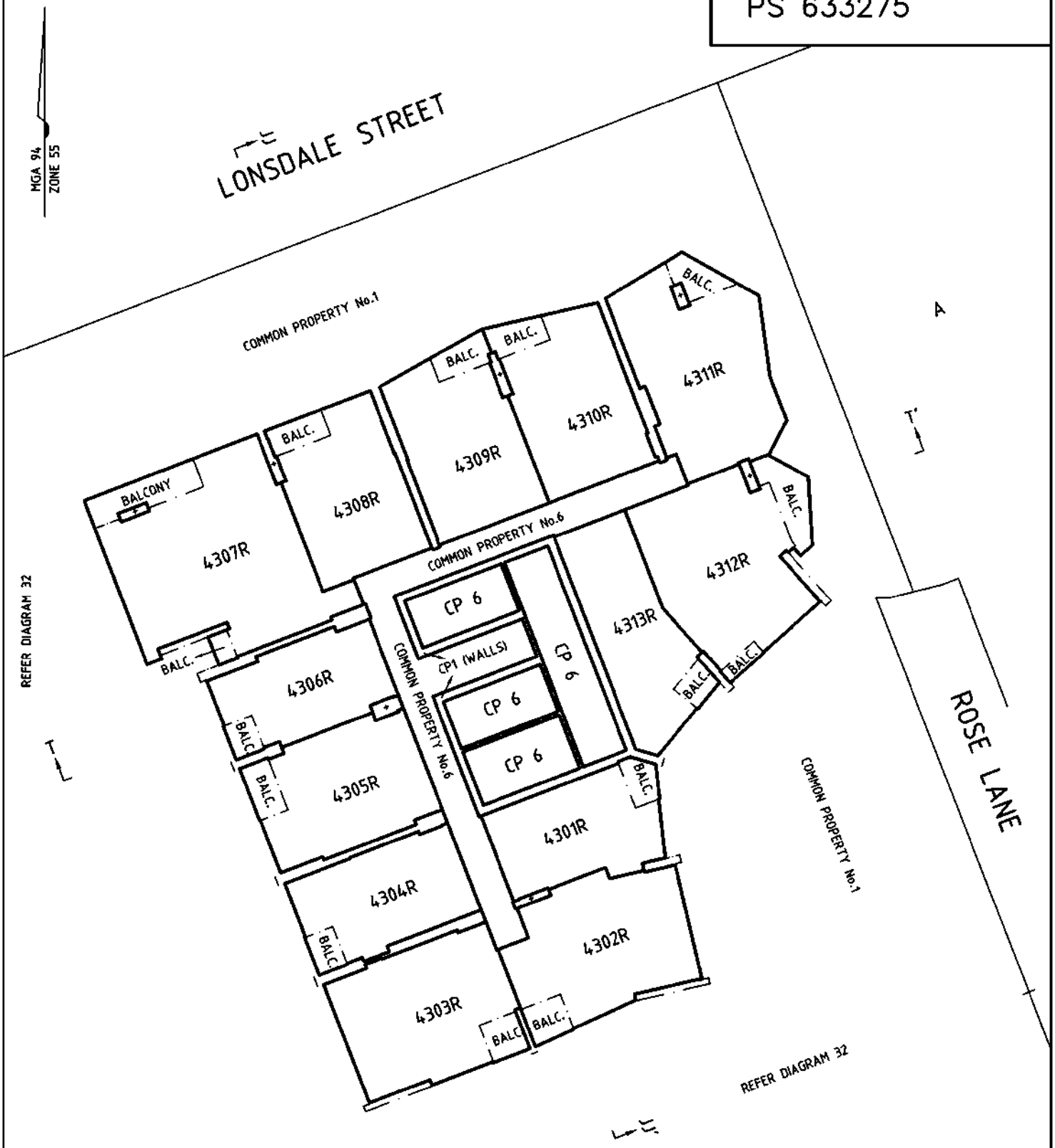


DIAGRAM 221

TOWER 3

LEVEL 43A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 260

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 261 of 321

PS 633275

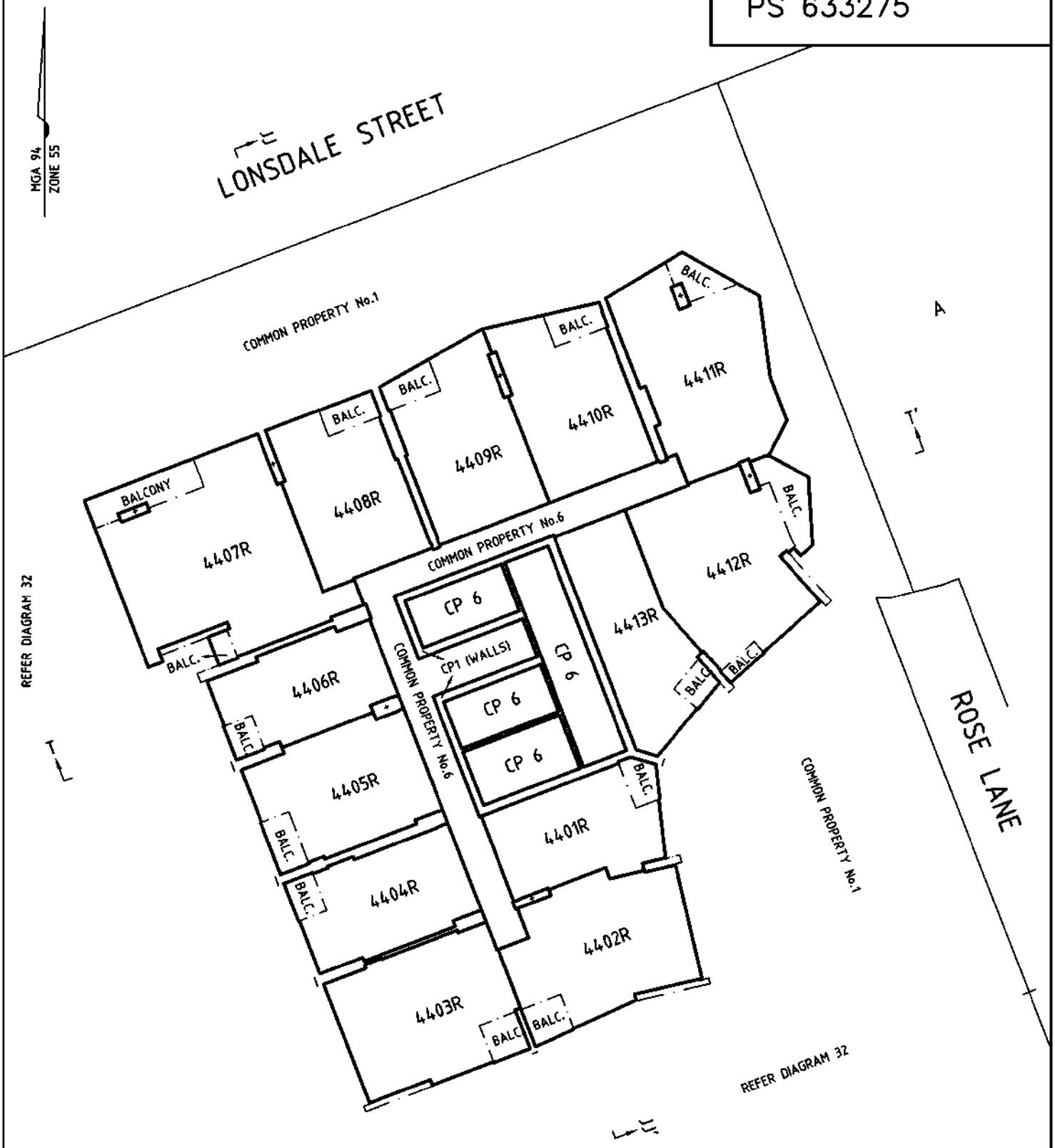


DIAGRAM 222

TOWER 3
LEVEL 44A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 261

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 262 of 321

PS 633275

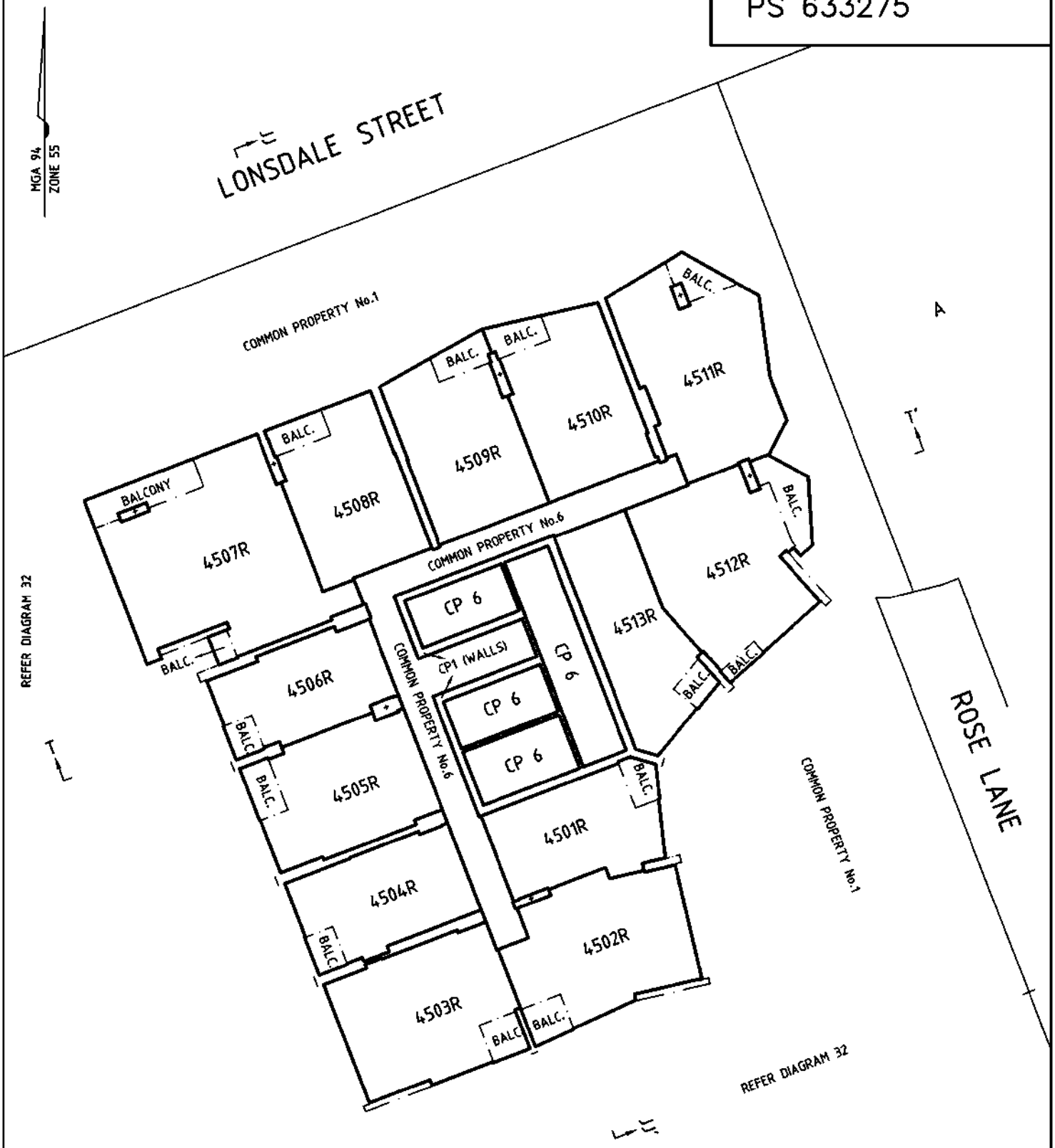


DIAGRAM 223

TOWER 3

LEVEL 45A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 262

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 263 of 321

PS 633275

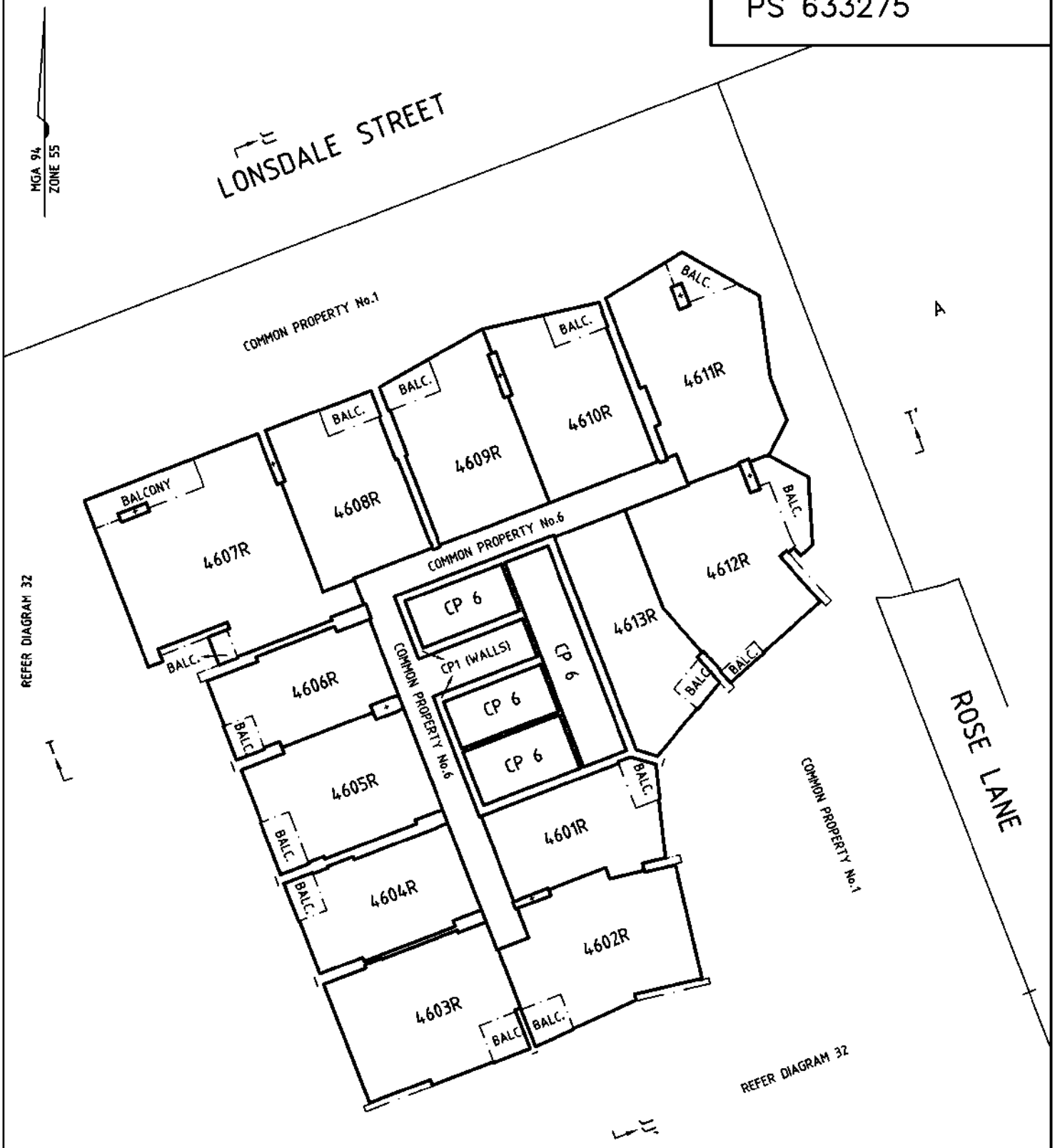


DIAGRAM 224

TOWER 3
LEVEL 46A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 263

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 264 of 321

PS 633275

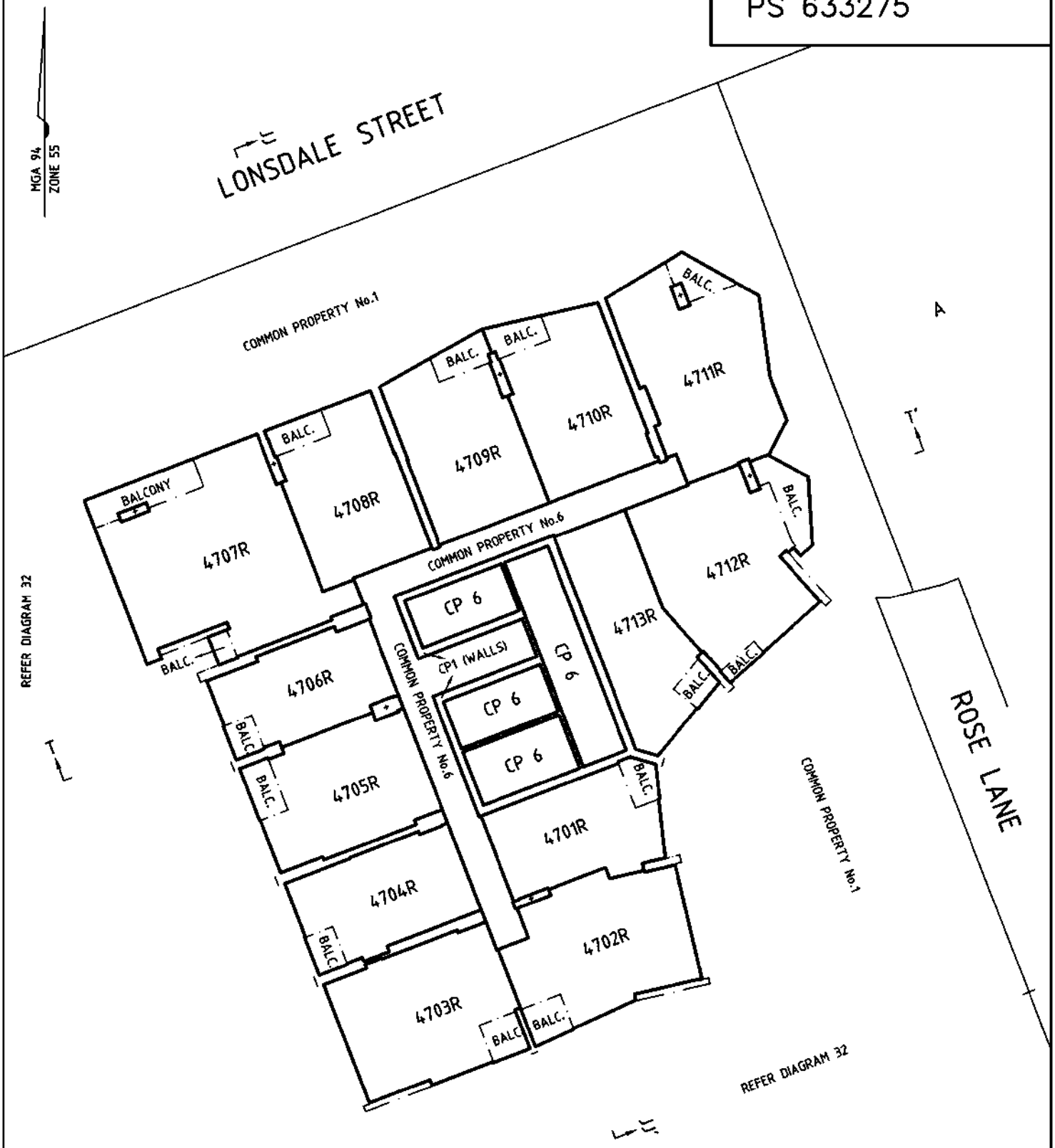


DIAGRAM 225

TOWER 3

LEVEL 47A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 264

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 265 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET



DIAGRAM 226

TOWER 3
LEVEL 48A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 265

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 266 of 321

PS 633275

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

BALC.

4911R

4910R

4909R

4908R

4907R

BALCONY

4912R

4913R

COMMON PROPERTY No.6

CP 6

CP1 (WALLS)

4906R

4905R

4901R

4904R

4902R

4903R

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

REFER DIAGRAM 32

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 227

TOWER 3

LEVEL 49A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5053, MOB: 0400 576 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS520488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 266
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PS 633275

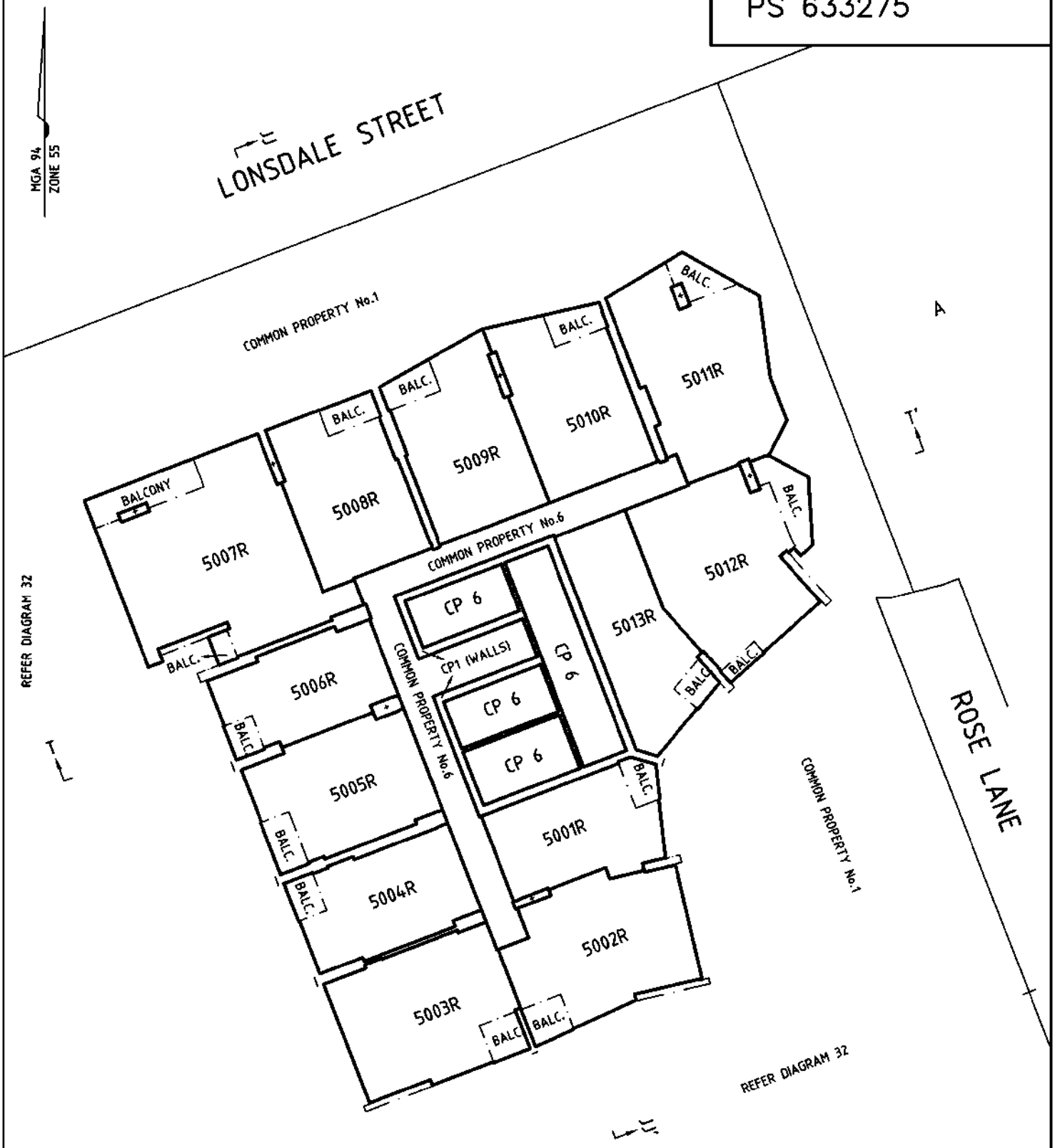


DIAGRAM 228

TOWER 3
LEVEL 50A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5053, MOB: 0400 576 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS520488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 267
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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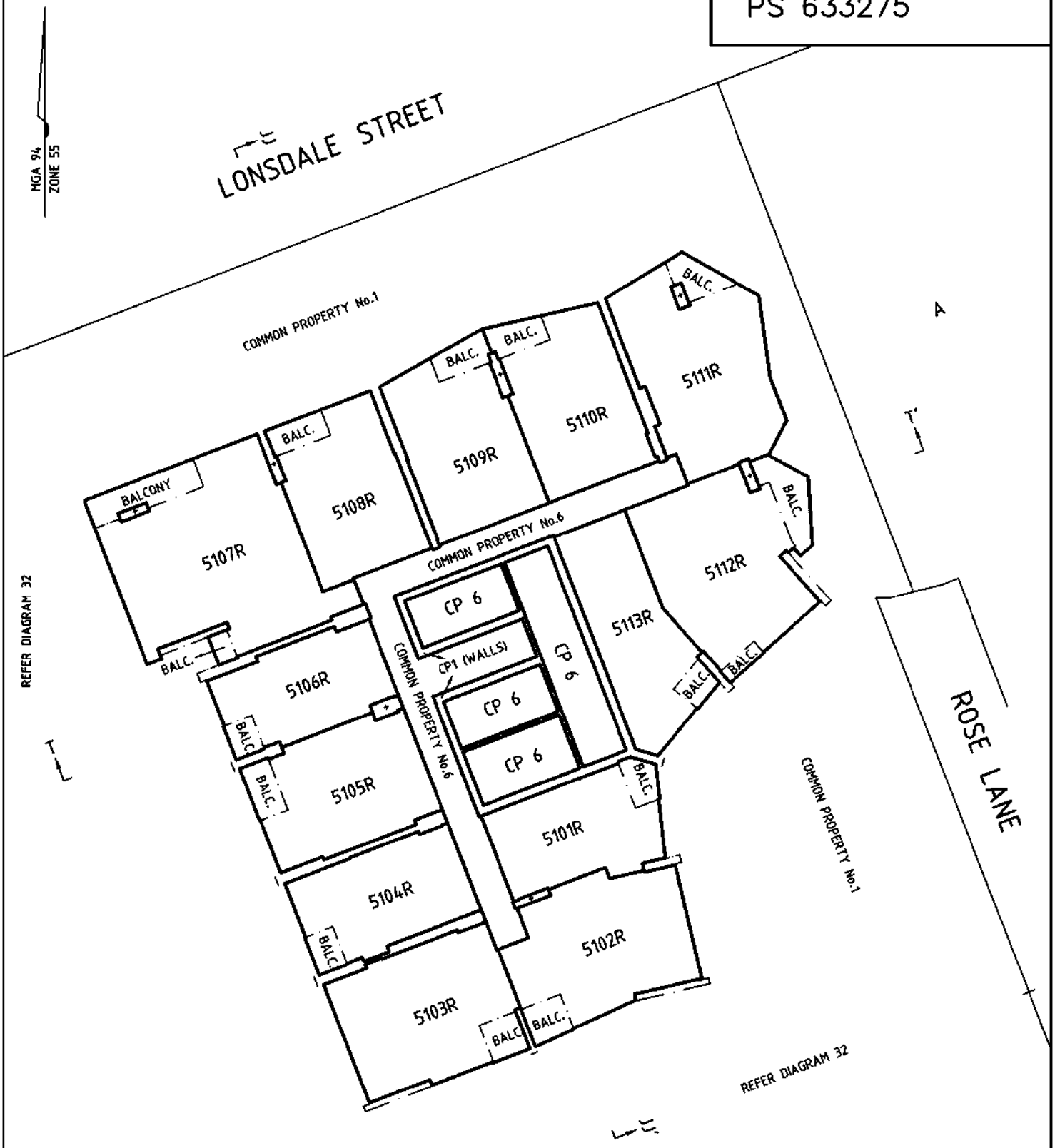


DIAGRAM 229

TOWER 3

LEVEL 51A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 268

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275

MGA 94
ZONE 55

LONSDALE STREET



DIAGRAM 230

TOWER 3
LEVEL 52A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5053, MOB: 0400 576 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS520488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 269
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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PS 633275

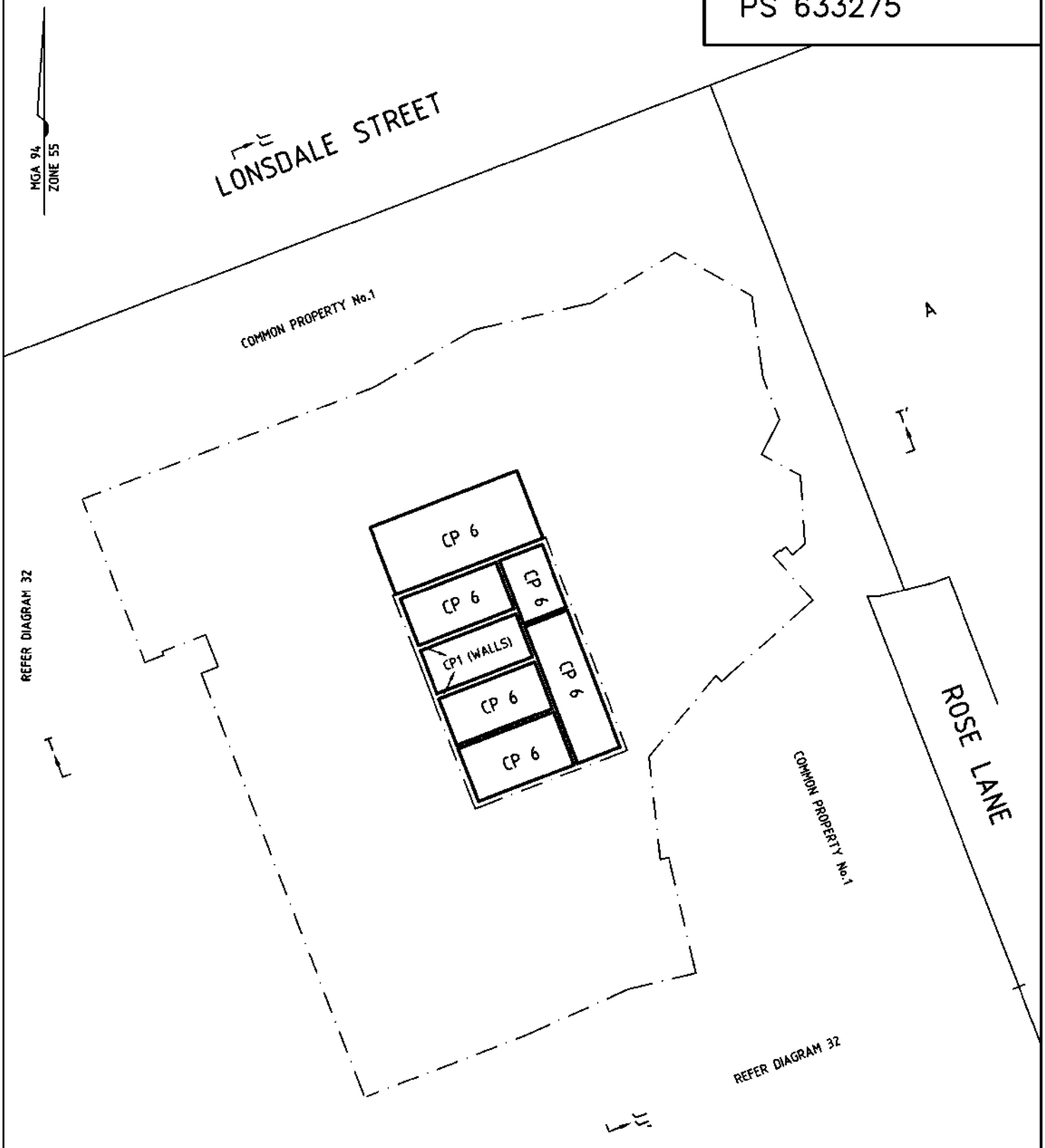


DIAGRAM 231

TOWER 3
LEVEL 53A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 270

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

A

T'

COMMON PROPERTY No.6

COMMON PROPERTY No.6

CP1 (WALLS)

COMMON PROPERTY No.6

REFER DIAGRAM 32

T

ROSE LANE

COMMON PROPERTY No.1

REFER DIAGRAM 32

COMMON PROPERTY No.1

DIAGRAM 232

TOWER 3
LEVEL 54A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 271
1:200	2 0 2 4 6 8		

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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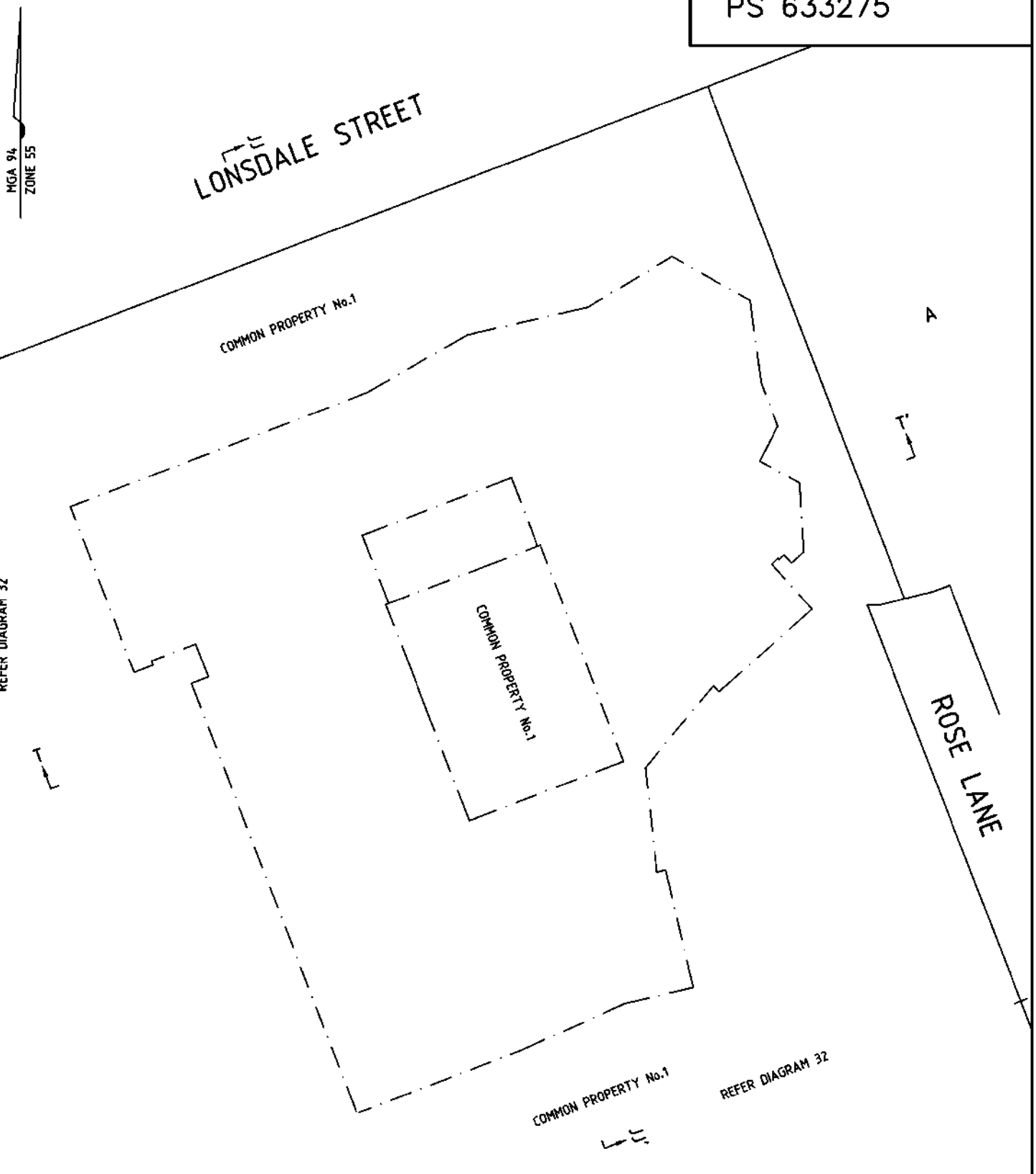


DIAGRAM 233

TOWER 3
LEVEL 55A & ABOVE

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 272

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

PS 633275D

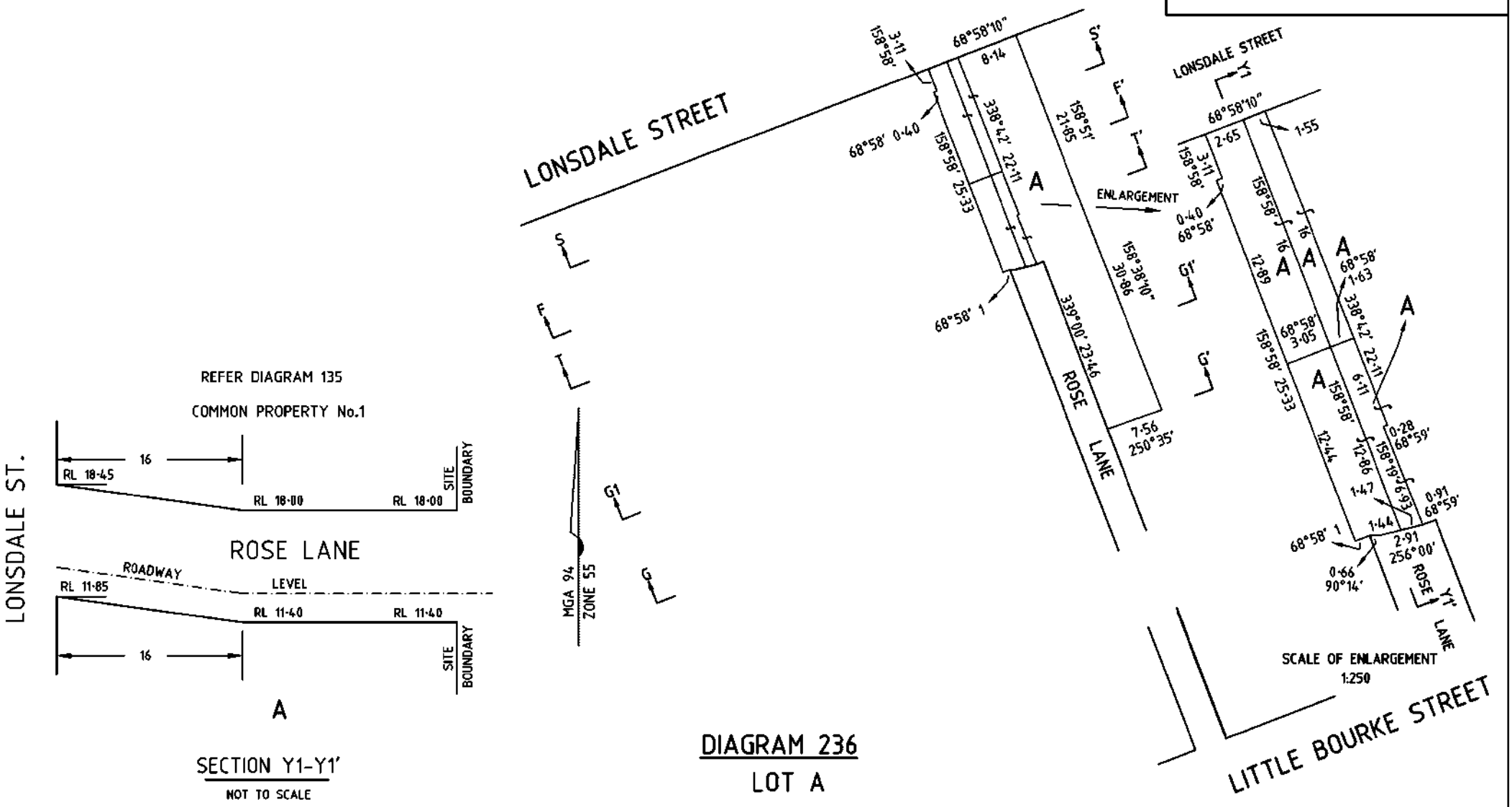


DIAGRAM 236
LOT A

TomkinsonGroup
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
SUITE 20, 255 DRUMMOND ST. CARLTON, VIC., 3053
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ISO 9001 FS520488

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Sheet 273

ORIGINAL SHEET SIZE A3

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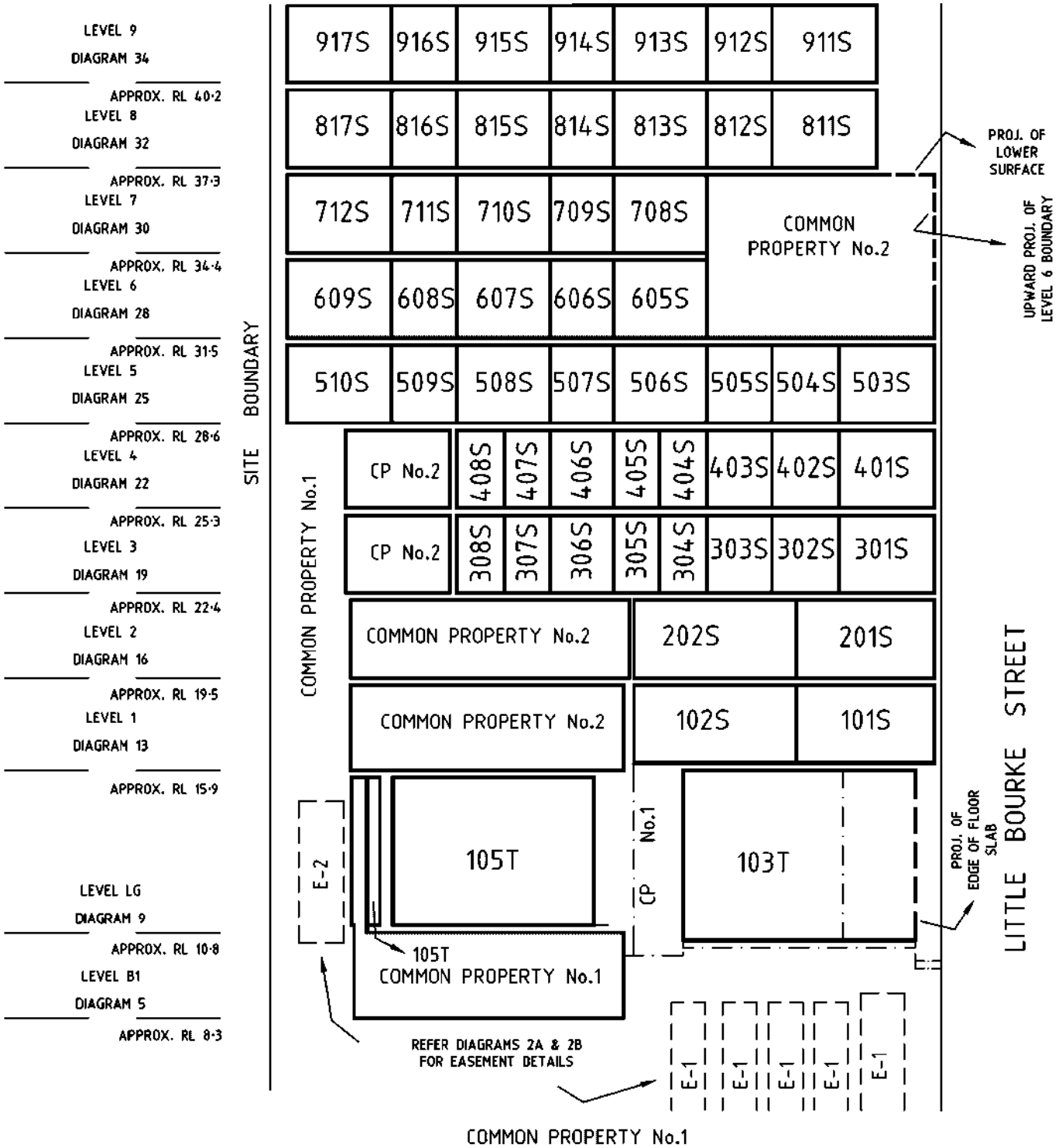
PS 633275D

SECTION A-A' (TYPICAL) (SHEET 1 OF 2)

NOTES:

- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

CONTINUED ON FOLLOWING SHEET



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SCALE
LENGTHS ARE IN METRES

ORIGINAL SCALE NOT TO SCALE

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Sheet 274
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL

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SECTION A-A' (TYPICAL) (SHEET 2 OF 2)

NOTES:

- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

	COMMON PROPERTY No.1							COMMON PROPERTY No.1
		2117S	2116S	2115S	2114S	2113S	2112S	2111S
LEVEL 20 DIAGRAM 45		2017S	2016S	2015S	2014S	2013S	2012S	2011S
LEVEL 19 DIAGRAM 44		1917S	1916S	1915S	1914S	1913S	1912S	1911S
LEVEL 18 DIAGRAM 43		1817S	1816S	1815S	1814S	1813S	1812S	1811S
LEVEL 17 DIAGRAM 42		1717S	1716S	1715S	1714S	1713S	1712S	1711S
LEVEL 16 DIAGRAM 41		1617S	1616S	1615S	1614S	1613S	1612S	1611S
LEVEL 15 DIAGRAM 40		1517S	1516S	1515S	1514S	1513S	1512S	1511S
LEVEL 14 DIAGRAM 39		1417S	1416S	1415S	1414S	1413S	1412S	1411S
LEVEL 13 DIAGRAM 38		1317S	1316S	1315S	1314S	1313S	1312S	1311S
LEVEL 12 DIAGRAM 37		1217S	1216S	1215S	1214S	1213S	1212S	1211S
LEVEL 11 DIAGRAM 36		1117S	1116S	1115S	1114S	1113S	1112S	1111S
LEVEL 10 DIAGRAM 35		1017S	1016S	1015S	1014S	1013S	1012S	1011S
LEVEL 9 DIAGRAM 34		917S	916S	915S	914S	913S	912S	911S

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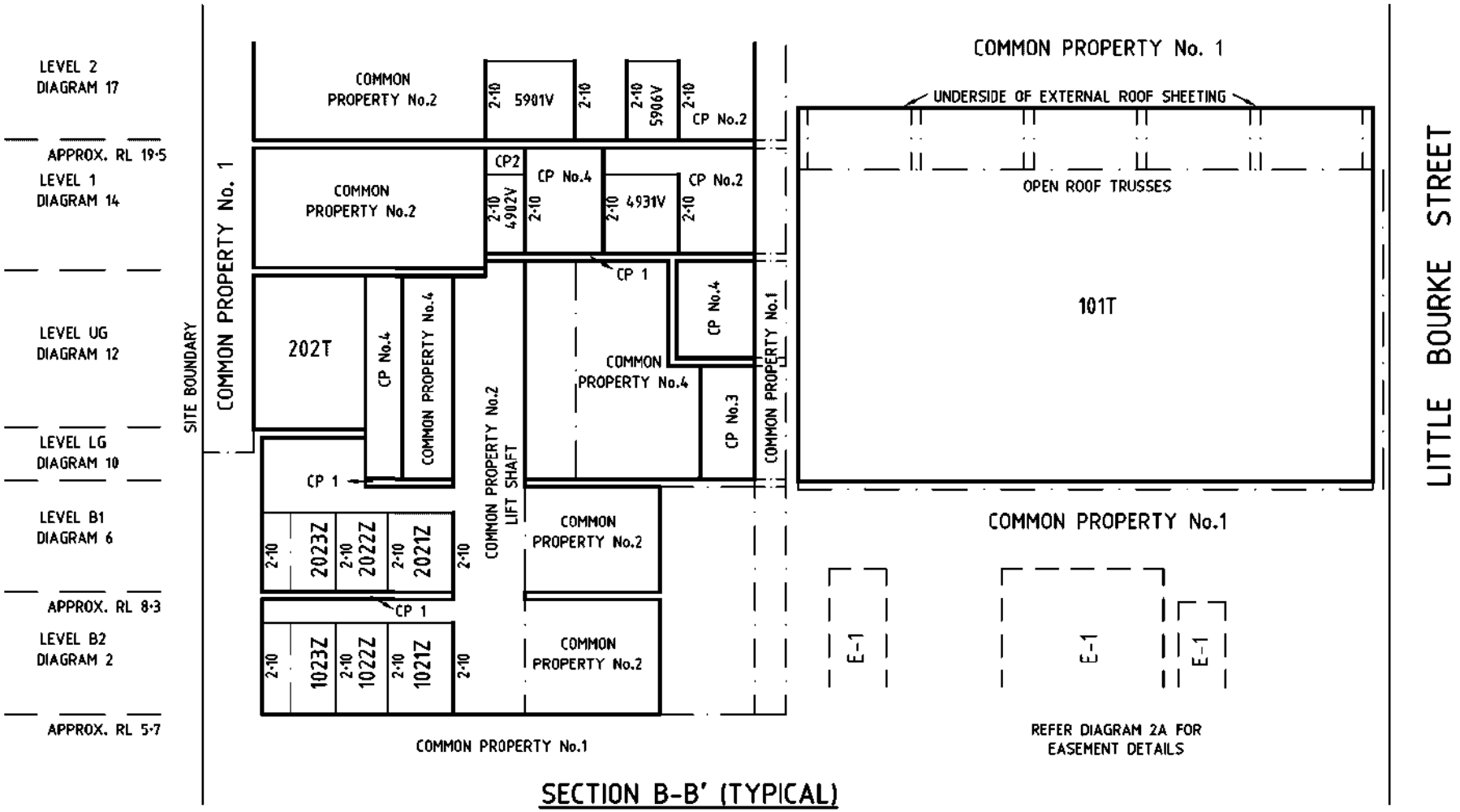
SCALE
LENGTHS ARE IN METRES

ORIGINAL SCALE NOT TO SCALE

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REF: M1003 VERSION COMP

Sheet 275
ORIGINAL SHEET SIZE A3
MELBOURNE CITY COUNCIL



SECTION B-B' (TYPICAL)

NOTE: - THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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ORIGINAL SCALE: NOT TO SCALE

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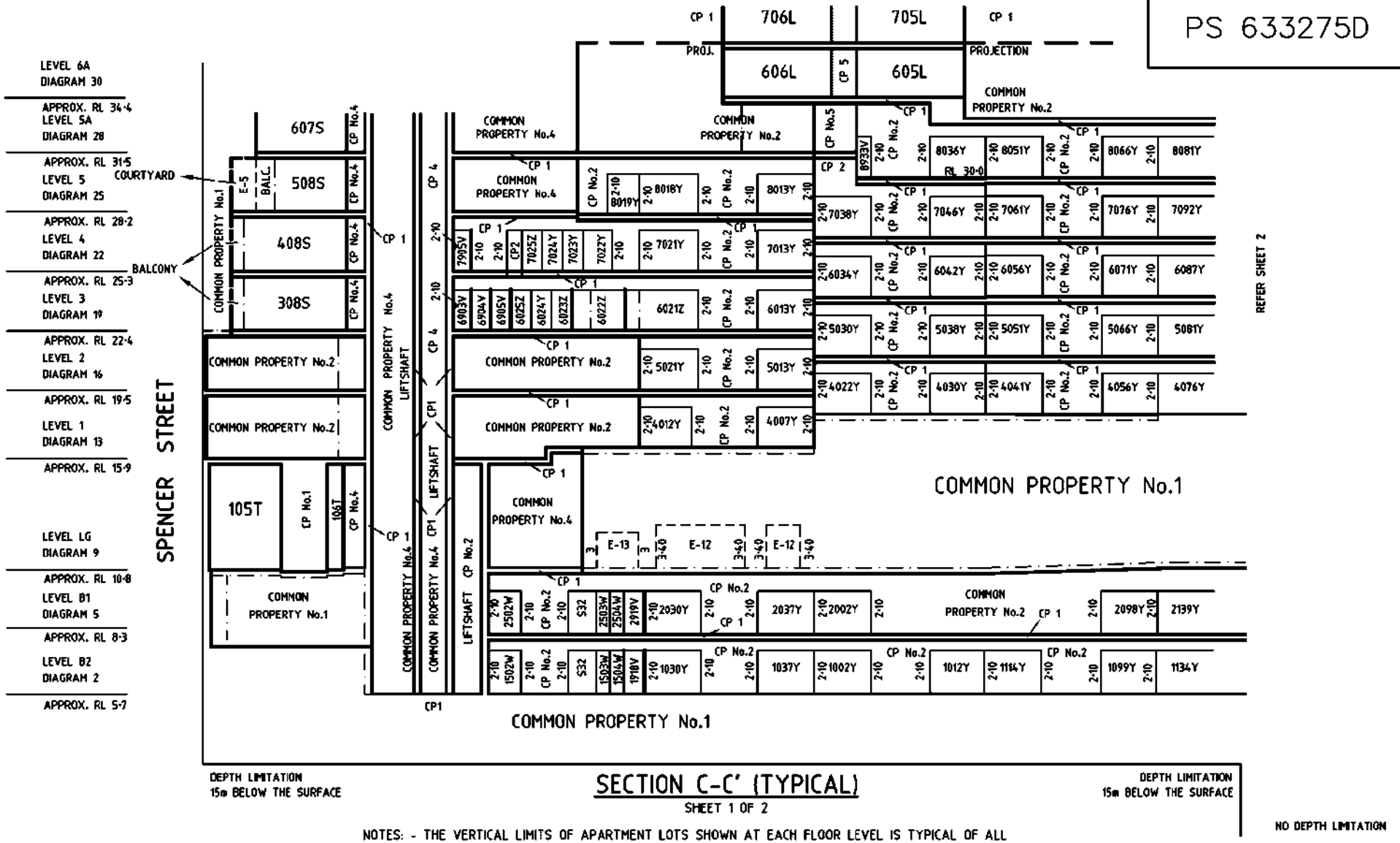
Sheet 276

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PS 633275D



SECTION C-C' (TYPICAL)

SHEET 1 OF 2

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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ORIGINAL SCALE: NOT TO SCALE

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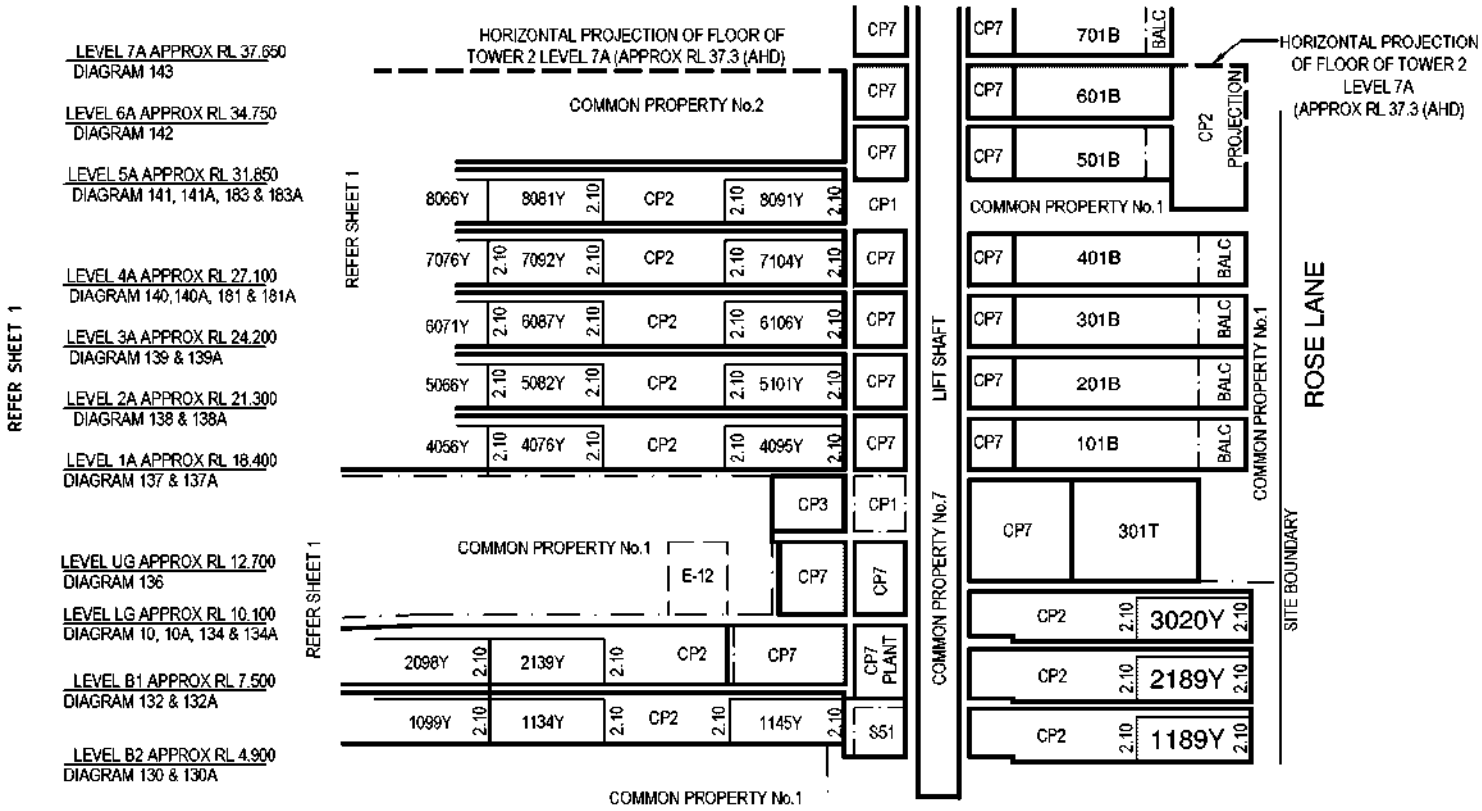
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SECTION C-C' (TYPICAL)

SHEET 2 OF 2

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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Sheet 278

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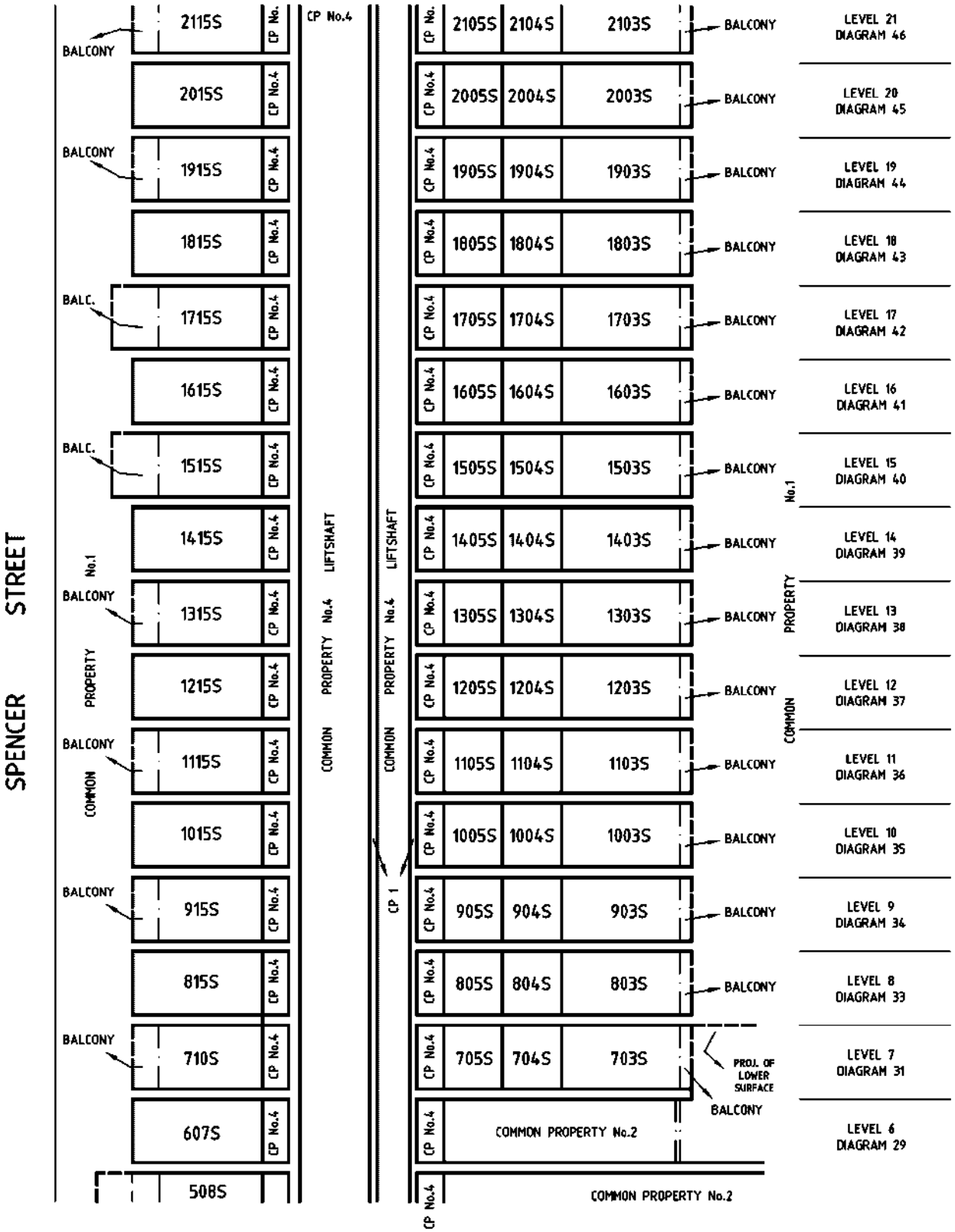
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D

CONTINUED ON FOLLOWING SHEET



SECTION D-D' (TYPICAL) (SHEET 1 OF 3)

NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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LENGTHS ARE IN METRES

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SCALE: NTS
SHEET SIZE: A3

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SIGNATURE ..... DATE
REF M1003 VERSION COMP

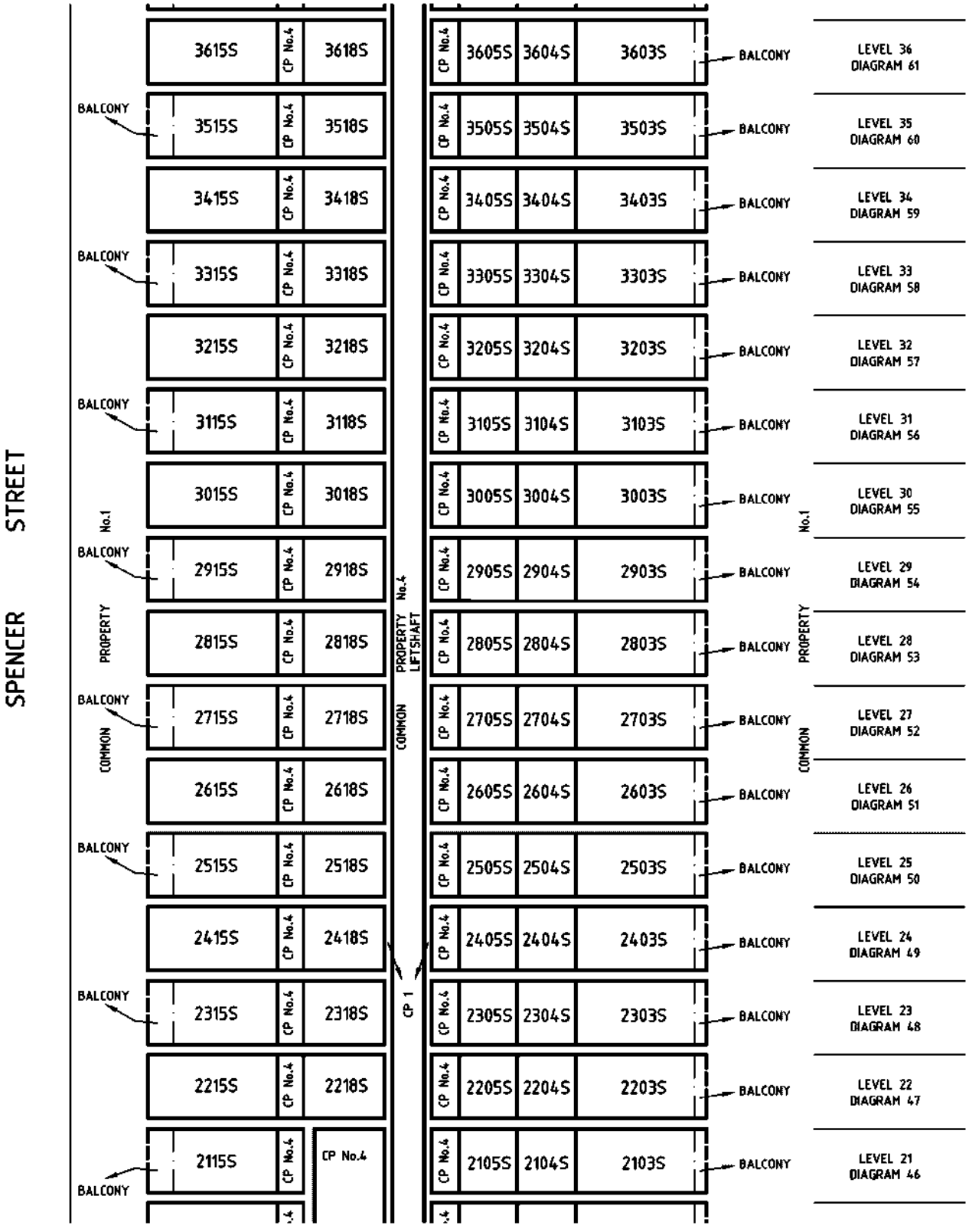
DATE ..... /..../....
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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D

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SECTION D-D' (TYPICAL) (SHEET 2 OF 3)

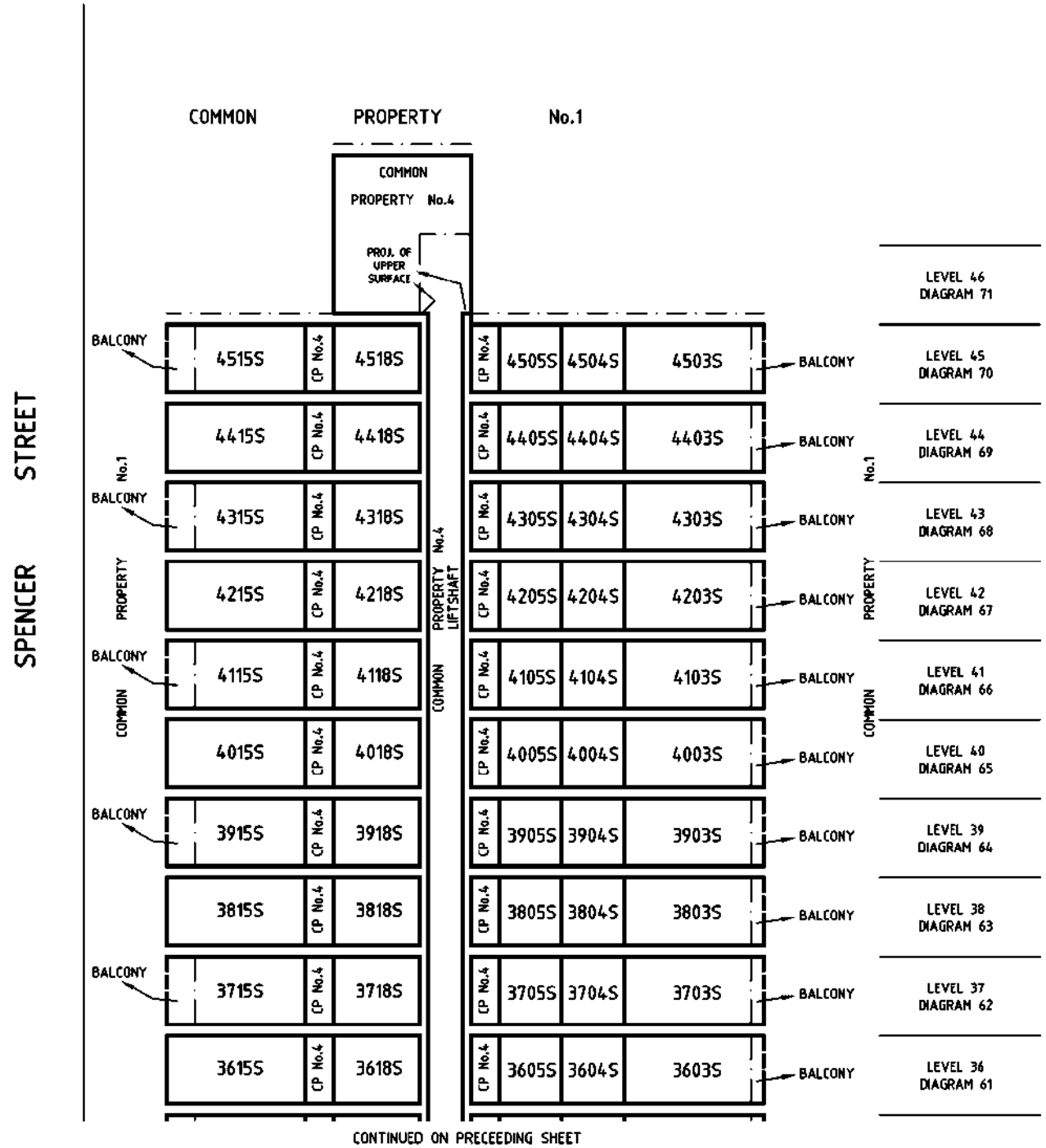
NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D



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SECTION D-D' (TYPICAL) (SHEET 3 OF 3)

NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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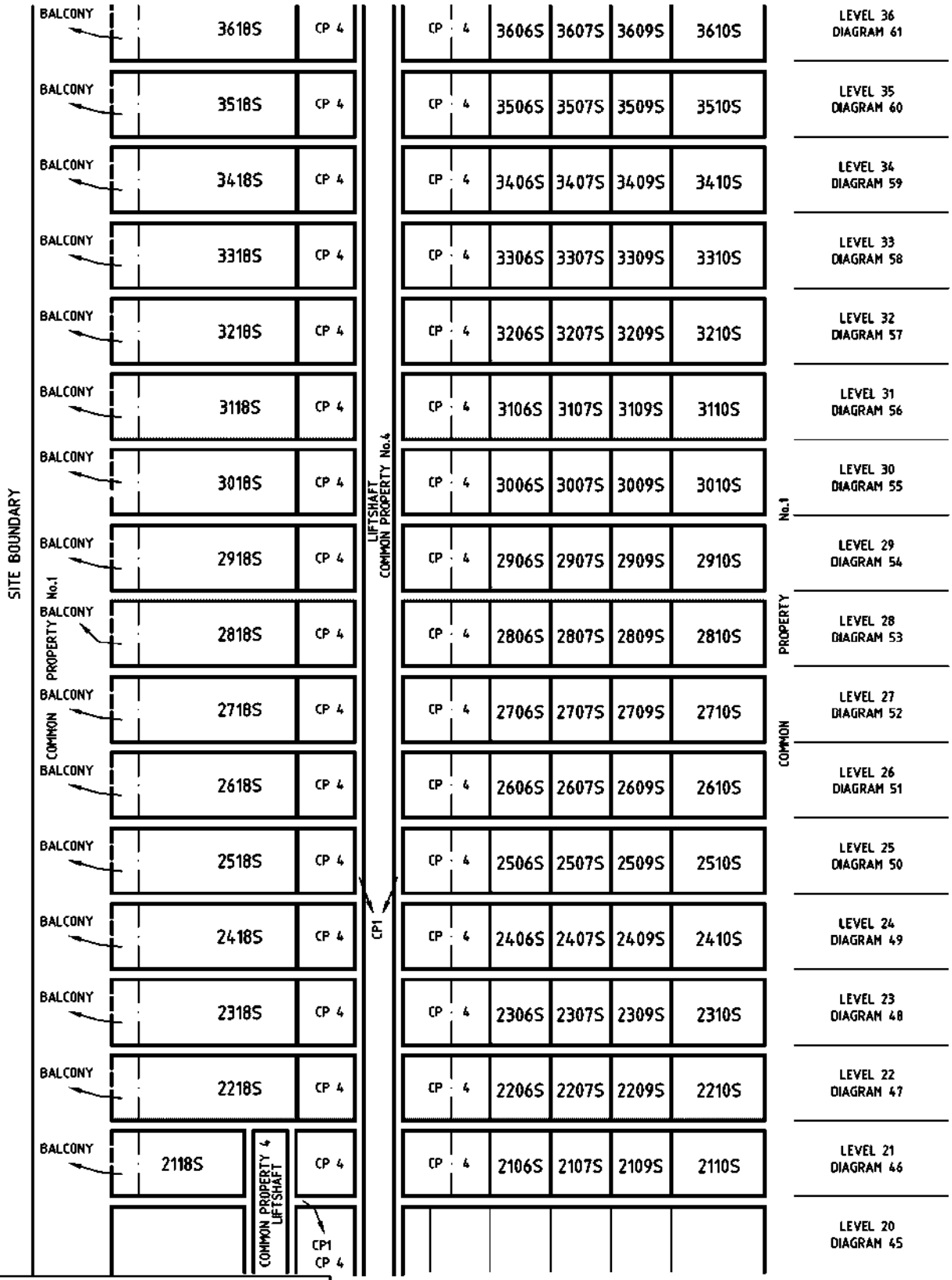
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER PS 633275D

CONTINUED ON FOLLOWING SHEET



SECTION E-E' (TYPICAL) (SHEET 1 OF 2)

NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
NTS	A3

LICENSED SURVEYOR (PRINT) .....

SIGNATURE ..... DATE

REF M1003 VERSION COMP

SHEET 282

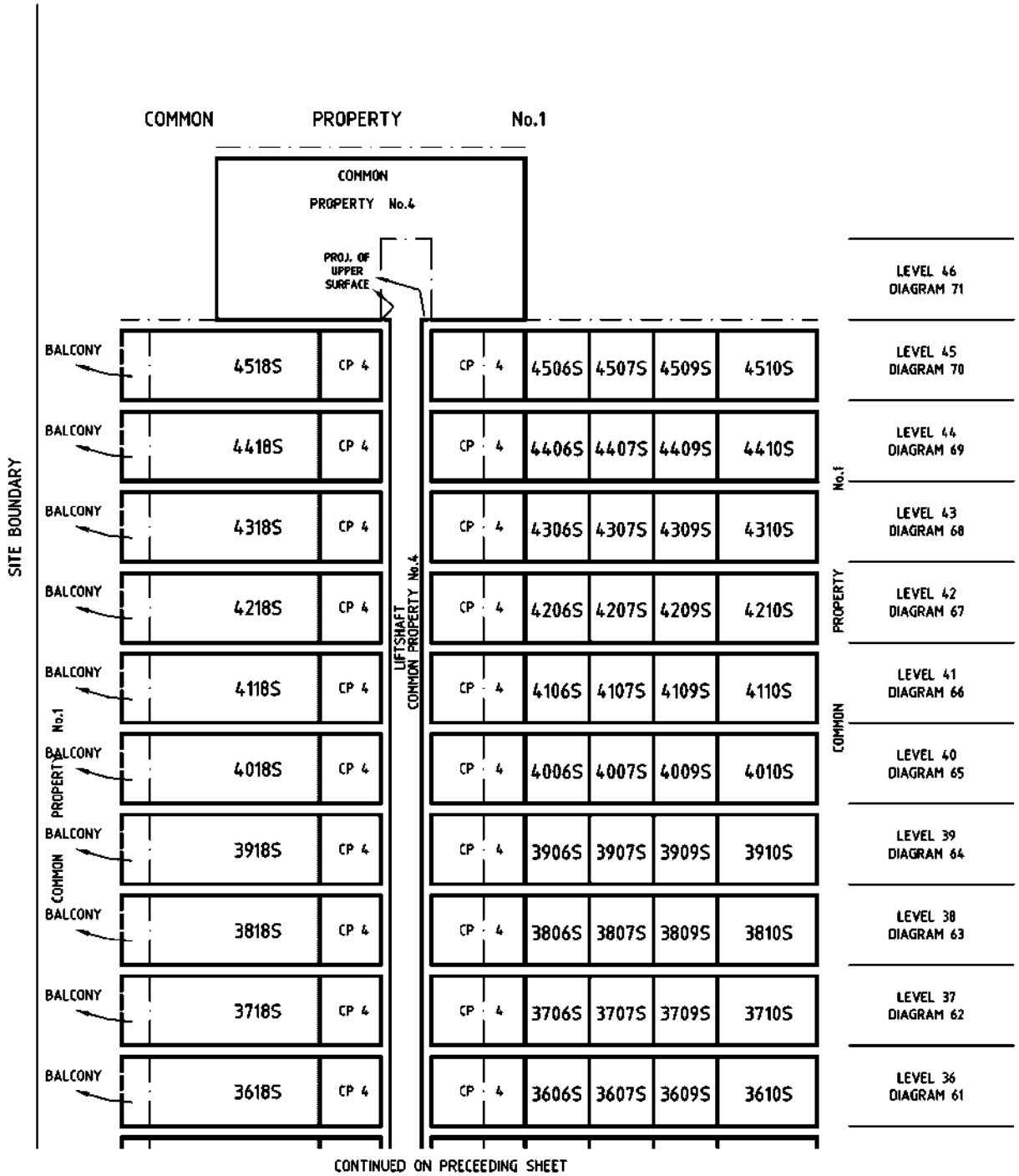
DATE

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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 633275D



SECTION E-E' (TYPICAL) (SHEET 2 OF 2)

NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

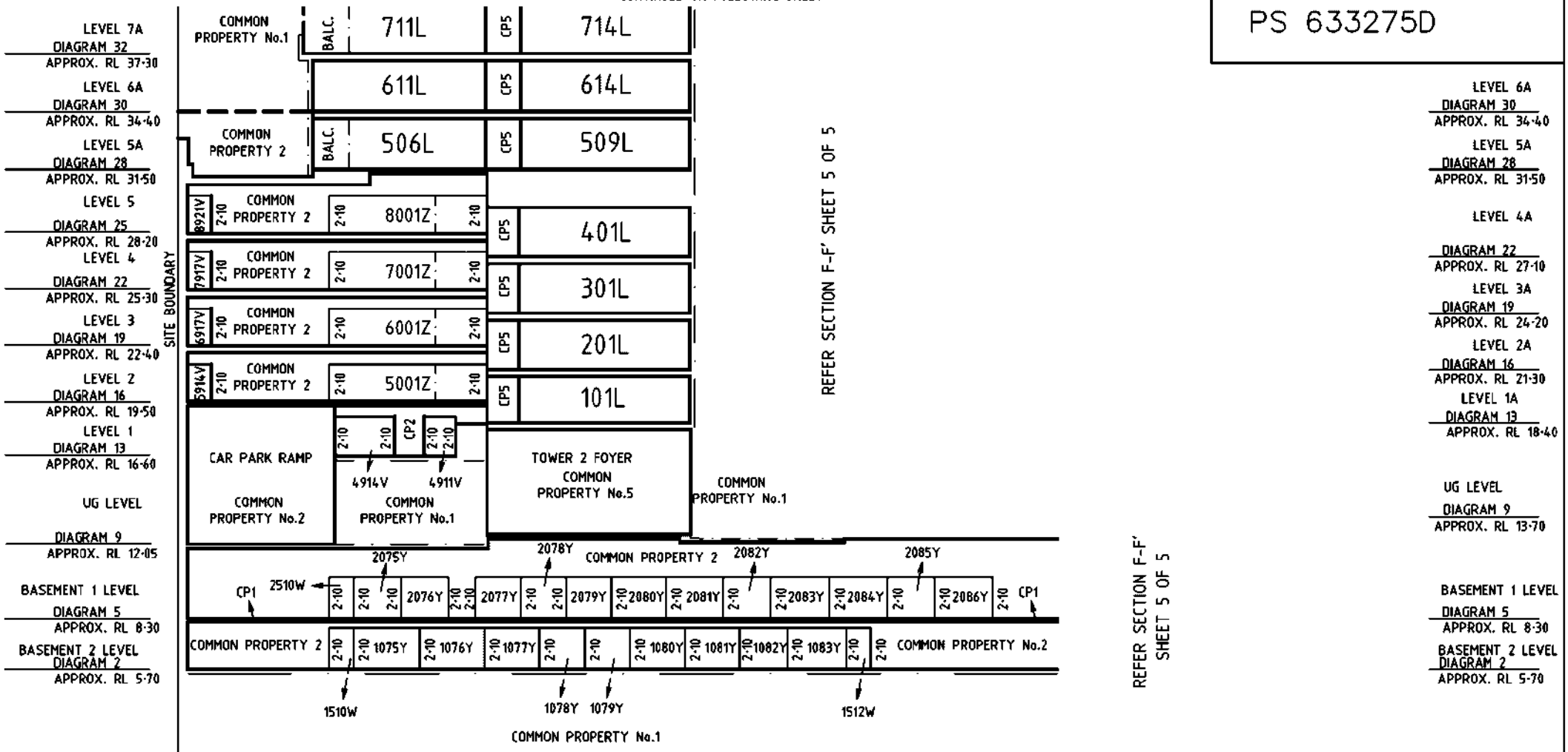
Tomkinson Group
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SUITE 34, LEVEL 1, 49 UNIVERSITY ST. CARLTON, VIC., 3053
TEL: (03) 9347 8105 FAX: (03) 9347 8833
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LENGTHS ARE IN METRES	ORIGINAL SCALE: NTS	SHEET SIZE: A3	LICENSED SURVEYOR (PRINT) ..... SIGNATURE ..... DATE ..... REF M1003 VERSION COMP	SHEET 283 DATE / / COUNCIL DELEGATE SIGNATURE ..... Original sheet size A3

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CONTINUED ON FOLLOWING SHEET

PS 633275D



DEPTH LIMITATION 15m BELOW THE SURFACE

SECTION F-F' (TYPICAL) (SHEET 1 OF 5)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

DEPTH LIMITATION: NIL

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

ORIGINAL SCALE: NOT TO SCALE

DIGITALLY SIGNED BY LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

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Sheet 284

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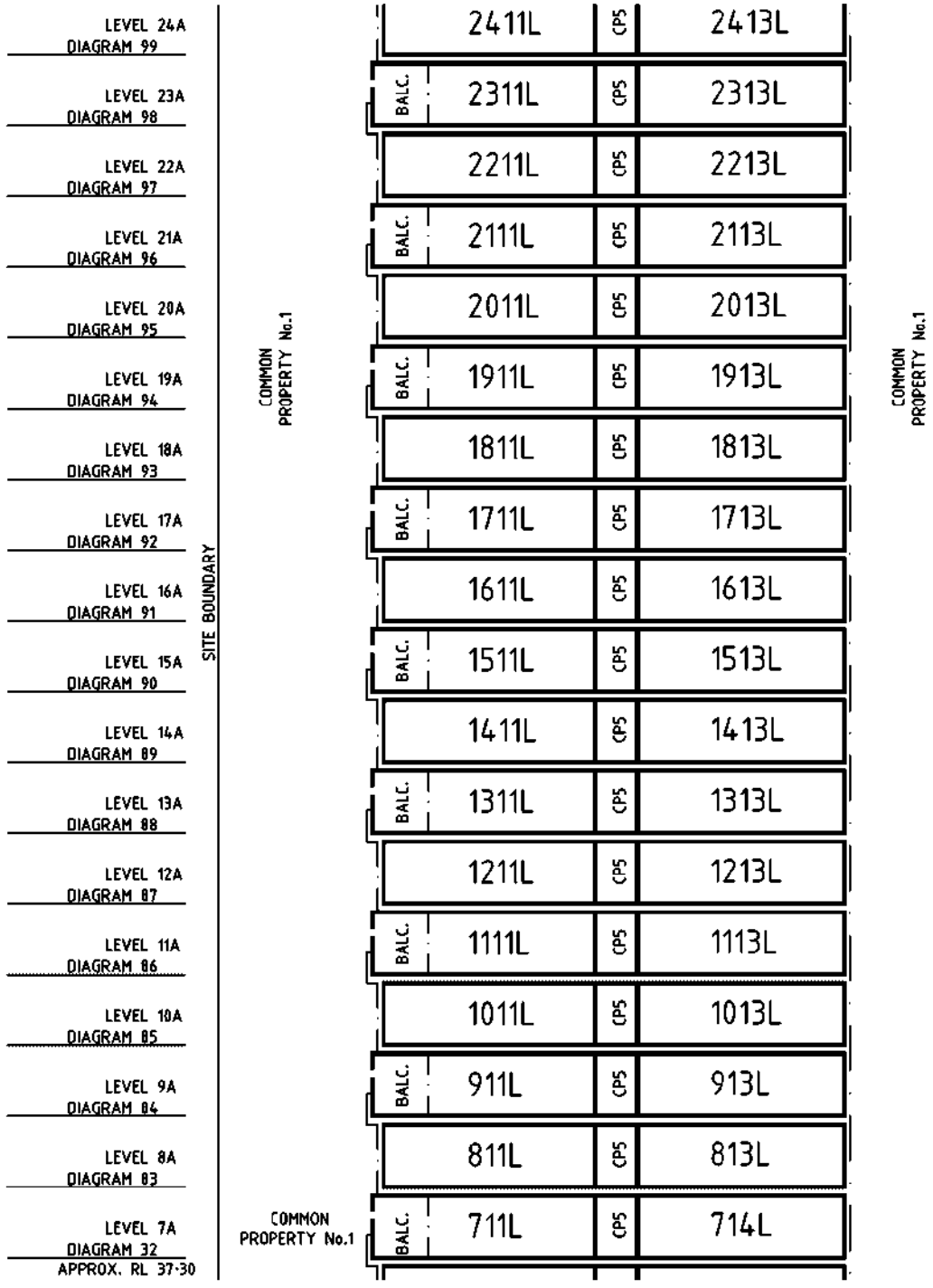
MELBOURNE CITY COUNCIL

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SECTION F-F' (TYPICAL) (SHEET 2 OF 5)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

CONTINUED ON FOLLOWING SHEET



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TomkinsonGroup
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LICENSED SURVEYORS CIVIL ENGINEERS
3/ 508 QUEENSBERRY ST. NORTH MELBOURNE, 3051
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ISO 9001 FS520488

SCALE
LENGTHS ARE IN METRES

ORIGINAL SCALE NOT TO SCALE

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REF: M1003 VERSION COMP

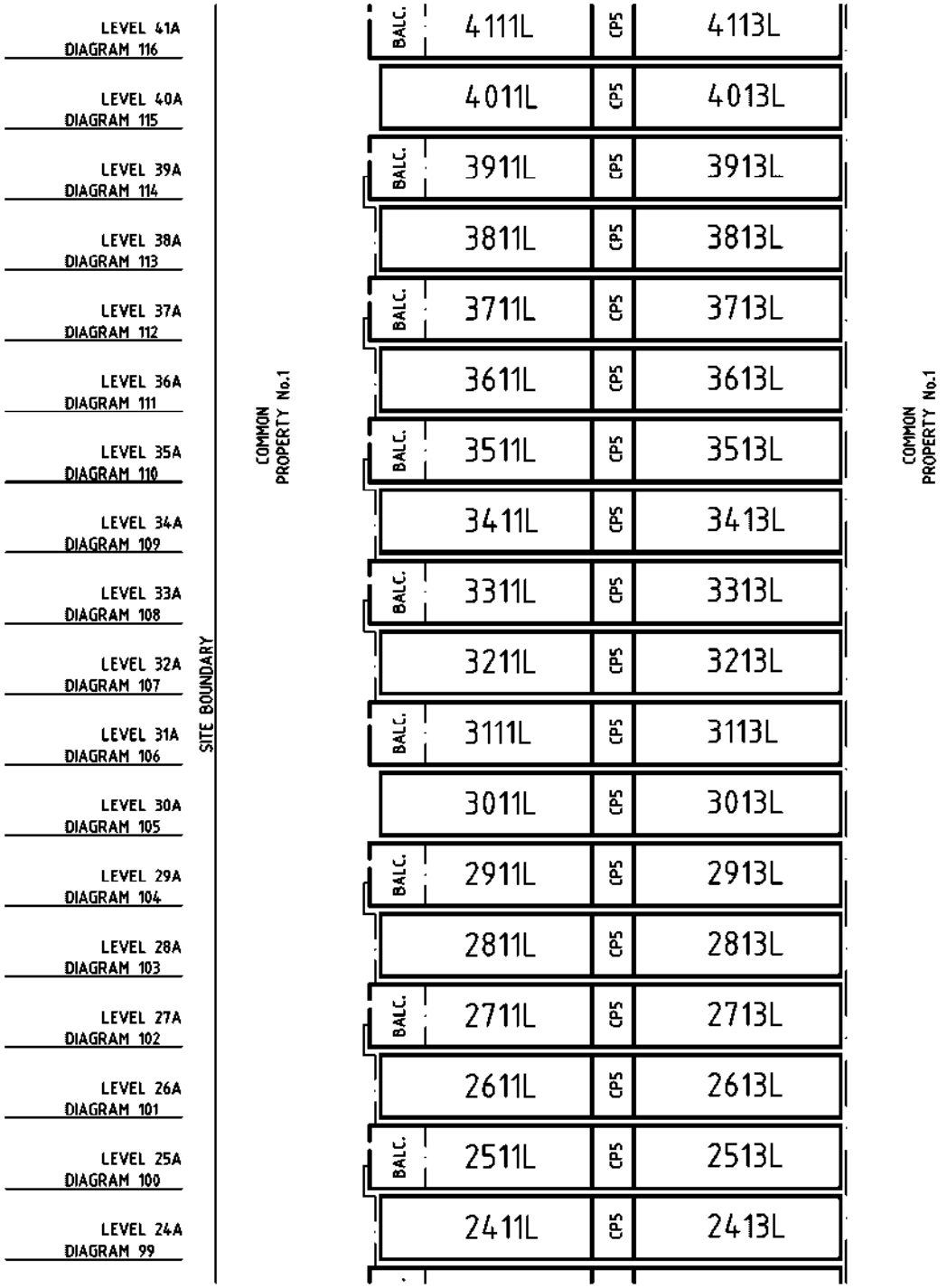
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SECTION F-F' (TYPICAL) (SHEET 3 OF 5

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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ORIGINAL SCALE NOT TO SCALE

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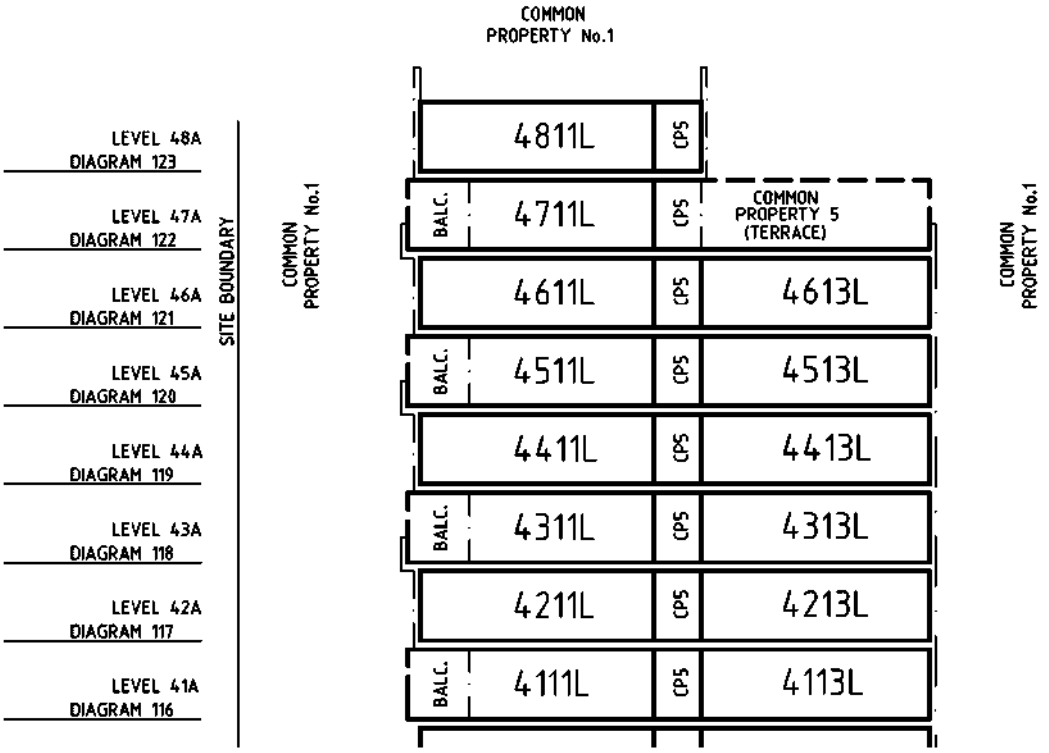
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Sheet 286
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SECTION F-F' (TYPICAL) (SHEET 4 OF 5)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.



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SCALE
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ORIGINAL SCALE NOT TO SCALE

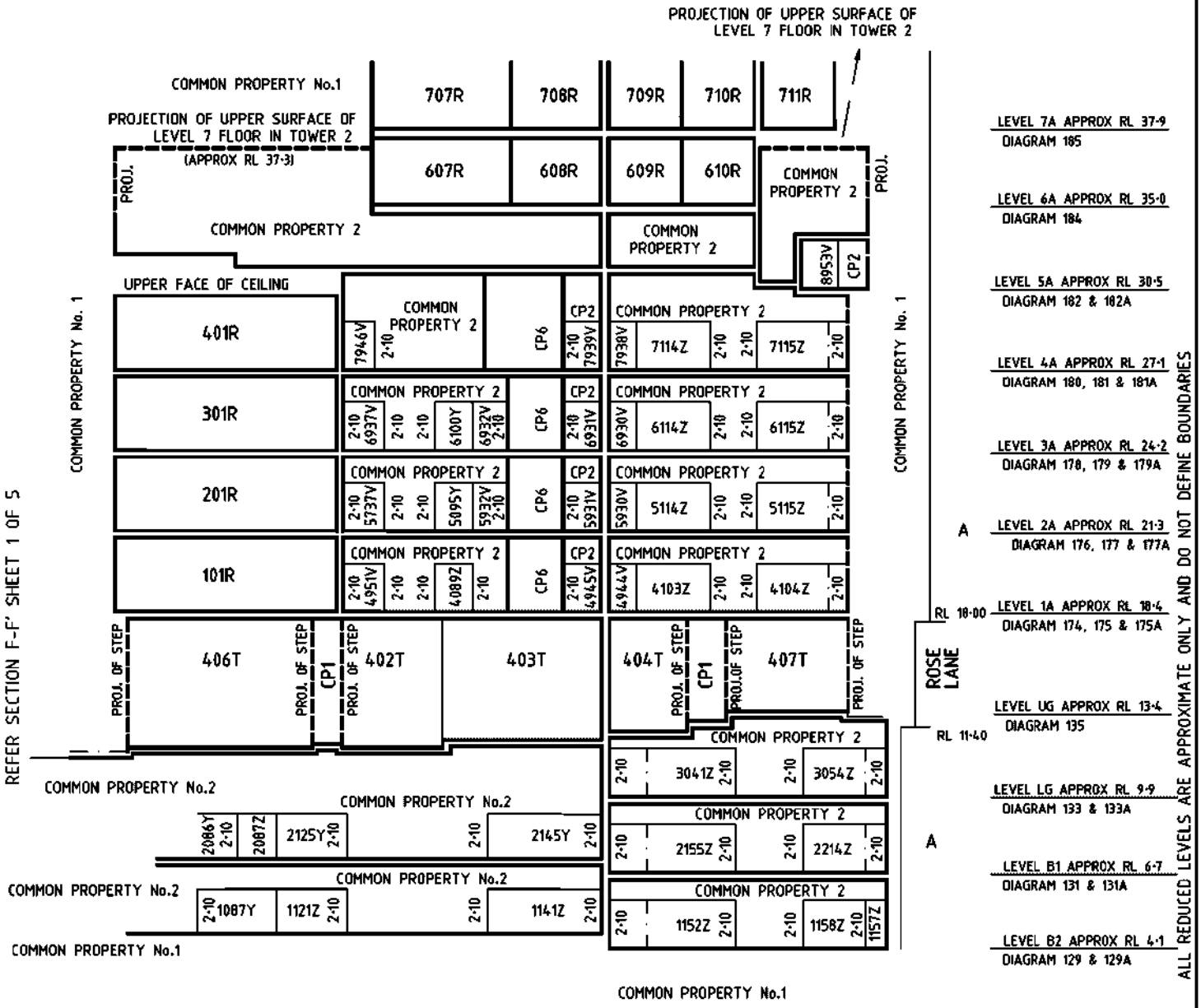
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SECTION F-F'
(TYPICAL)
(SHEET 5 OF 5)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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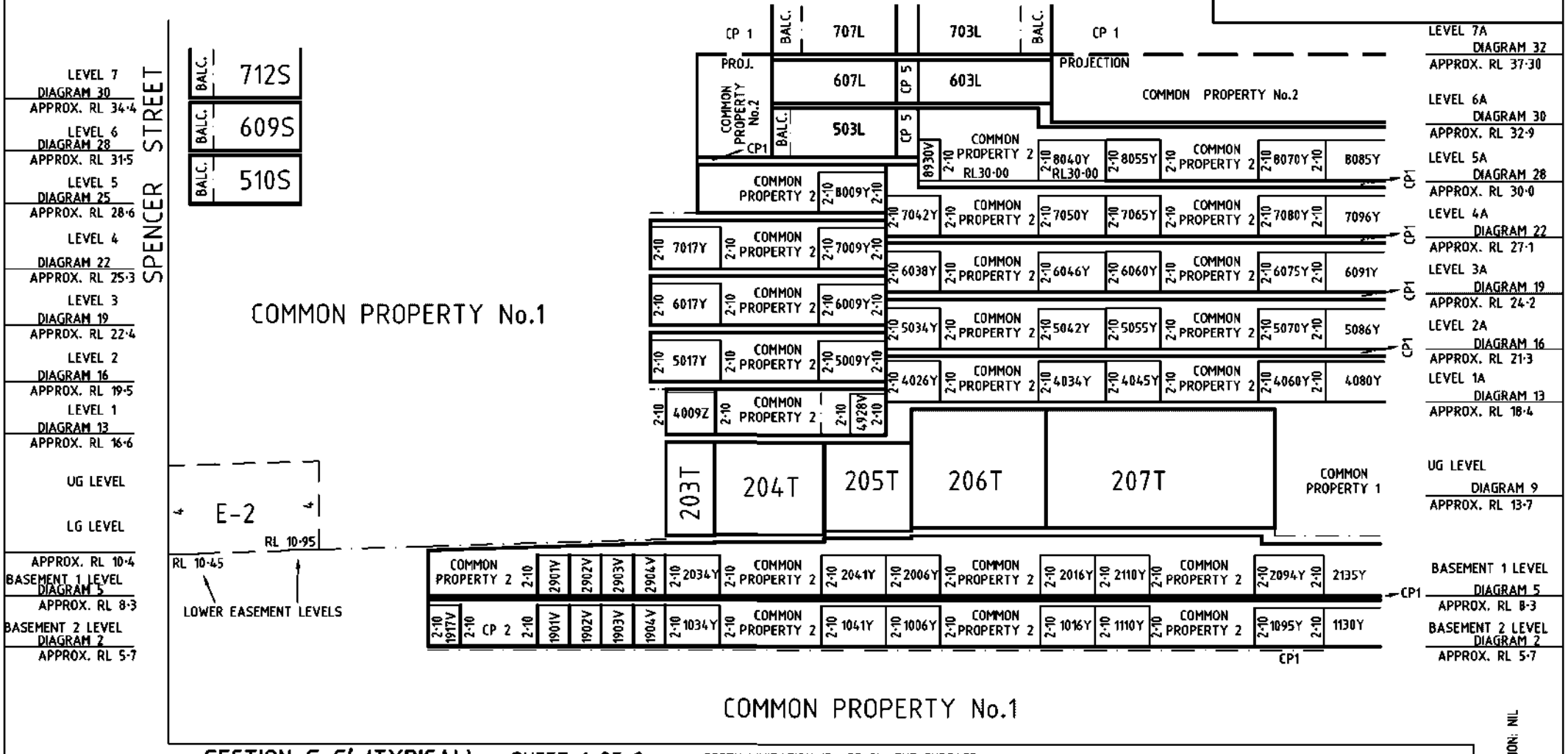
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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 288
NTS			

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SECTION G-G' (TYPICAL) SHEET 1 OF 2

DEPTH LIMITATION 15m BELOW THE SURFACE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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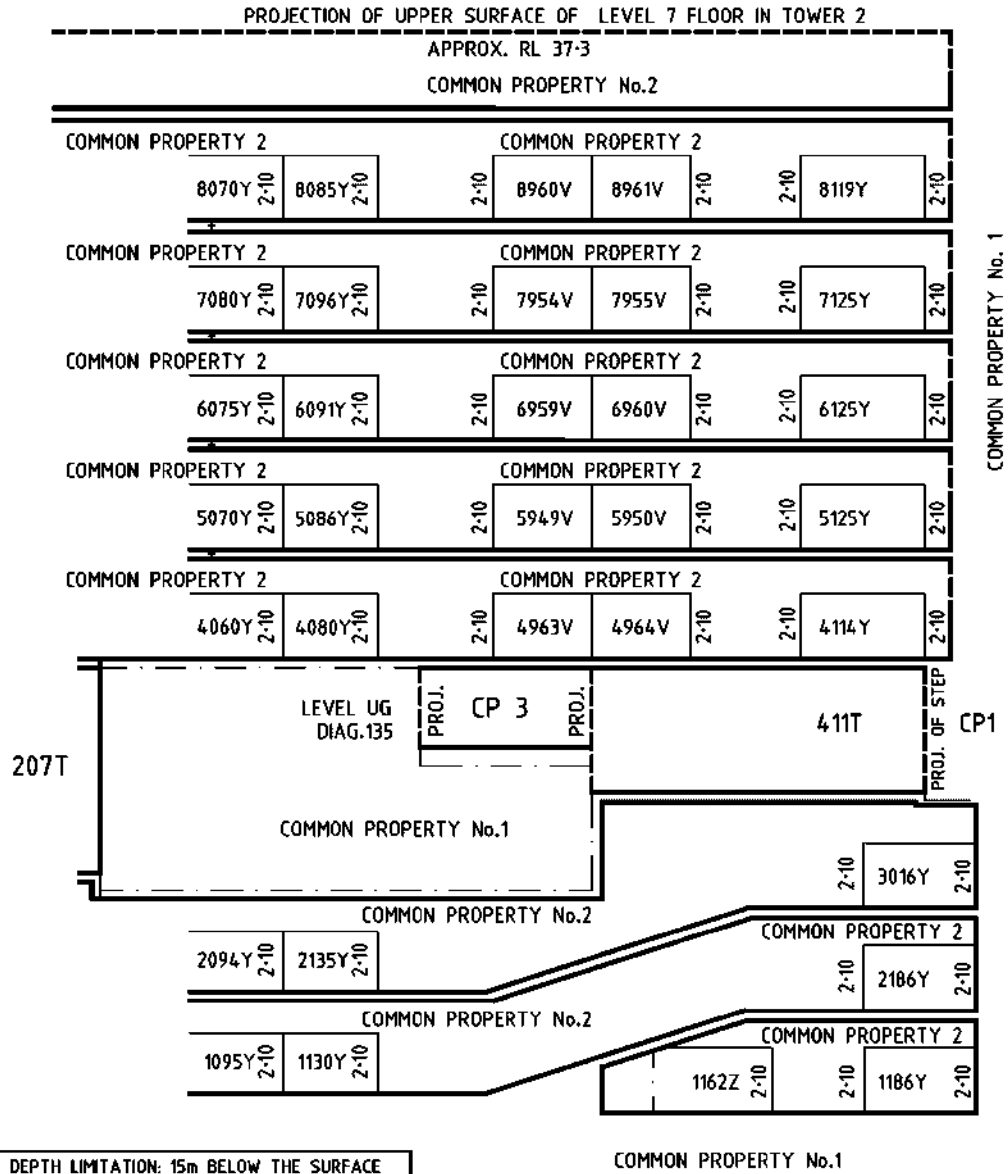
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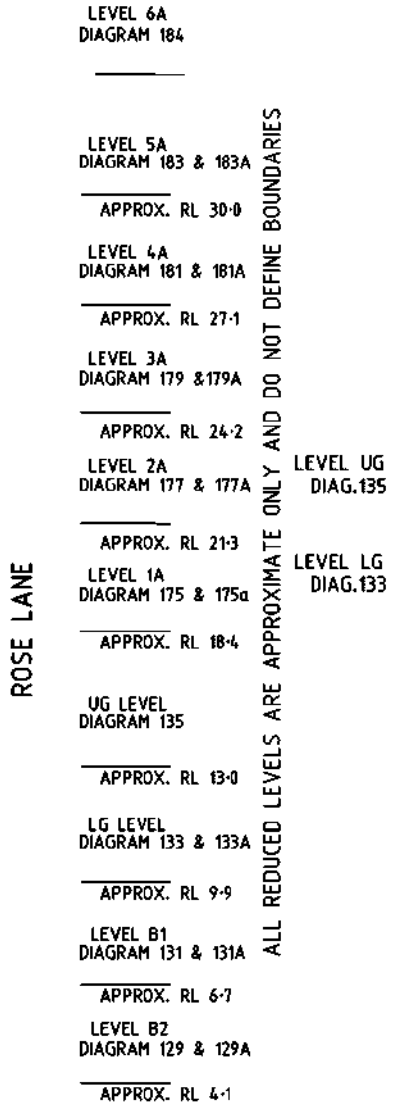
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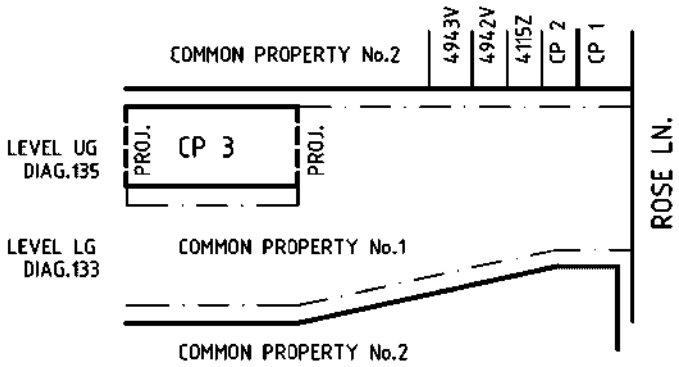
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SECTION G1-G1'
NOT TO SCALE

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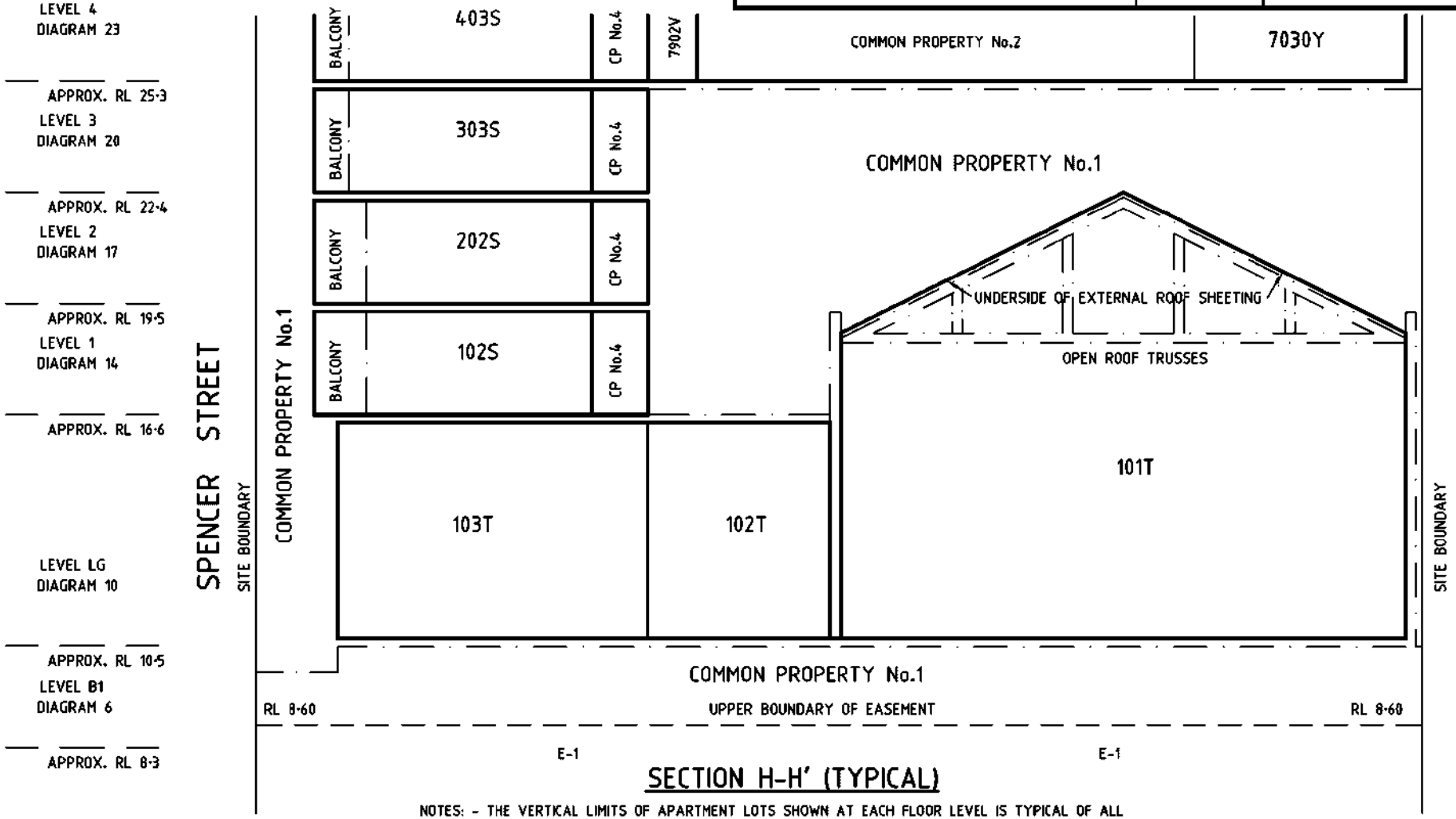
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 633275D



SECTION H-H' (TYPICAL)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

Tomkinson Group
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LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
NTS	A3

LICENSED SURVEYOR (PRINT) .....

SIGNATURE ..... DATE

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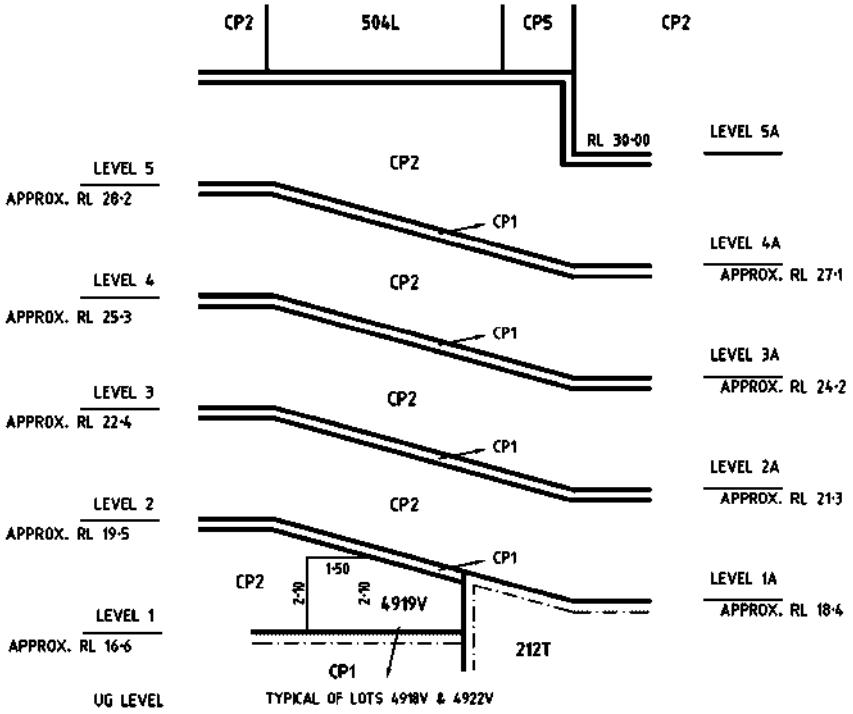
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DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

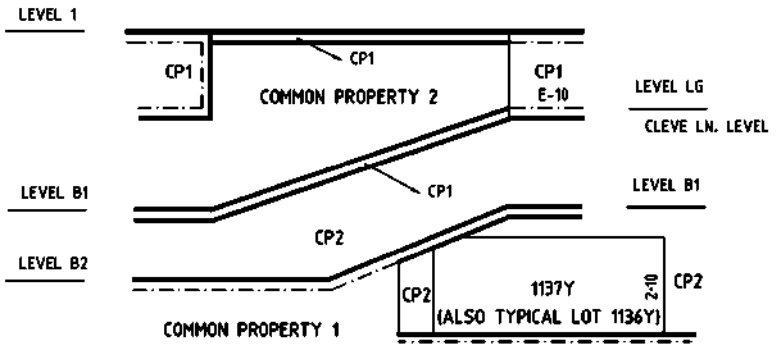
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SECTION J-J'

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SECTION K-K'

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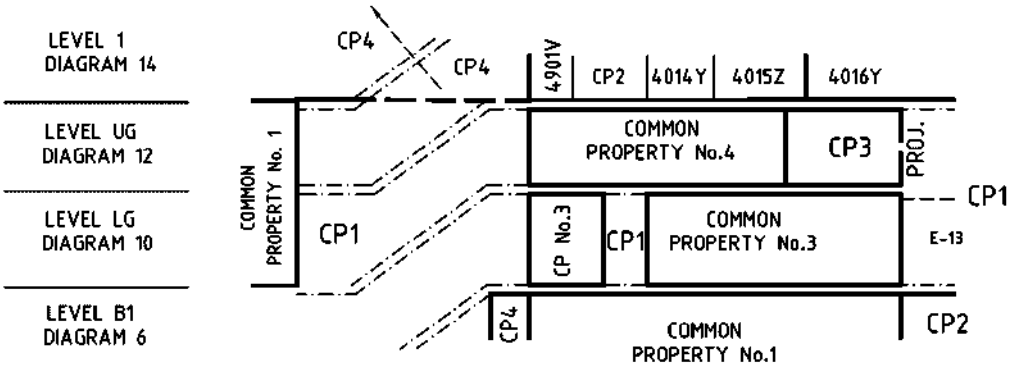
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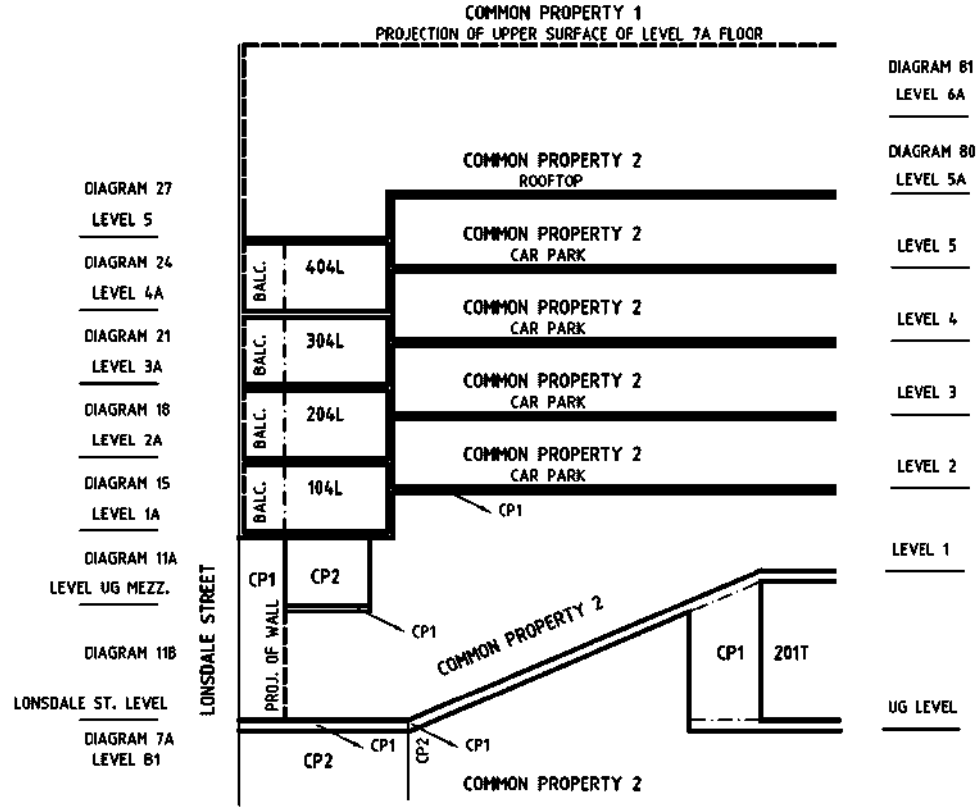
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PROJECTION OF UPPER FLOOR LEVEL



SECTION L-L'

NOT TO SCALE



SECTION M-M'

NOT TO SCALE

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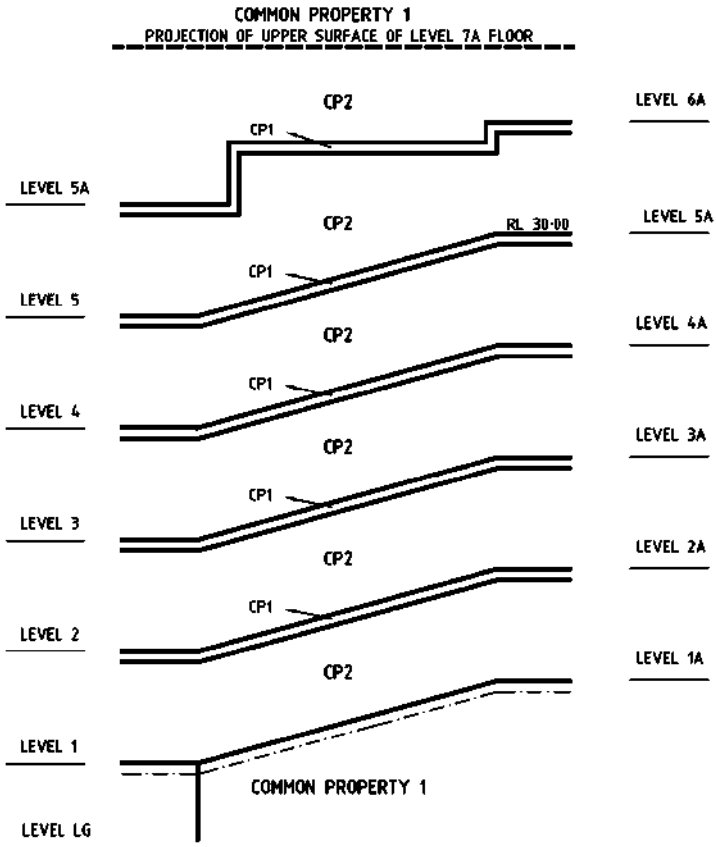
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SECTION N-N'

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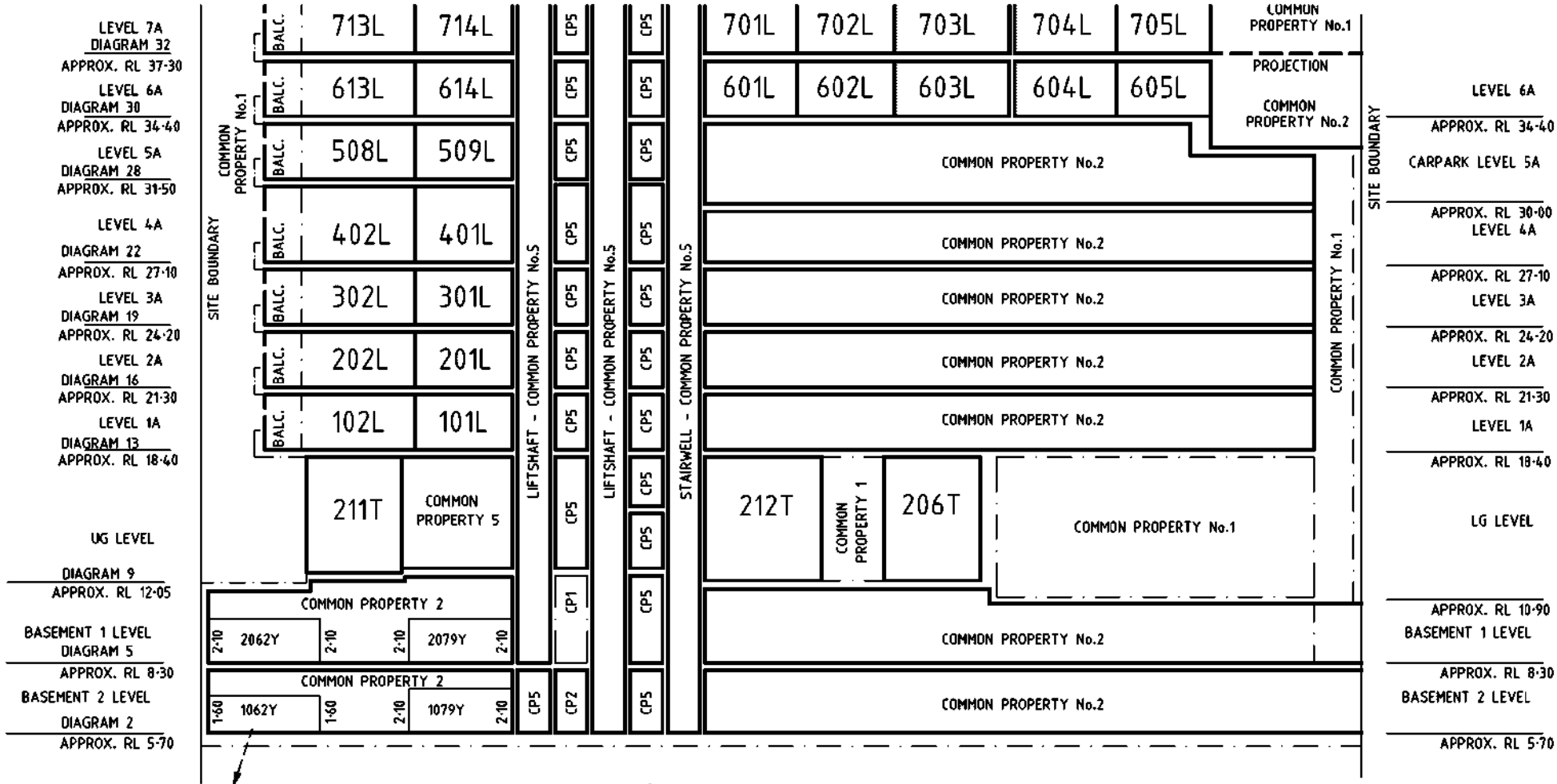
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SECTION Q-Q' (TYPICAL) (SHEET 1 OF 4)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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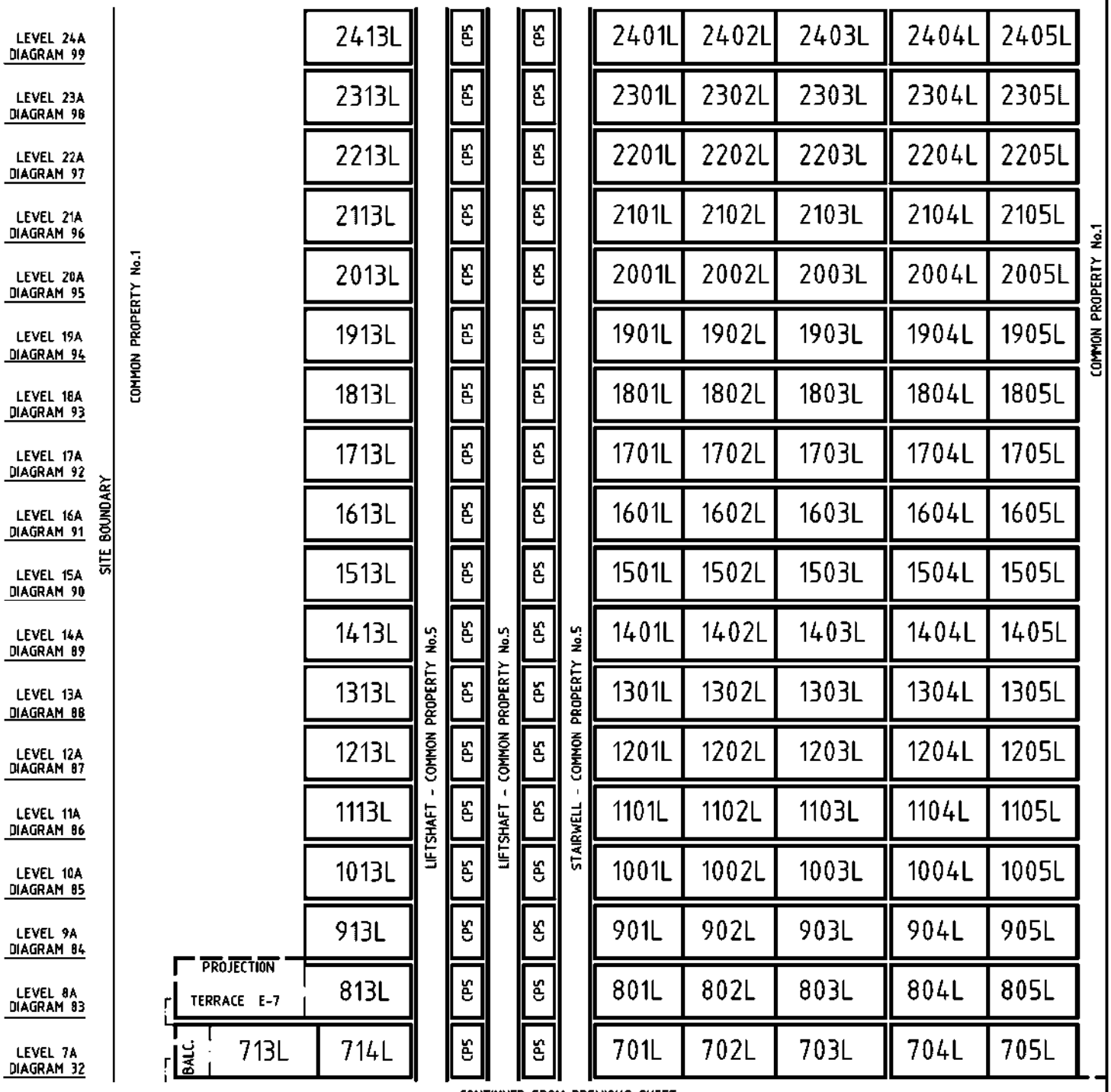
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SECTION Q-Q' (TYPICAL) (SHEET 2 OF 4)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

CONTINUED ON FOLLOWING SHEET



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Sheet 296
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SECTION Q-Q' (TYPICAL) (SHEET 3 OF 4)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

CONTINUED ON FOLLOWING SHEET

	SITE BOUNDARY											COMMON PROPERTY No.1
LEVEL 41A DIAGRAM 116		4113L	CPS		CPS		4101L	4102L	4103L	4104L	4105L	
LEVEL 40A DIAGRAM 115		4013L	CPS		CPS		4001L	4002L	4003L	4004L	4005L	
LEVEL 39A DIAGRAM 114		3913L	CPS		CPS		3901L	3902L	3903L	3904L	3905L	
LEVEL 38A DIAGRAM 113		3813L	CPS		CPS		3801L	3802L	3803L	3804L	3805L	
LEVEL 37A DIAGRAM 112		3713L	CPS		CPS		3701L	3702L	3703L	3704L	3705L	
LEVEL 36A DIAGRAM 111		3613L	CPS		CPS		3601L	3602L	3603L	3604L	3605L	
LEVEL 35A DIAGRAM 110		3513L	CPS		CPS		3501L	3502L	3503L	3504L	3505L	
LEVEL 34A DIAGRAM 109		3413L	CPS		CPS		3401L	3402L	3403L	3404L	3405L	
LEVEL 33A DIAGRAM 108		3313L	CPS		CPS		3301L	3302L	3303L	3304L	3305L	
LEVEL 32A DIAGRAM 107		3213L	CPS		CPS		3201L	3202L	3203L	3204L	3205L	
LEVEL 31A DIAGRAM 106		3113L	CPS		CPS		3101L	3102L	3103L	3104L	3105L	
LEVEL 30A DIAGRAM 105		3013L	CPS		CPS		3001L	3002L	3003L	3004L	3005L	
LEVEL 29A DIAGRAM 104		2913L	CPS		CPS		2901L	2902L	2903L	2904L	2905L	
LEVEL 28A DIAGRAM 103		2813L	CPS		CPS		2801L	2802L	2803L	2804L	2805L	
LEVEL 27A DIAGRAM 102		2713L	CPS	COMMON PROPERTY No.5	CPS		2701L	2702L	2703L	2704L	2705L	
LEVEL 26A DIAGRAM 101		2613L	CPS		CPS		2601L	2602L	2603L	2604L	2605L	
LEVEL 25A DIAGRAM 100		2513L	CPS		CPS		2501L	2502L	2503L	2504L	2505L	
LEVEL 24A DIAGRAM 99		2413L	CPS		CPS		2401L	2402L	2403L	2404L	2405L	

LIFTSHAFT - COMMON PROPERTY No.5

STAIRWELL - COMMON PROPERTY No.5

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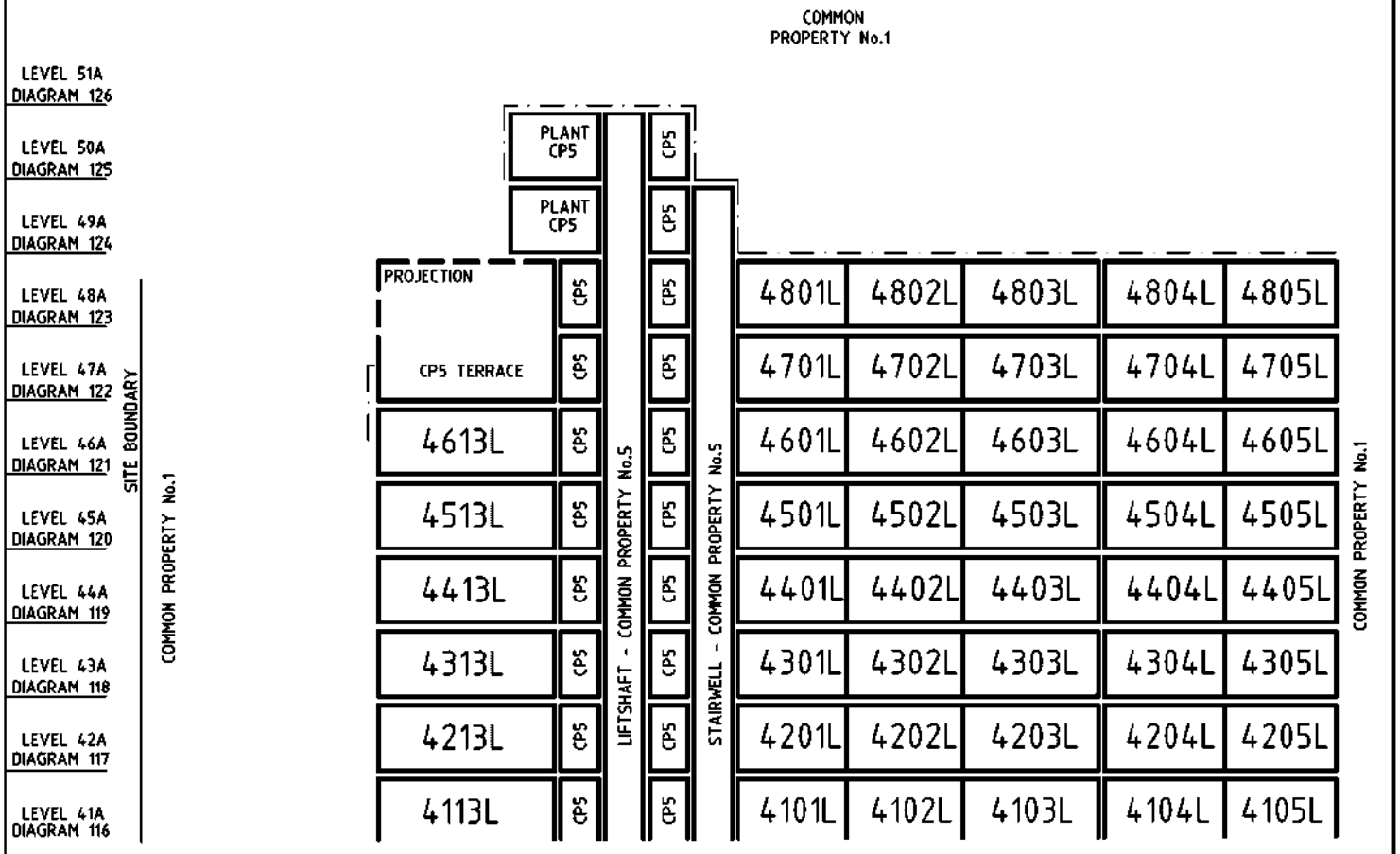
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Sheet 297
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SECTION Q-Q' (TYPICAL) (SHEET 4 OF 4)

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.



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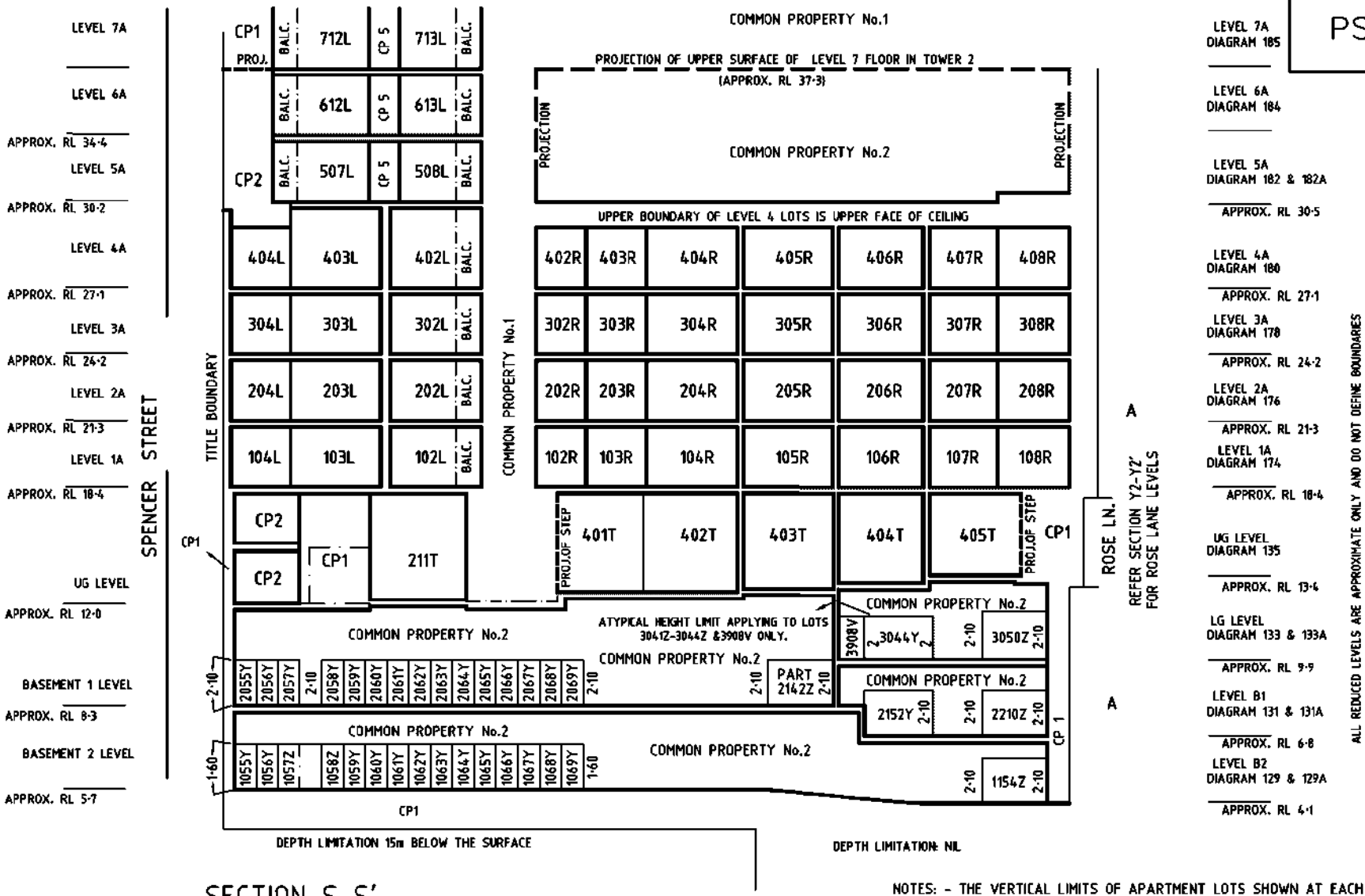
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Sheet 298
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SECTION S-S'
(TYPICAL)

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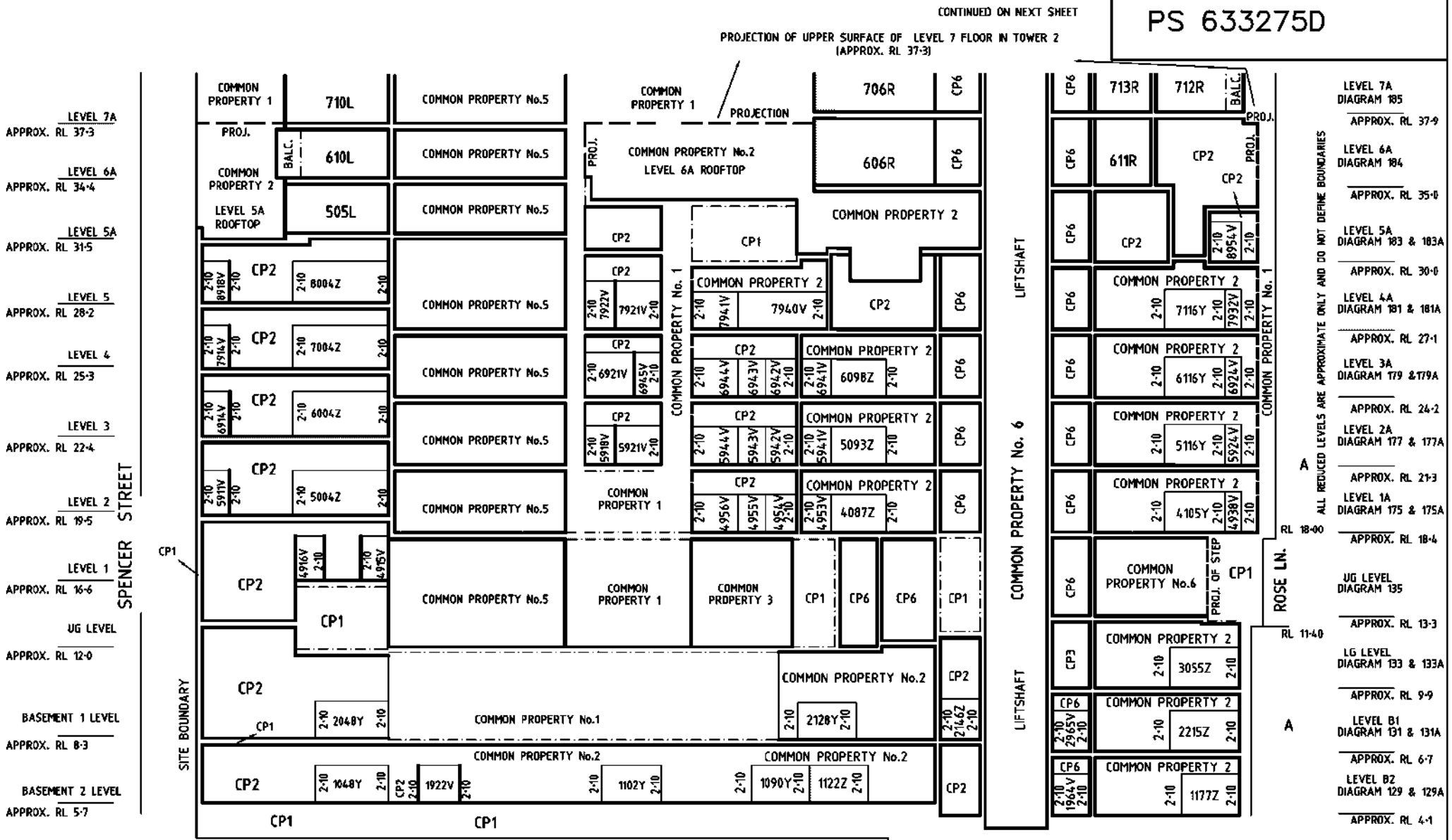
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PS 633275D



SECTION T-T' - SHEET 1 OF 4
TOWER 3 (TYPICAL)

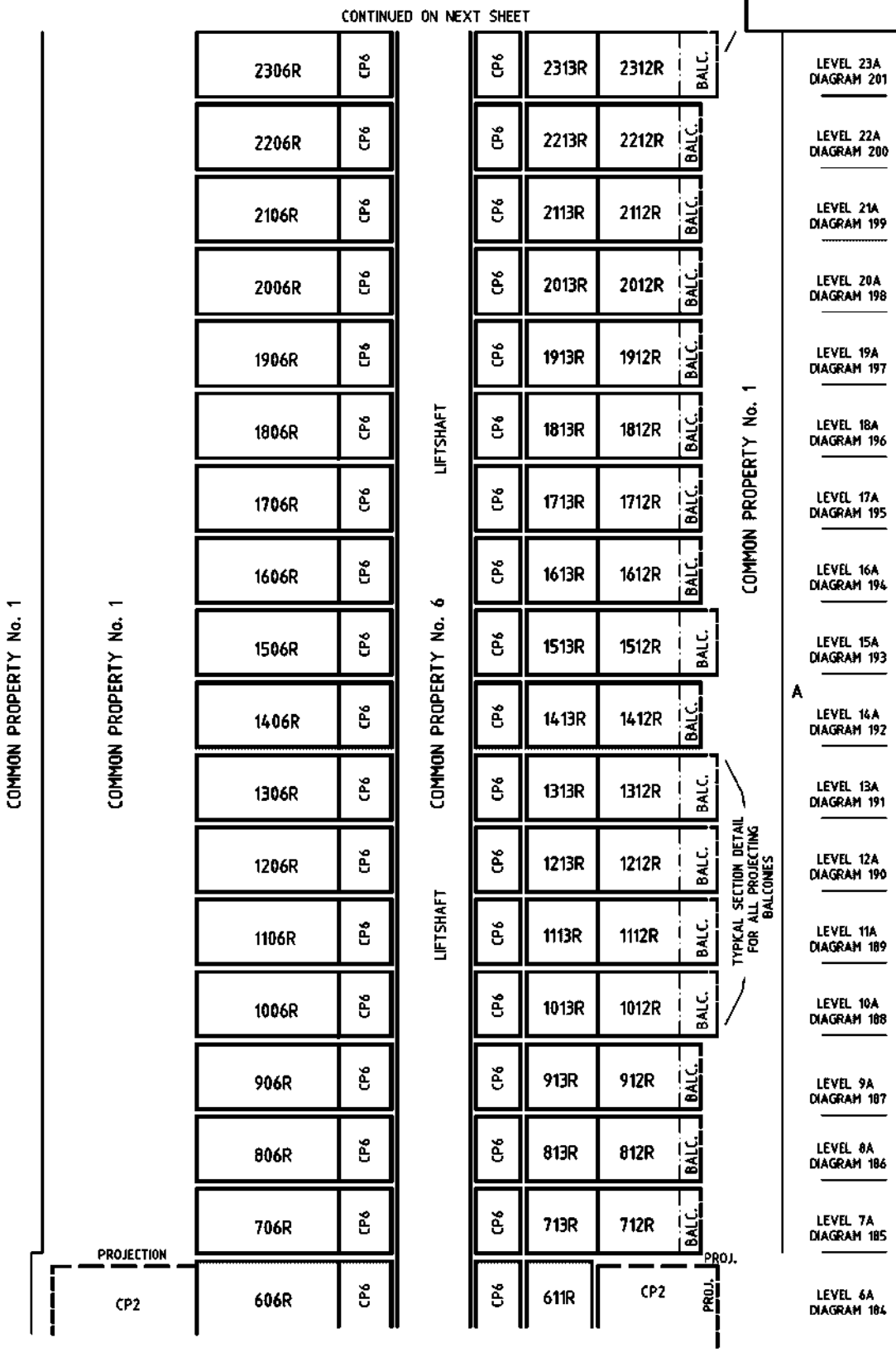
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LICENSED SURVEYORS CIVIL ENGINEERS
1/3 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 9347 6063, MOB. 0400 570 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520488

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

SCALE NTS	NOT TO SCALE	ORIGINAL SHEET SIZE A3	Sheet 300
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003	VERSION COMP		

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PS 633275D



CONTINUED FROM PREVIOUS SHEET

SECTION T-T' - SHEET 2 OF 4

TOWER 3 (TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 301

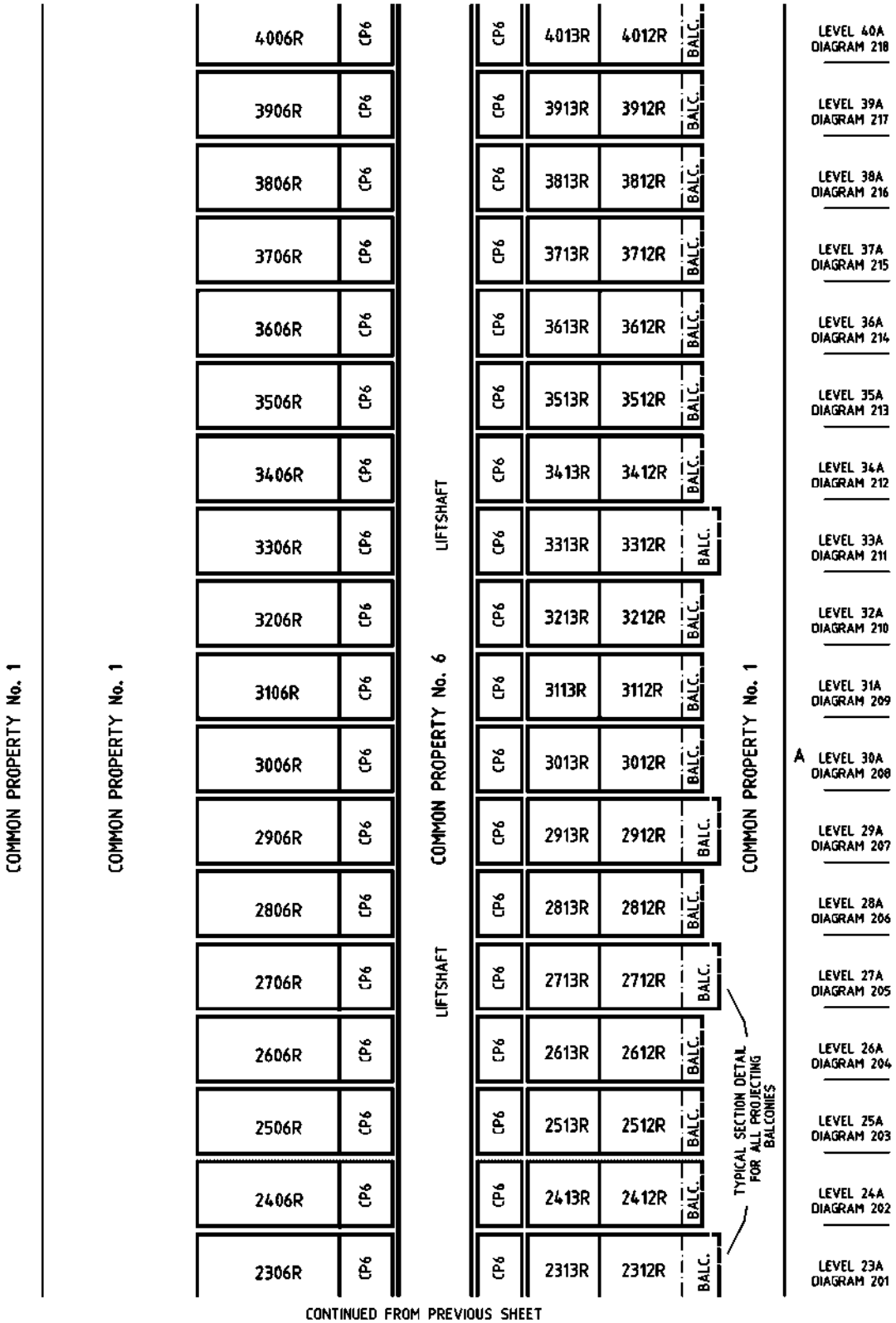
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D

CONTINUED ON NEXT SHEET



CONTINUED FROM PREVIOUS SHEET

SECTION T-T' - SHEET 3 OF 4

TOWER 3 (TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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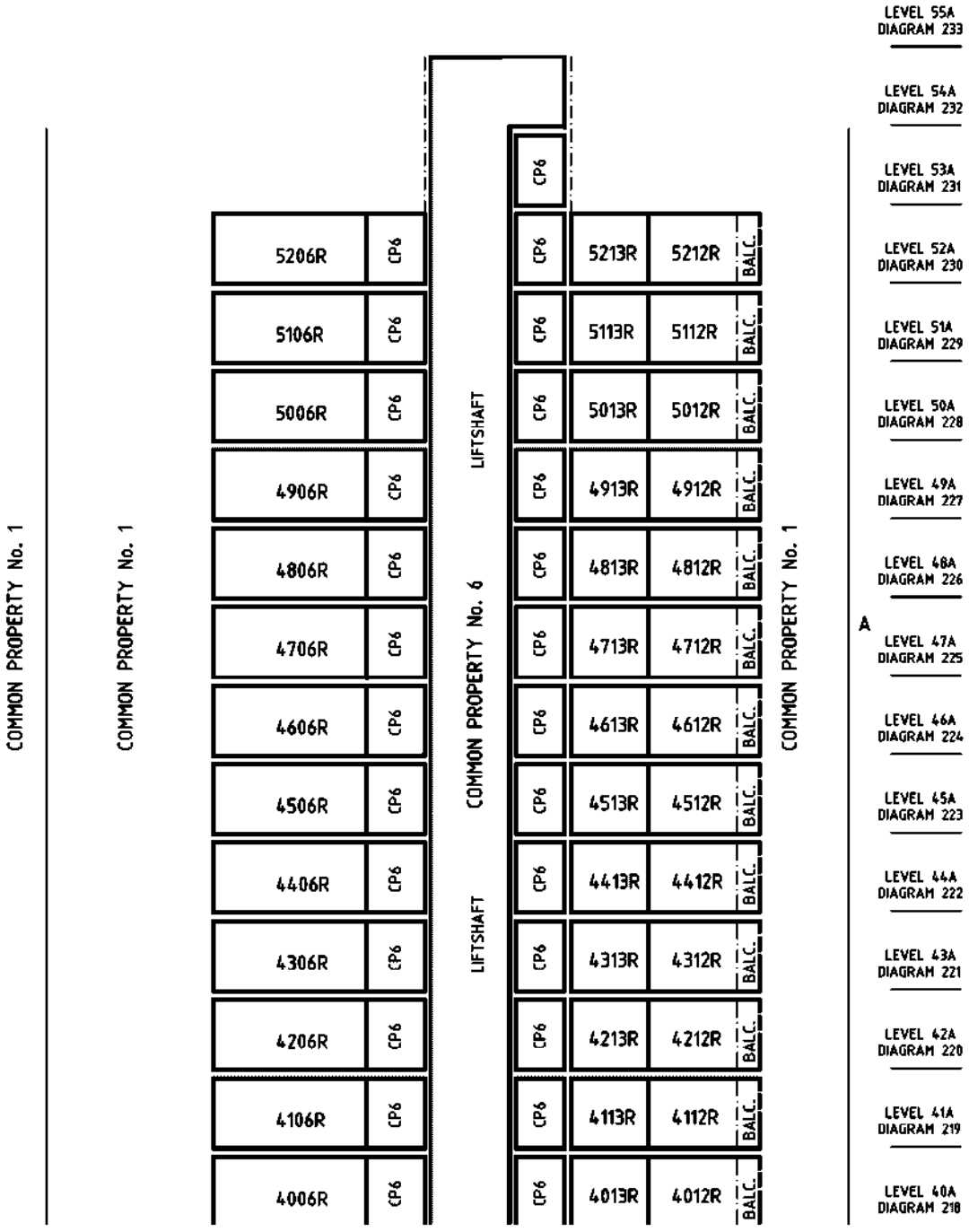
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 302

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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SECTION T-T' - SHEET 4 OF 4

TOWER 3 (TYPICAL)

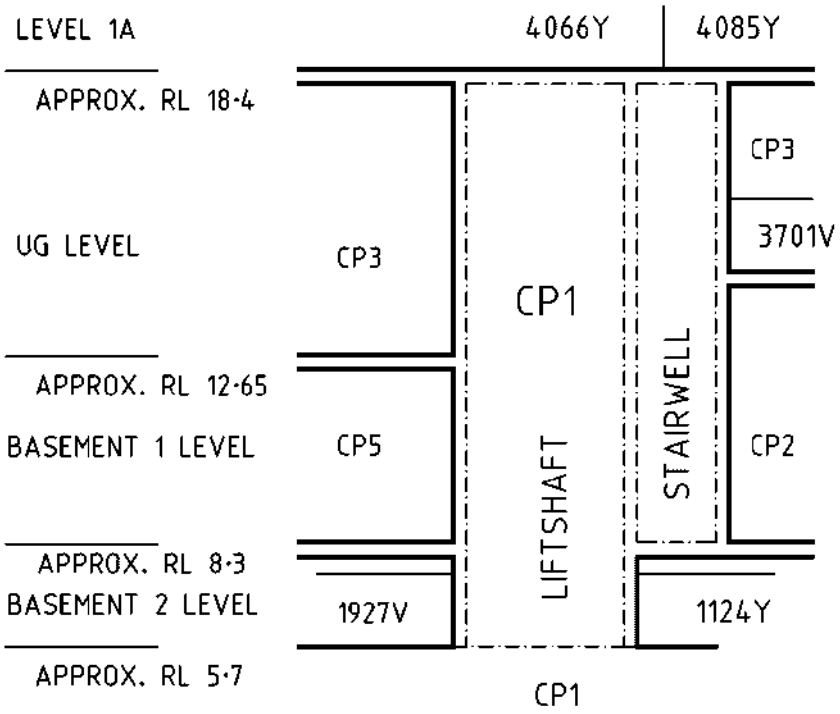
NOT TO SCALE

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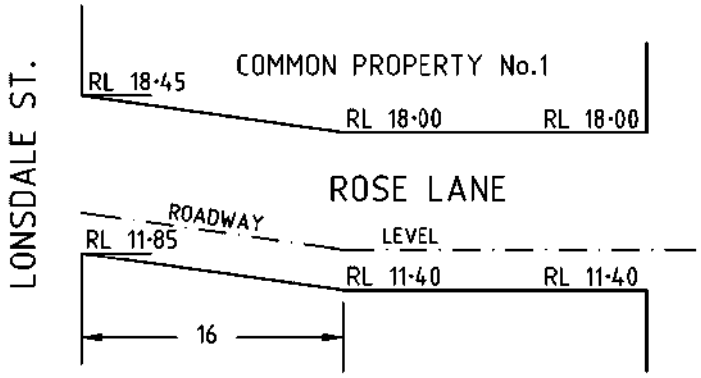
SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 303
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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SECTION T1-T1'

NOT TO SCALE



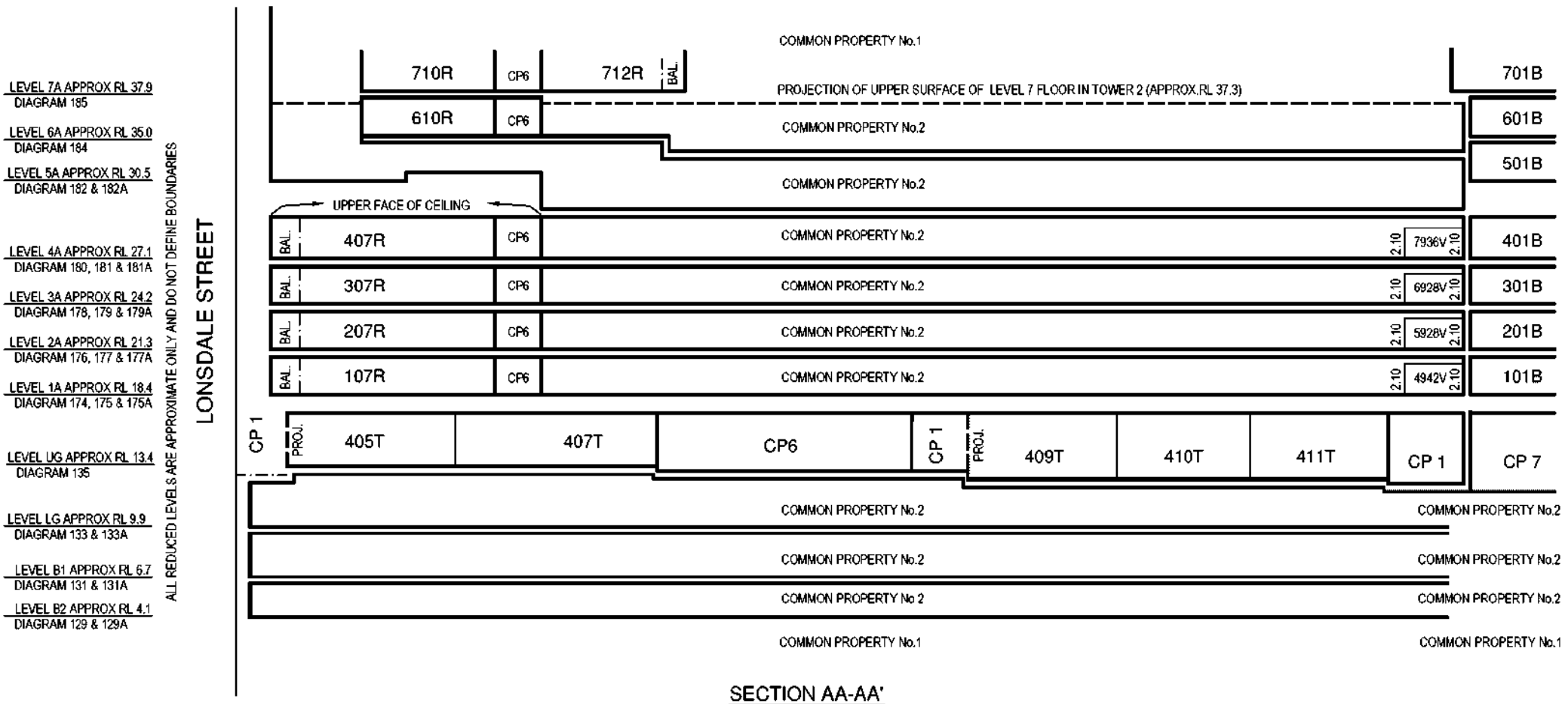
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SECTION Y2-Y2'

NOT TO SCALE

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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 304
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			



SECTION AA-AA'
(TYPICAL)
SHEET 1 OF 3

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE NTS		ORIGINAL SHEET SIZE A3	Sheet 305
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

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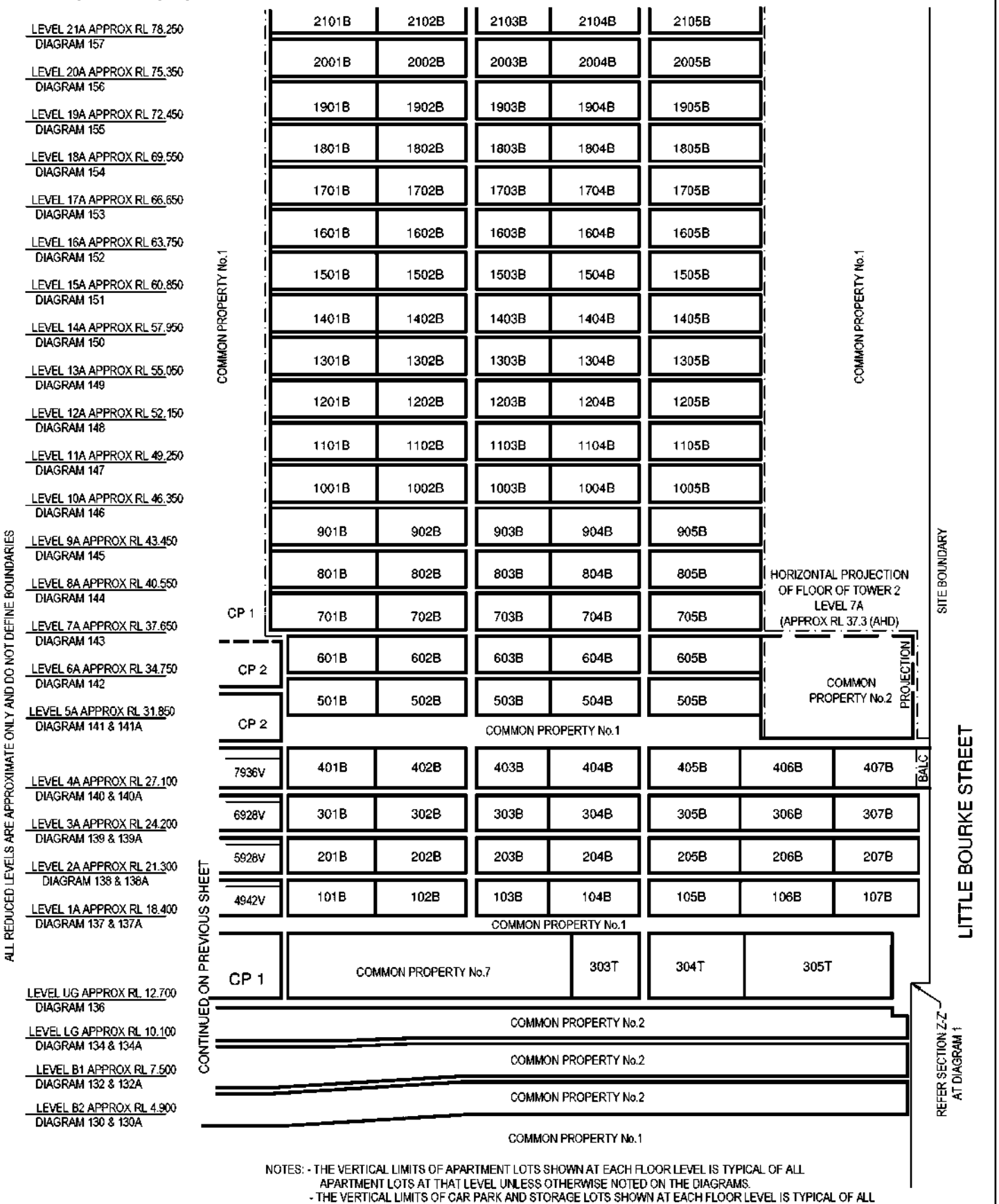
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PLAN OF SUBDIVISION

Plan Number
PS 633275D

SECTION AA-AA'
(TYPICAL)
SHEET 2 OF 3

CONTINUED ON FOLLOWING SHEET



NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 306

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SECTION AA-AA'
(TYPICAL)
SHEET 3 OF 3

PLAN OF SUBDIVISION

Plan Number
PS 633275D

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ALL REDUCED LEVELS ARE APPROXIMATE ONLY AND DO NOT DEFINE BOUNDARIES

LEVEL 32A APPROX RL 112.900
DIAGRAM 168

LEVEL 31A APPROX RL 107.250
DIAGRAM 167

LEVEL 30A APPROX RL 104.350
DIAGRAM 166

LEVEL 29A APPROX RL 101.450
DIAGRAM 165

LEVEL 28A APPROX RL 98.550
DIAGRAM 164

LEVEL 27A APPROX RL 95.650
DIAGRAM 163

LEVEL 26A APPROX RL 92.750
DIAGRAM 162

LEVEL 25A APPROX RL 89.850
DIAGRAM 161

LEVEL 24A APPROX RL 86.950
DIAGRAM 160

LEVEL 23A APPROX RL 84.050
DIAGRAM 159

LEVEL 22A APPROX RL 81.150
DIAGRAM 158

LEVEL 21A APPROX RL 78.250

PROJECTION

COMMON PROPERTY No.1

COMMON PROPERTY No.1

3001B	3002B	3003B	3004B	3005B
2901B	2902B	2903B	2904B	2905B
2801B	2802B	2803B	2804B	2805B
2701B	2702B	2703B	2704B	2705B
2601B	2602B	2603B	2604B	2605B
2501B	2502B	2503B	2504B	2505B
2401B	2402B	2403B	2404B	2405B
2301B	2302B	2303B	2304B	2305B
2201B	2202B	2203B	2204B	2205B
2101B	2102B	2103B	2104B	2105B

COMMON PROPERTY No.1

CONTINUED ON PREVIOUS SHEET

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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

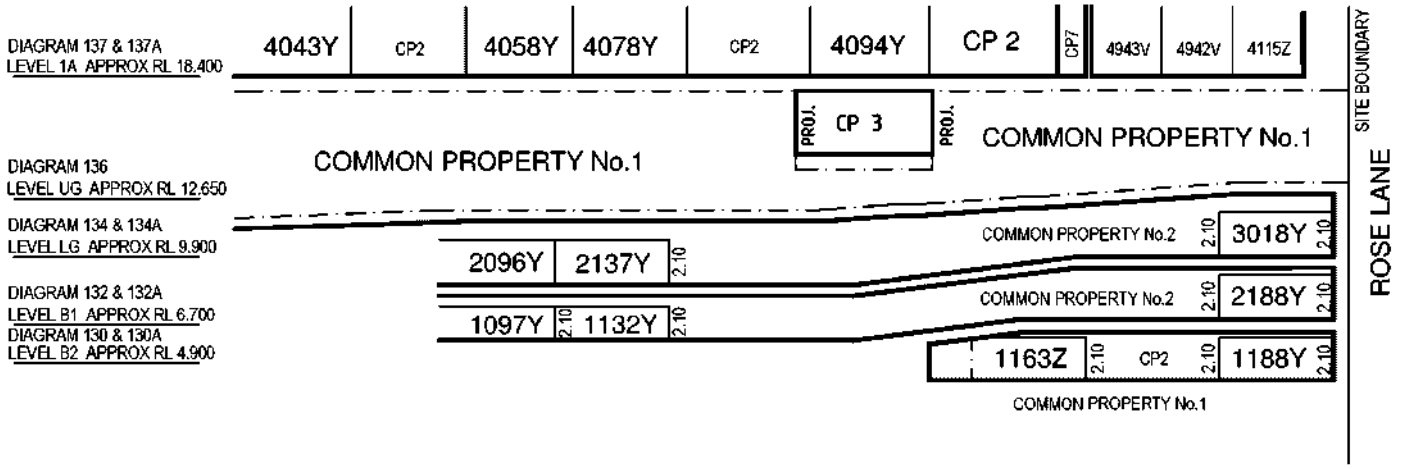
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KEPPEL JOHN TURNOUR

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PLAN OF SUBDIVISION

Plan Number
PS 633275D



SECTION BB-BB'
(TYPICAL)
NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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SCALE NTS
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 308

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KEPPEL JOHN TURNOUR

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SECTION CC-CC'
(TYPICAL)
NOT TO SCALE

PLAN OF SUBDIVISION

Plan Number
PS 633275D

LEVEL 32A APPROX RL 112.900
DIAGRAM 168

NOTES:
- THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

LEVEL 31A APPROX RL 107.250
DIAGRAM 167

LEVEL 30A APPROX RL 104.350
DIAGRAM 166

LEVEL 29A APPROX RL 101.450
DIAGRAM 165

LEVEL 28A APPROX RL 98.550
DIAGRAM 164

LEVEL 27A APPROX RL 95.650
DIAGRAM 163

LEVEL 26A APPROX RL 92.750
DIAGRAM 162

LEVEL 25A APPROX RL 89.850
DIAGRAM 161

LEVEL 24A APPROX RL 86.950
DIAGRAM 160

LEVEL 23A APPROX RL 84.050
DIAGRAM 159

LEVEL 22A APPROX RL 81.150
DIAGRAM 158

LEVEL 21A APPROX RL 78.250
DIAGRAM 157

LEVEL 20A APPROX RL 75.350
DIAGRAM 156

LEVEL 19A APPROX RL 72.450
DIAGRAM 155

LEVEL 18A APPROX RL 69.550
DIAGRAM 154

LEVEL 17A APPROX RL 66.650
DIAGRAM 153

LEVEL 16A APPROX RL 63.750
DIAGRAM 152

LEVEL 15A APPROX RL 60.850
DIAGRAM 151

LEVEL 14A APPROX RL 57.950
DIAGRAM 150

LEVEL 13A APPROX RL 55.050
DIAGRAM 149

LEVEL 12A APPROX RL 52.150
DIAGRAM 148

LEVEL 11A APPROX RL 49.250
DIAGRAM 147

LEVEL 10A APPROX RL 46.350
DIAGRAM 146

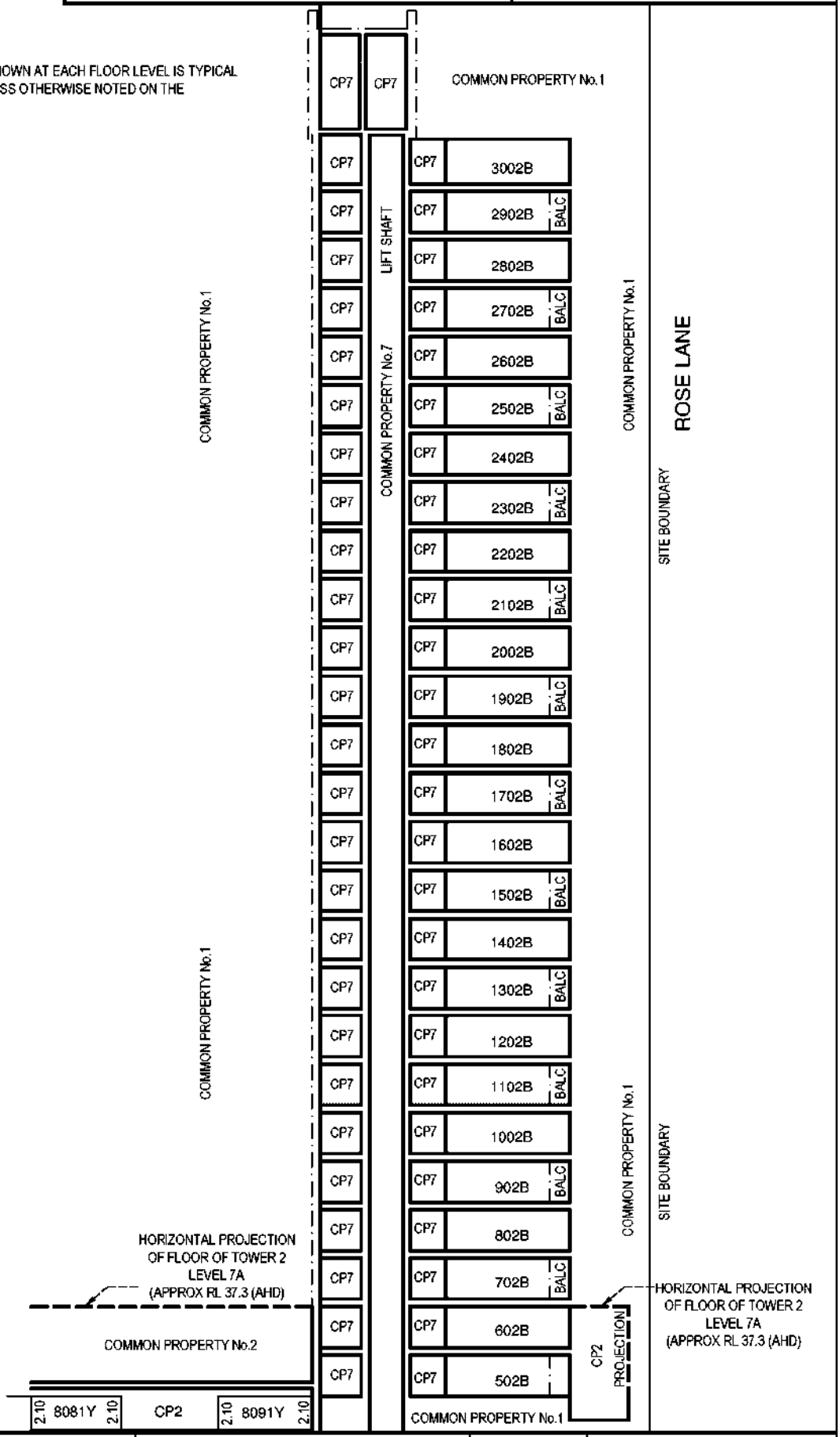
LEVEL 9A APPROX RL 43.450
DIAGRAM 145

LEVEL 8A APPROX RL 40.550
DIAGRAM 144

LEVEL 7A APPROX RL 37.650
DIAGRAM 143

LEVEL 6A APPROX RL 34.750
DIAGRAM 142

LEVEL 5A APPROX RL 31.850
DIAGRAM 141 & 141A



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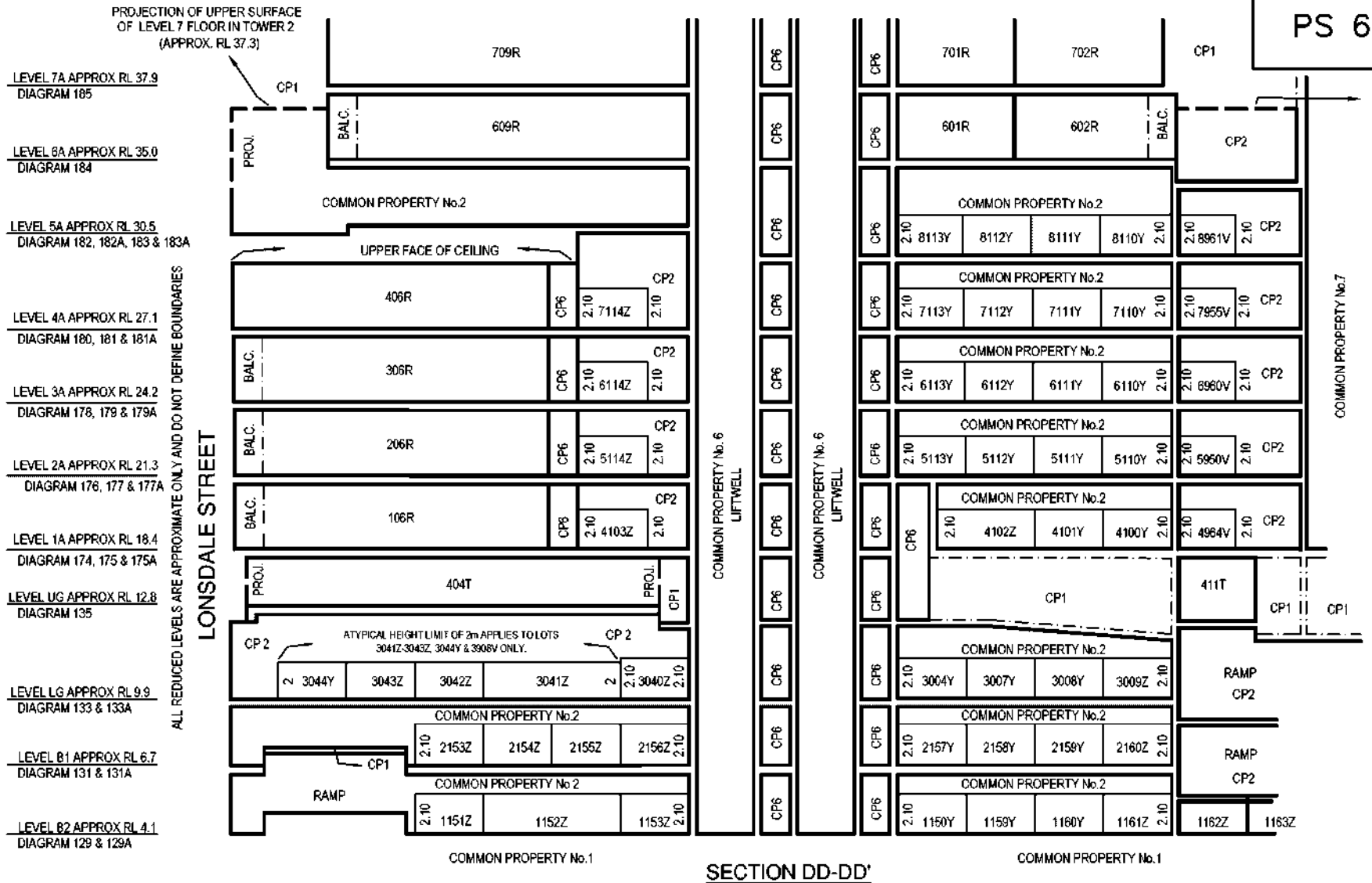
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 309

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KEPPEL JOHN TURNOUR

REF M1003 VERSION COMP



SECTION DD-DD'
(TYPICAL)
SHEET 1 OF 3

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE		ORIGINAL SHEET SIZE A3	Sheet 310
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LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

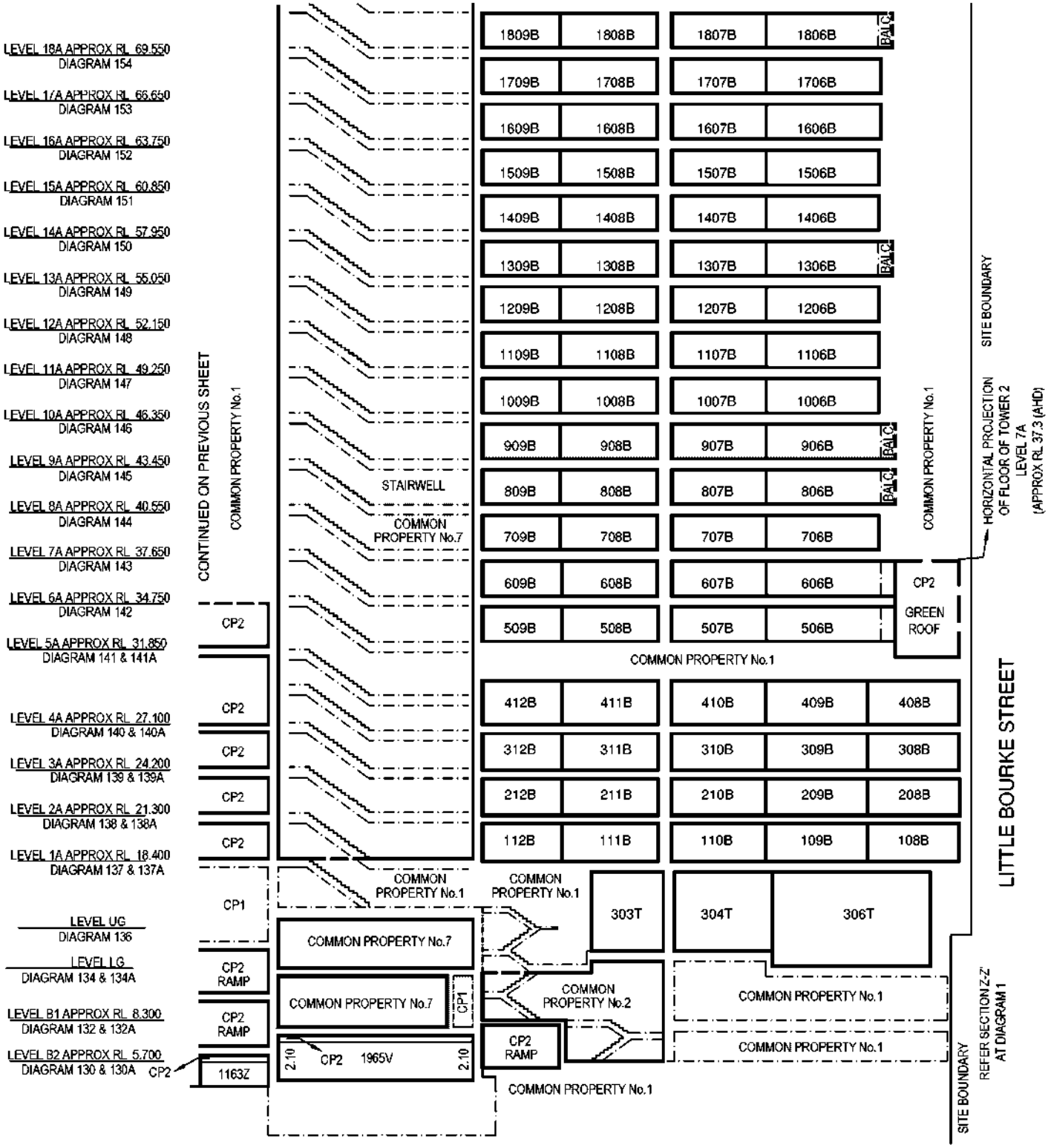
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PLAN OF SUBDIVISION

Plan Number
PS 633275D

CONTINUED ON FOLLOWING SHEET



SECTION DD-DD'
(TYPICAL)
SHEET 2 OF 3

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE NTS
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 311

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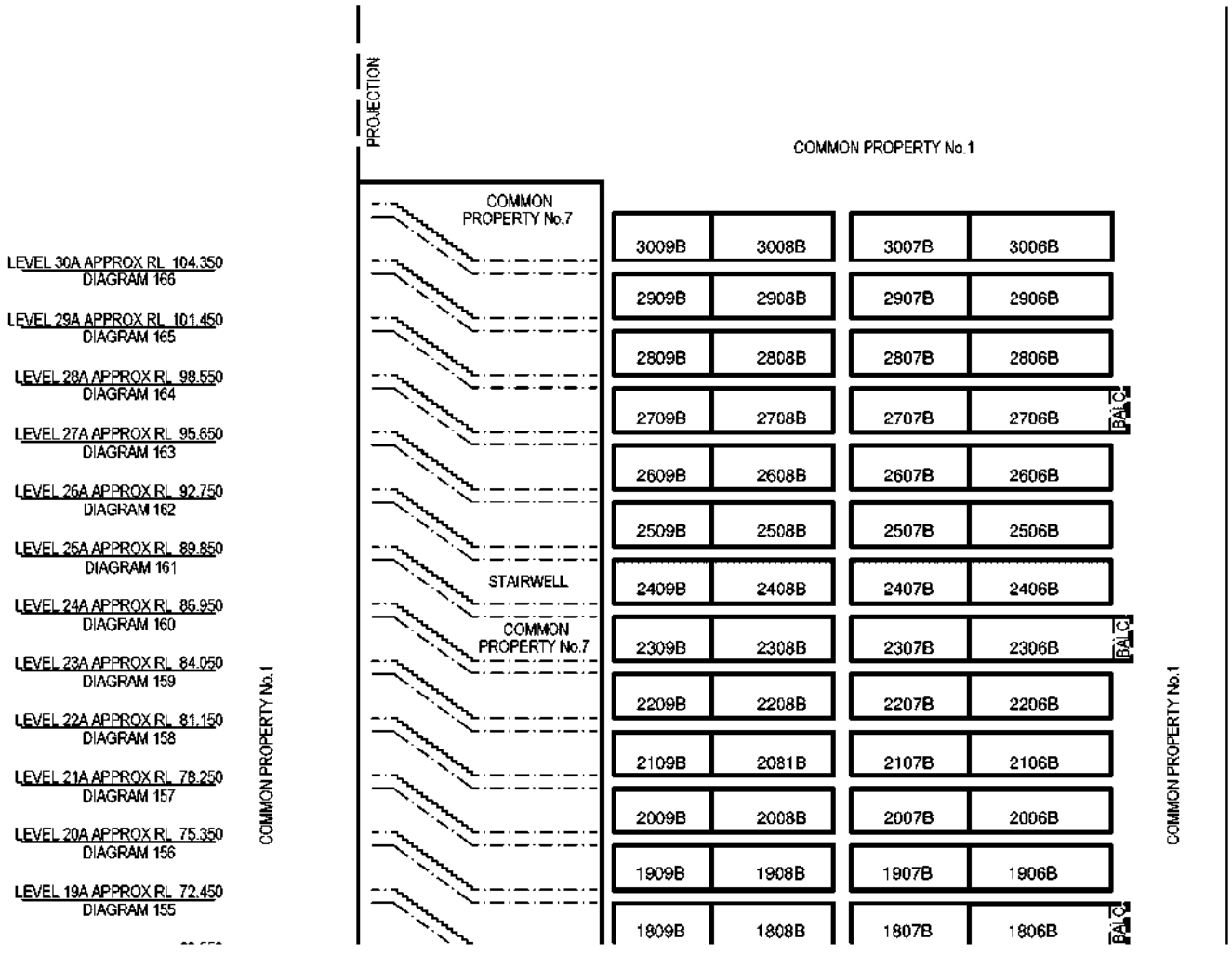
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PLAN OF SUBDIVISION

Plan Number
PS 633275D

SECTION DD-DD'
(TYPICAL)
SHEET 3 OF 3

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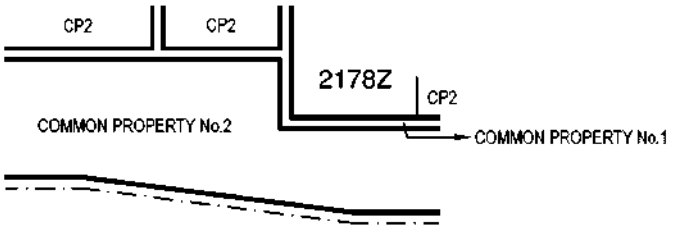
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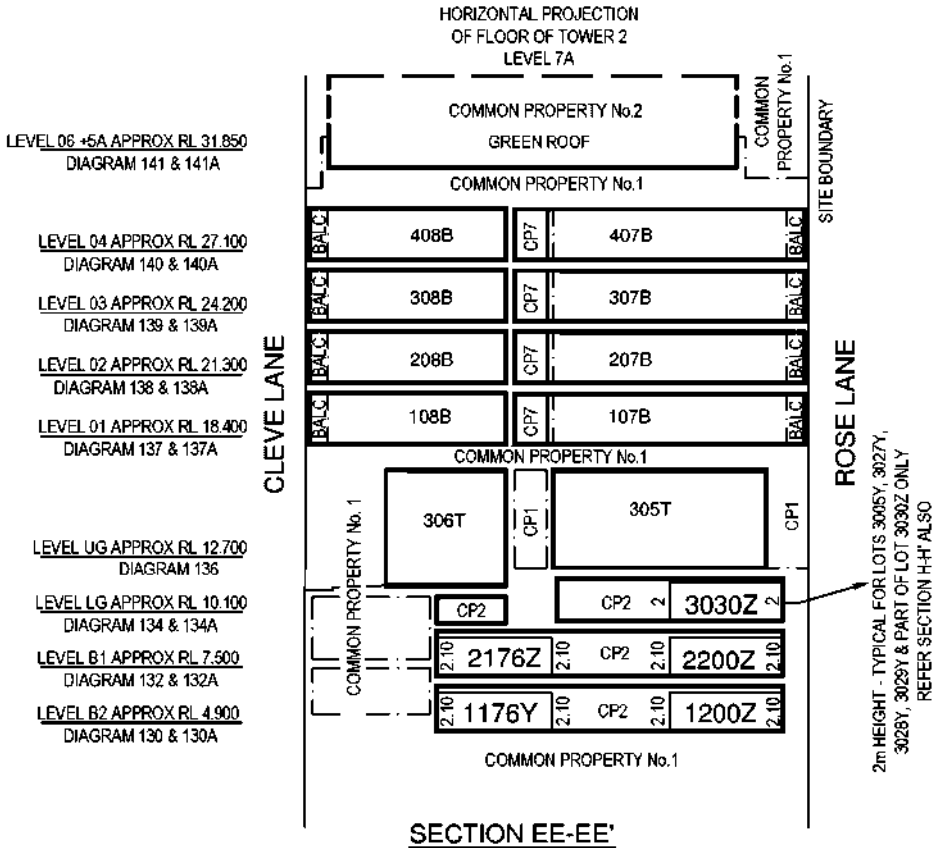
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PLAN OF SUBDIVISION

Plan Number
PS 633275D



SECTION FF-FF'
NOT TO SCALE



SECTION EE-EE'
(TYPICAL)
NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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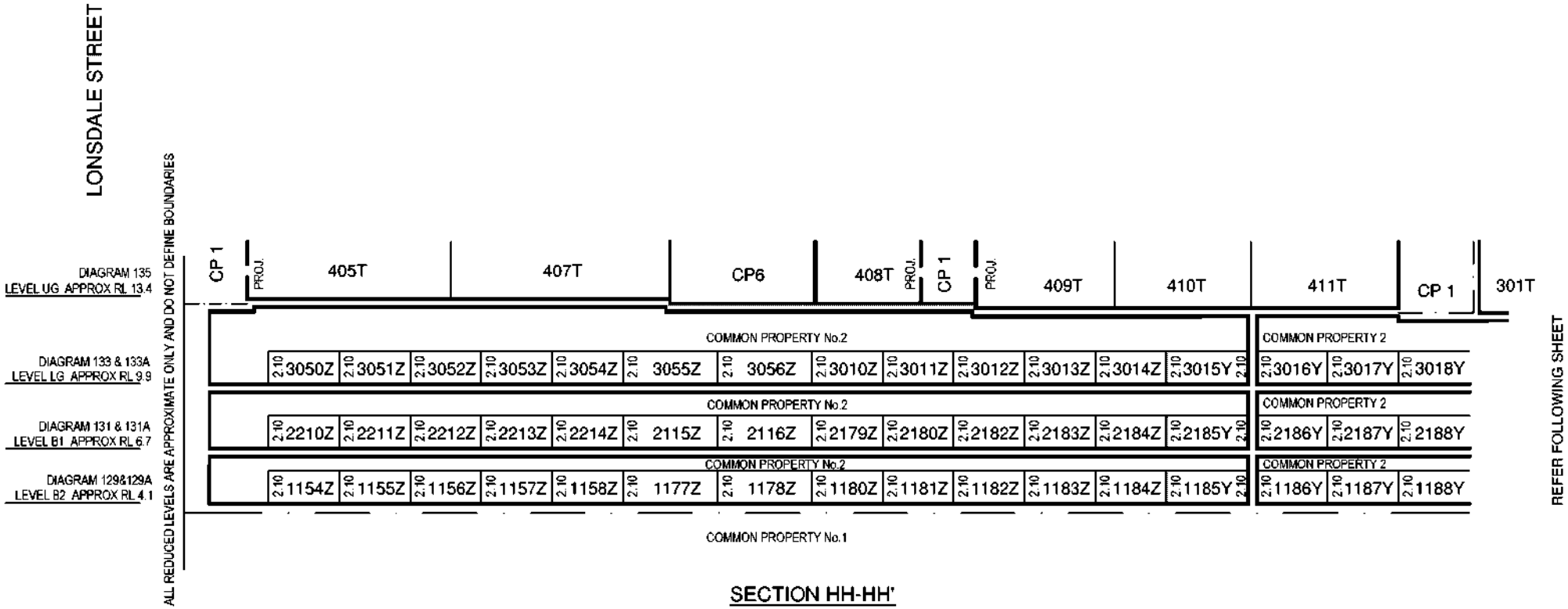
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LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 313

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REF M1003 VERSION COMP



SECTION HH-HH'
SHEET 1 OF 2
(TYPICAL)
NOT TO SCALE

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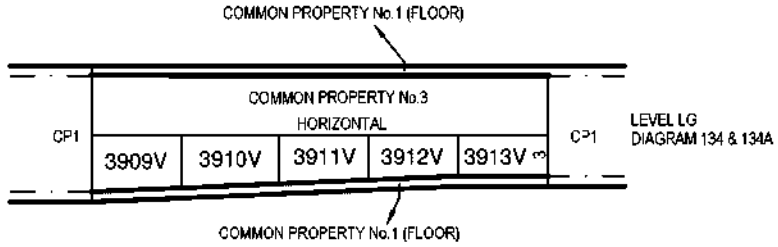
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SCALE		ORIGINAL SHEET SIZE A3	Sheet 314
NTS			

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

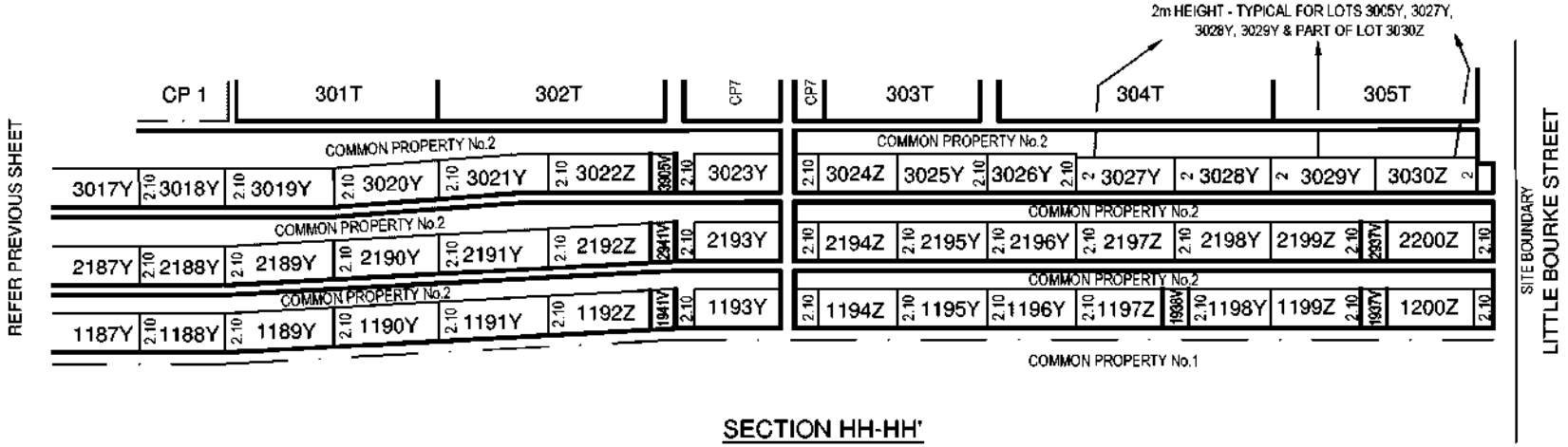
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SECTION GG-GG'

NOT TO SCALE



SECTION HH-HH'

SHEET 2 OF 2

(TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
1/3 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 9347 5663, MOB. 0400 570 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001
FS529488

SCALE		ORIGINAL SHEET SIZE A3	Sheet 315
NTS			

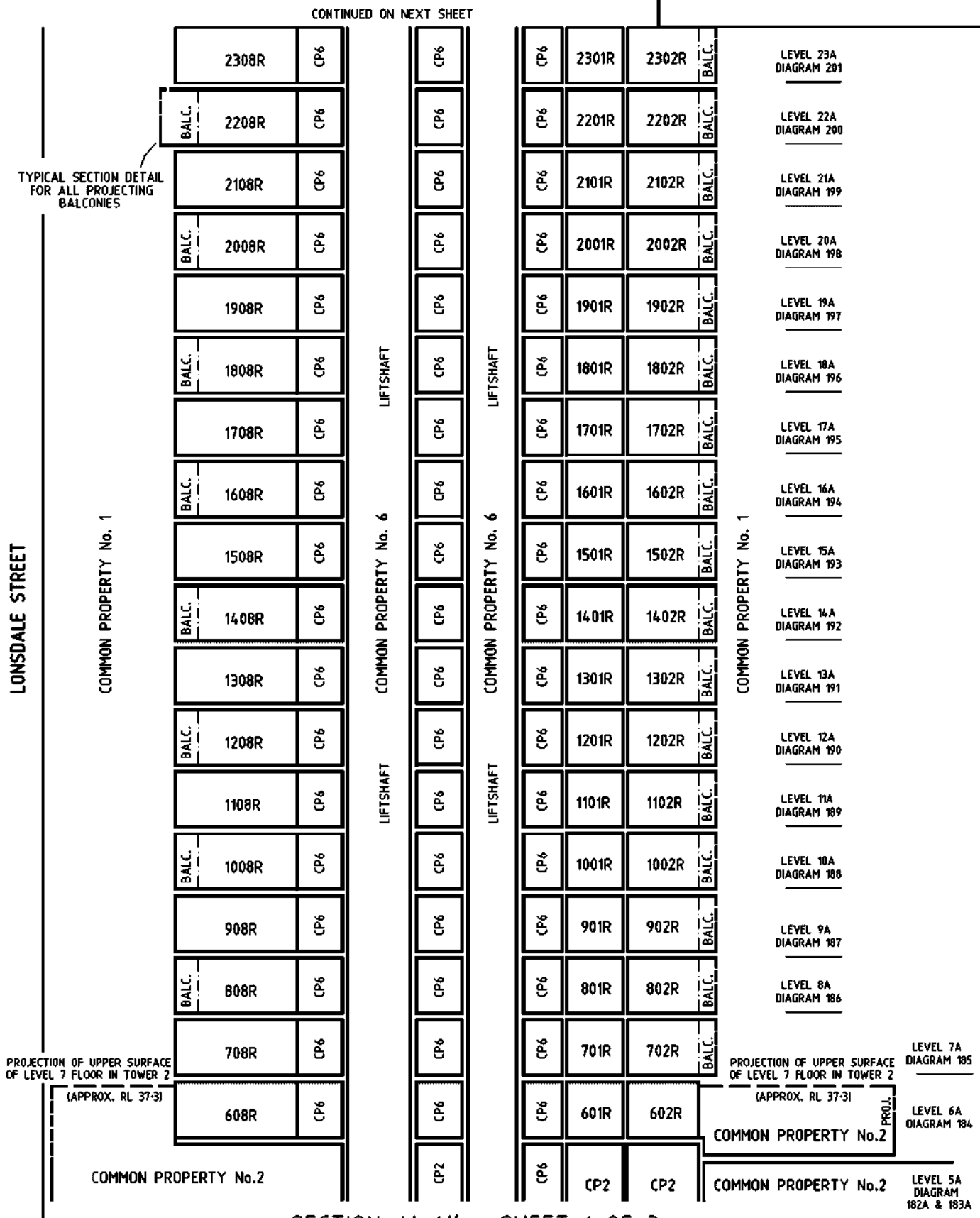
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 316 of 321

PS 633275D



SECTION JJ-JJ' - SHEET 1 OF 3

TOWER 3

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

NOT TO SCALE

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ISO 9001 FS520488

SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 316

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 317 of 321

CONTINUED ON NEXT SHEET



CONTINUED FROM PREVIOUS SHEET

SECTION JJ-JJ' - SHEET 2 OF 3

TOWER 3

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

NOT TO SCALE

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ISO 9001 FS520488

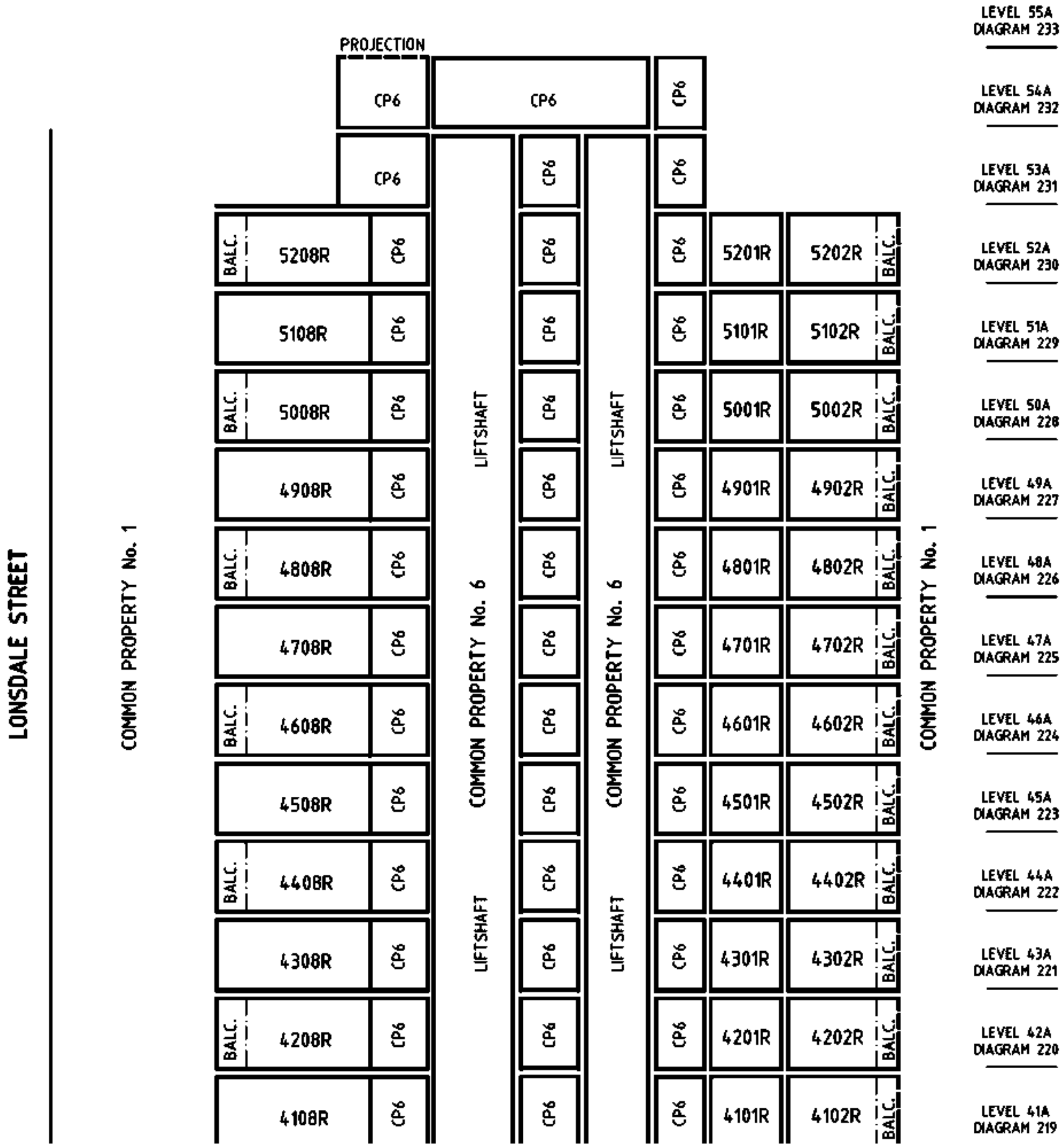
SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 317

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

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PS 633275D



CONTINUED FROM PREVIOUS SHEET

SECTION JJ-JJ' - SHEET 3 OF 3

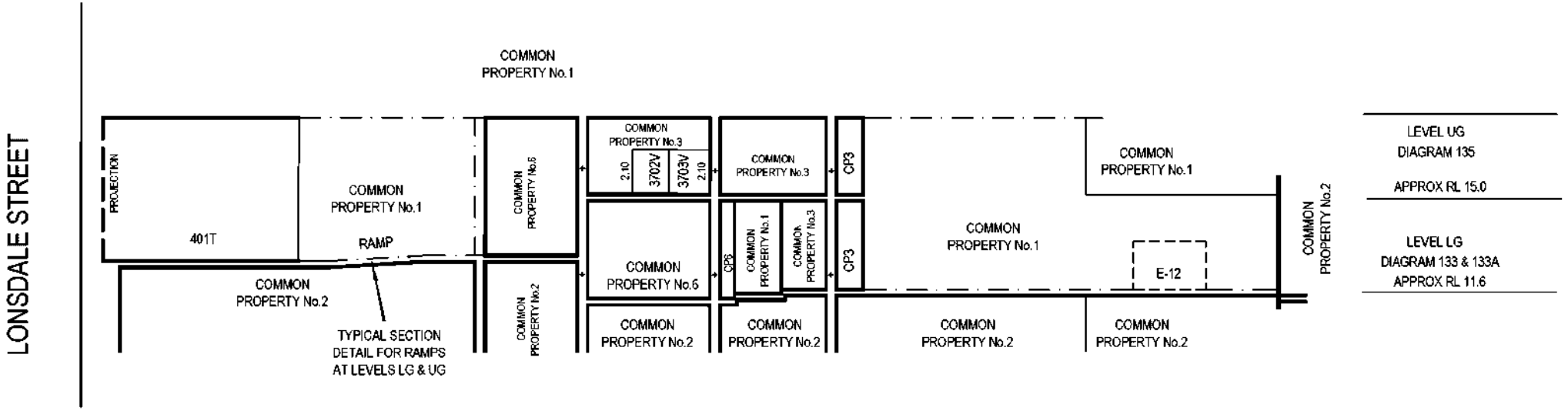
TOWER 3

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

NOT TO SCALE

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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 318
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION COMP			



ALL REDUCED LEVELS ARE APPROXIMATE ONLY AND DO NOT DEFINE BOUNDARIES

SECTION KK-KK'

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
- THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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SCALE		ORIGINAL SHEET SIZE A3	Sheet 319
NTS			
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION COMP			

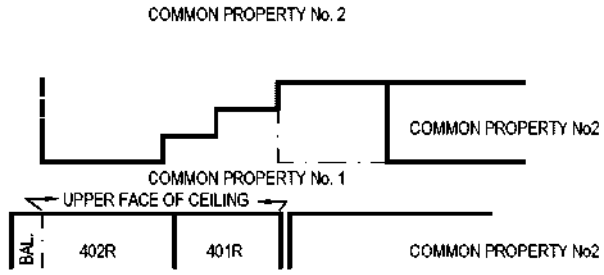
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LEVEL 6A
DIAGRAM 184

LEVEL 5A
DIAGRAMS 182 & 182A

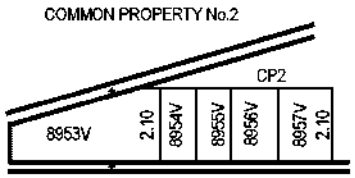
LEVEL 4A
DIAGRAM 180



SECTION LL-LL'
NOT TO SCALE

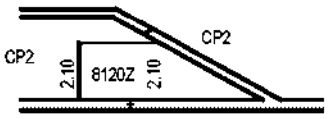
LEVEL 6A
DIAGRAM 184

LEVEL 5A
DIAGRAMS 183 & 183A



SECTION MM-MM'
NOT TO SCALE

LEVEL 5A
DIAGRAMS 183 & 183A



SECTION NN-NN'
NOT TO SCALE

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FS520488

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 320
NTS			

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION COMP

Delivered by LANDATA®, timestamp 08/11/2024 11:40 Page 321 of 321

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS633275D

MASTER PLAN (STAGE 1) REGISTERED DATE 14/02/2013 TIME 6:23 pm

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	LOTS 101T-103T, 105T, 201T-205T, LOTS ON LEVELS 21-45, INCLUSIVE (SEE LOT INDEX, TOWER 1), AND ADDITIONAL COMMON PROPERTY NO.1, NO.2 & NO.4.	STAGE PLAN	PS633275D/S2	22/02/13	2	FF
LOTS S3 & S11	SEE LOT INDEX ON SHEETS 5 AND 6 ON PS633275D/S3 & CP No.5	STAGE PLAN	PS633275D/S3	17/03/14	3	D.P.
LOT S6	LOT S7 & A	STAGE PLAN	PS633275D/S6	25/06/15	4	IRM
LOT S5 & S32	SEE LOT INDEX ON SHEETS 4 & 5 ON PS633275D/S5 & COMMON PROPERTY NO 7	STAGE PLAN	PS633275D/S5	25/06/15	4	IRM
LOTS S7, S31 & S51	Lots & Common Property No 6	STAGE PLAN	PS633275S/S7	17/06/16	5	IRM

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Document Type	**Instrument**
Document Identification	**AM801403L**
Number of Pages (excluding this cover sheet)	**131**
Document Assembled	**29/11/2024 17:46**

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Form 21

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

AM801403L
24/05/2016 $119.70 173

Lodged by: Hunt & Hunt

Name:

Phone:

Address: Level 26, 385 Bourke Street, Melbourne 3000

Ref: Customer Code: 1188V

The responsible 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 for the land.

Land: *Lots*

1087Y	*1088Y*	*1089Y*	*1090Y*	*1120Y*
1121Y	*1122Z*	*1123Y*	*1124Y*	*1126Y*
1127Z	*1128Y*	*1129Y*	*1130Y*	*1131Y*
1139Z	*1140Y*	*1141Z*	*1142Z*	*1143Y*
1144Z	*1150Y*	*1151Z*	*1152Z*	*1153Z*
1154Z	*1155Z*	*1156Z*	*1157Z*	*1158Z*
1159Y	*1160Y*	*1161Z*	*1162Z*	*1177Z*
1178Z	*1180Z*	*1181Z*	*1182Z*	*1183Z*
1184Z	*1185Y*	*1186Y*	*1187Y*	*1931V*
1932V	*1949V*	*1950V*	*1951V*	*1964V*
1965V	*2087Z*	*2124Y*	*2125Y*	*2128Y*
2131Y	*2132Y*	*2133Y*	*2134Y*	*2135Y*
2136Y	*2142Z*	*2143Y*	*2144Y*	*2145Y*
2146Z	*2147Z*	*2148Y*	*2149Z*	*2152Y*
2153Z	*2154Z*	*2155Z*	*2156Z*	*2157Y*
2158Y	*2159Y*	*2160Z*	*2179Z*	*2180Z*
2182Z	*2183Z*	*2184Z*	*2185Y*	*2186Y*
2187Y	*2210Z*	*2211Z*	*2212Z*	*2213Z*
2214Z	*2215Z*	*2216Z*	*2946V*	*2947V*
2948V	*2952V*	*2965V*	*3004Y*	*3007Y*
3008Y	*3009Z*	*3010Z*	*3011Z*	*3012Z*
3013Z	*3014Z*	*3015Y*	*3016Y*	*3017Y*
3040Z	*3041Z*	*3042Z*	*3043Z*	*3044Y*
3050Z	*3051Z*	*3052Z*	*3053Z*	*3054Z*
3055Z	*3056Z*	*3908V*	*3701V*	*3702V*
3703V	*4079Y*	*4080Y*	*4081Y*	*4082Z*
4083Y	*4084Y*	*4085Y*	*4086Y*	*4087Z*
4089Z	*4091Z*	*4092Y*	*4093Y*	*4100Y*
4101Y	*4102Z*	*4103Z*	*4104Z*	*4105Y*
4106Y	*4108Y*	*4109Y*	*4110Y*	*4114Y*
4115Z	*4936V*	*4937V*	*4938V*	*4939V*

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 2 of 131

4940V	4941V	4942V	4943V	4944V
4945V	4947V	4948V	4949V	4950V
4951V	4952V	4953V	4954V	4955V
4956V	4957V	4958V	4963V	4964V
5085Y	5086Y	5087Y	5088Z	5089Y
5090Y	5091Y	5092Y	5093Z	5095Y
5097Z	5098Y	5099Y	5110Y	5111Y
5112Y	5113Y	5114Z	5115Z	5116Y
5117Y	5119Y	5120Y	5121Y	5125Y
5126Z	5922V	5923V	5924V	5925V
5926V	5927V	5928V	5930V	5931V
5932V	5933V	5934V	5935V	5936V
5937V	5938V	5939V	5940V	5941V
5942V	5943V	5944V	5949V	5950V
6090Y	6091Y	6092Y	6093Z	6094Y
6095Y	6096Y	6097Y	6098Z	6100Y
6102Z	6103Y	6104Y	6110Y	6111Y
6112Y	6113Y	6114Z	6115Z	6116Y
6117Y	6119Y	6120Z	6121Z	6122Y
6123Y	6124Y	6125Y	6126Z	6922V
6923V	6924V	6925V	6926V	6927V
6928V	6930V	6931V	6932V	6933V
6934V	6935V	6936V	6937V	6938V
6939V	6940V	6941V	6942V	6943V
6944V	6959V	6960V	7091Y	7092Y
7093Y	7094Y	7095Y	7096Y	7097Y
7098Z	7099Z	7100Z	7101Y	7102Y
7103Y	7104Y	7105Y	7106Y	7110Y
7111Y	7112Y	7113Y	7114Z	7115Z
7116Y	7117Y	7119Y	7120Z	7121Z
7122Y	7123Y	7124Y	7125Y	7126Z
7930V	7931V	7932V	7933V	7934V
7935V	7936V	7938V	7939V	7940V
7941V	7945V	7946V	7947V	7948V
7949V	7950V	7951V	7952V	7953V
7954V	7955V	7956V	7957V	8080Y
8081Y	8082Y	8083Y	8084Y	8085Y
8086Y	8087Z	8089Z	8090Y	8091Y
8092Y	8093Y	8110Y	8111Y	8112Y
8113Y	8114Y	8115Y	8116Y	8117Y
8118Y	8119Y	8120Z	8953V	8954V
8955V	8956V	8957V	8958V	8960V
8961V	8962V			

on the attached plan being part of the land contained in Certificates of Title Volume 11479 Folio 872, Volume 11580 Folio 297 and Volume 11580 Folio 298.

Responsible authority:

Melbourne City Council
Town Hall

AM801403L
24/05/2016 $119.70 173

3438700

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90 Swanston Street
Melbourne, Victoria, 3000

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.

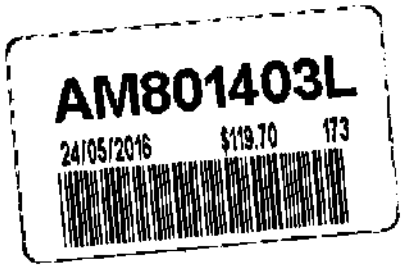
Signature for the responsible authority:

.....

Name of Officer: Kim Wood

Title of Officer: Chief Legal Counsel

Date: 23 May 2016



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Dated the 19th **day of** May **, 2016**

MELBOURNE CITY COUNCIL

and

FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD
(ACN 006 166 034)

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

Land Part of the land known as Tower 3, Upper West Side, 617 Lonsdale Street, Melbourne and 33 Rose Lane, Melbourne.

This Agreement only applies to that part of the Land shown as a Car Park Lot, Storage Lot or Combined car park and storage Lot on the Plan attached in Appendix A and defined by the Agreement.

AM801403L
24/05/2016 $119.70 173

MELBOURNE CITY COUNCIL
Governance and Legal
3rd Floor Town Hall
90 Swanston Street
MELBOURNE VIC 3000

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 5 of 131

SECTION 173 AGREEMENT

CONTENTS

DESCRIPTION		Page
RECITALS:		1
OPERATIVE PROVISIONS:		1
1.	DEFINITIONS	1
2.	INTERPRETATION	2
3.	AGREEMENT UNDER SECTION 173 OF THE ACT	2
4.	AGREEMENT RUNS WITH THE LAND	2
5.	PLANNING OBJECTIVES	3
6.	BINDING COVENANTS	3
7.	SUCCESSORS IN TITLE	3
8.	COVENANTS OF OWNER	3
9.	COSTS	4
10.	DEFAULT OF OWNER	4
11.	INTEREST AND CHARGE	5
12.	NOTICES	5
13.	FURTHER ASSURANCE	5
14.	OWNER'S ACKNOWLEDGMENT	5
15.	NO WAIVER	5
16.	SEVERABILITY	6
17.	MORATORIUM	6
18.	GOVERNING LAW	6
19.	ENDING OF AGREEMENT	6
SCHEDULE		8
APPENDIX A - PLAN		10
APPENDIX B – MORTGAGEE CONSENT		11

AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 6 of 131

PARTIES: **MELBOURNE CITY COUNCIL** of Town Hall, Swanston Street, Melbourne, Victoria 3000 ('Council')

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

AM801403L
24/05/2016 $119.70 173

RECITALS:

A. The Council is the responsible authority for the administration of the Scheme pursuant to the provisions of the Act.

B. The Owner is or is entitled to be the registered proprietor of the Land.

C. The Council issued the Permit.

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 Act with the responsible authority. 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:

1. DEFINITIONS

In this Agreement (including the Recitals) 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. **'Car Park Lot'** means each Lot which is intended to be used wholly for car parking, being the land in Lots which contain the letter 'Y' within the Lot identifier.

1.3. **'Combined car park and storage Lot'** means each Lot which is intended to be used for car parking and/or storage, being the land in Lots which contain the letter 'Z' within the Lot identifier.

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

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

1.6. **'Land'** means the land described in Item 2 of the Schedule.

1.7. **'Lot'** means a lot on the Plan.

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 7 of 131

1.8. **'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.

1.9. **'Permit'** means the Planning Permit referred to in Item 3 of the Schedule.

1.10. **'Plan'** means the plan attached in Appendix A.

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

1.12. **'Prime Lot'** means each Lot on the Plan and the land in any lot on a subsequent or previous staged plan of subdivision under PS633275D, which contains the letter 'S', 'L', 'R', 'B' or 'T' within the Lot identifier.

1.13. **'Scheme'** means the Melbourne Planning Scheme.

1.14. **'Storage Lot'** means each Lot which is intended to be used wholly as a storeroom or for storage purposes, being the land in Lots which contain the letter 'V" within the Lot identifier.

1.15. **'Termination Date'** means the date or specified event referred to in Item 9 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.

AM801403L 24/05/2016 $119.70 173

3. AGREEMENT UNDER SECTION 173 OF THE ACT

The Council and the Owner 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. AGREEMENT RUNS WITH THE LAND

This Agreement shall be deemed to come into force and effect as from the date of

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 8 of 131

commencement of this Agreement and the benefit and burden of this Agreement shall run with and be annexed to the Land.

5. 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.

6. 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, assignee 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.

7. 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:

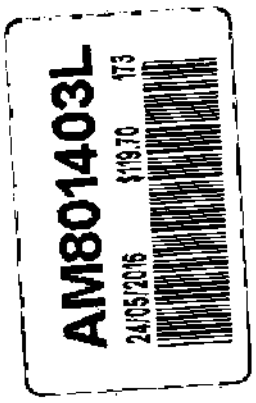
7.1. give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement

7.2. 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.

8. COVENANTS OF OWNER

The Owner covenants and agrees that:

8.1. it will not sell or otherwise transfer its interest in any Car Park Lot, Storage Lot or Combined car park and storage Lot other than to an Owner of a Prime Lot. (It is acknowledged that the sale by the Owner of a Car Park Lot, Storage Lot or Combined car park and storage Lot to a party to whom the Owner is simultaneously selling a Prime Lot will not breach this clause)



8.2. a Car Park Lot may only be used for car parking and only by the Owner, or by occupiers of, or bona fide visitors to, a Prime Lot

8.3. a Storage Lot may only be used as a storeroom or for storage purposes and only by the Owner, or by occupiers of, or bona fide visitors to, a Prime Lot

8.4. a Combined car park and storage Lot may only be used for car parking, storage purposes or such other purpose as approved by the Council and only by the Owner, or by occupiers of, or bona fide visitors to a Prime Lot

8.5. it shall not be an owner of any Car Park Lot, Storage Lot or Combined car park and storage Lot unless it is concurrently the owner of a Prime Lot

8.6. 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

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 9 of 131

8.7. 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 in Section 42 of the *Transfer of Land Act 1958*

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

8.9. it consents to the Council making application to the Registrar of the Land Titles Office to make a 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 Council to do so 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

8.10. 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.

9. COSTS

9.1. The Owner shall forthwith pay on demand to the Council the Council's costs and expenses including legal expenses of and incidental to:

9.1.1.1. 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

9.1.1.2. 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

9.1.1.3. 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.

AM801403L 24/05/2016 $119.70 173

10. DEFAULT OF OWNER

In the event of the Owner defaulting or failing to perform any of the Owner's obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owner and any such costs shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 10 of 131

11. INTEREST AND CHARGE

11.1. If any of the monies payable pursuant to this Agreement are not paid by the due date, the amount then due and unpaid shall attract interest from the relevant due date until the date when such money is paid at the rate of interest from time to time which the Council may be authorised by legislation to charge as interest on any unpaid rates and charges.

11.2. Any payments made for the purposes of this Agreement shall be appropriated first in payment of any interest and unpaid costs and expenses of the Council and shall then be applied in repayment of the unpaid sum.

12. NOTICES

12.1. 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,

12.1.1. by delivering it personally to that party

12.1.2. by sending it by prepaid post

12.1.3. 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,

12.2. and notice or other communication is deemed served:

12.2.1. if delivered, on the next following business day

12.2.2. if posted, on the expiration of two business days after the date of posting

12.2.3. 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.

AM801403L 24/05/2016 $119.70 173

13. 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.

14. 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 Council of the powers, duties and discretions which 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.

15. 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

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 11 of 131

relation to the terms of this Agreement.

16. 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.

17. 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 of the rights, powers and remedies conferred on the party by this Agreement are hereby expressly negatived and excluded from this Agreement.

18. 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.

19. ENDING OF AGREEMENT

19.1. This Agreement shall cease to operate on the Termination Date.

19.2. As soon as reasonably practicable after the Agreement has ended the Council will at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183 (1) of the Act to cancel the recording of this Agreement on the Register.

EXECUTED as a DEED

SIGNED SEALED AND DELIVERED by **LEON WILSON, TEAM LEADER LAND SURVEY** pursuant to an Instrument of Delegation authorised by Resolution of Council.)

.....

Witness

AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 12 of 131

EXECUTED by FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD (ACN 006 166 034) in accordance with section 127(1) of the *Corporations Act* 2001 (Cth) in the presence of:

Director .....

Full Name CRAIG WILLIAMS

Usual Address 3 Lyall Street Hawthorn.

Director/Secretary .....

Full Name .....Craig O'Hare

Usual Address .....22 Fitzjohn Drive Bundoora Vic 3083

AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 13 of 131

AM801403L
24/05/2016 $119.70 173

SCHEDULE

ITEM NO.	ISSUE	SPECIFICATION
1.	Owner	Far East Consortium (Australia) Pty Ltd (ACN 006 166 034)
2.	Land description by address and Certificate of Title details	The Car Park Lots, Storage Lots and Combined car park and storage Lots on the Plan being part of the land contained in certificates of title Volume 11479 Folio 872, Volume 11580 Folio 297 and Volume 11580 Folio 298 known as 617 Lonsdale Street, Melbourne and 33 Rose Lane, Melbourne.
3.	Permit Number and date issued	TP- 2016-20 dated 17 March 2016
4.	What the Permit allows	Subdivision in accordance with the attached endorsed plans, PS633275D Stage 7.
5.	What the condition requiring the Agreement provides for	The certified plan must show the car park lots and the storage lots to be part lots together with other appropriate "prime" lots in the plan; *or* a legally binding agreement under Section 173 of the Planning and Environment Act 1987 shall be entered into between the land owner and the Responsible Authority and registered at Land Victoria prior to the issue of the statement of compliance for the plan, to ensure that the relevant car park lots and storage lots can only be owned and used for the approved purposes together with a "prime" lot or lots on the plan. The agreement must also contain such other conditions as may be advised by Council's Chief Legal Counsel. The owner of the land being subdivided must pay all of Council's reasonable legal costs and expenses for this agreement, including Land Victoria registration fees.
6.	Mortgage details including name and address of Mortgagee, date mortgage registered and registered number	ANZ Fiduciary Services Pty Ltd registered number AK865544X dated 29 January 2014.
7.	Commencement date	The date of execution of this Agreement.
8.	Council's Representative is:	Leon Wilson, Team Leader Land Survey
9.	Termination date or specified event	The Land permanently ceasing to be used or capable of being used for car park, storage or car park and storage purposes (as the case may be) or otherwise by agreement of the parties.

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 14 of 131

10.	Address, phone and facsimile of Council	Melbourne City Council Town Hall, Swanston Street Melbourne VIC 3000 Ph: 9658 9658 Facsimile: 9654 4854
12.	Address, phone and facsimile of Owner	Unit 501, Level 5 370 St Kilda Road MELBOURNE VIC 3004 Phone: 9681 6988 Fax: 9681 6188



Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 15 of 131

APPENDIX A - PLAN

AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 16 of 131

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

LOCATION OF LAND

PARISH : NORTH MELBOURNE

CITY : MELBOURNE

SECTION : 17

CROWN ALLOTMENT: 13 (PART), 14 (PART) 22 AND 23

TITLE REFERENCE : VOL. 11580 FOL. 298
VOL. 11479 FOL. 872
VOL. 11580 FOL. 297

LAST PLAN REFERENCE : PS633275D; LOTS S7, S31 & S51

POSTAL ADDRESS : 617-639 LONSDALE STREET
(At time of subdivision) MELBOURNE, 3000

MGA94 Co-ordinates
(of approx centre of land in plan) E 319 900 ZONE: 55
N 5812 730 GDA 94

MELBOURNE CITY COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

THIS IS A SPEAR PLAN

REGULATIONS:
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION (REGISTRAR'S REQUIREMENTS) REGULATIONS 2011.

OWNER'S CORPORATIONS:
LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNER'S CORPORATIONS, SEE OWNER'S CORPORATION SEARCH REPORTS FOR DETAIL.

DEPTH LIMITATION:
15m BELOW THE SURFACE APPLIES TO CAs 22 & 23 ONLY.

COMMON PROPERTY NO. 1 INCLUSIONS:
COMMON PROPERTY NO. 1 IS ALL THE LAND IN THE PLAN EXCEPT COMMON PROPERTY NO. 2, COMMON PROPERTY NO. 3, COMMON PROPERTY NO. 6 AND ALL OF THE LOTS AFFECTED BY OWNER'S CORPORATION NO.1.

COMMON PROPERTY NO. 1 INCLUDES THE STRUCTURE OF ALL FLOORS WHICH DEFINE THE BOUNDARIES DEPICTED ON THE DIAGRAMS.

COMMON PROPERTY NO. 1 INCLUDES THE STRUCTURE OF ALL WALLS, WINDOWS AND BALUSTRADES WHICH DEFINE THE BOUNDARIES DEPICTED ON THE DIAGRAMS; WITH THE EXCEPTION OF ;

(1) THOSE WALLS, WINDOWS AND BALUSTRADES WHICH DEFINE BOUNDARIES BETWEEN LOTS,
(2) THOSE WINDOWS WHICH DEFINE BOUNDARIES WITH RETAIL LOTS.

COMMON PROPERTY NO. 1 INCLUDES ALL INTERNAL SERVICE DUCTS, PIPE SHAFTS, COLUMNS AND PILLARS WITHIN THE BUILDINGS UNLESS OTHERWISE NOTED ON THE PLAN.

THE POSITION OF THESE SERVICE DUCTS, PIPE SHAFTS, COLUMNS AND PILLARS ARE NOT NECESSARILY SHOWN ON THE DIAGRAMS CONTAINED HEREIN.

NOTATIONS -CONTINUED

RETAIL LOT INCLUSIONS:

RETAIL LOTS INCLUDE THE STRUCTURE OF ALL WINDOWS THAT DEFINE BOUNDARIES DEPICTED ON THE DIAGRAMS BETWEEN THE RELEVANT LOT AND COMMON PROPERTY NOS. 1 OR 3.

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:

BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.
WHERE A BOUNDARY DELINEATES COMMON PROPERTY NUMBER 1, 2, 3 OR 6 THE BOUNDARY IS DEEMED TO LIE ALONG THE FACE OF THE WALL, FLOOR, CEILING OR BALUSTRADE AS IMPLIED IN THE PRECEDING NOTATIONS.

WHERE A BOUNDARY DOES NOT DELINEATE COMMON PROPERTY NUMBER 1, 2, 3 OR 6 THE BOUNDARY IS DEEMED TO LIE AT THE MEDIAN OF THE WALL, WINDOW OR BALUSTRADE DEFINING THE BOUNDARY.

AM801403L
24/05/2016 $119.70 173

Tomkinson Group
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS632489

SURVEYORS FILE REF: M100303

ORIGINAL SHEET SIZE A3

Sheet 1 of 113

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 17 of 131

CAR PARK AND STORAGE LOT BOUNDARIES:

THE LOWER BOUNDARY OF CAR PARK AND STORAGE LOTS LIES ON THE UPPER SURFACE OF THE FLOOR IMMEDIATELY BELOW THE LOT.

THE UPPER BOUNDARY OF THE CAR PARK AND STORAGE LOTS LIES 2.10 METRES ABOVE THE LOWER BOUNDARY UNLESS OTHERWISE SHOWN ON THE DIAGRAMS OR SECTIONS.

PART LOTS:

LOT NUMBER 2142Z CONSISTS OF TWO PARTS. ALL OTHER LOTS CONSIST OF ONE PART ONLY.

LOT NUMBER OMISSIONS:

LOT NUMBERS ARE NOT NECESSARILY CONSECUTIVE. SOME NUMBERS HAVE BEEN OMITTED FROM THIS PLAN. REFER TO LOT INDEX ON SHEETS 4 TO 5 FOR A FULL LIST OF INCLUDED LOTS.

DATUM FOR LEVELS:

ALL LEVELS SHOWN ARE RELATIVE TO THE AUSTRALIAN HEIGHT DATUM (AHD). DATUM FOR ALL LEVELS IS MELBOURNE NORTH PM 203 WITH A STATED VALUE OF 15.55m AHD AT THE 16th DECEMBER 2008.

OTHER PURPOSES OF PLAN:

NIL.

SURVEY:

THIS PLAN IS BASED ON THE SURVEY IN BP 2588.

ABBREVIATIONS:

CP = COMMON PROPERTY
PT = PART LOT
BAL. OR BALC. = BALCONY

LEGEND:

BUILDING STRUCTURE THAT DOES NOT DEFINE A BOUNDARY IS SHOWN THUS: — · — · — · —

DEFINITIONS:

WITHIN THE PRECEDING NOTATIONS AND ELSEWHERE IN THE PLAN;

"CAR PARK AND STORAGE LOTS" ARE DEEMED TO BE THOSE LOTS INCLUDING THE LETTERS M, U, V, W, Y OR Z WITHIN THE LOT IDENTIFIER.

"RETAIL LOTS" ARE DEEMED TO BE THOSE LOTS INCLUDING THE LETTER T WITHIN THE LOT IDENTIFIER.

"WALL" IS DEEMED TO INCLUDE THE CONCRETE, BLOCK WORK, STUDS OR OTHER MATERIAL FORMING THE STRUCTURE OF THE WALL BUT NOT THE PLASTERBOARD OR APPLIED LINING TO THE WALL.

"WALL" IS ALSO DEEMED TO INCLUDE ANY DOOR, DOOR FRAME OR DOOR JAMB LYING BETWEEN THE PLANES OF THE WALL FACES.

"WINDOW" IS DEEMED TO INCLUDE ALL WINDOW GLAZING AND WINDOW FRAMES.

"FLOOR" IS DEEMED TO INCLUDE ALL THE CONCRETE, TIMBER OR OTHER MATERIAL FORMING THE STRUCTURE OF THE FLOOR BUT NOT ANY CEILING SUSPENDED BELOW THE FLOOR NOR ANY APPLIED UPPER SURFACE FINISH.

"BALUSTRADE" IS DEEMED TO INCLUDE THE POSTS, FRAMES, RAILINGS AND FIXINGS OF THE BALUSTRADE.

AM801403L
24/05/2016 $119.70 173

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LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 18 of 131

Easement Information

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

EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of	Height Limitations
E-10, E-11	CARRIAGEWAY	SEE PLAN (DIAG. 10)	STAGE 1	LOTS AFFECTED BY OWNER'S CORPORATION No.2 ON THIS PLAN	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. UPPER LIMIT LIES 3.4m ABOVE THE LOWER LIMIT.
E-11, E-12	CARRIAGEWAY	SEE PLAN (DIAG. 10)	STAGE 1	CITIPOWER PTY.	LOWER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. UPPER LIMIT LIES 3.4m ABOVE THE LOWER LIMIT.
E-14	POWER LINE	SEE PLAN (DIAG. 10)	STAGE 1 Electricity Industry Act 2000 (Sec.88)	CITIPOWER PTY.	UPPER LIMIT IS THE FINISHED SURFACE LEVEL OF THE LOWER GROUND FLOOR WITHIN THE EASEMENT BOUNDARIES SHOWN ON DIAGRAM 10 OF THIS PLAN. LOWER LIMIT LIES 1m BELOW THE UPPER LIMIT.

AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 19 of 131

LOT INDEX
SHEET 1 OF 2

LOT	LEVEL	DIAG.	SHEET
RETAIL			
401T-408T	UG	135	18

LOT	LEVEL	DIAG.	SHEET
RESIDENTIAL			
PODIUM - TOWER 3 PRECINCT			
101R-108R	1A	174	20
201R-208R	2A	176	25
301R-308R	3A	178	30
401R-408R	4A	180	35
TOWER 3			
601R-611R	6A	184	46
701R-713R	7A	185	48
801R-8013R	8A	186	49
901R-9013R	9A	187	50
1001R-1013R	10A	188	51
1101R-1113R	11A	189	52
1201R-1213R	12A	190	53
1301R-1313R	13A	191	54
1401R-1413R	14A	192	55
1501R-1513R	15A	193	56
1601R-1613R	16A	194	57
1701R-1713R	17A	195	58
1801R-1813R	18A	196	59
1901R-1913R	19A	197	60
2001R-2013R	20A	198	61
2101R-2113R	21A	199	62
2201R-2213R	22A	200	63
2301R-2313R	23A	201	64
2401R-2413R	24A	202	65
2501R-2513R	25A	203	66
2601R-2613R	26A	204	67
2701R-2713R	27A	205	68
2801R-2813R	28A	206	69
2901R-2913R	29A	207	70
3001R-3013R	30A	208	71
3101R-3113R	31A	209	72
3201R-3213R	32A	210	73
3301R-3313R	33A	211	74
3401R-3413R	34A	212	75
3501R-3513R	35A	213	76

LOT	LEVEL	DIAG.	SHEET
3601R-3813R	36A	214	77
3701R-3713R	37A	215	78
3801R-3813R	38A	216	79
3901R-3913R	39A	217	80
4001R-4013R	40A	218	81
4101R-4113R	41A	219	82
4201R-4213R	42A	220	83
4301R-4313R	43A	221	84
4401R-4413R	44A	222	85
4501R-4513R	45A	223	86
4601R-4613R	46A	224	87
4701R-4713R	47A	225	88
4801R-4813R	48A	226	89
4901R-4913R	49A	227	90
5001R-5013R	50A	228	91
5101R-5113R	51A	229	92
5201R-5213R	52A	230	93

LOT	LEVEL	DIAG.	SHEET

KEY TO LOT NUMBER SUFFIXES:

R - APARTMENT LOT (TOWER 3), T - RETAIL LOT, Y - CAR PARKING LOT (ONLY), Z - CAR PARKING AND STORAGE LOT,
W - MOTORCYCLE PARKING LOT, V - STORAGE LOT (ONLY), M-MULTI-PURPOSE LOT

AM801403L
24/05/2016 $119.70 173

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 20 of 131

LOT INDEX
SHEET 2 OF 2

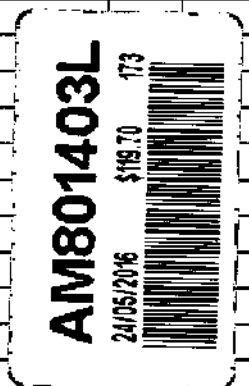
LOT	LEVEL	DIAG.	SHEET
CAR PARK & STORAGE LOTS			
BASEMENT LEVEL 2			
1087Y-1090Y	B2	129	7
1120Y-1121Y	B2	129	7
1122Z	B2	129	7
1123Y-1124Y	B2	129	7
1125Y	B2	129	7
1127Z	B2	129	7
1128Y-1131Y	B2	129	7
1139Z	B2	129	7
1140Y	B2	129	7
1141Z-1142Z	B2	129	7
1143Y	B2	129	7
1144Z	B2	129	7
1150Y	B2	129	7
1151Z-1158Z	B2	129	7
1159Y-1160Y	B2	129	7
1161Z-1162Z	B2	129	7
1177Z-1178Z	B2	129	7
1180Z-1184Z	B2	129	7
1185Y-1187Y	B2	129	7
1931V-1932V	B2	129	7
1949V-1950V	B2	129	7
1951V	B2	129	7
1964V-1965V	B2	129	7
BASEMENT LEVEL 1			
2087Z	B1	131	10
2124Y-2125Y	B1	131	10
2128Y	B1	131	10
2131Y-2136Y	B1	131	10
2142Z	B1	131	10
2143Y-2145Y	B1	131	10
2146Z-2147Z	B1	131	10
2148Y	B1	131	10
2149Z	B1	131	10
2152Y	B1	131	10
2153Z-2156Z	B1	131	10
2157Y-2159Y	B1	131	10

LOT	LEVEL	DIAG.	SHEET
2160Z			
2179Z-2180Z	B1	131	10
2182Z-2184Z	B1	131	10
2185Y-2187Y	B1	131	10
2210Z-2216Z	B1	131	10
2946V-2948V	B1	131	10
2952V	B1	131	10
2965V	B1	131	10
BASEMENT LEVEL LG			
3004Y	LG	133	15
3007Y-3008Y			
3009Z-3014Z	LG	133	15
3015Y-3017Y	LG	133	15
3040Z-3043Z	LG	133	15
3044Y	LG	133	15
3050Z-3056Z	LG	133	15
3908V	LG	133	15
PODIUM LEVEL UG			
3701V-3703V	UG	135	18
PODIUM LEVEL 1A			
4079Y-4081Y	1A	175	21
4082Z	1A	175	21
4083Y-4086Y	1A	175	21
4087Z	1A	175	21
4089Z	1A	175	21
4091Z	1A	175	21
4092Y-4093Y	1A	175	21
4100Y-4101Y	1A	175	21
4102Z-4104Z	1A	175	21
4105Y-4106Y	1A	175	21
4108Y-4110Y	1A	175	21
4114Y	1A	175	21
4115Z	1A	175	21
4936V-4945V	1A	175	21
4947V-4958V	1A	175	21
4963V-4964V	1A	175	21

LOT	LEVEL	DIAG.	SHEET
PODIUM LEVEL 2A			
5085Y-5087Y	2A	177	26
5088Z	2A	177	26
5089Y-5092Y	2A	177	26
5093Z	2A	177	26
5095Y	2A	177	26
5097Z	2A	177	26
5098Y-5099Y	2A	177	26
5110Y-5113Y	2A	177	26
5114Z-5115Z	2A	177	26
5116Y-5117Y	2A	177	26
5119Y-5121Y	2A	177	26
5125Y	2A	177	26
5126Z	2A	177	26
5712M-5715M	2A	177	26
5922V-5928V	2A	177	26
5930V-5944V	2A	177	26
5949V-5950V	2A	177	26
PODIUM LEVEL 3A			
6090Y-6092Y	3A	179	31
6093Z	3A	179	31
6094Y-6097Y	3A	179	31
6098Z	3A	179	31
6100Y	3A	179	31
6102Z	3A	179	31
6103Y-6104Y	3A	179	31
6110Y-6113Y	3A	179	31
6114Z-6115Z	3A	179	31
6116Y-6117Y	3A	179	31
6119Y	3A	179	31
6120Z-6121Z	3A	179	31
6122Y-6125Y	3A	179	31
6126Z	3A	179	31
6922V-6928V	3A	179	31
6930V-6944V	3A	179	31
6959V-6960V	3A	179	31

LOT	LEVEL	DIAG.	SHEET
PODIUM LEVEL 4A			
7091Y-7097Y	4A	181	36
7098Z-7100Z	4A	181	36
7101Y-7106Y	4A	181	36
7110Y-7113Y	4A	181	36
7114Z-7115Z	4A	181	36
7116Y-7117Y	4A	181	36
7119Y	4A	181	36
7120Z-7121Z	4A	181	36
7122Y-7125Y	4A	181	36
7126Z	4A	181	36
7930V-7936V	4A	181	36
7938V-7941V	4A	181	36
7945V-7957V	4A	181	36
PODIUM LEVEL 5A			
8086Y-8086Y	5A	183	42
8087Z	5A	183	42
8089Z	5A	183	42
8090Y-8093Y	5A	183	42
8110Y-8119Y	5A	183	42
8120Z	5A	183	42
8953V-8958V	5A	183	42
8960V-8962V	5A	183	42

KEY TO LOT NUMBER SUFFIXES:	
	R - APARTMENT LOT (TOWER 3), T - RETAIL LOT, Y - CAR PARKING LOT (ONLY), Z - CAR PARKING AND STORAGE LOT,
	W - MOTORCYCLE PARKING LOT, V - STORAGE LOT (ONLY), M-MULTI-PURPOSE LOT



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TEL: (03) 5547 8533, MOB. 0400 570 184
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

ORIGINAL SHEET SIZE A3

Sheet 5

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

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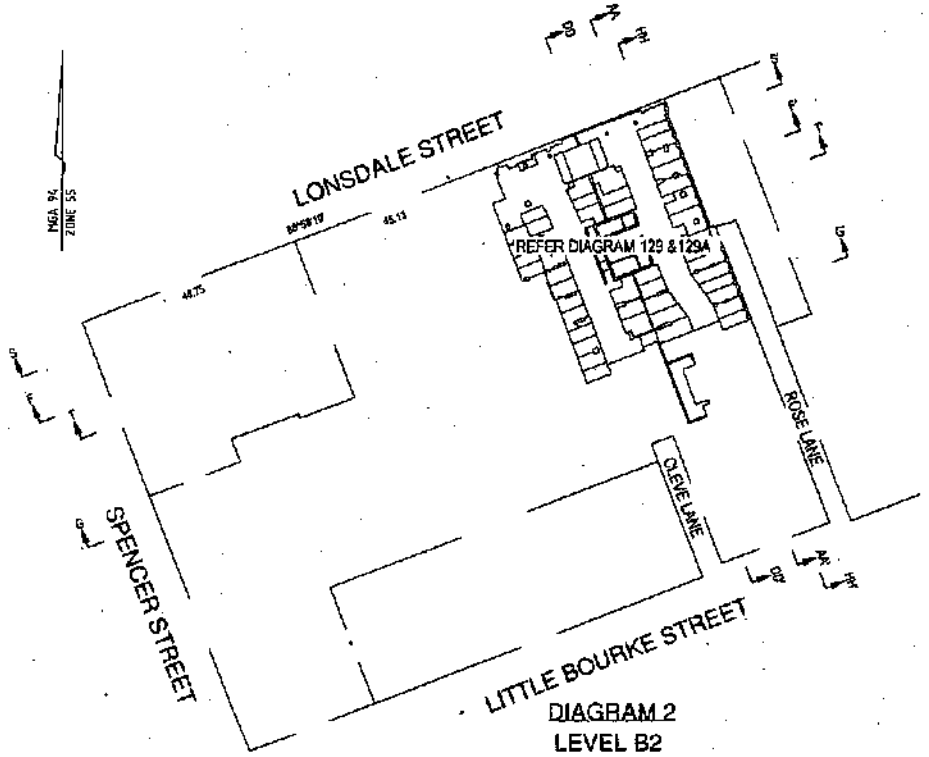


DIAGRAM 2
LEVEL B2

Tomkinson Group

SCALE 1:250	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 6
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

AM801403L
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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 22 of 131

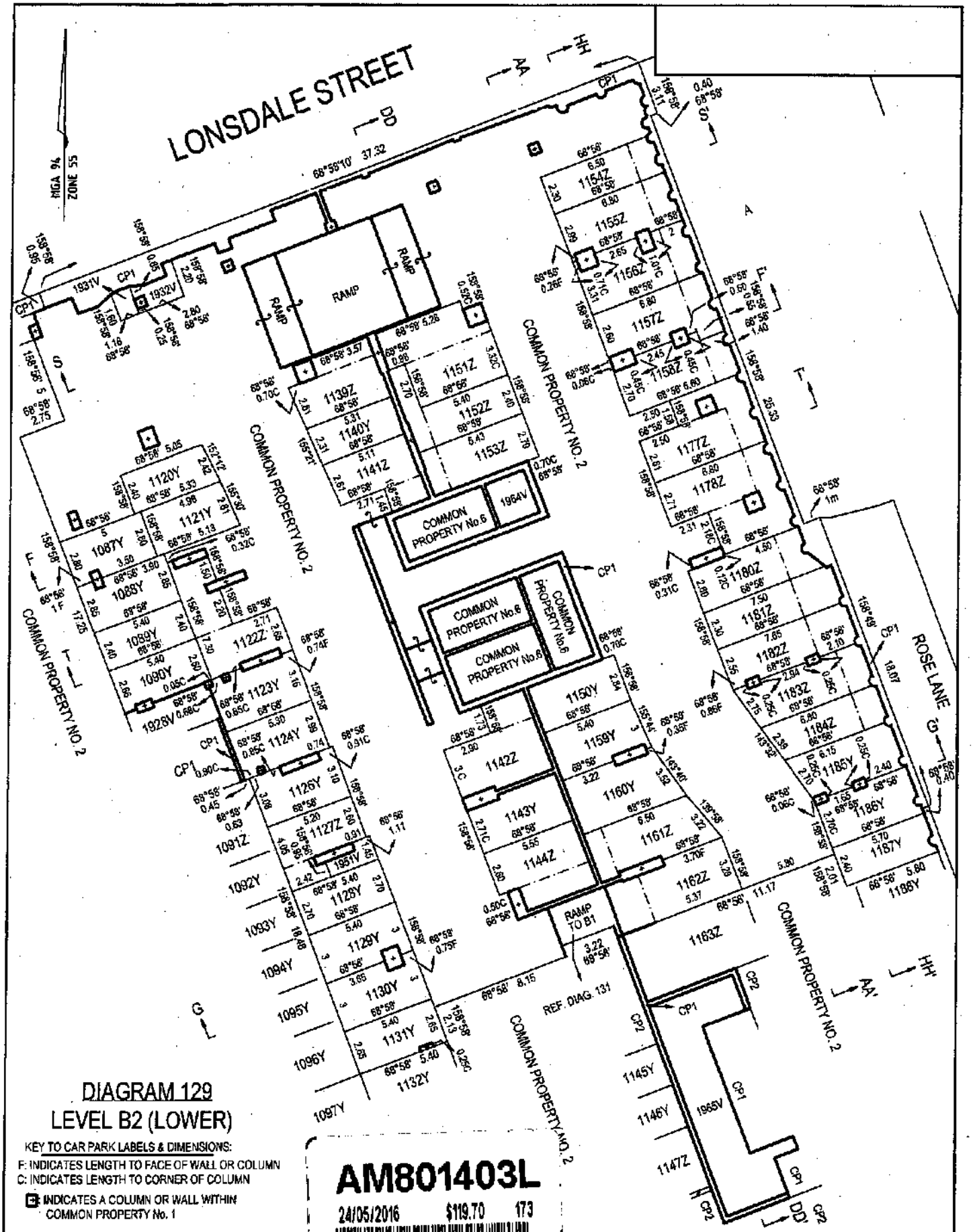


DIAGRAM 129
LEVEL B2 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 7
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 23 of 131

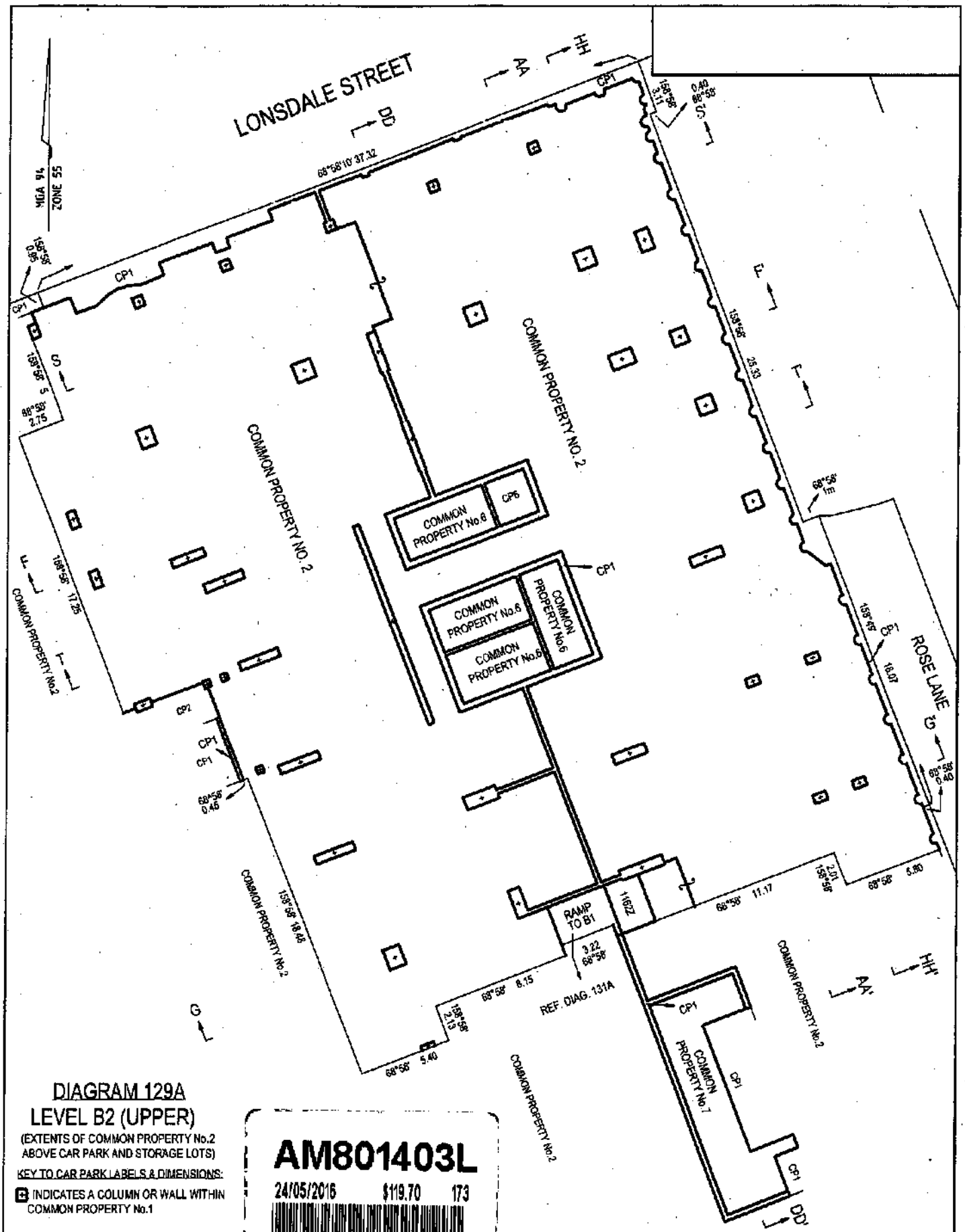


DIAGRAM 129A

LEVEL B2 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

KEY TO CAR PARK LABELS & DIMENSIONS:

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No.1

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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 8

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

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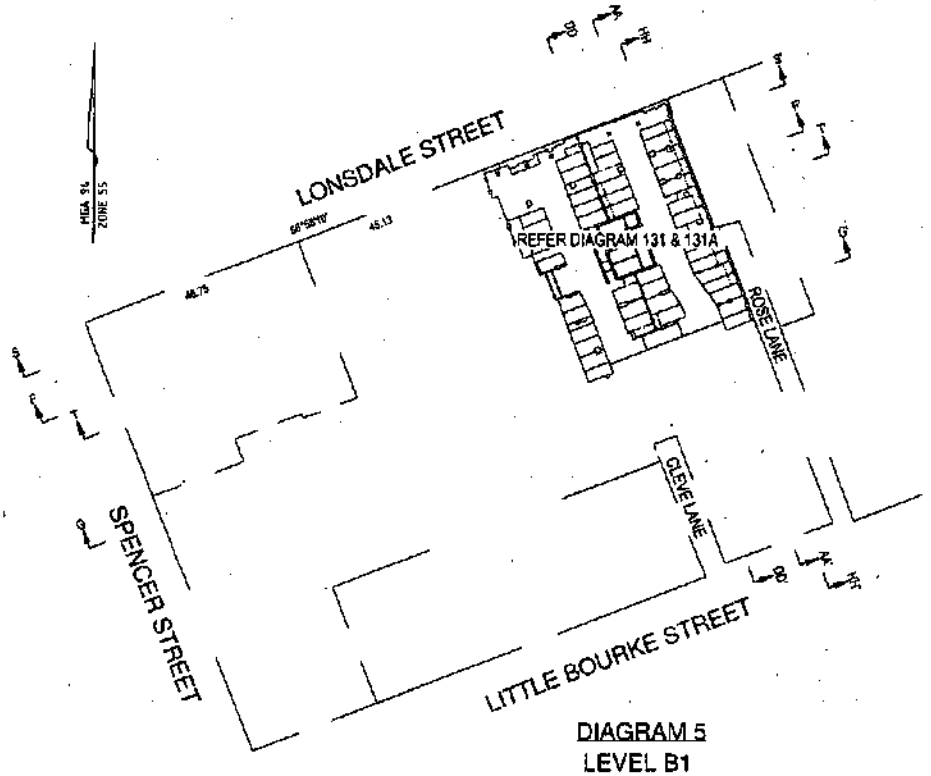


DIAGRAM 5
LEVEL B1

Tomkinson Group

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 8
LICENSED SURVEYOR: KEPPEL JOHN TURHOUR REF: M1003 . VERSION C			

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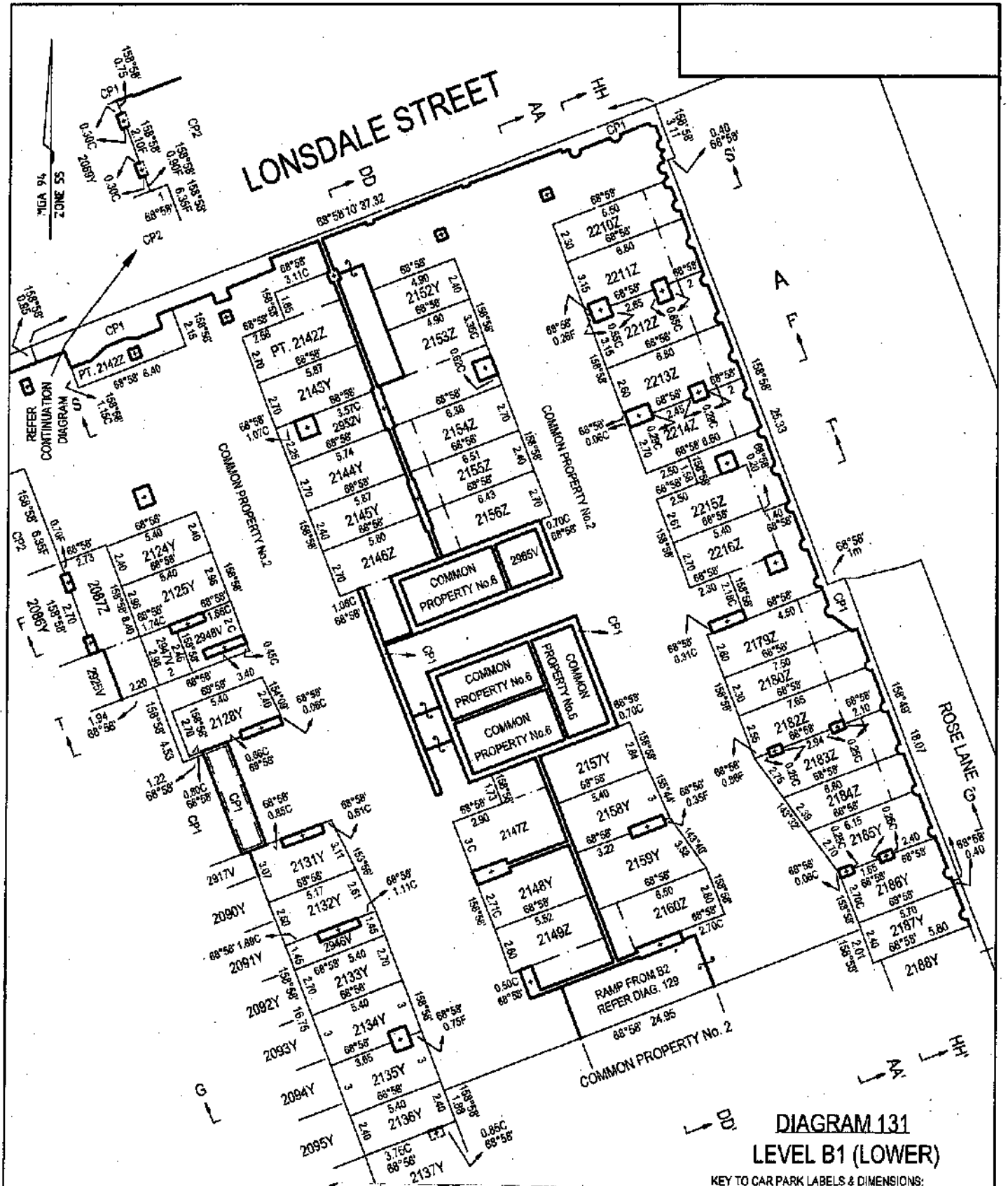


DIAGRAM 131
LEVEL B1 (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: mebourne@tomkinson.com

SCALE 1:200	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 10
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 26 of 131

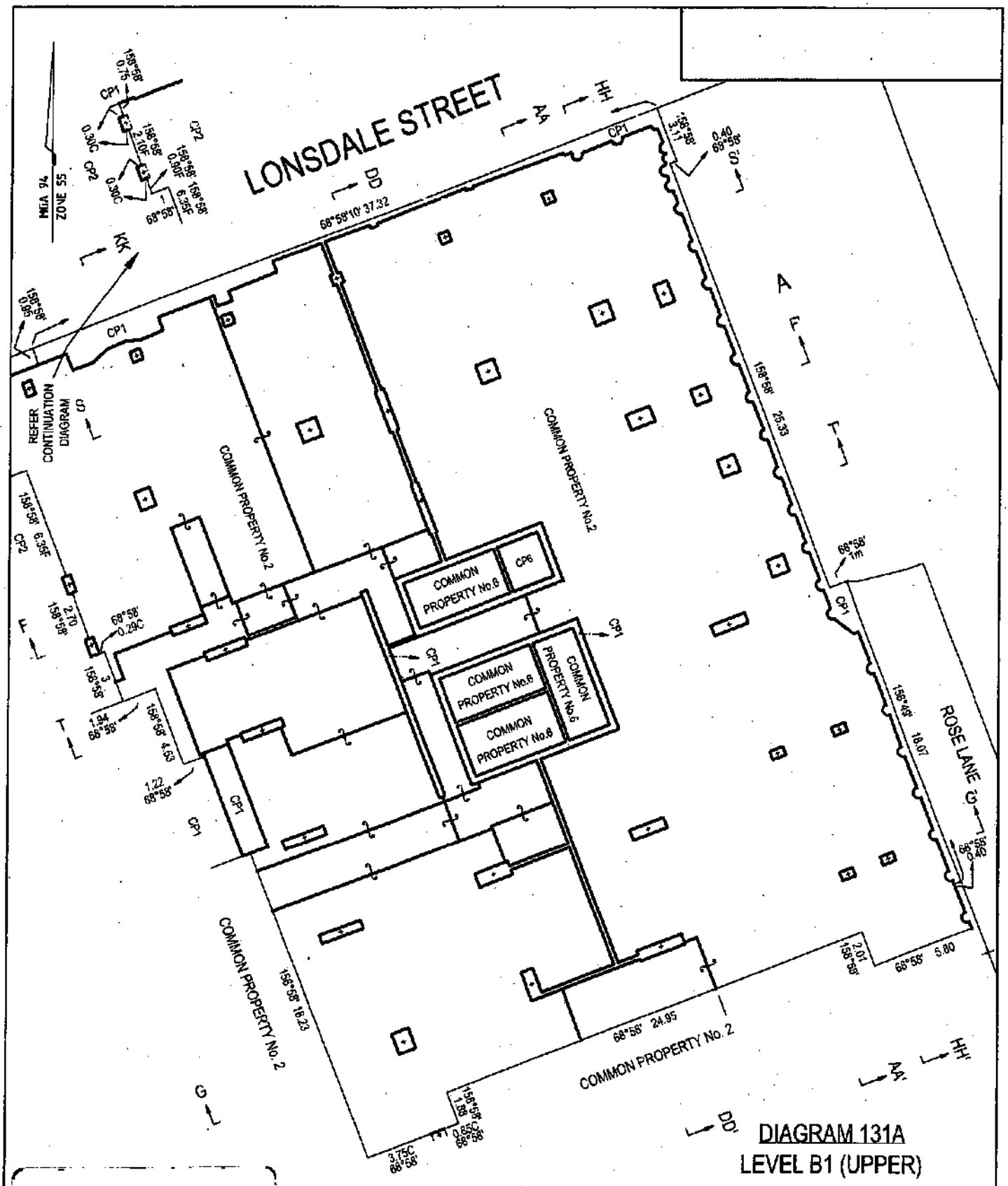


DIAGRAM 131A
LEVEL B1 (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 11
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

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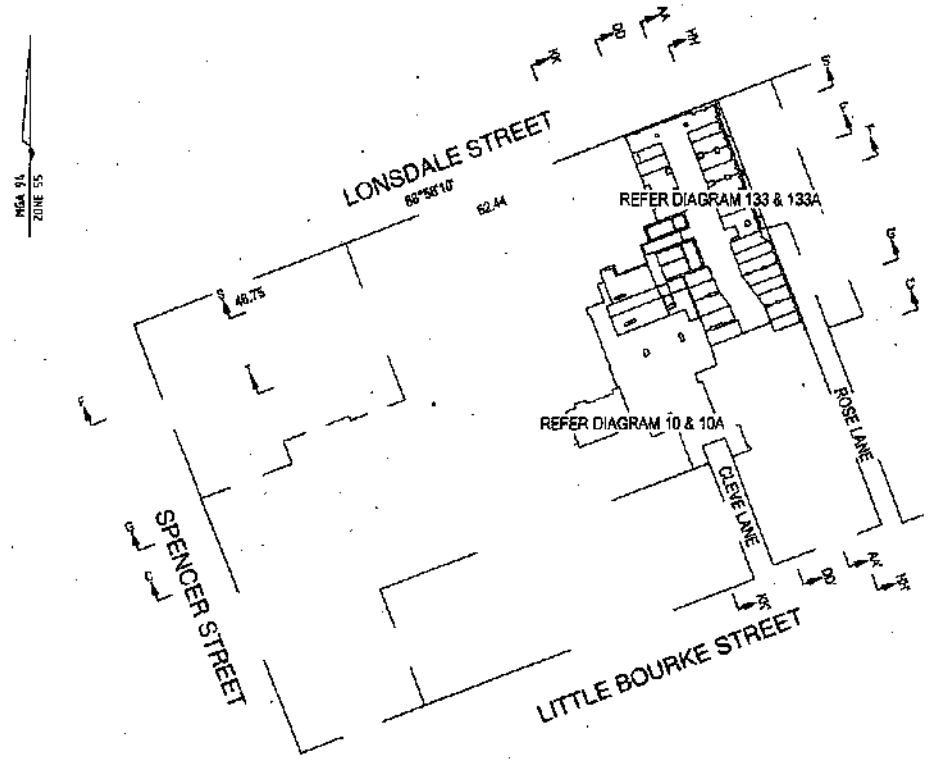


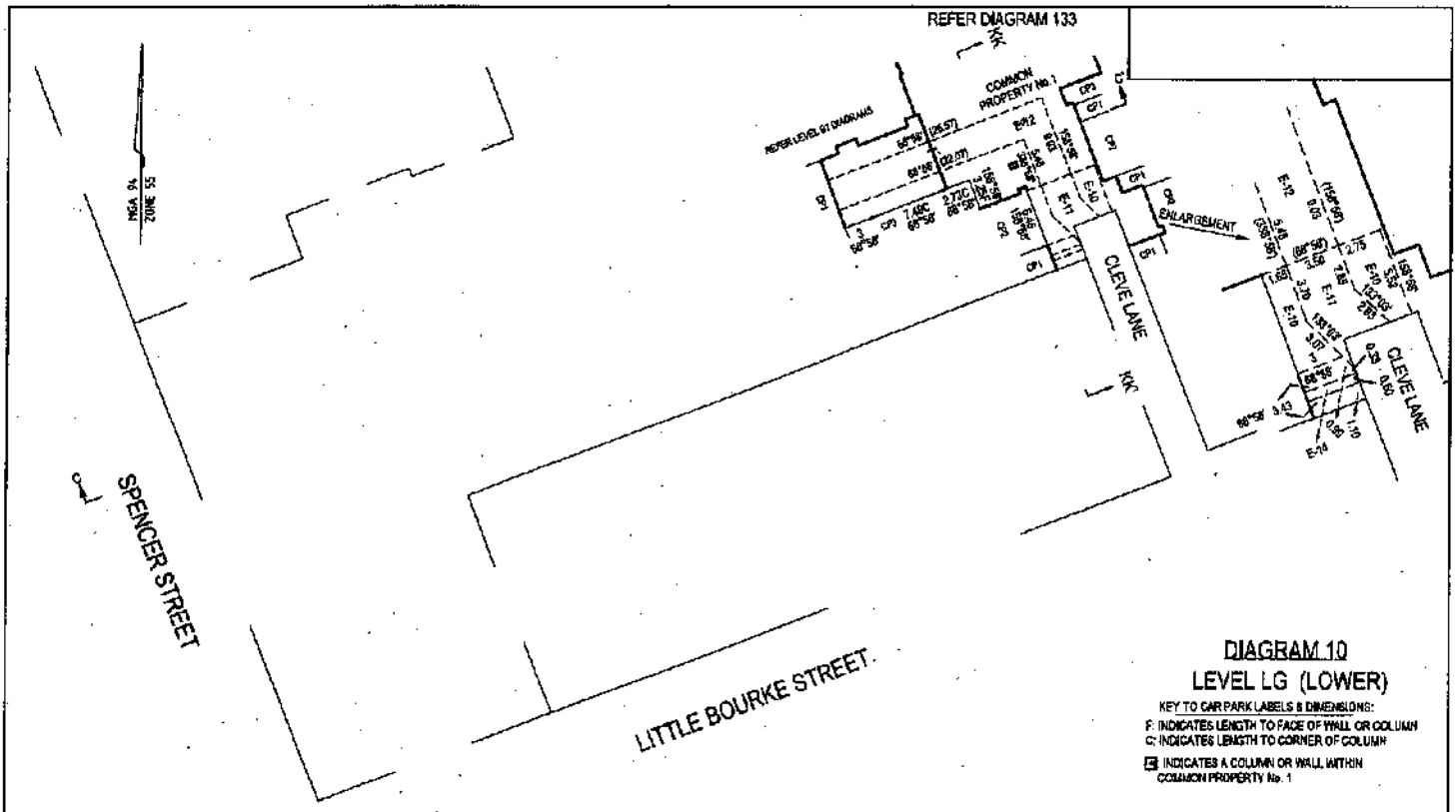
DIAGRAM 9
LEVEL LG

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 12
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 28 of 131

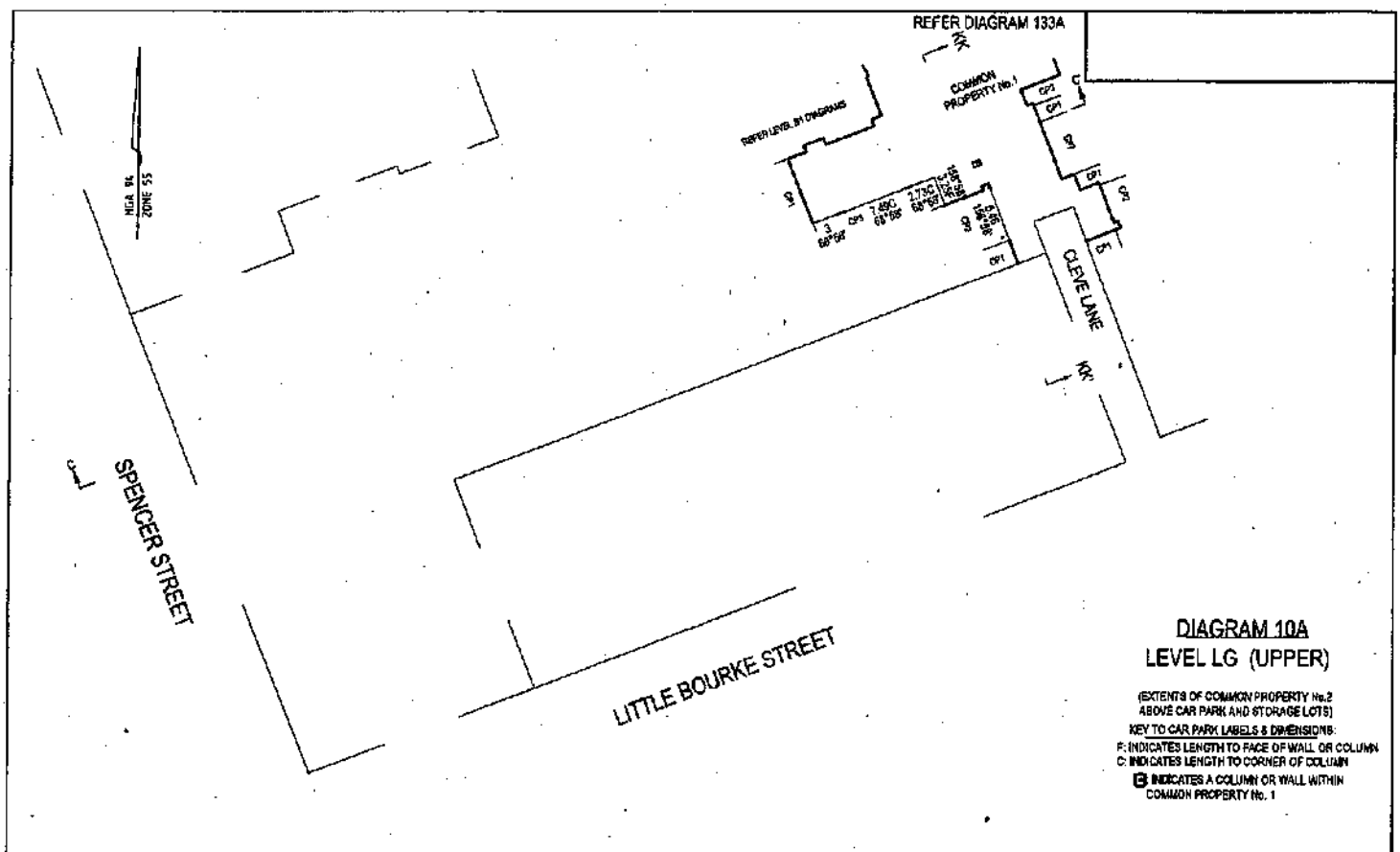


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SCALE 1:400	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 10
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: AM1403 VERSION C			

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AM801403L
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AM801403L
24/05/2016 $119.70 173

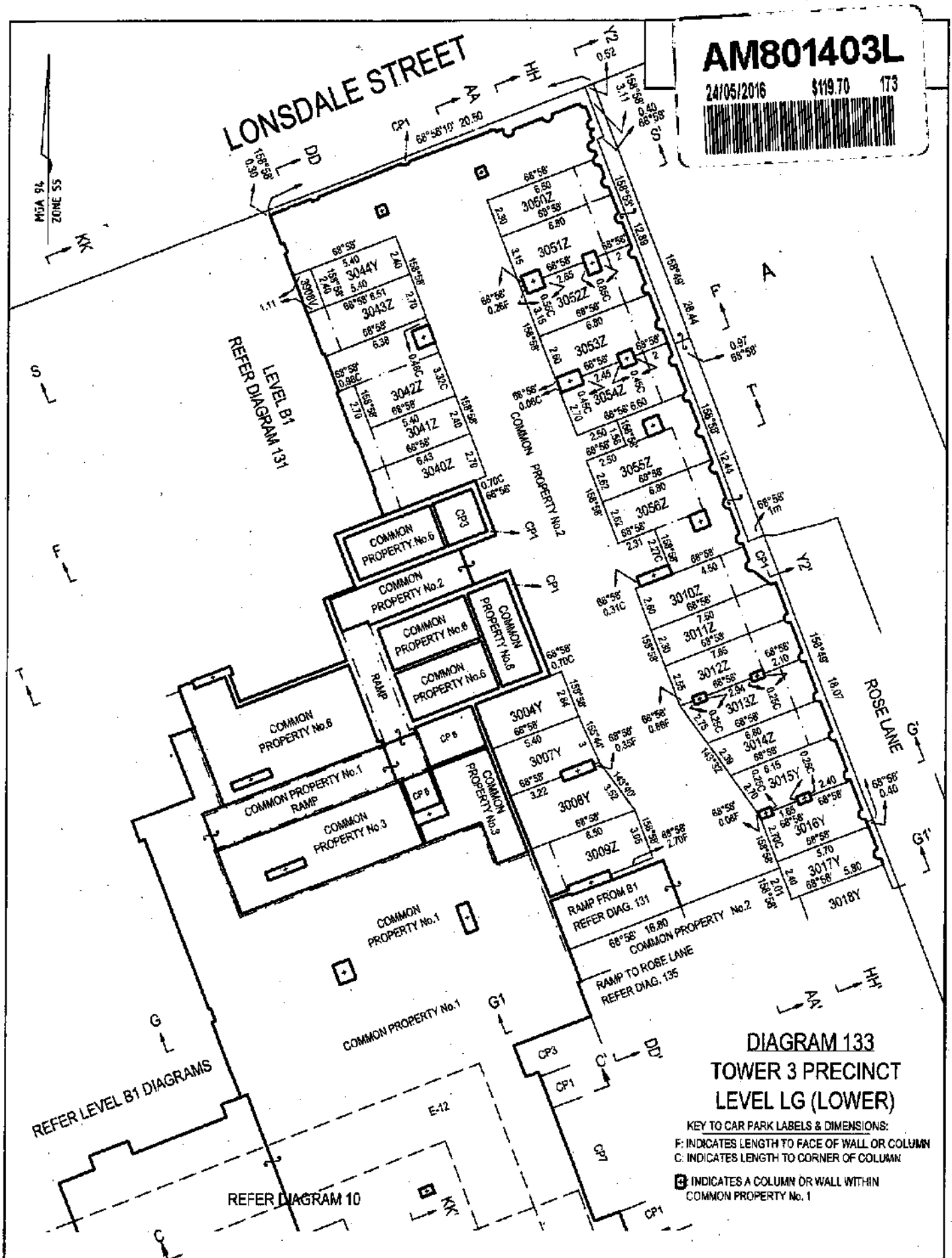


DIAGRAM 133
TOWER 3 PRECINCT
LEVEL LG (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 15
1:200	2 0 2 4 6 8		

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 31 of 131

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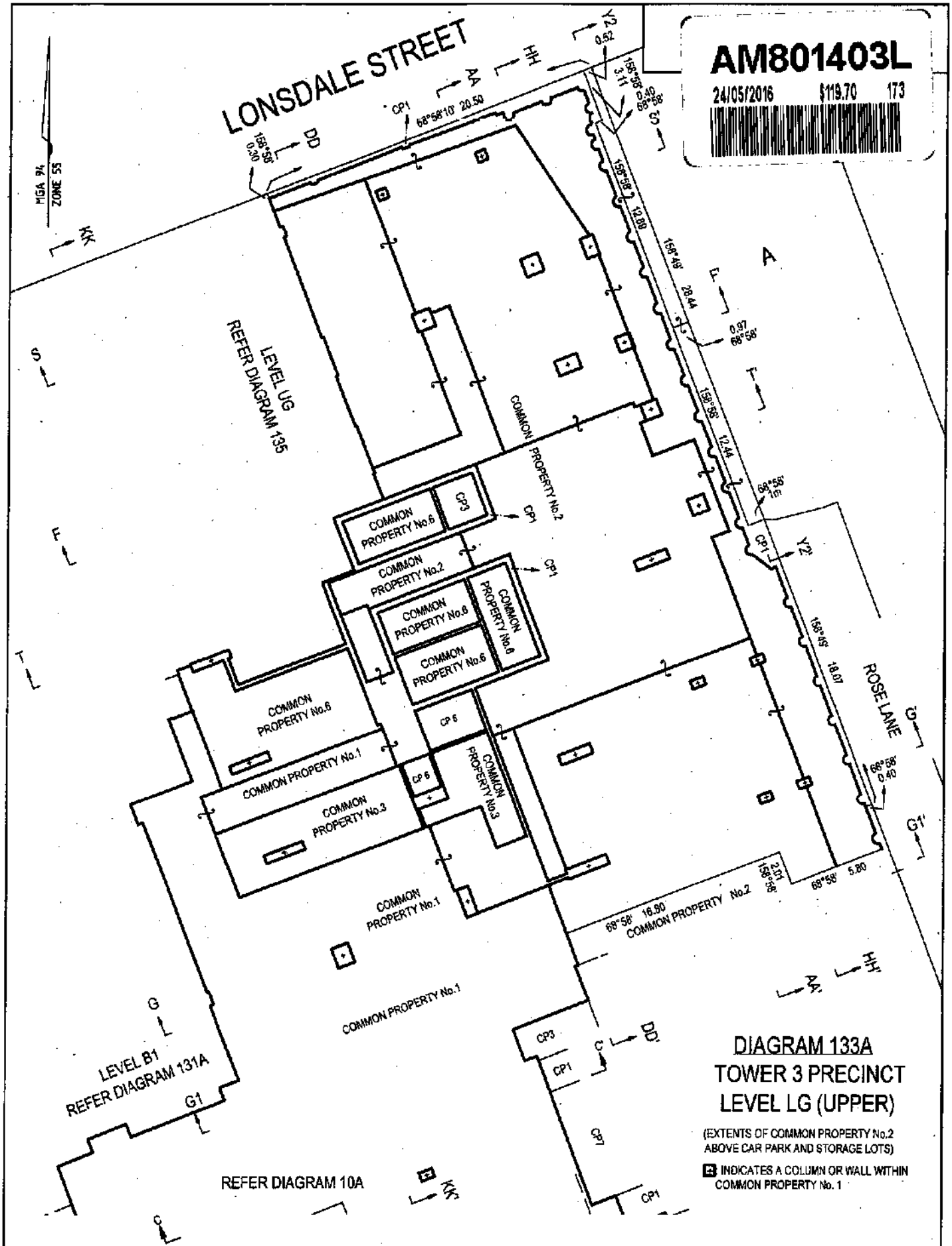


DIAGRAM 133A
TOWER 3 PRECINCT
LEVEL LG (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS620445

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 16
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 32 of 131

AM801403L
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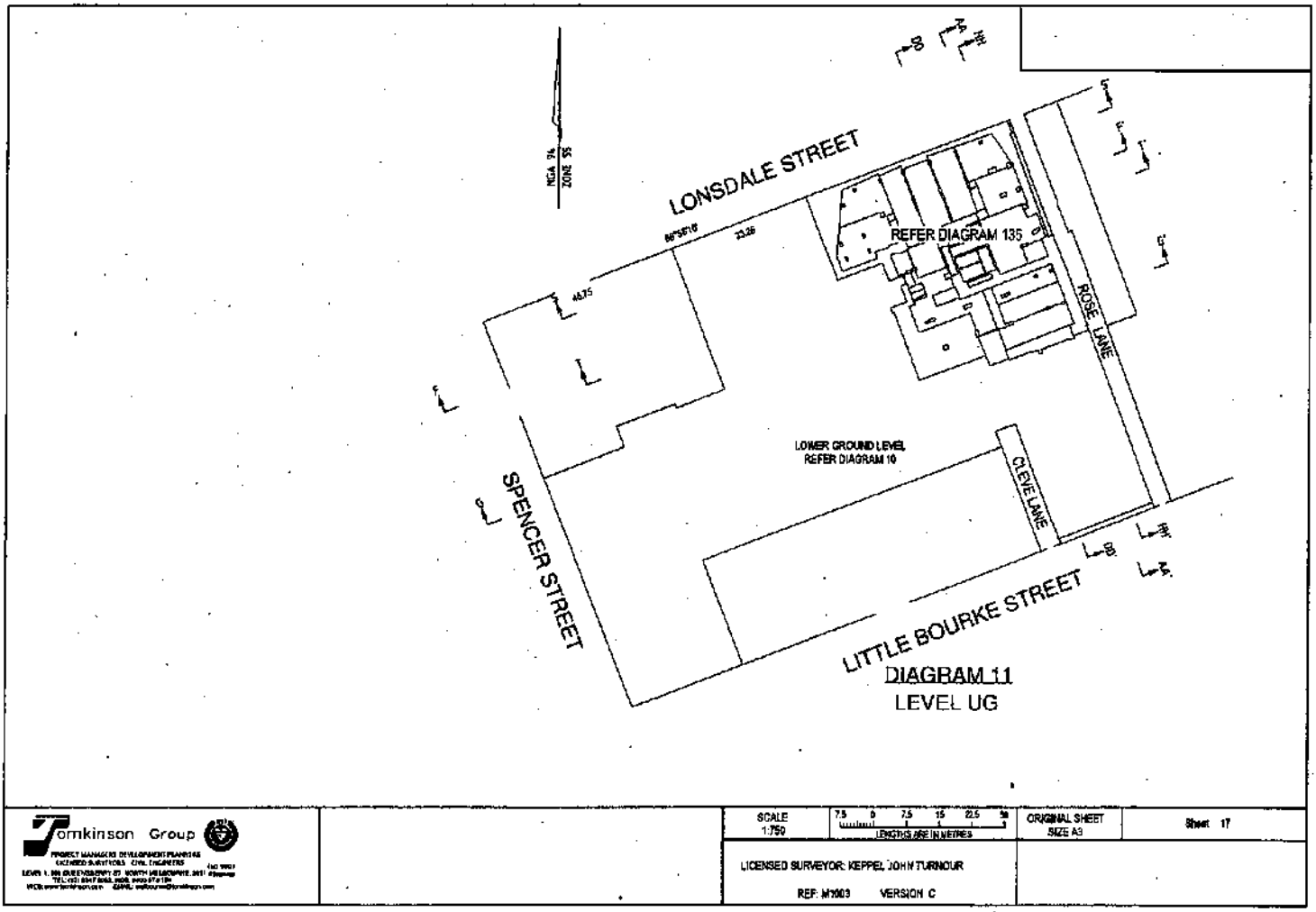


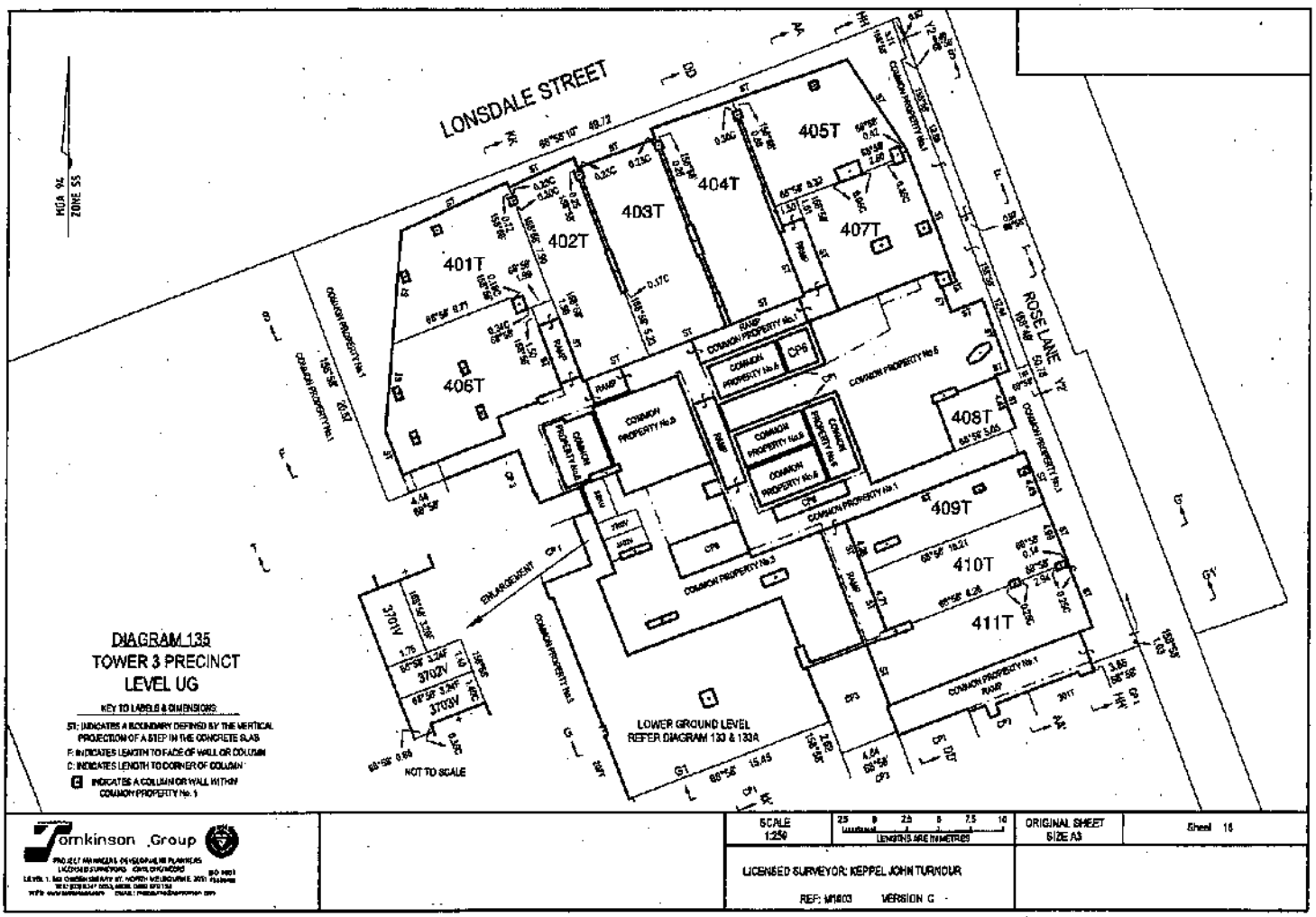
DIAGRAM 11
LEVEL UG

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 17
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 33 of 131

AM801403L
24/05/2016 $119.70 173



Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 34 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

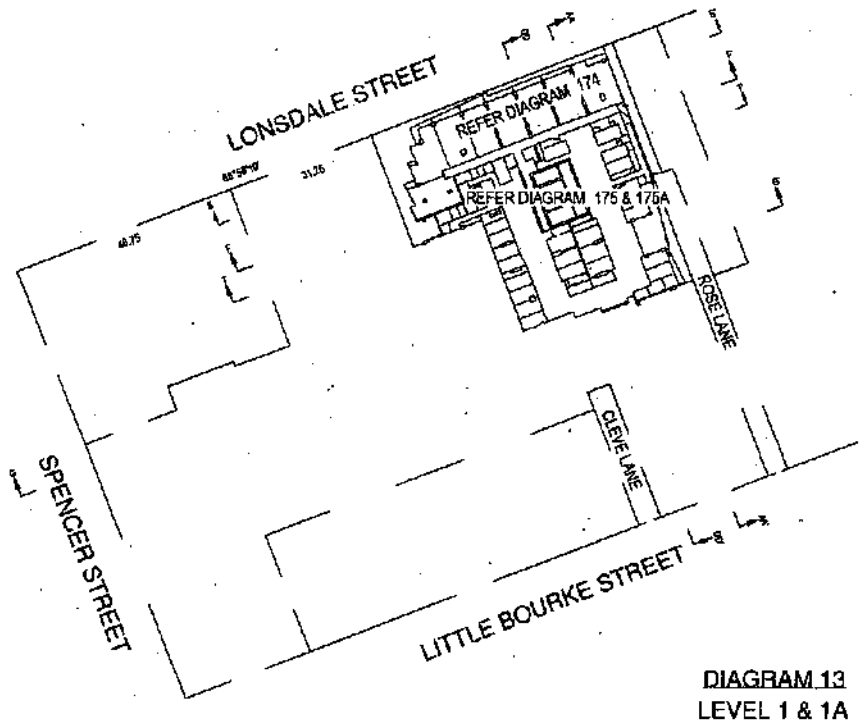


DIAGRAM 13
LEVEL 1 & 1A

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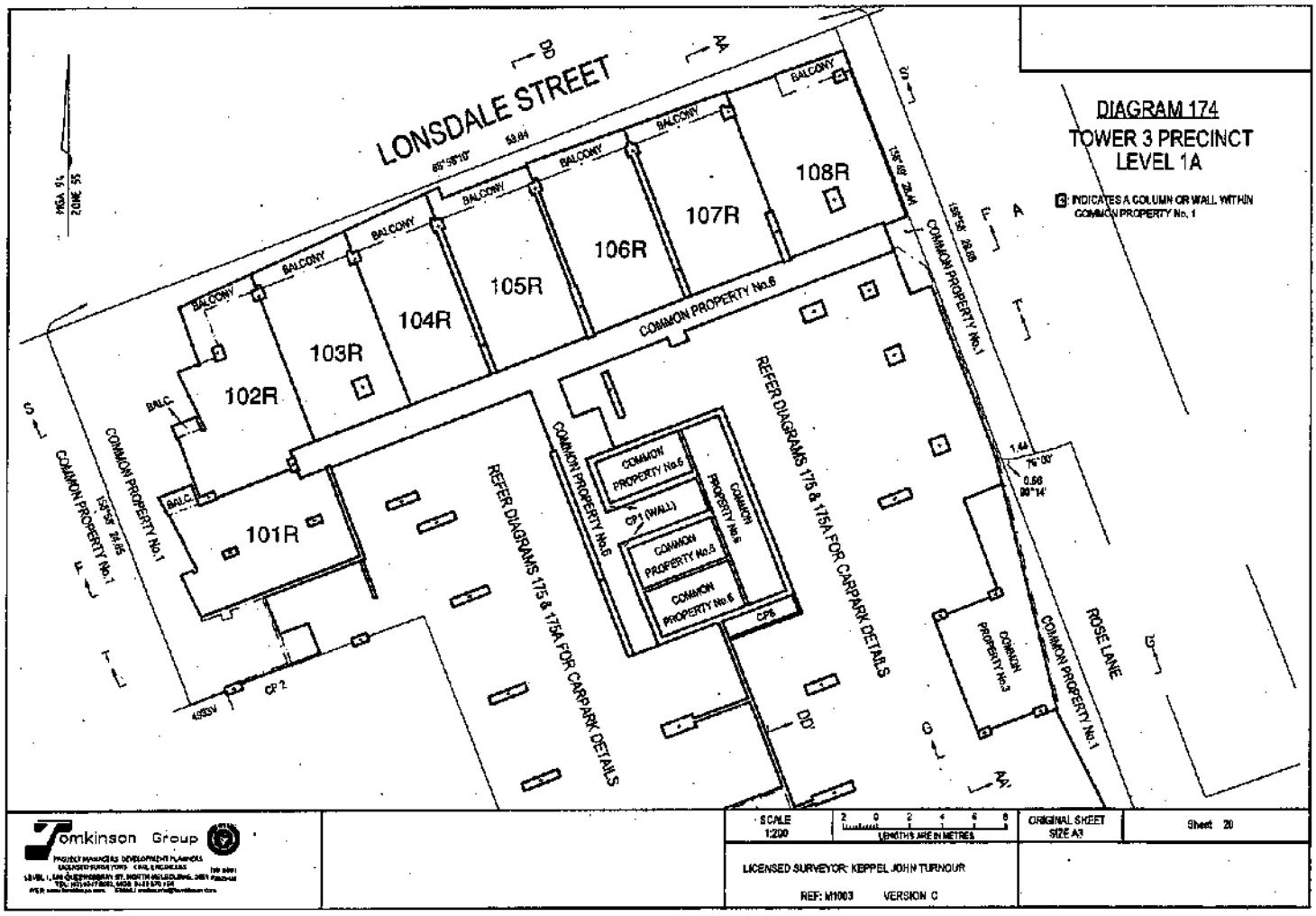
SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 19
1:750	7.5 0 7.5 15 22.5 30		

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1803 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 35 of 131

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 36 of 131

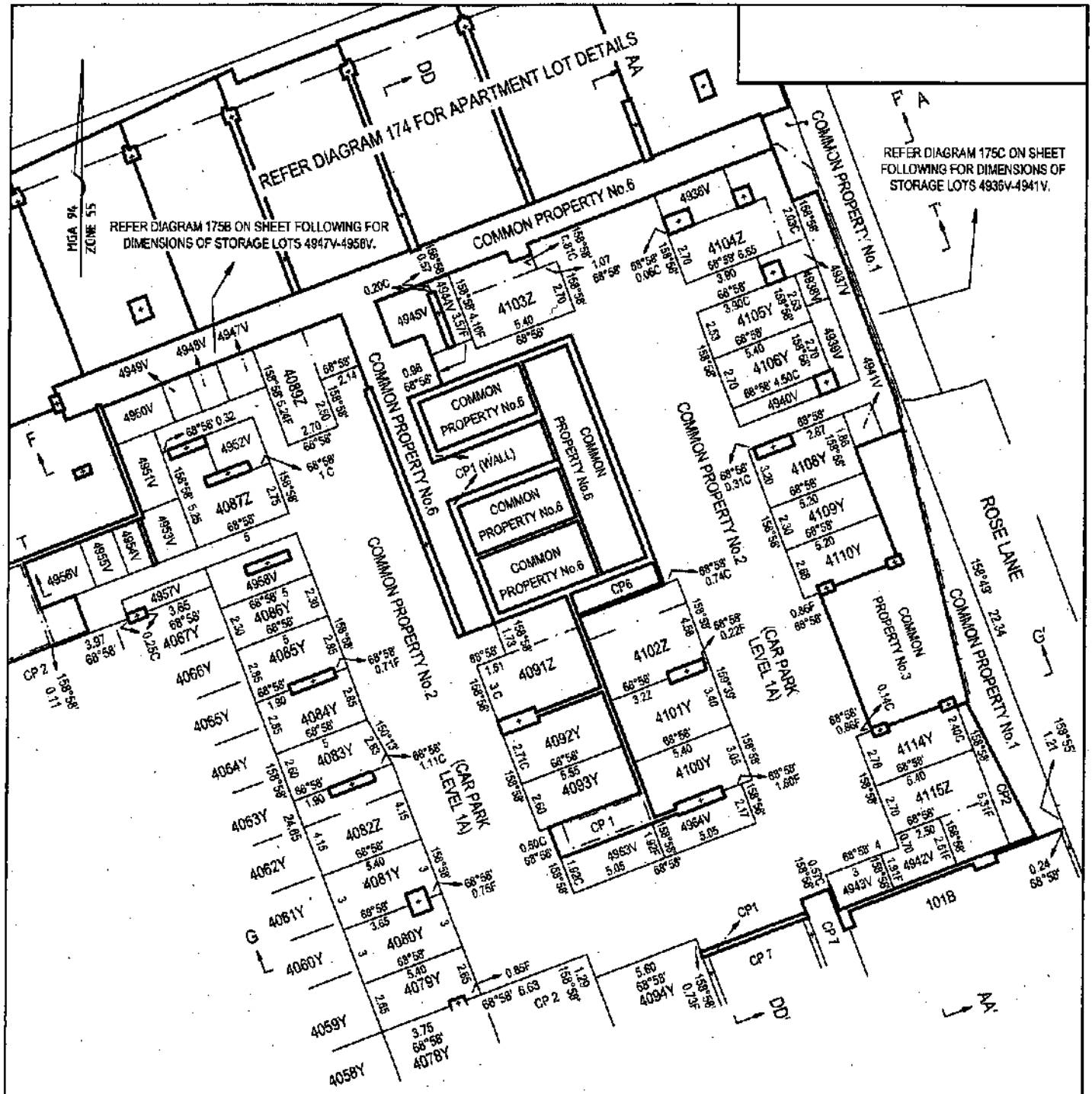


DIAGRAM 175
TOWER 3 PRECINCT
LEVEL 1A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5847 3059, MOB. 0400 576 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS525446	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 21
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 37 of 131

AM801403L
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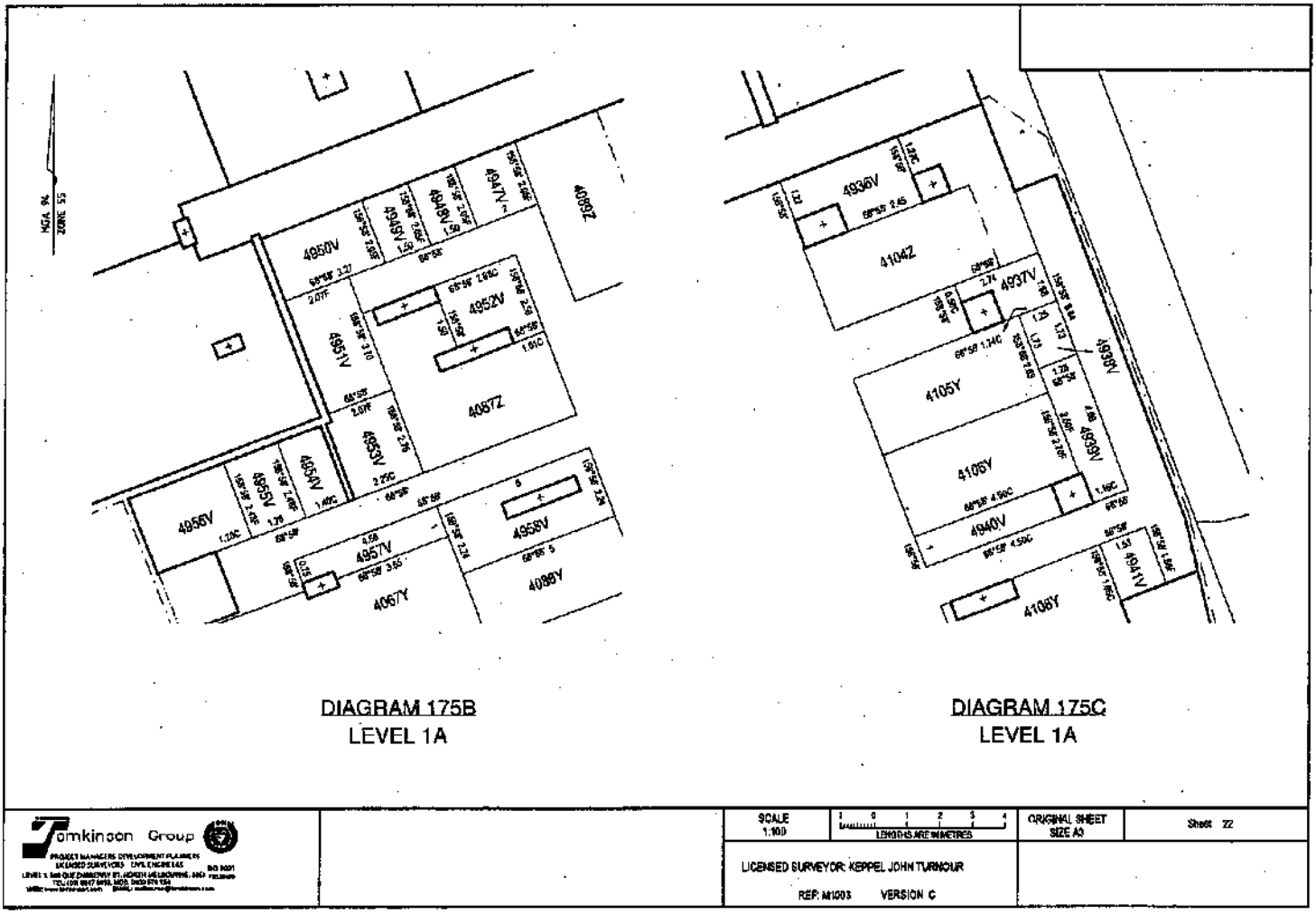


DIAGRAM 175B
LEVEL 1A

DIAGRAM 175C
LEVEL 1A

Tomkinson Group

SCALE 1:100	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 22
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 38 of 131

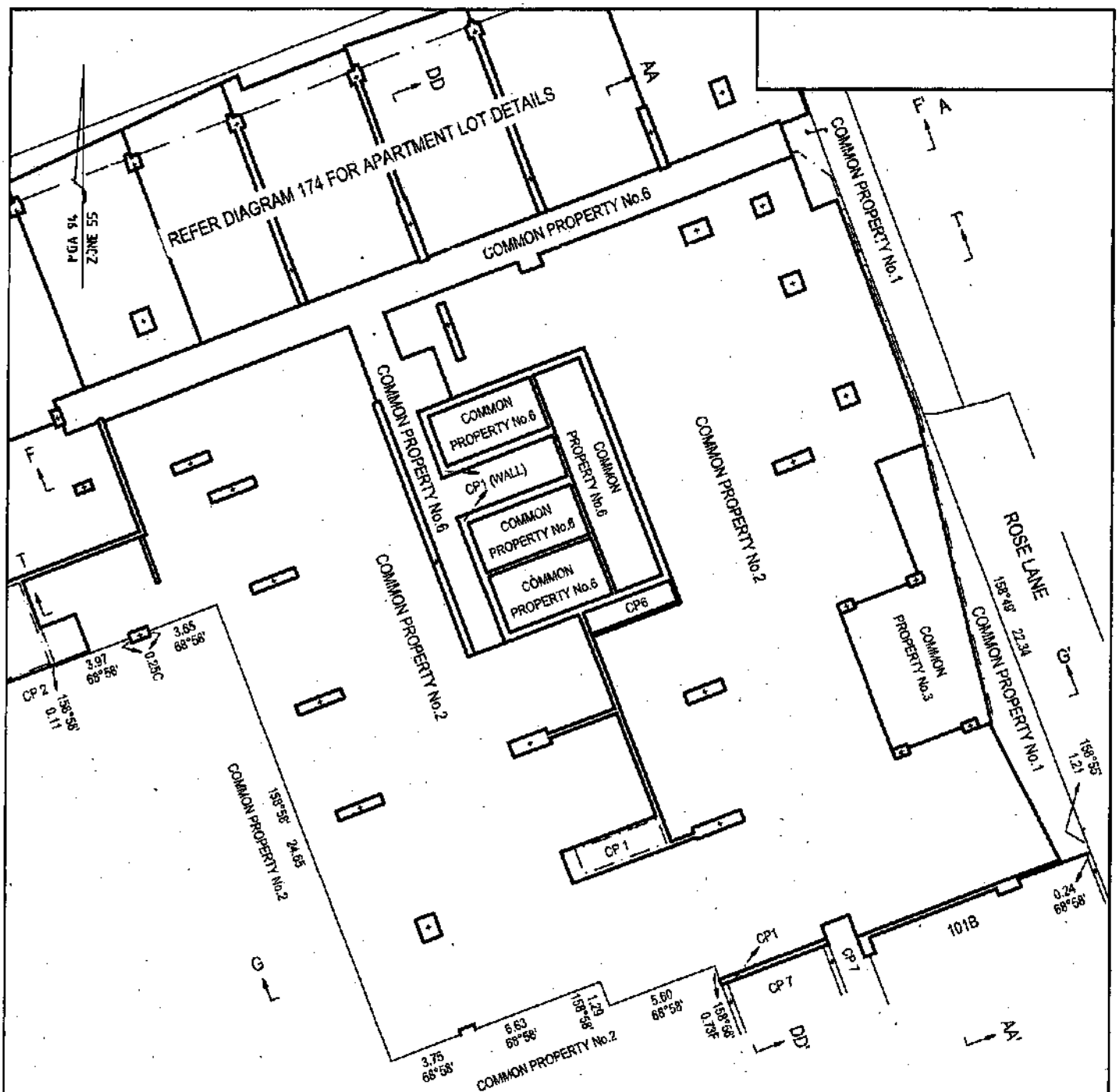


DIAGRAM 175A

TOWER 3 PRECINCT LEVEL 1A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 38 of 131

AM801403L
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MGA 94
ZONE 55

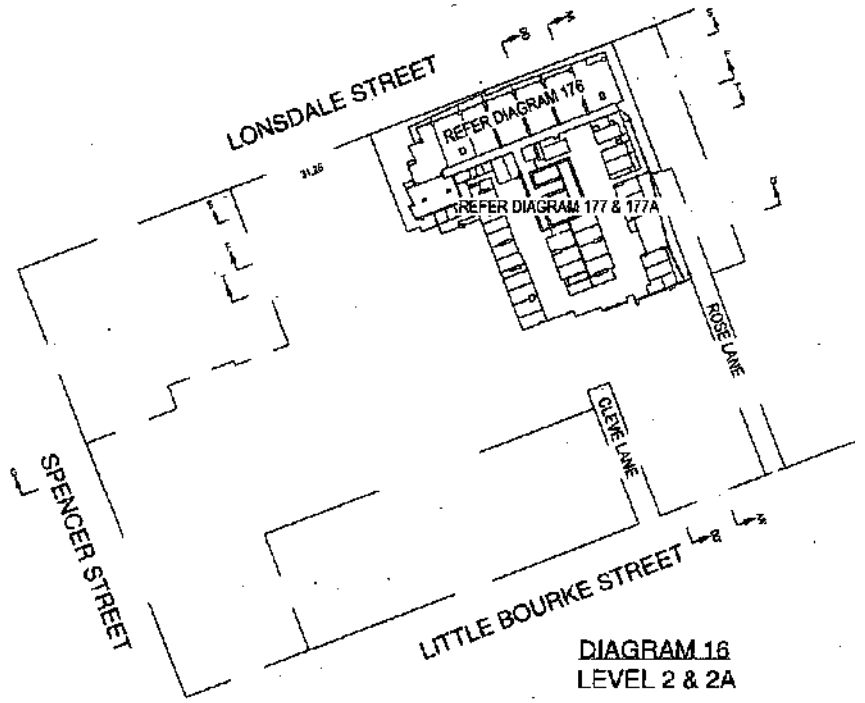


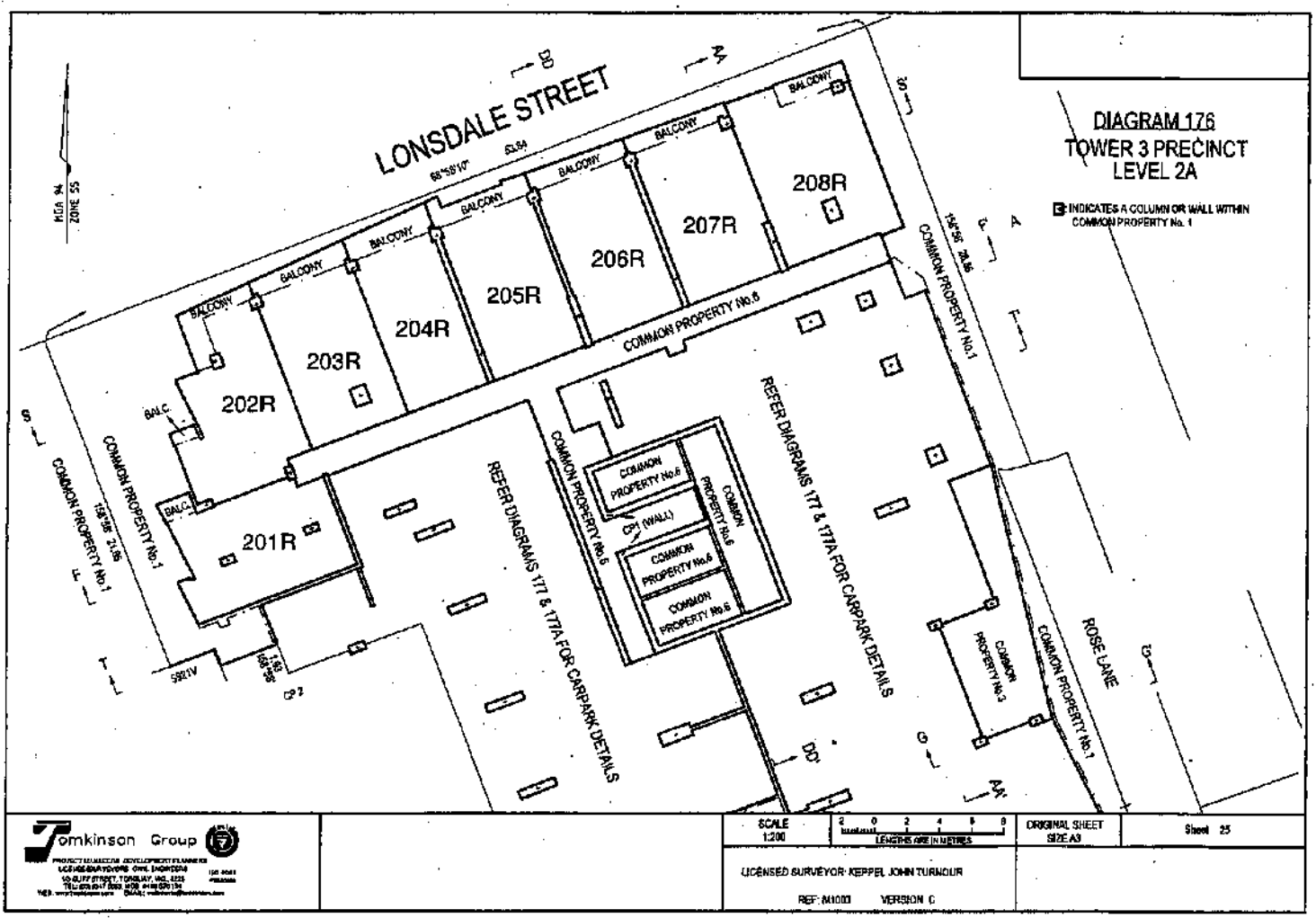
DIAGRAM 16
LEVEL 2 & 2A

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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 2K
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 40 of 131

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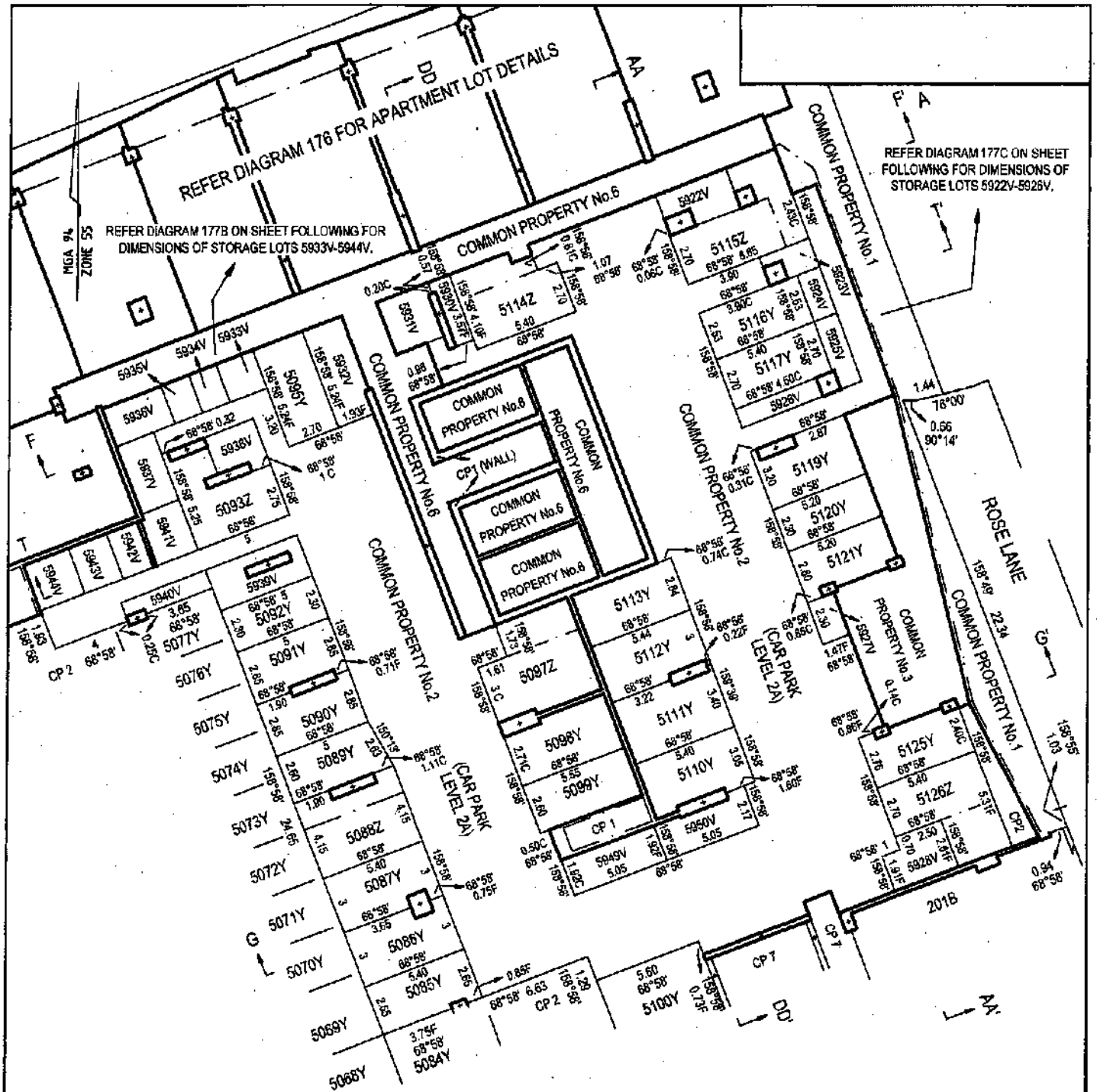


DIAGRAM 177
TOWER 3 PRECINCT
LEVEL 2A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:
F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN
■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS529466

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 26
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 42 of 131

AM801403L
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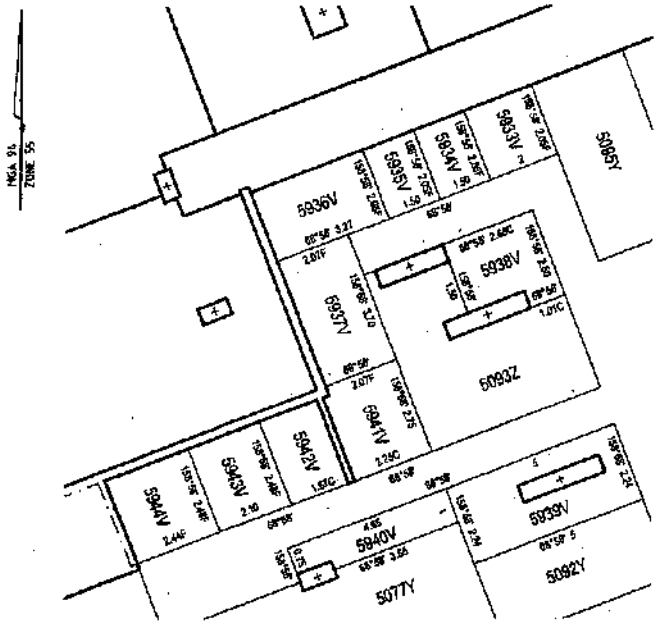


DIAGRAM 177B
LEVEL 2A

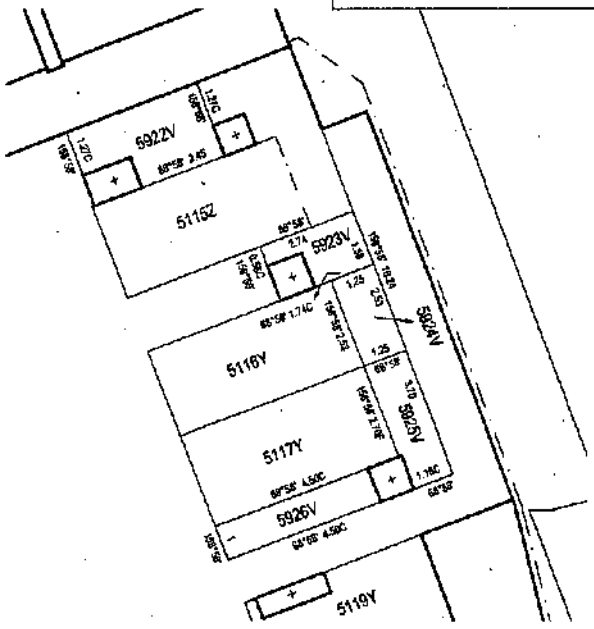


DIAGRAM 177C
LEVEL 2A

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SCALE 1:100	1 0 1 2 3 4 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 22
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1009 VERSION: C			

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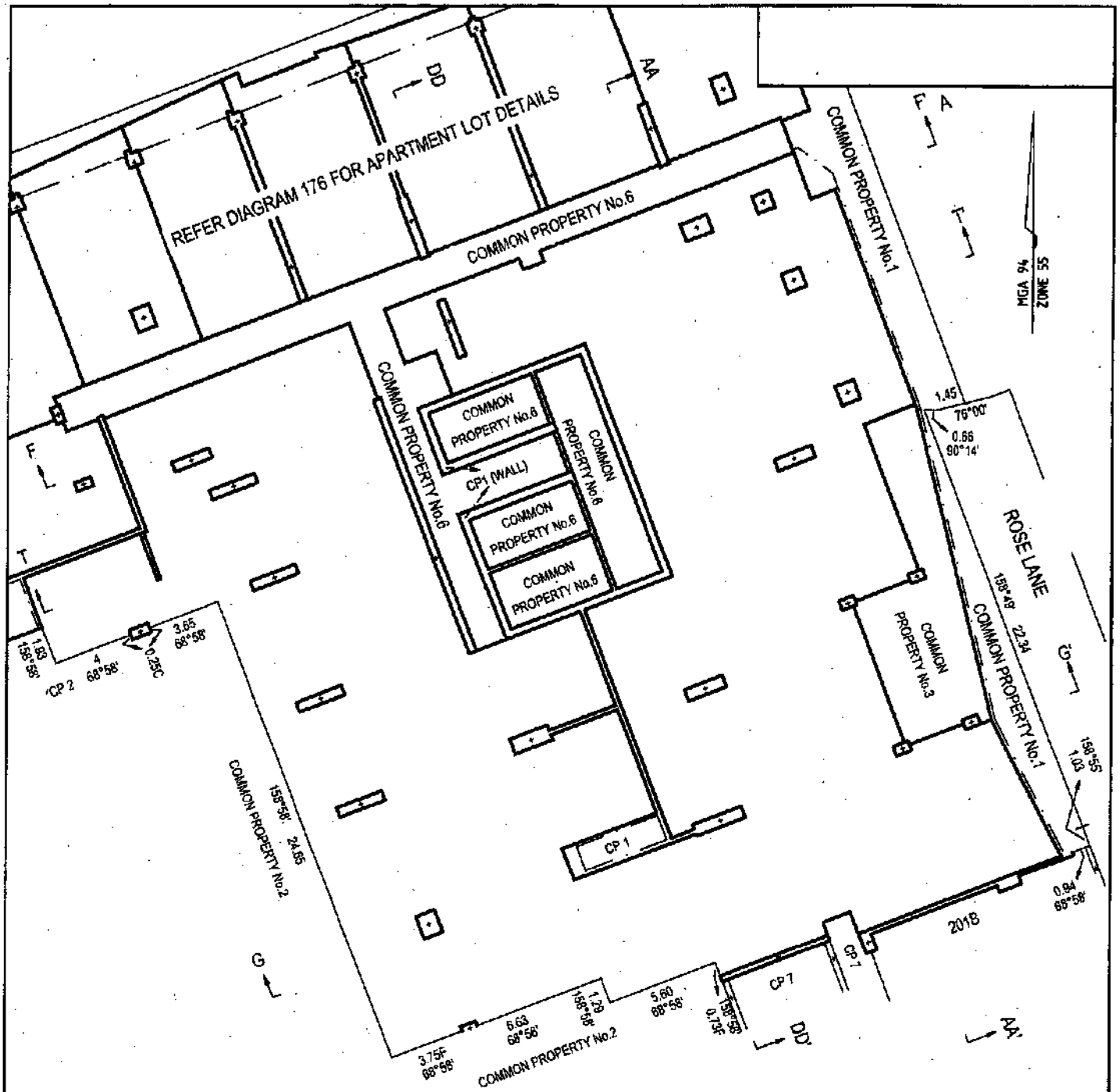


DIAGRAM 177A

TOWER 3 PRECINCT
LEVEL 2A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 13 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 6053, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: mail@tomkinson.com ISO 9001 FS594409	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 28

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 44 of 131

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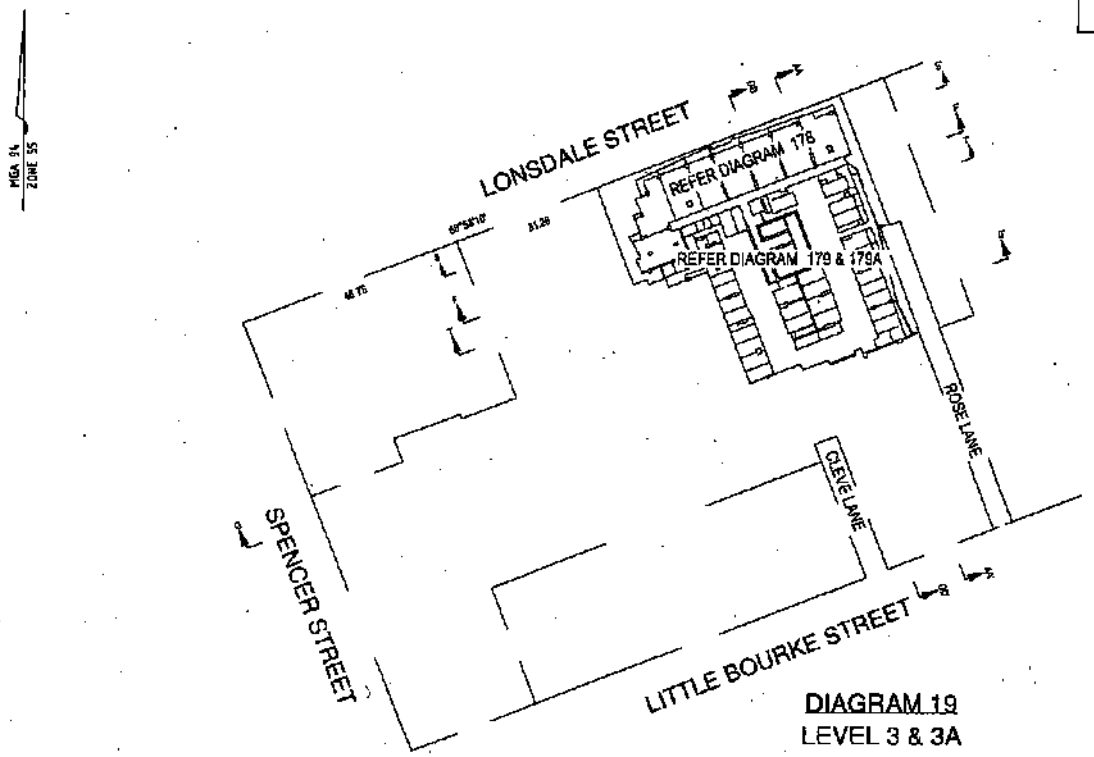


DIAGRAM 19
LEVEL 3 & 3A

Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS

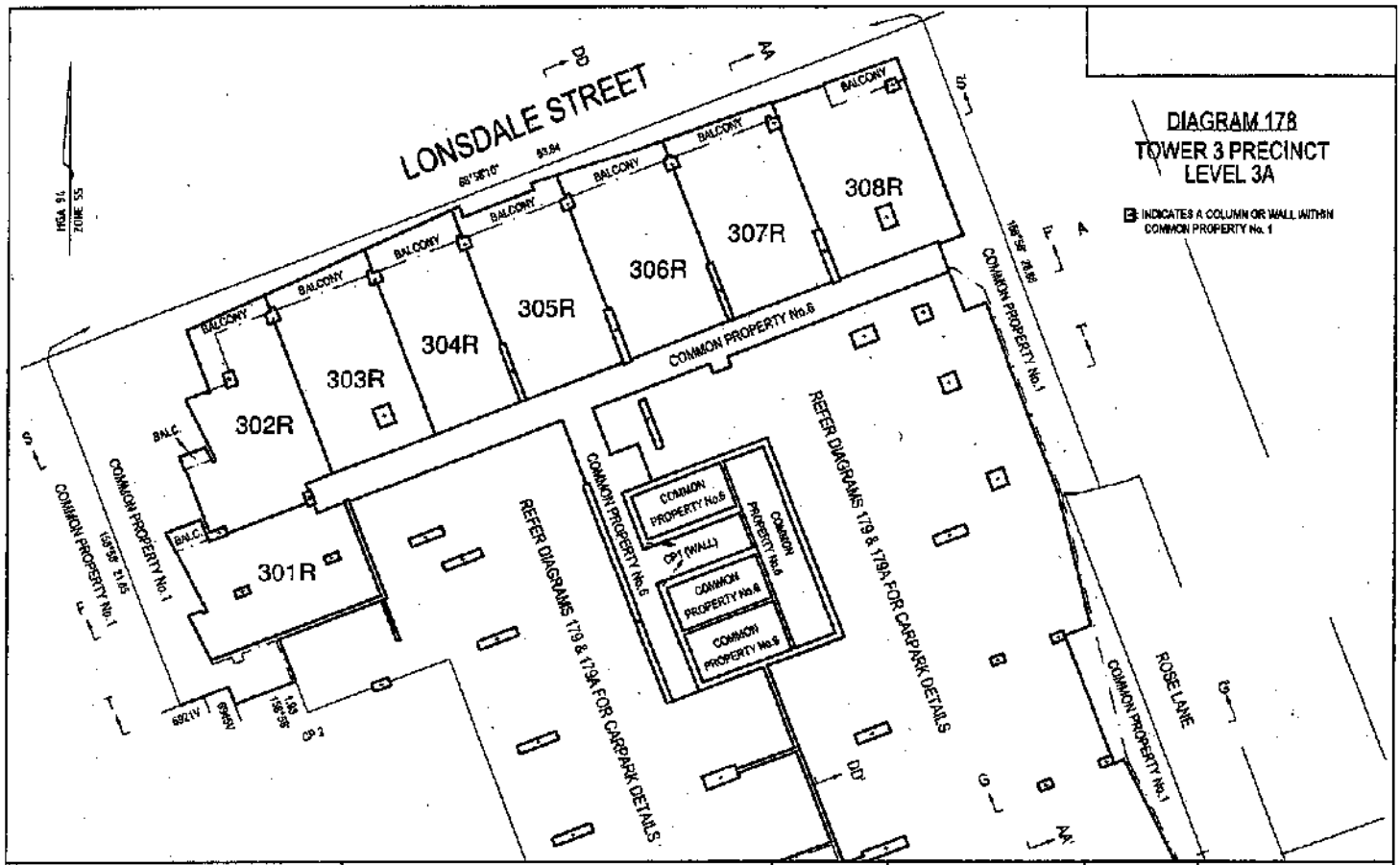
SCALE 1:750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE A3
Sheet 29

LICENSED SURVEYOR: HEPPEL JOHN TURNOUR

REF: M1000 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 45 of 131

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SCALE 1:200	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 30

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: JM1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 46 of 131

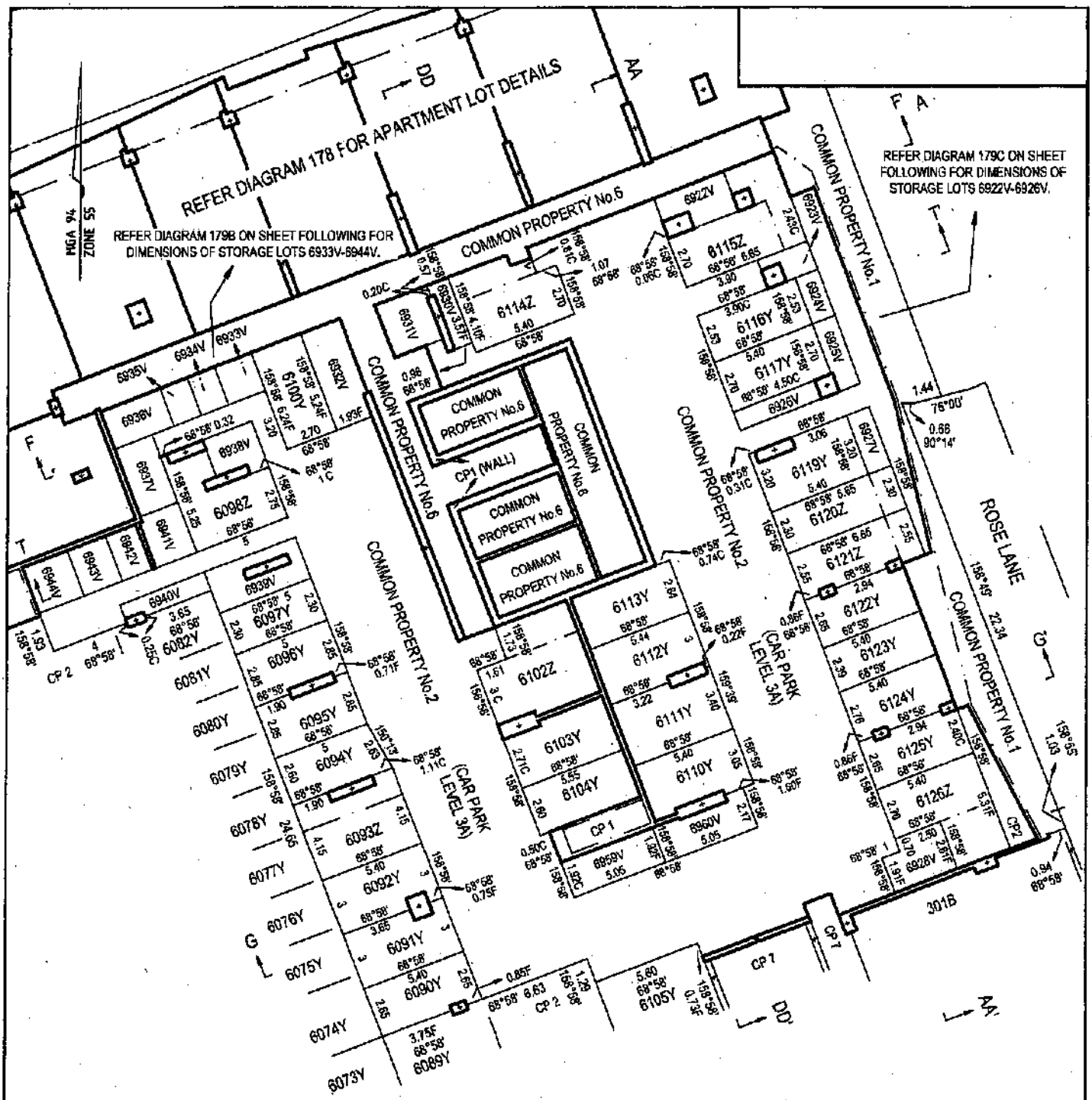


DIAGRAM 179
TOWER 3 PRECINCT
LEVEL 3A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN

C: INDICATES LENGTH TO CORNER OF COLUMN

▣: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS120463

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 31
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: Mt003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 47 of 131

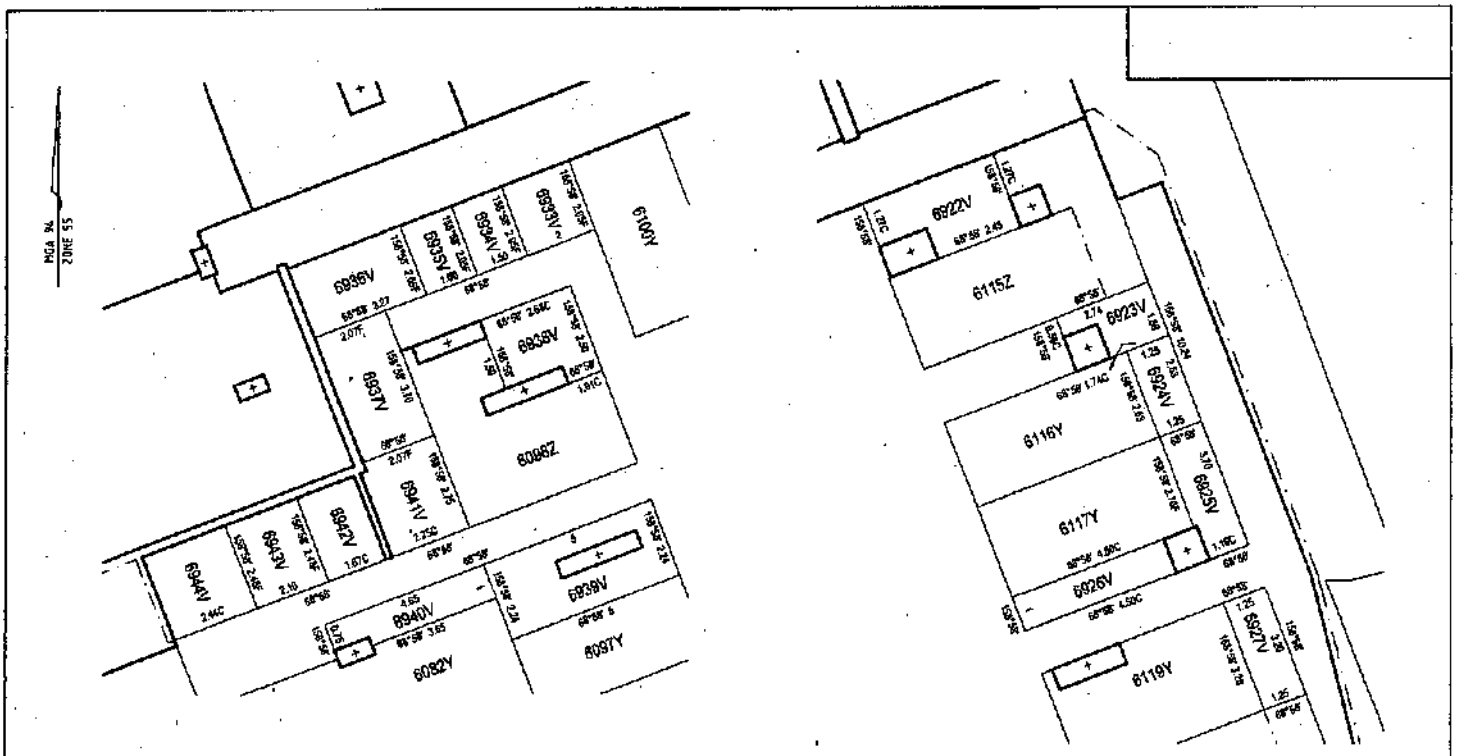


DIAGRAM 179B
LEVEL 3A

DIAGRAM 179C
LEVEL 3A

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SCALE 1:100	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 32
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

AM801403L
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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 48 of 131

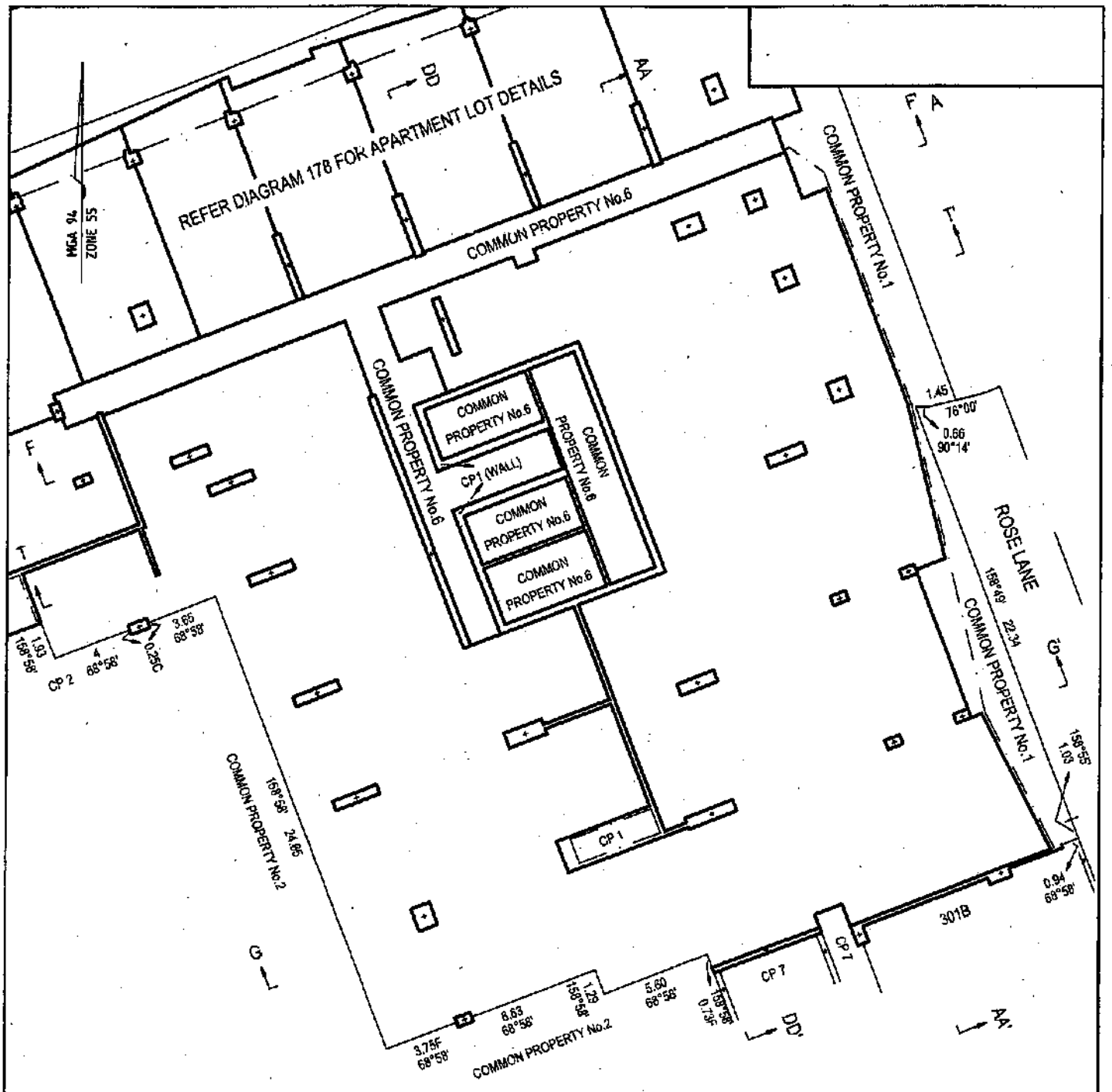


DIAGRAM 179A

TOWER 3 PRECINCT LEVEL 3A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5547 5953, MOB. 0400 576 154 WEB: www.tomkinson.com.au EMAIL: melbourne@tomkinson.com.au	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 33

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 49 of 131

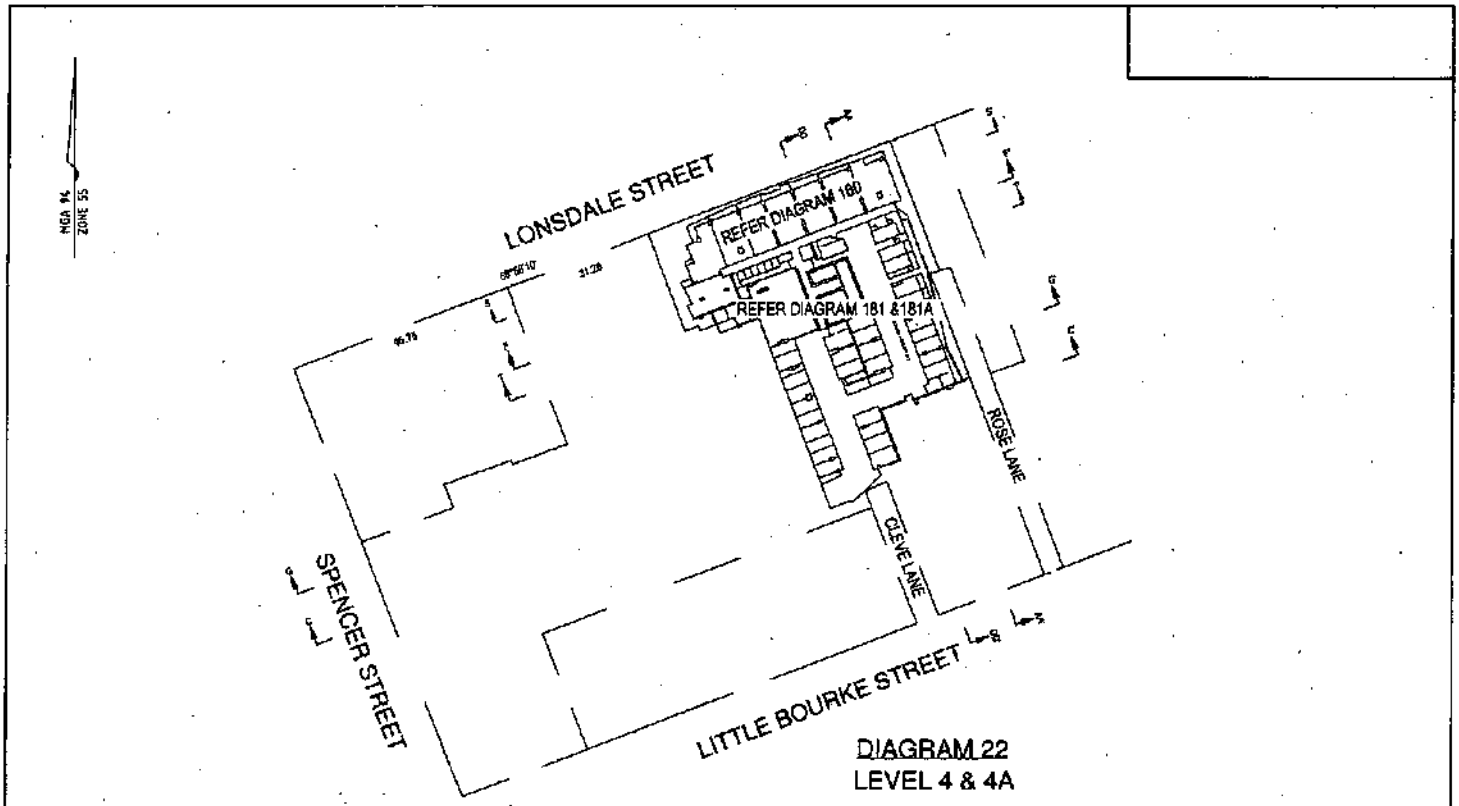


DIAGRAM 22
LEVEL 4 & 4A

Tomkinson Group

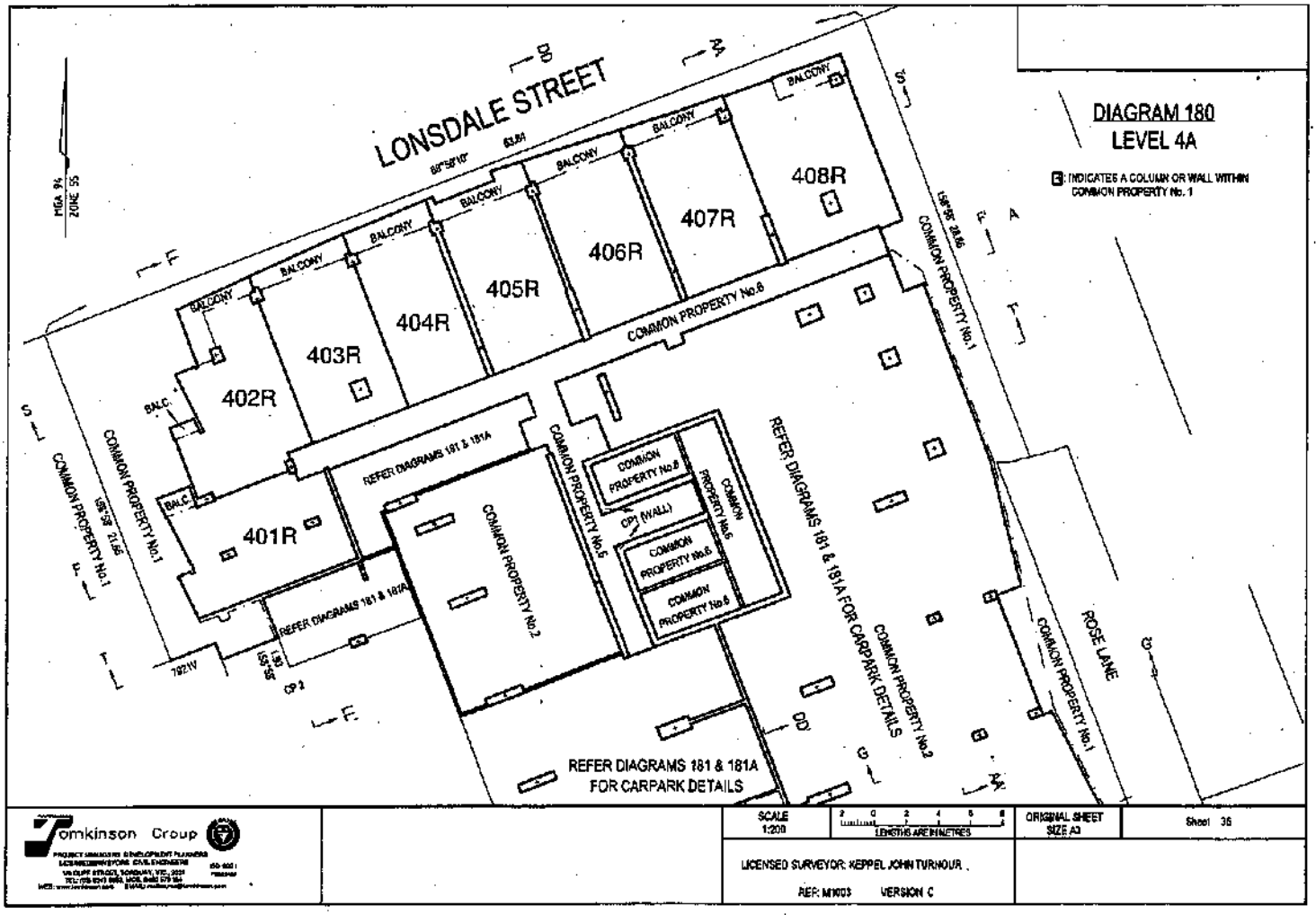
SCALE 1:750 | 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES | ORIGINAL SHEET SIZE A3 | Sheet 34

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 50 of 131



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AM801403L
24/05/2016 $119.70 173

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 51 of 131

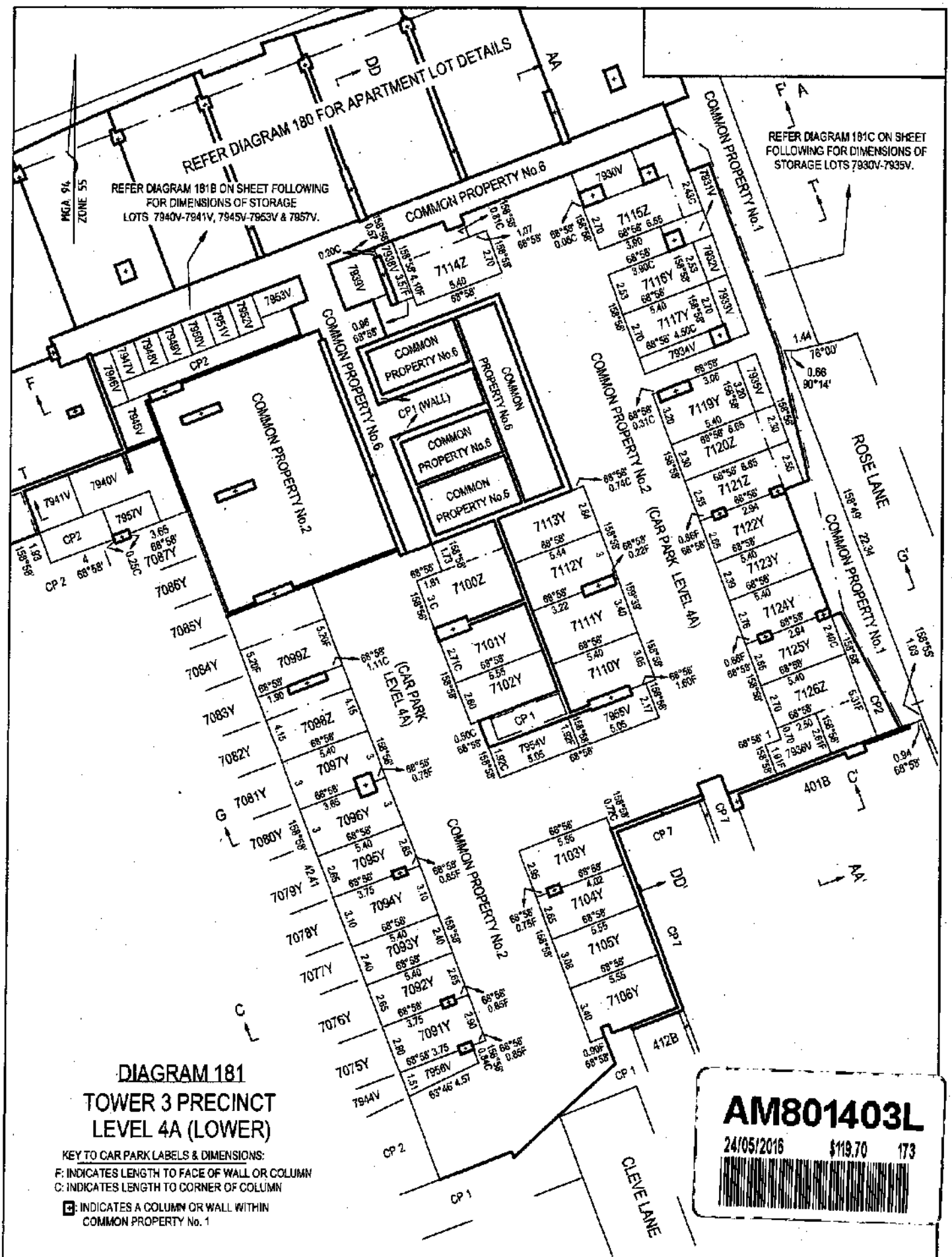


DIAGRAM 181
TOWER 3 PRECINCT
LEVEL 4A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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24/05/2016 $119.70 173

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ISO 9001 FS628459

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 36
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 52 of 131

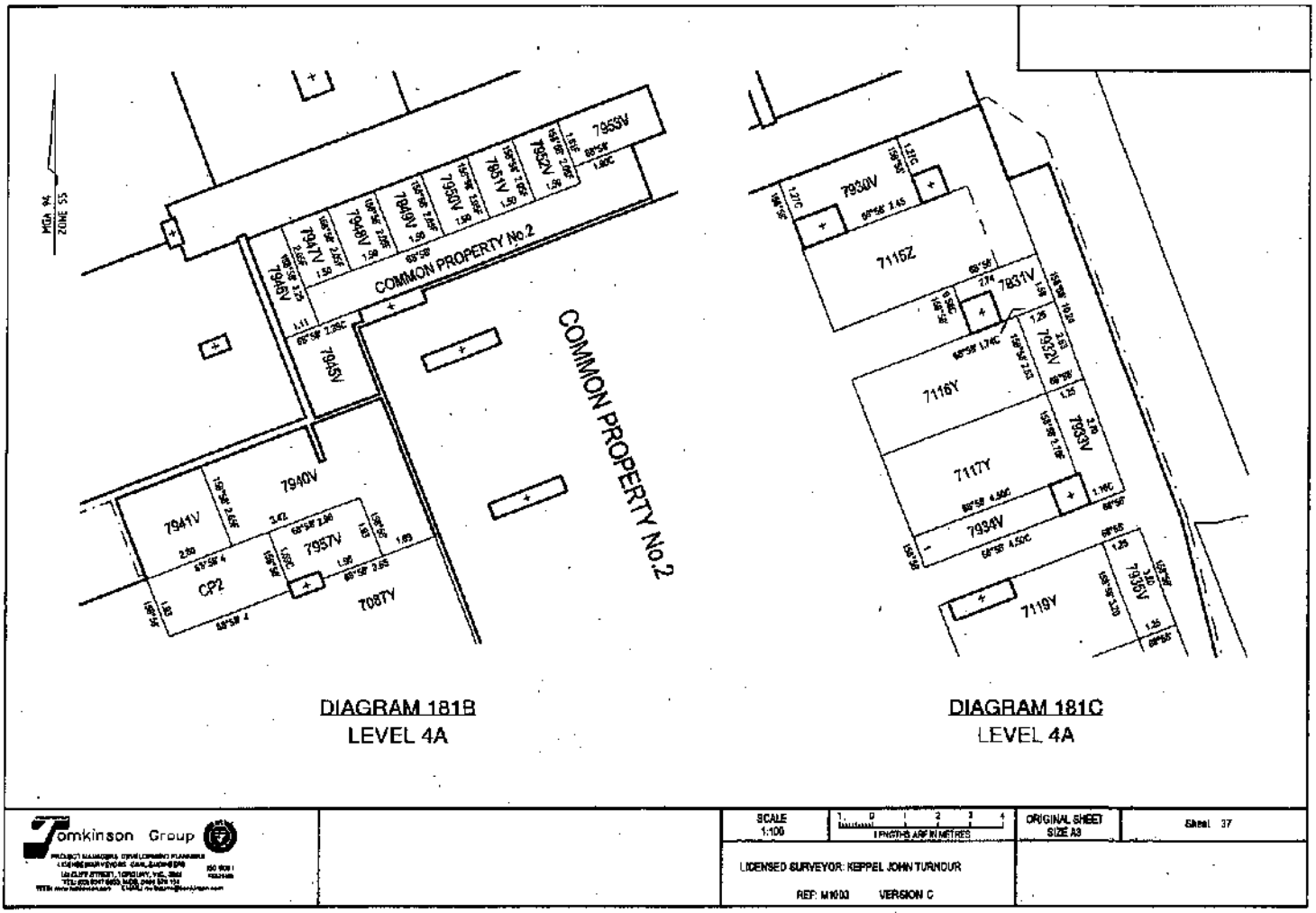


DIAGRAM 181B
LEVEL 4A

DIAGRAM 181C
LEVEL 4A

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SCALE 1:100	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 37
LICENSED SURVEYOR: KEPPEL JOHN TURNDUR			
REF: M1603 VERSION C			

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 53 of 131

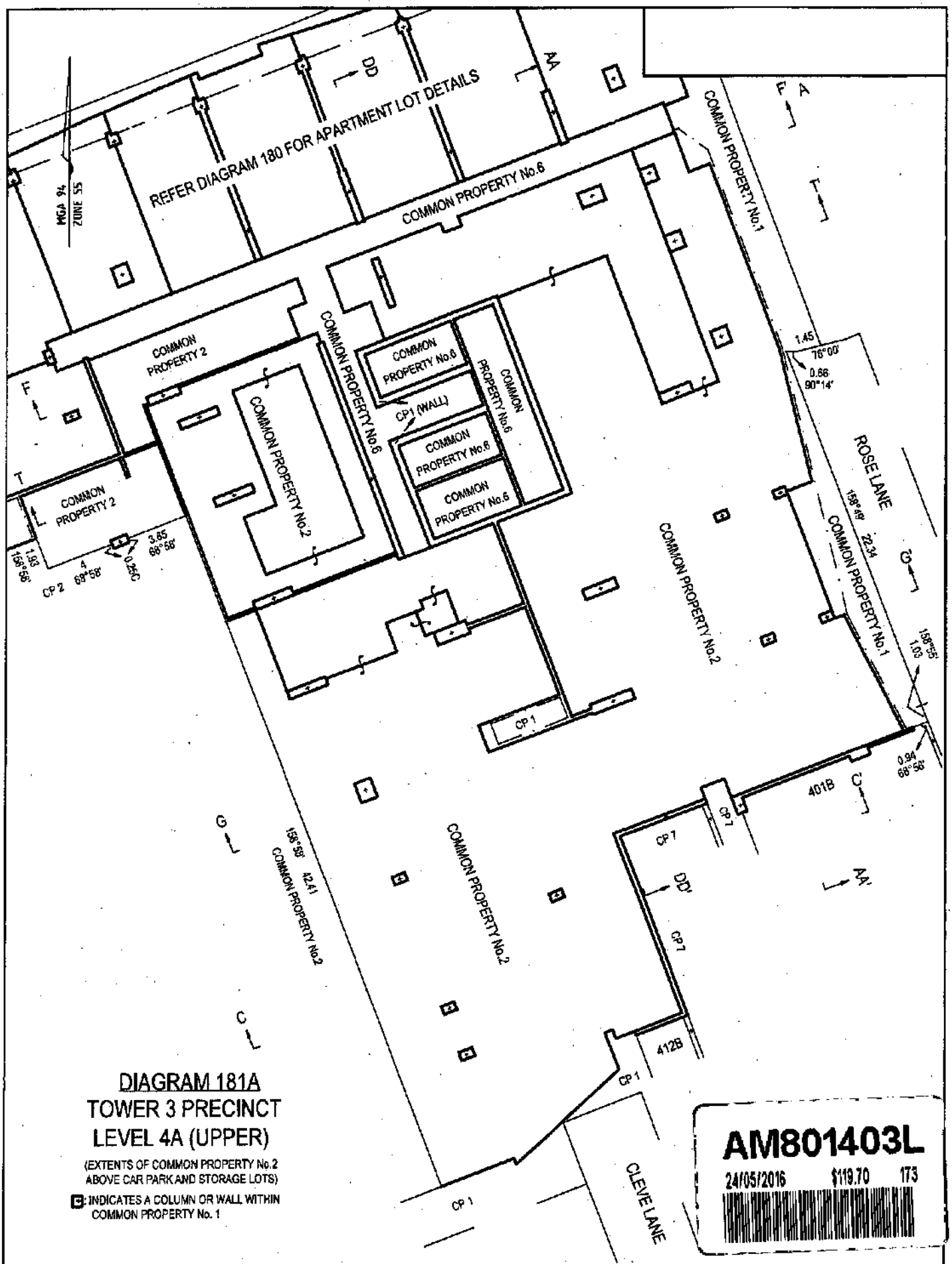


DIAGRAM 181A
TOWER 3 PRECINCT
LEVEL 4A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

C: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC. 3228 TEL: (03) 9047 5063, MOB. 0400 570 184 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS520466	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 38

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 54 of 131

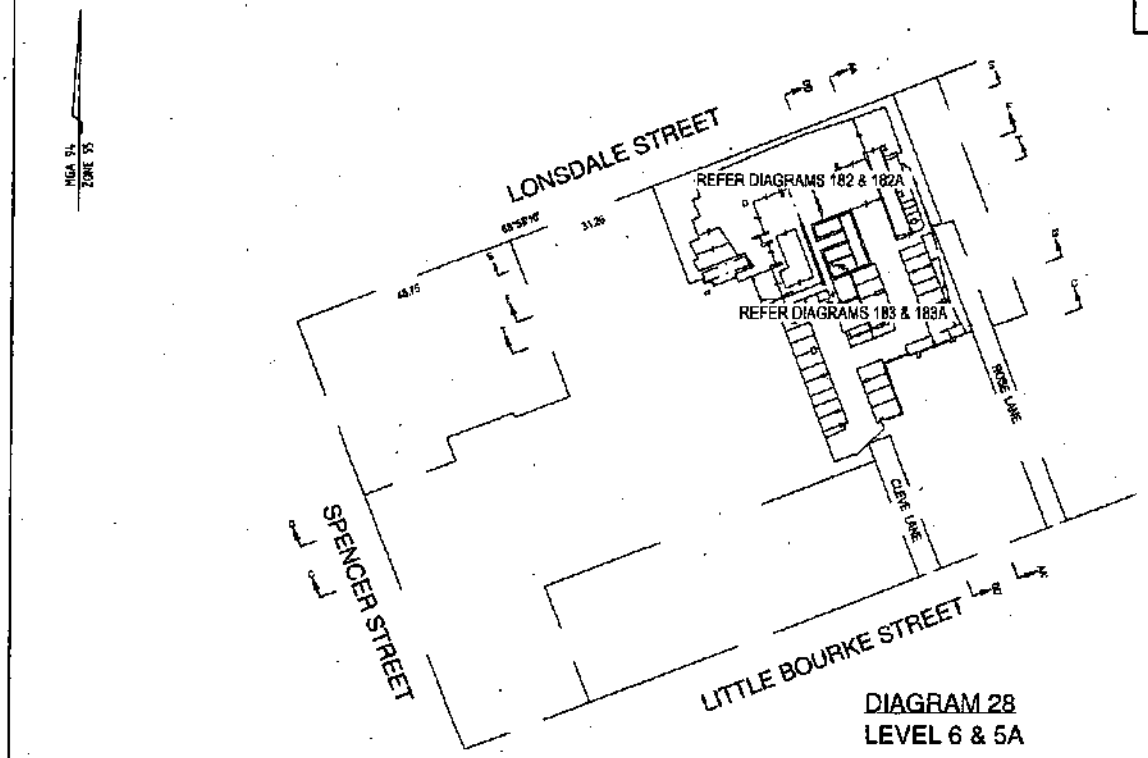


DIAGRAM 28
LEVEL 6 & 5A

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WEB: www.tomkinsongroup.com.au EMAIL: enquiries@tomkinsons.com.au

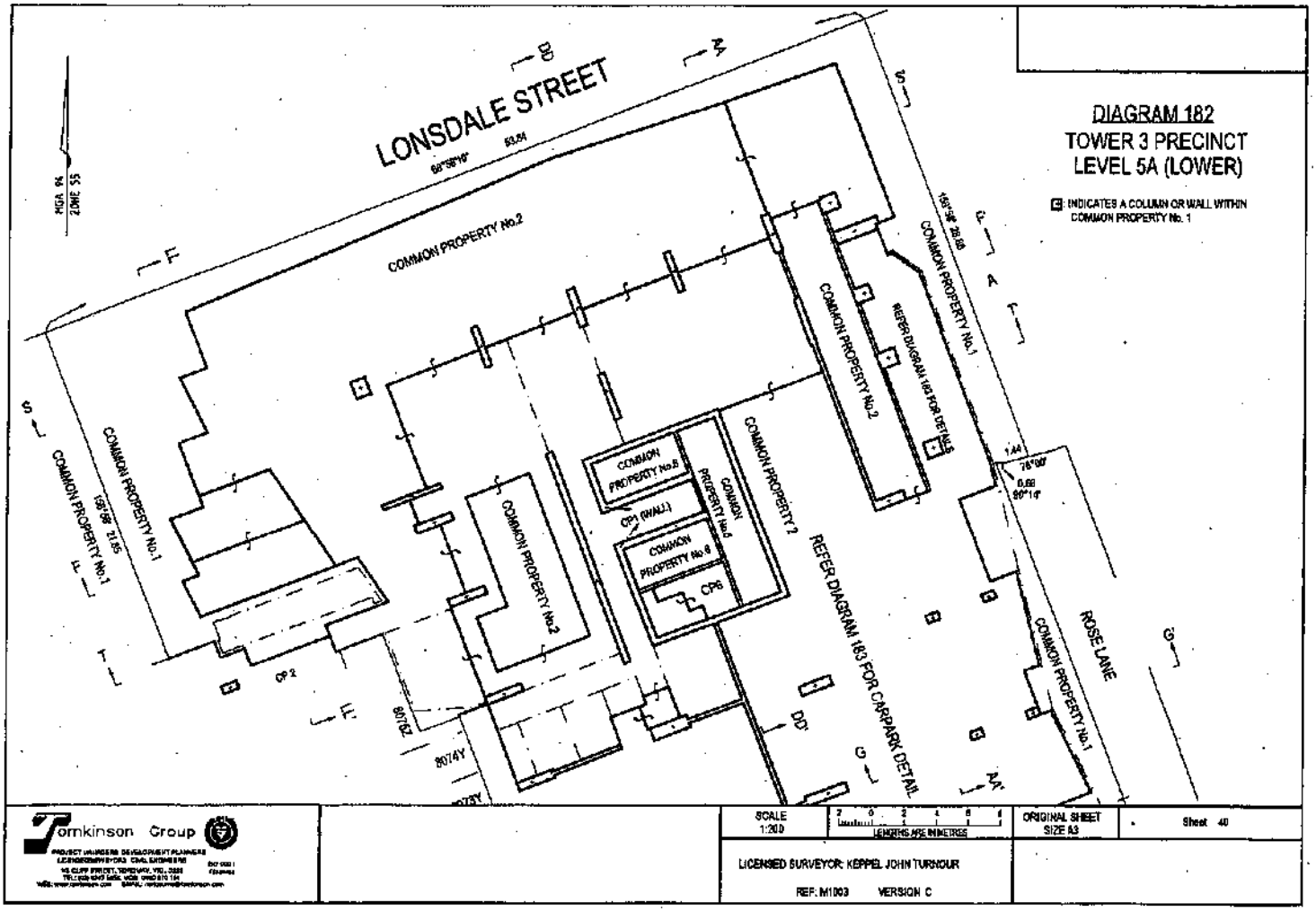
SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 38
1:750	7.5 0 7.5 15 22.5 30		

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 55 of 131



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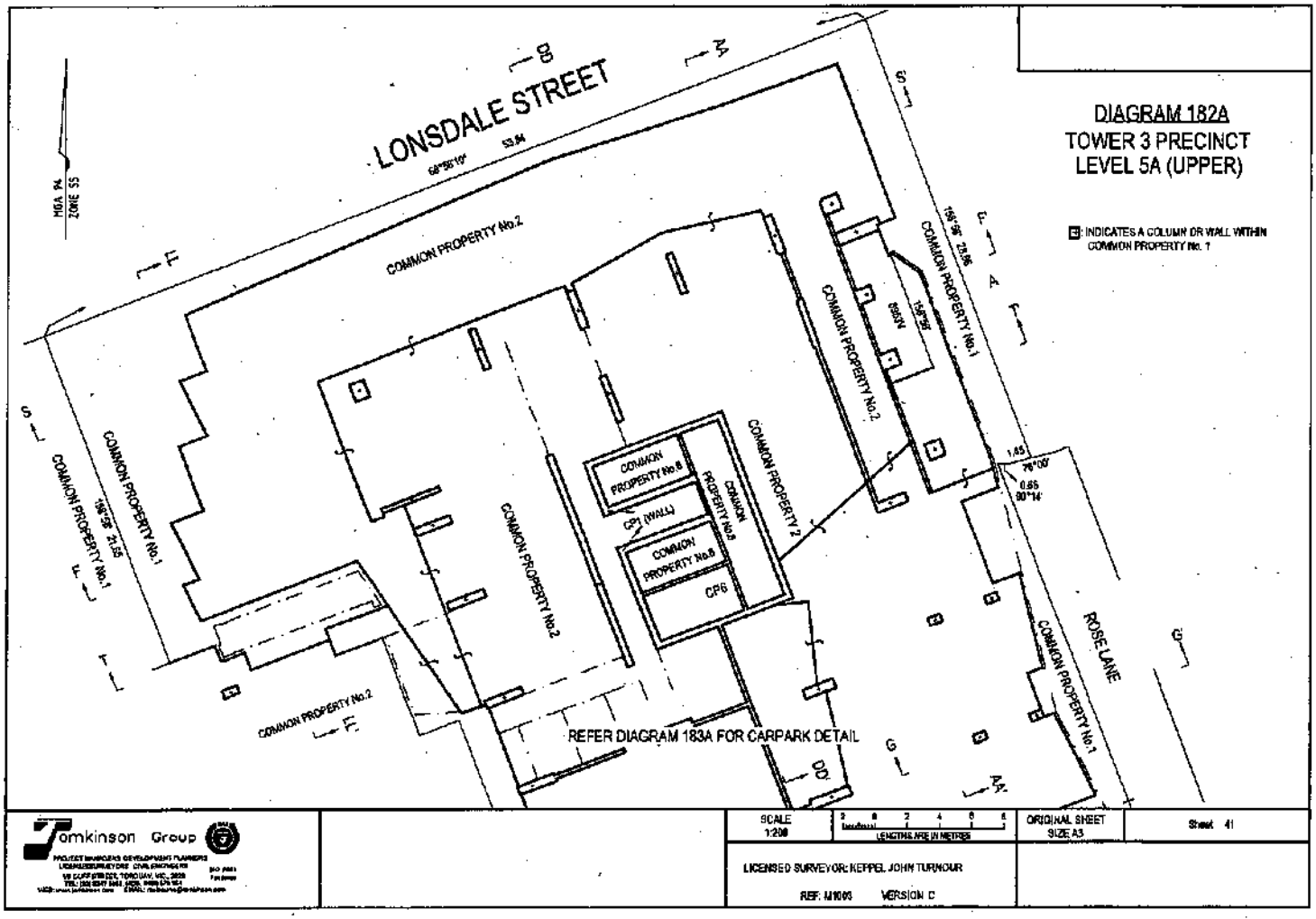


DIAGRAM 182A
TOWER 3 PRECINCT
LEVEL 5A (UPPER)

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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SCALE 1:200 — LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

Sheet 41

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION: C

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 57 of 131

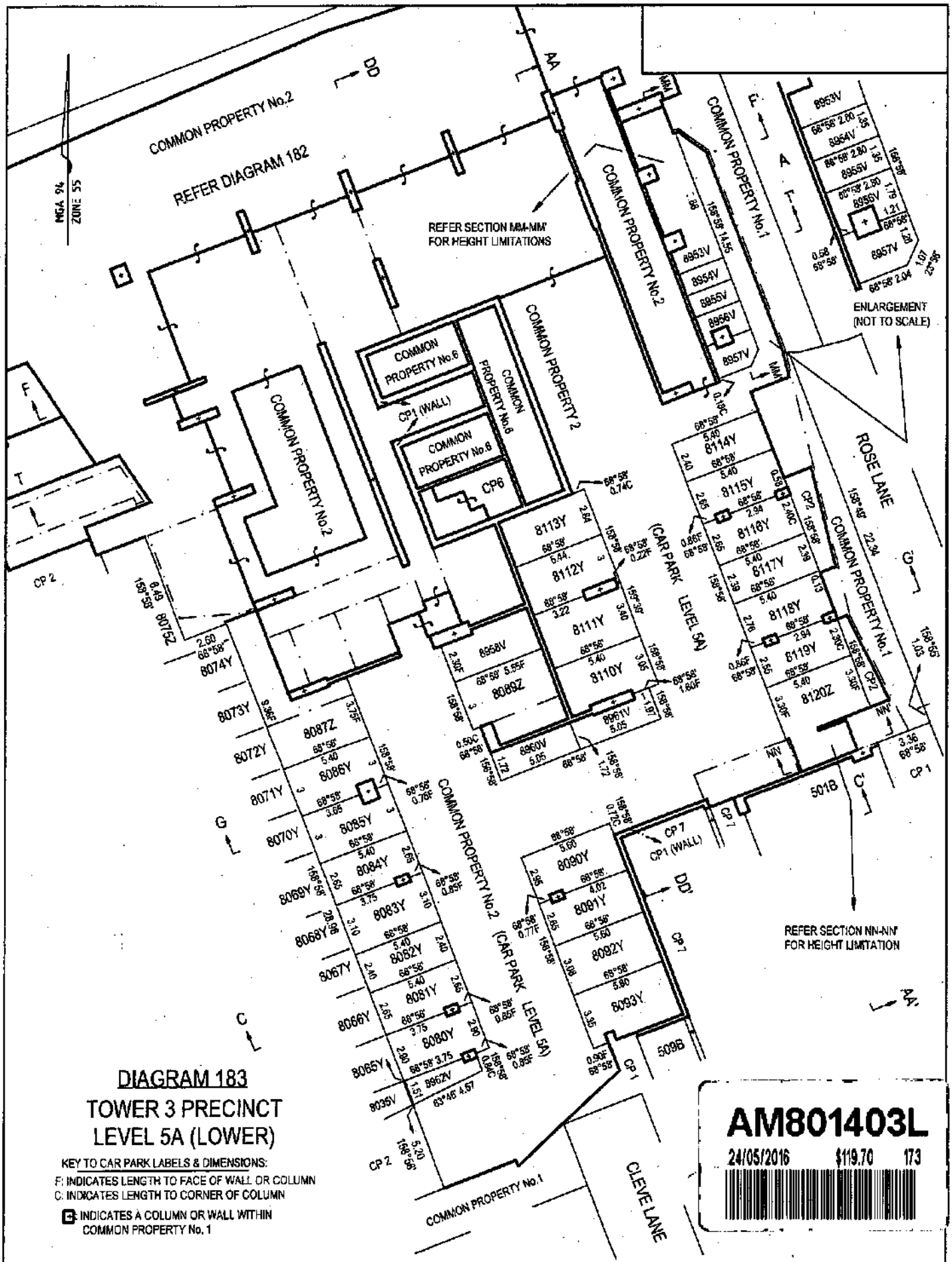


DIAGRAM 183
TOWER 3 PRECINCT
LEVEL 5A (LOWER)

KEY TO CAR PARK LABELS & DIMENSIONS:

F: INDICATES LENGTH TO FACE OF WALL OR COLUMN
C: INDICATES LENGTH TO CORNER OF COLUMN

INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS529488

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 42
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 58 of 131

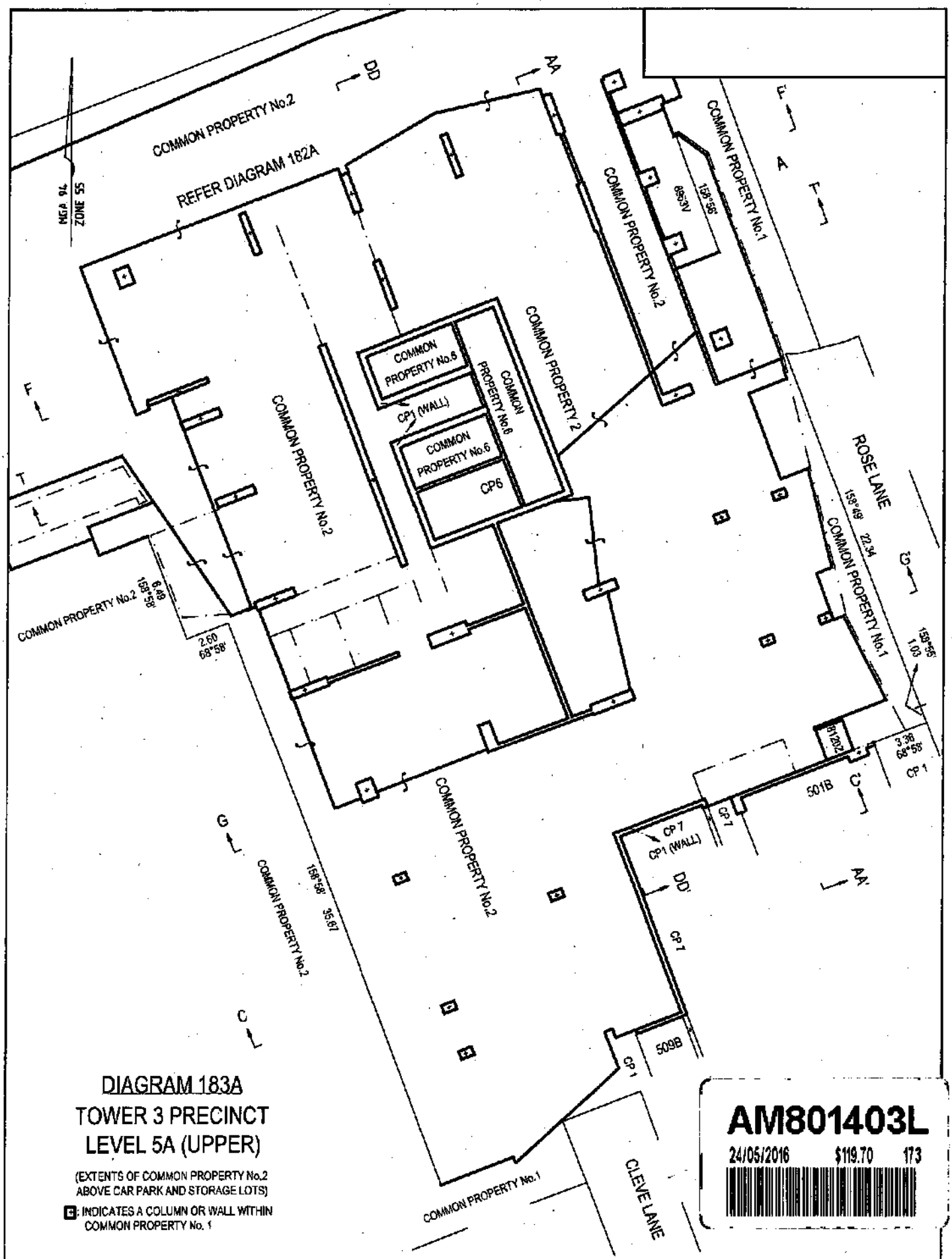


DIAGRAM 183A
TOWER 3 PRECINCT
LEVEL 5A (UPPER)

(EXTENTS OF COMMON PROPERTY No.2 ABOVE CAR PARK AND STORAGE LOTS)

C: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS526488

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 43
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 59 of 131

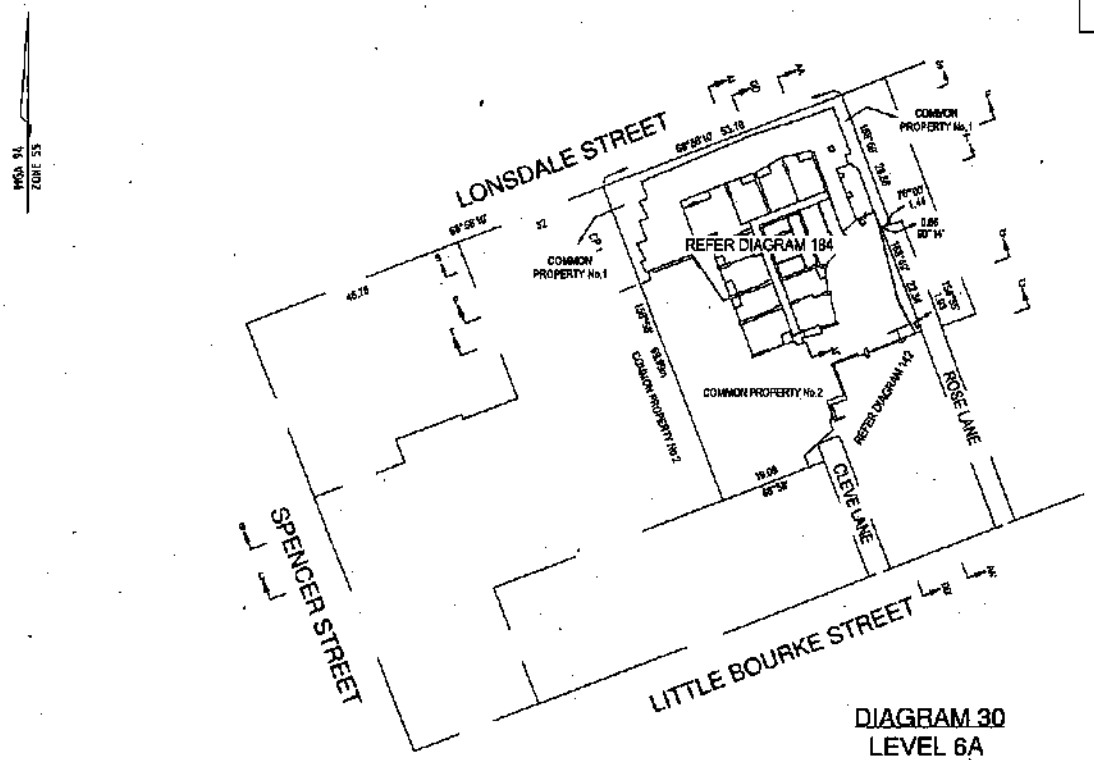


DIAGRAM 30
LEVEL 6A

Tomkinson Group

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 44
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION: C			

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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 60 of 131

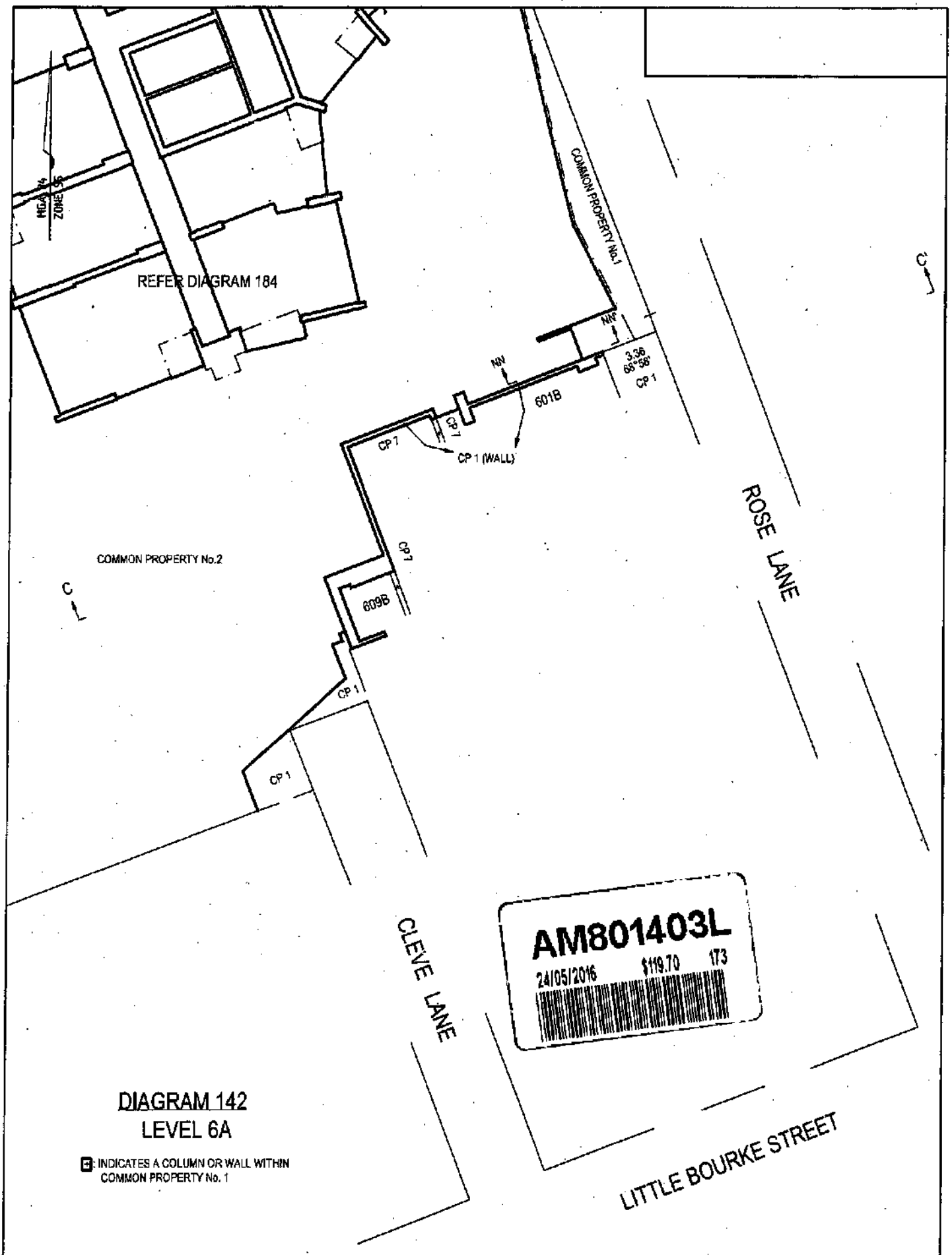


DIAGRAM 142
LEVEL 6A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001
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12 CLIFF STREET, TORQUAY, VIC., 3228
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE	Sheet
1:200	2 0 2 4 6 8	A3	45

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 61 of 131

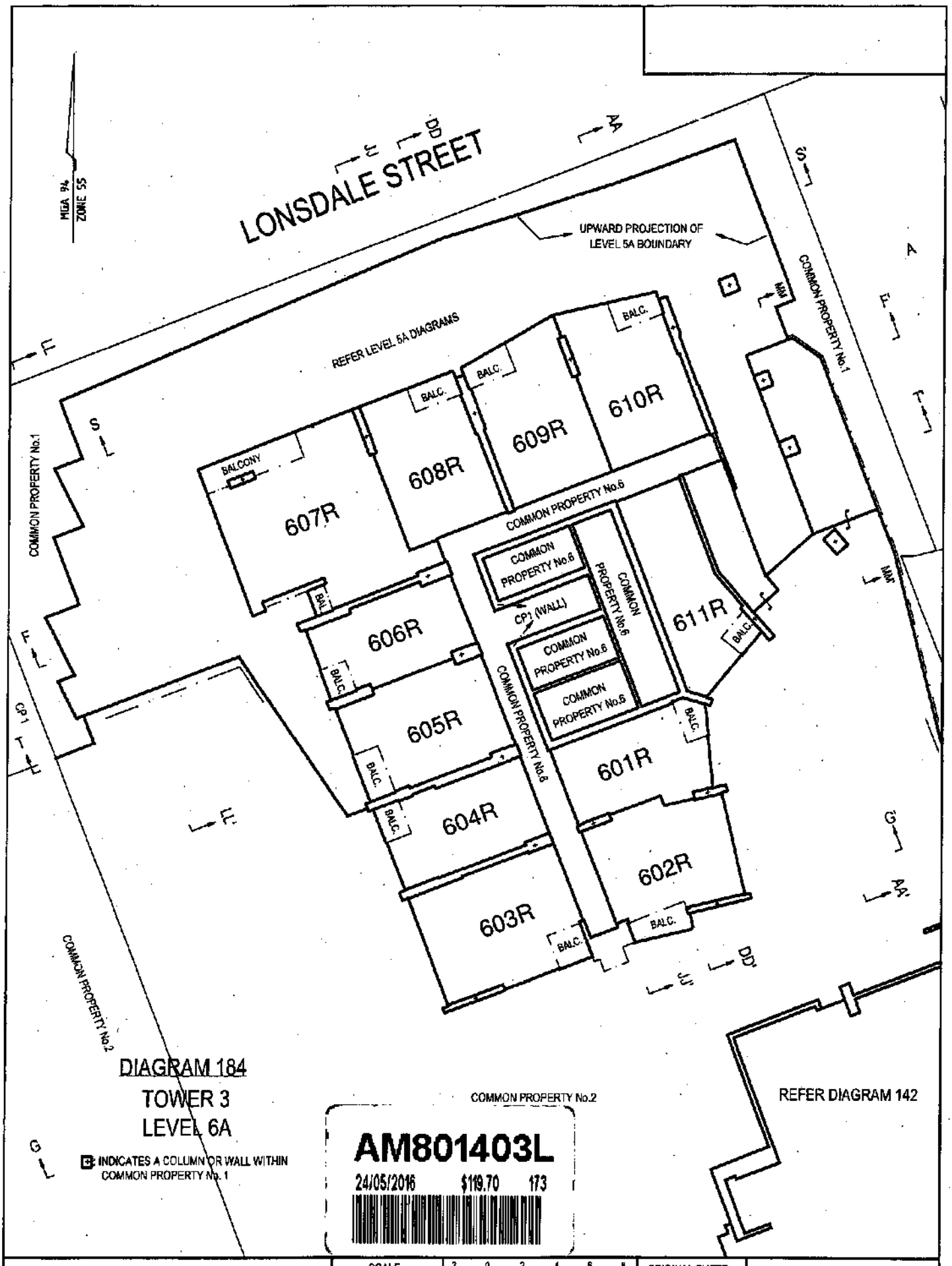


DIAGRAM 184
TOWER 3
LEVEL 6A

⊞ INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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ISO 9001 FS623468

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 46
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 62 of 131

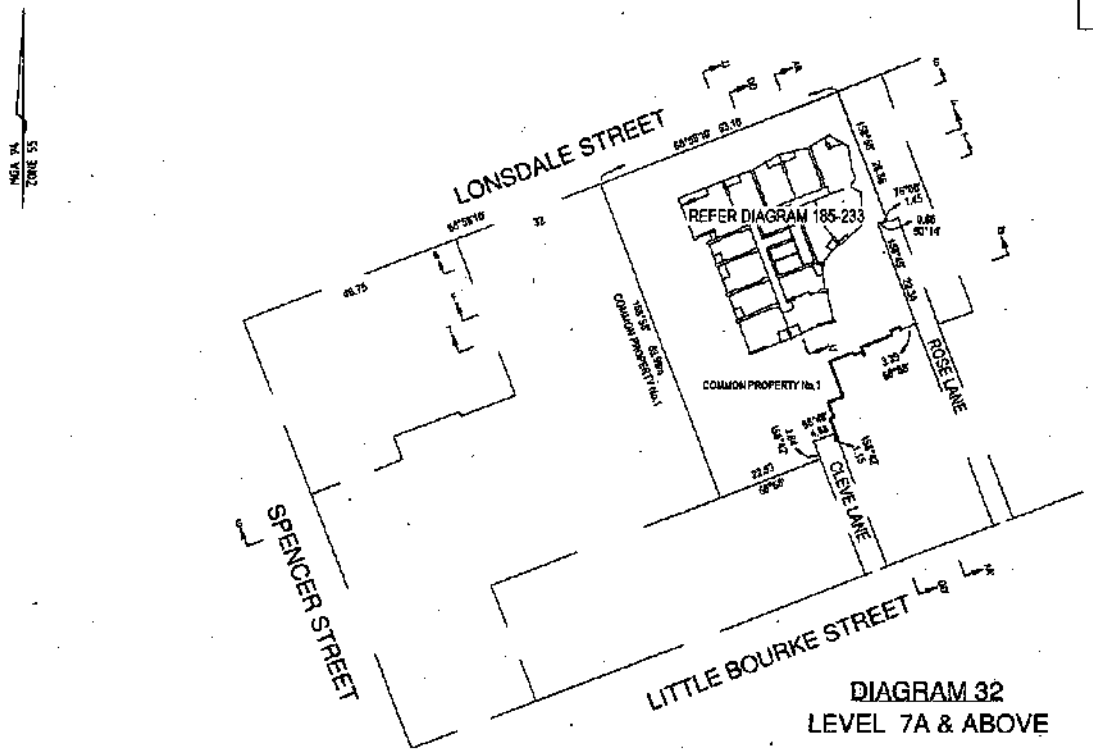


DIAGRAM 32
LEVEL 7A & ABOVE

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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 47
1:750	7.5 0 7.5 15 22.5 30		

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1803 VERSION C

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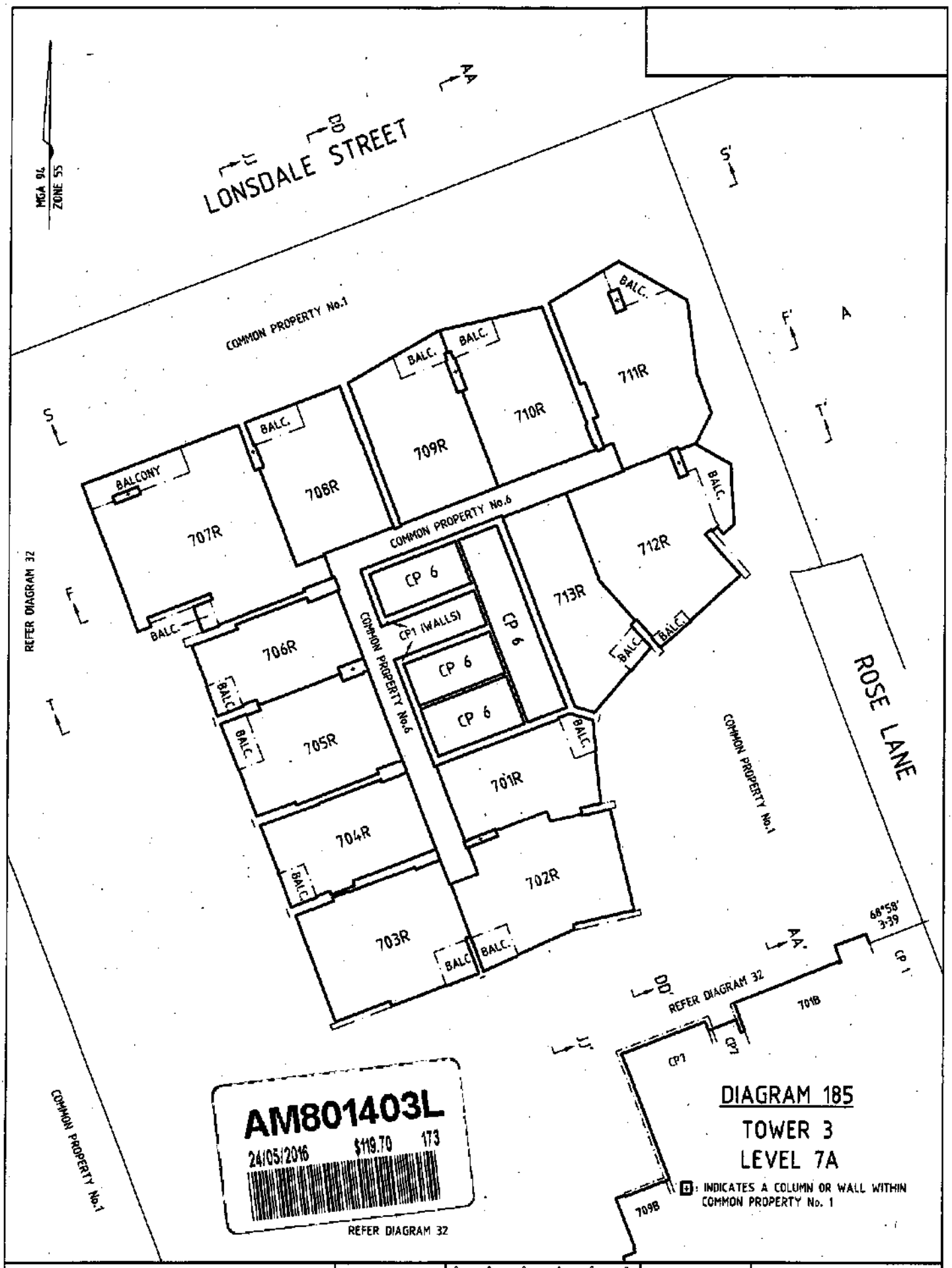


DIAGRAM 185

TOWER 3

LEVEL 7A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 64 of 131

MGA 94
ZONE 55

LONSDALE STREET

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COMMON PROPERTY No.1

BALC.

811R

810R

809R

808R

807R

BALCONY

812R

813R

CP 6

CP1 (WALLS)

806R

805R

804R

803R

801R

802R

COMMON PROPERTY No.6

REFER DIAGRAM 32

ROSE LANE

68°58'
2.49

CP1

801B

CP7

DIAGRAM 186

TOWER 3
LEVEL 8A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

809B

REFER DIAGRAM 32

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 5853, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS530468	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / Sheet 49
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 65 of 131

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MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

BALC.
911R
910R
909R
908R
907R
BALCONY
912R
913R
906R
905R
904R
903R
902R
901R
CP 6
CP1 (WALLS)
COMMON PROPERTY No.6

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

66°58'
7.48
CP1
CP7
909B

REFER DIAGRAM 32

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 187

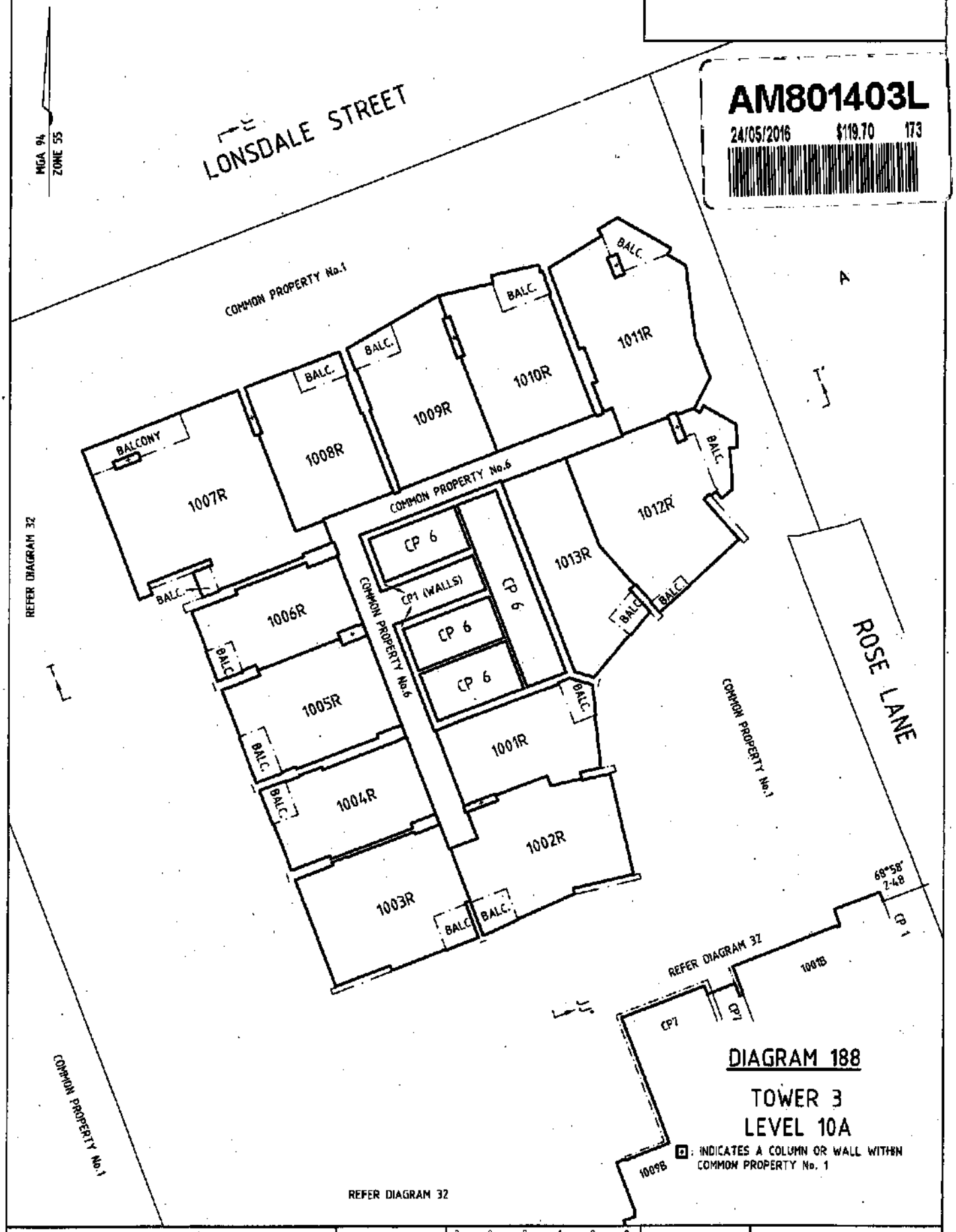
TOWER 3
LEVEL 9A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 50

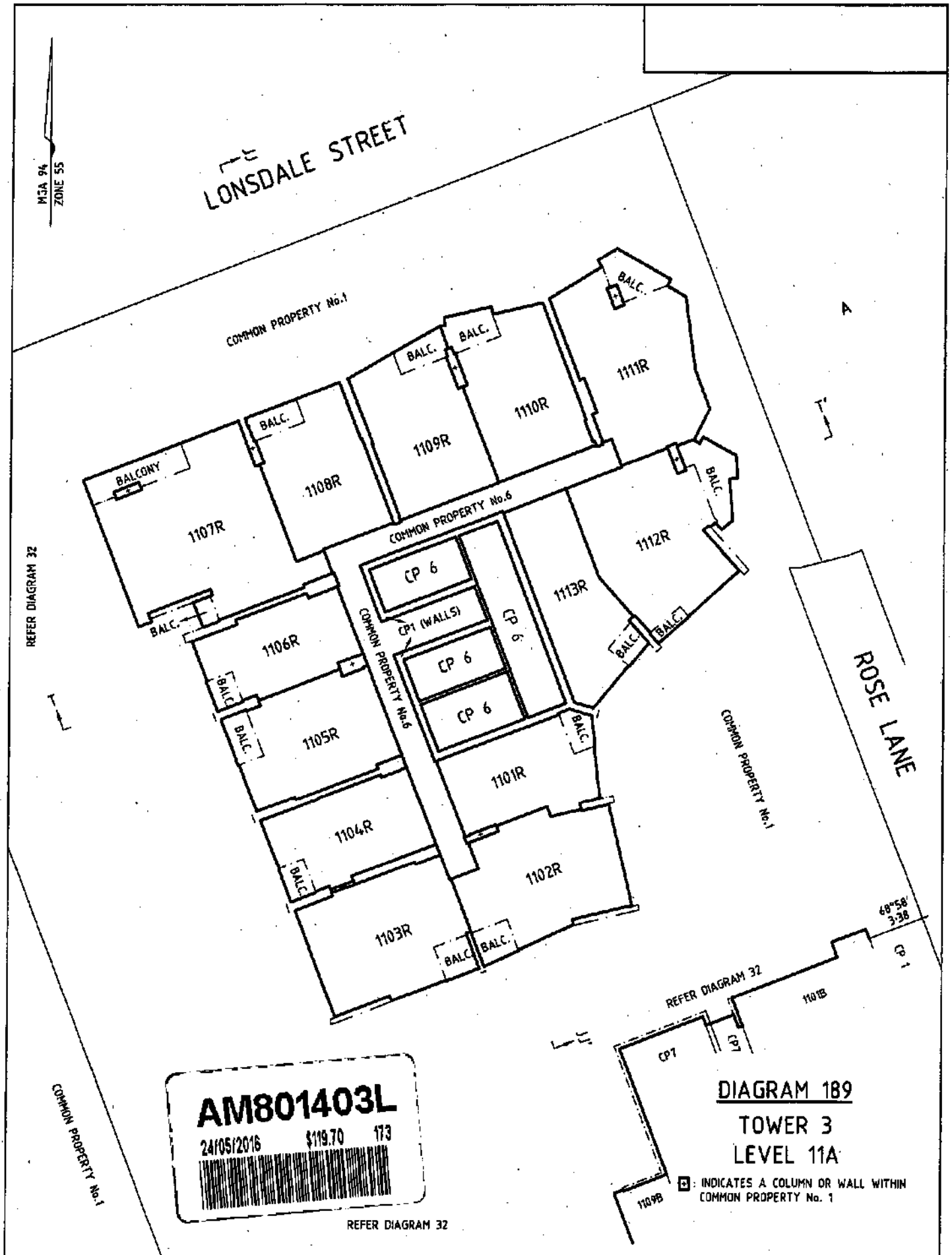
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24/05/2016 $119.70 173



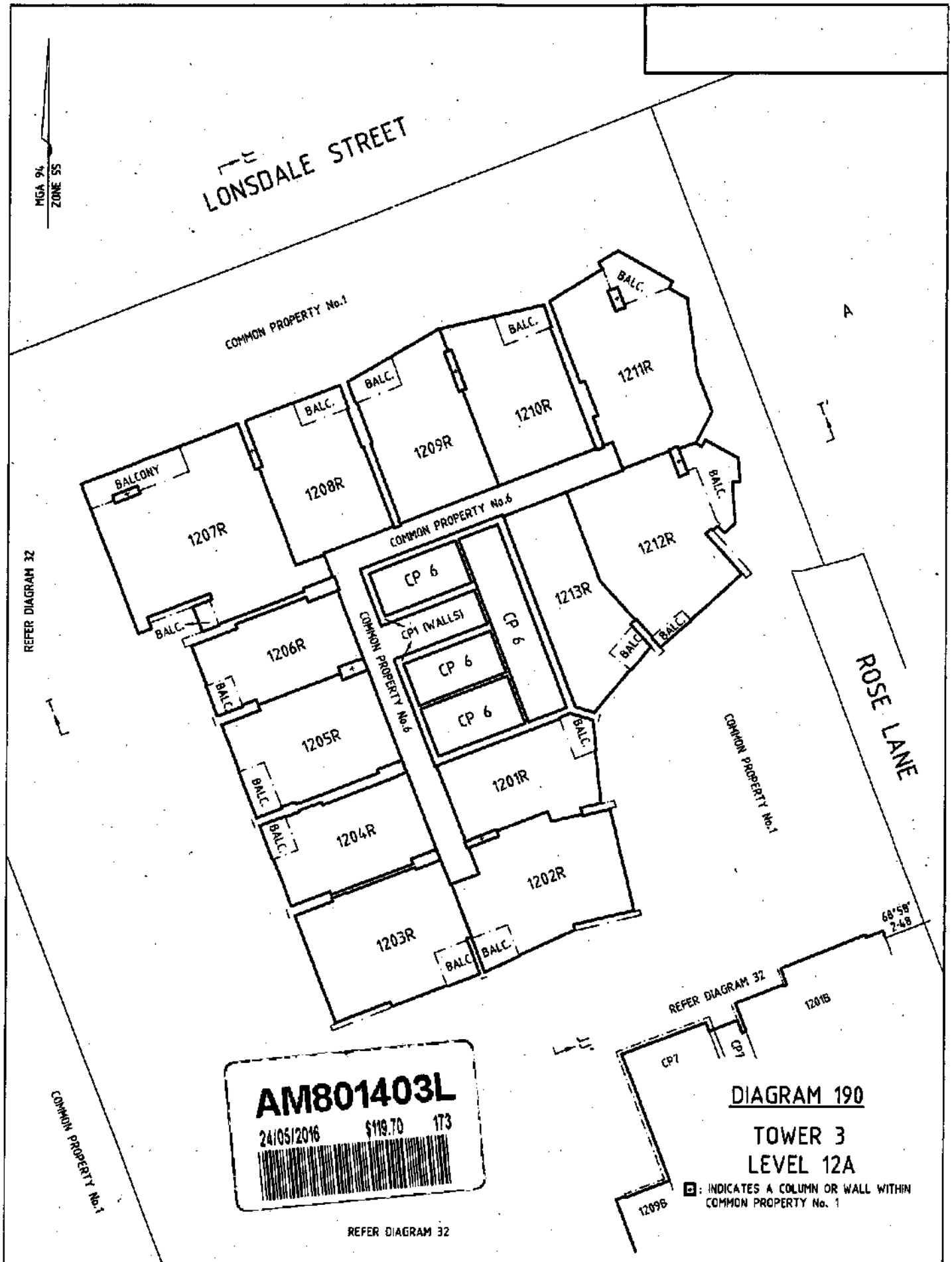
Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 173 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 9063, MOB. 0400 570 164 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 51

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 67 of 131



Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5555, MOB. 0409 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 52

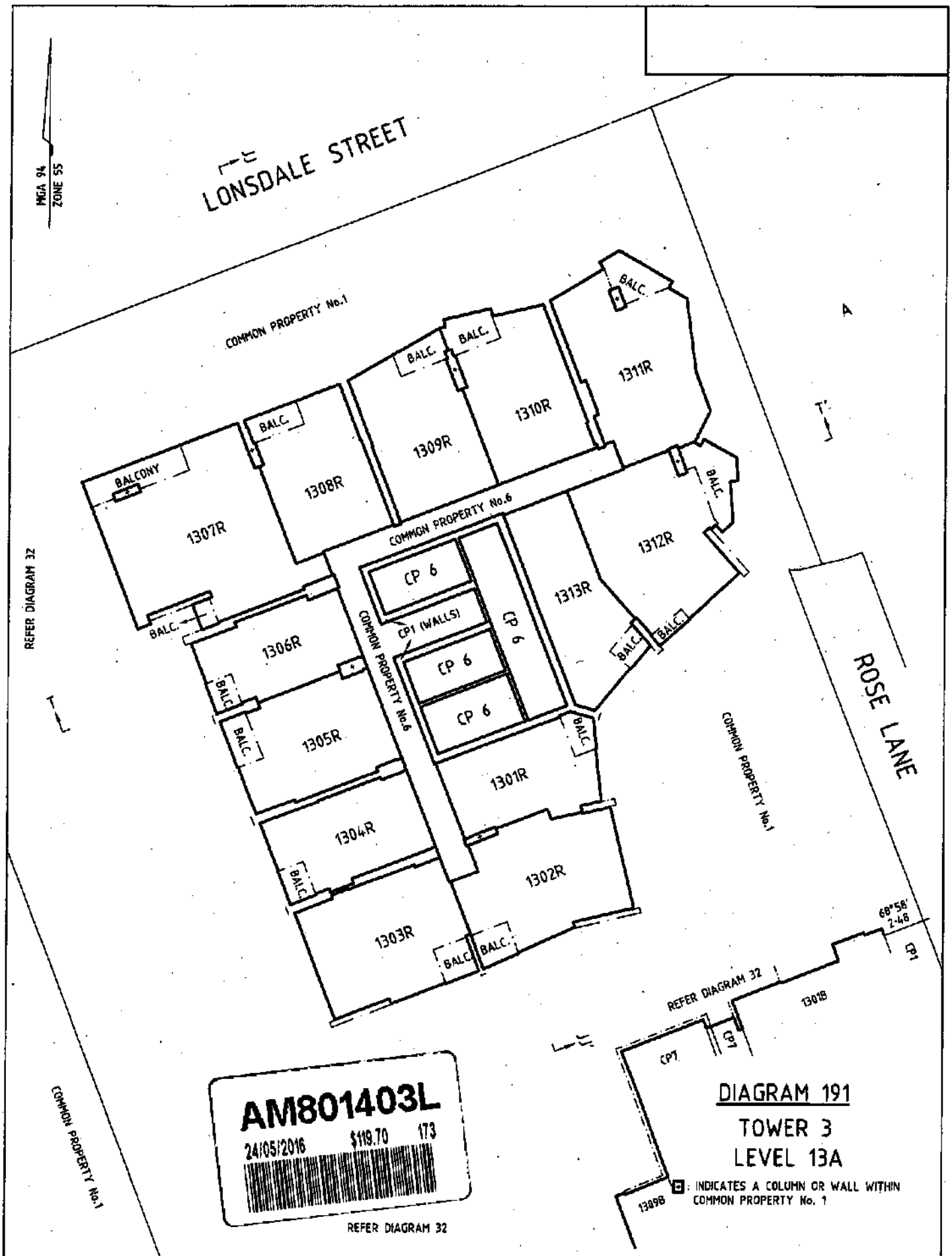
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Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
ISO 9001
19 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 5247 6469, MDS, 0400 570 194
Web: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 53
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

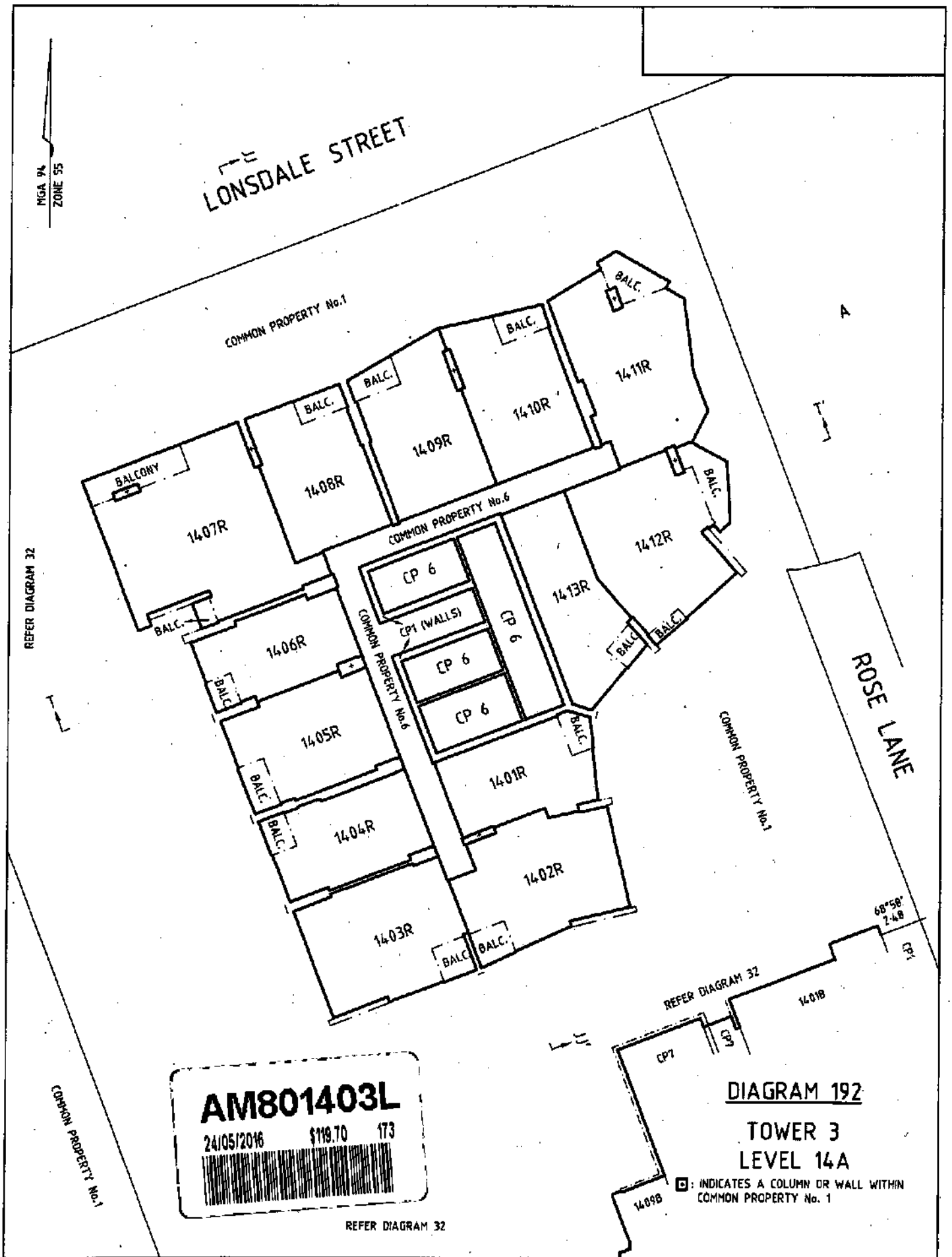
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Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
ISO 9001
FS621468
(03) 9347 6053, MOB. 0400 576 164

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 54
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 70 of 131



Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 103 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 3663, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 55

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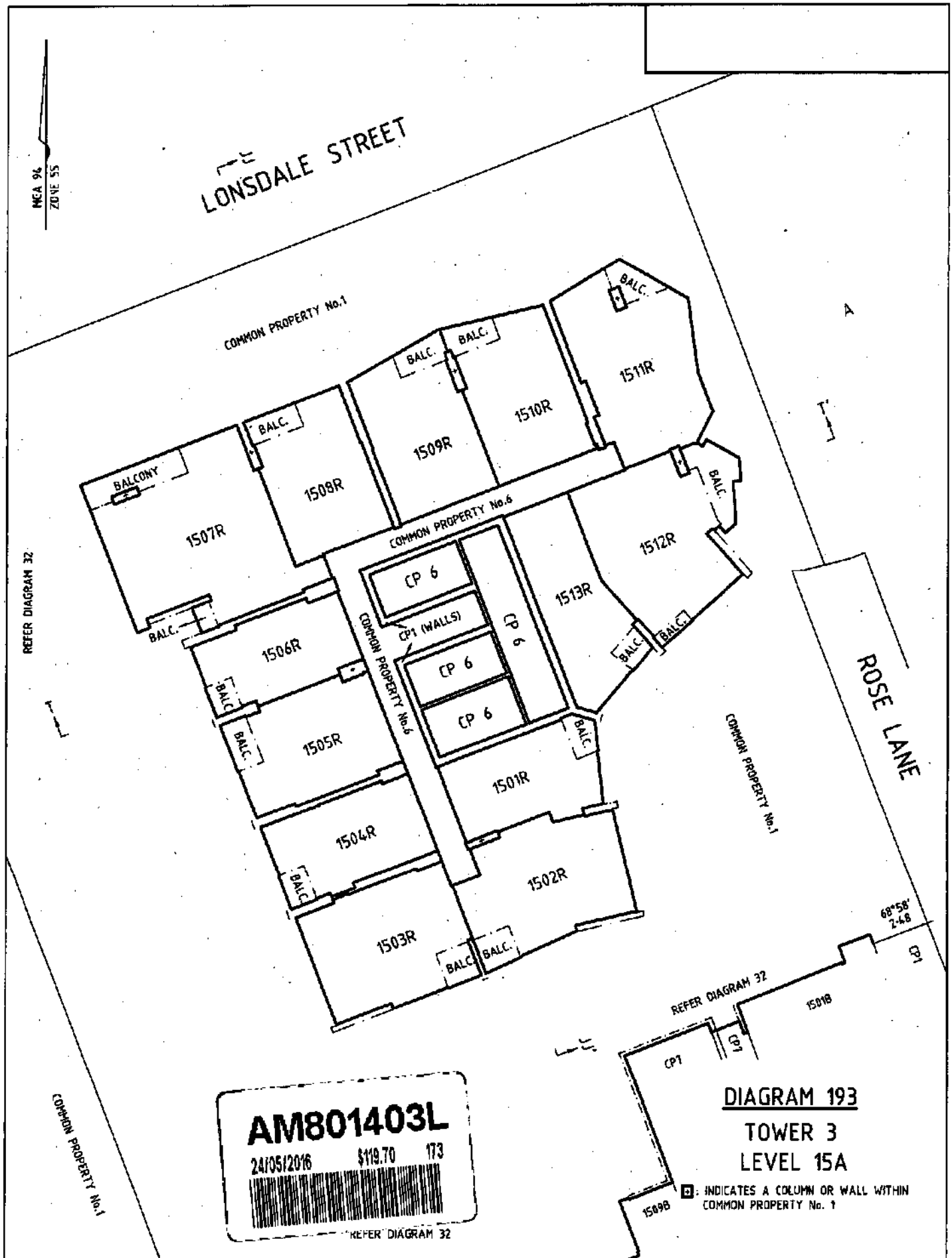


DIAGRAM 193

TOWER 3

LEVEL 15A

□: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 16 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 8093, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS629488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 56
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Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 72 of 131

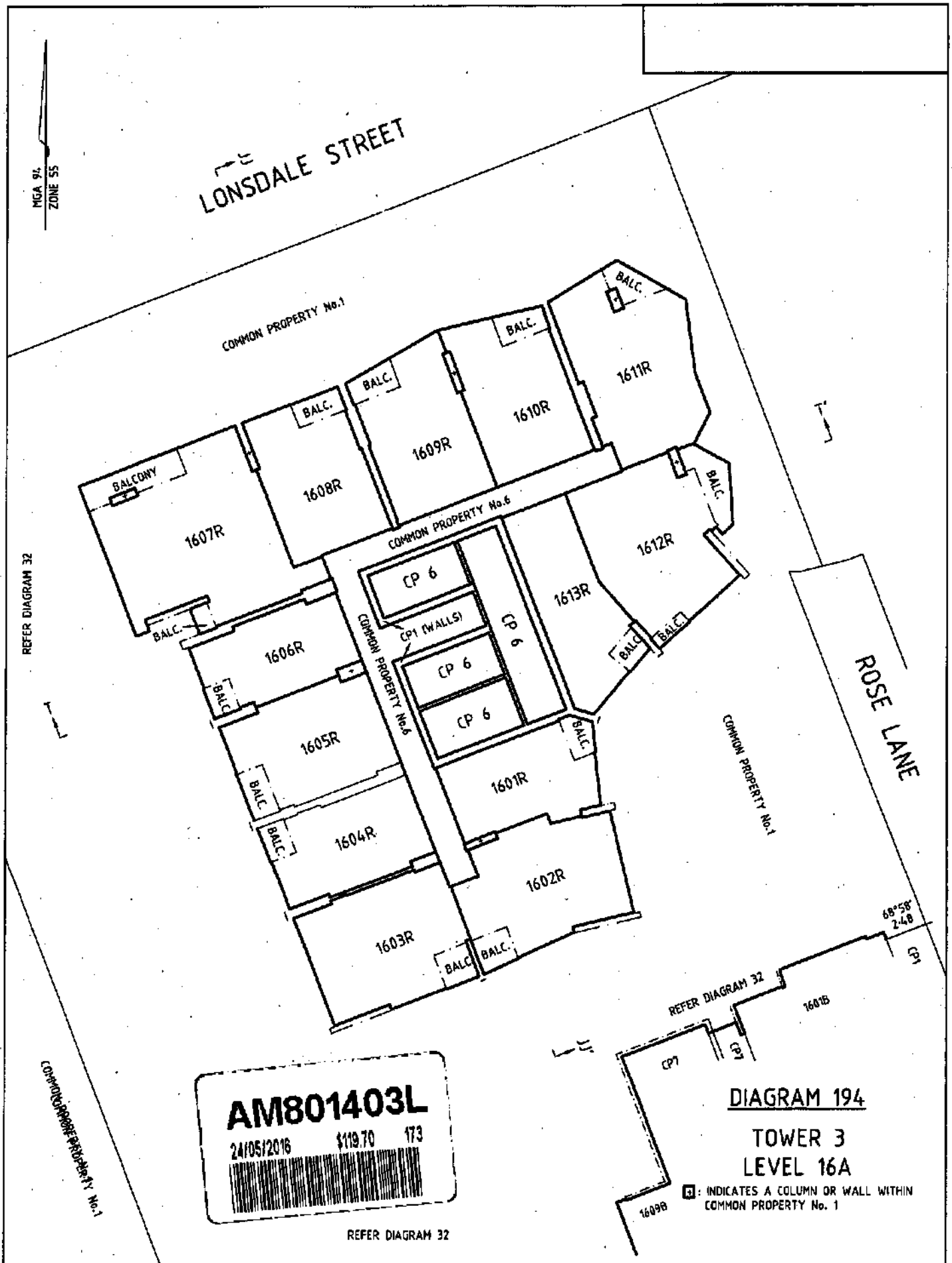


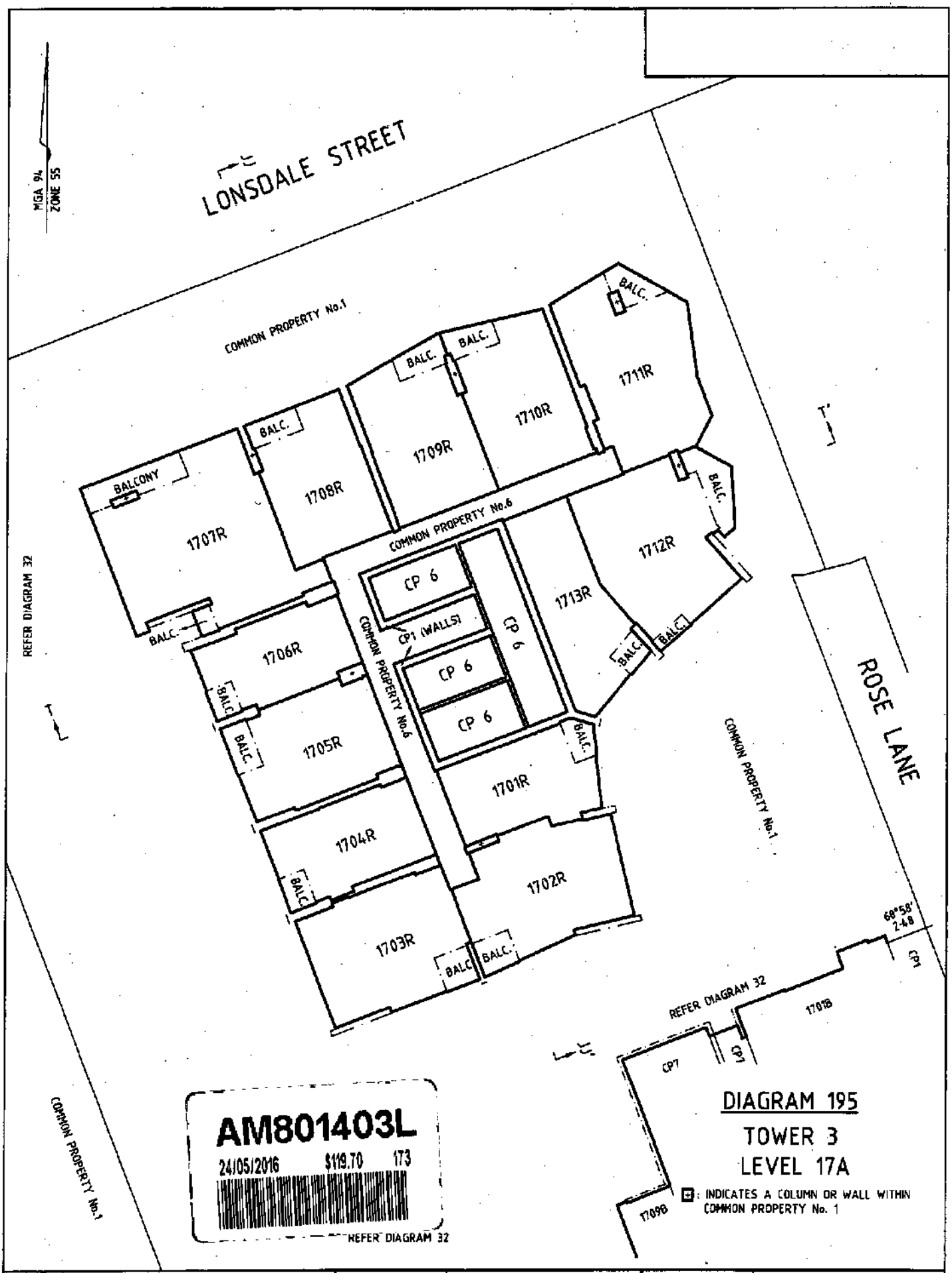
DIAGRAM 194

TOWER 3
LEVEL 16A

▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

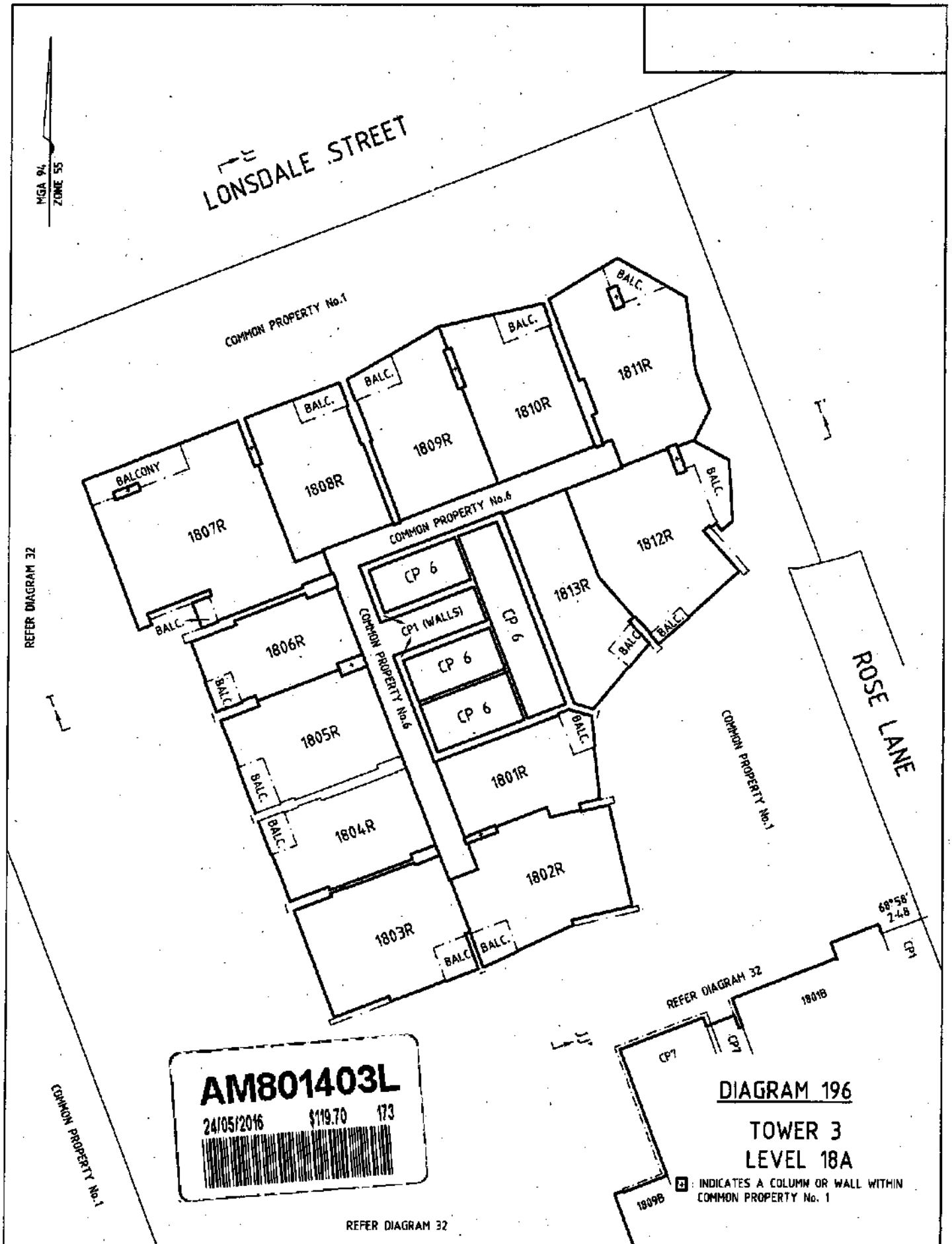
Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 113 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5547 5575, MOB. 0400 570 164 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS530466	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 57
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 73 of 131



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	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 58

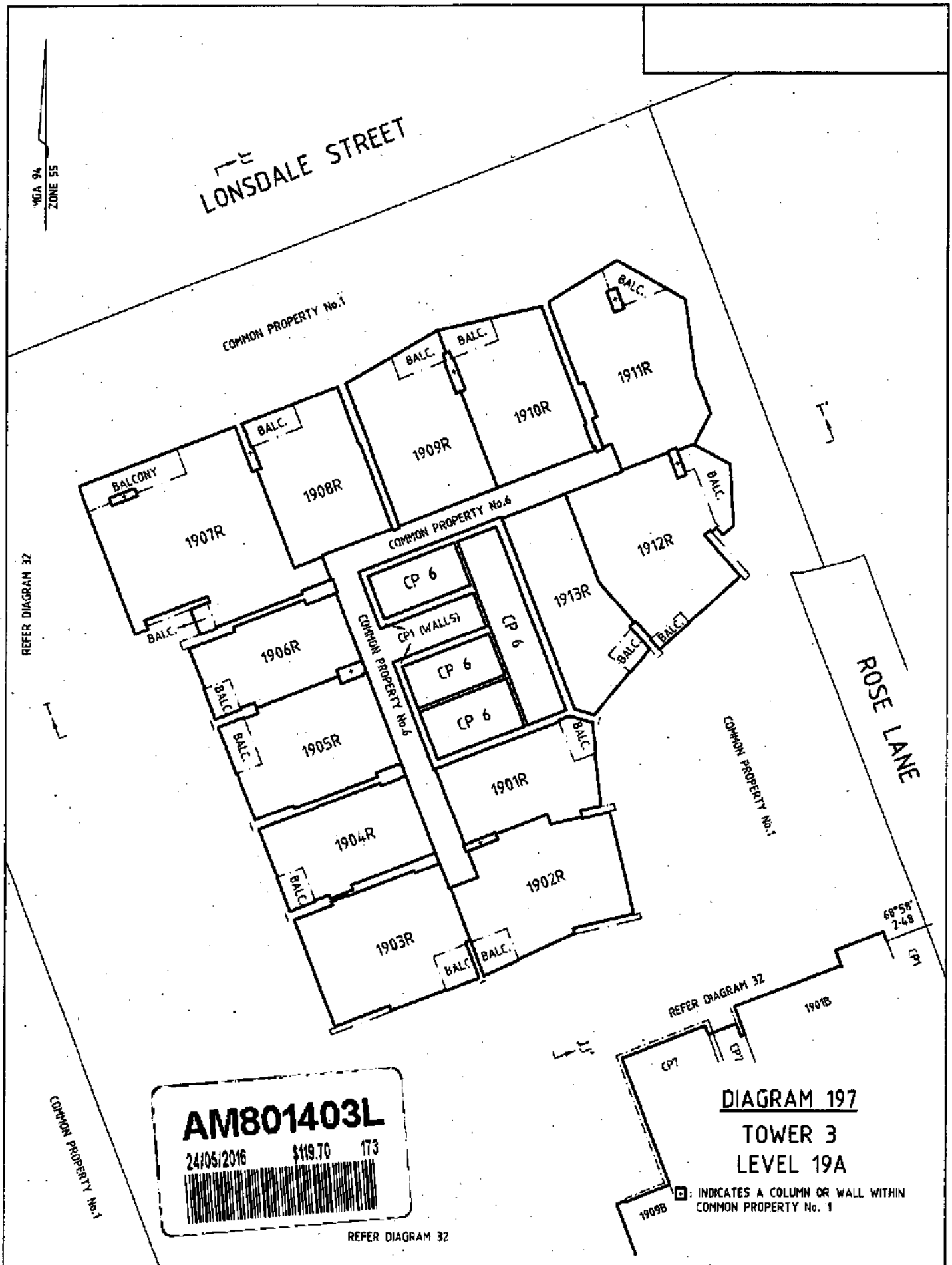
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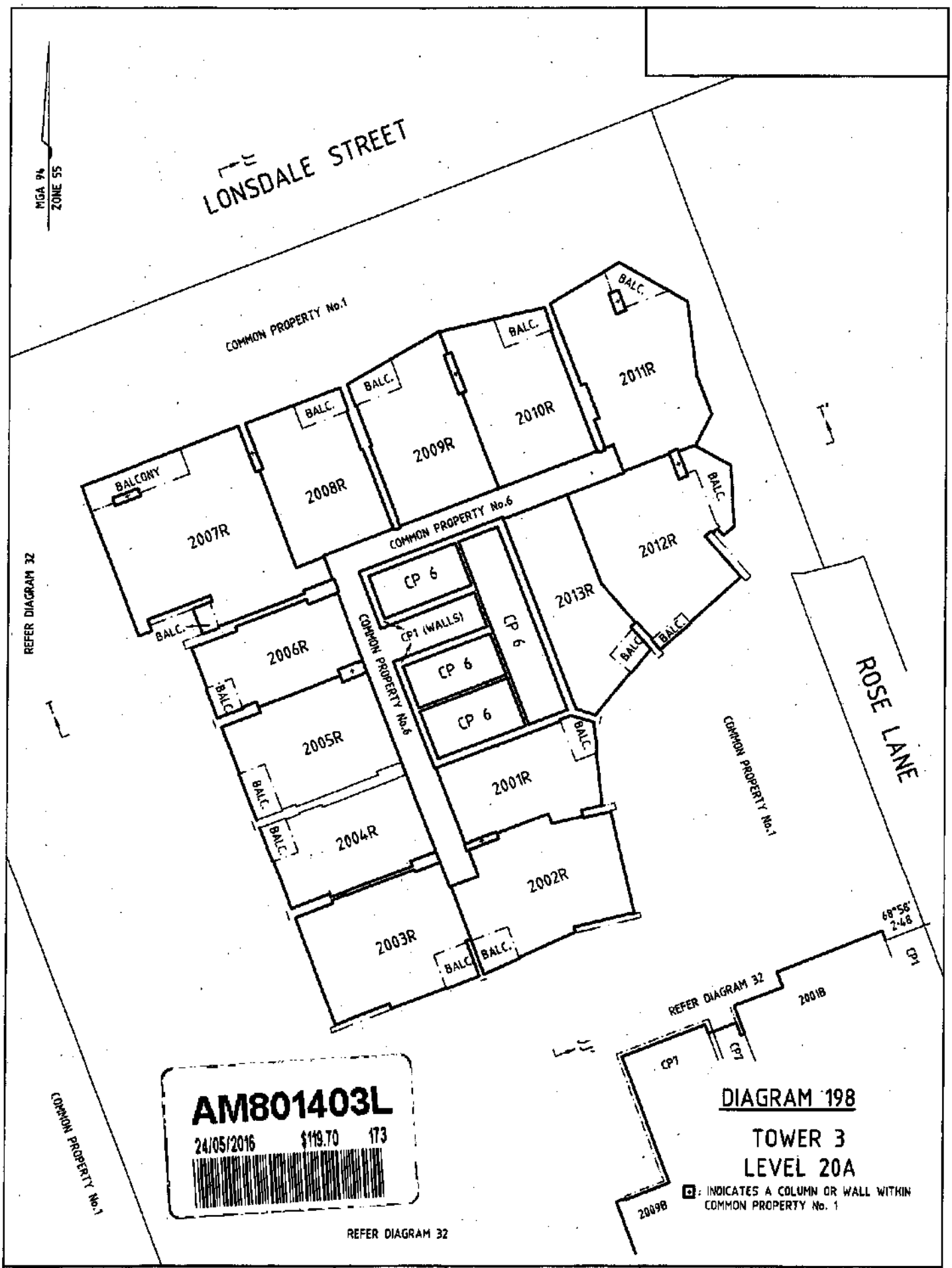
Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/9 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 9253, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 59
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 75 of 131



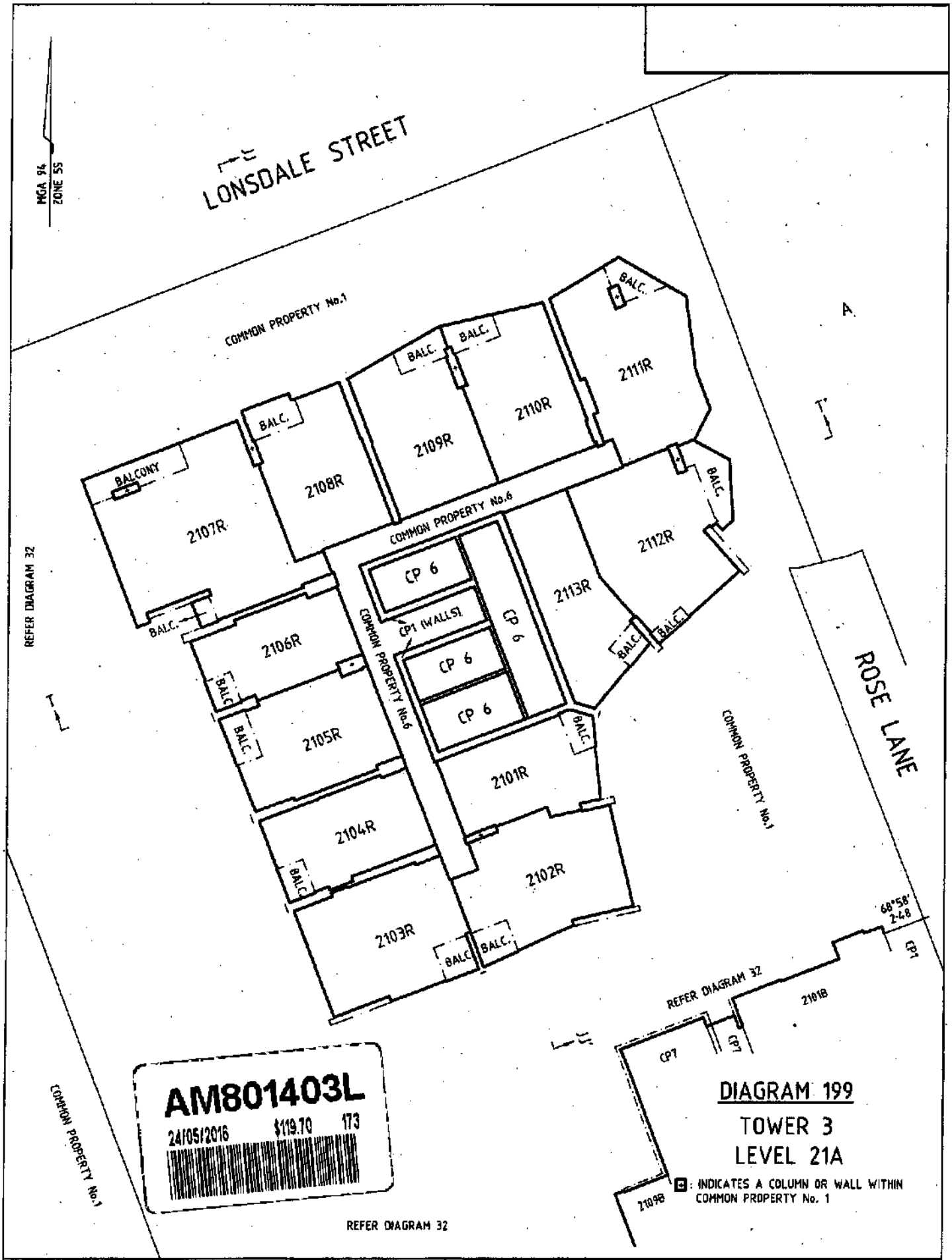
Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS ISO 9001 43 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 5053, MOB. 0409 870 154 WEB: www.tomkinson.com.au EMAIL: melbourne@tomkinson.com.au	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 60

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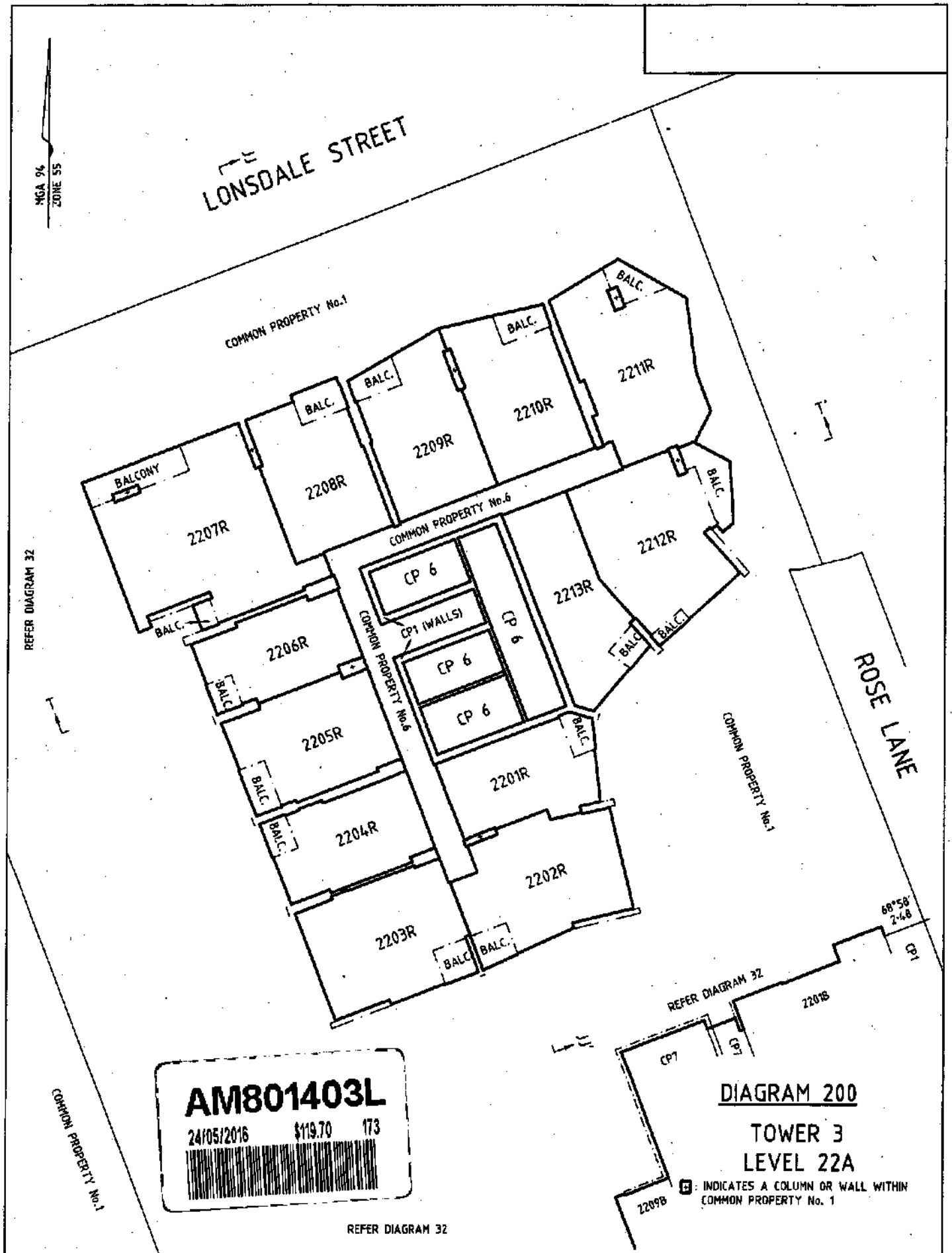
Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 113 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5055, MOB. 0400 570 154 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 61

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 77 of 131



Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5053, MOB. 0400 570 154 WEB: www.omkinson.com.au EMAIL: melbourne@omkinson.com ISO 9001 FM564483	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 62
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

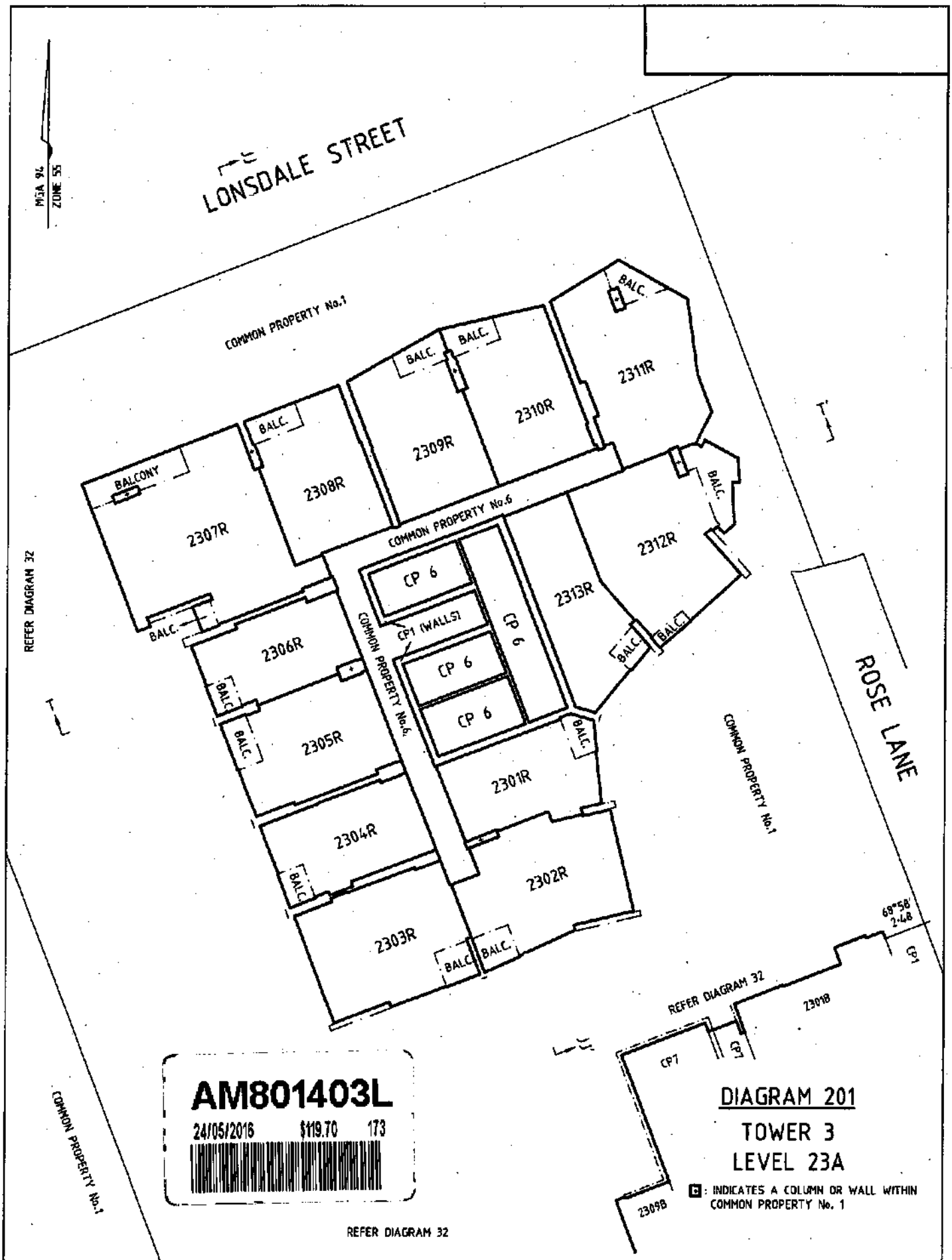
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Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSEDSURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 6553, MOBILE 0408 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FM520469	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 63

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 79 of 131



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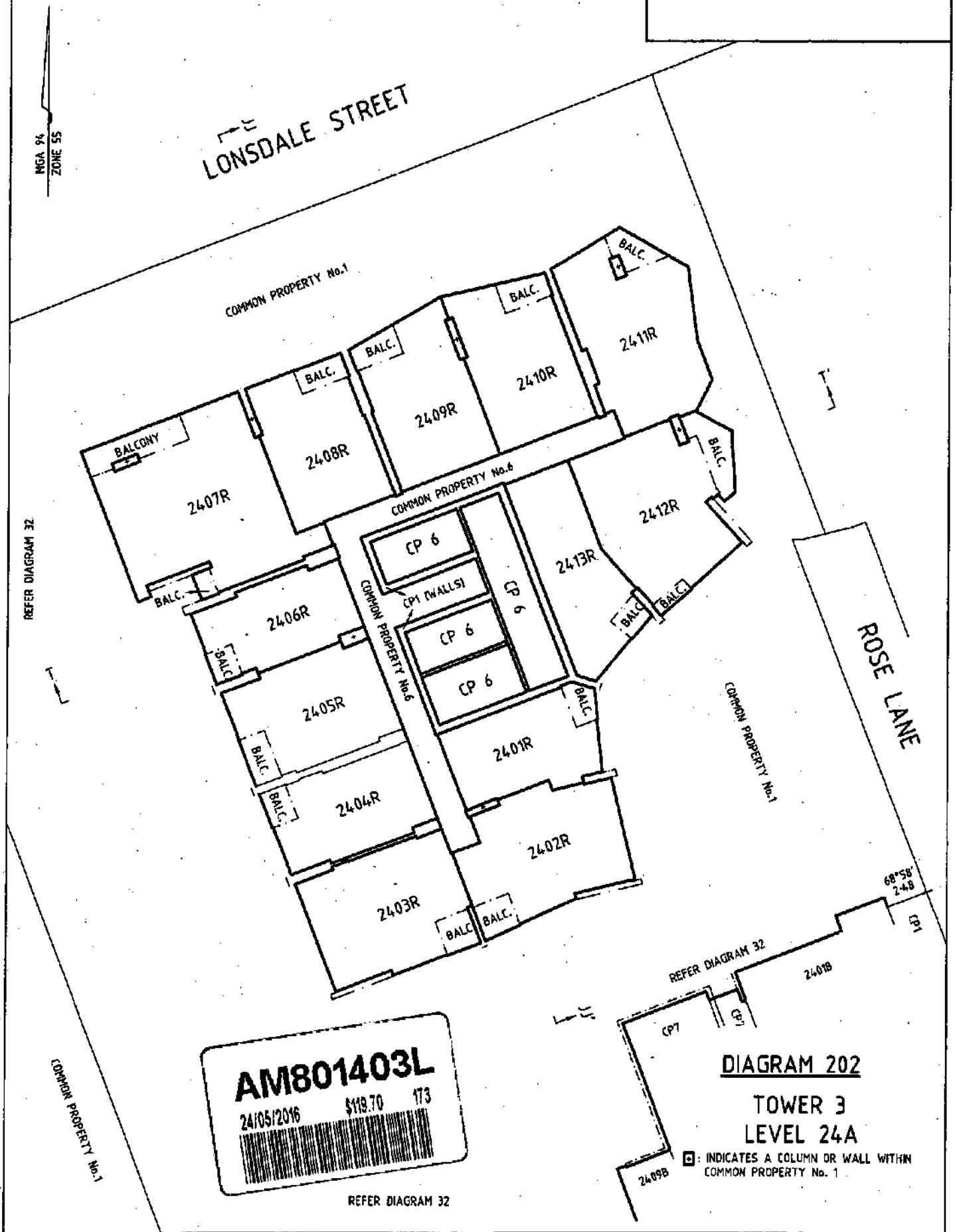
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
ISO 9001
FS130444
1/3 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 5347 6059, MOB: 0400 670 154
WEB: www.omkinson.com EMAIL: melbourne@omkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 64

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

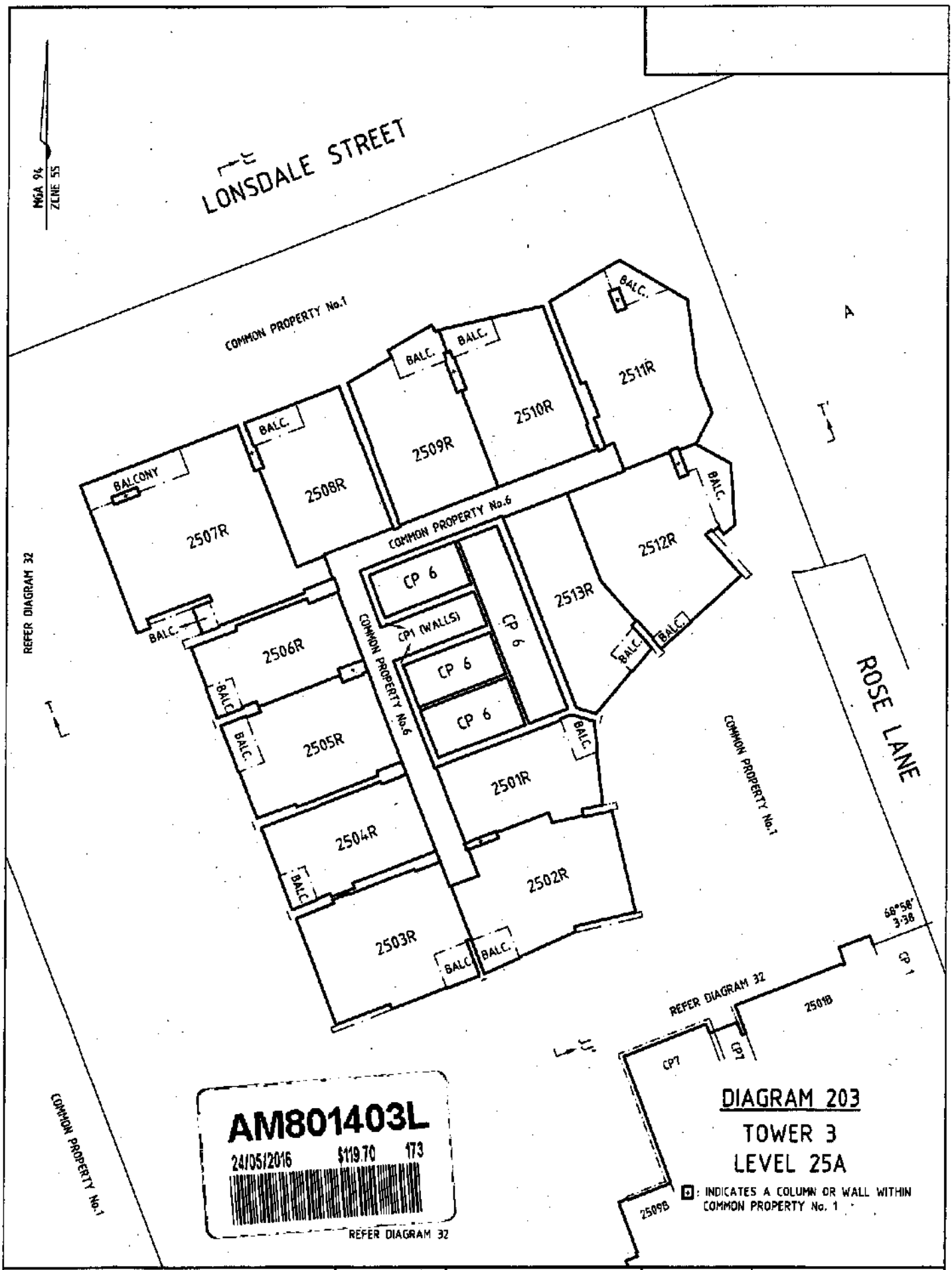
REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 80 of 131



Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSEESURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9047 5053, MOB. 0408 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS632488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 65

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 81 of 131



AM801403L
24/05/2016 $119.70 173

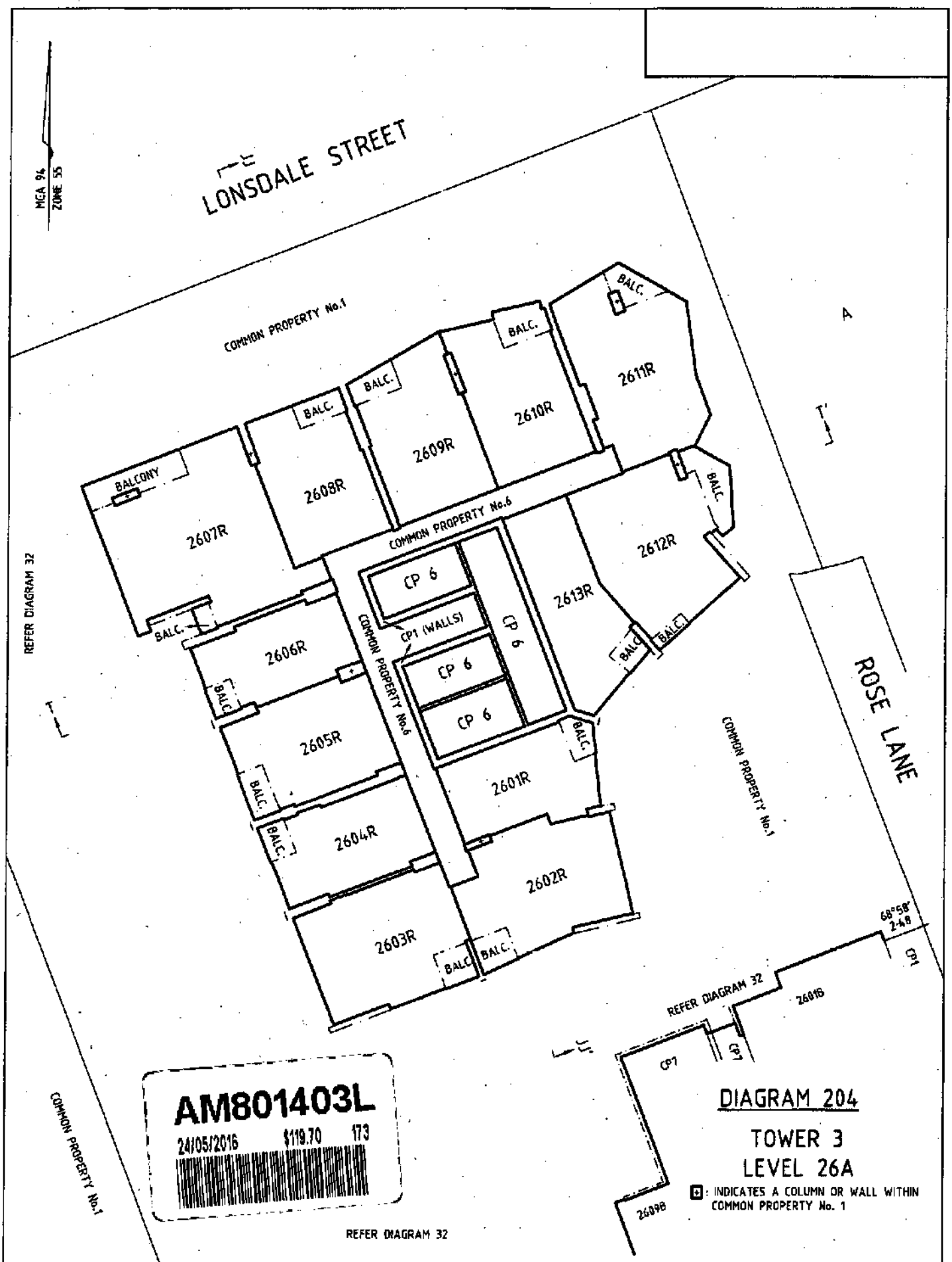
REFER DIAGRAM 32

DIAGRAM 203
TOWER 3
LEVEL 25A

D : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/9 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5693, MOB. 0400 570 154 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com ISO 9001 FS30049	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 . VERSION C		Sheet 66

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 82 of 131



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24/05/2016 $119.70 173

DIAGRAM 204

TOWER 3
LEVEL 26A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 6963, MOB. 0400 570 164 WEB: www.lasdmkinson.com EMAIL: mailtoswms@lasdmkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 67
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 83 of 131

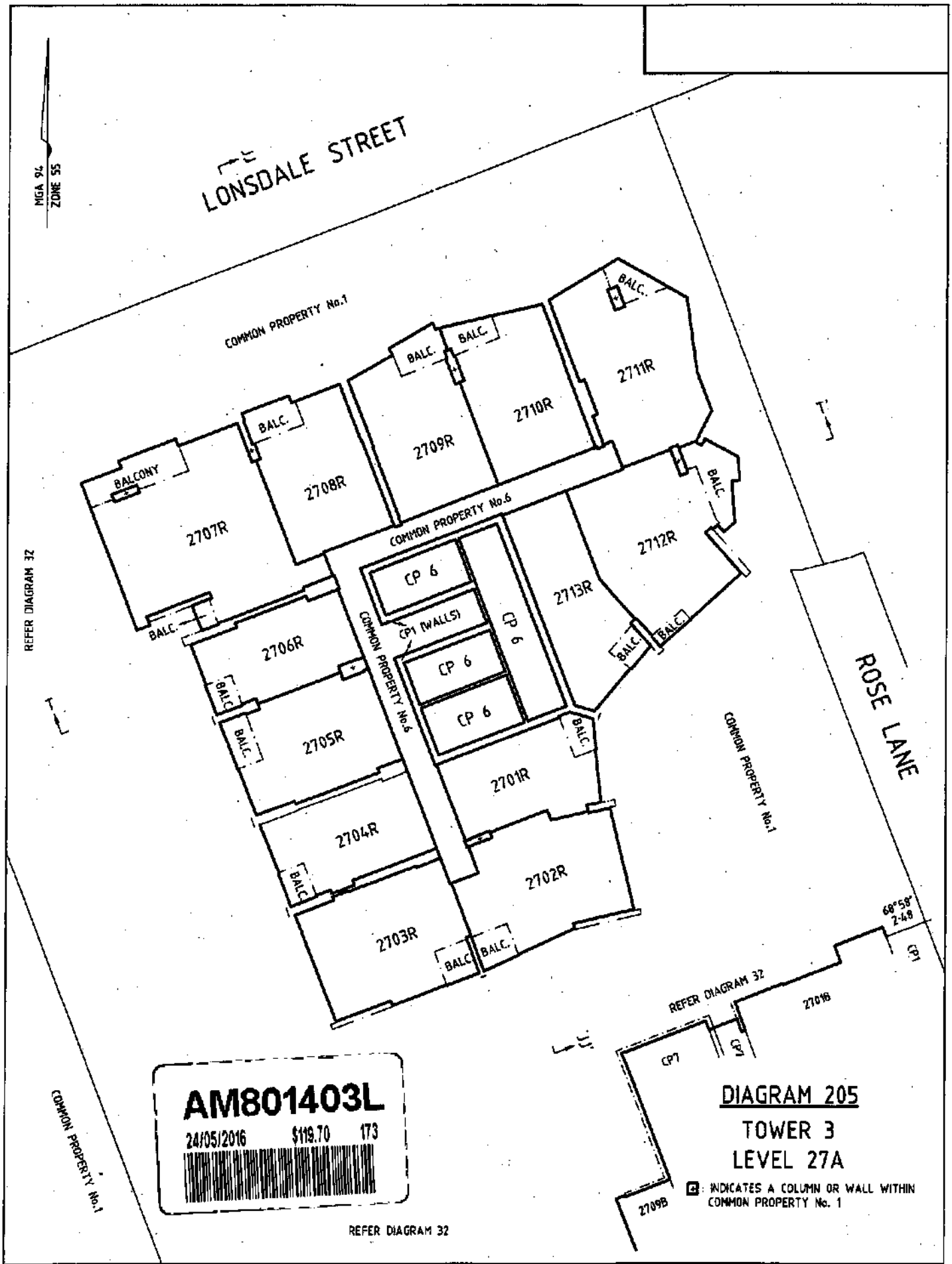


DIAGRAM 205

TOWER 3

LEVEL 27A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Omkinson Group — PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 93 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5063, MOB. 0400 870 154	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 88
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
	REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 84 of 131

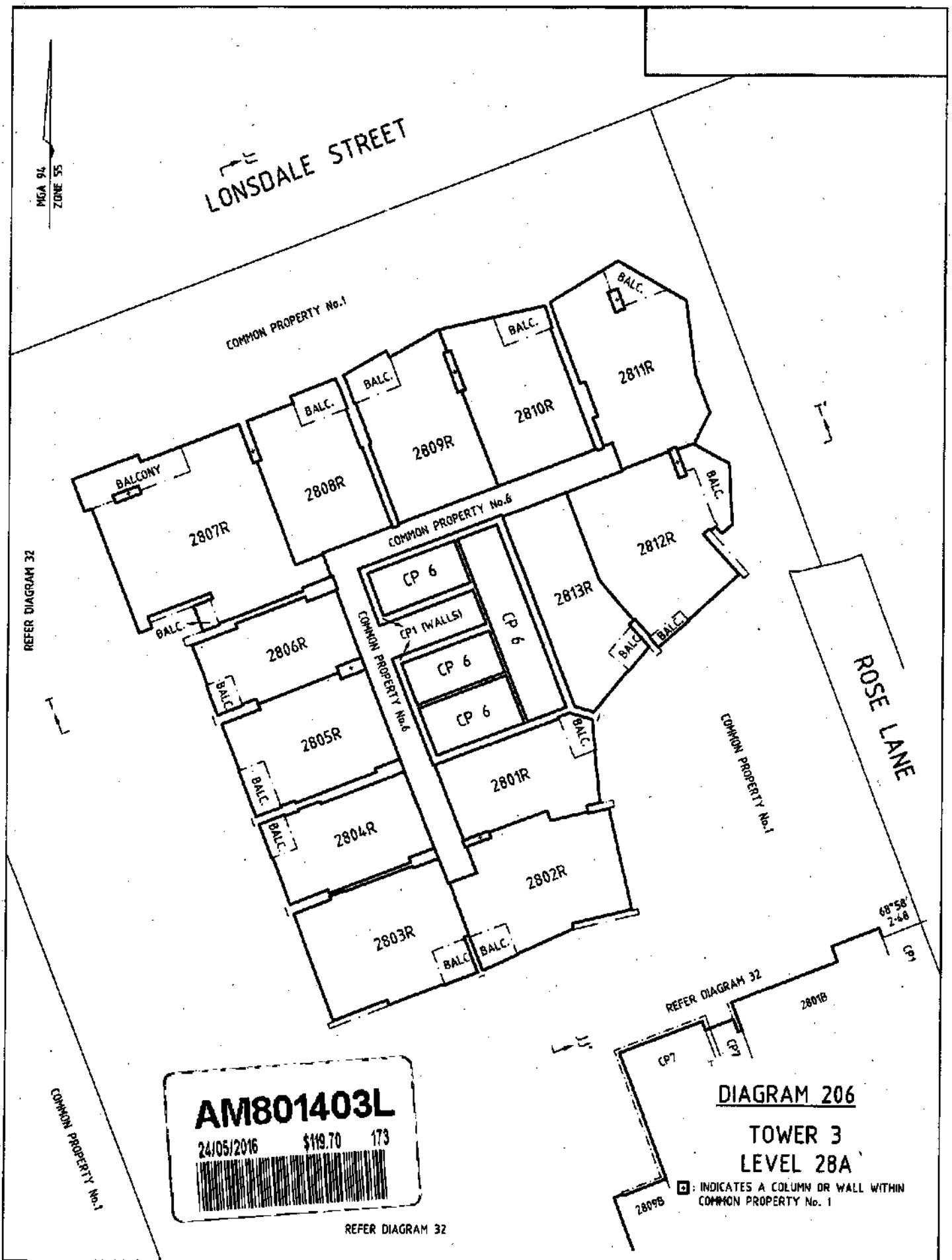


DIAGRAM 206

TOWER 3
LEVEL 28A

▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5053, MOB. 0400 870 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001 FS526466	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 69

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 85 of 131

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

BALCONY
BALC.
2907R
2908R
2909R
2910R
2911R
2912R
2913R
2906R
2905R
2904R
2903R
2902R
2901R
CP 6
CP1 (WALLS)
COMMON PROPERTY No.6
REFER DIAGRAM 32
ROSE LANE
COMMON PROPERTY No.1
68°58'
2.48
CP1
2901B
CP7

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DIAGRAM 207
TOWER 3
LEVEL 29A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

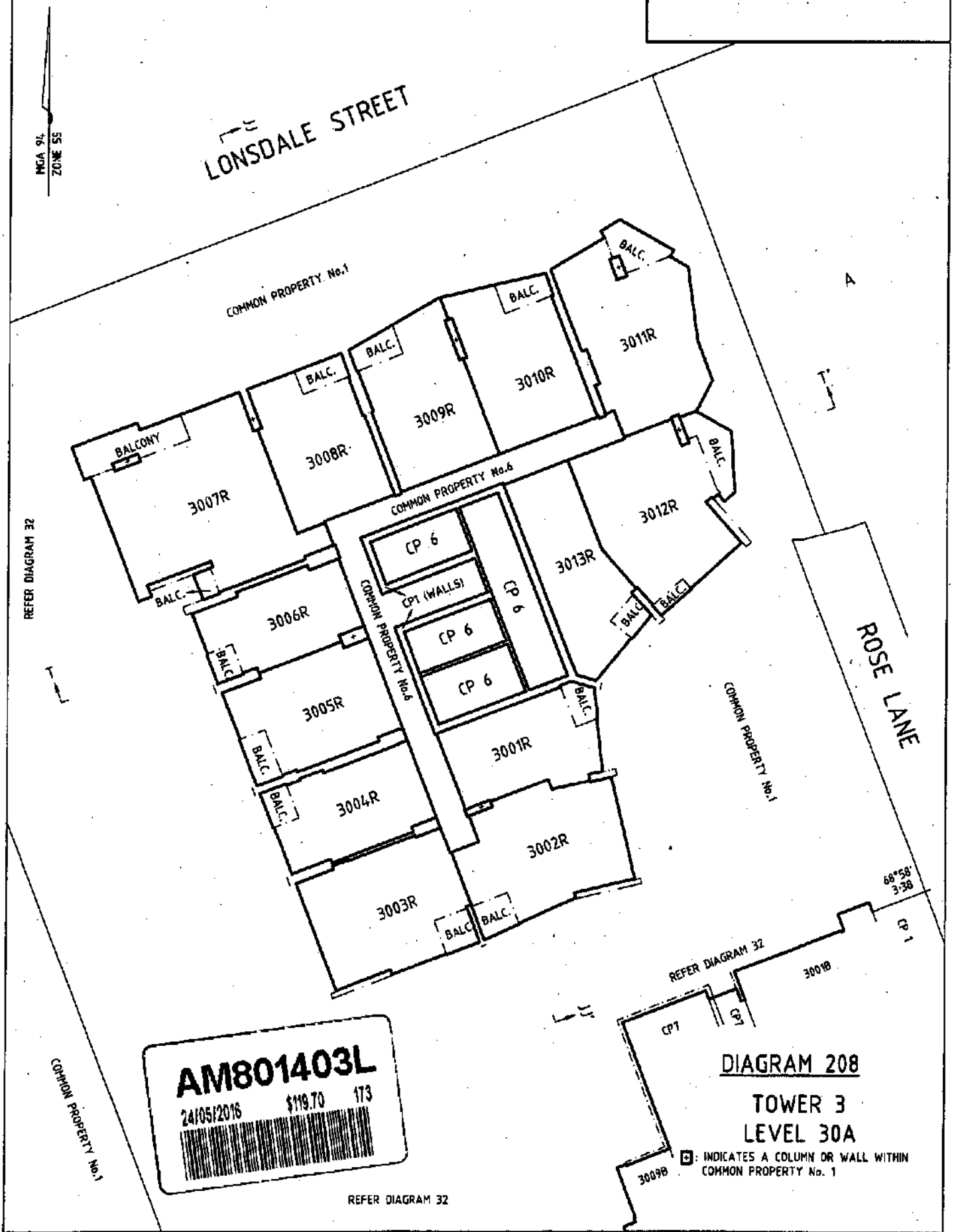
2901B

REFER DIAGRAM 32

COMMON PROPERTY No.1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9347 5063, MOB. 0400 570 154 WEB: www.tomkinson.com.au EMAIL: melbourne@tomkinson.com ISO 9001	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 70
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 86 of 131



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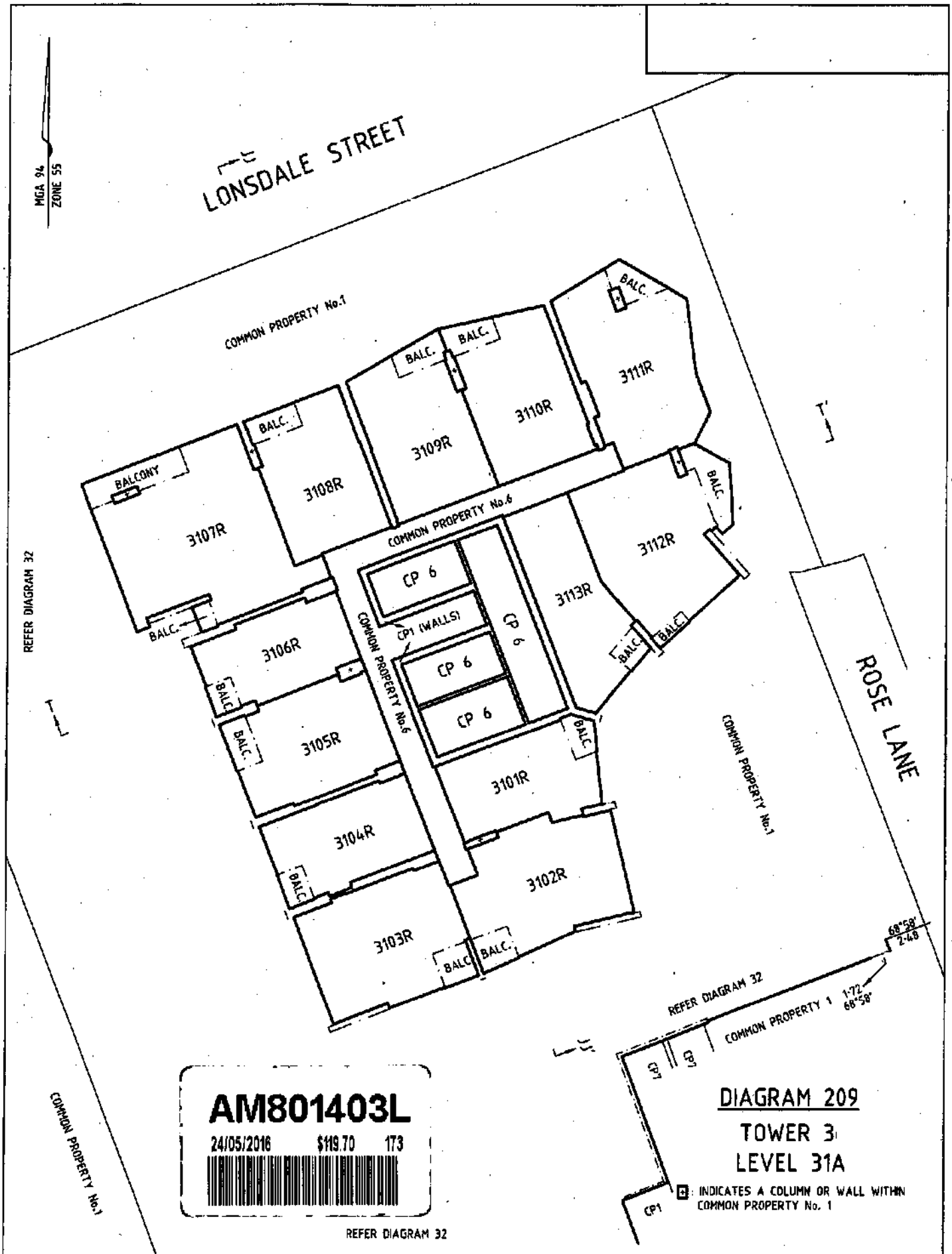
DIAGRAM 208

TOWER 3
LEVEL 30A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 5065, MOB. 0409 870 194 WEB: www.omkinson.com.au EMAIL: melbourne@omkinson.com.au	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 71

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 87 of 131



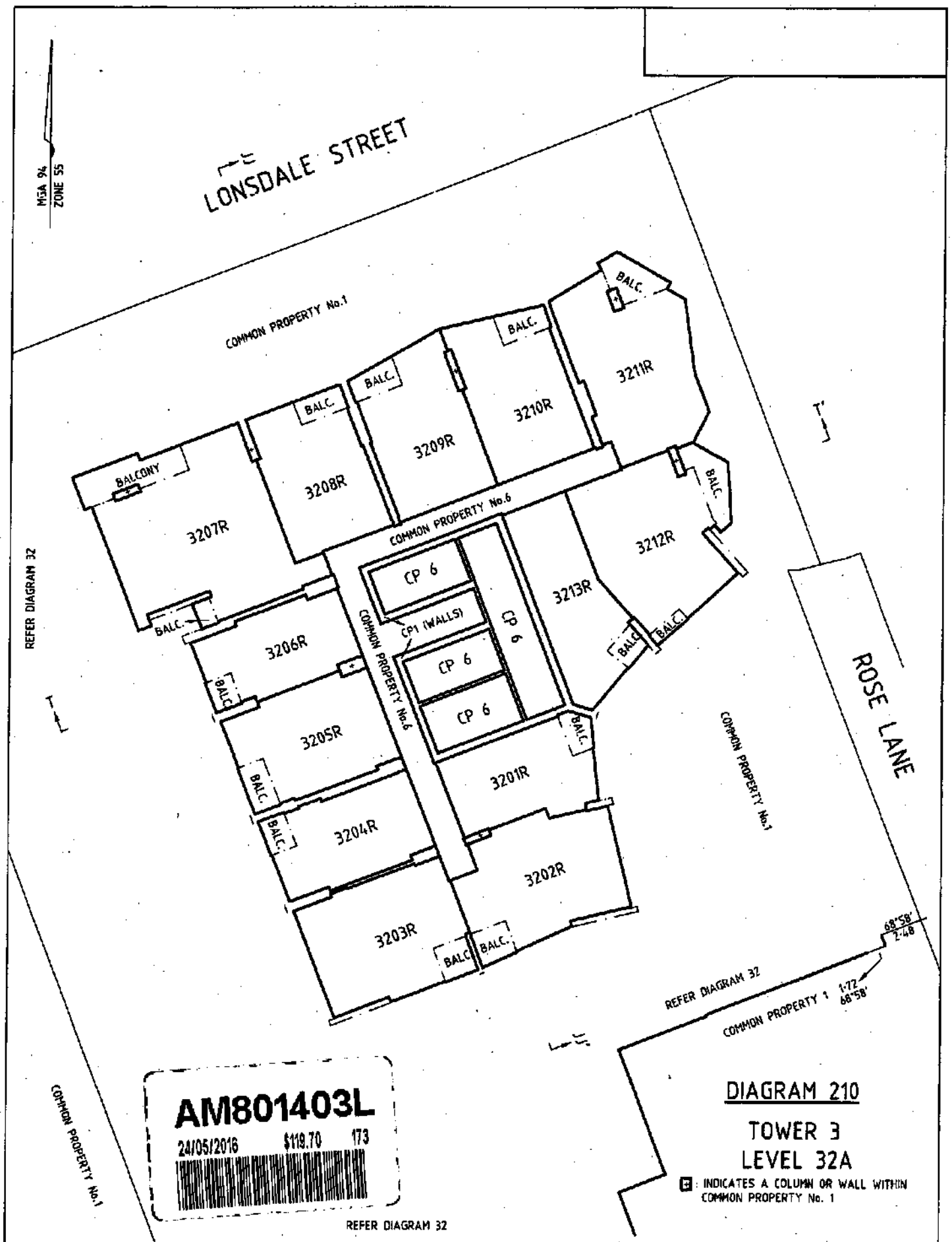
AM801403L

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REFER DIAGRAM 32

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS ISO 9001 I/O CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 6253, MOB. 0400 570 154 WEB: www.tomkinson.com EMAIL: mail@torquay@tomkinson.com.au	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 72
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 88 of 131



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24/05/2016 $119.70 173

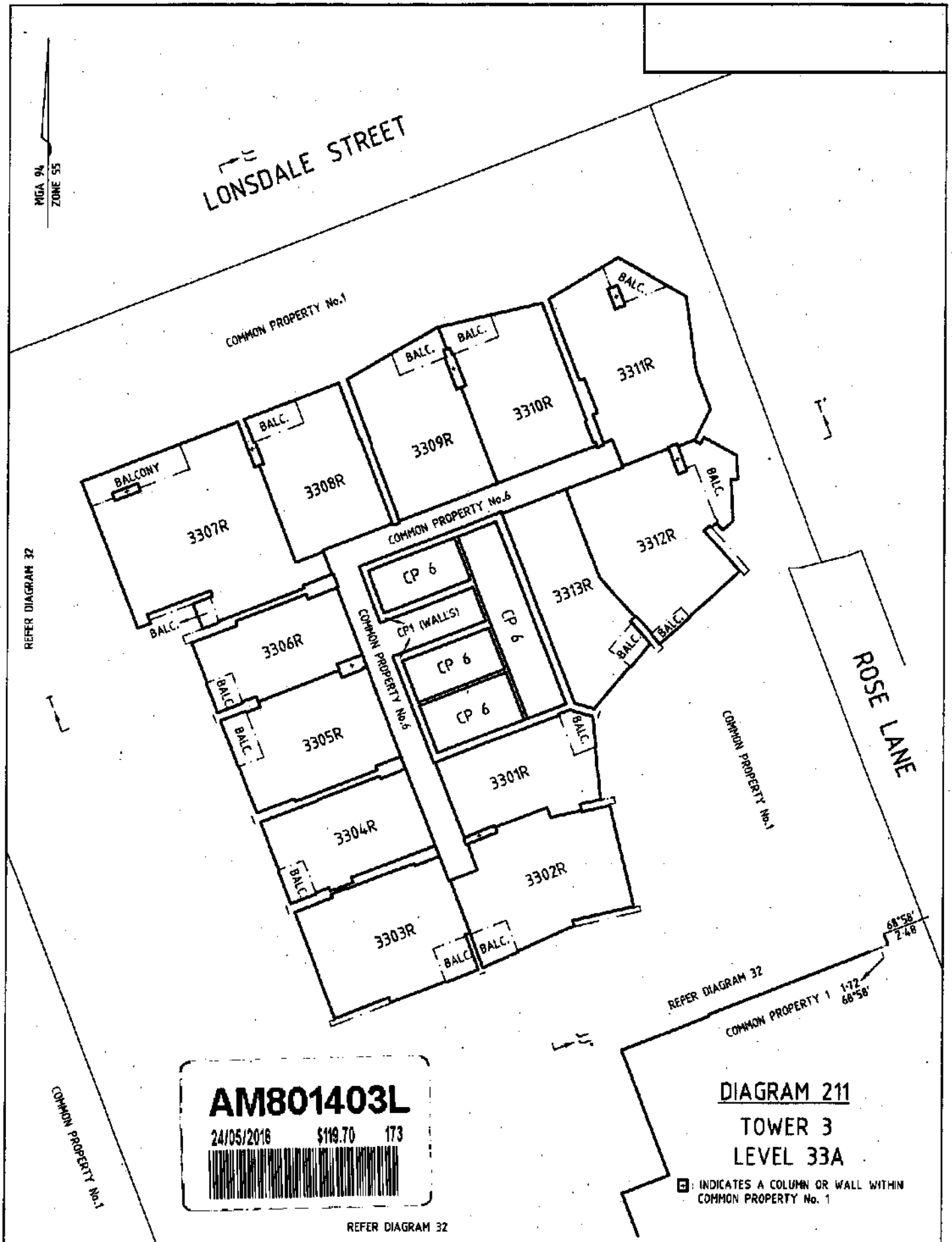
DIAGRAM 210

TOWER 3
LEVEL 32A

⊞ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 6055, MOB: 0408 570 164 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com ISO 9001 FS520466	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 73

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 89 of 131



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24/05/2016 $119.70 173

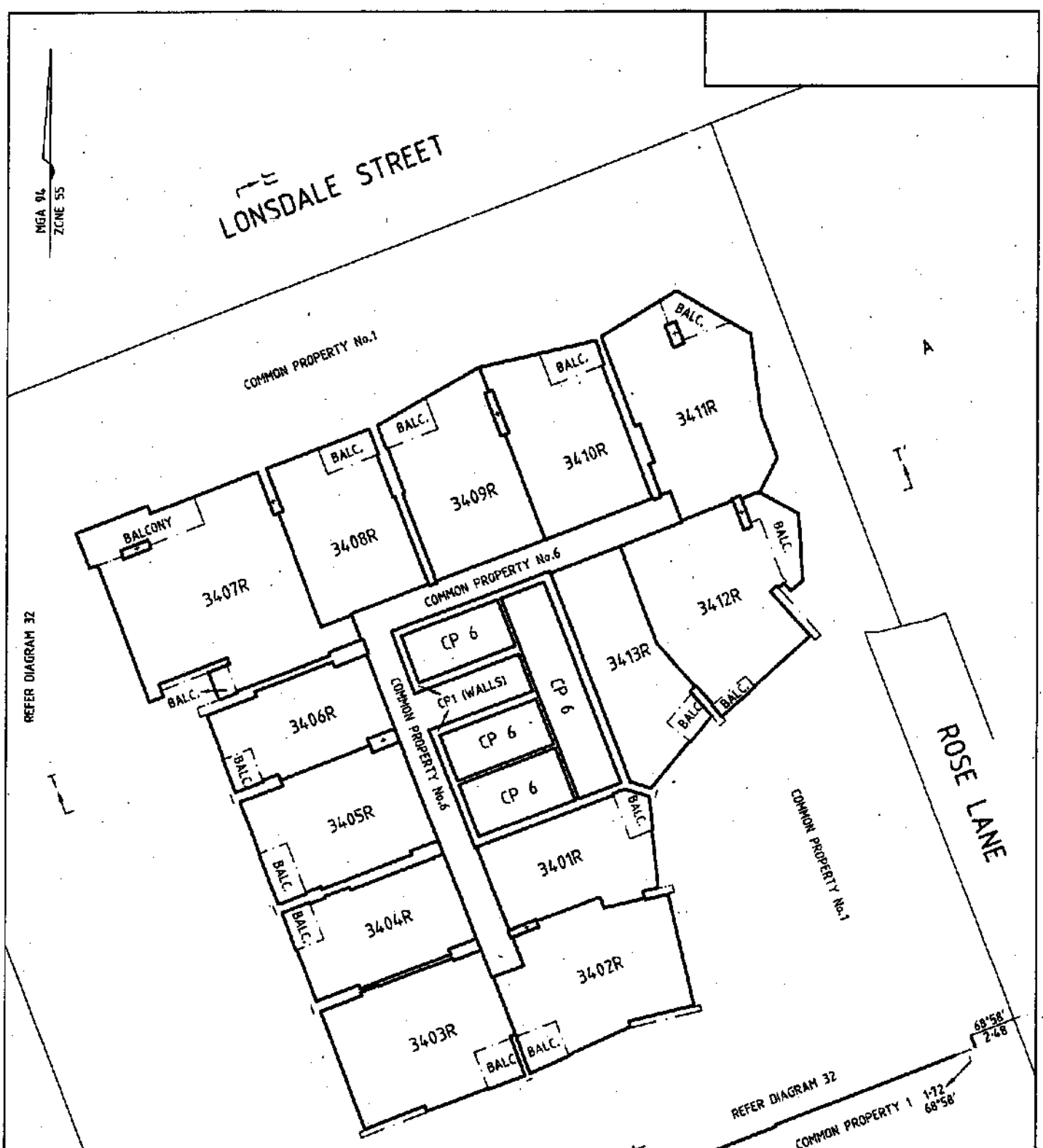
DIAGRAM 211
TOWER 3
LEVEL 33A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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LICENSED SURVEYORS CIVIL ENGINEERS
ISO 9001
1/3 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 5347 6955, MOB. 0400 570 164
WEB: www.lomkinson.com EMAIL: melbourne@lomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 74
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 90 of 131



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24/05/2016 $119.70 173

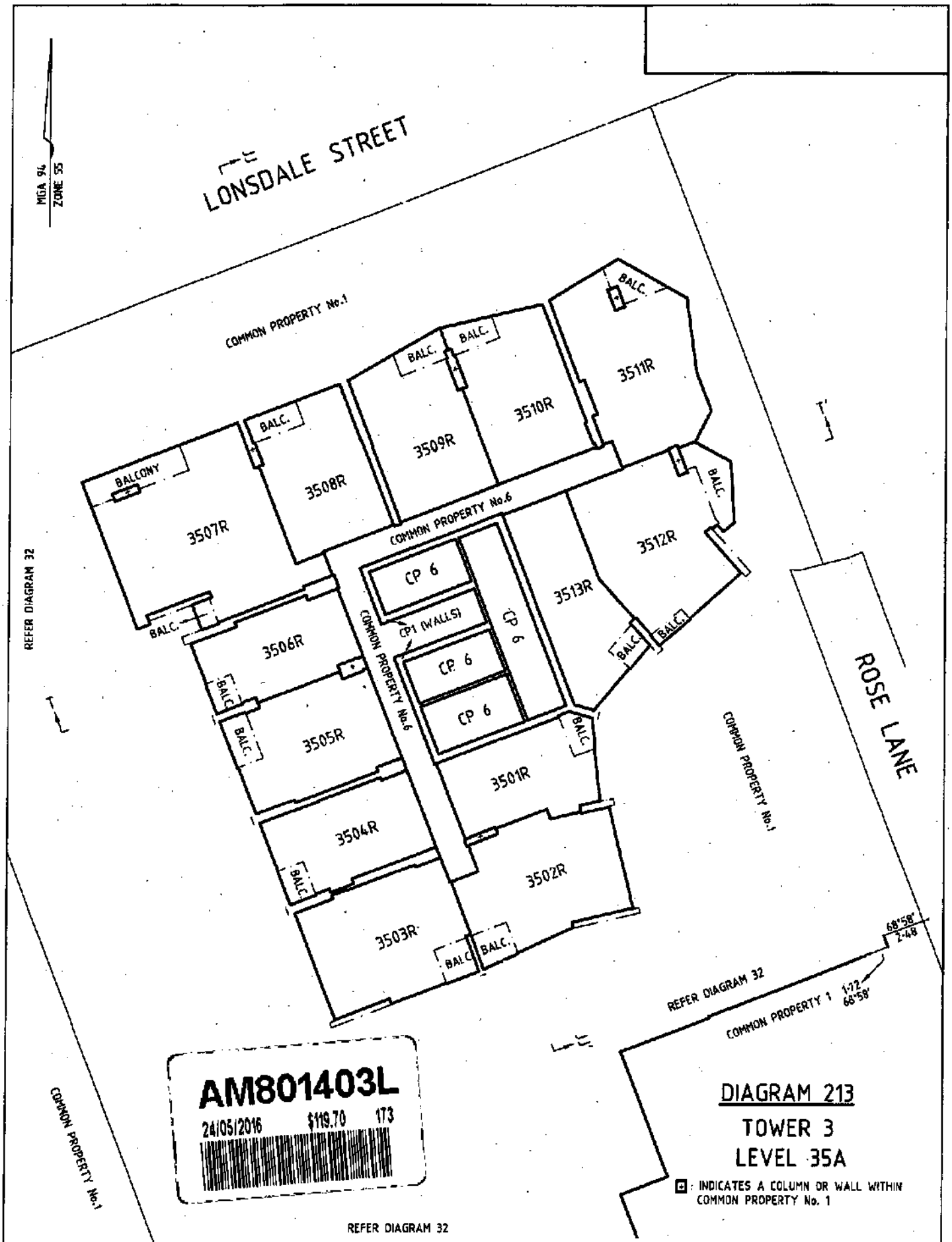
DIAGRAM 212

TOWER 3
LEVEL 34A

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSEDSURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC., 3225 TEL: (03) 5547 6053, M.O.B. 0400 670 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 75

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 91 of 131



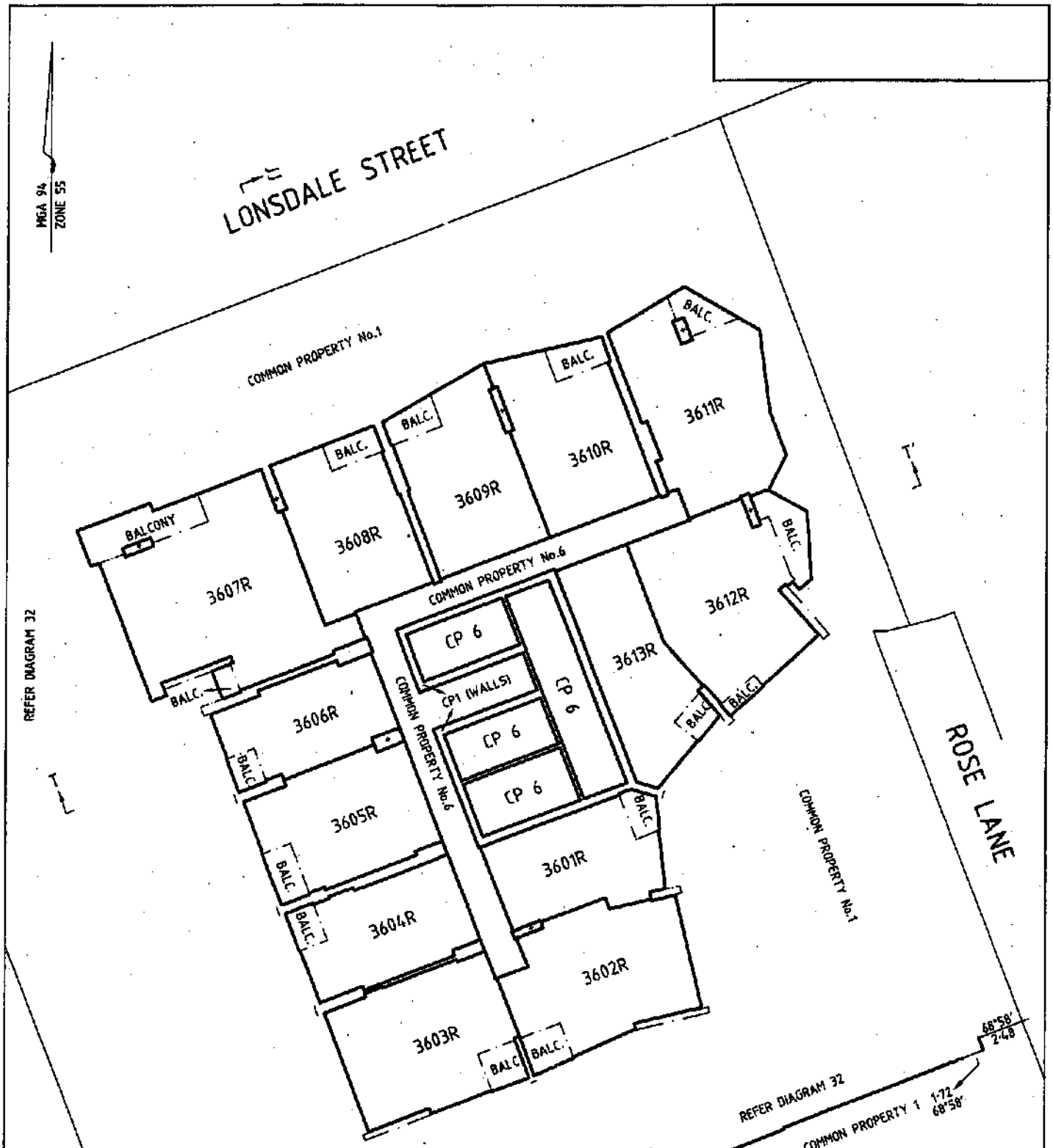
AM801403L
24/05/2016 $119.70 173

DIAGRAM 213
TOWER 3
LEVEL 35A

▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/3 CLIFF STREET, TORQUAY, VIC, 3228 TEL: (03) 5247 5483, MOB: 0430 579 164 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com ISO 9001 FS625488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 76
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 92 of 131



AM801403L
24/05/2016 $119.70 173

DIAGRAM 214

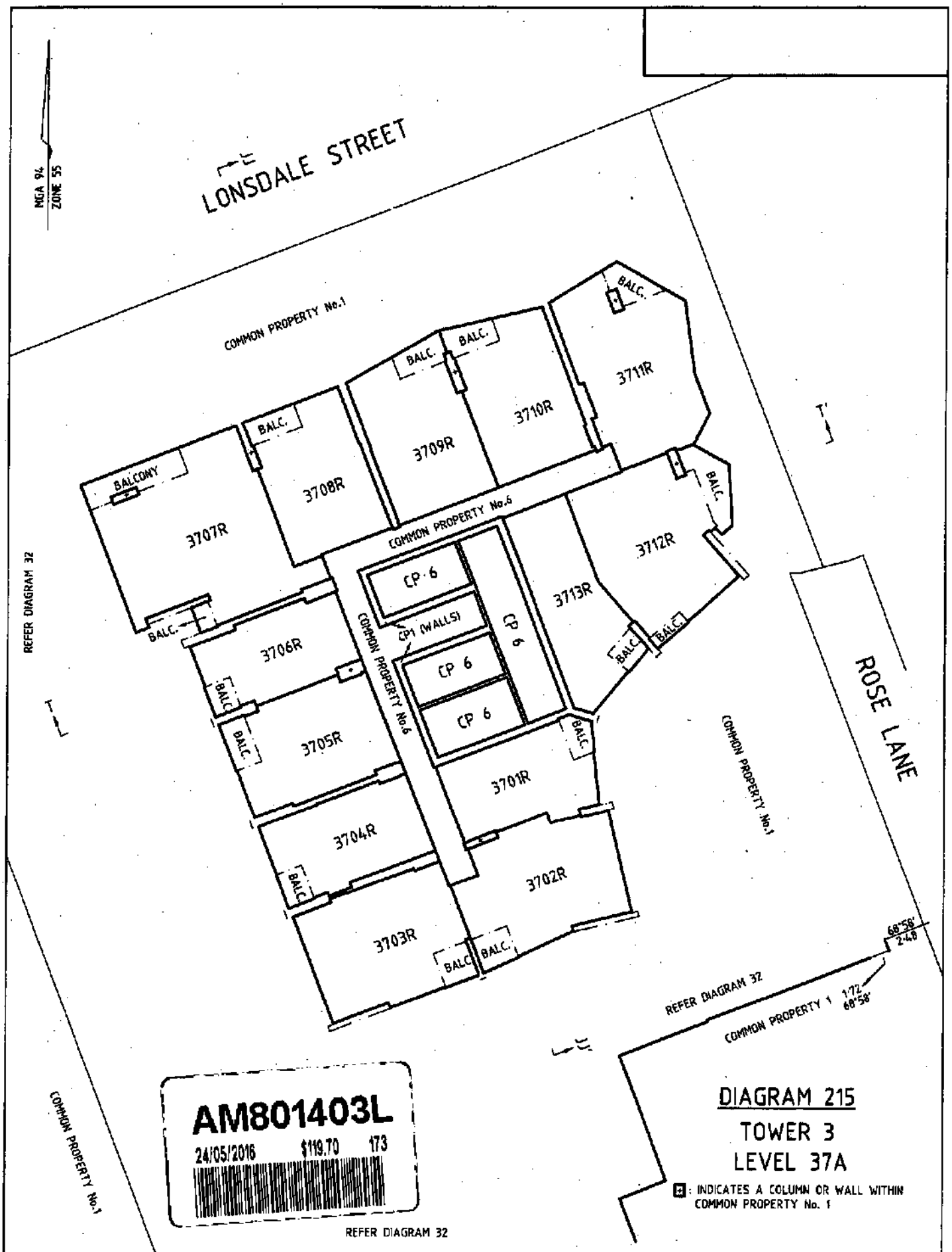
TOWER 3
LEVEL 36A

⊞ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

omkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
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103 CLIFF STREET, TORQUAY, VIC., 3228
TEL: (03) 9247 6960, MOB. 0400 870 784
WEB: www.lovelandsm.com.au EMAIL: melbourne@omkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 77
LICENSED SURVEYOR; KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 93 of 131



AM801403L
24/05/2016 $119.70 173

REFER DIAGRAM 32

COMMON PROPERTY No.1

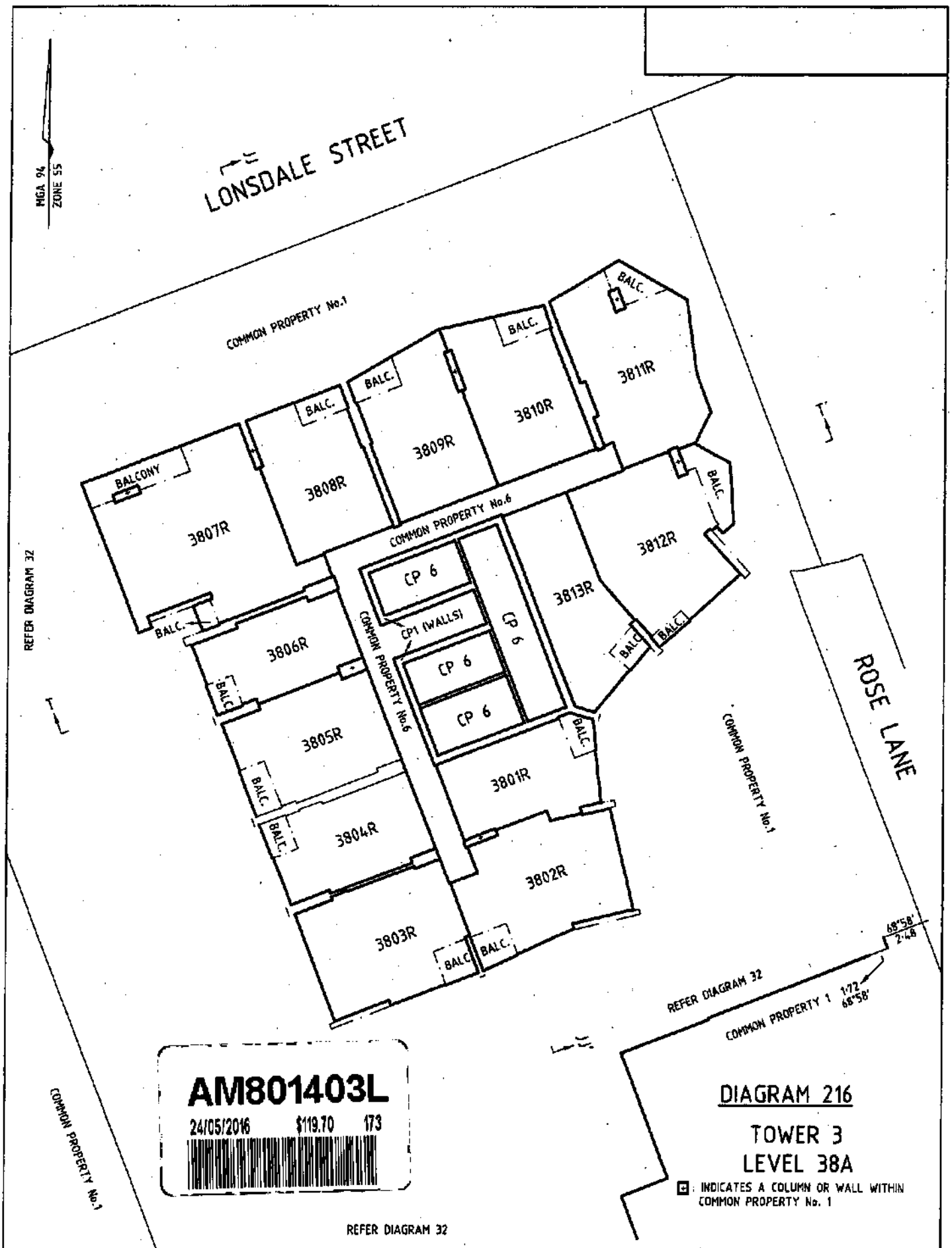
DIAGRAM 215

TOWER 3
LEVEL 37A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group — PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 18 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5347 5093, MOB. 0400 870 164 WEB: www.tomkinson.com.au EMAIL: melbourne@tomkinson.com — ISO 9001 FS32448	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 — Sheet 76
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR		
	REF: M1003 VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 94 of 131



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24/05/2016 $119.70 173

DIAGRAM 216

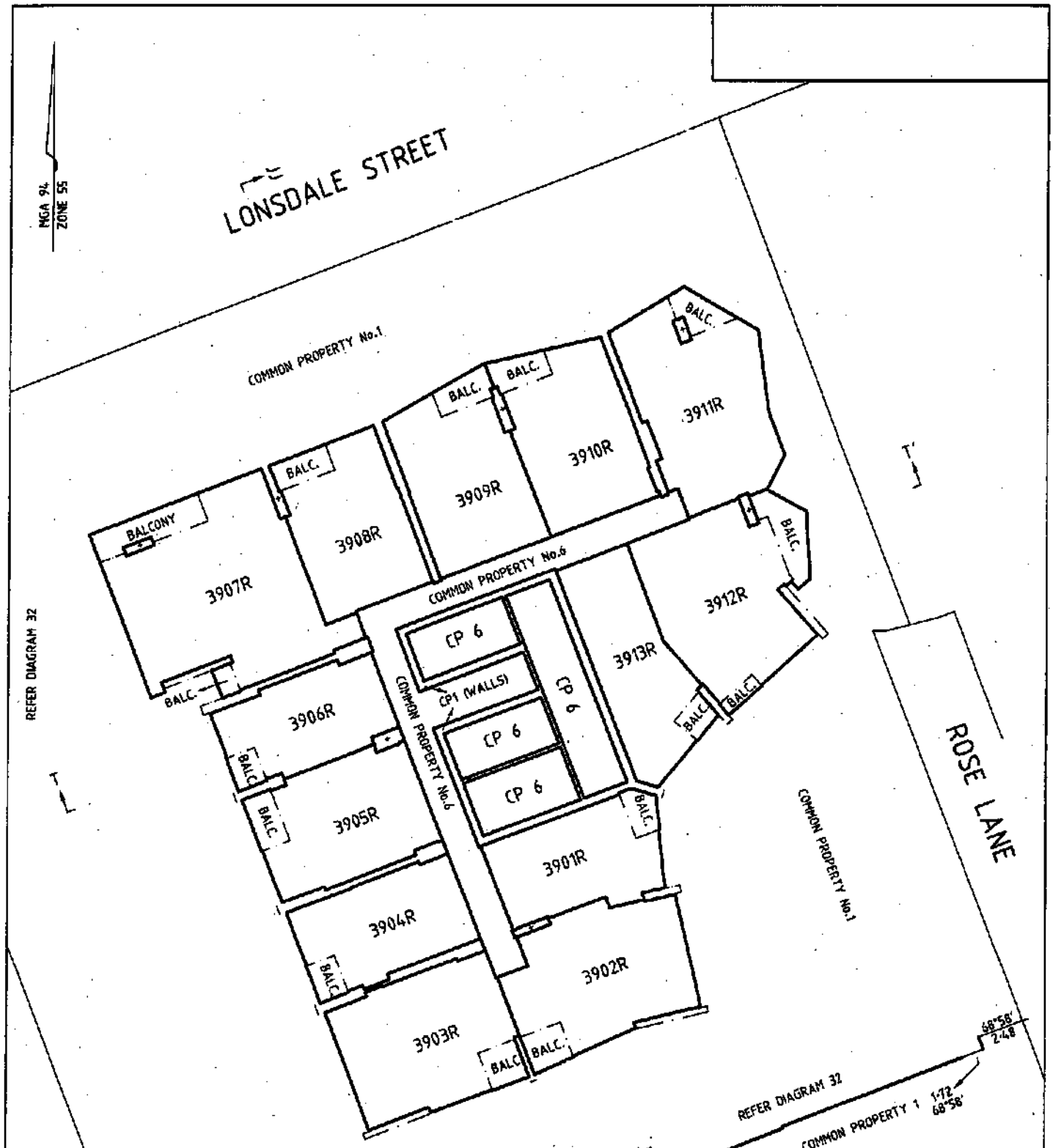
TOWER 3

LEVEL 38A

▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 123 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 9047 5053, MOB. 0408 576 154 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com ISO 9001 FS625468	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 79
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 95 of 131



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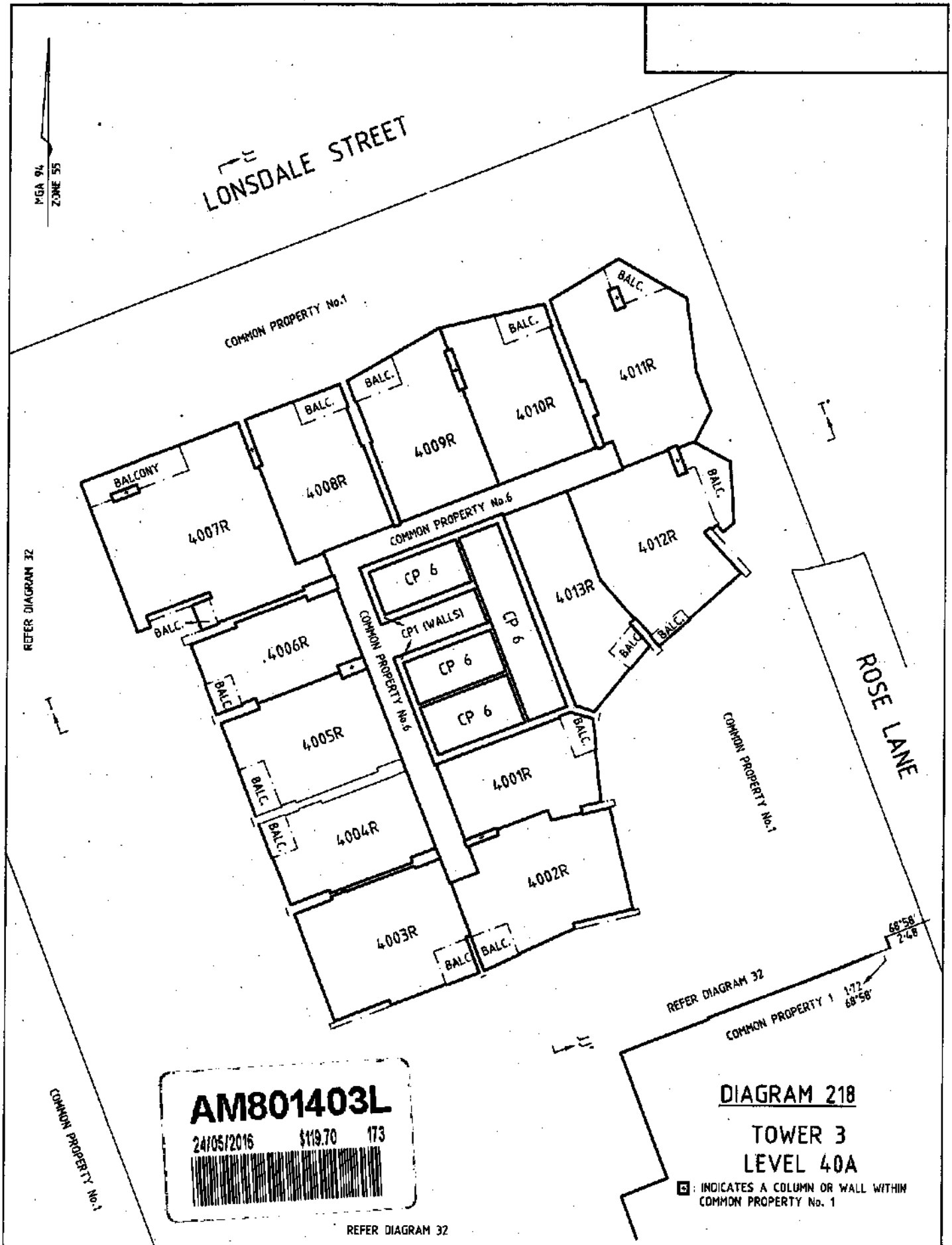
DIAGRAM 217
TOWER 3
LEVEL 39A

⊞: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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TEL: (03) 5967 5043, MOB. 0400 670 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 80
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 96 of 131



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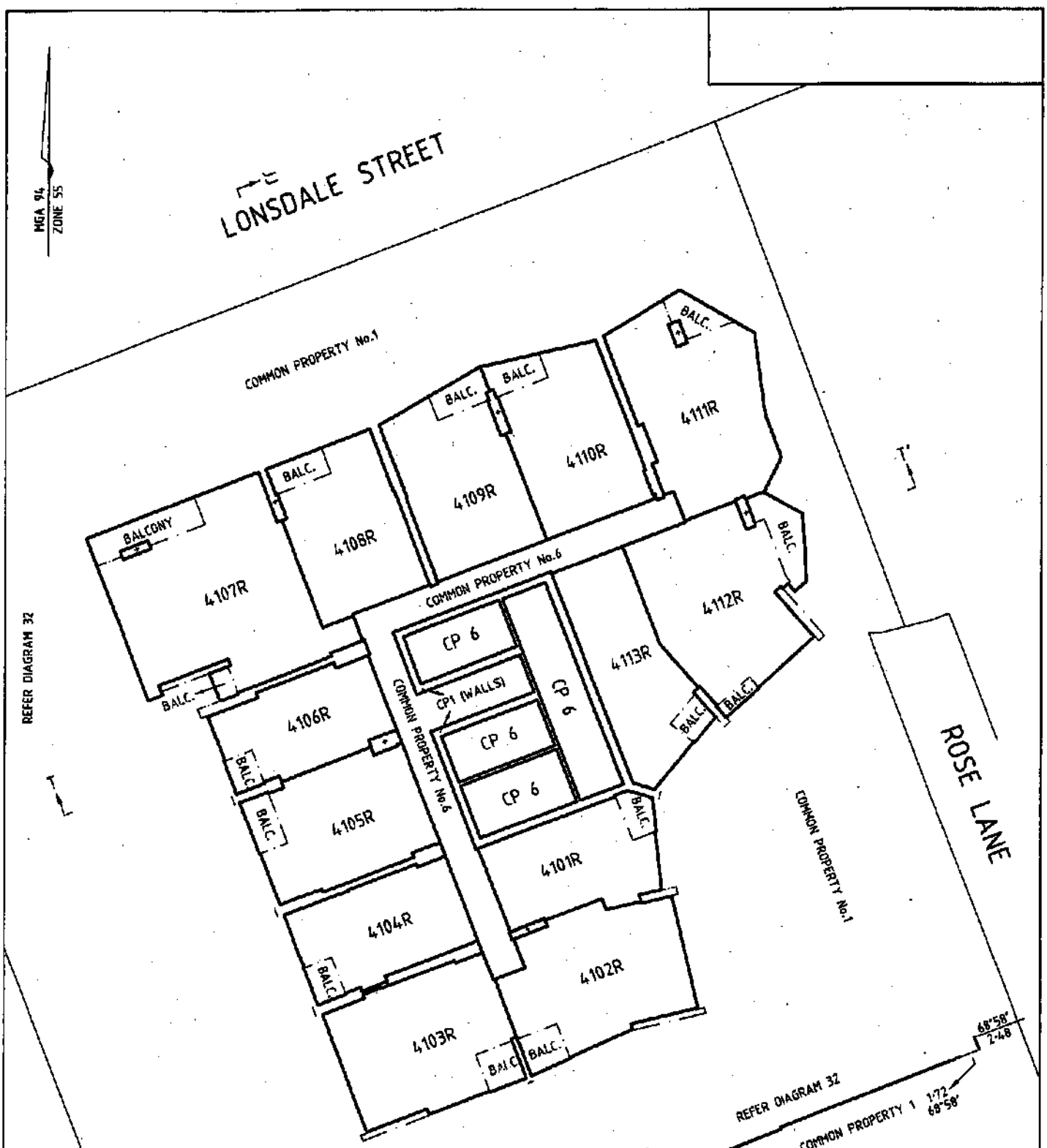
DIAGRAM 218

TOWER 3
LEVEL 40A

C : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 1/6 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5063, MOB. 0408 570 154 WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com ISO 9001	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / Sheet 81
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 97 of 131



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REFER DIAGRAM 32

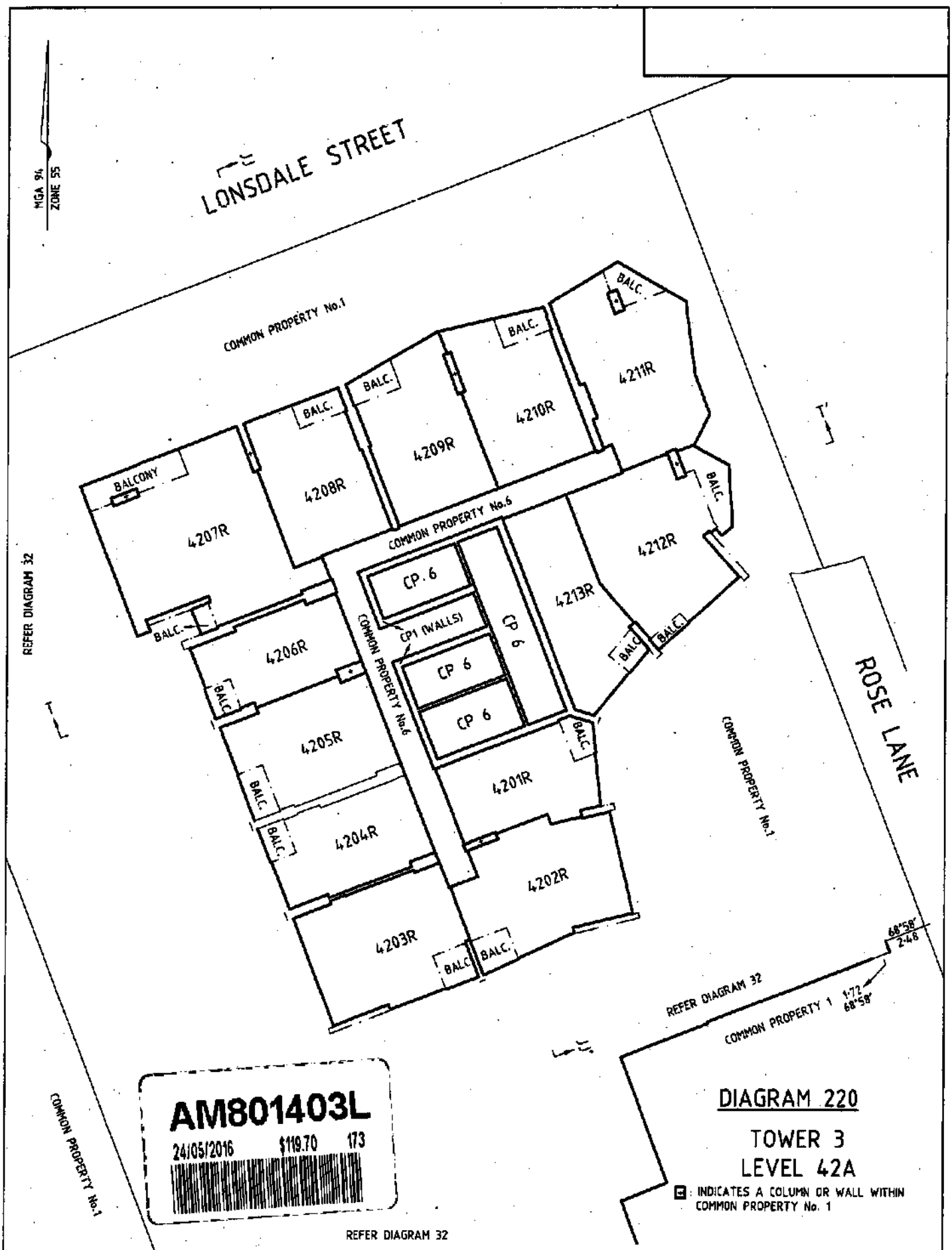
COMMON PROPERTY No.1

DIAGRAM 219
TOWER 3
LEVEL 41A

4: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1.

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 8347 5055, MOB. 0400 870 154 WEB: www.landvision.com EMAIL: melbourne@omkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / Sheet 82
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 98 of 131



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DIAGRAM 220

TOWER 3
LEVEL 42A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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13 CLIFF STREET, TORQUAY, VIC., 3228
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 83
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 99 of 131

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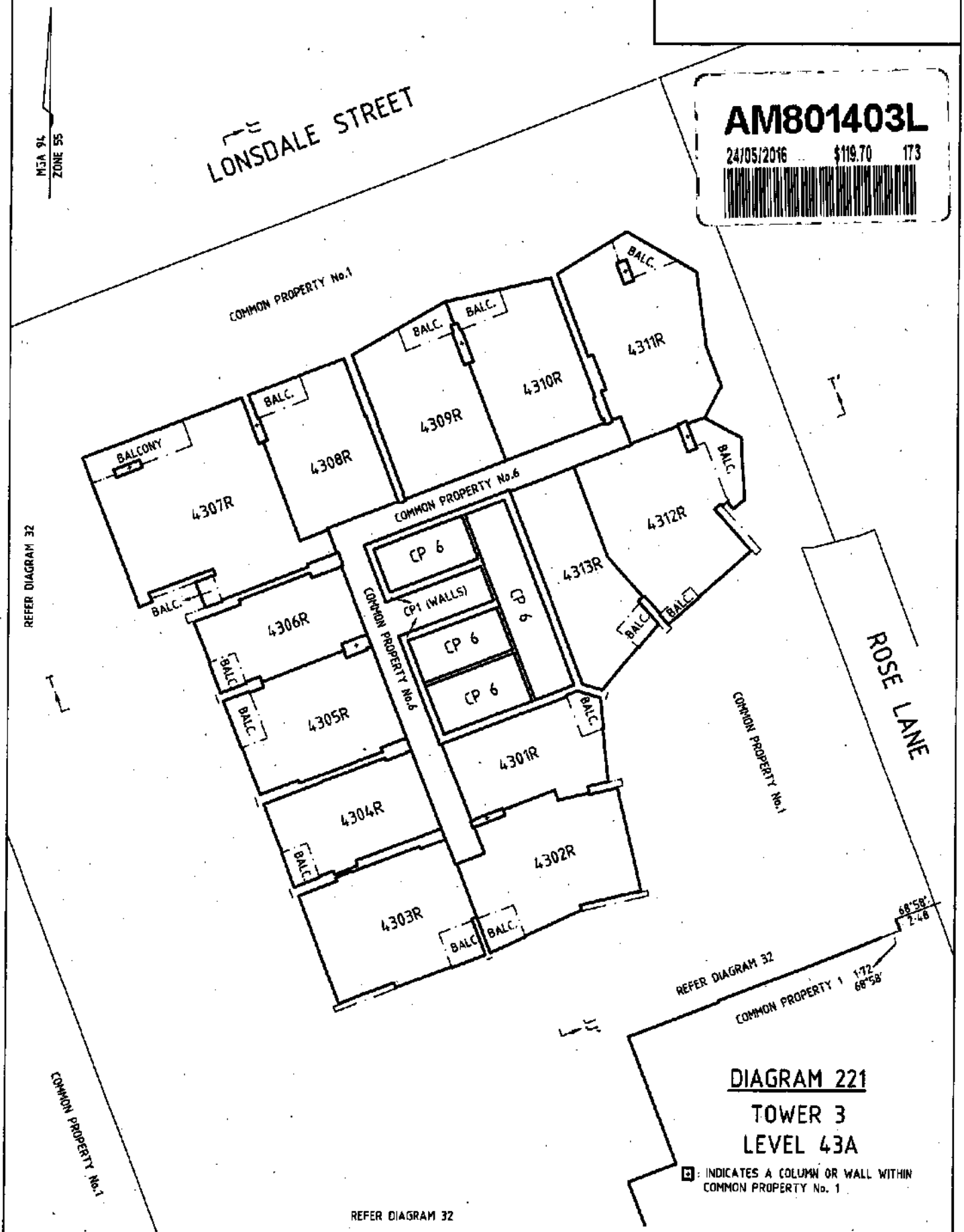


DIAGRAM 221

TOWER 3
LEVEL 43A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS520465

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 64
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

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AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

LONSDALE STREET

ROSE LANE

COMMON PROPERTY No.1

COMMON PROPERTY No.6

REFER DIAGRAM 32

4407R
4408R
4409R
4410R
4411R
4412R
4413R
4406R
4405R
4404R
4403R
4402R
4401R

BALCONY
BALC.

CP 6
CP1 (WALLS)

68°58'
2.48
1.72
68°58'

COMMON PROPERTY 1

DIAGRAM 222

TOWER 3
LEVEL 44A

C : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 3/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5055, MOB. 0400 579 164 WEB: www.tomkinson.com EMAIL: mailboxmail@tomkinson.com ISO 9001 FS620468	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C		Sheet 85

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 101 of 131

AM801403L
24/05/2016 $119.70 173

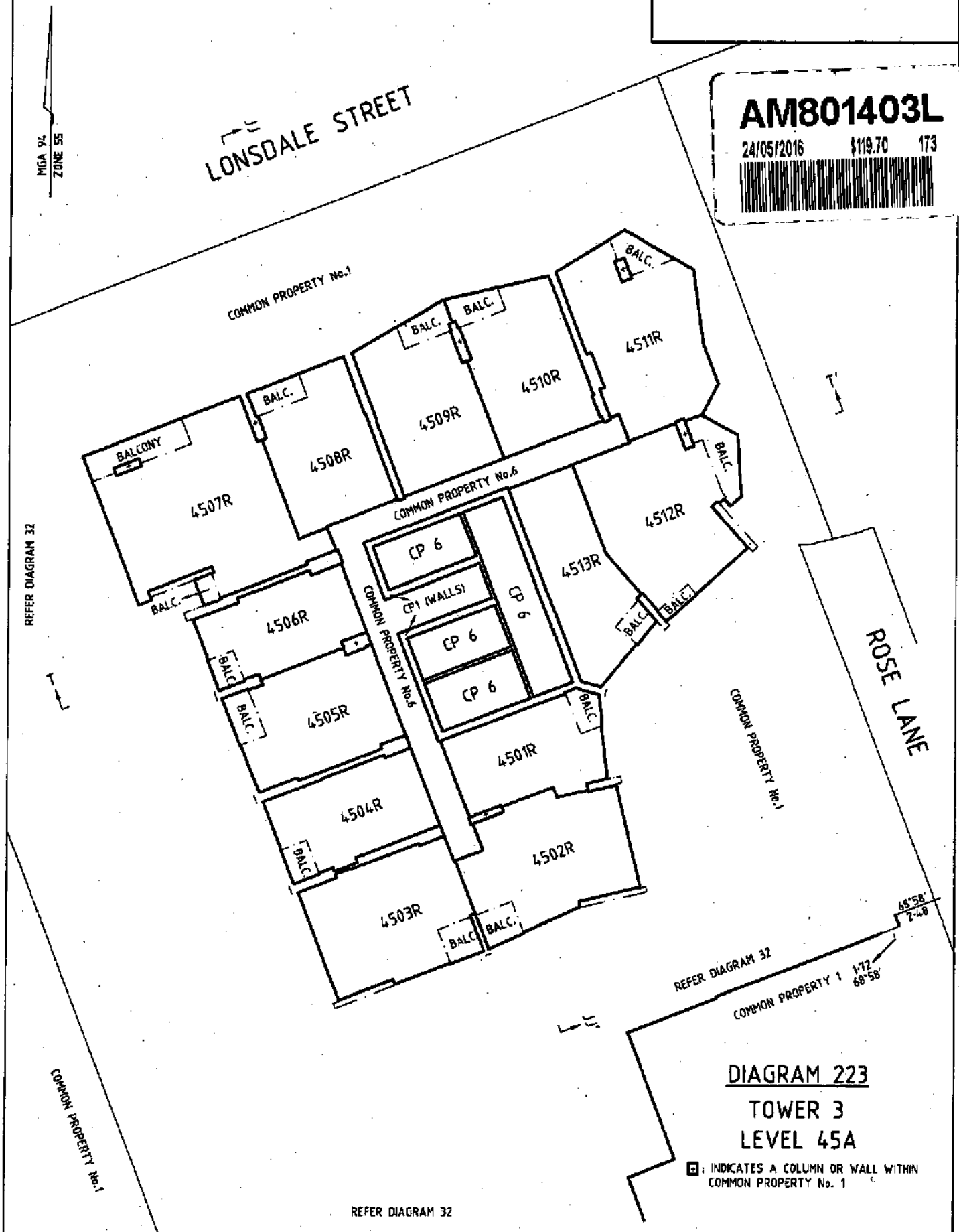


DIAGRAM 223

TOWER 3
LEVEL 45A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

Omkinson Group (RSJ) PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS ISO 9001 FS625483 1/3 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5053, MOB. 0400 570 164 WEB: www.lockinson.com EMAIL: melbourne@omkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 86
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 102 of 131

AM801403L
24/05/2016 $119.70 173

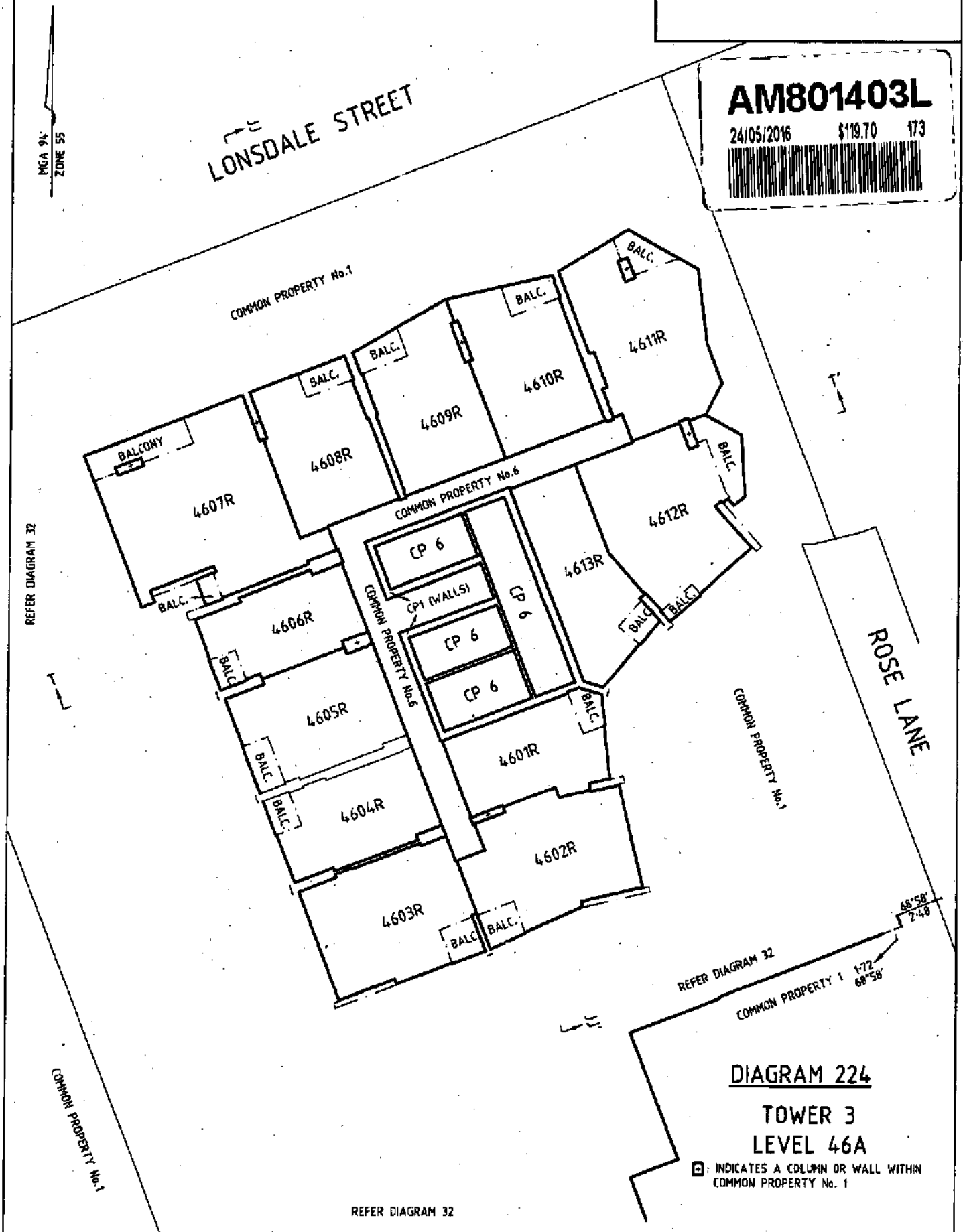


DIAGRAM 224

TOWER 3
LEVEL 46A

■: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

omkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
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TEL: (03) 5247 5053, MOB. 0400 870 164
WEB: www.omkinson.com EMAIL: melbourne@omkinson.com
ISO 9001

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 87
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 103 of 131

AM801403L
24/05/2016 $119.70 173

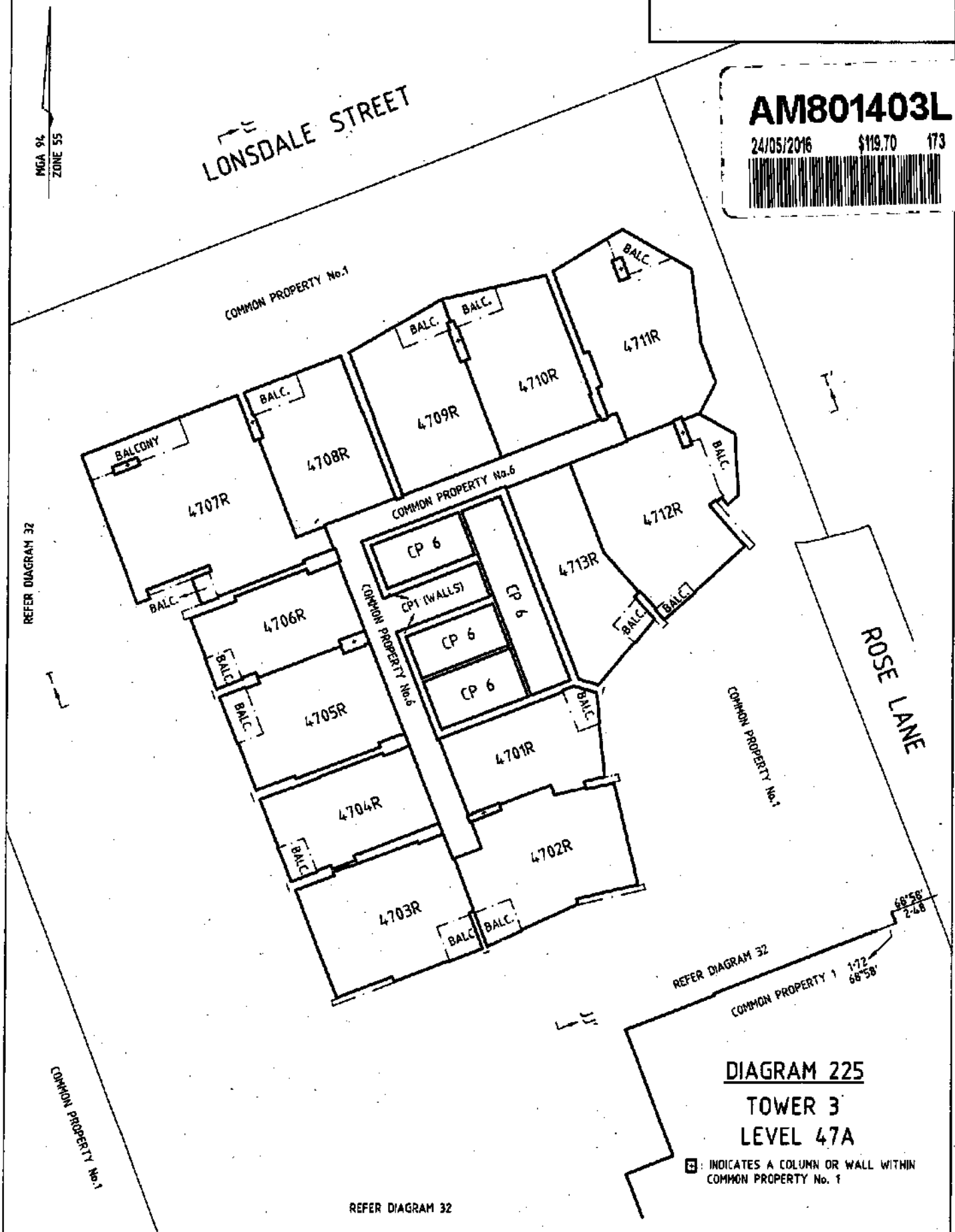


DIAGRAM 225

TOWER 3

LEVEL 47A

⊞ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

Omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS 10 CLIFF STREET, TORQUAY, VIC. 3228 TEL: (03) 5347 6055, MOB. 0400 570 154 WEB: www.omkinson.com.au EMAIL: melbourne@omkinson.com ISO 9001 FS620488	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 66
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 104 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

BALC.

4811R

4810R

4809R

4808R

4807R

BALCONY

COMMON PROPERTY No.6

4812R

4813R

CP 6

CP1 (WALLS)

4806R

4805R

4801R

4804R

4802R

4803R

REFER DIAGRAM 32

ROSE LANE

COMMON PROPERTY No.1

COMMON PROPERTY 1 1-72 68°58' 2.48

68°58'

DIAGRAM 226

TOWER 3
LEVEL 48A

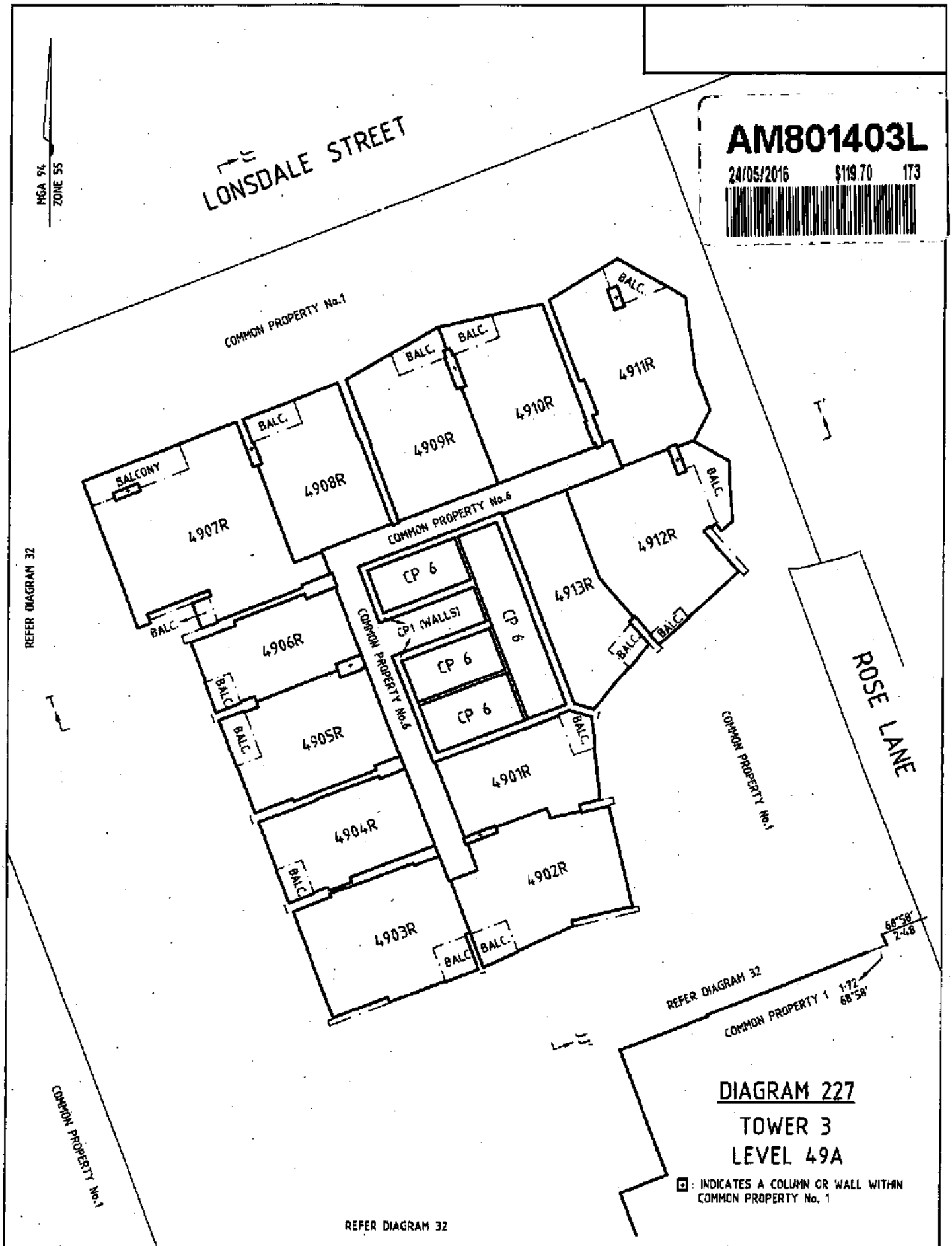
⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1 .

REFER DIAGRAM 32

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PROJECT MANAGERS DEVELOPMENT PLANNERS
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WEB: www.omkinson.com EMAIL: melbourne@omkinson.com
ISO 9001

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 89
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 105 of 131



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24/05/2016 $119.70 173

DIAGRAM 227

TOWER 3
LEVEL 49A

▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

REFER DIAGRAM 32

COMMON PROPERTY No.1

Omkinson Group

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95 CLIFF STREET, TORQUAY, VIC., 3228
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WEB: www.omkinson.com EMAIL: melbourne@omkinson.com

ISO 9001
FM29498

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 90

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 106 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

LONSDALE STREET

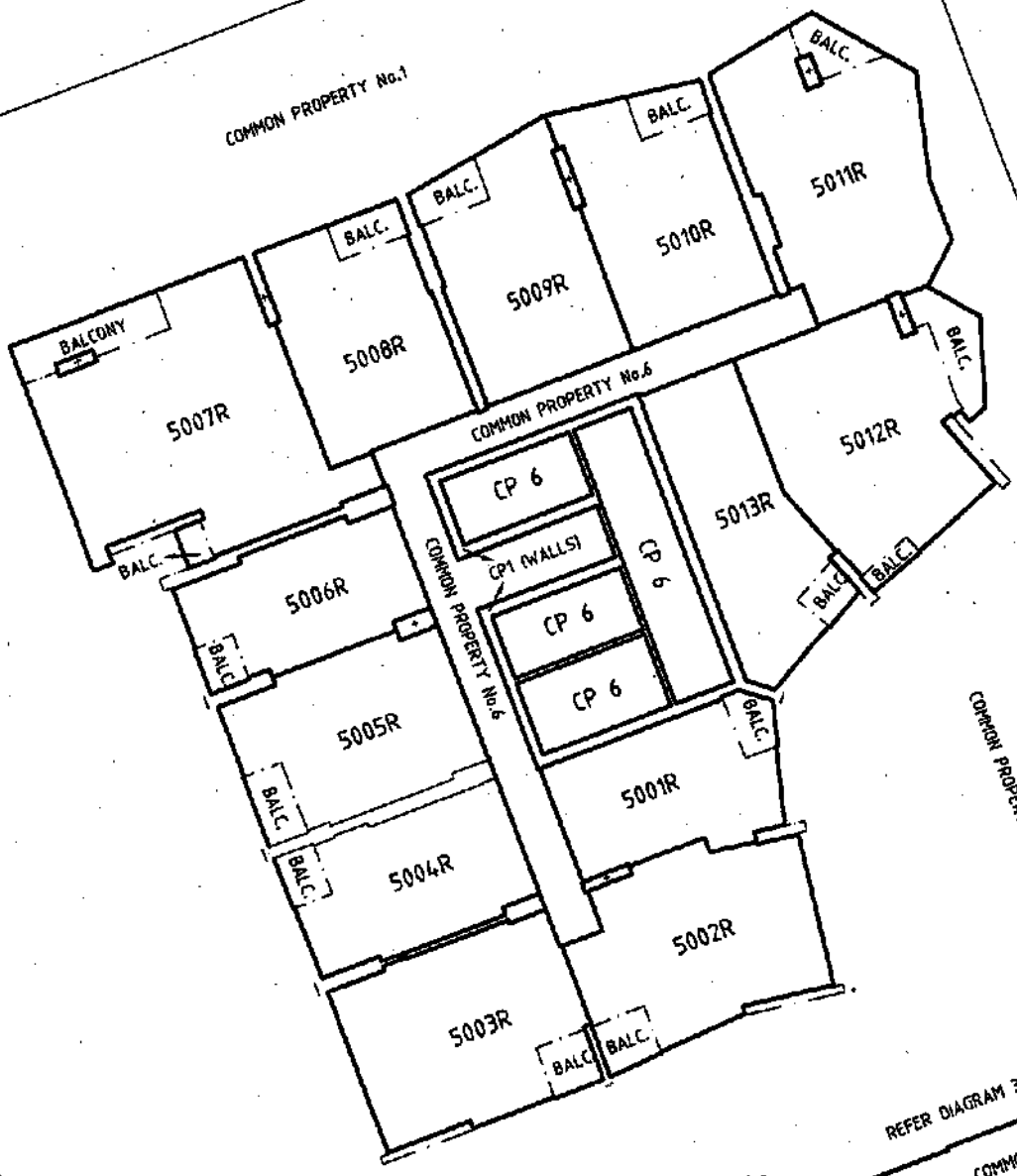


DIAGRAM 228

TOWER 3
LEVEL 50A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

COMMON PROPERTY No.1

omkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS ISO 9001 123 CLIFF STREET, TORQUAY, VIC., 3228 TEL: (03) 5247 5503, MOB. 0400 570 154 WEB: www.omkinson.com EMAIL: melbourne@omkinson.com	SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 91
	LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 107 of 131

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24/05/2016 $119.70 173

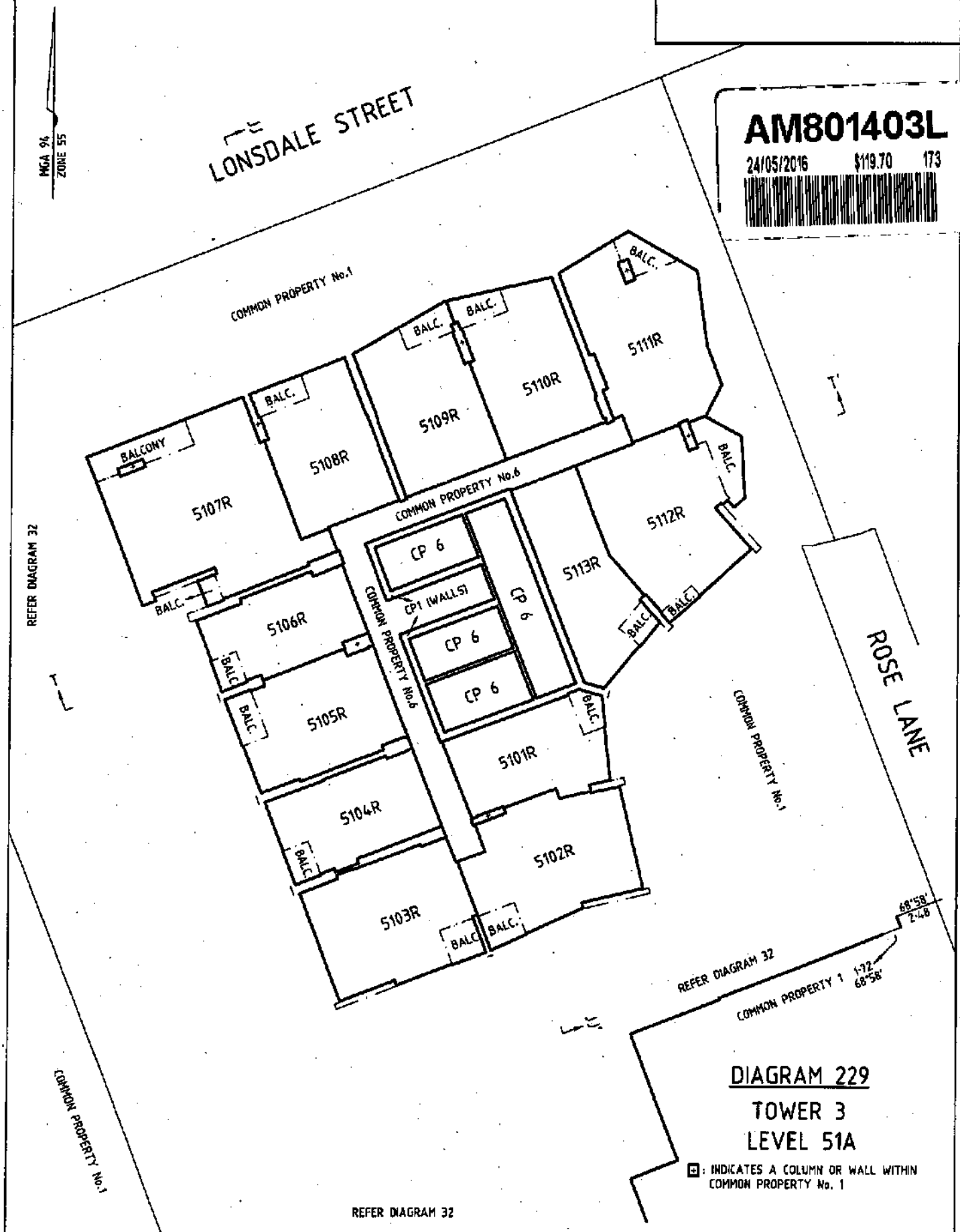


DIAGRAM 229

TOWER 3

LEVEL 51A

⊡ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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123 CLIFF STREET, TORQUAY VIC., 3228
TEL: (03) 5247 5063, MOB. 0400 170 154
WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 92
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 108 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94 ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

BALC.

5211R

5210R

5209R

5208R

BALCONY

5207R

COMMON PROPERTY No.6

5212R

CP 6

CP1 (WALLS)

5213R

5206R

5205R

5201R

5204R

5202R

5203R

ROSE LANE

REFER DIAGRAM 32

68°58'
2.48

1:72
68°58'

COMMON PROPERTY 1

DIAGRAM 230

TOWER 3
LEVEL 52A

■ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

REFER DIAGRAM 32

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ISO 9001
113 CLIFF STREET, TORQUAY, VIC., 3228
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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 93
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 109 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

REFER DIAGRAM 32

CP 6
CP 6
CP 6
CP1 (WALLS)
CP 6
CP 6
CP 6

A

ROSE LANE

COMMON PROPERTY No.1

68°58'
2.48

REFER DIAGRAM 32

COMMON PROPERTY 1 1:72
68°58'

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 231

TOWER 3
LEVEL 53A

: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.omkinson.com EMAIL: melbourne@omkinson.com
ISO 9001

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 94
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 110 of 131

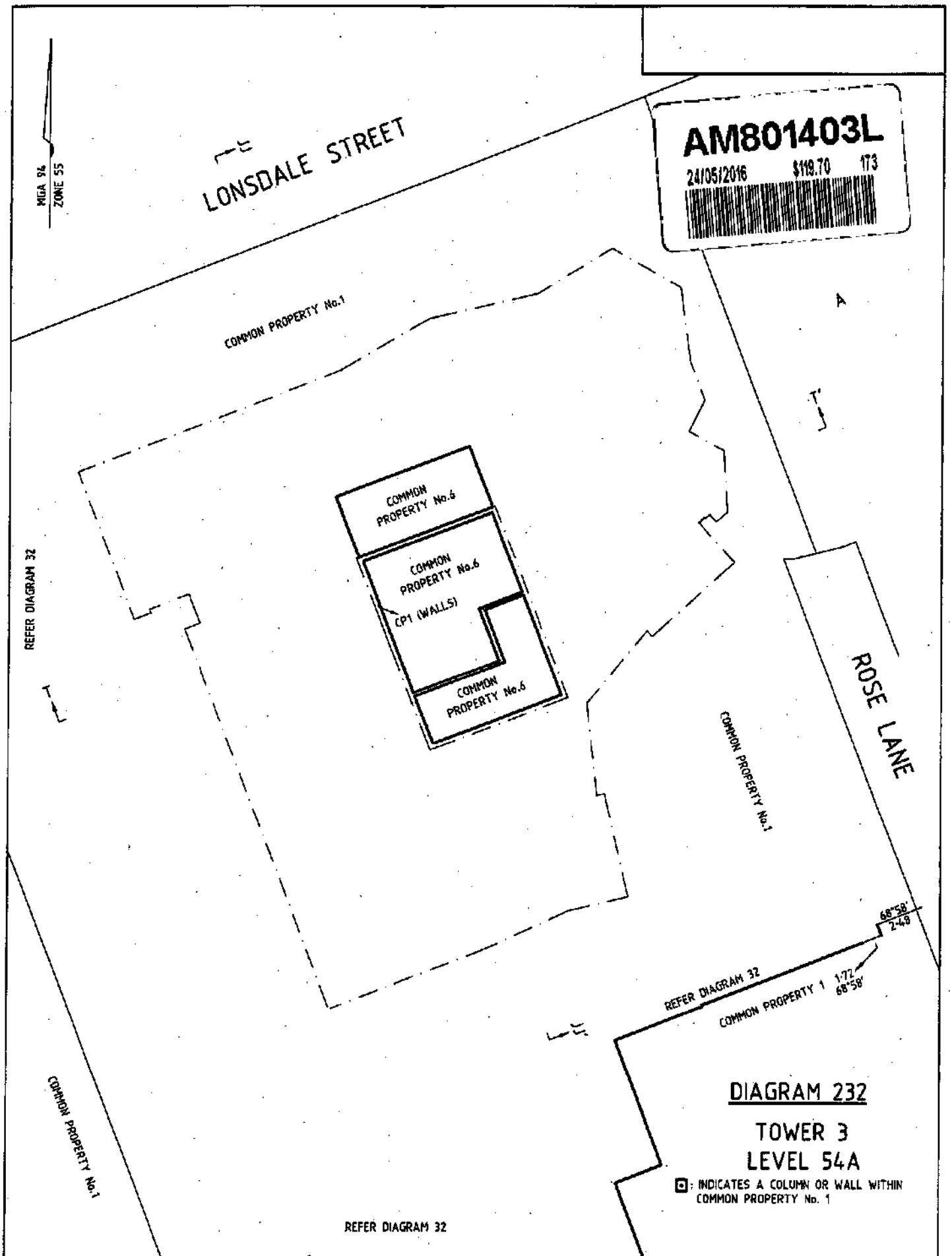


DIAGRAM 232

TOWER 3
LEVEL 54A

⊡: INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com
ISO 9001 FS622956

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 95

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 111 of 131

AM801403L
24/05/2016 $119.70 173

MGA 94
ZONE 55

LONSDALE STREET

COMMON PROPERTY No.1

A

REFER DIAGRAM 32

COMMON PROPERTY No.1

ROSE LANE

68°58'
2-43

COMMON PROPERTY No.1

REFER DIAGRAM 32

COMMON PROPERTY 1 1-72 68°58'

COMMON PROPERTY No.1

REFER DIAGRAM 32

DIAGRAM 233

TOWER 3
LEVEL 55A & ABOVE

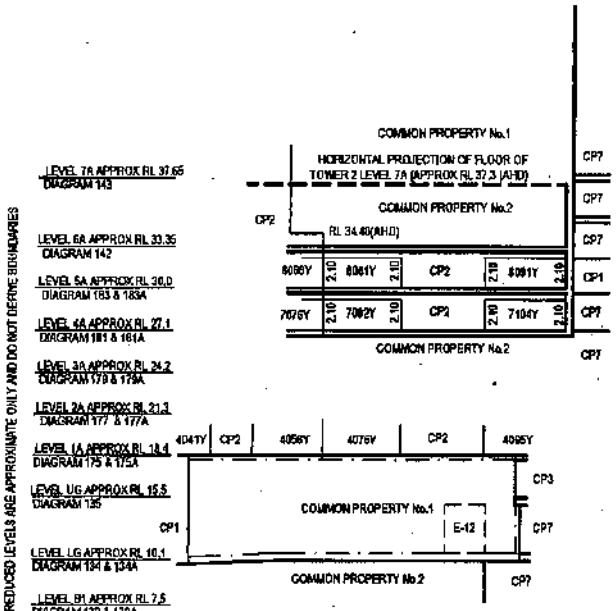
▣ : INDICATES A COLUMN OR WALL WITHIN COMMON PROPERTY No. 1

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WEB: www.omkinson.com.au EMAIL: melbourne@omkinson.com.au

SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 96
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 112 of 131

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24/05/2016 $119.70 173



SECTION C-C'
(TYPICAL)
NOT TO SCALE

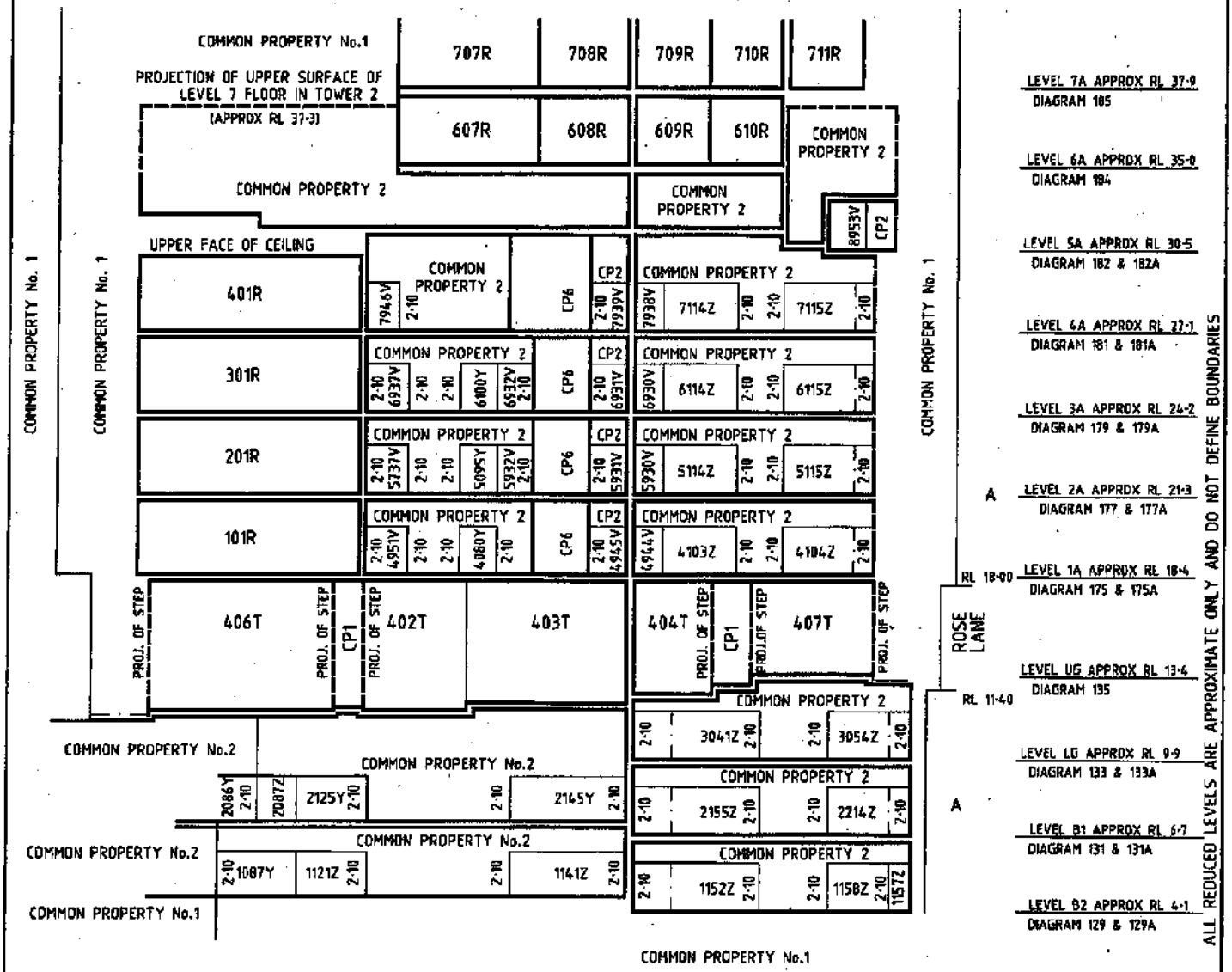
NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE		ORIGINAL SHEET SIZE A3	Sheet 97
NTS			
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

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SECTION F-F'
(TYPICAL)

NOT TO SCALE

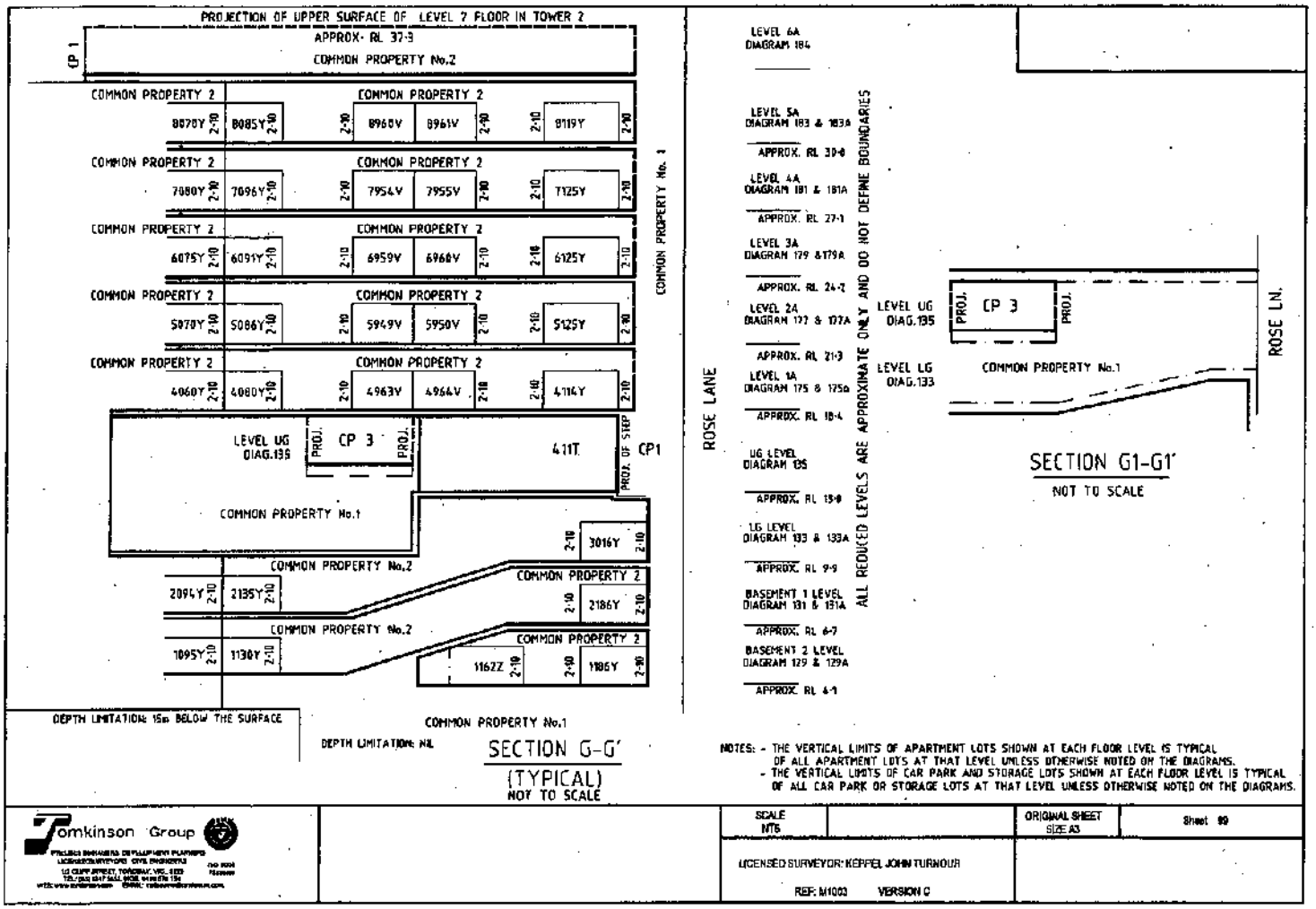
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ISO 9001 FS520445

SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 98
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

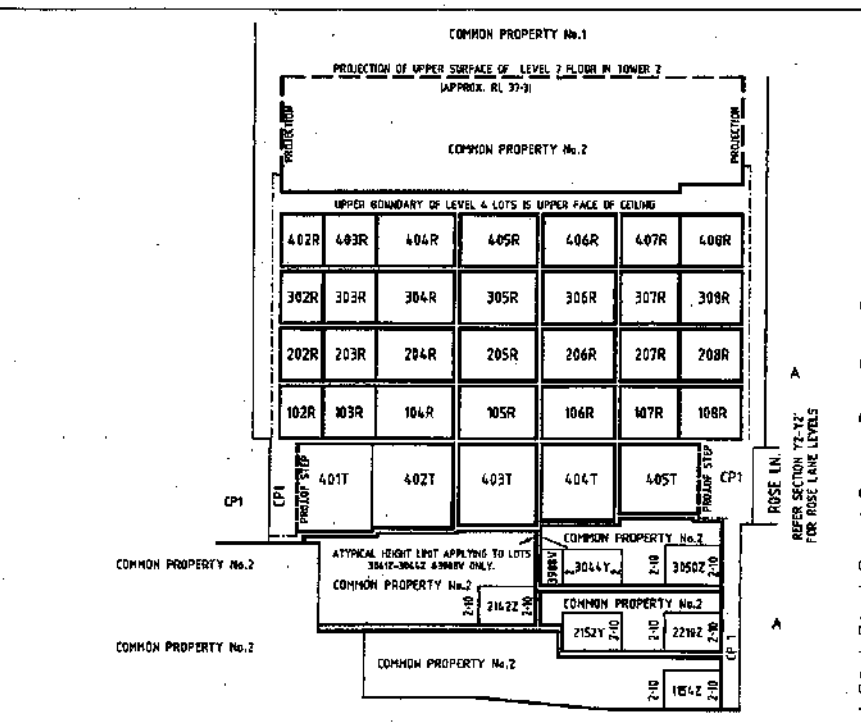
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AM801403L
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AM801403L
24/05/2016 $119.70 173



SECTION S-S'
(TYPICAL)

NOT TO SCALE

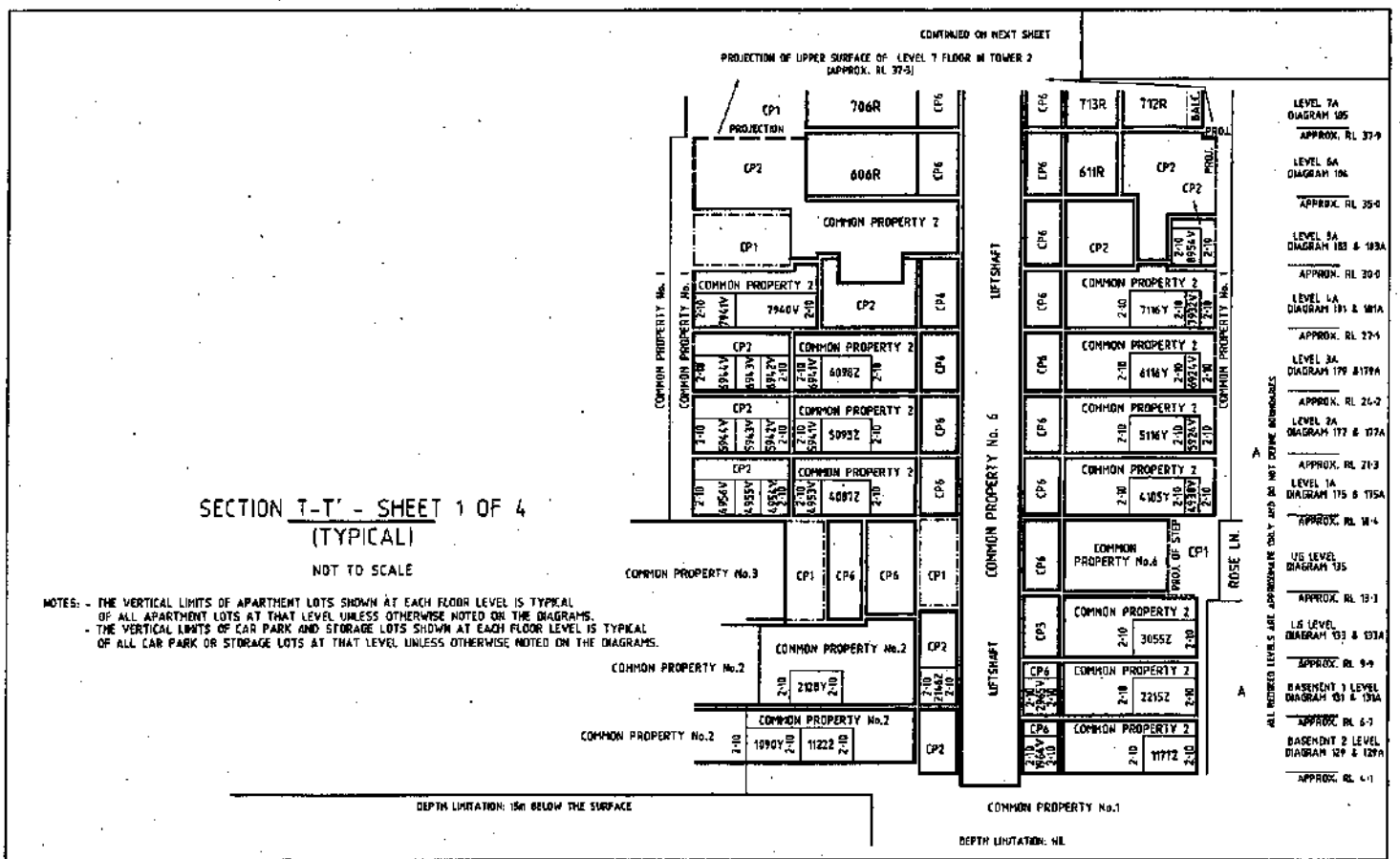
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SCALE		ORIGINAL SHEET SIZE A3	Sheet 10B
NTS			
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 116 of 131

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SECTION T-T' - SHEET 1 OF 4
(TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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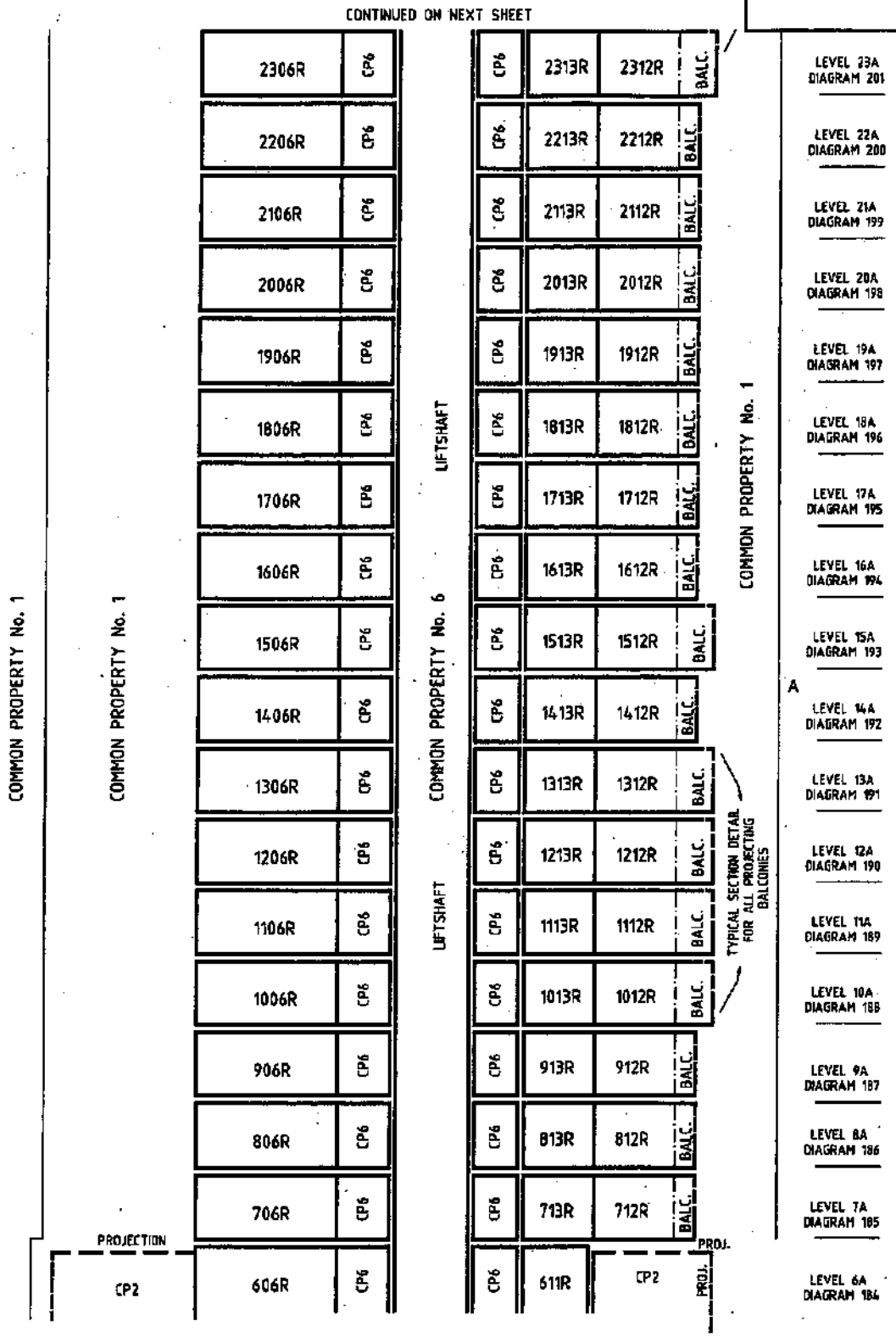
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SCALE		ORIGINAL SHEET SIZE A3	Sheet 101
NTS			

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1803 VERSION C

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CONTINUED FROM PREVIOUS SHEET

SECTION T-T' - SHEET 2 OF 4
(TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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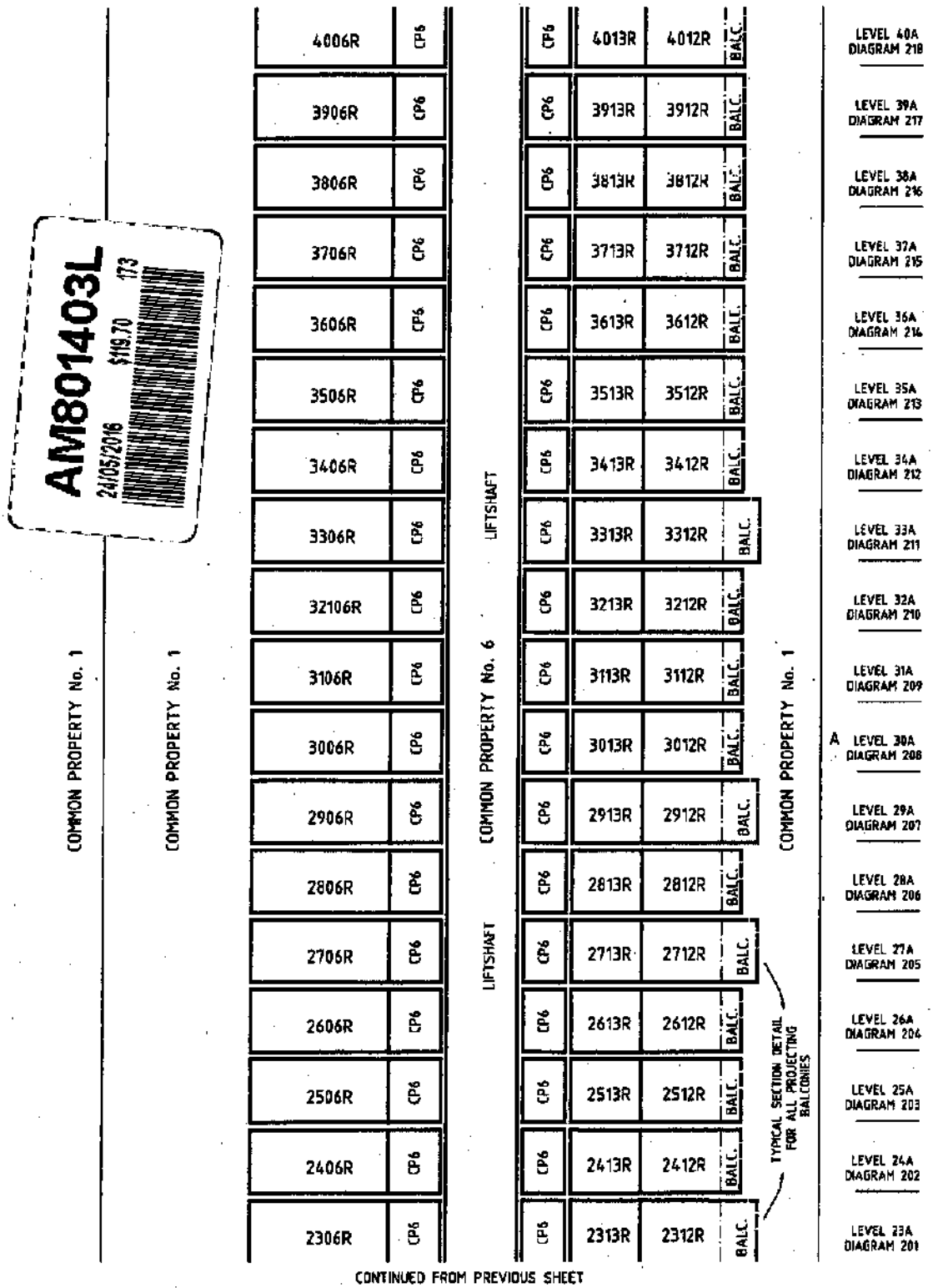
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PROJECT MANAGERS DEVELOPMENT PLANNERS
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 102
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 118 of 131

CONTINUED ON NEXT SHEET

AM801403L
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SECTION T-T' - SHEET 3 OF 4
(TYPICAL)

NOT TO SCALE

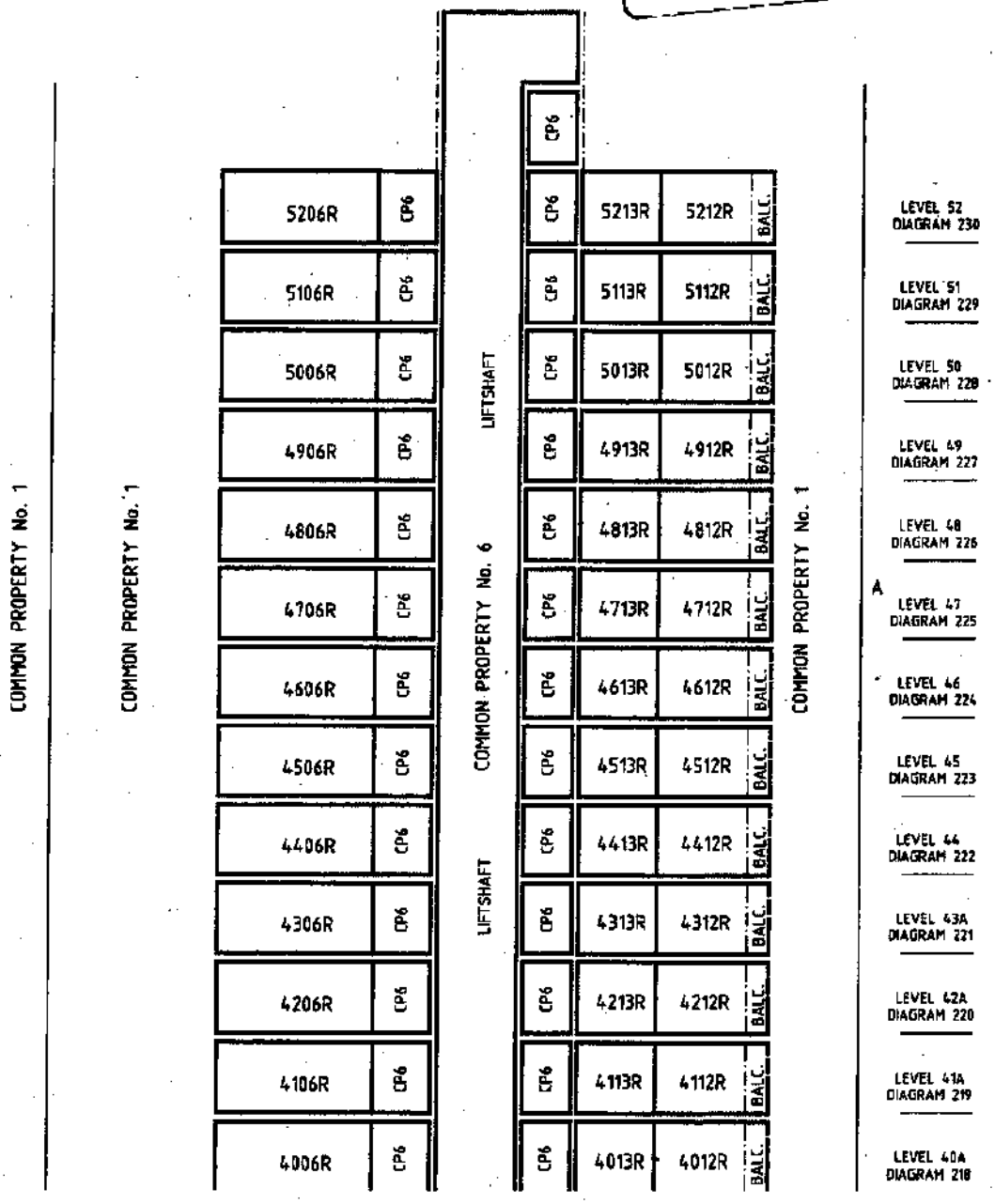
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ISO 9001 FS33488

SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 103
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 119 of 131

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SECTION T-T' - SHEET 4 OF 4

(TYPICAL)

NOT TO SCALE

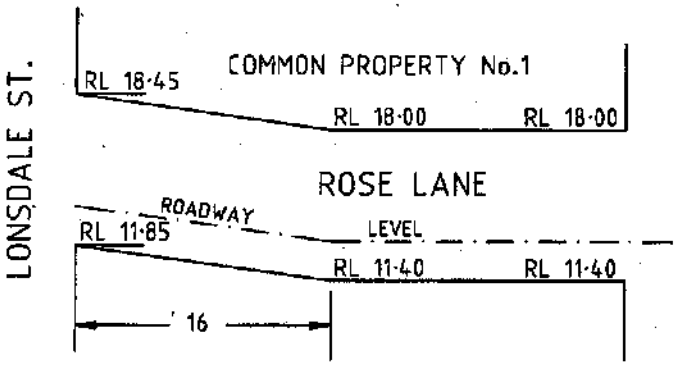
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 104
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 120 of 131

AM801403L
24/05/2016 $119.70 173



SECTION Y2-Y2'

NOT TO SCALE

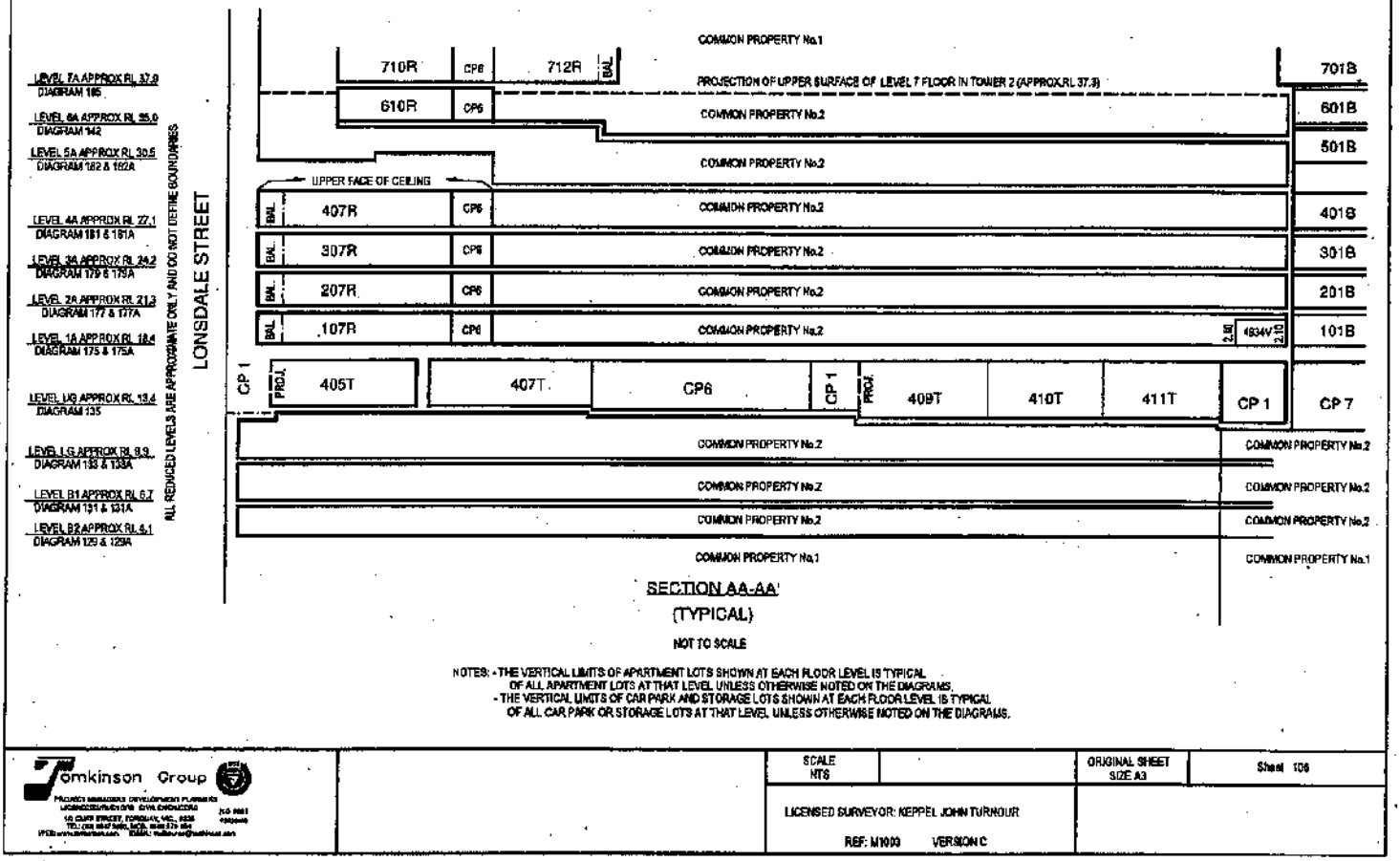
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 105
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 121 of 131

AM801403L

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SECTION AA-AA'

(TYPICAL)

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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SCALE NTS

ORIGINAL SHEET SIZE A3

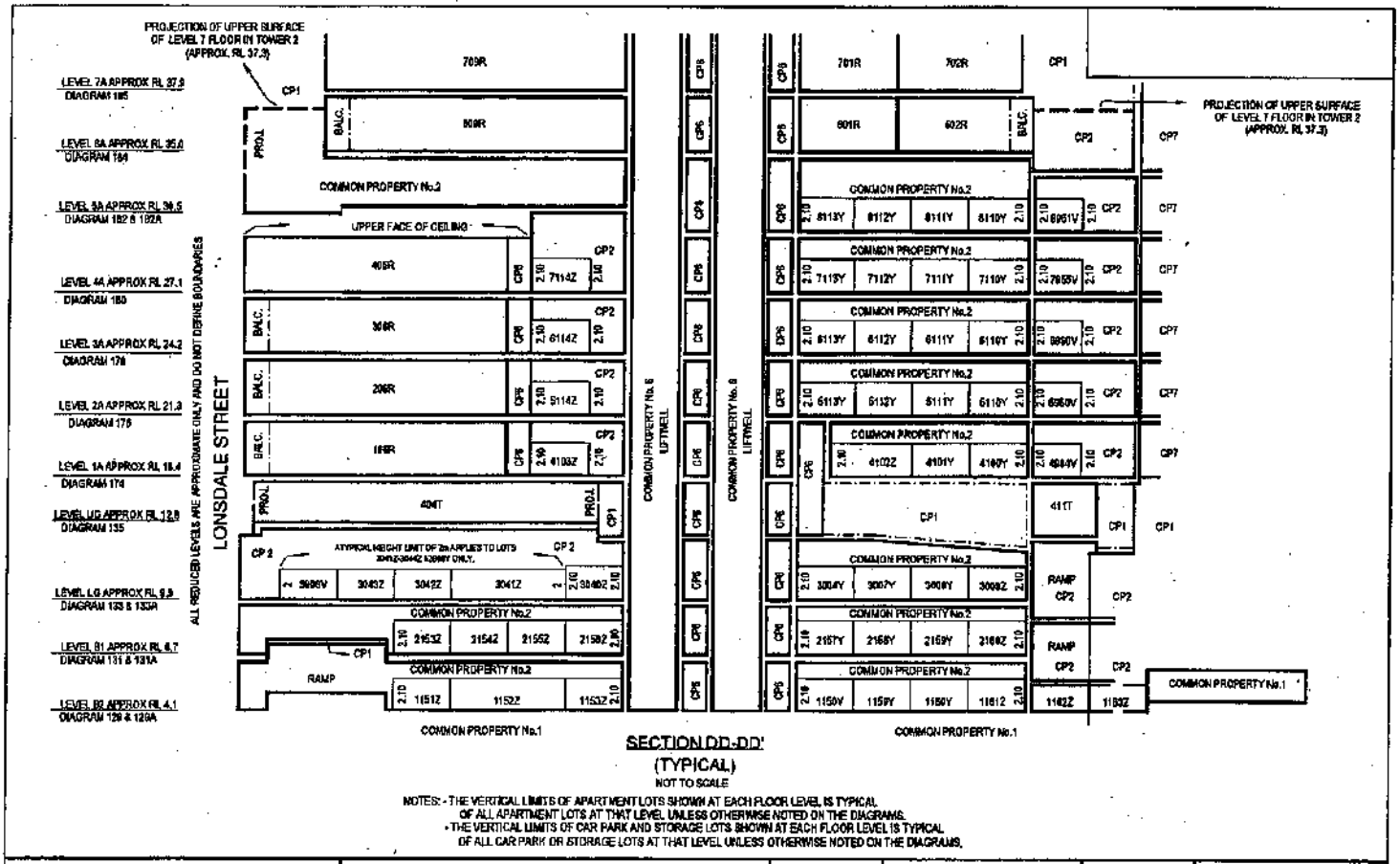
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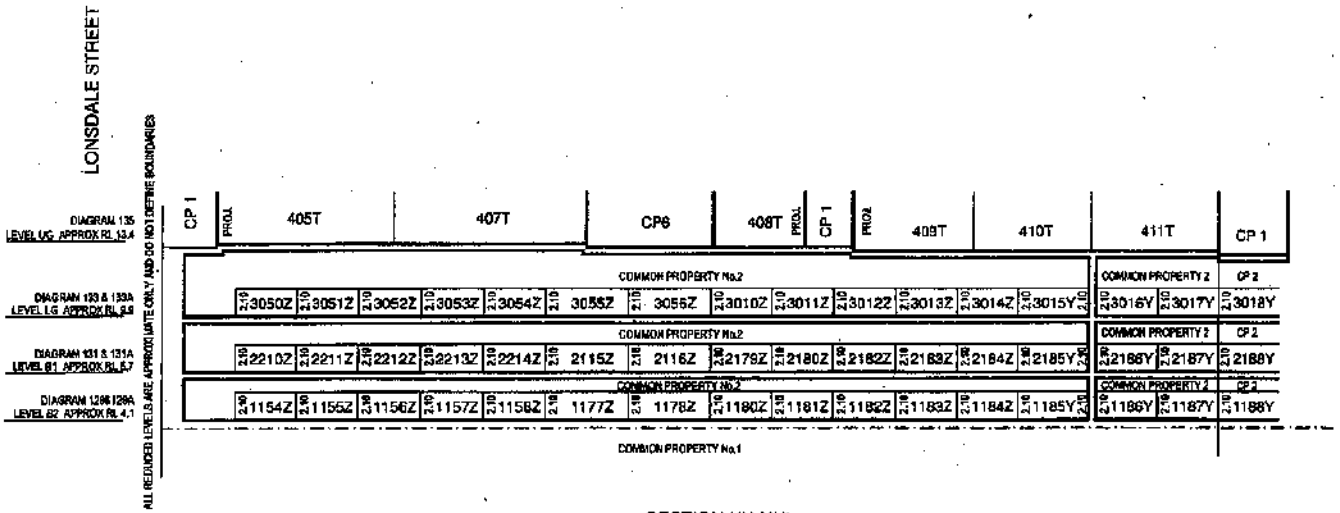
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SCALE	ORIGINAL SHEET SIZE A3	Sheet 107
NTS		
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR		
REF: M1003 VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 123 of 131

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24/05/2016 $119.70 173



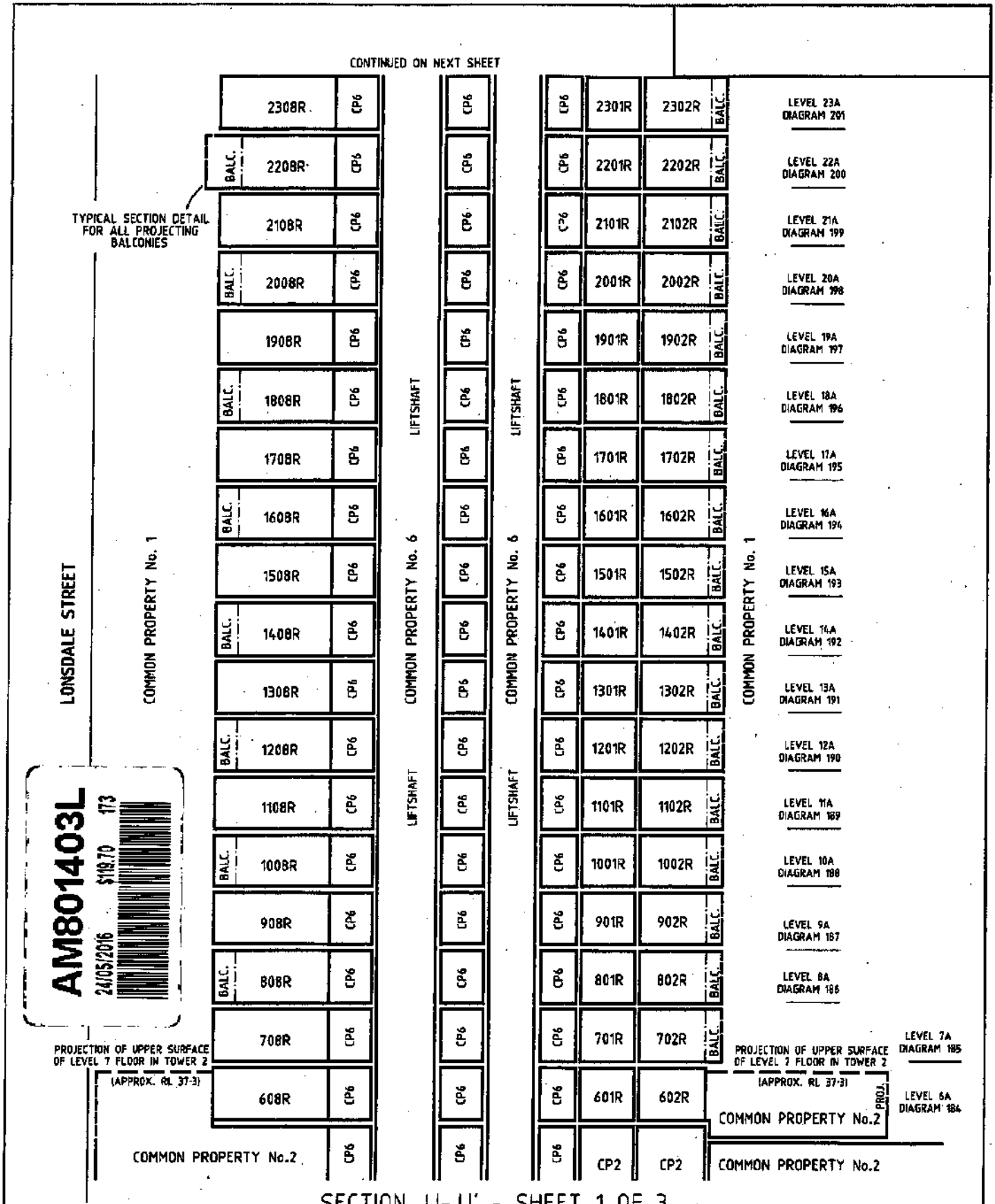
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NOTES: - THE VERTICAL LIMITS OF CAR PARK AND STORAGE LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL CAR PARK OR STORAGE LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.

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SCALE NTS		ORIGINAL SHEET SIZE A3	Sheet 188
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003	VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 124 of 131



AM801403L
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SECTION JJ-JJ' - SHEET 1 OF 3

NOT TO SCALE

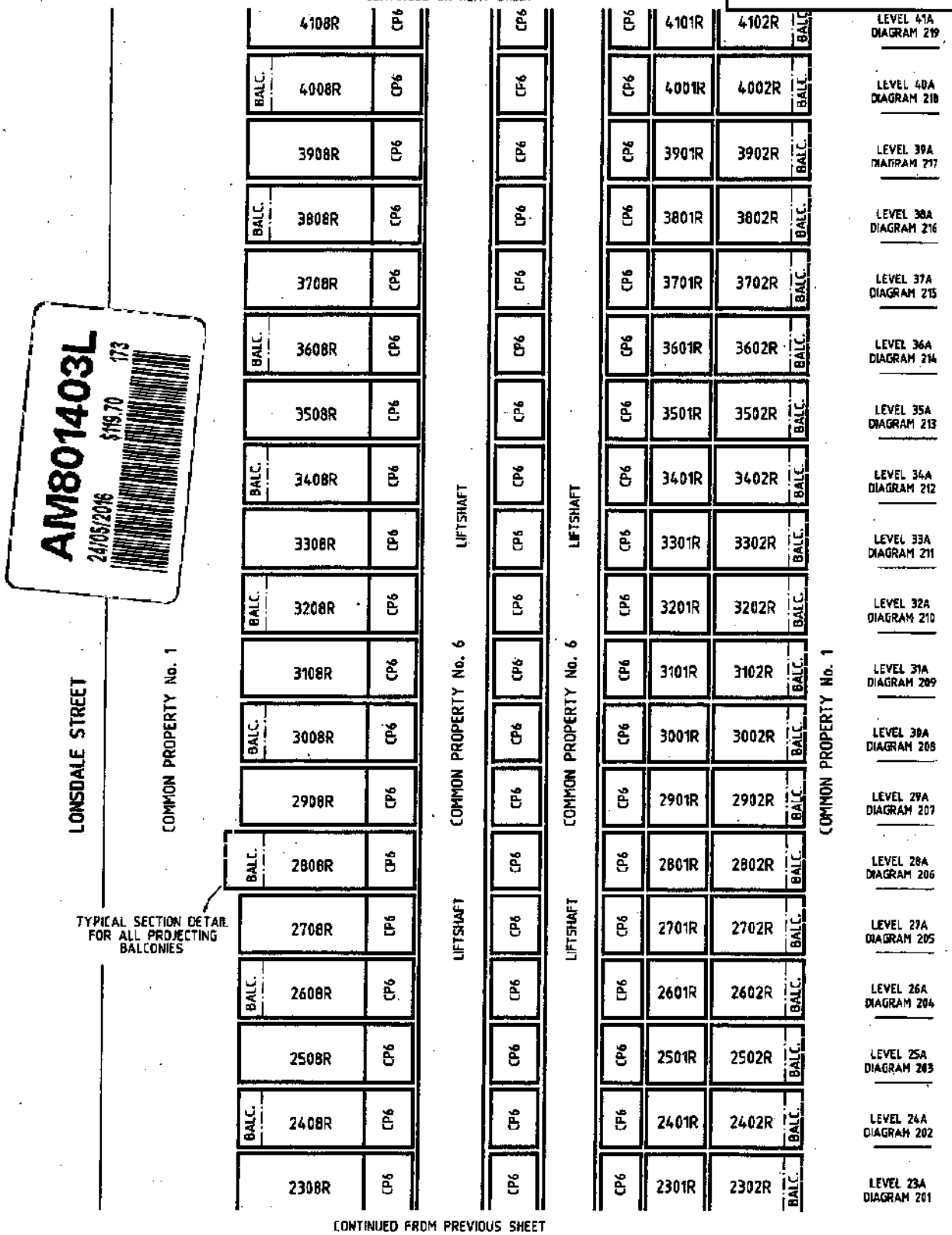
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SCALE NTS	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 109
LICENSED SURVEYOR: KEPPEL JOHN TURNOUR			
REF: M1003 VERSION C			

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 125 of 131

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CONTINUED FROM PREVIOUS SHEET

SECTION JJ-JJ' - SHEET 2 OF 3

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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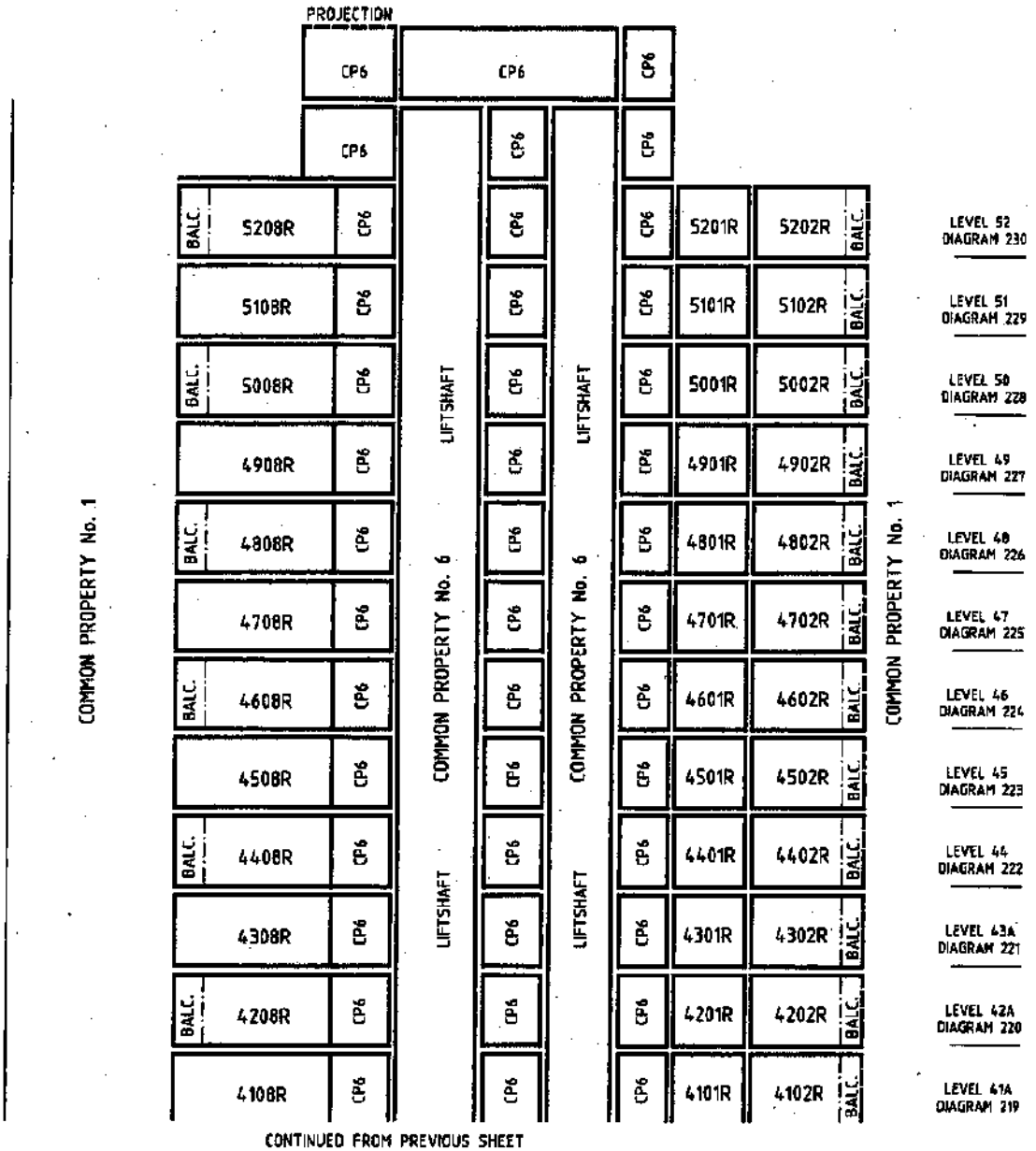
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REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 126 of 131

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CONTINUED FROM PREVIOUS SHEET

SECTION JJ-JJ' - SHEET 3 OF 3

NOT TO SCALE

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WEB: www.tomkinson.com EMAIL: melbourne@tomkinson.com

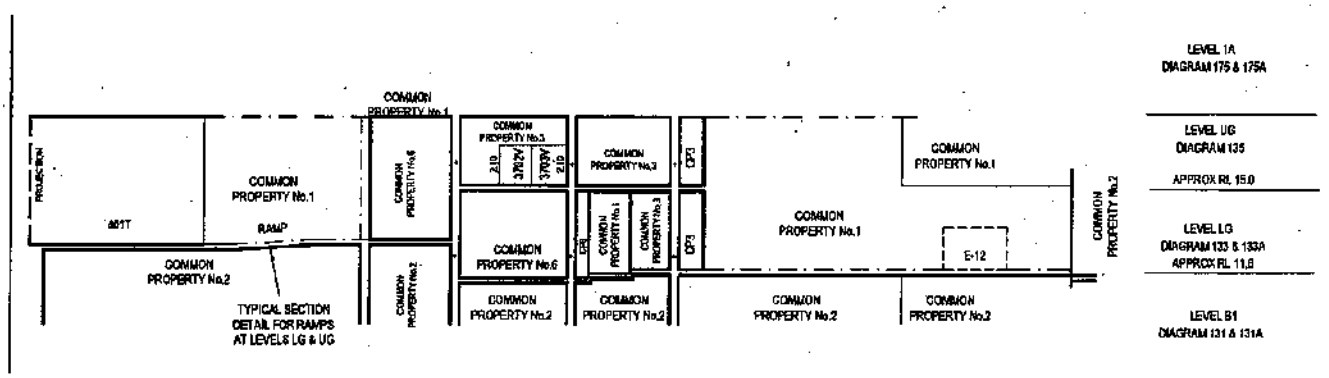
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NTS	LENGTHS ARE IN METRES	SIZE A3	

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

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SECTION KK-KK'

NOT TO SCALE

NOTES: - THE VERTICAL LIMITS OF APARTMENT LOTS SHOWN AT EACH FLOOR LEVEL IS TYPICAL OF ALL APARTMENT LOTS AT THAT LEVEL UNLESS OTHERWISE NOTED ON THE DIAGRAMS.
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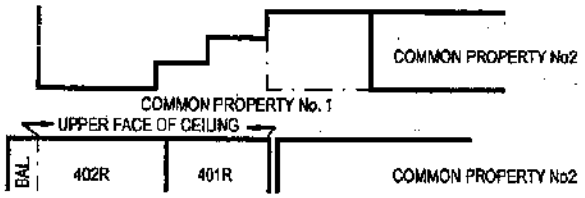
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REF: M1009	VERSION C		

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 128 of 131

LEVEL 6A
DIAGRAM 184

LEVEL 5A
DIAGRAMS 182 & 182A

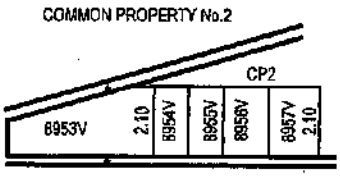
LEVEL 4A
DIAGRAM 180



SECTION LL-LL'
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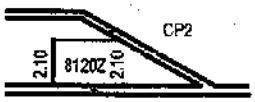
LEVEL 6A
DIAGRAM 184

LEVEL 5A
DIAGRAMS 183 & 183A



SECTION MM-MM'
NOT TO SCALE

LEVEL 5A
DIAGRAMS 183 & 183A



SECTION NN-NN'
NOT TO SCALE

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ISO 9001 FS29488

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	Sheet 113
NTS			

LICENSED SURVEYOR: KEPPEL JOHN TURNOUR

REF: M1003 VERSION C

Delivered by LANDATA®, timestamp 29/11/2024 17:46 Page 129 of 131

APPENDIX B – MORTGAGEE CONSENT

1. ANZ FIDUCIARY SERVICES PTY LTD ACN 100 709 493 as Mortgagee under Instrument of Mortgage No. AK865544X 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.

2. **Limitation of Security Trustee's liability**

2.1. Definitions

In this document:

Authorised Representative means, in relation to the Security Trustee, a person with the right to act as the agent of the Security Trustee for the purposes of this document. It includes a director or company secretary of the Security Trustee and an employee of the Security Trustee whose title contains the word "director", "company secretary", "head", "associate director", "senior manager", "manager" or a similar term and a lawyer for the Security Trustee. It also includes a person appointed by the Security Trustee as an Authorised Representative whose appointment is notified by the Security Trustee to any other party to this document, in a notice which contains the specimen signature of the appointee.

AM801403L 24/05/2016 $119.70 173

Related Body Corporate has the meaning which it is defined to have in the *Corporations Act 2001*.

Security Document includes each mortgage, charge or other security interest granted or created by Far East Consortium (Australia) Pty Ltd from time to time in favour of the Security Trustee.

Security Trust means the trust constituted by the Security Trust Deed.

Security Trust Deed means the Security Trust Deed dated on or about 5 April 2011 between the Security Trustee, Australia and New Zealand Banking Group Limited as the Agent, Far East Consortium (Australia) Pty Ltd in its own capacity and as trustee of The 360 St Kilda Road Unit Trust as the Borrower, the Initial Security Providers, the Initial I Lenders and the Initial Hedge Counterparties.

Security Trustee means ANZ Fiduciary Services Pty Limited ABN 91 100 709 493.

2.2. Capacity of Security Trustee

(a) Subject to **clause 2.2(d)**:

(i) the **Security** Trustee acts, and incurs liabilities, in relation to the this document solely as trustee of the trust constituted by the Security Trust Deed; and

(ii) the **Security** Trustee is not personally liable, and no party to this document has recourse to the Security Trustee, for payment of:

(A) an amount **payable** by it under this document; and

(B) any damages awarded for a breach of any of its obligations under this document,

except to the extent that it obtains final reimbursement from the Security

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Trust.

(b) Subject to **clause 2.2(d)**, a party may not take any step to:

(i) have an administrator appointed to the Security Trustee;

(ii) have a receiver appointed to the Security Trustee, other than a receiver of all or part of the Security Trust only;

(iii) have the Security Trustee wound up, or prove in any winding up of the Security Trustee;

(iv) obtain a judgement against the Security Trustee for the payment of money;

(v) carry out any distress or execution on any property of the Security Trustee; or

(vi) exercise any:

(A) right of set-off;

(B) right to combine or consolidate accounts; or

(C) banker's lien

against the Security Trustee, other than in respect of the Security Trust, in connection with the Security Trustee's obligations under this document.

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(c) A party to this document has no rights against or recourse to any Authorised Representative, Related Body Corporate, shareholder, director, officer, employee, attorney, agent or other controlling person of the Security Trustee in connection with the Security Trustee's obligations under this document.

(d) The provisions of this **clause 2.2** do not affect a right to:

(i) proceed against the Security Trustee or the Security Trust to the extent necessary to obtain the benefit of the recourse allowed by this **clause 2.2**;

(ii) obtain an injunction, restraining order or declaration concerning the Security Trust or the Security Trustee's obligations under this document; and

(iii) proceed against the Security Trustee following any fraud, wilful default or gross negligence of the Security Trustee.

2.3. Limitation of liability

The Security Trustee is not, and its directors, officers, employees, Authorised Representatives, agents or attorneys are not, liable to any party for:

(a) any loss or damage occurring as a result of it exercising, failing to exercise or purporting to exercise any power under this document or in relation to any Security Document;

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(b) subject to this document, the default, negligence or fault of any agent, delegate, officer or employee of the Security Trustee;

(c) any mistake or omission made by it or its agent, delegate, officer or employee;

(d) any other matter or thing done, or not done, in relation to this document or any Security Document;

(e) any absence of, or defect in title or for its inability to exercise any of its powers under any Security Document;

(f) any failure by Far East Consortium (Australia) Pty Ltd to perform its obligations to any person;

(g) the financial condition or solvency of Far East Consortium (Australia) Pty Ltd; or

(h) any statement, representation or warranty of Far East Consortium (Australia) Pty Ltd being incorrect or misleading in any respect.

Executed as an agreement.

Signed for and on behalf of by **ANZ Fiduciary Services Pty Limited** under power of attorney in the presence of:)

.....	.....
Witness	Attorney
Truc Le	**MITCHELL SCOTT SCHEER**
Name of Witness (print)	Name of attorney (print)

AM801403L
24/05/2016 $119.70 173

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 3, Lots 101T, 102T, 103T, 105T, 106T, 201T, 202T, 203T, 204T, 205T, 206T, 207T, 208T, 209T, 210T, 211T, 212T, 301T, 302T, 303T, 304T, 305T, 306T, 401T, 402T, 403T, 404T, 405T, 406T, 407T, 408T, 409T, 410T, 411T, 3701V, 3702V, 3703V, 3909V, 3910V, 3911V, 3912V, 3913V.

Limitations on Owners Corporation:
Limited to Common Property

Postal Address for Services of Notices:
AUSTRALIAN PROPERTY MANAGEMENT PTY LTD 19 WATERTANK WAY MELBOURNE VIC 3000

AK870965S 03/02/2014

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. OC017234E 14/02/2013

Additional Owners Corporation Information:
OC016949Q 14/02/2013

Notations:
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 101T	547	547
Lot 102T	120	120
Lot 103T	233	233
Lot 105T	286	286
Lot 106T	59	59

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OWNERS CORPORATION 3
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 201T	137	137
Lot 202T	117	117
Lot 203T	64	64
Lot 204T	71	71
Lot 205T	64	64
Lot 206T	122	122
Lot 207T	191	191
Lot 208T	92	92
Lot 209T	97	97
Lot 210T	106	106
Lot 211T	157	157
Lot 212T	122	122
Lot 301T	64	64
Lot 302T	68	68
Lot 303T	120	120
Lot 304T	171	171
Lot 305T	208	208
Lot 306T	96	96
Lot 401T	162	162
Lot 402T	163	163
Lot 403T	185	185
Lot 404T	189	189
Lot 405T	162	162
Lot 406T	213	213
Lot 407T	164	164
Lot 408T	44	44
Lot 409T	134	134
Lot 410T	138	138
Lot 411T	159	159

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OWNERS CORPORATION 3
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3701V	1	1
Lot 3702V	1	1
Lot 3703V	1	1
Lot 3909V	2	2
Lot 3910V	2	2
Lot 3911V	2	2
Lot 3912V	2	2
Lot 3913V	2	2
Total	**5038.00**	**5038.00**

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.

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OWNERS CORPORATION 4
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 4, Lots 101S, 102S, 201S, 202S, 301S, 302S, 303S, 304S, 305S, 306S, 307S, 308S, 401S, 402S, 403S, 404S, 405S, 406S, 407S, 408S, 501S, 502S, 503S, 504S, 505S, 506S, 507S, 508S, 509S, 510S, 511S, 601S, 602S, 603S, 604S, 605S, 606S, 607S, 608S, 609S, 610S, 701S, 702S, 703S, 704S, 705S, 706S, 707S, 708S, 709S, 710S, 711S, 712S, 713S, 801S, 802S, 803S, 804S, 805S, 806S, 807S, 809S, 810S, 811S, 812S, 813S, 814S, 815S, 816S, 817S, 818S, 901S, 902S, 903S, 904S, 905S, 906S, 907S, 909S, 910S, 911S, 912S, 913S, 914S, 915S, 916S, 917S, 918S, 1001S, 1002S, 1003S, 1004S, 1005S, 1006S, 1007S, 1009S, 1010S, 1011S, 1012S, 1013S, 1014S, 1015S, 1016S, 1017S, 1018S, 1101S, 1102S, 1103S, 1104S, 1105S, 1106S, 1107S, 1109S, 1110S, 1111S, 1112S, 1113S, 1114S, 1115S, 1116S, 1117S, 1118S, 1201S, 1202S, 1203S, 1204S, 1205S, 1206S, 1207S, 1209S, 1210S, 1211S, 1212S, 1213S, 1214S, 1215S, 1216S, 1217S, 1218S, 1301S, 1302S, 1303S, 1304S, 1305S, 1306S, 1307S, 1309S, 1310S, 1311S, 1312S, 1313S, 1314S, 1315S, 1316S, 1317S, 1318S, 1401S, 1402S, 1403S, 1404S, 1405S, 1406S, 1407S, 1409S, 1410S, 1411S, 1412S, 1413S, 1414S, 1415S, 1416S, 1417S, 1418S, 1501S, 1502S, 1503S, 1504S, 1505S, 1506S, 1507S, 1509S, 1510S, 1511S, 1512S, 1513S, 1514S, 1515S, 1516S, 1517S, 1518S, 1601S, 1602S, 1603S, 1604S, 1605S, 1606S, 1607S, 1609S, 1610S, 1611S, 1612S, 1613S, 1614S, 1615S, 1616S, 1617S, 1618S, 1701S, 1702S, 1703S, 1704S, 1705S, 1706S, 1707S, 1709S, 1710S, 1711S, 1712S, 1713S, 1714S, 1715S, 1716S, 1717S, 1718S, 1801S, 1802S, 1803S, 1804S, 1805S, 1806S, 1807S, 1809S, 1810S, 1811S, 1812S, 1813S, 1814S, 1815S, 1816S, 1817S, 1818S, 1901S, 1902S, 1903S, 1904S, 1905S, 1906S, 1907S, 1909S, 1910S, 1911S, 1912S, 1913S, 1914S, 1915S, 1916S, 1917S, 1918S, 2001S, 2002S, 2003S, 2004S, 2005S, 2006S, 2007S, 2009S, 2010S, 2011S, 2012S, 2013S, 2014S, 2015S, 2016S, 2017S, 2018S, 2101S, 2102S, 2103S, 2104S, 2105S, 2106S, 2107S, 2109S, 2110S, 2111S, 2112S, 2113S, 2114S, 2115S, 2116S, 2117S, 2118S, 2201S, 2202S, 2203S, 2204S, 2205S, 2206S, 2207S, 2209S, 2210S, 2211S, 2212S, 2213S, 2214S, 2215S, 2216S, 2217S, 2218S, 2301S, 2302S, 2303S, 2304S, 2305S, 2306S, 2307S, 2309S, 2310S, 2311S, 2312S, 2313S, 2314S, 2315S, 2316S, 2317S, 2318S, 2401S, 2402S, 2403S, 2404S, 2405S, 2406S, 2407S, 2409S, 2410S, 2411S, 2412S, 2413S, 2414S, 2415S, 2416S, 2417S, 2418S, 2501S, 2502S, 2503S, 2504S, 2505S, 2506S, 2507S, 2509S, 2510S, 2511S, 2512S, 2513S, 2514S, 2515S, 2516S, 2517S, 2518S, 2601S, 2602S, 2603S, 2604S, 2605S, 2606S, 2607S, 2609S, 2610S, 2611S, 2612S, 2613S, 2614S, 2615S, 2616S, 2617S, 2618S, 2701S, 2702S, 2703S, 2704S, 2705S, 2706S, 2707S, 2709S, 2710S, 2711S, 2712S, 2713S, 2714S, 2715S, 2716S, 2717S, 2718S, 2801S, 2802S, 2803S, 2804S, 2805S, 2806S, 2807S, 2809S, 2810S, 2811S, 2812S, 2813S, 2814S, 2815S, 2816S, 2817S, 2818S, 2901S, 2902S, 2903S, 2904S, 2905S, 2906S, 2907S, 2909S, 2910S, 2911S, 2912S, 2913S, 2914S, 2915S, 2916S, 2917S, 2918S, 3001S, 3002S, 3003S, 3004S, 3005S, 3006S, 3007S, 3009S, 3010S, 3011S, 3012S, 3013S, 3014S, 3015S, 3016S, 3017S, 3018S, 3101S, 3102S, 3103S, 3104S, 3105S, 3106S, 3107S, 3109S, 3110S, 3111S, 3112S, 3113S, 3114S, 3115S, 3116S, 3117S, 3118S, 3201S, 3202S, 3203S, 3204S, 3205S, 3206S, 3207S, 3209S, 3210S, 3211S, 3212S, 3213S, 3214S, 3215S, 3216S, 3217S, 3218S, 3301S, 3302S, 3303S, 3304S, 3305S, 3306S, 3307S, 3309S, 3310S, 3311S, 3312S, 3313S, 3314S, 3315S, 3316S, 3317S, 3318S, 3401S, 3402S, 3403S, 3404S, 3405S, 3406S, 3407S, 3409S, 3410S, 3411S, 3412S, 3413S, 3414S, 3415S, 3416S, 3417S, 3418S, 3501S, 3502S, 3503S, 3504S, 3505S, 3506S, 3507S, 3509S, 3510S, 3511S, 3512S, 3513S, 3514S, 3515S, 3516S, 3517S, 3518S, 3601S, 3602S, 3603S, 3604S, 3605S, 3606S, 3607S, 3609S, 3610S, 3611S, 3612S, 3613S, 3614S, 3615S, 3616S, 3617S, 3618S, 3701S, 3702S, 3703S, 3704S, 3705S, 3706S, 3707S, 3709S, 3710S, 3711S, 3712S, 3713S, 3714S, 3715S, 3716S, 3717S, 3718S, 3801S, 3802S, 3803S, 3804S, 3805S, 3806S, 3807S, 3809S, 3810S, 3811S, 3812S, 3813S, 3814S, 3815S, 3816S, 3817S, 3818S, 3901S, 3902S, 3903S, 3904S, 3905S, 3906S, 3907S, 3909S, 3910S, 3911S, 3912S, 3913S, 3914S, 3915S, 3916S, 3917S, 3918S, 4001S, 4002S, 4003S, 4004S, 4005S, 4006S, 4007S, 4009S, 4010S, 4011S, 4012S, 4013S, 4014S, 4015S, 4016S, 4017S, 4018S, 4101S, 4102S, 4103S, 4104S, 4105S, 4106S, 4107S, 4109S, 4110S, 4111S, 4112S, 4113S, 4114S, 4115S, 4116S, 4117S, 4118S, 4201S, 4202S, 4203S, 4204S, 4205S, 4206S, 4207S, 4209S, 4210S, 4211S, 4212S, 4213S, 4214S, 4215S, 4216S, 4217S, 4218S, 4301S, 4302S, 4303S, 4304S, 4305S, 4306S, 4307S, 4309S, 4310S, 4311S, 4312S, 4313S, 4314S, 4315S, 4316S, 4317S, 4318S, 4401S, 4402S, 4403S, 4404S, 4405S, 4406S, 4407S, 4409S, 4410S, 4411S, 4412S, 4413S, 4414S, 4415S, 4416S, 4417S, 4418S, 4501S, 4502S, 4503S, 4504S, 4505S, 4506S, 4507S, 4509S, 4510S, 4511S, 4512S, 4513S, 4514S, 4515S, 4516S, 4517S, 4518S.

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Limitations on Owners Corporation:
Limited to Common Property

Postal Address for Services of Notices:
AUSTRALIAN PROPERTY MANAGEMENT PTY LTD 19 WATERTANK WAY MELBOURNE VIC 3000

AK870965S 03/02/2014

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. OC017235C 14/02/2013

Additional Owners Corporation Information:
OC016950G 14/02/2013

Notations:
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 101S	100	100
Lot 102S	82	82
Lot 201S	103	103
Lot 202S	83	83
Lot 301S	101	101
Lot 302S	82	82
Lot 303S	83	83
Lot 304S	61	61
Lot 305S	61	61
Lot 306S	71	71
Lot 307S	59	59
Lot 308S	59	59
Lot 401S	102	102
Lot 402S	82	82

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 403S	83	83
Lot 404S	61	61
Lot 405S	61	61
Lot 406S	71	71
Lot 407S	59	59
Lot 408S	59	59
Lot 501S	76	76
Lot 502S	96	96
Lot 503S	103	103
Lot 504S	82	82
Lot 505S	84	84
Lot 506S	87	87
Lot 507S	69	69
Lot 508S	87	87
Lot 509S	66	66
Lot 510S	100	100
Lot 511S	76	76
Lot 601S	76	76
Lot 602S	96	96
Lot 603S	56	56
Lot 604S	56	56
Lot 605S	85	85
Lot 606S	66	66
Lot 607S	85	85
Lot 608S	66	66
Lot 609S	100	100
Lot 610S	76	76
Lot 701S	76	76
Lot 702S	96	96

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 703S	96	96
Lot 704S	56	56
Lot 705S	56	56
Lot 706S	56	56
Lot 707S	56	56
Lot 708S	95	95
Lot 709S	66	66
Lot 710S	95	95
Lot 711S	66	66
Lot 712S	101	101
Lot 713S	76	76
Lot 801S	76	76
Lot 802S	96	96
Lot 803S	96	96
Lot 804S	56	56
Lot 805S	56	56
Lot 806S	56	56
Lot 807S	56	56
Lot 809S	61	61
Lot 810S	79	79
Lot 811S	101	101
Lot 812S	67	67
Lot 813S	95	95
Lot 814S	67	67
Lot 815S	95	95
Lot 816S	67	67
Lot 817S	101	101
Lot 818S	76	76
Lot 901S	77	77

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 902S	97	97
Lot 903S	97	97
Lot 904S	56	56
Lot 905S	56	56
Lot 906S	56	56
Lot 907S	56	56
Lot 909S	61	61
Lot 910S	80	80
Lot 911S	101	101
Lot 912S	67	67
Lot 913S	95	95
Lot 914S	67	67
Lot 915S	95	95
Lot 916S	67	67
Lot 917S	101	101
Lot 918S	77	77
Lot 1001S	77	77
Lot 1002S	97	97
Lot 1003S	97	97
Lot 1004S	56	56
Lot 1005S	56	56
Lot 1006S	56	56
Lot 1007S	56	56
Lot 1009S	61	61
Lot 1010S	80	80
Lot 1011S	101	101
Lot 1012S	67	67
Lot 1013S	96	96
Lot 1014S	67	67

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1015S	96	96
Lot 1016S	67	67
Lot 1017S	101	101
Lot 1018S	77	77
Lot 1101S	77	77
Lot 1102S	97	97
Lot 1103S	97	97
Lot 1104S	56	56
Lot 1105S	56	56
Lot 1106S	56	56
Lot 1107S	56	56
Lot 1109S	61	61
Lot 1110S	80	80
Lot 1111S	101	101
Lot 1112S	67	67
Lot 1113S	96	96
Lot 1114S	67	67
Lot 1115S	96	96
Lot 1116S	67	67
Lot 1117S	101	101
Lot 1118S	77	77
Lot 1201S	77	77
Lot 1202S	97	97
Lot 1203S	97	97
Lot 1204S	56	56
Lot 1205S	56	56
Lot 1206S	56	56
Lot 1207S	56	56
Lot 1209S	61	61

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1210S	80	80
Lot 1211S	102	102
Lot 1212S	67	67
Lot 1213S	96	96
Lot 1214S	67	67
Lot 1215S	96	96
Lot 1216S	67	67
Lot 1217S	102	102
Lot 1218S	77	77
Lot 1301S	77	77
Lot 1302S	97	97
Lot 1303S	97	97
Lot 1304S	57	57
Lot 1305S	57	57
Lot 1306S	57	57
Lot 1307S	57	57
Lot 1309S	62	62
Lot 1310S	80	80
Lot 1311S	102	102
Lot 1312S	68	68
Lot 1313S	96	96
Lot 1314S	68	68
Lot 1315S	96	96
Lot 1316S	68	68
Lot 1317S	102	102
Lot 1318S	77	77
Lot 1401S	78	78
Lot 1402S	98	98
Lot 1403S	98	98

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1404S	57	57
Lot 1405S	57	57
Lot 1406S	57	57
Lot 1407S	57	57
Lot 1409S	62	62
Lot 1410S	81	81
Lot 1411S	102	102
Lot 1412S	68	68
Lot 1413S	96	96
Lot 1414S	68	68
Lot 1415S	96	96
Lot 1416S	68	68
Lot 1417S	102	102
Lot 1418S	78	78
Lot 1501S	78	78
Lot 1502S	98	98
Lot 1503S	98	98
Lot 1504S	57	57
Lot 1505S	57	57
Lot 1506S	57	57
Lot 1507S	57	57
Lot 1509S	62	62
Lot 1510S	81	81
Lot 1511S	102	102
Lot 1512S	68	68
Lot 1513S	97	97
Lot 1514S	68	68
Lot 1515S	97	97
Lot 1516S	68	68

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1517S	102	102
Lot 1518S	78	78
Lot 1601S	78	78
Lot 1602S	98	98
Lot 1603S	98	98
Lot 1604S	57	57
Lot 1605S	57	57
Lot 1606S	57	57
Lot 1607S	57	57
Lot 1609S	62	62
Lot 1610S	81	81
Lot 1611S	102	102
Lot 1612S	68	68
Lot 1613S	97	97
Lot 1614S	68	68
Lot 1615S	97	97
Lot 1616S	68	68
Lot 1617S	102	102
Lot 1618S	78	78
Lot 1701S	78	78
Lot 1702S	98	98
Lot 1703S	98	98
Lot 1704S	57	57
Lot 1705S	57	57
Lot 1706S	57	57
Lot 1707S	57	57
Lot 1709S	62	62
Lot 1710S	81	81
Lot 1711S	103	103

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

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1712S	68	68
Lot 1713S	97	97
Lot 1714S	68	68
Lot 1715S	97	97
Lot 1716S	68	68
Lot 1717S	103	103
Lot 1718S	78	78
Lot 1801S	78	78
Lot 1802S	98	98
Lot 1803S	98	98
Lot 1804S	57	57
Lot 1805S	57	57
Lot 1806S	57	57
Lot 1807S	57	57
Lot 1809S	63	63
Lot 1810S	81	81
Lot 1811S	103	103
Lot 1812S	69	69
Lot 1813S	97	97
Lot 1814S	69	69
Lot 1815S	97	97
Lot 1816S	69	69
Lot 1817S	103	103
Lot 1818S	78	78
Lot 1901S	79	79
Lot 1902S	99	99
Lot 1903S	99	99
Lot 1904S	57	57
Lot 1905S	57	57

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1906S	57	57
Lot 1907S	57	57
Lot 1909S	63	63
Lot 1910S	82	82
Lot 1911S	103	103
Lot 1912S	69	69
Lot 1913S	97	97
Lot 1914S	69	69
Lot 1915S	97	97
Lot 1916S	69	69
Lot 1917S	103	103
Lot 1918S	79	79
Lot 2001S	79	79
Lot 2002S	99	99
Lot 2003S	99	99
Lot 2004S	57	57
Lot 2005S	57	57
Lot 2006S	57	57
Lot 2007S	57	57
Lot 2009S	63	63
Lot 2010S	82	82
Lot 2011S	103	103
Lot 2012S	69	69
Lot 2013S	98	98
Lot 2014S	69	69
Lot 2015S	98	98
Lot 2016S	69	69
Lot 2017S	103	103
Lot 2018S	79	79

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2101S	79	79
Lot 2102S	99	99
Lot 2103S	99	99
Lot 2104S	57	57
Lot 2105S	57	57
Lot 2106S	57	57
Lot 2107S	57	57
Lot 2109S	63	63
Lot 2110S	82	82
Lot 2111S	103	103
Lot 2112S	69	69
Lot 2113S	95	95
Lot 2114S	69	69
Lot 2115S	95	95
Lot 2116S	69	69
Lot 2117S	103	103
Lot 2118S	79	79
Lot 2201S	79	79
Lot 2202S	99	99
Lot 2203S	99	99
Lot 2204S	57	57
Lot 2205S	57	57
Lot 2206S	57	57
Lot 2207S	57	57
Lot 2209S	63	63
Lot 2210S	82	82
Lot 2211S	104	104
Lot 2212S	69	69
Lot 2213S	96	96

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Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2214S	69	69
Lot 2215S	96	96
Lot 2216S	69	69
Lot 2217S	104	104
Lot 2218S	98	98
Lot 2301S	79	79
Lot 2302S	99	99
Lot 2303S	99	99
Lot 2304S	58	58
Lot 2305S	58	58
Lot 2306S	58	58
Lot 2307S	58	58
Lot 2309S	64	64
Lot 2310S	82	82
Lot 2311S	104	104
Lot 2312S	70	70
Lot 2313S	96	96
Lot 2314S	70	70
Lot 2315S	96	96
Lot 2316S	70	70
Lot 2317S	104	104
Lot 2318S	98	98
Lot 2401S	80	80
Lot 2402S	100	100
Lot 2403S	100	100
Lot 2404S	58	58
Lot 2405S	58	58
Lot 2406S	58	58
Lot 2407S	58	58

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ABN 86 627 986 396

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Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2409S	64	64
Lot 2410S	83	83
Lot 2411S	104	104
Lot 2412S	70	70
Lot 2413S	96	96
Lot 2414S	70	70
Lot 2415S	96	96
Lot 2416S	70	70
Lot 2417S	104	104
Lot 2418S	98	98
Lot 2501S	80	80
Lot 2502S	100	100
Lot 2503S	100	100
Lot 2504S	58	58
Lot 2505S	58	58
Lot 2506S	58	58
Lot 2507S	58	58
Lot 2509S	64	64
Lot 2510S	83	83
Lot 2511S	104	104
Lot 2512S	70	70
Lot 2513S	96	96
Lot 2514S	70	70
Lot 2515S	96	96
Lot 2516S	70	70
Lot 2517S	104	104
Lot 2518S	98	98
Lot 2601S	80	80
Lot 2602S	100	100

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2603S	100	100
Lot 2604S	58	58
Lot 2605S	58	58
Lot 2606S	58	58
Lot 2607S	58	58
Lot 2609S	64	64
Lot 2610S	83	83
Lot 2611S	104	104
Lot 2612S	70	70
Lot 2613S	96	96
Lot 2614S	70	70
Lot 2615S	96	96
Lot 2616S	70	70
Lot 2617S	104	104
Lot 2618S	98	98
Lot 2701S	80	80
Lot 2702S	100	100
Lot 2703S	100	100
Lot 2704S	58	58
Lot 2705S	58	58
Lot 2706S	58	58
Lot 2707S	58	58
Lot 2709S	64	64
Lot 2710S	83	83
Lot 2711S	105	105
Lot 2712S	70	70
Lot 2713S	97	97
Lot 2714S	70	70
Lot 2715S	97	97

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Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2716S	70	70
Lot 2717S	105	105
Lot 2718S	99	99
Lot 2801S	80	80
Lot 2802S	100	100
Lot 2803S	100	100
Lot 2804S	58	58
Lot 2805S	58	58
Lot 2806S	58	58
Lot 2807S	58	58
Lot 2809S	65	65
Lot 2810S	83	83
Lot 2811S	105	105
Lot 2812S	71	71
Lot 2813S	97	97
Lot 2814S	71	71
Lot 2815S	97	97
Lot 2816S	71	71
Lot 2817S	105	105
Lot 2818S	99	99
Lot 2901S	81	81
Lot 2902S	101	101
Lot 2903S	101	101
Lot 2904S	58	58
Lot 2905S	58	58
Lot 2906S	58	58
Lot 2907S	58	58
Lot 2909S	65	65
Lot 2910S	84	84

Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2911S	105	105
Lot 2912S	71	71
Lot 2913S	97	97
Lot 2914S	71	71
Lot 2915S	97	97
Lot 2916S	71	71
Lot 2917S	105	105
Lot 2918S	99	99
Lot 3001S	81	81
Lot 3002S	101	101
Lot 3003S	101	101
Lot 3004S	58	58
Lot 3005S	58	58
Lot 3006S	58	58
Lot 3007S	58	58
Lot 3009S	65	65
Lot 3010S	84	84
Lot 3011S	105	105
Lot 3012S	71	71
Lot 3013S	97	97
Lot 3014S	71	71
Lot 3015S	97	97
Lot 3016S	71	71
Lot 3017S	105	105
Lot 3018S	99	99
Lot 3101S	81	81
Lot 3102S	101	101
Lot 3103S	101	101
Lot 3104S	58	58

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ABN 86 627 986 396

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Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3105S	58	58
Lot 3106S	58	58
Lot 3107S	58	58
Lot 3109S	65	65
Lot 3110S	84	84
Lot 3111S	105	105
Lot 3112S	71	71
Lot 3113S	97	97
Lot 3114S	71	71
Lot 3115S	97	97
Lot 3116S	71	71
Lot 3117S	105	105
Lot 3118S	99	99
Lot 3201S	81	81
Lot 3202S	101	101
Lot 3203S	101	101
Lot 3204S	58	58
Lot 3205S	58	58
Lot 3206S	58	58
Lot 3207S	58	58
Lot 3209S	65	65
Lot 3210S	84	84
Lot 3211S	106	106
Lot 3212S	71	71
Lot 3213S	98	98
Lot 3214S	71	71
Lot 3215S	98	98
Lot 3216S	71	71
Lot 3217S	106	106

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ABN 86 627 986 396

Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3218S	100	100
Lot 3301S	81	81
Lot 3302S	101	101
Lot 3303S	101	101
Lot 3304S	59	59
Lot 3305S	59	59
Lot 3306S	59	59
Lot 3307S	59	59
Lot 3309S	66	66
Lot 3310S	84	84
Lot 3311S	106	106
Lot 3312S	72	72
Lot 3313S	98	98
Lot 3314S	72	72
Lot 3315S	98	98
Lot 3316S	72	72
Lot 3317S	106	106
Lot 3318S	100	100
Lot 3401S	82	82
Lot 3402S	102	102
Lot 3403S	102	102
Lot 3404S	59	59
Lot 3405S	59	59
Lot 3406S	59	59
Lot 3407S	59	59
Lot 3409S	66	66
Lot 3410S	85	85
Lot 3411S	106	106
Lot 3412S	72	72

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3413S	98	98
Lot 3414S	72	72
Lot 3415S	98	98
Lot 3416S	72	72
Lot 3417S	106	106
Lot 3418S	100	100
Lot 3501S	82	82
Lot 3502S	102	102
Lot 3503S	102	102
Lot 3504S	59	59
Lot 3505S	59	59
Lot 3506S	59	59
Lot 3507S	59	59
Lot 3509S	66	66
Lot 3510S	85	85
Lot 3511S	106	106
Lot 3512S	72	72
Lot 3513S	98	98
Lot 3514S	72	72
Lot 3515S	98	98
Lot 3516S	72	72
Lot 3517S	106	106
Lot 3518S	100	100
Lot 3601S	82	82
Lot 3602S	102	102
Lot 3603S	102	102
Lot 3604S	59	59
Lot 3605S	59	59
Lot 3606S	59	59

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Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3607S	59	59
Lot 3609S	66	66
Lot 3610S	85	85
Lot 3611S	106	106
Lot 3612S	72	72
Lot 3613S	98	98
Lot 3614S	72	72
Lot 3615S	98	98
Lot 3616S	72	72
Lot 3617S	106	106
Lot 3618S	100	100
Lot 3701S	82	82
Lot 3702S	102	102
Lot 3703S	102	102
Lot 3704S	59	59
Lot 3705S	59	59
Lot 3706S	59	59
Lot 3707S	59	59
Lot 3709S	66	66
Lot 3710S	85	85
Lot 3711S	107	107
Lot 3712S	72	72
Lot 3713S	99	99
Lot 3714S	72	72
Lot 3715S	99	99
Lot 3716S	72	72
Lot 3717S	107	107
Lot 3718S	101	101
Lot 3801S	82	82

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Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3802S	102	102
Lot 3803S	102	102
Lot 3804S	59	59
Lot 3805S	59	59
Lot 3806S	59	59
Lot 3807S	59	59
Lot 3809S	67	67
Lot 3810S	85	85
Lot 3811S	107	107
Lot 3812S	73	73
Lot 3813S	99	99
Lot 3814S	73	73
Lot 3815S	99	99
Lot 3816S	73	73
Lot 3817S	107	107
Lot 3818S	101	101
Lot 3901S	83	83
Lot 3902S	103	103
Lot 3903S	103	103
Lot 3904S	59	59
Lot 3905S	59	59
Lot 3906S	59	59
Lot 3907S	59	59
Lot 3909S	67	67
Lot 3910S	86	86
Lot 3911S	107	107
Lot 3912S	73	73
Lot 3913S	99	99
Lot 3914S	73	73

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3915S	99	99
Lot 3916S	73	73
Lot 3917S	107	107
Lot 3918S	101	101
Lot 4001S	83	83
Lot 4002S	103	103
Lot 4003S	103	103
Lot 4004S	59	59
Lot 4005S	59	59
Lot 4006S	59	59
Lot 4007S	59	59
Lot 4009S	67	67
Lot 4010S	86	86
Lot 4011S	107	107
Lot 4012S	73	73
Lot 4013S	99	99
Lot 4014S	73	73
Lot 4015S	99	99
Lot 4016S	73	73
Lot 4017S	107	107
Lot 4018S	101	101
Lot 4101S	83	83
Lot 4102S	103	103
Lot 4103S	103	103
Lot 4104S	59	59
Lot 4105S	59	59
Lot 4106S	59	59
Lot 4107S	59	59
Lot 4109S	67	67

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4110S	86	86
Lot 4111S	107	107
Lot 4112S	73	73
Lot 4113S	99	99
Lot 4114S	73	73
Lot 4115S	99	99
Lot 4116S	73	73
Lot 4117S	107	107
Lot 4118S	101	101
Lot 4201S	83	83
Lot 4202S	103	103
Lot 4203S	103	103
Lot 4204S	59	59
Lot 4205S	59	59
Lot 4206S	59	59
Lot 4207S	59	59
Lot 4209S	67	67
Lot 4210S	86	86
Lot 4211S	108	108
Lot 4212S	73	73
Lot 4213S	100	100
Lot 4214S	73	73
Lot 4215S	100	100
Lot 4216S	73	73
Lot 4217S	108	108
Lot 4218S	102	102
Lot 4301S	83	83
Lot 4302S	103	103
Lot 4303S	103	103

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OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4304S	60	60
Lot 4305S	60	60
Lot 4306S	60	60
Lot 4307S	60	60
Lot 4309S	68	68
Lot 4310S	86	86
Lot 4311S	108	108
Lot 4312S	74	74
Lot 4313S	100	100
Lot 4314S	74	74
Lot 4315S	100	100
Lot 4316S	74	74
Lot 4317S	108	108
Lot 4318S	102	102
Lot 4401S	84	84
Lot 4402S	104	104
Lot 4403S	104	104
Lot 4404S	60	60
Lot 4405S	60	60
Lot 4406S	50	50
Lot 4407S	60	60
Lot 4409S	68	68
Lot 4410S	87	87
Lot 4411S	108	108
Lot 4412S	74	74
Lot 4413S	100	100
Lot 4414S	74	74
Lot 4415S	100	100
Lot 4416S	74	74

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ABN 86 627 986 396

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:28 AM

OWNERS CORPORATION 4
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4417S	108	108
Lot 4418S	102	102
Lot 4501S	84	84
Lot 4502S	104	104
Lot 4503S	104	104
Lot 4504S	60	60
Lot 4505S	60	60
Lot 4506S	50	50
Lot 4507S	60	60
Lot 4509S	68	68
Lot 4510S	87	87
Lot 4511S	108	108
Lot 4512S	74	74
Lot 4513S	100	100
Lot 4514S	74	74
Lot 4515S	100	100
Lot 4516S	74	74
Lot 4517S	108	108
Lot 4518S	102	102
Total	**56076.00**	**56076.00**

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 7
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 7, Lots 101B, 102B, 103B, 104B, 105B, 106B, 107B, 108B, 109B, 110B, 111B, 112B, 201B, 202B, 203B, 204B, 205B, 206B, 207B, 208B, 209B, 210B, 211B, 212B, 301B, 302B, 303B, 304B, 305B, 306B, 307B, 308B, 309B, 310B, 311B, 312B, 401B, 402B, 403B, 404B, 405B, 406B, 407B, 408B, 409B, 410B, 411B, 412B, 501B, 502B, 503B, 504B, 505B, 506B, 507B, 508B, 509B, 601B, 602B, 603B, 604B, 605B, 606B, 607B, 608B, 609B, 701B, 702B, 703B, 704B, 705B, 706B, 707B, 708B, 709B, 801B, 802B, 803B, 804B, 805B, 806B, 807B, 808B, 809B, 901B, 902B, 903B, 904B, 905B, 906B, 907B, 908B, 909B, 1001B, 1002B, 1003B, 1004B, 1005B, 1006B, 1007B, 1008B, 1009B, 1101B, 1102B, 1103B, 1104B, 1105B, 1106B, 1107B, 1108B, 1109B, 1201B, 1202B, 1203B, 1204B, 1205B, 1206B, 1207B, 1208B, 1209B, 1301B, 1302B, 1303B, 1304B, 1305B, 1306B, 1307B, 1308B, 1309B, 1401B, 1402B, 1403B, 1404B, 1405B, 1406B, 1407B, 1408B, 1409B, 1501B, 1502B, 1503B, 1504B, 1505B, 1506B, 1507B, 1508B, 1509B, 1601B, 1602B, 1603B, 1604B, 1605B, 1606B, 1607B, 1608B, 1609B, 1701B, 1702B, 1703B, 1704B, 1705B, 1706B, 1707B, 1708B, 1709B, 1801B, 1802B, 1803B, 1804B, 1805B, 1806B, 1807B, 1808B, 1809B, 1901B, 1902B, 1903B, 1904B, 1905B, 1906B, 1907B, 1908B, 1909B, 2001B, 2002B, 2003B, 2004B, 2005B, 2006B, 2007B, 2008B, 2009B, 2101B, 2102B, 2103B, 2104B, 2105B, 2106B, 2107B, 2108B, 2109B, 2201B, 2202B, 2203B, 2204B, 2205B, 2206B, 2207B, 2208B, 2209B, 2301B, 2302B, 2303B, 2304B, 2305B, 2306B, 2307B, 2308B, 2309B, 2401B, 2402B, 2403B, 2404B, 2405B, 2406B, 2407B, 2408B, 2409B, 2501B, 2502B, 2503B, 2504B, 2505B, 2506B, 2507B, 2508B, 2509B, 2601B, 2602B, 2603B, 2604B, 2605B, 2606B, 2607B, 2608B, 2609B, 2701B, 2702B, 2703B, 2704B, 2705B, 2706B, 2707B, 2708B, 2709B, 2801B, 2802B, 2803B, 2804B, 2805B, 2806B, 2807B, 2808B, 2809B, 2901B, 2902B, 2903B, 2904B, 2905B, 2906B, 2907B, 2908B, 2909B, 3001B, 3002B, 3003B, 3004B, 3005B, 3006B, 3007B, 3008B, 3009B.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

NETWORK PACIFIC STRATA MANAAGEMENT PTY LTD, BUILDING 5 303 BIRWOOD HWY BURWOOD EAST VIC 3151

AX280058E 26/09/2023

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. OC026457G 25/06/2015

Additional Owners Corporation Information:

OC026456J 25/06/2015

Notations:

Folio of the Register for Common Property No. 7 is in the name of Owners Corporation 1.

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

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 7	0	0
Lot 101B	82	82
Lot 102B	82	82
Lot 103B	67	67
Lot 104B	82	82
Lot 105B	82	82
Lot 106B	82	82
Lot 107B	82	82
Lot 108B	82	82
Lot 109B	82	82
Lot 110B	86	86
Lot 111B	86	86
Lot 112B	67	67
Lot 201B	82	82
Lot 202B	82	82
Lot 203B	67	67
Lot 204B	82	82
Lot 205B	82	82
Lot 206B	82	82
Lot 207B	82	82
Lot 208B	82	82
Lot 209B	82	82
Lot 210B	86	86
Lot 211B	86	86
Lot 212B	67	67
Lot 301B	83	83
Lot 302B	83	83
Lot 303B	68	68
Lot 304B	83	83

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

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 305B	83	83
Lot 306B	83	83
Lot 307B	83	83
Lot 308B	85	85
Lot 309B	85	85
Lot 310B	87	87
Lot 311B	87	87
Lot 312B	70	70
Lot 401B	83	83
Lot 402B	83	83
Lot 403B	68	68
Lot 404B	83	83
Lot 405B	83	83
Lot 406B	83	83
Lot 407B	83	83
Lot 408B	85	85
Lot 409B	85	85
Lot 410B	87	87
Lot 411B	87	87
Lot 412B	70	70
Lot 501B	92	92
Lot 502B	83	83
Lot 503B	68	68
Lot 504B	83	83
Lot 505B	96	96
Lot 506B	94	94
Lot 507B	87	87
Lot 508B	87	87
Lot 509B	72	72

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 601B	92	92
Lot 602B	83	83
Lot 603B	68	68
Lot 604B	83	83
Lot 605B	96	96
Lot 606B	94	94
Lot 607B	87	87
Lot 608B	87	87
Lot 609B	91	91
Lot 701B	92	92
Lot 702B	83	83
Lot 703B	68	68
Lot 704B	83	83
Lot 705B	96	96
Lot 706B	94	94
Lot 707B	87	87
Lot 708B	87	87
Lot 709B	91	91
Lot 801B	93	93
Lot 802B	84	84
Lot 803B	69	69
Lot 804B	84	84
Lot 805B	97	97
Lot 806B	95	95
Lot 807B	88	88
Lot 808B	88	88
Lot 809B	92	92
Lot 901B	97	97
Lot 902B	90	90

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Locked bag 20005, Melbourne 3001, DX 210189
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Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 903B	73	73
Lot 904B	90	90
Lot 905B	101	101
Lot 906B	95	95
Lot 907B	88	88
Lot 908B	88	88
Lot 909B	92	92
Lot 1001B	97	97
Lot 1002B	90	90
Lot 1003B	73	73
Lot 1004B	90	90
Lot 1005B	101	101
Lot 1006B	95	95
Lot 1007B	88	88
Lot 1008B	88	88
Lot 1009B	92	92
Lot 1101B	97	97
Lot 1102B	90	90
Lot 1103B	73	73
Lot 1104B	90	90
Lot 1105B	101	101
Lot 1106B	95	95
Lot 1107B	88	88
Lot 1108B	88	88
Lot 1109B	92	92
Lot 1201B	97	97
Lot 1202B	90	90
Lot 1203B	73	73
Lot 1204B	90	90

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ABN 86 627 986 396

VICTORIA State Government

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1205B	101	101
Lot 1206B	95	95
Lot 1207B	88	88
Lot 1208B	88	88
Lot 1209B	92	92
Lot 1301B	98	98
Lot 1302B	91	91
Lot 1303B	74	74
Lot 1304B	91	91
Lot 1305B	102	102
Lot 1306B	96	96
Lot 1307B	89	89
Lot 1308B	89	89
Lot 1309B	93	93
Lot 1401B	98	98
Lot 1402B	91	91
Lot 1403B	74	74
Lot 1404B	91	91
Lot 1405B	102	102
Lot 1406B	96	96
Lot 1407B	89	89
Lot 1408B	89	89
Lot 1409B	93	93
Lot 1501B	98	98
Lot 1502B	91	91
Lot 1503B	74	74
Lot 1504B	91	91
Lot 1505B	102	102
Lot 1506B	96	96

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 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1507B	89	89
Lot 1508B	89	89
Lot 1509B	93	93
Lot 1601B	98	98
Lot 1602B	91	91
Lot 1603B	74	74
Lot 1604B	91	91
Lot 1605B	102	102
Lot 1606B	96	96
Lot 1607B	89	89
Lot 1608B	89	89
Lot 1609B	93	93
Lot 1701B	98	98
Lot 1702B	91	91
Lot 1703B	74	74
Lot 1704B	91	91
Lot 1705B	102	102
Lot 1706B	96	96
Lot 1707B	89	89
Lot 1708B	89	89
Lot 1709B	93	93
Lot 1801B	99	99
Lot 1802B	92	92
Lot 1803B	75	75
Lot 1804B	92	92
Lot 1805B	103	103
Lot 1806B	97	97
Lot 1807B	90	90
Lot 1808B	90	90

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1809B	94	94
Lot 1901B	99	99
Lot 1902B	92	92
Lot 1903B	75	75
Lot 1904B	92	92
Lot 1905B	103	103
Lot 1906B	97	97
Lot 1907B	90	90
Lot 1908B	90	90
Lot 1909B	94	94
Lot 2001B	99	99
Lot 2002B	92	92
Lot 2003B	75	75
Lot 2004B	92	92
Lot 2005B	103	103
Lot 2006B	97	97
Lot 2007B	90	90
Lot 2008B	90	90
Lot 2009B	94	94
Lot 2101B	103	103
Lot 2102B	94	94
Lot 2103B	79	79
Lot 2104B	94	94
Lot 2105B	107	107
Lot 2106B	97	97
Lot 2107B	90	90
Lot 2108B	90	90
Lot 2109B	94	94
Lot 2201B	103	103

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ABN 86 627 986 396

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Produced: 08/11/2024 11:40:34 AM

OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2202B	94	94
Lot 2203B	79	79
Lot 2204B	94	94
Lot 2205B	107	107
Lot 2206B	97	97
Lot 2207B	90	90
Lot 2208B	90	90
Lot 2209B	94	94
Lot 2301B	104	104
Lot 2302B	95	95
Lot 2303B	80	80
Lot 2304B	95	95
Lot 2305B	108	108
Lot 2306B	98	98
Lot 2307B	91	91
Lot 2308B	91	91
Lot 2309B	95	95
Lot 2401B	104	104
Lot 2402B	95	95
Lot 2403B	80	80
Lot 2404B	95	95
Lot 2405B	108	108
Lot 2406B	98	98
Lot 2407B	91	91
Lot 2408B	91	91
Lot 2409B	95	95
Lot 2501B	104	104
Lot 2502B	95	95
Lot 2503B	80	80

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2504B	95	95
Lot 2505B	108	108
Lot 2506B	98	98
Lot 2507B	91	91
Lot 2508B	91	91
Lot 2509B	95	95
Lot 2601B	104	104
Lot 2602B	95	95
Lot 2603B	80	80
Lot 2604B	95	95
Lot 2605B	108	108
Lot 2606B	98	98
Lot 2607B	91	91
Lot 2608B	91	91
Lot 2609B	95	95
Lot 2701B	104	104
Lot 2702B	95	95
Lot 2703B	80	80
Lot 2704B	95	95
Lot 2705B	108	108
Lot 2706B	98	98
Lot 2707B	91	91
Lot 2708B	91	91
Lot 2709B	95	95
Lot 2801B	105	105
Lot 2802B	96	96
Lot 2803B	81	81
Lot 2804B	96	96
Lot 2805B	109	109

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 7
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2806B	99	99
Lot 2807B	92	92
Lot 2808B	92	92
Lot 2809B	96	96
Lot 2901B	105	105
Lot 2902B	96	96
Lot 2903B	81	81
Lot 2904B	96	96
Lot 2905B	109	109
Lot 2906B	99	99
Lot 2907B	92	92
Lot 2908B	92	92
Lot 2909B	96	96
Lot 3001B	105	105
Lot 3002B	96	96
Lot 3003B	81	81
Lot 3004B	96	96
Lot 3005B	109	109
Lot 3006B	99	99
Lot 3007B	92	92
Lot 3008B	92	92
Lot 3009B	96	96
Total	**25444.00**	**25444.00**

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 5
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 5, Lots 101L, 102L, 103L, 104L, 201L, 202L, 203L, 204L, 301L, 302L, 303L, 304L, 401L, 402L, 403L, 404L, 501L, 502L, 503L, 504L, 505L, 506L, 507L, 508L, 509L, 601L, 602L, 603L, 604L, 605L, 606L, 607L, 608L, 609L, 610L, 611L, 612L, 613L, 614L, 701L, 702L, 703L, 704L, 705L, 706L, 707L, 708L, 709L, 710L, 711L, 712L, 713L, 714L, 801L, 802L, 803L, 804L, 805L, 806L, 807L, 808L, 809L, 810L, 811L, 812L, 813L, 901L, 902L, 903L, 904L, 905L, 906L, 907L, 908L, 909L, 910L, 911L, 912L, 913L, 1001L, 1002L, 1003L, 1004L, 1005L, 1006L, 1007L, 1008L, 1009L, 1010L, 1011L, 1012L, 1013L, 1101L, 1102L, 1103L, 1104L, 1105L, 1106L, 1107L, 1108L, 1109L, 1110L, 1111L, 1112L, 1113L, 1201L, 1202L, 1203L, 1204L, 1205L, 1206L, 1207L, 1208L, 1209L, 1210L, 1211L, 1212L, 1213L, 1301L, 1302L, 1303L, 1304L, 1305L, 1306L, 1307L, 1308L, 1309L, 1310L, 1311L, 1312L, 1313L, 1401L, 1402L, 1403L, 1404L, 1405L, 1406L, 1407L, 1408L, 1409L, 1410L, 1411L, 1412L, 1413L, 1501L, 1502L, 1503L, 1504L, 1505L, 1506L, 1507L, 1508L, 1509L, 1510L, 1511L, 1512L, 1513L, 1601L, 1602L, 1603L, 1604L, 1605L, 1606L, 1607L, 1608L, 1609L, 1610L, 1611L, 1612L, 1613L, 1701L, 1702L, 1703L, 1704L, 1705L, 1706L, 1707L, 1708L, 1709L, 1710L, 1711L, 1712L, 1713L, 1801L, 1802L, 1803L, 1804L, 1805L, 1806L, 1807L, 1808L, 1809L, 1810L, 1811L, 1812L, 1813L, 1901L, 1902L, 1903L, 1904L, 1905L, 1906L, 1907L, 1908L, 1909L, 1910L, 1911L, 1912L, 1913L, 2001L, 2002L, 2003L, 2004L, 2005L, 2006L, 2007L, 2008L, 2009L, 2010L, 2011L, 2012L, 2013L, 2101L, 2102L, 2103L, 2104L, 2105L, 2106L, 2107L, 2108L, 2109L, 2110L, 2111L, 2112L, 2113L, 2201L, 2202L, 2203L, 2204L, 2205L, 2206L, 2207L, 2208L, 2209L, 2210L, 2211L, 2212L, 2213L, 2301L, 2302L, 2303L, 2304L, 2305L, 2306L, 2307L, 2308L, 2309L, 2310L, 2311L, 2312L, 2313L, 2401L, 2402L, 2403L, 2404L, 2405L, 2406L, 2407L, 2408L, 2409L, 2410L, 2411L, 2412L, 2413L, 2501L, 2502L, 2503L, 2504L, 2505L, 2506L, 2507L, 2508L, 2509L, 2510L, 2511L, 2512L, 2513L, 2601L, 2602L, 2603L, 2604L, 2605L, 2606L, 2607L, 2608L, 2609L, 2610L, 2611L, 2612L, 2613L, 2701L, 2702L, 2703L, 2704L, 2705L, 2706L, 2707L, 2708L, 2709L, 2710L, 2711L, 2712L, 2713L, 2801L, 2802L, 2803L, 2804L, 2805L, 2806L, 2807L, 2808L, 2809L, 2810L, 2811L, 2812L, 2813L, 2901L, 2902L, 2903L, 2904L, 2905L, 2906L, 2907L, 2908L, 2909L, 2910L, 2911L, 2912L, 2913L, 3001L, 3002L, 3003L, 3004L, 3005L, 3006L, 3007L, 3008L, 3009L, 3010L, 3011L, 3012L, 3013L, 3101L, 3102L, 3103L, 3104L, 3105L, 3106L, 3107L, 3108L, 3109L, 3110L, 3111L, 3112L, 3113L, 3201L, 3202L, 3203L, 3204L, 3205L, 3206L, 3207L, 3208L, 3209L, 3210L, 3211L, 3212L, 3213L, 3301L, 3302L, 3303L, 3304L, 3305L, 3306L, 3307L, 3308L, 3309L, 3310L, 3311L, 3312L, 3313L, 3401L, 3402L, 3403L, 3404L, 3405L, 3406L, 3407L, 3408L, 3409L, 3410L, 3411L, 3412L, 3413L, 3501L, 3502L, 3503L, 3504L, 3505L, 3506L, 3507L, 3508L, 3509L, 3510L, 3511L, 3512L, 3513L, 3601L, 3602L, 3603L, 3604L, 3605L, 3606L, 3607L, 3608L, 3609L, 3610L, 3611L, 3612L, 3613L, 3701L, 3702L, 3703L, 3704L, 3705L, 3706L, 3707L, 3708L, 3709L, 3710L, 3711L, 3712L, 3713L, 3801L, 3802L, 3803L, 3804L, 3805L, 3806L, 3807L, 3808L, 3809L, 3810L, 3811L, 3812L, 3813L, 3901L, 3902L, 3903L, 3904L, 3905L, 3906L, 3907L, 3908L, 3909L, 3910L, 3911L, 3912L, 3913L, 4001L, 4002L, 4003L, 4004L, 4005L, 4006L, 4007L, 4008L, 4009L, 4010L, 4011L, 4012L, 4013L, 4101L, 4102L, 4103L, 4104L, 4105L, 4106L, 4107L, 4108L, 4109L, 4110L, 4111L, 4112L, 4113L, 4201L, 4202L, 4203L, 4204L, 4205L, 4206L, 4207L, 4208L, 4209L, 4210L, 4211L, 4212L, 4213L, 4301L, 4302L, 4303L, 4304L, 4305L, 4306L, 4307L, 4308L, 4309L, 4310L, 4311L, 4312L, 4313L, 4401L, 4402L, 4403L, 4404L, 4405L, 4406L, 4407L, 4408L, 4409L, 4410L, 4411L, 4412L, 4413L, 4501L, 4502L, 4503L, 4504L, 4505L, 4506L, 4507L, 4508L, 4509L, 4510L, 4511L, 4512L, 4513L, 4601L, 4602L, 4603L, 4604L, 4605L, 4606L, 4607L, 4608L, 4609L, 4610L, 4611L, 4612L, 4613L, 4701L, 4702L, 4703L, 4704L, 4705L, 4706L, 4707L, 4708L, 4709L, 4710L, 4711L, 4712L, 4801L, 4802L, 4803L, 4804L, 4805L, 4806L, 4807L, 4808L, 4809L, 4810L, 4811L, 4812L.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Services of Notices:

AUSTRALIAN PROPERTY MANAGEMENT PTY LTD LEVEL 5 370 ST KILDA ROAD MELBOURNE VIC 3004

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 5
PLAN NO. PS633275D

OC021042Q 17/03/2014

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. OC021043N 17/03/2014

Additional Owners Corporation Information:

OC021042Q 17/03/2014

Notations:

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 101L	102	102
Lot 102L	106	106
Lot 103L	102	102
Lot 104L	110	110
Lot 201L	102	102
Lot 202L	106	106
Lot 203L	102	102
Lot 204L	110	110
Lot 301L	102	102
Lot 302L	106	106
Lot 303L	102	102
Lot 304L	110	110
Lot 401L	102	102
Lot 402L	106	106
Lot 403L	102	102
Lot 404L	110	110
Lot 501L	68	68
Lot 502L	68	68

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 503L	85	85
Lot 504L	92	92
Lot 505L	102	102
Lot 506L	102	102
Lot 507L	107	107
Lot 508L	98	98
Lot 509L	102	102
Lot 601L	90	90
Lot 602L	90	90
Lot 603L	72	72
Lot 604L	72	72
Lot 605L	93	93
Lot 606L	98	98
Lot 607L	69	69
Lot 608L	86	86
Lot 609L	93	93
Lot 610L	103	103
Lot 611L	103	103
Lot 612L	108	108
Lot 613L	99	99
Lot 614L	103	103
Lot 701L	90	90
Lot 702L	90	90
Lot 703L	72	72
Lot 704L	72	72
Lot 705L	93	93
Lot 706L	98	98
Lot 707L	69	69
Lot 708L	86	86

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 709L	93	93
Lot 710L	103	103
Lot 711L	103	103
Lot 712L	108	108
Lot 713L	99	99
Lot 714L	103	103
Lot 801L	90	90
Lot 802L	90	90
Lot 803L	72	72
Lot 804L	72	72
Lot 805L	93	93
Lot 806L	98	98
Lot 807L	69	69
Lot 808L	86	86
Lot 809L	93	93
Lot 810L	103	103
Lot 811L	103	103
Lot 812L	108	108
Lot 813L	106	106
Lot 901L	90	90
Lot 902L	90	90
Lot 903L	72	72
Lot 904L	72	72
Lot 905L	93	93
Lot 906L	98	98
Lot 907L	69	69
Lot 908L	86	86
Lot 909L	93	93
Lot 910L	103	103

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PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 911L	103	103
Lot 912L	108	108
Lot 913L	106	106
Lot 1001L	90	90
Lot 1002L	90	90
Lot 1003L	72	72
Lot 1004L	72	72
Lot 1005L	93	93
Lot 1006L	98	98
Lot 1007L	69	69
Lot 1008L	86	86
Lot 1009L	93	93
Lot 1010L	103	103
Lot 1011L	103	103
Lot 1012L	108	108
Lot 1013L	106	106
Lot 1101L	91	91
Lot 1102L	91	91
Lot 1103L	73	73
Lot 1104L	73	73
Lot 1105L	94	94
Lot 1106L	99	99
Lot 1107L	70	70
Lot 1108L	87	87
Lot 1109L	94	94
Lot 1110L	104	104
Lot 1111L	104	104
Lot 1112L	109	109
Lot 1113L	107	107

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1201L	91	91
Lot 1202L	91	91
Lot 1203L	73	73
Lot 1204L	73	73
Lot 1205L	94	94
Lot 1206L	99	99
Lot 1207L	70	70
Lot 1208L	87	87
Lot 1209L	94	94
Lot 1210L	104	104
Lot 1211L	104	104
Lot 1212L	109	109
Lot 1213L	107	107
Lot 1301L	91	91
Lot 1302L	91	91
Lot 1303L	73	73
Lot 1304L	73	73
Lot 1305L	94	94
Lot 1306L	99	99
Lot 1307L	70	70
Lot 1308L	87	87
Lot 1309L	94	94
Lot 1310L	104	104
Lot 1311L	104	104
Lot 1312L	109	109
Lot 1313L	107	107
Lot 1401L	91	91
Lot 1402L	91	91
Lot 1403L	73	73

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1404L	73	73
Lot 1405L	94	94
Lot 1406L	99	99
Lot 1407L	70	70
Lot 1408L	87	87
Lot 1409L	94	94
Lot 1410L	104	104
Lot 1411L	104	104
Lot 1412L	109	109
Lot 1413L	107	107
Lot 1501L	91	91
Lot 1502L	91	91
Lot 1503L	73	73
Lot 1504L	73	73
Lot 1505L	94	94
Lot 1506L	99	99
Lot 1507L	70	70
Lot 1508L	87	87
Lot 1509L	94	94
Lot 1510L	104	104
Lot 1511L	104	104
Lot 1512L	109	109
Lot 1513L	107	107
Lot 1601L	92	92
Lot 1602L	92	92
Lot 1603L	74	74
Lot 1604L	74	74
Lot 1605L	95	95
Lot 1606L	100	100

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1607L	71	71
Lot 1608L	88	88
Lot 1609L	95	95
Lot 1610L	105	105
Lot 1611L	105	105
Lot 1612L	110	110
Lot 1613L	108	108
Lot 1701L	92	92
Lot 1702L	92	92
Lot 1703L	74	74
Lot 1704L	74	74
Lot 1705L	95	95
Lot 1706L	100	100
Lot 1707L	71	71
Lot 1708L	88	88
Lot 1709L	95	95
Lot 1710L	105	105
Lot 1711L	105	105
Lot 1712L	110	110
Lot 1713L	108	108
Lot 1801L	92	92
Lot 1802L	92	92
Lot 1803L	74	74
Lot 1804L	74	74
Lot 1805L	95	95
Lot 1806L	100	100
Lot 1807L	71	71
Lot 1808L	88	88
Lot 1809L	95	95

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1810L	105	105
Lot 1811L	105	105
Lot 1812L	110	110
Lot 1813L	108	108
Lot 1901L	92	92
Lot 1902L	92	92
Lot 1903L	74	74
Lot 1904L	74	74
Lot 1905L	95	95
Lot 1906L	100	100
Lot 1907L	71	71
Lot 1908L	88	88
Lot 1909L	95	95
Lot 1910L	105	105
Lot 1911L	105	105
Lot 1912L	110	110
Lot 1913L	108	108
Lot 2001L	92	92
Lot 2002L	92	92
Lot 2003L	74	74
Lot 2004L	74	74
Lot 2005L	95	95
Lot 2006L	100	100
Lot 2007L	71	71
Lot 2008L	88	88
Lot 2009L	95	95
Lot 2010L	105	105
Lot 2011L	105	105
Lot 2012L	110	110

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2013L	108	108
Lot 2101L	93	93
Lot 2102L	93	93
Lot 2103L	75	75
Lot 2104L	75	75
Lot 2105L	96	96
Lot 2106L	101	101
Lot 2107L	72	72
Lot 2108L	89	89
Lot 2109L	96	96
Lot 2110L	106	106
Lot 2111L	106	106
Lot 2112L	111	111
Lot 2113L	109	109
Lot 2201L	93	93
Lot 2202L	93	93
Lot 2203L	75	75
Lot 2204L	75	75
Lot 2205L	96	96
Lot 2206L	101	101
Lot 2207L	72	72
Lot 2208L	89	89
Lot 2209L	96	96
Lot 2210L	106	106
Lot 2211L	106	106
Lot 2212L	111	111
Lot 2213L	109	109
Lot 2301L	93	93
Lot 2302L	93	93

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Owners Corporation Search Report

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2303L	75	75
Lot 2304L	75	75
Lot 2305L	96	96
Lot 2306L	101	101
Lot 2307L	72	72
Lot 2308L	89	89
Lot 2309L	96	96
Lot 2310L	106	106
Lot 2311L	106	106
Lot 2312L	111	111
Lot 2313L	109	109
Lot 2401L	93	93
Lot 2402L	93	93
Lot 2403L	75	75
Lot 2404L	75	75
Lot 2405L	96	96
Lot 2406L	101	101
Lot 2407L	72	72
Lot 2408L	89	89
Lot 2409L	96	96
Lot 2410L	106	106
Lot 2411L	106	106
Lot 2412L	111	111
Lot 2413L	109	109
Lot 2501L	93	93
Lot 2502L	93	93
Lot 2503L	75	75
Lot 2504L	75	75
Lot 2505L	96	96

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2506L	101	101
Lot 2507L	72	72
Lot 2508L	89	89
Lot 2509L	96	96
Lot 2510L	106	106
Lot 2511L	106	106
Lot 2512L	111	111
Lot 2513L	109	109
Lot 2601L	94	94
Lot 2602L	94	94
Lot 2603L	76	76
Lot 2604L	76	76
Lot 2605L	97	97
Lot 2606L	102	102
Lot 2607L	73	73
Lot 2608L	90	90
Lot 2609L	97	97
Lot 2610L	107	107
Lot 2611L	107	107
Lot 2612L	112	112
Lot 2613L	110	110
Lot 2701L	94	94
Lot 2702L	94	94
Lot 2703L	76	76
Lot 2704L	76	76
Lot 2705L	97	97
Lot 2706L	102	102
Lot 2707L	73	73
Lot 2708L	90	90

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2709L	97	97
Lot 2710L	107	107
Lot 2711L	107	107
Lot 2712L	112	112
Lot 2713L	110	110
Lot 2801L	94	94
Lot 2802L	94	94
Lot 2803L	76	76
Lot 2804L	76	76
Lot 2805L	97	97
Lot 2806L	102	102
Lot 2807L	73	73
Lot 2808L	90	90
Lot 2809L	97	97
Lot 2810L	107	107
Lot 2811L	107	107
Lot 2812L	112	112
Lot 2813L	137	137
Lot 2901L	94	94
Lot 2902L	94	94
Lot 2903L	76	76
Lot 2904L	76	76
Lot 2905L	97	97
Lot 2906L	102	102
Lot 2907L	73	73
Lot 2908L	90	90
Lot 2909L	97	97
Lot 2910L	107	107
Lot 2911L	107	107

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2912L	112	112
Lot 2913L	138	138
Lot 3001L	94	94
Lot 3002L	94	94
Lot 3003L	76	76
Lot 3004L	76	76
Lot 3005L	97	97
Lot 3006L	102	102
Lot 3007L	73	73
Lot 3008L	90	90
Lot 3009L	97	97
Lot 3010L	107	107
Lot 3011L	107	107
Lot 3012L	112	112
Lot 3013L	138	138
Lot 3101L	95	95
Lot 3102L	95	95
Lot 3103L	77	77
Lot 3104L	77	77
Lot 3105L	98	98
Lot 3106L	103	103
Lot 3107L	74	74
Lot 3108L	91	91
Lot 3109L	98	98
Lot 3110L	108	108
Lot 3111L	108	108
Lot 3112L	113	113
Lot 3113L	138	138
Lot 3201L	95	95

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3202L	95	95
Lot 3203L	77	77
Lot 3204L	77	77
Lot 3205L	98	98
Lot 3206L	103	103
Lot 3207L	74	74
Lot 3208L	91	91
Lot 3209L	98	98
Lot 3210L	108	108
Lot 3211L	108	108
Lot 3212L	113	113
Lot 3213L	138	138
Lot 3301L	95	95
Lot 3302L	95	95
Lot 3303L	77	77
Lot 3304L	77	77
Lot 3305L	98	98
Lot 3306L	103	103
Lot 3307L	74	74
Lot 3308L	91	91
Lot 3309L	98	98
Lot 3310L	108	108
Lot 3311L	108	108
Lot 3312L	113	113
Lot 3313L	138	138
Lot 3401L	95	95
Lot 3402L	95	95
Lot 3403L	77	77
Lot 3404L	77	77

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 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3405L	98	98
Lot 3406L	103	103
Lot 3407L	74	74
Lot 3408L	91	91
Lot 3409L	98	98
Lot 3410L	108	108
Lot 3411L	108	108
Lot 3412L	113	113
Lot 3413L	139	139
Lot 3501L	95	95
Lot 3502L	95	95
Lot 3503L	77	77
Lot 3504L	77	77
Lot 3505L	98	98
Lot 3506L	103	103
Lot 3507L	74	74
Lot 3508L	91	91
Lot 3509L	98	98
Lot 3510L	108	108
Lot 3511L	108	108
Lot 3512L	113	113
Lot 3513L	139	139
Lot 3601L	96	96
Lot 3602L	96	96
Lot 3603L	78	78
Lot 3604L	78	78
Lot 3605L	99	99
Lot 3606L	104	104
Lot 3607L	75	75

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3608L	92	92
Lot 3609L	99	99
Lot 3610L	109	109
Lot 3611L	109	109
Lot 3612L	114	114
Lot 3613L	139	139
Lot 3701L	96	96
Lot 3702L	96	96
Lot 3703L	78	78
Lot 3704L	78	78
Lot 3705L	99	99
Lot 3706L	104	104
Lot 3707L	75	75
Lot 3708L	92	92
Lot 3709L	99	99
Lot 3710L	109	109
Lot 3711L	109	109
Lot 3712L	114	114
Lot 3713L	139	139
Lot 3801L	96	96
Lot 3802L	96	96
Lot 3803L	78	78
Lot 3804L	78	78
Lot 3805L	99	99
Lot 3806L	104	104
Lot 3807L	75	75
Lot 3808L	92	92
Lot 3809L	99	99
Lot 3810L	109	109

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3811L	109	109
Lot 3812L	114	114
Lot 3813L	139	139
Lot 3901L	96	96
Lot 3902L	96	96
Lot 3903L	78	78
Lot 3904L	78	78
Lot 3905L	99	99
Lot 3906L	104	104
Lot 3907L	75	75
Lot 3908L	92	92
Lot 3909L	99	99
Lot 3910L	109	109
Lot 3911L	109	109
Lot 3912L	114	114
Lot 3913L	140	140
Lot 4001L	96	96
Lot 4002L	96	96
Lot 4003L	78	78
Lot 4004L	78	78
Lot 4005L	99	99
Lot 4006L	104	104
Lot 4007L	75	75
Lot 4008L	92	92
Lot 4009L	99	99
Lot 4010L	109	109
Lot 4011L	109	109
Lot 4012L	114	114
Lot 4013L	140	140

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4101L	97	97
Lot 4102L	97	97
Lot 4103L	79	79
Lot 4104L	79	79
Lot 4105L	100	100
Lot 4106L	105	105
Lot 4107L	76	76
Lot 4108L	93	93
Lot 4109L	100	100
Lot 4110L	110	110
Lot 4111L	110	110
Lot 4112L	115	115
Lot 4113L	140	140
Lot 4201L	97	97
Lot 4202L	97	97
Lot 4203L	79	79
Lot 4204L	79	79
Lot 4205L	100	100
Lot 4206L	105	105
Lot 4207L	76	76
Lot 4208L	93	93
Lot 4209L	100	100
Lot 4210L	110	110
Lot 4211L	110	110
Lot 4212L	115	115
Lot 4213L	140	140
Lot 4301L	97	97
Lot 4302L	97	97
Lot 4303L	79	79

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4304L	79	79
Lot 4305L	100	100
Lot 4306L	105	105
Lot 4307L	76	76
Lot 4308L	93	93
Lot 4309L	100	100
Lot 4310L	110	110
Lot 4311L	110	110
Lot 4312L	115	115
Lot 4313L	140	140
Lot 4401L	97	97
Lot 4402L	97	97
Lot 4403L	79	79
Lot 4404L	79	79
Lot 4405L	100	100
Lot 4406L	105	105
Lot 4407L	76	76
Lot 4408L	93	93
Lot 4409L	100	100
Lot 4410L	110	110
Lot 4411L	110	110
Lot 4412L	115	115
Lot 4413L	141	141
Lot 4501L	97	97
Lot 4502L	97	97
Lot 4503L	79	79
Lot 4504L	79	79
Lot 4505L	100	100
Lot 4506L	105	105

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4507L	76	76
Lot 4508L	93	93
Lot 4509L	100	100
Lot 4510L	110	110
Lot 4511L	110	110
Lot 4512L	115	115
Lot 4513L	141	141
Lot 4601L	98	98
Lot 4602L	98	98
Lot 4603L	80	80
Lot 4604L	80	80
Lot 4605L	101	101
Lot 4606L	106	106
Lot 4607L	77	77
Lot 4608L	94	94
Lot 4609L	101	101
Lot 4610L	111	111
Lot 4611L	111	111
Lot 4612L	116	116
Lot 4613L	141	141
Lot 4701L	98	98
Lot 4702L	98	98
Lot 4703L	80	80
Lot 4704L	80	80
Lot 4705L	101	101
Lot 4706L	106	106
Lot 4707L	77	77
Lot 4708L	94	94
Lot 4709L	101	101

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OWNERS CORPORATION 5
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4710L	111	111
Lot 4711L	111	111
Lot 4712L	116	116
Lot 4801L	98	98
Lot 4802L	98	98
Lot 4803L	80	80
Lot 4804L	80	80
Lot 4805L	101	101
Lot 4806L	106	106
Lot 4807L	77	77
Lot 4808L	94	94
Lot 4809L	101	101
Lot 4810L	111	111
Lot 4811L	111	111
Lot 4812L	116	116
Total	**55990.00**	**55990.00**

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 6
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 6, Lots 101R, 102R, 103R, 104R, 105R, 106R, 107R, 108R, 201R, 202R, 203R, 204R, 205R, 206R, 207R, 208R, 301R, 302R, 303R, 304R, 305R, 306R, 307R, 308R, 401R, 402R, 403R, 404R, 405R, 406R, 407R, 408R, 601R, 602R, 603R, 604R, 605R, 606R, 607R, 608R, 609R, 610R, 611R, 701R, 702R, 703R, 704R, 705R, 706R, 707R, 708R, 709R, 710R, 711R, 712R, 713R, 801R, 802R, 803R, 804R, 805R, 806R, 807R, 808R, 809R, 810R, 811R, 812R, 813R, 901R, 902R, 903R, 904R, 905R, 906R, 907R, 908R, 909R, 910R, 911R, 912R, 913R, 1001R, 1002R, 1003R, 1004R, 1005R, 1006R, 1007R, 1008R, 1009R, 1010R, 1011R, 1012R, 1013R, 1101R, 1102R, 1103R, 1104R, 1105R, 1106R, 1107R, 1108R, 1109R, 1110R, 1111R, 1112R, 1113R, 1201R, 1202R, 1203R, 1204R, 1205R, 1206R, 1207R, 1208R, 1209R, 1210R, 1211R, 1212R, 1213R, 1301R, 1302R, 1303R, 1304R, 1305R, 1306R, 1307R, 1308R, 1309R, 1310R, 1311R, 1312R, 1313R, 1401R, 1402R, 1403R, 1404R, 1405R, 1406R, 1407R, 1408R, 1409R, 1410R, 1411R, 1412R, 1413R, 1501R, 1502R, 1503R, 1504R, 1505R, 1506R, 1507R, 1508R, 1509R, 1510R, 1511R, 1512R, 1513R, 1601R, 1602R, 1603R, 1604R, 1605R, 1606R, 1607R, 1608R, 1609R, 1610R, 1611R, 1612R, 1613R, 1701R, 1702R, 1703R, 1704R, 1705R, 1706R, 1707R, 1708R, 1709R, 1710R, 1711R, 1712R, 1713R, 1801R, 1802R, 1803R, 1804R, 1805R, 1806R, 1807R, 1808R, 1809R, 1810R, 1811R, 1812R, 1813R, 1901R, 1902R, 1903R, 1904R, 1905R, 1906R, 1907R, 1908R, 1909R, 1910R, 1911R, 1912R, 1913R, 2001R, 2002R, 2003R, 2004R, 2005R, 2006R, 2007R, 2008R, 2009R, 2010R, 2011R, 2012R, 2013R, 2101R, 2102R, 2103R, 2104R, 2105R, 2106R, 2107R, 2108R, 2109R, 2110R, 2111R, 2112R, 2113R, 2201R, 2202R, 2203R, 2204R, 2205R, 2206R, 2207R, 2208R, 2209R, 2210R, 2211R, 2212R, 2213R, 2301R, 2302R, 2303R, 2304R, 2305R, 2306R, 2307R, 2308R, 2309R, 2310R, 2311R, 2312R, 2313R, 2401R, 2402R, 2403R, 2404R, 2405R, 2406R, 2407R, 2408R, 2409R, 2410R, 2411R, 2412R, 2413R, 2501R, 2502R, 2503R, 2504R, 2505R, 2506R, 2507R, 2508R, 2509R, 2510R, 2511R, 2512R, 2513R, 2601R, 2602R, 2603R, 2604R, 2605R, 2606R, 2607R, 2608R, 2609R, 2610R, 2611R, 2612R, 2613R, 2701R, 2702R, 2703R, 2704R, 2705R, 2706R, 2707R, 2708R, 2709R, 2710R, 2711R, 2712R, 2713R, 2801R, 2802R, 2803R, 2804R, 2805R, 2806R, 2807R, 2808R, 2809R, 2810R, 2811R, 2812R, 2813R, 2901R, 2902R, 2903R, 2904R, 2905R, 2906R, 2907R, 2908R, 2909R, 2910R, 2911R, 2912R, 2913R, 3001R, 3002R, 3003R, 3004R, 3005R, 3006R, 3007R, 3008R, 3009R, 3010R, 3011R, 3012R, 3013R, 3101R, 3102R, 3103R, 3104R, 3105R, 3106R, 3107R, 3108R, 3109R, 3110R, 3111R, 3112R, 3113R, 3201R, 3202R, 3203R, 3204R, 3205R, 3206R, 3207R, 3208R, 3209R, 3210R, 3211R, 3212R, 3213R, 3301R, 3302R, 3303R, 3304R, 3305R, 3306R, 3307R, 3308R, 3309R, 3310R, 3311R, 3312R, 3313R, 3401R, 3402R, 3403R, 3404R, 3405R, 3406R, 3407R, 3408R, 3409R, 3410R, 3411R, 3412R, 3413R, 3501R, 3502R, 3503R, 3504R, 3505R, 3506R, 3507R, 3508R, 3509R, 3510R, 3511R, 3512R, 3513R, 3601R, 3602R, 3603R, 3604R, 3605R, 3606R, 3607R, 3608R, 3609R, 3610R, 3611R, 3612R, 3613R, 3701R, 3702R, 3703R, 3704R, 3705R, 3706R, 3707R, 3708R, 3709R, 3710R, 3711R, 3712R, 3713R, 3801R, 3802R, 3803R, 3804R, 3805R, 3806R, 3807R, 3808R, 3809R, 3810R, 3811R, 3812R, 3813R, 3901R, 3902R, 3903R, 3904R, 3905R, 3906R, 3907R, 3908R, 3909R, 3910R, 3911R, 3912R, 3913R, 4001R, 4002R, 4003R, 4004R, 4005R, 4006R, 4007R, 4008R, 4009R, 4010R, 4011R, 4012R, 4013R, 4101R, 4102R, 4103R, 4104R, 4105R, 4106R, 4107R, 4108R, 4109R, 4110R, 4111R, 4112R, 4113R, 4201R, 4202R, 4203R, 4204R, 4205R, 4206R, 4207R, 4208R, 4209R, 4210R, 4211R, 4212R, 4213R, 4301R, 4302R, 4303R, 4304R, 4305R, 4306R, 4307R, 4308R, 4309R, 4310R, 4311R, 4312R, 4313R, 4401R, 4402R, 4403R, 4404R, 4405R, 4406R, 4407R, 4408R, 4409R, 4410R, 4411R, 4412R, 4413R, 4501R, 4502R, 4503R, 4504R, 4505R, 4506R, 4507R, 4508R, 4509R, 4510R, 4511R, 4512R, 4513R, 4601R, 4602R, 4603R, 4604R, 4605R, 4606R, 4607R, 4608R, 4609R, 4610R, 4611R, 4612R, 4613R, 4701R, 4702R, 4703R, 4704R, 4705R, 4706R, 4707R, 4708R, 4709R, 4710R, 4711R, 4712R, 4713R, 4801R, 4802R, 4803R, 4804R, 4805R, 4806R, 4807R, 4808R, 4809R, 4810R, 4811R, 4812R, 4813R, 4901R, 4902R, 4903R, 4904R, 4905R, 4906R, 4907R, 4908R, 4909R, 4910R, 4911R, 4912R, 4913R, 5001R, 5002R, 5003R, 5004R, 5005R, 5006R, 5007R, 5008R, 5009R, 5010R, 5011R, 5012R, 5013R, 5101R, 5102R, 5103R, 5104R, 5105R, 5106R, 5107R, 5108R, 5109R, 5110R, 5111R, 5112R, 5113R, 5201R, 5202R, 5203R, 5204R, 5205R, 5206R, 5207R, 5208R, 5209R, 5210R, 5211R, 5212R, 5213R.

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Limitations on Owners Corporation:
Limited to Common Property

Postal Address for Services of Notices:
NETWORK PACIFIC STRATA MANAGEMENT PTY LTD BUILDING 5 303 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

AU061056H 23/02/2021

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. OC030797G 17/06/2016

Additional Owners Corporation Information:
OC030796J 17/06/2016

Notations:
Folio of the Register for Common Property No. 6 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 6	0	0
Lot 101R	111	111
Lot 102R	109	109
Lot 103R	103	103
Lot 104R	90	90
Lot 105R	105	105
Lot 106R	105	105
Lot 107R	107	107
Lot 108R	130	130
Lot 201R	111	111
Lot 202R	109	109
Lot 203R	103	103
Lot 204R	90	90
Lot 205R	105	105
Lot 206R	105	105

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 207R	107	107
Lot 208R	130	130
Lot 301R	111	111
Lot 302R	109	109
Lot 303R	103	103
Lot 304R	90	90
Lot 305R	105	105
Lot 306R	105	105
Lot 307R	107	107
Lot 308R	130	130
Lot 401R	111	111
Lot 402R	109	109
Lot 403R	103	103
Lot 404R	90	90
Lot 405R	105	105
Lot 406R	105	105
Lot 407R	107	107
Lot 408R	130	130
Lot 601R	72	72
Lot 602R	90	90
Lot 603R	103	103
Lot 604R	80	80
Lot 605R	90	90
Lot 606R	72	72
Lot 607R	153	153
Lot 608R	86	86
Lot 609R	91	91
Lot 610R	93	93
Lot 611R	85	85

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 701R	72	72
Lot 702R	103	103
Lot 703R	103	103
Lot 704R	80	80
Lot 705R	90	90
Lot 706R	72	72
Lot 707R	153	153
Lot 708R	87	87
Lot 709R	91	91
Lot 710R	91	91
Lot 711R	114	114
Lot 712R	111	111
Lot 713R	83	83
Lot 801R	72	72
Lot 802R	103	103
Lot 803R	103	103
Lot 804R	80	80
Lot 805R	90	90
Lot 806R	72	72
Lot 807R	153	153
Lot 808R	86	86
Lot 809R	91	91
Lot 810R	89	89
Lot 811R	114	114
Lot 812R	111	111
Lot 813R	83	83
Lot 901R	72	72
Lot 902R	103	103
Lot 903R	103	103

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 904R	80	80
Lot 905R	90	90
Lot 906R	72	72
Lot 907R	153	153
Lot 908R	87	87
Lot 909R	91	91
Lot 910R	91	91
Lot 911R	114	114
Lot 912R	111	111
Lot 913R	83	83
Lot 1001R	72	72
Lot 1002R	103	103
Lot 1003R	103	103
Lot 1004R	80	80
Lot 1005R	90	90
Lot 1006R	72	72
Lot 1007R	153	153
Lot 1008R	86	86
Lot 1009R	91	91
Lot 1010R	89	89
Lot 1011R	114	114
Lot 1012R	111	111
Lot 1013R	83	83
Lot 1101R	72	72
Lot 1102R	103	103
Lot 1103R	103	103
Lot 1104R	80	80
Lot 1105R	90	90
Lot 1106R	72	72

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1107R	153	153
Lot 1108R	87	87
Lot 1109R	91	91
Lot 1110R	91	91
Lot 1111R	114	114
Lot 1112R	111	111
Lot 1113R	83	83
Lot 1201R	72	72
Lot 1202R	103	103
Lot 1203R	103	103
Lot 1204R	80	80
Lot 1205R	90	90
Lot 1206R	72	72
Lot 1207R	153	153
Lot 1208R	86	86
Lot 1209R	91	91
Lot 1210R	89	89
Lot 1211R	114	114
Lot 1212R	111	111
Lot 1213R	83	83
Lot 1301R	72	72
Lot 1302R	103	103
Lot 1303R	103	103
Lot 1304R	80	80
Lot 1305R	90	90
Lot 1306R	72	72
Lot 1307R	153	153
Lot 1308R	87	87
Lot 1309R	91	91

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

VICTORIA State Government

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1310R	91	91
Lot 1311R	114	114
Lot 1312R	111	111
Lot 1313R	83	83
Lot 1401R	72	72
Lot 1402R	103	103
Lot 1403R	103	103
Lot 1404R	80	80
Lot 1405R	90	90
Lot 1406R	72	72
Lot 1407R	153	153
Lot 1408R	86	86
Lot 1409R	91	91
Lot 1410R	89	89
Lot 1411R	114	114
Lot 1412R	111	111
Lot 1413R	83	83
Lot 1501R	72	72
Lot 1502R	103	103
Lot 1503R	103	103
Lot 1504R	80	80
Lot 1505R	90	90
Lot 1506R	72	72
Lot 1507R	153	153
Lot 1508R	87	87
Lot 1509R	91	91
Lot 1510R	91	91
Lot 1511R	114	114
Lot 1512R	111	111

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

Owners Corporation Search Report

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1513R	83	83
Lot 1601R	72	72
Lot 1602R	103	103
Lot 1603R	103	103
Lot 1604R	80	80
Lot 1605R	90	90
Lot 1606R	72	72
Lot 1607R	153	153
Lot 1608R	86	86
Lot 1609R	91	91
Lot 1610R	89	89
Lot 1611R	114	114
Lot 1612R	111	111
Lot 1613R	83	83
Lot 1701R	72	72
Lot 1702R	103	103
Lot 1703R	103	103
Lot 1704R	80	80
Lot 1705R	90	90
Lot 1706R	72	72
Lot 1707R	153	153
Lot 1708R	87	87
Lot 1709R	91	91
Lot 1710R	91	91
Lot 1711R	114	114
Lot 1712R	111	111
Lot 1713R	83	83
Lot 1801R	72	72
Lot 1802R	103	103

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1803R	103	103
Lot 1804R	80	80
Lot 1805R	90	90
Lot 1806R	72	72
Lot 1807R	153	153
Lot 1808R	86	86
Lot 1809R	91	91
Lot 1810R	89	89
Lot 1811R	114	114
Lot 1812R	111	111
Lot 1813R	83	83
Lot 1901R	72	72
Lot 1902R	103	103
Lot 1903R	103	103
Lot 1904R	80	80
Lot 1905R	90	90
Lot 1906R	72	72
Lot 1907R	153	153
Lot 1908R	87	87
Lot 1909R	91	91
Lot 1910R	91	91
Lot 1911R	114	114
Lot 1912R	111	111
Lot 1913R	83	83
Lot 2001R	72	72
Lot 2002R	103	103
Lot 2003R	103	103
Lot 2004R	80	80
Lot 2005R	90	90

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

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OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2006R	72	72
Lot 2007R	153	153
Lot 2008R	86	86
Lot 2009R	91	91
Lot 2010R	89	89
Lot 2011R	114	114
Lot 2012R	111	111
Lot 2013R	83	83
Lot 2101R	72	72
Lot 2102R	103	103
Lot 2103R	103	103
Lot 2104R	80	80
Lot 2105R	90	90
Lot 2106R	72	72
Lot 2107R	153	153
Lot 2108R	87	87
Lot 2109R	91	91
Lot 2110R	91	91
Lot 2111R	114	114
Lot 2112R	111	111
Lot 2113R	83	83
Lot 2201R	72	72
Lot 2202R	103	103
Lot 2203R	103	103
Lot 2204R	80	80
Lot 2205R	90	90
Lot 2206R	72	72
Lot 2207R	153	153
Lot 2208R	86	86

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 2209R	91	91
Lot 2210R	89	89
Lot 2211R	114	114
Lot 2212R	111	111
Lot 2213R	83	83
Lot 2301R	72	72
Lot 2302R	103	103
Lot 2303R	103	103
Lot 2304R	80	80
Lot 2305R	90	90
Lot 2306R	72	72
Lot 2307R	153	153
Lot 2308R	87	87
Lot 2309R	91	91
Lot 2310R	91	91
Lot 2311R	114	114
Lot 2312R	111	111
Lot 2313R	83	83
Lot 2401R	72	72
Lot 2402R	103	103
Lot 2403R	103	103
Lot 2404R	80	80
Lot 2405R	90	90
Lot 2406R	72	72
Lot 2407R	153	153
Lot 2408R	86	86
Lot 2409R	91	91
Lot 2410R	89	89
Lot 2411R	114	114

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 2412R	111	111
Lot 2413R	83	83
Lot 2501R	72	72
Lot 2502R	103	103
Lot 2503R	103	103
Lot 2504R	80	80
Lot 2505R	90	90
Lot 2506R	72	72
Lot 2507R	153	153
Lot 2508R	87	87
Lot 2509R	91	91
Lot 2510R	91	91
Lot 2511R	114	114
Lot 2512R	111	111
Lot 2513R	83	83
Lot 2601R	72	72
Lot 2602R	103	103
Lot 2603R	103	103
Lot 2604R	80	80
Lot 2605R	90	90
Lot 2606R	72	72
Lot 2607R	153	153
Lot 2608R	86	86
Lot 2609R	91	91
Lot 2610R	89	89
Lot 2611R	114	114
Lot 2612R	111	111
Lot 2613R	83	83
Lot 2701R	72	72

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2702R	103	103
Lot 2703R	103	103
Lot 2704R	80	80
Lot 2705R	90	90
Lot 2706R	72	72
Lot 2707R	153	153
Lot 2708R	87	87
Lot 2709R	91	91
Lot 2710R	91	91
Lot 2711R	114	114
Lot 2712R	111	111
Lot 2713R	83	83
Lot 2801R	72	72
Lot 2802R	103	103
Lot 2803R	103	103
Lot 2804R	80	80
Lot 2805R	90	90
Lot 2806R	72	72
Lot 2807R	153	153
Lot 2808R	86	86
Lot 2809R	91	91
Lot 2810R	89	89
Lot 2811R	114	114
Lot 2812R	111	111
Lot 2813R	83	83
Lot 2901R	72	72
Lot 2902R	103	103
Lot 2903R	103	103
Lot 2904R	80	80

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2905R	90	90
Lot 2906R	72	72
Lot 2907R	153	153
Lot 2908R	87	87
Lot 2909R	91	91
Lot 2910R	91	91
Lot 2911R	114	114
Lot 2912R	111	111
Lot 2913R	83	83
Lot 3001R	72	72
Lot 3002R	103	103
Lot 3003R	103	103
Lot 3004R	80	80
Lot 3005R	90	90
Lot 3006R	72	72
Lot 3007R	153	153
Lot 3008R	86	86
Lot 3009R	91	91
Lot 3010R	89	89
Lot 3011R	114	114
Lot 3012R	111	111
Lot 3013R	83	83
Lot 3101R	72	72
Lot 3102R	103	103
Lot 3103R	103	103
Lot 3104R	80	80
Lot 3105R	90	90
Lot 3106R	72	72
Lot 3107R	153	153

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 3108R	87	87
Lot 3109R	91	91
Lot 3110R	91	91
Lot 3111R	114	114
Lot 3112R	111	111
Lot 3113R	83	83
Lot 3201R	72	72
Lot 3202R	103	103
Lot 3203R	103	103
Lot 3204R	80	80
Lot 3205R	90	90
Lot 3206R	72	72
Lot 3207R	153	153
Lot 3208R	86	86
Lot 3209R	91	91
Lot 3210R	89	89
Lot 3211R	114	114
Lot 3212R	111	111
Lot 3213R	83	83
Lot 3301R	72	72
Lot 3302R	103	103
Lot 3303R	103	103
Lot 3304R	80	80
Lot 3305R	90	90
Lot 3306R	72	72
Lot 3307R	153	153
Lot 3308R	87	87
Lot 3309R	91	91
Lot 3310R	91	91

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3311R	114	114
Lot 3312R	111	111
Lot 3313R	83	83
Lot 3401R	72	72
Lot 3402R	103	103
Lot 3403R	103	103
Lot 3404R	80	80
Lot 3405R	90	90
Lot 3406R	72	72
Lot 3407R	153	153
Lot 3408R	86	86
Lot 3409R	91	91
Lot 3410R	89	89
Lot 3411R	114	114
Lot 3412R	111	111
Lot 3413R	83	83
Lot 3501R	72	72
Lot 3502R	103	103
Lot 3503R	103	103
Lot 3504R	80	80
Lot 3505R	90	90
Lot 3506R	72	72
Lot 3507R	153	153
Lot 3508R	87	87
Lot 3509R	91	91
Lot 3510R	91	91
Lot 3511R	114	114
Lot 3512R	111	111
Lot 3513R	83	83

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3601R	72	72
Lot 3602R	103	103
Lot 3603R	103	103
Lot 3604R	80	80
Lot 3605R	90	90
Lot 3606R	72	72
Lot 3607R	153	153
Lot 3608R	86	86
Lot 3609R	91	91
Lot 3610R	89	89
Lot 3611R	114	114
Lot 3612R	111	111
Lot 3613R	83	83
Lot 3701R	72	72
Lot 3702R	103	103
Lot 3703R	103	103
Lot 3704R	80	80
Lot 3705R	90	90
Lot 3706R	72	72
Lot 3707R	153	153
Lot 3708R	87	87
Lot 3709R	91	91
Lot 3710R	91	91
Lot 3711R	114	114
Lot 3712R	111	111
Lot 3713R	83	83
Lot 3801R	72	72
Lot 3802R	103	103
Lot 3803R	103	103

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

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Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 3804R	80	80
Lot 3805R	90	90
Lot 3806R	72	72
Lot 3807R	153	153
Lot 3808R	86	86
Lot 3809R	91	91
Lot 3810R	89	89
Lot 3811R	114	114
Lot 3812R	111	111
Lot 3813R	83	83
Lot 3901R	72	72
Lot 3902R	103	103
Lot 3903R	103	103
Lot 3904R	80	80
Lot 3905R	90	90
Lot 3906R	72	72
Lot 3907R	153	153
Lot 3908R	87	87
Lot 3909R	91	91
Lot 3910R	91	91
Lot 3911R	114	114
Lot 3912R	111	111
Lot 3913R	83	83
Lot 4001R	72	72
Lot 4002R	103	103
Lot 4003R	103	103
Lot 4004R	80	80
Lot 4005R	90	90
Lot 4006R	72	72

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 4007R	153	153
Lot 4008R	86	86
Lot 4009R	91	91
Lot 4010R	89	89
Lot 4011R	114	114
Lot 4012R	111	111
Lot 4013R	83	83
Lot 4101R	72	72
Lot 4102R	103	103
Lot 4103R	103	103
Lot 4104R	80	80
Lot 4105R	90	90
Lot 4106R	72	72
Lot 4107R	153	153
Lot 4108R	87	87
Lot 4109R	91	91
Lot 4110R	91	91
Lot 4111R	114	114
Lot 4112R	111	111
Lot 4113R	83	83
Lot 4201R	72	72
Lot 4202R	103	103
Lot 4203R	103	103
Lot 4204R	80	80
Lot 4205R	90	90
Lot 4206R	72	72
Lot 4207R	153	153
Lot 4208R	86	86
Lot 4209R	91	91

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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Land Parcel	Entitlement	Liability
Lot 4210R	89	89
Lot 4211R	114	114
Lot 4212R	111	111
Lot 4213R	83	83
Lot 4301R	72	72
Lot 4302R	103	103
Lot 4303R	103	103
Lot 4304R	80	80
Lot 4305R	90	90
Lot 4306R	72	72
Lot 4307R	153	153
Lot 4308R	87	87
Lot 4309R	91	91
Lot 4310R	91	91
Lot 4311R	114	114
Lot 4312R	111	111
Lot 4313R	83	83
Lot 4401R	72	72
Lot 4402R	103	103
Lot 4403R	103	103
Lot 4404R	80	80
Lot 4405R	90	90
Lot 4406R	72	72
Lot 4407R	153	153
Lot 4408R	86	86
Lot 4409R	91	91
Lot 4410R	89	89
Lot 4411R	114	114
Lot 4412R	111	111

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ABN 86 627 986 396

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OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 4413R	83	83
Lot 4501R	72	72
Lot 4502R	103	103
Lot 4503R	103	103
Lot 4504R	80	80
Lot 4505R	90	90
Lot 4506R	72	72
Lot 4507R	153	153
Lot 4508R	87	87
Lot 4509R	91	91
Lot 4510R	91	91
Lot 4511R	114	114
Lot 4512R	111	111
Lot 4513R	83	83
Lot 4601R	72	72
Lot 4602R	103	103
Lot 4603R	103	103
Lot 4604R	80	80
Lot 4605R	90	90
Lot 4606R	72	72
Lot 4607R	153	153
Lot 4608R	86	86
Lot 4609R	91	91
Lot 4610R	89	89
Lot 4611R	114	114
Lot 4612R	111	111
Lot 4613R	83	83
Lot 4701R	72	72
Lot 4702R	103	103

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 4703R	103	103
Lot 4704R	80	80
Lot 4705R	90	90
Lot 4706R	72	72
Lot 4707R	153	153
Lot 4708R	87	87
Lot 4709R	91	91
Lot 4710R	91	91
Lot 4711R	114	114
Lot 4712R	111	111
Lot 4713R	83	83
Lot 4801R	72	72
Lot 4802R	103	103
Lot 4803R	103	103
Lot 4804R	80	80
Lot 4805R	90	90
Lot 4806R	72	72
Lot 4807R	153	153
Lot 4808R	86	86
Lot 4809R	91	91
Lot 4810R	89	89
Lot 4811R	114	114
Lot 4812R	111	111
Lot 4813R	83	83
Lot 4901R	72	72
Lot 4902R	103	103
Lot 4903R	103	103
Lot 4904R	80	80
Lot 4905R	90	90

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
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Land Parcel	Entitlement	Liability
Lot 4906R	72	72
Lot 4907R	153	153
Lot 4908R	87	87
Lot 4909R	91	91
Lot 4910R	91	91
Lot 4911R	114	114
Lot 4912R	111	111
Lot 4913R	83	83
Lot 5001R	72	72
Lot 5002R	103	103
Lot 5003R	103	103
Lot 5004R	80	80
Lot 5005R	90	90
Lot 5006R	72	72
Lot 5007R	153	153
Lot 5008R	86	86
Lot 5009R	91	91
Lot 5010R	89	89
Lot 5011R	114	114
Lot 5012R	111	111
Lot 5013R	83	83
Lot 5101R	72	72
Lot 5102R	103	103
Lot 5103R	103	103
Lot 5104R	80	80
Lot 5105R	90	90
Lot 5106R	72	72
Lot 5107R	153	153
Lot 5108R	87	87

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

Produced: 08/11/2024 11:40:32 AM

OWNERS CORPORATION 6
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 5109R	91	91
Lot 5110R	91	91
Lot 5111R	114	114
Lot 5112R	111	111
Lot 5113R	83	83
Lot 5201R	72	72
Lot 5202R	103	103
Lot 5203R	103	103
Lot 5204R	80	80
Lot 5205R	90	90
Lot 5206R	72	72
Lot 5207R	153	153
Lot 5208R	86	86
Lot 5209R	91	91
Lot 5210R	89	89
Lot 5211R	114	114
Lot 5212R	111	111
Lot 5213R	83	83
Total	**61886.00**	**61886.00**

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 101B, 101L, 101R, 101S, 102B, 102L, 102R, 102S, 103B, 103L, 103R, 104B, 104L, 104R, 105B, 105R, 106B, 106R, 107B, 107R, 108B, 108R, 109B, 110B, 111B, 112B, 201B, 201L, 201R, 201S, 202B, 202L, 202R, 202S, 203B, 203L, 203R, 204B, 204L, 204R, 205B, 205R, 206B, 206R, 207B, 207R, 208B, 208R, 209B, 210B, 211B, 212B, 301B, 301L, 301R, 301S, 302B, 302L, 302R, 302S, 303B, 303L, 303R, 303S, 304B, 304L, 304R, 304S, 305B, 305R, 305S, 306B, 306R, 306S, 307B, 307R, 307S, 308B, 308R, 308S, 309B, 310B, 311B, 312B, 401B, 401L, 401R, 401S, 402B, 402L, 402R, 402S, 403B, 403L, 403R, 403S, 404B, 404L, 404R, 404S, 405B, 405R, 405S, 406B, 406R, 406S, 407B, 407R, 407S, 408B, 408R, 408S, 409B, 410B, 411B, 412B, 501B, 501L, 501S, 502B, 502L, 502S, 503B, 503L, 503S, 504B, 504L, 504S, 505B, 505L, 505S, 506B, 506L, 506S, 507B, 507L, 507S, 508B, 508L, 508S, 509B, 509L, 509S, 510S, 511S, 601B, 601L, 601R, 601S, 602B, 602L, 602R, 602S, 603B, 603L, 603R, 603S, 604B, 604L, 604R, 604S, 605B, 605L, 605R, 605S, 606B, 606L, 606R, 606S, 607B, 607L, 607R, 607S, 608B, 608L, 608R, 608S, 609B, 609L, 609R, 609S, 610L, 610R, 610S, 611L, 611R, 612L, 613L, 614L, 701B, 701L, 701R, 701S, 702B, 702L, 702R, 702S, 703B, 703L, 703R, 703S, 704B, 704L, 704R, 704S, 705B, 705L, 705R, 705S, 706B, 706L, 706R, 706S, 707B, 707L, 707R, 707S, 708B, 708L, 708R, 708S, 709B, 709L, 709R, 709S, 710L, 710R, 710S, 711L, 711R, 711S, 712L, 712R, 712S, 713L, 713R, 713S, 714L, 801B, 801L, 801R, 801S, 802B, 802L, 802R, 802S, 803B, 803L, 803R, 803S, 804B, 804L, 804R, 804S, 805B, 805L, 805R, 805S, 806B, 806L, 806R, 806S, 807B, 807L, 807R, 807S, 808B, 808L, 808R, 809B, 809L, 809R, 809S, 810L, 810R, 810S, 811L, 811R, 811S, 812L, 812R, 812S, 813L, 813R, 813S, 814S, 815S, 816S, 817S, 818S, 901B, 901L, 901R, 901S, 902B, 902L, 902R, 902S, 903B, 903L, 903R, 903S, 904B, 904L, 904R, 904S, 905B, 905L, 905R, 905S, 906B, 906L, 906R, 906S, 907B, 907L, 907R, 907S, 908B, 908L, 908R, 909B, 909L, 909R, 909S, 910L, 910R, 910S, 911L, 911R, 911S, 912L, 912R, 912S, 913L, 913R, 913S, 914S, 915S, 916S, 917S, 918S, 1001B, 1001L, 1001R, 1001S, 1001Y, 1002B, 1002L, 1002R, 1002S, 1002Y, 1003B, 1003L, 1003R, 1003S, 1003Y, 1004B, 1004L, 1004R, 1004S, 1004Y, 1005B, 1005L, 1005R, 1005S, 1005Y, 1006B, 1006L, 1006R, 1006S, 1006Y, 1007B, 1007L, 1007R, 1007S, 1007Y, 1008B, 1008L, 1008R, 1008Y, 1009B, 1009L, 1009R, 1009S, 1009Y, 1010L, 1010R, 1010S, 1010Z, 1011L, 1011R, 1011S, 1011Y, 1012L, 1012R, 1012S, 1012Y, 1013L, 1013R, 1013S, 1013Y, 1014S, 1014Y, 1015S, 1015Y, 1016S, 1016Y, 1017S, 1017Y, 1018S, 1018Y, 1019Y, 1020Y, 1021Z, 1022Z, 1023Z, 1024Z, 1025Z, 1026Z, 1027Z, 1028Z, 1030Y, 1031Z, 1032Z, 1033Z, 1034Y, 1035Z, 1036Y, 1037Y, 1038Y, 1039Y, 1040Y, 1041Y, 1042Y, 1043Y, 1044Y, 1045Z, 1046Y, 1047Y, 1048Y, 1049Y, 1055Y, 1056Y, 1057Z, 1058Z, 1059Y, 1060Y, 1061Y, 1062Y, 1063Y, 1064Y, 1065Y, 1066Y, 1067Y, 1068Y, 1069Y, 1075Y, 1076Y, 1077Y, 1078Y, 1079Y, 1080Y, 1081Y, 1082Y, 1083Y, 1087Y, 1088Y, 1089Y, 1090Y, 1091Z, 1092Y, 1093Y, 1094Y, 1095Y, 1096Y, 1097Y, 1098Y, 1099Y, 1100Y, 1101B, 1101L, 1101R, 1101S, 1101Y, 1102B, 1102L, 1102R, 1102S, 1102Y, 1103B, 1103L, 1103R, 1103S, 1103Z, 1104B, 1104L, 1104R, 1104S, 1104Z, 1105B, 1105L, 1105R, 1105S, 1105Z, 1106B, 1106L, 1106R, 1106S, 1106Y, 1107B, 1107L, 1107R, 1107S, 1107Y, 1108B, 1108L, 1108R, 1108Y, 1109B, 1109L, 1109R, 1109S, 1109Y, 1110L, 1110R, 1110S, 1110Y, 1111L, 1111R, 1111S, 1111Y, 1112L, 1112R, 1112S, 1112Y, 1113L, 1113R, 1113S, 1113Y, 1114S, 1114Y, 1115S, 1115Y, 1116S, 1117S, 1118S, 1120Y, 1121Y, 1122Z, 1123Y, 1124Y, 1126Y, 1127Z, 1128Y, 1129Y, 1130Y, 1131Y, 1132Y, 1133Y, 1134Y, 1135Y, 1136Y, 1137Y, 1139Z, 1140Y, 1141Z, 1142Z, 1143Y, 1144Z, 1145Y, 1146Y, 1147Z, 1150Y, 1151Z, 1152Z, 1153Z, 1154Z, 1155Z, 1156Z, 1157Z, 1158Z, 1159Y, 1160Y, 1161Z, 1162Z, 1163Z, 1164Y, 1166Y, 1168Y, 1170Y, 1172Z, 1174Z, 1176Y, 1177Z, 1178Z, 1180Z, 1181Z, 1182Z, 1183Z, 1184Z, 1185Y, 1186Y, 1187Y, 1188Y, 1189Y, 1190Y, 1191Y, 1192Z, 1193Y, 1194Z, 1195Y, 1196Y, 1197Z, 1198Y, 1199Z, 1200Z, 1201B, 1201L, 1201R, 1201S, 1202B, 1202L, 1202R, 1202S, 1203B, 1203L, 1203R, 1203S, 1204B, 1204L, 1204R, 1204S, 1205B, 1205L, 1205R, 1205S, 1206B, 1206L, 1206R, 1206S, 1207B, 1207L, 1207R, 1207S, 1208B, 1208L, 1208R, 1209B, 1209L, 1209R, 1209S, 1210L, 1210R, 1210S, 1211L, 1211R, 1211S, 1212L, 1212R, 1212S, 1213L, 1213R, 1213S, 1214S, 1215S, 1216S, 1217S, 1218S, 1301B, 1301L, 1301R, 1301S, 1302B, 1302L, 1302R, 1302S, 1303B, 1303L, 1303R, 1303S, 1304B, 1304L, 1304R, 1304S, 1305B, 1305L, 1305R, 1305S, 1306B, 1306L, 1306R, 1306S, 1307B, 1307L, 1307R, 1307S, 1308B, 1308L, 1308R, 1309B, 1309L, 1309R, 1309S, 1310L, 1310R, 1310S, 1311L, 1311R, 1311S, 1312L, 1312R, 1312S, 1313L, 1313R, 1313S, 1314S, 1315S, 1316S, 1317S, 1318S, 1401B, 1401L, 1401R, 1401S, 1402B, 1402L, 1402R, 1402S, 1403B, 1403L, 1403R, 1403S, 1404B, 1404L, 1404R, 1404S, 1405B, 1405L, 1405R, 1405S, 1406B, 1406L, 1406R, 1406S,

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OWNERS CORPORATION 2
PLAN NO. PS633275D

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PLAN NO. PS633275D

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Limitations on Owners Corporation:
Limited to Common Property

Postal Address for Services of Notices:
AUSTRALIAN PROPERTY MANAGEMENT PTY LTD 19 WATERTANK WAY MELBOURNE VIC 3000

AK870953A 03/02/2014

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. OC017233G 14/02/2013

Additional Owners Corporation Information:
OC016948S 14/02/2013

Notations:
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 101B	82	82
Lot 101L	102	102
Lot 101R	111	111
Lot 101S	100	100
Lot 102B	82	82
Lot 102L	106	106
Lot 102R	109	109
Lot 102S	82	82
Lot 103B	67	67
Lot 103L	102	102
Lot 103R	103	103
Lot 104B	82	82
Lot 104L	110	110
Lot 104R	90	90

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Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 105B	82	82
Lot 105R	105	105
Lot 106B	82	82
Lot 106R	105	105
Lot 107B	82	82
Lot 107R	107	107
Lot 108B	82	82
Lot 108R	130	130
Lot 109B	82	82
Lot 110B	86	86
Lot 111B	86	86
Lot 112B	67	67
Lot 201B	82	82
Lot 201L	102	102
Lot 201R	111	111
Lot 201S	103	103
Lot 202B	82	82
Lot 202L	106	106
Lot 202R	109	109
Lot 202S	83	83
Lot 203B	67	67
Lot 203L	102	102
Lot 203R	103	103
Lot 204B	82	82
Lot 204L	110	110
Lot 204R	90	90
Lot 205B	82	82
Lot 205R	105	105
Lot 206B	82	82

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 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 206R	105	105
Lot 207B	82	82
Lot 207R	107	107
Lot 208B	82	82
Lot 208R	130	130
Lot 209B	82	82
Lot 210B	86	86
Lot 211B	86	86
Lot 212B	67	67
Lot 301B	83	83
Lot 301L	102	102
Lot 301R	111	111
Lot 301S	101	101
Lot 302B	83	83
Lot 302L	106	106
Lot 302R	109	109
Lot 302S	82	82
Lot 303B	68	68
Lot 303L	102	102
Lot 303R	103	103
Lot 303S	83	83
Lot 304B	83	83
Lot 304L	110	110
Lot 304R	90	90
Lot 304S	61	61
Lot 305B	83	83
Lot 305R	105	105
Lot 305S	61	61
Lot 306B	83	83

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

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 306R	105	105
Lot 306S	71	71
Lot 307B	83	83
Lot 307R	107	107
Lot 307S	59	59
Lot 308B	85	85
Lot 308R	130	130
Lot 308S	59	59
Lot 309B	85	85
Lot 310B	87	87
Lot 311B	87	87
Lot 312B	70	70
Lot 401B	83	83
Lot 401L	102	102
Lot 401R	111	111
Lot 401S	102	102
Lot 402B	83	83
Lot 402L	106	106
Lot 402R	109	109
Lot 402S	82	82
Lot 403B	68	68
Lot 403L	102	102
Lot 403R	103	103
Lot 403S	83	83
Lot 404B	83	83
Lot 404L	110	110
Lot 404R	90	90
Lot 404S	61	61
Lot 405B	83	83

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 405R	105	105
Lot 405S	61	61
Lot 406B	83	83
Lot 406R	105	105
Lot 406S	71	71
Lot 407B	83	83
Lot 407R	107	107
Lot 407S	59	59
Lot 408B	85	85
Lot 408R	130	130
Lot 408S	59	59
Lot 409B	85	85
Lot 410B	87	87
Lot 411B	87	87
Lot 412B	70	70
Lot 501B	92	92
Lot 501L	68	68
Lot 501S	76	76
Lot 502B	83	83
Lot 502L	68	68
Lot 502S	96	96
Lot 503B	68	68
Lot 503L	85	85
Lot 503S	103	103
Lot 504B	83	83
Lot 504L	92	92
Lot 504S	82	82
Lot 505B	96	96
Lot 505L	102	102

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 505S	84	84
Lot 506B	94	94
Lot 506L	102	102
Lot 506S	87	87
Lot 507B	87	87
Lot 507L	107	107
Lot 507S	69	69
Lot 508B	87	87
Lot 508L	98	98
Lot 508S	87	87
Lot 509B	72	72
Lot 509L	102	102
Lot 509S	66	66
Lot 510S	100	100
Lot 511S	76	76
Lot 601B	92	92
Lot 601L	90	90
Lot 601R	72	72
Lot 601S	76	76
Lot 602B	83	83
Lot 602L	90	90
Lot 602R	90	90
Lot 602S	96	96
Lot 603B	68	68
Lot 603L	72	72
Lot 603R	103	103
Lot 603S	56	56
Lot 604B	83	83
Lot 604L	72	72

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 604R	80	80
Lot 604S	56	56
Lot 605B	96	96
Lot 605L	93	93
Lot 605R	90	90
Lot 605S	85	85
Lot 606B	94	94
Lot 606L	98	98
Lot 606R	72	72
Lot 606S	66	66
Lot 607B	87	87
Lot 607L	69	69
Lot 607R	153	153
Lot 607S	85	85
Lot 608B	87	87
Lot 608L	86	86
Lot 608R	86	86
Lot 608S	66	66
Lot 609B	91	91
Lot 609L	93	93
Lot 609R	91	91
Lot 609S	100	100
Lot 610L	103	103
Lot 610R	93	93
Lot 610S	76	76
Lot 611L	103	103
Lot 611R	85	85
Lot 612L	108	108
Lot 613L	99	99

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

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 614L	103	103
Lot 701B	92	92
Lot 701L	90	90
Lot 701R	72	72
Lot 701S	76	76
Lot 702B	83	83
Lot 702L	90	90
Lot 702R	103	103
Lot 702S	96	96
Lot 703B	68	68
Lot 703L	72	72
Lot 703R	103	103
Lot 703S	96	96
Lot 704B	83	83
Lot 704L	72	72
Lot 704R	80	80
Lot 704S	56	56
Lot 705B	96	96
Lot 705L	93	93
Lot 705R	90	90
Lot 705S	56	56
Lot 706B	94	94
Lot 706L	98	98
Lot 706R	72	72
Lot 706S	56	56
Lot 707B	87	87
Lot 707L	69	69
Lot 707R	153	153
Lot 707S	56	56

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 708B	87	87
Lot 708L	86	86
Lot 708R	87	87
Lot 708S	95	95
Lot 709B	91	91
Lot 709L	93	93
Lot 709R	91	91
Lot 709S	66	66
Lot 710L	103	103
Lot 710R	91	91
Lot 710S	95	95
Lot 711L	103	103
Lot 711R	114	114
Lot 711S	66	66
Lot 712L	108	108
Lot 712R	111	111
Lot 712S	101	101
Lot 713L	99	99
Lot 713R	83	83
Lot 713S	76	76
Lot 714L	103	103
Lot 801B	93	93
Lot 801L	90	90
Lot 801R	72	72
Lot 801S	76	76
Lot 802B	84	84
Lot 802L	90	90
Lot 802R	103	103
Lot 802S	96	96

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 803B	69	69
Lot 803L	72	72
Lot 803R	103	103
Lot 803S	96	96
Lot 804B	84	84
Lot 804L	72	72
Lot 804R	80	80
Lot 804S	56	56
Lot 805B	97	97
Lot 805L	93	93
Lot 805R	90	90
Lot 805S	56	56
Lot 806B	95	95
Lot 806L	98	98
Lot 806R	72	72
Lot 806S	56	56
Lot 807B	88	88
Lot 807L	69	69
Lot 807R	153	153
Lot 807S	56	56
Lot 808B	88	88
Lot 808L	86	86
Lot 808R	86	86
Lot 809B	92	92
Lot 809L	93	93
Lot 809R	91	91
Lot 809S	61	61
Lot 810L	103	103
Lot 810R	89	89

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 810S	79	79
Lot 811L	103	103
Lot 811R	114	114
Lot 811S	101	101
Lot 812L	108	108
Lot 812R	111	111
Lot 812S	67	67
Lot 813L	106	106
Lot 813R	83	83
Lot 813S	95	95
Lot 814S	67	67
Lot 815S	95	95
Lot 816S	67	67
Lot 817S	101	101
Lot 818S	76	76
Lot 901B	97	97
Lot 901L	90	90
Lot 901R	72	72
Lot 901S	77	77
Lot 902B	90	90
Lot 902L	90	90
Lot 902R	103	103
Lot 902S	97	97
Lot 903B	73	73
Lot 903L	72	72
Lot 903R	103	103
Lot 903S	97	97
Lot 904B	90	90
Lot 904L	72	72

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 904R	80	80
Lot 904S	56	56
Lot 905B	101	101
Lot 905L	93	93
Lot 905R	90	90
Lot 905S	56	56
Lot 906B	95	95
Lot 906L	98	98
Lot 906R	72	72
Lot 906S	56	56
Lot 907B	88	88
Lot 907L	69	69
Lot 907R	153	153
Lot 907S	56	56
Lot 908B	88	88
Lot 908L	86	86
Lot 908R	87	87
Lot 909B	92	92
Lot 909L	93	93
Lot 909R	91	91
Lot 909S	61	61
Lot 910L	103	103
Lot 910R	91	91
Lot 910S	80	80
Lot 911L	103	103
Lot 911R	114	114
Lot 911S	101	101
Lot 912L	108	108
Lot 912R	111	111

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 912S	67	67
Lot 913L	106	106
Lot 913R	83	83
Lot 913S	95	95
Lot 914S	67	67
Lot 915S	95	95
Lot 916S	67	67
Lot 917S	101	101
Lot 918S	77	77
Lot 1001B	97	97
Lot 1001L	90	90
Lot 1001R	72	72
Lot 1001S	77	77
Lot 1001Y	150	150
Lot 1002B	90	90
Lot 1002L	90	90
Lot 1002R	103	103
Lot 1002S	97	97
Lot 1002Y	150	150
Lot 1003B	73	73
Lot 1003L	72	72
Lot 1003R	103	103
Lot 1003S	97	97
Lot 1003Y	150	150
Lot 1004B	90	90
Lot 1004L	72	72
Lot 1004R	80	80
Lot 1004S	56	56
Lot 1004Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1005B	101	101
Lot 1005L	93	93
Lot 1005R	90	90
Lot 1005S	56	56
Lot 1005Y	150	150
Lot 1006B	95	95
Lot 1006L	98	98
Lot 1006R	72	72
Lot 1006S	56	56
Lot 1006Y	150	150
Lot 1007B	88	88
Lot 1007L	69	69
Lot 1007R	153	153
Lot 1007S	56	56
Lot 1007Y	150	150
Lot 1008B	88	88
Lot 1008L	86	86
Lot 1008R	86	86
Lot 1008Y	150	150
Lot 1009B	92	92
Lot 1009L	93	93
Lot 1009R	91	91
Lot 1009S	61	61
Lot 1009Y	150	150
Lot 1010L	103	103
Lot 1010R	89	89
Lot 1010S	80	80
Lot 1010Z	162	162
Lot 1011L	103	103

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1011R	114	114
Lot 1011S	101	101
Lot 1011Y	150	150
Lot 1012L	108	108
Lot 1012R	111	111
Lot 1012S	67	67
Lot 1012Y	150	150
Lot 1013L	106	106
Lot 1013R	83	83
Lot 1013S	96	96
Lot 1013Y	150	150
Lot 1014S	67	67
Lot 1014Y	150	150
Lot 1015S	96	96
Lot 1015Y	150	150
Lot 1016S	67	67
Lot 1016Y	150	150
Lot 1017S	101	101
Lot 1017Y	150	150
Lot 1018S	77	77
Lot 1018Y	150	150
Lot 1019Y	150	150
Lot 1020Y	150	150
Lot 1021Z	171	171
Lot 1022Z	168	168
Lot 1023Z	173	173
Lot 1024Z	159	159
Lot 1025Z	159	159
Lot 1026Z	159	159

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
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Land Parcel	Entitlement	Liability
Lot 1027Z	173	173
Lot 1028Z	171	171
Lot 1030Y	150	150
Lot 1031Z	158	158
Lot 1032Z	158	158
Lot 1033Z	158	158
Lot 1034Y	150	150
Lot 1035Z	167	167
Lot 1036Y	150	150
Lot 1037Y	150	150
Lot 1038Y	150	150
Lot 1039Y	150	150
Lot 1040Y	150	150
Lot 1041Y	150	150
Lot 1042Y	150	150
Lot 1043Y	150	150
Lot 1044Y	150	150
Lot 1045Z	166	166
Lot 1046Y	150	150
Lot 1047Y	150	150
Lot 1048Y	150	150
Lot 1049Y	150	150
Lot 1055Y	150	150
Lot 1056Y	150	150
Lot 1057Z	164	164
Lot 1058Z	160	160
Lot 1059Y	150	150
Lot 1060Y	150	150
Lot 1061Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1062Y	150	150
Lot 1063Y	150	150
Lot 1064Y	150	150
Lot 1065Y	150	150
Lot 1066Y	150	150
Lot 1067Y	150	150
Lot 1068Y	150	150
Lot 1069Y	150	150
Lot 1075Y	150	150
Lot 1076Y	150	150
Lot 1077Y	150	150
Lot 1078Y	150	150
Lot 1079Y	150	150
Lot 1080Y	150	150
Lot 1081Y	150	150
Lot 1082Y	150	150
Lot 1083Y	150	150
Lot 1087Y	150	150
Lot 1088Y	150	150
Lot 1089Y	150	150
Lot 1090Y	150	150
Lot 1091Z	170	170
Lot 1092Y	150	150
Lot 1093Y	150	150
Lot 1094Y	150	150
Lot 1095Y	150	150
Lot 1096Y	150	150
Lot 1097Y	150	150
Lot 1098Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1099Y	150	150
Lot 1100Y	150	150
Lot 1101B	97	97
Lot 1101L	91	91
Lot 1101R	72	72
Lot 1101S	77	77
Lot 1101Y	150	150
Lot 1102B	90	90
Lot 1102L	91	91
Lot 1102R	103	103
Lot 1102S	97	97
Lot 1102Y	150	150
Lot 1103B	73	73
Lot 1103L	73	73
Lot 1103R	103	103
Lot 1103S	97	97
Lot 1103Z	178	178
Lot 1104B	90	90
Lot 1104L	73	73
Lot 1104R	80	80
Lot 1104S	56	56
Lot 1104Z	175	175
Lot 1105B	101	101
Lot 1105L	94	94
Lot 1105R	90	90
Lot 1105S	56	56
Lot 1105Z	177	177
Lot 1106B	95	95
Lot 1106L	99	99

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1106R	72	72
Lot 1106S	56	56
Lot 1106Y	150	150
Lot 1107B	88	88
Lot 1107L	70	70
Lot 1107R	153	153
Lot 1107S	56	56
Lot 1107Y	150	150
Lot 1108B	88	88
Lot 1108L	87	87
Lot 1108R	87	87
Lot 1108Y	150	150
Lot 1109B	92	92
Lot 1109L	94	94
Lot 1109R	91	91
Lot 1109S	61	61
Lot 1109Y	150	150
Lot 1110L	104	104
Lot 1110R	91	91
Lot 1110S	80	80
Lot 1110Y	150	150
Lot 1111L	104	104
Lot 1111R	114	114
Lot 1111S	101	101
Lot 1111Y	150	150
Lot 1112L	109	109
Lot 1112R	111	111
Lot 1112S	67	67
Lot 1112Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1113L	107	107
Lot 1113R	83	83
Lot 1113S	96	96
Lot 1113Y	150	150
Lot 1114S	67	67
Lot 1114Y	150	150
Lot 1115S	96	96
Lot 1115Y	150	150
Lot 1116S	67	67
Lot 1117S	101	101
Lot 1118S	77	77
Lot 1120Y	150	150
Lot 1121Y	150	150
Lot 1122Z	179	179
Lot 1123Y	150	150
Lot 1124Y	150	150
Lot 1126Y	150	150
Lot 1127Z	160	160
Lot 1128Y	150	150
Lot 1129Y	150	150
Lot 1130Y	150	150
Lot 1131Y	150	150
Lot 1132Y	150	150
Lot 1133Y	150	150
Lot 1134Y	150	150
Lot 1135Y	150	150
Lot 1136Y	150	150
Lot 1137Y	150	150
Lot 1139Z	162	162

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1140Y	150	150
Lot 1141Z	160	160
Lot 1142Z	164	164
Lot 1143Y	150	150
Lot 1144Z	169	169
Lot 1145Y	150	150
Lot 1146Y	150	150
Lot 1147Z	165	165
Lot 1150Y	150	150
Lot 1151Z	188	188
Lot 1152Z	166	166
Lot 1153Z	159	159
Lot 1154Z	160	160
Lot 1155Z	163	163
Lot 1156Z	164	164
Lot 1157Z	166	166
Lot 1158Z	161	161
Lot 1159Y	150	150
Lot 1160Y	150	150
Lot 1161Z	160	160
Lot 1162Z	169	169
Lot 1163Z	170	170
Lot 1164Y	150	150
Lot 1166Y	150	150
Lot 1168Y	150	150
Lot 1170Y	150	150
Lot 1172Z	158	158
Lot 1174Z	158	158
Lot 1176Y	150	150

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1177Z	179	179
Lot 1178Z	197	197
Lot 1180Z	163	163
Lot 1181Z	167	167
Lot 1182Z	169	169
Lot 1183Z	162	162
Lot 1184Z	160	160
Lot 1185Y	150	150
Lot 1186Y	150	150
Lot 1187Y	150	150
Lot 1188Y	150	150
Lot 1189Y	150	150
Lot 1190Y	150	150
Lot 1191Y	150	150
Lot 1192Z	166	166
Lot 1193Y	150	150
Lot 1194Z	165	165
Lot 1195Y	150	150
Lot 1196Y	150	150
Lot 1197Z	157	157
Lot 1198Y	150	150
Lot 1199Z	155	155
Lot 1200Z	169	169
Lot 1201B	97	97
Lot 1201L	91	91
Lot 1201R	72	72
Lot 1201S	77	77
Lot 1202B	90	90
Lot 1202L	91	91

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1202R	103	103
Lot 1202S	97	97
Lot 1203B	73	73
Lot 1203L	73	73
Lot 1203R	103	103
Lot 1203S	97	97
Lot 1204B	90	90
Lot 1204L	73	73
Lot 1204R	80	80
Lot 1204S	56	56
Lot 1205B	101	101
Lot 1205L	94	94
Lot 1205R	90	90
Lot 1205S	56	56
Lot 1206B	95	95
Lot 1206L	99	99
Lot 1206R	72	72
Lot 1206S	56	56
Lot 1207B	88	88
Lot 1207L	70	70
Lot 1207R	153	153
Lot 1207S	56	56
Lot 1208B	88	88
Lot 1208L	87	87
Lot 1208R	86	86
Lot 1209B	92	92
Lot 1209L	94	94
Lot 1209R	91	91
Lot 1209S	61	61

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1210L	104	104
Lot 1210R	89	89
Lot 1210S	80	80
Lot 1211L	104	104
Lot 1211R	114	114
Lot 1211S	102	102
Lot 1212L	109	109
Lot 1212R	111	111
Lot 1212S	67	67
Lot 1213L	107	107
Lot 1213R	83	83
Lot 1213S	96	96
Lot 1214S	67	67
Lot 1215S	96	96
Lot 1216S	67	67
Lot 1217S	102	102
Lot 1218S	77	77
Lot 1301B	98	98
Lot 1301L	91	91
Lot 1301R	72	72
Lot 1301S	77	77
Lot 1302B	91	91
Lot 1302L	91	91
Lot 1302R	103	103
Lot 1302S	97	97
Lot 1303B	74	74
Lot 1303L	73	73
Lot 1303R	103	103
Lot 1303S	97	97

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1304B	91	91
Lot 1304L	73	73
Lot 1304R	80	80
Lot 1304S	57	57
Lot 1305B	102	102
Lot 1305L	94	94
Lot 1305R	90	90
Lot 1305S	57	57
Lot 1306B	96	96
Lot 1306L	99	99
Lot 1306R	72	72
Lot 1306S	57	57
Lot 1307B	89	89
Lot 1307L	70	70
Lot 1307R	153	153
Lot 1307S	57	57
Lot 1308B	89	89
Lot 1308L	87	87
Lot 1308R	87	87
Lot 1309B	93	93
Lot 1309L	94	94
Lot 1309R	91	91
Lot 1309S	62	62
Lot 1310L	104	104
Lot 1310R	91	91
Lot 1310S	80	80
Lot 1311L	104	104
Lot 1311R	114	114
Lot 1311S	102	102

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1312L	109	109
Lot 1312R	111	111
Lot 1312S	68	68
Lot 1313L	107	107
Lot 1313R	83	83
Lot 1313S	96	96
Lot 1314S	68	68
Lot 1315S	96	96
Lot 1316S	68	68
Lot 1317S	102	102
Lot 1318S	77	77
Lot 1401B	98	98
Lot 1401L	91	91
Lot 1401R	72	72
Lot 1401S	78	78
Lot 1402B	91	91
Lot 1402L	91	91
Lot 1402R	103	103
Lot 1402S	98	98
Lot 1403B	74	74
Lot 1403L	73	73
Lot 1403R	103	103
Lot 1403S	98	98
Lot 1404B	91	91
Lot 1404L	73	73
Lot 1404R	80	80
Lot 1404S	57	57
Lot 1405B	102	102
Lot 1405L	94	94

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1405R	90	90
Lot 1405S	57	57
Lot 1406B	96	96
Lot 1406L	99	99
Lot 1406R	72	72
Lot 1406S	57	57
Lot 1407B	89	89
Lot 1407L	70	70
Lot 1407R	153	153
Lot 1407S	57	57
Lot 1408B	89	89
Lot 1408L	87	87
Lot 1408R	86	86
Lot 1409B	93	93
Lot 1409L	94	94
Lot 1409R	91	91
Lot 1409S	62	62
Lot 1410L	104	104
Lot 1410R	89	89
Lot 1410S	81	81
Lot 1411L	104	104
Lot 1411R	114	114
Lot 1411S	102	102
Lot 1412L	109	109
Lot 1412R	111	111
Lot 1412S	68	68
Lot 1413L	107	107
Lot 1413R	83	83
Lot 1413S	96	96

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1414S	68	68
Lot 1415S	96	96
Lot 1416S	68	68
Lot 1417S	102	102
Lot 1418S	78	78
Lot 1501B	98	98
Lot 1501L	91	91
Lot 1501R	72	72
Lot 1501S	78	78
Lot 1501W	15	15
Lot 1502B	91	91
Lot 1502L	91	91
Lot 1502R	103	103
Lot 1502S	98	98
Lot 1502W	15	15
Lot 1503B	74	74
Lot 1503L	73	73
Lot 1503R	103	103
Lot 1503S	98	98
Lot 1503W	15	15
Lot 1504B	91	91
Lot 1504L	73	73
Lot 1504R	80	80
Lot 1504S	57	57
Lot 1504W	15	15
Lot 1505B	102	102
Lot 1505L	94	94
Lot 1505R	90	90
Lot 1505S	57	57

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1505W	15	15
Lot 1506B	96	96
Lot 1506L	99	99
Lot 1506R	72	72
Lot 1506S	57	57
Lot 1507B	89	89
Lot 1507L	70	70
Lot 1507R	153	153
Lot 1507S	57	57
Lot 1508B	89	89
Lot 1508L	87	87
Lot 1508R	87	87
Lot 1509B	93	93
Lot 1509L	94	94
Lot 1509R	91	91
Lot 1509S	62	62
Lot 1510L	104	104
Lot 1510R	91	91
Lot 1510S	81	81
Lot 1511L	104	104
Lot 1511R	114	114
Lot 1511S	102	102
Lot 1512L	109	109
Lot 1512R	111	111
Lot 1512S	68	68
Lot 1513L	107	107
Lot 1513R	83	83
Lot 1513S	97	97
Lot 1514S	68	68

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1515S	97	97
Lot 1516S	68	68
Lot 1517S	102	102
Lot 1518S	78	78
Lot 1601B	98	98
Lot 1601L	92	92
Lot 1601R	72	72
Lot 1601S	78	78
Lot 1602B	91	91
Lot 1602L	92	92
Lot 1602R	103	103
Lot 1602S	98	98
Lot 1603B	74	74
Lot 1603L	74	74
Lot 1603R	103	103
Lot 1603S	98	98
Lot 1604B	91	91
Lot 1604L	74	74
Lot 1604R	80	80
Lot 1604S	57	57
Lot 1605B	102	102
Lot 1605L	95	95
Lot 1605R	90	90
Lot 1605S	57	57
Lot 1606B	96	96
Lot 1606L	100	100
Lot 1606R	72	72
Lot 1606S	57	57
Lot 1607B	89	89

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1607L	71	71
Lot 1607R	153	153
Lot 1607S	57	57
Lot 1608B	89	89
Lot 1608L	88	88
Lot 1608R	86	86
Lot 1609B	93	93
Lot 1609L	95	95
Lot 1609R	91	91
Lot 1609S	62	62
Lot 1610L	105	105
Lot 1610R	89	89
Lot 1610S	81	81
Lot 1611L	105	105
Lot 1611R	114	114
Lot 1611S	102	102
Lot 1612L	110	110
Lot 1612R	111	111
Lot 1612S	68	68
Lot 1613L	108	108
Lot 1613R	83	83
Lot 1613S	97	97
Lot 1614S	68	68
Lot 1615S	97	97
Lot 1616S	68	68
Lot 1617S	102	102
Lot 1618S	78	78
Lot 1701B	98	98
Lot 1701L	92	92

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
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Land Parcel	Entitlement	Liability
Lot 1701R	72	72
Lot 1701S	78	78
Lot 1702B	91	91
Lot 1702L	92	92
Lot 1702R	103	103
Lot 1702S	98	98
Lot 1703B	74	74
Lot 1703L	74	74
Lot 1703R	103	103
Lot 1703S	98	98
Lot 1704B	91	91
Lot 1704L	74	74
Lot 1704R	80	80
Lot 1704S	57	57
Lot 1705B	102	102
Lot 1705L	95	95
Lot 1705R	90	90
Lot 1705S	57	57
Lot 1706B	96	96
Lot 1706L	100	100
Lot 1706R	72	72
Lot 1706S	57	57
Lot 1707B	89	89
Lot 1707L	71	71
Lot 1707R	153	153
Lot 1707S	57	57
Lot 1708B	89	89
Lot 1708L	88	88
Lot 1708R	87	87

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1709B	93	93
Lot 1709L	95	95
Lot 1709R	91	91
Lot 1709S	62	62
Lot 1710L	105	105
Lot 1710R	91	91
Lot 1710S	81	81
Lot 1711L	105	105
Lot 1711R	114	114
Lot 1711S	103	103
Lot 1712L	110	110
Lot 1712R	111	111
Lot 1712S	68	68
Lot 1713L	108	108
Lot 1713R	83	83
Lot 1713S	97	97
Lot 1714S	68	68
Lot 1715S	97	97
Lot 1716S	68	68
Lot 1717S	103	103
Lot 1718S	78	78
Lot 1801B	99	99
Lot 1801L	92	92
Lot 1801R	72	72
Lot 1801S	78	78
Lot 1802B	92	92
Lot 1802L	92	92
Lot 1802R	103	103
Lot 1802S	98	98

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1803B	75	75
Lot 1803L	74	74
Lot 1803R	103	103
Lot 1803S	98	98
Lot 1804B	92	92
Lot 1804L	74	74
Lot 1804R	80	80
Lot 1804S	57	57
Lot 1805B	103	103
Lot 1805L	95	95
Lot 1805R	90	90
Lot 1805S	57	57
Lot 1806B	97	97
Lot 1806L	100	100
Lot 1806R	72	72
Lot 1806S	57	57
Lot 1807B	90	90
Lot 1807L	71	71
Lot 1807R	153	153
Lot 1807S	57	57
Lot 1808B	90	90
Lot 1808L	88	88
Lot 1808R	86	86
Lot 1809B	94	94
Lot 1809L	95	95
Lot 1809R	91	91
Lot 1809S	63	63
Lot 1810L	105	105
Lot 1810R	89	89

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1810S	81	81
Lot 1811L	105	105
Lot 1811R	114	114
Lot 1811S	103	103
Lot 1812L	110	110
Lot 1812R	111	111
Lot 1812S	69	69
Lot 1813L	108	108
Lot 1813R	83	83
Lot 1813S	97	97
Lot 1814S	69	69
Lot 1815S	97	97
Lot 1816S	69	69
Lot 1817S	103	103
Lot 1818S	78	78
Lot 1901B	99	99
Lot 1901L	92	92
Lot 1901R	72	72
Lot 1901S	79	79
Lot 1901V	13	13
Lot 1902B	92	92
Lot 1902L	92	92
Lot 1902R	103	103
Lot 1902S	99	99
Lot 1902V	16	16
Lot 1903B	75	75
Lot 1903L	74	74
Lot 1903R	103	103
Lot 1903S	99	99

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1903V	18	18
Lot 1904B	92	92
Lot 1904L	74	74
Lot 1904R	80	80
Lot 1904S	57	57
Lot 1904V	17	17
Lot 1905B	103	103
Lot 1905L	95	95
Lot 1905R	90	90
Lot 1905S	57	57
Lot 1905V	10	10
Lot 1906B	97	97
Lot 1906L	100	100
Lot 1906R	72	72
Lot 1906S	57	57
Lot 1906V	11	11
Lot 1907B	90	90
Lot 1907L	71	71
Lot 1907R	153	153
Lot 1907S	57	57
Lot 1907V	11	11
Lot 1908B	90	90
Lot 1908L	88	88
Lot 1908R	87	87
Lot 1908V	9	9
Lot 1909B	94	94
Lot 1909L	95	95
Lot 1909R	91	91
Lot 1909S	63	63

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1909V	11	11
Lot 1910L	105	105
Lot 1910R	91	91
Lot 1910S	82	82
Lot 1910V	11	11
Lot 1911L	105	105
Lot 1911R	114	114
Lot 1911S	103	103
Lot 1911V	10	10
Lot 1912L	110	110
Lot 1912R	111	111
Lot 1912S	69	69
Lot 1913L	108	108
Lot 1913R	83	83
Lot 1913S	97	97
Lot 1914S	69	69
Lot 1915S	97	97
Lot 1915V	31	31
Lot 1916S	69	69
Lot 1916V	21	21
Lot 1917S	103	103
Lot 1917V	12	12
Lot 1918S	79	79
Lot 1918V	17	17
Lot 1920V	17	17
Lot 1921V	17	17
Lot 1922V	20	20
Lot 1923V	20	20
Lot 1924V	19	19

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1926V	23	23
Lot 1927V	19	19
Lot 1928V	33	33
Lot 1929V	10	10
Lot 1930V	12	12
Lot 1931V	6	6
Lot 1932V	13	13
Lot 1936V	8	8
Lot 1937V	8	8
Lot 1938V	8	8
Lot 1941V	8	8
Lot 1951V	10	10
Lot 1964V	19	19
Lot 1965V	129	129
Lot 2001B	99	99
Lot 2001L	92	92
Lot 2001R	72	72
Lot 2001S	79	79
Lot 2001Y	150	150
Lot 2002B	92	92
Lot 2002L	92	92
Lot 2002R	103	103
Lot 2002S	99	99
Lot 2002Y	150	150
Lot 2003B	75	75
Lot 2003L	74	74
Lot 2003R	103	103
Lot 2003S	99	99
Lot 2003Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2004B	92	92
Lot 2004L	74	74
Lot 2004R	80	80
Lot 2004S	57	57
Lot 2004Y	150	150
Lot 2005B	103	103
Lot 2005L	95	95
Lot 2005R	90	90
Lot 2005S	57	57
Lot 2005Y	150	150
Lot 2006B	97	97
Lot 2006L	100	100
Lot 2006R	72	72
Lot 2006S	57	57
Lot 2006Y	150	150
Lot 2007B	90	90
Lot 2007L	71	71
Lot 2007R	153	153
Lot 2007S	57	57
Lot 2007Y	150	150
Lot 2008B	90	90
Lot 2008L	88	88
Lot 2008R	86	86
Lot 2008Y	150	150
Lot 2009B	94	94
Lot 2009L	95	95
Lot 2009R	91	91
Lot 2009S	63	63
Lot 2009Y	150	150

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2010L	105	105
Lot 2010R	89	89
Lot 2010S	82	82
Lot 2010Z	162	162
Lot 2011L	105	105
Lot 2011R	114	114
Lot 2011S	103	103
Lot 2011Y	150	150
Lot 2012L	110	110
Lot 2012R	111	111
Lot 2012S	69	69
Lot 2013L	108	108
Lot 2013R	83	83
Lot 2013S	98	98
Lot 2014S	69	69
Lot 2015S	98	98
Lot 2015Y	150	150
Lot 2016S	69	69
Lot 2016Y	150	150
Lot 2017S	103	103
Lot 2017Y	150	150
Lot 2018S	79	79
Lot 2018Y	150	150
Lot 2019Y	150	150
Lot 2020Y	150	150
Lot 2021Z	171	171
Lot 2022Z	168	168
Lot 2023Z	173	173
Lot 2024Z	159	159

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2025Z	159	159
Lot 2026Z	159	159
Lot 2030Y	150	150
Lot 2031Z	158	158
Lot 2032Z	158	158
Lot 2033Z	158	158
Lot 2034Y	150	150
Lot 2035Z	168	168
Lot 2036Y	150	150
Lot 2037Y	150	150
Lot 2038Y	150	150
Lot 2039Y	150	150
Lot 2040Y	150	150
Lot 2041Y	150	150
Lot 2042Y	150	150
Lot 2043Y	150	150
Lot 2044Y	150	150
Lot 2045Z	166	166
Lot 2046Y	150	150
Lot 2047Y	150	150
Lot 2048Y	150	150
Lot 2049Y	150	150
Lot 2055Y	150	150
Lot 2056Y	150	150
Lot 2057Y	150	150
Lot 2058Y	150	150
Lot 2059Y	150	150
Lot 2060Y	150	150
Lot 2061Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2062Y	150	150
Lot 2063Y	150	150
Lot 2064Y	150	150
Lot 2065Y	150	150
Lot 2066Y	150	150
Lot 2067Y	150	150
Lot 2068Y	150	150
Lot 2069Y	150	150
Lot 2075Y	150	150
Lot 2076Y	150	150
Lot 2077Y	150	150
Lot 2078Y	150	150
Lot 2079Y	150	150
Lot 2080Y	150	150
Lot 2081Y	150	150
Lot 2082Y	150	150
Lot 2083Y	150	150
Lot 2084Y	150	150
Lot 2085Y	150	150
Lot 2086Y	150	150
Lot 2087Z	170	170
Lot 2090Y	150	150
Lot 2091Y	150	150
Lot 2092Y	150	150
Lot 2093Y	150	150
Lot 2094Y	150	150
Lot 2095Y	150	150
Lot 2096Y	150	150
Lot 2097Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2098Y	150	150
Lot 2099Y	150	150
Lot 2101B	103	103
Lot 2101L	93	93
Lot 2101R	72	72
Lot 2101S	79	79
Lot 2102B	94	94
Lot 2102L	93	93
Lot 2102R	103	103
Lot 2102S	99	99
Lot 2103B	79	79
Lot 2103L	75	75
Lot 2103R	103	103
Lot 2103S	99	99
Lot 2104B	94	94
Lot 2104L	75	75
Lot 2104R	80	80
Lot 2104S	57	57
Lot 2105B	107	107
Lot 2105L	96	96
Lot 2105R	90	90
Lot 2105S	57	57
Lot 2106B	97	97
Lot 2106L	101	101
Lot 2106R	72	72
Lot 2106S	57	57
Lot 2106Y	150	150
Lot 2107B	90	90
Lot 2107L	72	72

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2107R	153	153
Lot 2107S	57	57
Lot 2107Y	150	150
Lot 2108B	90	90
Lot 2108L	89	89
Lot 2108R	87	87
Lot 2108Y	150	150
Lot 2109B	94	94
Lot 2109L	96	96
Lot 2109R	91	91
Lot 2109S	63	63
Lot 2109Y	150	150
Lot 2110L	106	106
Lot 2110R	91	91
Lot 2110S	82	82
Lot 2110Y	150	150
Lot 2111L	106	106
Lot 2111R	114	114
Lot 2111S	103	103
Lot 2111Y	150	150
Lot 2112L	111	111
Lot 2112R	111	111
Lot 2112S	69	69
Lot 2113L	109	109
Lot 2113R	83	83
Lot 2113S	95	95
Lot 2114S	69	69
Lot 2115S	95	95
Lot 2115Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2116S	69	69
Lot 2117S	103	103
Lot 2118S	79	79
Lot 2124Y	150	150
Lot 2125Y	150	150
Lot 2128Y	150	150
Lot 2131Y	150	150
Lot 2132Y	150	150
Lot 2133Y	150	150
Lot 2134Y	150	150
Lot 2135Y	150	150
Lot 2136Y	150	150
Lot 2137Y	150	150
Lot 2138Y	150	150
Lot 2139Y	150	150
Lot 2140Y	150	150
Lot 2142Z	194	194
Lot 2143Y	150	150
Lot 2144Y	150	150
Lot 2145Y	150	150
Lot 2146Z	166	166
Lot 2147Z	164	164
Lot 2148Y	150	150
Lot 2149Z	169	169
Lot 2152Y	150	150
Lot 2153Z	192	192
Lot 2154Z	159	159
Lot 2155Z	157	157
Lot 2156Z	159	159

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2157Y	150	150
Lot 2158Y	150	150
Lot 2159Y	150	150
Lot 2160Z	160	160
Lot 2164Z	155	155
Lot 2166Z	155	155
Lot 2169Y	150	150
Lot 2170Y	150	150
Lot 2172Z	158	158
Lot 2174Z	158	158
Lot 2176Z	160	160
Lot 2178Z	170	170
Lot 2179Z	163	163
Lot 2180Z	167	167
Lot 2182Z	169	169
Lot 2183Z	162	162
Lot 2184Z	160	160
Lot 2185Y	150	150
Lot 2186Y	150	150
Lot 2187Y	150	150
Lot 2188Y	150	150
Lot 2189Y	150	150
Lot 2190Y	150	150
Lot 2191Y	150	150
Lot 2192Z	166	166
Lot 2193Y	150	150
Lot 2194Z	165	165
Lot 2195Y	150	150
Lot 2196Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2197Z	157	157
Lot 2198Y	150	150
Lot 2199Z	155	155
Lot 2200Z	166	166
Lot 2201B	103	103
Lot 2201L	93	93
Lot 2201R	72	72
Lot 2201S	79	79
Lot 2202B	94	94
Lot 2202L	93	93
Lot 2202R	103	103
Lot 2202S	99	99
Lot 2203B	79	79
Lot 2203L	75	75
Lot 2203R	103	103
Lot 2203S	99	99
Lot 2204B	94	94
Lot 2204L	75	75
Lot 2204R	80	80
Lot 2204S	57	57
Lot 2205B	107	107
Lot 2205L	96	96
Lot 2205R	90	90
Lot 2205S	57	57
Lot 2206B	97	97
Lot 2206L	101	101
Lot 2206R	72	72
Lot 2206S	57	57
Lot 2207B	90	90

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

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2207L	72	72
Lot 2207R	153	153
Lot 2207S	57	57
Lot 2208B	90	90
Lot 2208L	89	89
Lot 2208R	86	86
Lot 2209B	94	94
Lot 2209L	96	96
Lot 2209R	91	91
Lot 2209S	63	63
Lot 2210L	106	106
Lot 2210R	89	89
Lot 2210S	82	82
Lot 2210Z	160	160
Lot 2211L	106	106
Lot 2211R	114	114
Lot 2211S	104	104
Lot 2211Z	164	164
Lot 2212L	111	111
Lot 2212R	111	111
Lot 2212S	69	69
Lot 2212Z	164	164
Lot 2213L	109	109
Lot 2213R	83	83
Lot 2213S	96	96
Lot 2213Z	164	164
Lot 2214S	69	69
Lot 2214Z	163	163
Lot 2215S	96	96

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2215Z	180	180
Lot 2216S	69	69
Lot 2216Z	197	197
Lot 2217S	104	104
Lot 2218S	98	98
Lot 2301B	104	104
Lot 2301L	93	93
Lot 2301R	72	72
Lot 2301S	79	79
Lot 2302B	95	95
Lot 2302L	93	93
Lot 2302R	103	103
Lot 2302S	99	99
Lot 2303B	80	80
Lot 2303L	75	75
Lot 2303R	103	103
Lot 2303S	99	99
Lot 2304B	95	95
Lot 2304L	75	75
Lot 2304R	80	80
Lot 2304S	58	58
Lot 2305B	108	108
Lot 2305L	96	96
Lot 2305R	90	90
Lot 2305S	58	58
Lot 2306B	98	98
Lot 2306L	101	101
Lot 2306R	72	72
Lot 2306S	58	58

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2307B	91	91
Lot 2307L	72	72
Lot 2307R	153	153
Lot 2307S	58	58
Lot 2308B	91	91
Lot 2308L	89	89
Lot 2308R	87	87
Lot 2309B	95	95
Lot 2309L	96	96
Lot 2309R	91	91
Lot 2309S	64	64
Lot 2310L	106	106
Lot 2310R	91	91
Lot 2310S	82	82
Lot 2311L	106	106
Lot 2311R	114	114
Lot 2311S	104	104
Lot 2312L	111	111
Lot 2312R	111	111
Lot 2312S	70	70
Lot 2313L	109	109
Lot 2313R	83	83
Lot 2313S	96	96
Lot 2314S	70	70
Lot 2315S	96	96
Lot 2316S	70	70
Lot 2317S	104	104
Lot 2318S	98	98
Lot 2401B	104	104

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2401L	93	93
Lot 2401R	72	72
Lot 2401S	80	80
Lot 2402B	95	95
Lot 2402L	93	93
Lot 2402R	103	103
Lot 2402S	100	100
Lot 2403B	80	80
Lot 2403L	75	75
Lot 2403R	103	103
Lot 2403S	100	100
Lot 2404B	95	95
Lot 2404L	75	75
Lot 2404R	80	80
Lot 2404S	58	58
Lot 2405B	108	108
Lot 2405L	96	96
Lot 2405R	90	90
Lot 2405S	58	58
Lot 2406B	98	98
Lot 2406L	101	101
Lot 2406R	72	72
Lot 2406S	58	58
Lot 2407B	91	91
Lot 2407L	72	72
Lot 2407R	153	153
Lot 2407S	58	58
Lot 2408B	91	91
Lot 2408L	89	89

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2408R	86	86
Lot 2409B	95	95
Lot 2409L	96	96
Lot 2409R	91	91
Lot 2409S	64	64
Lot 2410L	106	106
Lot 2410R	89	89
Lot 2410S	83	83
Lot 2411L	106	106
Lot 2411R	114	114
Lot 2411S	104	104
Lot 2412L	111	111
Lot 2412R	111	111
Lot 2412S	70	70
Lot 2413L	109	109
Lot 2413R	83	83
Lot 2413S	96	96
Lot 2414S	70	70
Lot 2415S	96	96
Lot 2416S	70	70
Lot 2417S	104	104
Lot 2418S	98	98
Lot 2501B	104	104
Lot 2501L	93	93
Lot 2501R	72	72
Lot 2501S	80	80
Lot 2501W	15	15
Lot 2502B	95	95
Lot 2502L	93	93

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2502R	103	103
Lot 2502S	100	100
Lot 2502W	15	15
Lot 2503B	80	80
Lot 2503L	75	75
Lot 2503R	103	103
Lot 2503S	100	100
Lot 2503W	15	15
Lot 2504B	95	95
Lot 2504L	75	75
Lot 2504R	80	80
Lot 2504S	58	58
Lot 2504W	15	15
Lot 2505B	108	108
Lot 2505L	96	96
Lot 2505R	90	90
Lot 2505S	58	58
Lot 2505W	15	15
Lot 2506B	98	98
Lot 2506L	101	101
Lot 2506R	72	72
Lot 2506S	58	58
Lot 2507B	91	91
Lot 2507L	72	72
Lot 2507R	153	153
Lot 2507S	58	58
Lot 2508B	91	91
Lot 2508L	89	89
Lot 2508R	87	87

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2509B	95	95
Lot 2509L	96	96
Lot 2509R	91	91
Lot 2509S	64	64
Lot 2510L	106	106
Lot 2510R	91	91
Lot 2510S	83	83
Lot 2511L	106	106
Lot 2511R	114	114
Lot 2511S	104	104
Lot 2512L	111	111
Lot 2512R	111	111
Lot 2512S	70	70
Lot 2513L	109	109
Lot 2513R	83	83
Lot 2513S	96	96
Lot 2514S	70	70
Lot 2515S	96	96
Lot 2516S	70	70
Lot 2517S	104	104
Lot 2518S	98	98
Lot 2601B	104	104
Lot 2601L	94	94
Lot 2601R	72	72
Lot 2601S	80	80
Lot 2602B	95	95
Lot 2602L	94	94
Lot 2602R	103	103
Lot 2602S	100	100

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2603B	80	80
Lot 2603L	76	76
Lot 2603R	103	103
Lot 2603S	100	100
Lot 2604B	95	95
Lot 2604L	76	76
Lot 2604R	80	80
Lot 2604S	58	58
Lot 2605B	108	108
Lot 2605L	97	97
Lot 2605R	90	90
Lot 2605S	58	58
Lot 2606B	98	98
Lot 2606L	102	102
Lot 2606R	72	72
Lot 2606S	58	58
Lot 2607B	91	91
Lot 2607L	73	73
Lot 2607R	153	153
Lot 2607S	58	58
Lot 2608B	91	91
Lot 2608L	90	90
Lot 2608R	86	86
Lot 2609B	95	95
Lot 2609L	97	97
Lot 2609R	91	91
Lot 2609S	64	64
Lot 2610L	107	107
Lot 2610R	89	89

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2610S	83	83
Lot 2611L	107	107
Lot 2611R	114	114
Lot 2611S	104	104
Lot 2612L	112	112
Lot 2612R	111	111
Lot 2612S	70	70
Lot 2613L	110	110
Lot 2613R	83	83
Lot 2613S	96	96
Lot 2614S	70	70
Lot 2615S	96	96
Lot 2616S	70	70
Lot 2617S	104	104
Lot 2618S	98	98
Lot 2701B	104	104
Lot 2701L	94	94
Lot 2701R	72	72
Lot 2701S	80	80
Lot 2702B	95	95
Lot 2702L	94	94
Lot 2702R	103	103
Lot 2702S	100	100
Lot 2703B	80	80
Lot 2703L	76	76
Lot 2703R	103	103
Lot 2703S	100	100
Lot 2704B	95	95
Lot 2704L	76	76

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2704R	80	80
Lot 2704S	58	58
Lot 2705B	108	108
Lot 2705L	97	97
Lot 2705R	90	90
Lot 2705S	58	58
Lot 2706B	98	98
Lot 2706L	102	102
Lot 2706R	72	72
Lot 2706S	58	58
Lot 2707B	91	91
Lot 2707L	73	73
Lot 2707R	153	153
Lot 2707S	58	58
Lot 2708B	91	91
Lot 2708L	90	90
Lot 2708R	87	87
Lot 2709B	95	95
Lot 2709L	97	97
Lot 2709R	91	91
Lot 2709S	64	64
Lot 2710L	107	107
Lot 2710R	91	91
Lot 2710S	83	83
Lot 2711L	107	107
Lot 2711R	114	114
Lot 2711S	105	105
Lot 2712L	112	112
Lot 2712R	111	111

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2712S	70	70
Lot 2713L	110	110
Lot 2713R	83	83
Lot 2713S	97	97
Lot 2714S	70	70
Lot 2715S	97	97
Lot 2716S	70	70
Lot 2717S	105	105
Lot 2718S	99	99
Lot 2801B	105	105
Lot 2801L	94	94
Lot 2801R	72	72
Lot 2801S	80	80
Lot 2802B	96	96
Lot 2802L	94	94
Lot 2802R	103	103
Lot 2802S	100	100
Lot 2803B	81	81
Lot 2803L	76	76
Lot 2803R	103	103
Lot 2803S	100	100
Lot 2804B	96	96
Lot 2804L	76	76
Lot 2804R	80	80
Lot 2804S	58	58
Lot 2805B	109	109
Lot 2805L	97	97
Lot 2805R	90	90
Lot 2805S	58	58

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2806B	99	99
Lot 2806L	102	102
Lot 2806R	72	72
Lot 2806S	58	58
Lot 2807B	92	92
Lot 2807L	73	73
Lot 2807R	153	153
Lot 2807S	58	58
Lot 2808B	92	92
Lot 2808L	90	90
Lot 2808R	86	86
Lot 2809B	96	96
Lot 2809L	97	97
Lot 2809R	91	91
Lot 2809S	65	65
Lot 2810L	107	107
Lot 2810R	89	89
Lot 2810S	83	83
Lot 2811L	107	107
Lot 2811R	114	114
Lot 2811S	105	105
Lot 2812L	112	112
Lot 2812R	111	111
Lot 2812S	71	71
Lot 2813L	137	137
Lot 2813R	83	83
Lot 2813S	97	97
Lot 2814S	71	71
Lot 2815S	97	97

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2816S	71	71
Lot 2817S	105	105
Lot 2818S	99	99
Lot 2901B	105	105
Lot 2901L	94	94
Lot 2901R	72	72
Lot 2901S	81	81
Lot 2901V	13	13
Lot 2902B	96	96
Lot 2902L	94	94
Lot 2902R	103	103
Lot 2902S	101	101
Lot 2902V	16	16
Lot 2903B	81	81
Lot 2903L	76	76
Lot 2903R	103	103
Lot 2903S	101	101
Lot 2903V	18	18
Lot 2904B	96	96
Lot 2904L	76	76
Lot 2904R	80	80
Lot 2904S	58	58
Lot 2904V	17	17
Lot 2905B	109	109
Lot 2905L	97	97
Lot 2905R	90	90
Lot 2905S	58	58
Lot 2905V	10	10
Lot 2906B	99	99

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2906L	102	102
Lot 2906R	72	72
Lot 2906S	58	58
Lot 2906V	11	11
Lot 2907B	92	92
Lot 2907L	73	73
Lot 2907R	153	153
Lot 2907S	58	58
Lot 2907V	11	11
Lot 2908B	92	92
Lot 2908L	90	90
Lot 2908R	87	87
Lot 2908V	9	9
Lot 2909B	96	96
Lot 2909L	97	97
Lot 2909R	91	91
Lot 2909S	65	65
Lot 2909V	11	11
Lot 2910L	107	107
Lot 2910R	91	91
Lot 2910S	84	84
Lot 2910V	11	11
Lot 2911L	107	107
Lot 2911R	114	114
Lot 2911S	105	105
Lot 2911V	10	10
Lot 2912L	112	112
Lot 2912R	111	111
Lot 2912S	71	71

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2913L	138	138
Lot 2913R	83	83
Lot 2913S	97	97
Lot 2914S	71	71
Lot 2915S	97	97
Lot 2915V	31	31
Lot 2916S	71	71
Lot 2916V	28	28
Lot 2917S	105	105
Lot 2917V	19	19
Lot 2918S	99	99
Lot 2918V	17	17
Lot 2919V	17	17
Lot 2920V	24	24
Lot 2921V	25	25
Lot 2922V	25	25
Lot 2923V	25	25
Lot 2924V	25	25
Lot 2925V	25	25
Lot 2933V	8	8
Lot 2936V	8	8
Lot 2937V	8	8
Lot 2941V	8	8
Lot 2946V	20	20
Lot 2947V	17	17
Lot 2948V	24	24
Lot 2952V	35	35
Lot 2965V	19	19
Lot 3001B	105	105

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3001L	94	94
Lot 3001R	72	72
Lot 3001S	81	81
Lot 3001Z	157	157
Lot 3002B	96	96
Lot 3002L	94	94
Lot 3002R	103	103
Lot 3002S	101	101
Lot 3002Y	150	150
Lot 3003B	81	81
Lot 3003L	76	76
Lot 3003R	103	103
Lot 3003S	101	101
Lot 3003Y	150	150
Lot 3004B	96	96
Lot 3004L	76	76
Lot 3004R	80	80
Lot 3004S	58	58
Lot 3004Y	150	150
Lot 3005B	109	109
Lot 3005L	97	97
Lot 3005R	90	90
Lot 3005S	58	58
Lot 3005Y	150	150
Lot 3006B	99	99
Lot 3006L	102	102
Lot 3006R	72	72
Lot 3006S	58	58
Lot 3006Z	157	157

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3007B	92	92
Lot 3007L	73	73
Lot 3007R	153	153
Lot 3007S	58	58
Lot 3007Y	150	150
Lot 3008B	92	92
Lot 3008L	90	90
Lot 3008R	86	86
Lot 3008Y	150	150
Lot 3009B	96	96
Lot 3009L	97	97
Lot 3009R	91	91
Lot 3009S	65	65
Lot 3009Z	160	160
Lot 3010L	107	107
Lot 3010R	89	89
Lot 3010S	84	84
Lot 3010Z	163	163
Lot 3011L	107	107
Lot 3011R	114	114
Lot 3011S	105	105
Lot 3011Z	167	167
Lot 3012L	112	112
Lot 3012R	111	111
Lot 3012S	71	71
Lot 3012Z	169	169
Lot 3013L	138	138
Lot 3013R	83	83
Lot 3013S	97	97

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3013Z	162	162
Lot 3014S	71	71
Lot 3014Z	160	160
Lot 3015S	97	97
Lot 3015Y	150	150
Lot 3016S	71	71
Lot 3016Y	150	150
Lot 3017S	105	105
Lot 3017Y	150	150
Lot 3018S	99	99
Lot 3018Y	150	150
Lot 3019Y	150	150
Lot 3020Y	150	150
Lot 3021Y	150	150
Lot 3022Z	167	167
Lot 3023Y	150	150
Lot 3024Z	166	166
Lot 3025Y	150	150
Lot 3026Y	150	150
Lot 3027Y	150	150
Lot 3028Y	150	150
Lot 3029Y	150	150
Lot 3030Z	158	158
Lot 3040Z	159	159
Lot 3041Z	166	166
Lot 3042Z	188	188
Lot 3043Z	159	159
Lot 3044Y	150	150
Lot 3050Z	160	160

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3051Z	164	164
Lot 3052Z	164	164
Lot 3053Z	164	164
Lot 3054Z	164	164
Lot 3055Z	179	179
Lot 3056Z	197	197
Lot 3101L	95	95
Lot 3101R	72	72
Lot 3101S	81	81
Lot 3102L	95	95
Lot 3102R	103	103
Lot 3102S	101	101
Lot 3103L	77	77
Lot 3103R	103	103
Lot 3103S	101	101
Lot 3104L	77	77
Lot 3104R	80	80
Lot 3104S	58	58
Lot 3105L	98	98
Lot 3105R	90	90
Lot 3105S	58	58
Lot 3106L	103	103
Lot 3106R	72	72
Lot 3106S	58	58
Lot 3107L	74	74
Lot 3107R	153	153
Lot 3107S	58	58
Lot 3108L	91	91
Lot 3108R	87	87

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3109L	98	98
Lot 3109R	91	91
Lot 3109S	65	65
Lot 3110L	108	108
Lot 3110R	91	91
Lot 3110S	84	84
Lot 3111L	108	108
Lot 3111R	114	114
Lot 3111S	105	105
Lot 3112L	113	113
Lot 3112R	111	111
Lot 3112S	71	71
Lot 3113L	138	138
Lot 3113R	83	83
Lot 3113S	97	97
Lot 3114S	71	71
Lot 3115S	97	97
Lot 3116S	71	71
Lot 3117S	105	105
Lot 3118S	99	99
Lot 3201L	95	95
Lot 3201R	72	72
Lot 3201S	81	81
Lot 3202L	95	95
Lot 3202R	103	103
Lot 3202S	101	101
Lot 3203L	77	77
Lot 3203R	103	103
Lot 3203S	101	101

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3204L	77	77
Lot 3204R	80	80
Lot 3204S	58	58
Lot 3205L	98	98
Lot 3205R	90	90
Lot 3205S	58	58
Lot 3206L	103	103
Lot 3206R	72	72
Lot 3206S	58	58
Lot 3207L	74	74
Lot 3207R	153	153
Lot 3207S	58	58
Lot 3208L	91	91
Lot 3208R	86	86
Lot 3209L	98	98
Lot 3209R	91	91
Lot 3209S	65	65
Lot 3210L	108	108
Lot 3210R	89	89
Lot 3210S	84	84
Lot 3211L	108	108
Lot 3211R	114	114
Lot 3211S	106	106
Lot 3212L	113	113
Lot 3212R	111	111
Lot 3212S	71	71
Lot 3213L	138	138
Lot 3213R	83	83
Lot 3213S	98	98

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3214S	71	71
Lot 3215S	98	98
Lot 3216S	71	71
Lot 3217S	106	106
Lot 3218S	100	100
Lot 3301L	95	95
Lot 3301R	72	72
Lot 3301S	81	81
Lot 3302L	95	95
Lot 3302R	103	103
Lot 3302S	101	101
Lot 3303L	77	77
Lot 3303R	103	103
Lot 3303S	101	101
Lot 3304L	77	77
Lot 3304R	80	80
Lot 3304S	59	59
Lot 3305L	98	98
Lot 3305R	90	90
Lot 3305S	59	59
Lot 3306L	103	103
Lot 3306R	72	72
Lot 3306S	59	59
Lot 3307L	74	74
Lot 3307R	153	153
Lot 3307S	59	59
Lot 3308L	91	91
Lot 3308R	87	87
Lot 3309L	98	98

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3309R	91	91
Lot 3309S	66	66
Lot 3310L	108	108
Lot 3310R	91	91
Lot 3310S	84	84
Lot 3311L	108	108
Lot 3311R	114	114
Lot 3311S	106	106
Lot 3312L	113	113
Lot 3312R	111	111
Lot 3312S	72	72
Lot 3313L	138	138
Lot 3313R	83	83
Lot 3313S	98	98
Lot 3314S	72	72
Lot 3315S	98	98
Lot 3316S	72	72
Lot 3317S	106	106
Lot 3318S	100	100
Lot 3401L	95	95
Lot 3401R	72	72
Lot 3401S	82	82
Lot 3402L	95	95
Lot 3402R	103	103
Lot 3402S	102	102
Lot 3403L	77	77
Lot 3403R	103	103
Lot 3403S	102	102
Lot 3404L	77	77

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3404R	80	80
Lot 3404S	59	59
Lot 3405L	98	98
Lot 3405R	90	90
Lot 3405S	59	59
Lot 3406L	103	103
Lot 3406R	72	72
Lot 3406S	59	59
Lot 3407L	74	74
Lot 3407R	153	153
Lot 3407S	59	59
Lot 3408L	91	91
Lot 3408R	86	86
Lot 3409L	98	98
Lot 3409R	91	91
Lot 3409S	66	66
Lot 3410L	108	108
Lot 3410R	89	89
Lot 3410S	85	85
Lot 3411L	108	108
Lot 3411R	114	114
Lot 3411S	106	106
Lot 3412L	113	113
Lot 3412R	111	111
Lot 3412S	72	72
Lot 3413L	139	139
Lot 3413R	83	83
Lot 3413S	98	98
Lot 3414S	72	72

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3415S	98	98
Lot 3416S	72	72
Lot 3417S	106	106
Lot 3418S	100	100
Lot 3501L	95	95
Lot 3501R	72	72
Lot 3501S	82	82
Lot 3502L	95	95
Lot 3502R	103	103
Lot 3502S	102	102
Lot 3503L	77	77
Lot 3503R	103	103
Lot 3503S	102	102
Lot 3504L	77	77
Lot 3504R	80	80
Lot 3504S	59	59
Lot 3505L	98	98
Lot 3505R	90	90
Lot 3505S	59	59
Lot 3506L	103	103
Lot 3506R	72	72
Lot 3506S	59	59
Lot 3507L	74	74
Lot 3507R	153	153
Lot 3507S	59	59
Lot 3508L	91	91
Lot 3508R	87	87
Lot 3509L	98	98
Lot 3509R	91	91

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3509S	66	66
Lot 3510L	108	108
Lot 3510R	91	91
Lot 3510S	85	85
Lot 3511L	108	108
Lot 3511R	114	114
Lot 3511S	106	106
Lot 3512L	113	113
Lot 3512R	111	111
Lot 3512S	72	72
Lot 3513L	139	139
Lot 3513R	83	83
Lot 3513S	98	98
Lot 3514S	72	72
Lot 3515S	98	98
Lot 3516S	72	72
Lot 3517S	106	106
Lot 3518S	100	100
Lot 3601L	96	96
Lot 3601R	72	72
Lot 3601S	82	82
Lot 3602L	96	96
Lot 3602R	103	103
Lot 3602S	102	102
Lot 3603L	78	78
Lot 3603R	103	103
Lot 3603S	102	102
Lot 3604L	78	78
Lot 3604R	80	80

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3604S	59	59
Lot 3605L	99	99
Lot 3605R	90	90
Lot 3605S	59	59
Lot 3606L	104	104
Lot 3606R	72	72
Lot 3606S	59	59
Lot 3607L	75	75
Lot 3607R	153	153
Lot 3607S	59	59
Lot 3608L	92	92
Lot 3608R	86	86
Lot 3609L	99	99
Lot 3609R	91	91
Lot 3609S	66	66
Lot 3610L	109	109
Lot 3610R	89	89
Lot 3610S	85	85
Lot 3611L	109	109
Lot 3611R	114	114
Lot 3611S	106	106
Lot 3612L	114	114
Lot 3612R	111	111
Lot 3612S	72	72
Lot 3613L	139	139
Lot 3613R	83	83
Lot 3613S	98	98
Lot 3614S	72	72
Lot 3615S	98	98

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3616S	72	72
Lot 3617S	106	106
Lot 3618S	100	100
Lot 3701L	96	96
Lot 3701R	72	72
Lot 3701S	82	82
Lot 3702L	96	96
Lot 3702R	103	103
Lot 3702S	102	102
Lot 3703L	78	78
Lot 3703R	103	103
Lot 3703S	102	102
Lot 3704L	78	78
Lot 3704R	80	80
Lot 3704S	59	59
Lot 3705L	99	99
Lot 3705R	90	90
Lot 3705S	59	59
Lot 3706L	104	104
Lot 3706R	72	72
Lot 3706S	59	59
Lot 3707L	75	75
Lot 3707R	153	153
Lot 3707S	59	59
Lot 3708L	92	92
Lot 3708R	87	87
Lot 3709L	99	99
Lot 3709R	91	91
Lot 3709S	66	66

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3710L	109	109
Lot 3710R	91	91
Lot 3710S	85	85
Lot 3711L	109	109
Lot 3711R	114	114
Lot 3711S	107	107
Lot 3712L	114	114
Lot 3712R	111	111
Lot 3712S	72	72
Lot 3713L	139	139
Lot 3713R	83	83
Lot 3713S	99	99
Lot 3714S	72	72
Lot 3715S	99	99
Lot 3716S	72	72
Lot 3717S	107	107
Lot 3718S	101	101
Lot 3801L	96	96
Lot 3801R	72	72
Lot 3801S	82	82
Lot 3802L	96	96
Lot 3802R	103	103
Lot 3802S	102	102
Lot 3803L	78	78
Lot 3803R	103	103
Lot 3803S	102	102
Lot 3804L	78	78
Lot 3804R	80	80
Lot 3804S	59	59

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3805L	99	99
Lot 3805R	90	90
Lot 3805S	59	59
Lot 3806L	104	104
Lot 3806R	72	72
Lot 3806S	59	59
Lot 3807L	75	75
Lot 3807R	153	153
Lot 3807S	59	59
Lot 3808L	92	92
Lot 3808R	86	86
Lot 3809L	99	99
Lot 3809R	91	91
Lot 3809S	67	67
Lot 3810L	109	109
Lot 3810R	89	89
Lot 3810S	85	85
Lot 3811L	109	109
Lot 3811R	114	114
Lot 3811S	107	107
Lot 3812L	114	114
Lot 3812R	111	111
Lot 3812S	73	73
Lot 3813L	139	139
Lot 3813R	83	83
Lot 3813S	99	99
Lot 3814S	73	73
Lot 3815S	99	99
Lot 3816S	73	73

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3817S	107	107
Lot 3818S	101	101
Lot 3901L	96	96
Lot 3901R	72	72
Lot 3901S	83	83
Lot 3902L	96	96
Lot 3902R	103	103
Lot 3902S	103	103
Lot 3903L	78	78
Lot 3903R	103	103
Lot 3903S	103	103
Lot 3904L	78	78
Lot 3904R	80	80
Lot 3904S	59	59
Lot 3905L	99	99
Lot 3905R	90	90
Lot 3905S	59	59
Lot 3905V	8	8
Lot 3906L	104	104
Lot 3906R	72	72
Lot 3906S	59	59
Lot 3907L	75	75
Lot 3907R	153	153
Lot 3907S	59	59
Lot 3908L	92	92
Lot 3908R	87	87
Lot 3908V	8	8
Lot 3909L	99	99
Lot 3909R	91	91

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 3909S	67	67
Lot 3910L	109	109
Lot 3910R	91	91
Lot 3910S	86	86
Lot 3911L	109	109
Lot 3911R	114	114
Lot 3911S	107	107
Lot 3912L	114	114
Lot 3912R	111	111
Lot 3912S	73	73
Lot 3913L	140	140
Lot 3913R	83	83
Lot 3913S	99	99
Lot 3914S	73	73
Lot 3915S	99	99
Lot 3916S	73	73
Lot 3917S	107	107
Lot 3918S	101	101
Lot 4001L	96	96
Lot 4001R	72	72
Lot 4001S	83	83
Lot 4002L	96	96
Lot 4002R	103	103
Lot 4002S	103	103
Lot 4003L	78	78
Lot 4003R	103	103
Lot 4003S	103	103
Lot 4004L	78	78
Lot 4004R	80	80

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4004S	59	59
Lot 4005L	99	99
Lot 4005R	90	90
Lot 4005S	59	59
Lot 4005Y	150	150
Lot 4006L	104	104
Lot 4006R	72	72
Lot 4006S	59	59
Lot 4006Y	150	150
Lot 4007L	75	75
Lot 4007R	153	153
Lot 4007S	59	59
Lot 4007Y	150	150
Lot 4008L	92	92
Lot 4008R	86	86
Lot 4008Y	150	150
Lot 4009L	99	99
Lot 4009R	91	91
Lot 4009S	67	67
Lot 4009Z	178	178
Lot 4010L	109	109
Lot 4010R	89	89
Lot 4010S	86	86
Lot 4010Y	150	150
Lot 4011L	109	109
Lot 4011R	114	114
Lot 4011S	107	107
Lot 4011Y	150	150
Lot 4012L	114	114

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4012R	111	111
Lot 4012S	73	73
Lot 4012Y	150	150
Lot 4013L	140	140
Lot 4013R	83	83
Lot 4013S	99	99
Lot 4014S	73	73
Lot 4014Y	150	150
Lot 4015S	99	99
Lot 4015Z	160	160
Lot 4016S	73	73
Lot 4016Y	150	150
Lot 4017S	107	107
Lot 4017Y	150	150
Lot 4018S	101	101
Lot 4018Y	150	150
Lot 4019Y	150	150
Lot 4020Y	150	150
Lot 4021Y	150	150
Lot 4022Y	150	150
Lot 4023Y	150	150
Lot 4024Y	150	150
Lot 4025Y	150	150
Lot 4026Y	150	150
Lot 4027Y	150	150
Lot 4028Y	150	150
Lot 4029Y	150	150
Lot 4030Y	150	150
Lot 4031Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4032Y	150	150
Lot 4033Y	150	150
Lot 4034Y	150	150
Lot 4035Y	150	150
Lot 4036Y	150	150
Lot 4037Y	150	150
Lot 4038Y	150	150
Lot 4040Y	150	150
Lot 4041Y	150	150
Lot 4042Y	150	150
Lot 4043Y	150	150
Lot 4044Y	150	150
Lot 4045Y	150	150
Lot 4046Y	150	150
Lot 4047Y	150	150
Lot 4048Y	150	150
Lot 4049Y	150	150
Lot 4050Z	177	177
Lot 4051Y	150	150
Lot 4055Y	150	150
Lot 4056Y	150	150
Lot 4057Y	150	150
Lot 4058Y	150	150
Lot 4059Y	150	150
Lot 4060Y	150	150
Lot 4061Y	150	150
Lot 4062Y	150	150
Lot 4063Y	150	150
Lot 4064Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4065Y	150	150
Lot 4066Y	150	150
Lot 4067Y	150	150
Lot 4075Y	150	150
Lot 4076Y	150	150
Lot 4077Y	150	150
Lot 4078Y	150	150
Lot 4079Y	150	150
Lot 4080Y	150	150
Lot 4081Y	150	150
Lot 4082Z	170	170
Lot 4083Y	150	150
Lot 4084Y	150	150
Lot 4085Y	150	150
Lot 4086Y	150	150
Lot 4087Z	163	163
Lot 4089Z	168	168
Lot 4091Z	170	170
Lot 4092Y	150	150
Lot 4093Y	150	150
Lot 4094Y	150	150
Lot 4095Y	150	150
Lot 4096Y	150	150
Lot 4097Y	150	150
Lot 4100Y	150	150
Lot 4101L	97	97
Lot 4101R	72	72
Lot 4101S	83	83
Lot 4101Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4102L	97	97
Lot 4102R	103	103
Lot 4102S	103	103
Lot 4102Z	171	171
Lot 4103L	79	79
Lot 4103R	103	103
Lot 4103S	103	103
Lot 4103Z	166	166
Lot 4104L	79	79
Lot 4104R	80	80
Lot 4104S	59	59
Lot 4104Z	176	176
Lot 4105L	100	100
Lot 4105R	90	90
Lot 4105S	59	59
Lot 4105Y	150	150
Lot 4106L	105	105
Lot 4106R	72	72
Lot 4106S	59	59
Lot 4106Y	150	150
Lot 4107L	76	76
Lot 4107R	153	153
Lot 4107S	59	59
Lot 4108L	93	93
Lot 4108R	87	87
Lot 4108Y	150	150
Lot 4109L	100	100
Lot 4109R	91	91
Lot 4109S	67	67

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4109Y	150	150
Lot 4110L	110	110
Lot 4110R	91	91
Lot 4110S	86	86
Lot 4110Y	150	150
Lot 4111L	110	110
Lot 4111R	114	114
Lot 4111S	107	107
Lot 4112L	115	115
Lot 4112R	111	111
Lot 4112S	73	73
Lot 4113L	140	140
Lot 4113R	83	83
Lot 4113S	99	99
Lot 4114S	73	73
Lot 4114Y	150	150
Lot 4115S	99	99
Lot 4115Z	173	173
Lot 4116S	73	73
Lot 4117S	107	107
Lot 4118S	101	101
Lot 4201L	97	97
Lot 4201R	72	72
Lot 4201S	83	83
Lot 4202L	97	97
Lot 4202R	103	103
Lot 4202S	103	103
Lot 4203L	79	79
Lot 4203R	103	103

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4203S	103	103
Lot 4204L	79	79
Lot 4204R	80	80
Lot 4204S	59	59
Lot 4205L	100	100
Lot 4205R	90	90
Lot 4205S	59	59
Lot 4206L	105	105
Lot 4206R	72	72
Lot 4206S	59	59
Lot 4207L	76	76
Lot 4207R	153	153
Lot 4207S	59	59
Lot 4208L	93	93
Lot 4208R	86	86
Lot 4209L	100	100
Lot 4209R	91	91
Lot 4209S	67	67
Lot 4210L	110	110
Lot 4210R	89	89
Lot 4210S	86	86
Lot 4211L	110	110
Lot 4211R	114	114
Lot 4211S	108	108
Lot 4212L	115	115
Lot 4212R	111	111
Lot 4212S	73	73
Lot 4213L	140	140
Lot 4213R	83	83

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4213S	100	100
Lot 4214S	73	73
Lot 4215S	100	100
Lot 4216S	73	73
Lot 4217S	108	108
Lot 4218S	102	102
Lot 4301L	97	97
Lot 4301R	72	72
Lot 4301S	83	83
Lot 4302L	97	97
Lot 4302R	103	103
Lot 4302S	103	103
Lot 4303L	79	79
Lot 4303R	103	103
Lot 4303S	103	103
Lot 4304L	79	79
Lot 4304R	80	80
Lot 4304S	60	60
Lot 4305L	100	100
Lot 4305R	90	90
Lot 4305S	60	60
Lot 4306L	105	105
Lot 4306R	72	72
Lot 4306S	60	60
Lot 4307L	76	76
Lot 4307R	153	153
Lot 4307S	60	60
Lot 4308L	93	93
Lot 4308R	87	87

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4309L	100	100
Lot 4309R	91	91
Lot 4309S	68	68
Lot 4310L	110	110
Lot 4310R	91	91
Lot 4310S	86	86
Lot 4311L	110	110
Lot 4311R	114	114
Lot 4311S	108	108
Lot 4312L	115	115
Lot 4312R	111	111
Lot 4312S	74	74
Lot 4313L	140	140
Lot 4313R	83	83
Lot 4313S	100	100
Lot 4314S	74	74
Lot 4315S	100	100
Lot 4316S	74	74
Lot 4317S	108	108
Lot 4318S	102	102
Lot 4401L	97	97
Lot 4401R	72	72
Lot 4401S	84	84
Lot 4402L	97	97
Lot 4402R	103	103
Lot 4402S	104	104
Lot 4403L	79	79
Lot 4403R	103	103
Lot 4403S	104	104

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4404L	79	79
Lot 4404R	80	80
Lot 4404S	60	60
Lot 4405L	100	100
Lot 4405R	90	90
Lot 4405S	60	60
Lot 4406L	105	105
Lot 4406R	72	72
Lot 4406S	50	50
Lot 4407L	76	76
Lot 4407R	153	153
Lot 4407S	60	60
Lot 4408L	93	93
Lot 4408R	86	86
Lot 4409L	100	100
Lot 4409R	91	91
Lot 4409S	68	68
Lot 4410L	110	110
Lot 4410R	89	89
Lot 4410S	87	87
Lot 4411L	110	110
Lot 4411R	114	114
Lot 4411S	108	108
Lot 4412L	115	115
Lot 4412R	111	111
Lot 4412S	74	74
Lot 4413L	141	141
Lot 4413R	83	83
Lot 4413S	100	100

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4414S	74	74
Lot 4415S	100	100
Lot 4416S	74	74
Lot 4417S	108	108
Lot 4418S	102	102
Lot 4501L	97	97
Lot 4501R	72	72
Lot 4501S	84	84
Lot 4502L	97	97
Lot 4502R	103	103
Lot 4502S	104	104
Lot 4503L	79	79
Lot 4503R	103	103
Lot 4503S	104	104
Lot 4504L	79	79
Lot 4504R	80	80
Lot 4504S	60	60
Lot 4505L	100	100
Lot 4505R	90	90
Lot 4505S	60	60
Lot 4506L	105	105
Lot 4506R	72	72
Lot 4506S	50	50
Lot 4507L	76	76
Lot 4507R	153	153
Lot 4507S	60	60
Lot 4508L	93	93
Lot 4508R	87	87
Lot 4509L	100	100

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4509R	91	91
Lot 4509S	68	68
Lot 4510L	110	110
Lot 4510R	91	91
Lot 4510S	87	87
Lot 4511L	110	110
Lot 4511R	114	114
Lot 4511S	108	108
Lot 4512L	115	115
Lot 4512R	111	111
Lot 4512S	74	74
Lot 4513L	141	141
Lot 4513R	83	83
Lot 4513S	100	100
Lot 4514S	74	74
Lot 4515S	100	100
Lot 4516S	74	74
Lot 4517S	108	108
Lot 4518S	102	102
Lot 4601L	98	98
Lot 4601R	72	72
Lot 4602L	98	98
Lot 4602R	103	103
Lot 4603L	80	80
Lot 4603R	103	103
Lot 4604L	80	80
Lot 4604R	80	80
Lot 4605L	101	101
Lot 4605R	90	90

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 4606L	106	106
Lot 4606R	72	72
Lot 4607L	77	77
Lot 4607R	153	153
Lot 4608L	94	94
Lot 4608R	86	86
Lot 4609L	101	101
Lot 4609R	91	91
Lot 4610L	111	111
Lot 4610R	89	89
Lot 4611L	111	111
Lot 4611R	114	114
Lot 4612L	116	116
Lot 4612R	111	111
Lot 4613L	141	141
Lot 4613R	83	83
Lot 4701L	98	98
Lot 4701R	72	72
Lot 4702L	98	98
Lot 4702R	103	103
Lot 4703L	80	80
Lot 4703R	103	103
Lot 4704L	80	80
Lot 4704R	80	80
Lot 4705L	101	101
Lot 4705R	90	90
Lot 4706L	106	106
Lot 4706R	72	72
Lot 4707L	77	77

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4707R	153	153
Lot 4708L	94	94
Lot 4708R	87	87
Lot 4709L	101	101
Lot 4709R	91	91
Lot 4710L	111	111
Lot 4710R	91	91
Lot 4711L	111	111
Lot 4711R	114	114
Lot 4712L	116	116
Lot 4712R	111	111
Lot 4713R	83	83
Lot 4801L	98	98
Lot 4801R	72	72
Lot 4802L	98	98
Lot 4802R	103	103
Lot 4803L	80	80
Lot 4803R	103	103
Lot 4804L	80	80
Lot 4804R	80	80
Lot 4805L	101	101
Lot 4805R	90	90
Lot 4806L	106	106
Lot 4806R	72	72
Lot 4807L	77	77
Lot 4807R	153	153
Lot 4808L	94	94
Lot 4808R	86	86
Lot 4809L	101	101

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4809R	91	91
Lot 4810L	111	111
Lot 4810R	89	89
Lot 4811L	111	111
Lot 4811R	114	114
Lot 4812L	116	116
Lot 4812R	111	111
Lot 4813R	83	83
Lot 4901R	72	72
Lot 4901V	12	12
Lot 4902R	103	103
Lot 4902V	9	9
Lot 4903R	103	103
Lot 4904R	80	80
Lot 4905R	90	90
Lot 4906R	72	72
Lot 4907R	153	153
Lot 4908R	87	87
Lot 4909R	91	91
Lot 4910R	91	91
Lot 4911R	114	114
Lot 4911V	27	27
Lot 4912R	111	111
Lot 4912V	27	27
Lot 4913R	83	83
Lot 4913V	27	27
Lot 4914V	27	27
Lot 4915V	27	27
Lot 4916V	27	27

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4917V	27	27
Lot 4918V	27	27
Lot 4919V	27	27
Lot 4920V	26	26
Lot 4921V	30	30
Lot 4922V	37	37
Lot 4923V	37	37
Lot 4924V	37	37
Lot 4925V	14	14
Lot 4926V	14	14
Lot 4927V	14	14
Lot 4928V	14	14
Lot 4929V	14	14
Lot 4930V	15	15
Lot 4931V	10	10
Lot 4932V	15	15
Lot 4933V	10	10
Lot 4934V	16	16
Lot 4935V	7	7
Lot 4936V	21	21
Lot 4937V	10	10
Lot 4938V	6	6
Lot 4939V	17	17
Lot 4940V	13	13
Lot 4941V	9	9
Lot 4942V	25	25
Lot 4943V	17	17
Lot 4944V	10	10
Lot 4945V	23	23

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4947V	12	12
Lot 4948V	9	9
Lot 4949V	9	9
Lot 4950V	20	20
Lot 4951V	23	23
Lot 4952V	18	18
Lot 4953V	18	18
Lot 4954V	10	10
Lot 4955V	13	13
Lot 4956V	23	23
Lot 4957V	13	13
Lot 4958V	26	26
Lot 4959V	17	17
Lot 4960V	9	9
Lot 4961V	27	27
Lot 4962V	15	15
Lot 4963V	29	29
Lot 4964V	29	29
Lot 5001R	72	72
Lot 5001Z	182	182
Lot 5002R	103	103
Lot 5002Z	167	167
Lot 5003R	103	103
Lot 5003Z	174	174
Lot 5004R	80	80
Lot 5004Z	173	173
Lot 5005R	90	90
Lot 5005Z	167	167
Lot 5006R	72	72

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 5006Z	171	171
Lot 5007R	153	153
Lot 5007Y	150	150
Lot 5008R	86	86
Lot 5008Y	150	150
Lot 5009R	91	91
Lot 5009Y	150	150
Lot 5010R	89	89
Lot 5010Y	150	150
Lot 5011R	114	114
Lot 5011Y	150	150
Lot 5012R	111	111
Lot 5012Y	150	150
Lot 5013R	83	83
Lot 5013Y	150	150
Lot 5014Y	150	150
Lot 5015Y	150	150
Lot 5016Y	150	150
Lot 5017Y	150	150
Lot 5018Y	150	150
Lot 5019Y	150	150
Lot 5020Y	150	150
Lot 5021Y	150	150
Lot 5022Y	150	150
Lot 5023Z	160	160
Lot 5024Y	150	150
Lot 5025Y	150	150
Lot 5026Y	150	150
Lot 5027Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 5028Y	150	150
Lot 5029Y	150	150
Lot 5030Y	150	150
Lot 5031Y	150	150
Lot 5032Y	150	150
Lot 5033Y	150	150
Lot 5034Y	150	150
Lot 5035Y	150	150
Lot 5036Y	150	150
Lot 5037Y	150	150
Lot 5038Y	150	150
Lot 5039Y	150	150
Lot 5040Y	150	150
Lot 5041Y	150	150
Lot 5042Y	150	150
Lot 5043Y	150	150
Lot 5044Y	150	150
Lot 5045Y	150	150
Lot 5046Y	150	150
Lot 5050Y	150	150
Lot 5051Y	150	150
Lot 5052Y	150	150
Lot 5053Y	150	150
Lot 5054Y	150	150
Lot 5055Y	150	150
Lot 5056Y	150	150
Lot 5057Y	150	150
Lot 5058Y	150	150
Lot 5059Y	150	150

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 5060Z	177	177
Lot 5061Y	150	150
Lot 5062Y	150	150
Lot 5065Y	150	150
Lot 5066Y	150	150
Lot 5067Y	150	150
Lot 5068Y	150	150
Lot 5069Y	150	150
Lot 5070Y	150	150
Lot 5071Y	150	150
Lot 5072Y	150	150
Lot 5073Y	150	150
Lot 5074Y	150	150
Lot 5075Y	150	150
Lot 5076Y	150	150
Lot 5077Y	150	150
Lot 5081Y	150	150
Lot 5082Y	150	150
Lot 5083Y	150	150
Lot 5084Y	150	150
Lot 5085Y	150	150
Lot 5086Y	150	150
Lot 5087Y	150	150
Lot 5088Z	170	170
Lot 5089Y	150	150
Lot 5090Y	150	150
Lot 5091Y	150	150
Lot 5092Y	150	150
Lot 5093Z	163	163

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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Land Parcel	Entitlement	Liability
Lot 5095Y	150	150
Lot 5097Z	170	170
Lot 5098Y	150	150
Lot 5099Y	150	150
Lot 5100Y	150	150
Lot 5101R	72	72
Lot 5101Y	150	150
Lot 5102R	103	103
Lot 5102Y	150	150
Lot 5103R	103	103
Lot 5103Y	150	150
Lot 5104R	80	80
Lot 5105R	90	90
Lot 5106R	72	72
Lot 5107R	153	153
Lot 5108R	87	87
Lot 5109R	91	91
Lot 5110R	91	91
Lot 5110Y	150	150
Lot 5111R	114	114
Lot 5111Y	150	150
Lot 5112R	111	111
Lot 5112Y	150	150
Lot 5113R	83	83
Lot 5113Y	150	150
Lot 5114Z	166	166
Lot 5115Z	176	176
Lot 5116Y	150	150
Lot 5117Y	150	150

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 5119Y	150	150
Lot 5120Y	150	150
Lot 5121Y	150	150
Lot 5125Y	150	150
Lot 5126Z	173	173
Lot 5201R	72	72
Lot 5202R	103	103
Lot 5203R	103	103
Lot 5204R	80	80
Lot 5205R	90	90
Lot 5206R	72	72
Lot 5207R	153	153
Lot 5208R	86	86
Lot 5209R	91	91
Lot 5210R	89	89
Lot 5211R	114	114
Lot 5212R	111	111
Lot 5213R	83	83
Lot 5901V	12	12
Lot 5902V	9	9
Lot 5903V	8	8
Lot 5904V	8	8
Lot 5905V	8	8
Lot 5906V	8	8
Lot 5907V	8	8
Lot 5908V	8	8
Lot 5909V	8	8
Lot 5910V	8	8
Lot 5911V	8	8

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 5912V	8	8
Lot 5913V	8	8
Lot 5914V	8	8
Lot 5915V	10	10
Lot 5918V	6	6
Lot 5919V	22	22
Lot 5920V	10	10
Lot 5921V	22	22
Lot 5922V	21	21
Lot 5923V	10	10
Lot 5924V	9	9
Lot 5925V	14	14
Lot 5926V	13	13
Lot 5927V	10	10
Lot 5928V	25	25
Lot 5930V	10	10
Lot 5931V	23	23
Lot 5932V	33	33
Lot 5933V	12	12
Lot 5934V	9	9
Lot 5935V	9	9
Lot 5936V	20	20
Lot 5937V	23	23
Lot 5938V	18	18
Lot 5939V	26	26
Lot 5940V	13	13
Lot 5941V	18	18
Lot 5942V	12	12
Lot 5943V	16	16

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Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 5944V	18	18
Lot 5945V	17	17
Lot 5946V	15	15
Lot 5947V	27	27
Lot 5948V	15	15
Lot 5949V	29	29
Lot 5950V	29	29
Lot 6001Z	182	182
Lot 6002Z	167	167
Lot 6003Z	174	174
Lot 6004Z	173	173
Lot 6005Z	167	167
Lot 6006Z	171	171
Lot 6007Y	150	150
Lot 6008Y	150	150
Lot 6009Y	150	150
Lot 6010Y	150	150
Lot 6011Y	150	150
Lot 6012Y	150	150
Lot 6013Y	150	150
Lot 6014Y	150	150
Lot 6015Y	150	150
Lot 6016Y	150	150
Lot 6017Y	150	150
Lot 6018Y	150	150
Lot 6019Y	150	150
Lot 6020Z	157	157
Lot 6021Z	157	157
Lot 6022Z	160	160

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Land Parcel	Entitlement	Liability
Lot 6023Z	162	162
Lot 6024Y	150	150
Lot 6025Z	161	161
Lot 6026Y	150	150
Lot 6027Z	160	160
Lot 6028Y	150	150
Lot 6029Y	150	150
Lot 6030Y	150	150
Lot 6031Y	150	150
Lot 6032Y	150	150
Lot 6033Y	150	150
Lot 6034Y	150	150
Lot 6035Y	150	150
Lot 6036Y	150	150
Lot 6037Y	150	150
Lot 6038Y	150	150
Lot 6039Y	150	150
Lot 6040Y	150	150
Lot 6041Y	150	150
Lot 6042Y	150	150
Lot 6043Y	150	150
Lot 6044Y	150	150
Lot 6045Y	150	150
Lot 6046Y	150	150
Lot 6047Y	150	150
Lot 6048Y	150	150
Lot 6049Y	150	150
Lot 6050Y	150	150
Lot 6055Y	150	150

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PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 6056Y	150	150
Lot 6057Y	150	150
Lot 6058Y	150	150
Lot 6059Y	150	150
Lot 6060Y	150	150
Lot 6061Y	150	150
Lot 6062Y	150	150
Lot 6063Y	150	150
Lot 6064Y	150	150
Lot 6065Z	177	177
Lot 6066Y	150	150
Lot 6067Y	150	150
Lot 6070Y	150	150
Lot 6071Y	150	150
Lot 6072Y	150	150
Lot 6073Y	150	150
Lot 6074Y	150	150
Lot 6075Y	150	150
Lot 6076Y	150	150
Lot 6077Y	150	150
Lot 6078Y	150	150
Lot 6079Y	150	150
Lot 6080Y	150	150
Lot 6081Y	150	150
Lot 6082Y	150	150
Lot 6086Y	150	150
Lot 6087Y	150	150
Lot 6088Y	150	150
Lot 6089Y	150	150

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Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 6090Y	150	150
Lot 6091Y	150	150
Lot 6092Y	150	150
Lot 6093Z	170	170
Lot 6094Y	150	150
Lot 6095Y	150	150
Lot 6096Y	150	150
Lot 6097Y	150	150
Lot 6098Z	163	163
Lot 6100Y	150	150
Lot 6102Z	170	170
Lot 6103Y	150	150
Lot 6104Y	150	150
Lot 6105Y	150	150
Lot 6106Y	150	150
Lot 6107Y	150	150
Lot 6108Y	150	150
Lot 6110Y	150	150
Lot 6111Y	150	150
Lot 6112Y	150	150
Lot 6113Y	150	150
Lot 6114Z	166	166
Lot 6115Z	176	176
Lot 6116Y	150	150
Lot 6117Y	150	150
Lot 6119Y	150	150
Lot 6120Z	159	159
Lot 6121Z	160	160
Lot 6122Y	150	150

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

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 6123Y	150	150
Lot 6124Y	150	150
Lot 6125Y	150	150
Lot 6126Z	173	173
Lot 6901V	8	8
Lot 6902V	8	8
Lot 6903V	17	17
Lot 6904V	8	8
Lot 6905V	7	7
Lot 6906V	8	8
Lot 6907V	8	8
Lot 6908V	8	8
Lot 6910V	8	8
Lot 6911V	8	8
Lot 6912V	8	8
Lot 6913V	8	8
Lot 6914V	8	8
Lot 6915V	8	8
Lot 6916V	8	8
Lot 6917V	8	8
Lot 6918V	10	10
Lot 6919V	22	22
Lot 6920V	10	10
Lot 6921V	22	22
Lot 6922V	21	21
Lot 6923V	10	10
Lot 6924V	9	9
Lot 6925V	14	14
Lot 6926V	13	13

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 6927V	12	12
Lot 6928V	25	25
Lot 6930V	10	10
Lot 6931V	23	23
Lot 6932V	33	33
Lot 6933V	12	12
Lot 6934V	9	9
Lot 6935V	9	9
Lot 6936V	20	20
Lot 6937V	23	23
Lot 6938V	18	18
Lot 6939V	17	17
Lot 6940V	13	13
Lot 6941V	18	18
Lot 6942V	12	12
Lot 6943V	16	16
Lot 6944V	18	18
Lot 6945V	6	6
Lot 6955V	14	14
Lot 6956V	15	15
Lot 6957V	27	27
Lot 6958V	15	15
Lot 6959V	29	29
Lot 6960V	29	29
Lot 7001Z	182	182
Lot 7002Z	167	167
Lot 7003Z	174	174
Lot 7004Z	173	173
Lot 7005Z	167	167

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 7006Z	171	171
Lot 7007Y	150	150
Lot 7008Y	150	150
Lot 7009Y	150	150
Lot 7010Y	150	150
Lot 7011Y	150	150
Lot 7012Y	150	150
Lot 7013Y	150	150
Lot 7014Y	150	150
Lot 7015Y	150	150
Lot 7016Y	150	150
Lot 7017Y	150	150
Lot 7018Y	150	150
Lot 7019Y	150	150
Lot 7020Y	150	150
Lot 7021Y	150	150
Lot 7022Y	150	150
Lot 7023Y	150	150
Lot 7024Y	150	150
Lot 7025Z	157	157
Lot 7027Z	164	164
Lot 7028Y	150	150
Lot 7029Y	150	150
Lot 7030Y	150	150
Lot 7031Z	164	164
Lot 7032Y	150	150
Lot 7033Y	150	150
Lot 7034Y	150	150
Lot 7035Y	150	150

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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Land Parcel	Entitlement	Liability
Lot 7036Y	150	150
Lot 7037Y	150	150
Lot 7038Y	150	150
Lot 7039Y	150	150
Lot 7040Y	150	150
Lot 7041Y	150	150
Lot 7042Y	150	150
Lot 7043Y	150	150
Lot 7044Y	150	150
Lot 7045Y	150	150
Lot 7046Y	150	150
Lot 7047Y	150	150
Lot 7048Y	150	150
Lot 7049Y	150	150
Lot 7050Y	150	150
Lot 7051Y	150	150
Lot 7052Y	150	150
Lot 7053Y	150	150
Lot 7054Y	150	150
Lot 7060Y	150	150
Lot 7061Y	150	150
Lot 7062Y	150	150
Lot 7063Y	150	150
Lot 7064Y	150	150
Lot 7065Y	150	150
Lot 7066Y	150	150
Lot 7067Y	150	150
Lot 7068Y	150	150
Lot 7069Y	150	150

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 2
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Land Parcel	Entitlement	Liability
Lot 7070Z	177	177
Lot 7071Y	150	150
Lot 7072Y	150	150
Lot 7075Y	150	150
Lot 7076Y	150	150
Lot 7077Y	150	150
Lot 7078Y	150	150
Lot 7079Y	150	150
Lot 7080Y	150	150
Lot 7081Y	150	150
Lot 7082Y	150	150
Lot 7083Y	150	150
Lot 7084Y	150	150
Lot 7085Y	150	150
Lot 7086Y	150	150
Lot 7087Y	150	150
Lot 7091Y	150	150
Lot 7092Y	150	150
Lot 7093Y	150	150
Lot 7094Y	150	150
Lot 7095Y	150	150
Lot 7096Y	150	150
Lot 7097Y	150	150
Lot 7098Z	170	170
Lot 7099Z	186	186
Lot 7100Z	170	170
Lot 7101Y	150	150
Lot 7102Y	150	150
Lot 7103Y	150	150

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

Produced: 08/11/2024 11:40:23 AM

OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7104Y	150	150
Lot 7105Y	150	150
Lot 7106Y	150	150
Lot 7110Y	150	150
Lot 7111Y	150	150
Lot 7112Y	150	150
Lot 7113Y	150	150
Lot 7114Z	166	166
Lot 7115Z	176	176
Lot 7116Y	150	150
Lot 7117Y	150	150
Lot 7119Y	150	150
Lot 7120Z	159	159
Lot 7121Z	160	160
Lot 7122Y	150	150
Lot 7123Y	150	150
Lot 7124Y	150	150
Lot 7125Y	150	150
Lot 7126Z	173	173
Lot 7501W	15	15
Lot 7502W	15	15
Lot 7503W	15	15
Lot 7504W	15	15
Lot 7505W	15	15
Lot 7900V	7	7
Lot 7901V	9	9
Lot 7902V	9	9
Lot 7903V	8	8
Lot 7904V	8	8

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 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7905V	17	17
Lot 7906V	8	8
Lot 7907V	8	8
Lot 7908V	8	8
Lot 7910V	8	8
Lot 7911V	8	8
Lot 7912V	8	8
Lot 7913V	8	8
Lot 7914V	8	8
Lot 7915V	8	8
Lot 7916V	8	8
Lot 7917V	8	8
Lot 7918V	10	10
Lot 7919V	21	21
Lot 7920V	10	10
Lot 7921V	22	22
Lot 7922V	6	6
Lot 7925V	11	11
Lot 7926V	15	15
Lot 7927V	14	14
Lot 7928V	16	16
Lot 7929V	13	13
Lot 7930V	21	21
Lot 7931V	10	10
Lot 7932V	9	9
Lot 7933V	14	14
Lot 7934V	13	13
Lot 7935V	12	12
Lot 7936V	25	25

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7938V	10	10
Lot 7939V	23	23
Lot 7940V	56	56
Lot 7941V	22	22
Lot 7942V	14	14
Lot 7943V	15	15
Lot 7944V	27	27
Lot 7945V	17	17
Lot 7946V	11	11
Lot 7947V	9	9
Lot 7948V	9	9
Lot 7949V	9	9
Lot 7950V	9	9
Lot 7951V	9	9
Lot 7952V	9	9
Lot 7953V	14	14
Lot 7954V	29	29
Lot 7955V	29	29
Lot 7956V	17	17
Lot 7957V	16	16
Lot 8001Z	182	182
Lot 8002Z	167	167
Lot 8003Z	174	174
Lot 8004Z	173	173
Lot 8005Z	167	167
Lot 8006Z	171	171
Lot 8007Y	150	150
Lot 8008Y	150	150
Lot 8009Y	150	150

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8010Y	150	150
Lot 8011Y	150	150
Lot 8012Y	150	150
Lot 8013Y	150	150
Lot 8014Y	150	150
Lot 8015Y	150	150
Lot 8016Y	150	150
Lot 8017Y	150	150
Lot 8018Y	150	150
Lot 8019Y	150	150
Lot 8021Z	164	164
Lot 8022Y	150	150
Lot 8023Y	150	150
Lot 8024Y	150	150
Lot 8025Z	164	164
Lot 8026Y	150	150
Lot 8027Y	150	150
Lot 8028Y	150	150
Lot 8029Y	150	150
Lot 8030Y	150	150
Lot 8035Y	150	150
Lot 8036Y	150	150
Lot 8037Y	150	150
Lot 8038Y	150	150
Lot 8039Y	150	150
Lot 8040Y	150	150
Lot 8041Y	150	150
Lot 8042Y	150	150
Lot 8043Y	150	150

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8044Y	150	150
Lot 8050Y	150	150
Lot 8051Y	150	150
Lot 8052Y	150	150
Lot 8053Y	150	150
Lot 8054Y	150	150
Lot 8055Y	150	150
Lot 8056Y	150	150
Lot 8057Y	150	150
Lot 8058Y	150	150
Lot 8059Y	150	150
Lot 8060Z	177	177
Lot 8061Y	150	150
Lot 8062Y	150	150
Lot 8065Y	150	150
Lot 8066Y	150	150
Lot 8067Y	150	150
Lot 8068Y	150	150
Lot 8069Y	150	150
Lot 8070Y	150	150
Lot 8071Y	150	150
Lot 8072Y	150	150
Lot 8073Y	150	150
Lot 8074Y	150	150
Lot 8075Z	157	157
Lot 8080Y	150	150
Lot 8081Y	150	150
Lot 8082Y	150	150
Lot 8083Y	150	150

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8084Y	150	150
Lot 8085Y	150	150
Lot 8086Y	150	150
Lot 8087Z	198	198
Lot 8089Z	169	169
Lot 8090Y	150	150
Lot 8091Y	150	150
Lot 8092Y	150	150
Lot 8093Y	150	150
Lot 8110Y	150	150
Lot 8111Y	150	150
Lot 8112Y	150	150
Lot 8113Y	150	150
Lot 8114Y	150	150
Lot 8115Y	150	150
Lot 8116Y	150	150
Lot 8117Y	150	150
Lot 8118Y	150	150
Lot 8119Y	150	150
Lot 8120Z	172	172
Lot 8501W	15	15
Lot 8502W	15	15
Lot 8503W	15	15
Lot 8504W	15	15
Lot 8505W	15	15
Lot 8900V	9	9
Lot 8901V	9	9
Lot 8902V	8	8
Lot 8903V	8	8

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8904V	7	7
Lot 8905V	7	7
Lot 8906V	14	14
Lot 8907V	14	14
Lot 8908V	14	14
Lot 8909V	32	32
Lot 8910V	8	8
Lot 8911V	8	8
Lot 8912V	8	8
Lot 8913V	11	11
Lot 8914V	8	8
Lot 8915V	8	8
Lot 8916V	8	8
Lot 8917V	8	8
Lot 8918V	8	8
Lot 8919V	8	8
Lot 8920V	8	8
Lot 8921V	8	8
Lot 8922V	10	10
Lot 8925V	7	7
Lot 8926V	8	8
Lot 8927V	22	22
Lot 8928V	10	10
Lot 8929V	8	8
Lot 8930V	8	8
Lot 8931V	8	8
Lot 8932V	7	7
Lot 8933V	7	7
Lot 8934V	6	6

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OWNERS CORPORATION 2
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8935V	27	27
Lot 8936V	15	15
Lot 8940V	15	15
Lot 8941V	14	14
Lot 8942V	16	16
Lot 8943V	6	6
Lot 8944V	18	18
Lot 8945V	8	8
Lot 8946V	8	8
Lot 8947V	6	6
Lot 8948V	11	11
Lot 8953V	70	70
Lot 8954V	11	11
Lot 8955V	11	11
Lot 8956V	13	13
Lot 8957V	15	15
Lot 8958V	41	41
Lot 8959V	14	14
Lot 8960V	26	26
Lot 8961V	26	26
Lot 8962V	17	17
Total	**339362.00**	**339362.00**

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

Statement End.

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS633275D

The land in PS633275D is affected by 7 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1 - 7, Lots 101B, 101L, 101R, 101S, 101T, 102B, 102L, 102R, 102S, 102T, 103B, 103L, 103R, 103T, 104B, 104L, 104R, 105B, 105R, 105T, 106B, 106R, 106T, 107B, 107R, 108B, 108R, 109B, 110B, 111B, 112B, 201B, 201L, 201R, 201S, 201T, 202B, 202L, 202R, 202S, 202T, 203B, 203L, 203R, 203T, 204B, 204L, 204R, 204T, 205B, 205R, 205T, 206B, 206R, 206T, 207B, 207R, 207T, 208B, 208R, 208T, 209B, 209T, 210B, 210T, 211B, 211T, 212B, 212T, 301B, 301L, 301R, 301S, 301T, 302B, 302L, 302R, 302S, 302T, 303B, 303L, 303R, 303S, 303T, 304B, 304L, 304R, 304S, 304T, 305B, 305R, 305S, 305T, 306B, 306R, 306S, 306T, 307B, 307R, 307S, 308B, 308R, 308S, 309B, 310B, 311B, 312B, 401B, 401L, 401R, 401S, 401T, 402B, 402L, 402R, 402S, 402T, 403B, 403L, 403R, 403S, 403T, 404B, 404L, 404R, 404S, 404T, 405B, 405R, 405S, 405T, 406B, 406R, 406S, 406T, 407B, 407R, 407S, 407T, 408B, 408R, 408S, 408T, 409B, 409T, 410B, 410T, 411B, 411T, 412B, 501B, 501L, 501S, 502B, 502L, 502S, 503B, 503L, 503S, 504B, 504L, 504S, 505B, 505L, 505S, 506B, 506L, 506S, 507B, 507L, 507S, 508B, 508L, 508S, 509B, 509L, 509S, 510S, 511S, 601B, 601L, 601R, 601S, 602B, 602L, 602R, 602S, 603B, 603L, 603R, 603S, 604B, 604L, 604R, 604S, 605B, 605L, 605R, 605S, 606B, 606L, 606R, 606S, 607B, 607L, 607R, 607S, 608B, 608L, 608R, 608S, 609B, 609L, 609R, 609S, 610L, 610R, 610S, 611L, 611R, 612L, 613L, 614L, 701B, 701L, 701R, 701S, 702B, 702L, 702R, 702S, 703B, 703L, 703R, 703S, 704B, 704L, 704R, 704S, 705B, 705L, 705R, 705S, 706B, 706L, 706R, 706S, 707B, 707L, 707R, 707S, 708B, 708L, 708R, 708S, 709B, 709L, 709R, 709S, 710L, 710R, 710S, 711L, 711R, 711S, 712L, 712R, 712S, 713L, 713R, 713S, 714L, 801B, 801L, 801R, 801S, 802B, 802L, 802R, 802S, 803B, 803L, 803R, 803S, 804B, 804L, 804R, 804S, 805B, 805L, 805R, 805S, 806B, 806L, 806R, 806S, 807B, 807L, 807R, 807S, 808B, 808L, 808R, 809B, 809L, 809R, 809S, 810L, 810R, 810S, 811L, 811R, 811S, 812L, 812R, 812S, 813L, 813R, 813S, 814S, 815S, 816S, 817S, 818S, 901B, 901L, 901R, 901S, 902B, 902L, 902R, 902S, 903B, 903L, 903R, 903S, 904B, 904L, 904R, 904S, 905B, 905L, 905R, 905S, 906B, 906L, 906R, 906S, 907B, 907L, 907R, 907S, 908B, 908L, 908R, 909B, 909L, 909R, 909S, 910L, 910R, 910S, 911L, 911R, 911S, 912L, 912R, 912S, 913L, 913R, 913S, 914S, 915S, 916S, 917S, 918S, 1001B, 1001L, 1001R, 1001S, 1001Y, 1002B, 1002L, 1002R, 1002S, 1002Y, 1003B, 1003L, 1003R, 1003S, 1003Y, 1004B, 1004L, 1004R, 1004S, 1004Y, 1005B, 1005L, 1005R, 1005S, 1005Y, 1006B, 1006L, 1006R, 1006S, 1006Y, 1007B, 1007L, 1007R, 1007S, 1007Y, 1008B, 1008L, 1008R, 1008Y, 1009B, 1009L, 1009R, 1009S, 1009Y, 1010L, 1010R, 1010S, 1010Z, 1011L, 1011R, 1011S, 1011Y, 1012L, 1012R, 1012S, 1012Y, 1013L, 1013R, 1013S, 1013Y, 1014S, 1014Y, 1015S, 1015Y, 1016S, 1016Y, 1017S, 1017Y, 1018S, 1018Y, 1019Y, 1020Y, 1021Z, 1022Z, 1023Z, 1024Z, 1025Z, 1026Z, 1027Z, 1028Z, 1030Y, 1031Z, 1032Z, 1033Z, 1034Y, 1035Z, 1036Y, 1037Y, 1038Y, 1039Y, 1040Y, 1041Y, 1042Y, 1043Y, 1044Y, 1045Z, 1046Y, 1047Y, 1048Y, 1049Y, 1055Y, 1056Y, 1057Z, 1058Z, 1059Y, 1060Y, 1061Y, 1062Y, 1063Y, 1064Y, 1065Y, 1066Y, 1067Y, 1068Y, 1069Y, 1075Y, 1076Y, 1077Y, 1078Y, 1079Y, 1080Y, 1081Y, 1082Y, 1083Y, 1087Y, 1088Y, 1089Y, 1090Y, 1091Z, 1092Y, 1093Y, 1094Y, 1095Y, 1096Y, 1097Y, 1098Y, 1099Y, 1100Y, 1101B, 1101L, 1101R, 1101S, 1101Y, 1102B, 1102L, 1102R, 1102S, 1102Y, 1103B, 1103L, 1103R, 1103S, 1103Z, 1104B, 1104L, 1104R, 1104S, 1104Z, 1105B, 1105L, 1105R, 1105S, 1105Z, 1106B, 1106L, 1106R, 1106S, 1106Y, 1107B, 1107L, 1107R, 1107S, 1107Y, 1108B, 1108L, 1108R, 1108Y, 1109B, 1109L, 1109R, 1109S, 1109Y, 1110L, 1110R, 1110S, 1110Y, 1111L, 1111R, 1111S, 1111Y, 1112L, 1112R, 1112S, 1112Y, 1113L, 1113R, 1113S, 1113Y, 1114S, 1114Y, 1115S, 1115Y, 1116S, 1117S, 1118S, 1120Y, 1121Y, 1122Z, 1123Y, 1124Y, 1126Y, 1127Z, 1128Y, 1129Y, 1130Y, 1131Y, 1132Y, 1133Y, 1134Y, 1135Y, 1136Y, 1137Y, 1139Z, 1140Y, 1141Z, 1142Z, 1143Y, 1144Z, 1145Y, 1146Y, 1147Z, 1150Y, 1151Z, 1152Z, 1153Z, 1154Z, 1155Z, 1156Z, 1157Z, 1158Z, 1159Y, 1160Y, 1161Z, 1162Z, 1163Z, 1164Y, 1166Y, 1168Y, 1170Y, 1172Z, 1174Z, 1176Y, 1177Z, 1178Z, 1180Z, 1181Z, 1182Z, 1183Z, 1184Z, 1185Y, 1186Y, 1187Y, 1188Y, 1189Y, 1190Y, 1191Y, 1192Z, 1193Y, 1194Z, 1195Y, 1196Y, 1197Z, 1198Y, 1199Z, 1200Z, 1201B, 1201L, 1201R, 1201S, 1202B, 1202L, 1202R, 1202S, 1203B, 1203L, 1203R, 1203S, 1204B, 1204L, 1204R, 1204S, 1205B, 1205L, 1205R, 1205S, 1206B, 1206L, 1206R, 1206S, 1207B, 1207L, 1207R, 1207S, 1208B, 1208L, 1208R, 1209B, 1209L, 1209R, 1209S, 1210L, 1210R, 1210S, 1211L, 1211R, 1211S, 1212L, 1212R, 1212S, 1213L, 1213R, 1213S, 1214S, 1215S, 1216S, 1217S, 1218S, 1301B, 1301L, 1301R, 1301S, 1302B, 1302L, 1302R, 1302S, 1303B, 1303L, 1303R, 1303S, 1304B, 1304L, 1304R, 1304S, 1305B, 1305L, 1305R, 1305S, 1306B, 1306L, 1306R, 1306S, 1307B, 1307L, 1307R, 1307S, 1308B, 1308L, 1308R, 1309B, 1309L, 1309R, 1309S, 1310L, 1310R, 1310S, 1311L, 1311R, 1311S, 1312L, 1312R, 1312S, 1313L, 1313R,

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OWNERS CORPORATION 1
PLAN NO. PS633275D

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8116Y, 8117Y, 8118Y, 8119Y, 8120Z, 8501W, 8502W, 8503W, 8504W, 8505W, 8900V, 8901V, 8902V, 8903V, 8904V, 8905V, 8906V, 8907V, 8908V, 8909V, 8910V, 8911V, 8912V, 8913V, 8914V, 8915V, 8916V, 8917V, 8918V, 8919V, 8920V, 8921V, 8922V, 8925V, 8926V, 8927V,

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

8928V, 8929V, 8930V, 8931V, 8932V, 8933V, 8934V, 8935V, 8936V, 8940V, 8941V, 8942V, 8943V, 8944V, 8945V, 8946V, 8947V, 8948V, 8953V, 8954V, 8955V, 8956V, 8957V, 8958V, 8959V, 8960V, 8961V, 8962V.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

AUSTRALIAN PROPERTY MANAGEMENT PTY LTD 19 WATERTANK WAY MELBOURNE VIC 3000

AK834566M 03/02/2014

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. OC016951E 14/02/2013

Additional Owners Corporation Information:

OC016947U 14/02/2013

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. Only the members of Owners Corporation 7 are entitled to use Common Property No. 7. Only the members of Owner's Corporation No.6 are entitled to use Common Property No. 6

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
Common Property 6	0	0
Common Property 7	0	0
Lot 101B	82	82
Lot 101L	102	102
Lot 101R	111	111
Lot 101S	100	100

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 101T	547	547
Lot 102B	82	82
Lot 102L	106	106
Lot 102R	109	109
Lot 102S	82	82
Lot 102T	120	120
Lot 103B	67	67
Lot 103L	102	102
Lot 103R	103	103
Lot 103T	233	233
Lot 104B	82	82
Lot 104L	110	110
Lot 104R	90	90
Lot 105B	82	82
Lot 105R	105	105
Lot 105T	286	286
Lot 106B	82	82
Lot 106R	105	105
Lot 106T	59	59
Lot 107B	82	82
Lot 107R	107	107
Lot 108B	82	82
Lot 108R	130	130
Lot 109B	82	82
Lot 110B	86	86
Lot 111B	86	86
Lot 112B	67	67
Lot 201B	82	82
Lot 201L	102	102

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VICTORIA State Government

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 201R	111	111
Lot 201S	103	103
Lot 201T	137	137
Lot 202B	82	82
Lot 202L	106	106
Lot 202R	109	109
Lot 202S	83	83
Lot 202T	117	117
Lot 203B	67	67
Lot 203L	102	102
Lot 203R	103	103
Lot 203T	64	64
Lot 204B	82	82
Lot 204L	110	110
Lot 204R	90	90
Lot 204T	71	71
Lot 205B	82	82
Lot 205R	105	105
Lot 205T	64	64
Lot 206B	82	82
Lot 206R	105	105
Lot 206T	122	122
Lot 207B	82	82
Lot 207R	107	107
Lot 207T	191	191
Lot 208B	82	82
Lot 208R	130	130
Lot 208T	92	92
Lot 209B	82	82

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 209T	97	97
Lot 210B	86	86
Lot 210T	106	106
Lot 211B	86	86
Lot 211T	157	157
Lot 212B	67	67
Lot 212T	122	122
Lot 301B	83	83
Lot 301L	102	102
Lot 301R	111	111
Lot 301S	101	101
Lot 301T	64	64
Lot 302B	83	83
Lot 302L	106	106
Lot 302R	109	109
Lot 302S	82	82
Lot 302T	68	68
Lot 303B	68	68
Lot 303L	102	102
Lot 303R	103	103
Lot 303S	83	83
Lot 303T	120	120
Lot 304B	83	83
Lot 304L	110	110
Lot 304R	90	90
Lot 304S	61	61
Lot 304T	171	171
Lot 305B	83	83
Lot 305R	105	105

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 305S	61	61
Lot 305T	208	208
Lot 306B	83	83
Lot 306R	105	105
Lot 306S	71	71
Lot 306T	96	96
Lot 307B	83	83
Lot 307R	107	107
Lot 307S	59	59
Lot 308B	85	85
Lot 308R	130	130
Lot 308S	59	59
Lot 309B	85	85
Lot 310B	87	87
Lot 311B	87	87
Lot 312B	70	70
Lot 401B	83	83
Lot 401L	102	102
Lot 401R	111	111
Lot 401S	102	102
Lot 401T	162	162
Lot 402B	83	83
Lot 402L	106	106
Lot 402R	109	109
Lot 402S	82	82
Lot 402T	163	163
Lot 403B	68	68
Lot 403L	102	102
Lot 403R	103	103

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 403S	83	83
Lot 403T	185	185
Lot 404B	83	83
Lot 404L	110	110
Lot 404R	90	90
Lot 404S	61	61
Lot 404T	189	189
Lot 405B	83	83
Lot 405R	105	105
Lot 405S	61	61
Lot 405T	162	162
Lot 406B	83	83
Lot 406R	105	105
Lot 406S	71	71
Lot 406T	213	213
Lot 407B	83	83
Lot 407R	107	107
Lot 407S	59	59
Lot 407T	164	164
Lot 408B	85	85
Lot 408R	130	130
Lot 408S	59	59
Lot 408T	44	44
Lot 409B	85	85
Lot 409T	134	134
Lot 410B	87	87
Lot 410T	138	138
Lot 411B	87	87
Lot 411T	159	159

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 412B	70	70
Lot 501B	92	92
Lot 501L	68	68
Lot 501S	76	76
Lot 502B	83	83
Lot 502L	68	68
Lot 502S	96	96
Lot 503B	68	68
Lot 503L	85	85
Lot 503S	103	103
Lot 504B	83	83
Lot 504L	92	92
Lot 504S	82	82
Lot 505B	96	96
Lot 505L	102	102
Lot 505S	84	84
Lot 506B	94	94
Lot 506L	102	102
Lot 506S	87	87
Lot 507B	87	87
Lot 507L	107	107
Lot 507S	69	69
Lot 508B	87	87
Lot 508L	98	98
Lot 508S	87	87
Lot 509B	72	72
Lot 509L	102	102
Lot 509S	66	66
Lot 510S	100	100

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ABN 86 627 986 396

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 511S	76	76
Lot 601B	92	92
Lot 601L	90	90
Lot 601R	72	72
Lot 601S	76	76
Lot 602B	83	83
Lot 602L	90	90
Lot 602R	90	90
Lot 602S	96	96
Lot 603B	68	68
Lot 603L	72	72
Lot 603R	103	103
Lot 603S	56	56
Lot 604B	83	83
Lot 604L	72	72
Lot 604R	80	80
Lot 604S	56	56
Lot 605B	96	96
Lot 605L	93	93
Lot 605R	90	90
Lot 605S	85	85
Lot 606B	94	94
Lot 606L	98	98
Lot 606R	72	72
Lot 606S	66	66
Lot 607B	87	87
Lot 607L	69	69
Lot 607R	153	153
Lot 607S	85	85

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 608B	87	87
Lot 608L	86	86
Lot 608R	86	86
Lot 608S	66	66
Lot 609B	91	91
Lot 609L	93	93
Lot 609R	91	91
Lot 609S	100	100
Lot 610L	103	103
Lot 610R	93	93
Lot 610S	76	76
Lot 611L	103	103
Lot 611R	85	85
Lot 612L	108	108
Lot 613L	99	99
Lot 614L	103	103
Lot 701B	92	92
Lot 701L	90	90
Lot 701R	72	72
Lot 701S	76	76
Lot 702B	83	83
Lot 702L	90	90
Lot 702R	103	103
Lot 702S	96	96
Lot 703B	68	68
Lot 703L	72	72
Lot 703R	103	103
Lot 703S	96	96
Lot 704B	83	83

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 704L	72	72
Lot 704R	80	80
Lot 704S	56	56
Lot 705B	96	96
Lot 705L	93	93
Lot 705R	90	90
Lot 705S	56	56
Lot 706B	94	94
Lot 706L	98	98
Lot 706R	72	72
Lot 706S	56	56
Lot 707B	87	87
Lot 707L	69	69
Lot 707R	153	153
Lot 707S	56	56
Lot 708B	87	87
Lot 708L	86	86
Lot 708R	87	87
Lot 708S	95	95
Lot 709B	91	91
Lot 709L	93	93
Lot 709R	91	91
Lot 709S	66	66
Lot 710L	103	103
Lot 710R	91	91
Lot 710S	95	95
Lot 711L	103	103
Lot 711R	114	114
Lot 711S	66	66

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 712L	108	108
Lot 712R	111	111
Lot 712S	101	101
Lot 713L	99	99
Lot 713R	83	83
Lot 713S	76	76
Lot 714L	103	103
Lot 801B	93	93
Lot 801L	90	90
Lot 801R	72	72
Lot 801S	76	76
Lot 802B	84	84
Lot 802L	90	90
Lot 802R	103	103
Lot 802S	96	96
Lot 803B	69	69
Lot 803L	72	72
Lot 803R	103	103
Lot 803S	96	96
Lot 804B	84	84
Lot 804L	72	72
Lot 804R	80	80
Lot 804S	56	56
Lot 805B	97	97
Lot 805L	93	93
Lot 805R	90	90
Lot 805S	56	56
Lot 806B	95	95
Lot 806L	98	98

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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 806R	72	72
Lot 806S	56	56
Lot 807B	88	88
Lot 807L	69	69
Lot 807R	153	153
Lot 807S	56	56
Lot 808B	88	88
Lot 808L	86	86
Lot 808R	86	86
Lot 809B	92	92
Lot 809L	93	93
Lot 809R	91	91
Lot 809S	61	61
Lot 810L	103	103
Lot 810R	89	89
Lot 810S	79	79
Lot 811L	103	103
Lot 811R	114	114
Lot 811S	101	101
Lot 812L	108	108
Lot 812R	111	111
Lot 812S	67	67
Lot 813L	106	106
Lot 813R	83	83
Lot 813S	95	95
Lot 814S	67	67
Lot 815S	95	95
Lot 816S	67	67
Lot 817S	101	101

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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 818S	76	76
Lot 901B	97	97
Lot 901L	90	90
Lot 901R	72	72
Lot 901S	77	77
Lot 902B	90	90
Lot 902L	90	90
Lot 902R	103	103
Lot 902S	97	97
Lot 903B	73	73
Lot 903L	72	72
Lot 903R	103	103
Lot 903S	97	97
Lot 904B	90	90
Lot 904L	72	72
Lot 904R	80	80
Lot 904S	56	56
Lot 905B	101	101
Lot 905L	93	93
Lot 905R	90	90
Lot 905S	56	56
Lot 906B	95	95
Lot 906L	98	98
Lot 906R	72	72
Lot 906S	56	56
Lot 907B	88	88
Lot 907L	69	69
Lot 907R	153	153
Lot 907S	56	56

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 908B	88	88
Lot 908L	86	86
Lot 908R	87	87
Lot 909B	92	92
Lot 909L	93	93
Lot 909R	91	91
Lot 909S	61	61
Lot 910L	103	103
Lot 910R	91	91
Lot 910S	80	80
Lot 911L	103	103
Lot 911R	114	114
Lot 911S	101	101
Lot 912L	108	108
Lot 912R	111	111
Lot 912S	67	67
Lot 913L	106	106
Lot 913R	83	83
Lot 913S	95	95
Lot 914S	67	67
Lot 915S	95	95
Lot 916S	67	67
Lot 917S	101	101
Lot 918S	77	77
Lot 1001B	97	97
Lot 1001L	90	90
Lot 1001R	72	72
Lot 1001S	77	77
Lot 1001Y	10	10

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1002B	90	90
Lot 1002L	90	90
Lot 1002R	103	103
Lot 1002S	97	97
Lot 1002Y	10	10
Lot 1003B	73	73
Lot 1003L	72	72
Lot 1003R	103	103
Lot 1003S	97	97
Lot 1003Y	10	10
Lot 1004B	90	90
Lot 1004L	72	72
Lot 1004R	80	80
Lot 1004S	56	56
Lot 1004Y	10	10
Lot 1005B	101	101
Lot 1005L	93	93
Lot 1005R	90	90
Lot 1005S	56	56
Lot 1005Y	10	10
Lot 1006B	95	95
Lot 1006L	98	98
Lot 1006R	72	72
Lot 1006S	56	56
Lot 1006Y	10	10
Lot 1007B	88	88
Lot 1007L	69	69
Lot 1007R	153	153
Lot 1007S	56	56

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1007Y	10	10
Lot 1008B	88	88
Lot 1008L	86	86
Lot 1008R	86	86
Lot 1008Y	10	10
Lot 1009B	92	92
Lot 1009L	93	93
Lot 1009R	91	91
Lot 1009S	61	61
Lot 1009Y	10	10
Lot 1010L	103	103
Lot 1010R	89	89
Lot 1010S	80	80
Lot 1010Z	11	11
Lot 1011L	103	103
Lot 1011R	114	114
Lot 1011S	101	101
Lot 1011Y	10	10
Lot 1012L	108	108
Lot 1012R	111	111
Lot 1012S	67	67
Lot 1012Y	10	10
Lot 1013L	106	106
Lot 1013R	83	83
Lot 1013S	96	96
Lot 1013Y	10	10
Lot 1014S	67	67
Lot 1014Y	10	10
Lot 1015S	96	96

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Land Parcel	Entitlement	Liability
Lot 1015Y	10	10
Lot 1016S	67	67
Lot 1016Y	10	10
Lot 1017S	101	101
Lot 1017Y	10	10
Lot 1018S	77	77
Lot 1018Y	10	10
Lot 1019Y	10	10
Lot 1020Y	10	10
Lot 1021Z	11	11
Lot 1022Z	11	11
Lot 1023Z	12	12
Lot 1024Z	11	11
Lot 1025Z	11	11
Lot 1026Z	11	11
Lot 1027Z	12	12
Lot 1028Z	11	11
Lot 1030Y	10	10
Lot 1031Z	11	11
Lot 1032Z	11	11
Lot 1033Z	11	11
Lot 1034Y	10	10
Lot 1035Z	11	11
Lot 1036Y	10	10
Lot 1037Y	10	10
Lot 1038Y	10	10
Lot 1039Y	10	10
Lot 1040Y	10	10
Lot 1041Y	10	10

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Land Parcel	Entitlement	Liability
Lot 1042Y	10	10
Lot 1043Y	10	10
Lot 1044Y	10	10
Lot 1045Z	11	11
Lot 1046Y	10	10
Lot 1047Y	10	10
Lot 1048Y	10	10
Lot 1049Y	10	10
Lot 1055Y	10	10
Lot 1056Y	10	10
Lot 1057Z	11	11
Lot 1058Z	11	11
Lot 1059Y	10	10
Lot 1060Y	10	10
Lot 1061Y	10	10
Lot 1062Y	10	10
Lot 1063Y	10	10
Lot 1064Y	10	10
Lot 1065Y	10	10
Lot 1066Y	10	10
Lot 1067Y	10	10
Lot 1068Y	10	10
Lot 1069Y	10	10
Lot 1075Y	10	10
Lot 1076Y	10	10
Lot 1077Y	10	10
Lot 1078Y	10	10
Lot 1079Y	10	10
Lot 1080Y	10	10

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Land Parcel	Entitlement	Liability
Lot 1081Y	10	10
Lot 1082Y	10	10
Lot 1083Y	10	10
Lot 1087Y	10	10
Lot 1088Y	10	10
Lot 1089Y	10	10
Lot 1090Y	10	10
Lot 1091Z	11	11
Lot 1092Y	10	10
Lot 1093Y	10	10
Lot 1094Y	10	10
Lot 1095Y	10	10
Lot 1096Y	10	10
Lot 1097Y	10	10
Lot 1098Y	10	10
Lot 1099Y	10	10
Lot 1100Y	10	10
Lot 1101B	97	97
Lot 1101L	91	91
Lot 1101R	72	72
Lot 1101S	77	77
Lot 1101Y	10	10
Lot 1102B	90	90
Lot 1102L	91	91
Lot 1102R	103	103
Lot 1102S	97	97
Lot 1102Y	10	10
Lot 1103B	73	73
Lot 1103L	73	73

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Land Parcel	Entitlement	Liability
Lot 1103R	103	103
Lot 1103S	97	97
Lot 1103Z	12	12
Lot 1104B	90	90
Lot 1104L	73	73
Lot 1104R	80	80
Lot 1104S	56	56
Lot 1104Z	12	12
Lot 1105B	101	101
Lot 1105L	94	94
Lot 1105R	90	90
Lot 1105S	56	56
Lot 1105Z	12	12
Lot 1106B	95	95
Lot 1106L	99	99
Lot 1106R	72	72
Lot 1106S	56	56
Lot 1106Y	10	10
Lot 1107B	88	88
Lot 1107L	70	70
Lot 1107R	153	153
Lot 1107S	56	56
Lot 1107Y	10	10
Lot 1108B	88	88
Lot 1108L	87	87
Lot 1108R	87	87
Lot 1108Y	10	10
Lot 1109B	92	92
Lot 1109L	94	94

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Land Parcel	Entitlement	Liability
Lot 1109R	91	91
Lot 1109S	61	61
Lot 1109Y	10	10
Lot 1110L	104	104
Lot 1110R	91	91
Lot 1110S	80	80
Lot 1110Y	10	10
Lot 1111L	104	104
Lot 1111R	114	114
Lot 1111S	101	101
Lot 1111Y	10	10
Lot 1112L	109	109
Lot 1112R	111	111
Lot 1112S	67	67
Lot 1112Y	10	10
Lot 1113L	107	107
Lot 1113R	83	83
Lot 1113S	96	96
Lot 1113Y	10	10
Lot 1114S	67	67
Lot 1114Y	10	10
Lot 1115S	96	96
Lot 1115Y	10	10
Lot 1116S	67	67
Lot 1117S	101	101
Lot 1118S	77	77
Lot 1120Y	10	10
Lot 1121Y	10	10
Lot 1122Z	12	12

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Land Parcel	Entitlement	Liability
Lot 1123Y	10	10
Lot 1124Y	10	10
Lot 1126Y	10	10
Lot 1127Z	11	11
Lot 1128Y	10	10
Lot 1129Y	10	10
Lot 1130Y	10	10
Lot 1131Y	10	10
Lot 1132Y	10	10
Lot 1133Y	10	10
Lot 1134Y	10	10
Lot 1135Y	10	10
Lot 1136Y	10	10
Lot 1137Y	10	10
Lot 1139Z	11	11
Lot 1140Y	10	10
Lot 1141Z	11	11
Lot 1142Z	11	11
Lot 1143Y	10	10
Lot 1144Z	11	11
Lot 1145Y	10	10
Lot 1146Y	10	10
Lot 1147Z	11	11
Lot 1150Y	10	10
Lot 1151Z	13	13
Lot 1152Z	11	11
Lot 1153Z	11	11
Lot 1154Z	11	11
Lot 1155Z	11	11

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Land Parcel	Entitlement	Liability
Lot 1156Z	11	11
Lot 1157Z	11	11
Lot 1158Z	11	11
Lot 1159Y	10	10
Lot 1160Y	10	10
Lot 1161Z	11	11
Lot 1162Z	11	11
Lot 1163Z	11	11
Lot 1164Y	10	10
Lot 1166Y	10	10
Lot 1168Y	10	10
Lot 1170Y	10	10
Lot 1172Z	11	11
Lot 1174Z	11	11
Lot 1176Y	10	10
Lot 1177Z	12	12
Lot 1178Z	13	13
Lot 1180Z	11	11
Lot 1181Z	11	11
Lot 1182Z	11	11
Lot 1183Z	11	11
Lot 1184Z	11	11
Lot 1185Y	10	10
Lot 1186Y	10	10
Lot 1187Y	10	10
Lot 1188Y	10	10
Lot 1189Y	10	10
Lot 1190Y	10	10
Lot 1191Y	10	10

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Land Parcel	Entitlement	Liability
Lot 1192Z	11	11
Lot 1193Y	10	10
Lot 1194Z	11	11
Lot 1195Y	10	10
Lot 1196Y	10	10
Lot 1197Z	10	10
Lot 1198Y	10	10
Lot 1199Z	10	10
Lot 1200Z	11	11
Lot 1201B	97	97
Lot 1201L	91	91
Lot 1201R	72	72
Lot 1201S	77	77
Lot 1202B	90	90
Lot 1202L	91	91
Lot 1202R	103	103
Lot 1202S	97	97
Lot 1203B	73	73
Lot 1203L	73	73
Lot 1203R	103	103
Lot 1203S	97	97
Lot 1204B	90	90
Lot 1204L	73	73
Lot 1204R	80	80
Lot 1204S	56	56
Lot 1205B	101	101
Lot 1205L	94	94
Lot 1205R	90	90
Lot 1205S	56	56

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Land Parcel	Entitlement	Liability
Lot 1206B	95	95
Lot 1206L	99	99
Lot 1206R	72	72
Lot 1206S	56	56
Lot 1207B	88	88
Lot 1207L	70	70
Lot 1207R	153	153
Lot 1207S	56	56
Lot 1208B	88	88
Lot 1208L	87	87
Lot 1208R	86	86
Lot 1209B	92	92
Lot 1209L	94	94
Lot 1209R	91	91
Lot 1209S	61	61
Lot 1210L	104	104
Lot 1210R	89	89
Lot 1210S	80	80
Lot 1211L	104	104
Lot 1211R	114	114
Lot 1211S	102	102
Lot 1212L	109	109
Lot 1212R	111	111
Lot 1212S	67	67
Lot 1213L	107	107
Lot 1213R	83	83
Lot 1213S	96	96
Lot 1214S	67	67
Lot 1215S	96	96

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Land Parcel	Entitlement	Liability
Lot 1216S	67	67
Lot 1217S	102	102
Lot 1218S	77	77
Lot 1301B	98	98
Lot 1301L	91	91
Lot 1301R	72	72
Lot 1301S	77	77
Lot 1302B	91	91
Lot 1302L	91	91
Lot 1302R	103	103
Lot 1302S	97	97
Lot 1303B	74	74
Lot 1303L	73	73
Lot 1303R	103	103
Lot 1303S	97	97
Lot 1304B	91	91
Lot 1304L	73	73
Lot 1304R	80	80
Lot 1304S	57	57
Lot 1305B	102	102
Lot 1305L	94	94
Lot 1305R	90	90
Lot 1305S	57	57
Lot 1306B	96	96
Lot 1306L	99	99
Lot 1306R	72	72
Lot 1306S	57	57
Lot 1307B	89	89
Lot 1307L	70	70

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Locked bag 20005, Melbourne 3001, DX 210189
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Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 1307R	153	153
Lot 1307S	57	57
Lot 1308B	89	89
Lot 1308L	87	87
Lot 1308R	87	87
Lot 1309B	93	93
Lot 1309L	94	94
Lot 1309R	91	91
Lot 1309S	62	62
Lot 1310L	104	104
Lot 1310R	91	91
Lot 1310S	80	80
Lot 1311L	104	104
Lot 1311R	114	114
Lot 1311S	102	102
Lot 1312L	109	109
Lot 1312R	111	111
Lot 1312S	68	68
Lot 1313L	107	107
Lot 1313R	83	83
Lot 1313S	96	96
Lot 1314S	68	68
Lot 1315S	96	96
Lot 1316S	68	68
Lot 1317S	102	102
Lot 1318S	77	77
Lot 1401B	98	98
Lot 1401L	91	91
Lot 1401R	72	72

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
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Land Parcel	Entitlement	Liability
Lot 1401S	78	78
Lot 1402B	91	91
Lot 1402L	91	91
Lot 1402R	103	103
Lot 1402S	98	98
Lot 1403B	74	74
Lot 1403L	73	73
Lot 1403R	103	103
Lot 1403S	98	98
Lot 1404B	91	91
Lot 1404L	73	73
Lot 1404R	80	80
Lot 1404S	57	57
Lot 1405B	102	102
Lot 1405L	94	94
Lot 1405R	90	90
Lot 1405S	57	57
Lot 1406B	96	96
Lot 1406L	99	99
Lot 1406R	72	72
Lot 1406S	57	57
Lot 1407B	89	89
Lot 1407L	70	70
Lot 1407R	153	153
Lot 1407S	57	57
Lot 1408B	89	89
Lot 1408L	87	87
Lot 1408R	86	86
Lot 1409B	93	93

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 1409L	94	94
Lot 1409R	91	91
Lot 1409S	62	62
Lot 1410L	104	104
Lot 1410R	89	89
Lot 1410S	81	81
Lot 1411L	104	104
Lot 1411R	114	114
Lot 1411S	102	102
Lot 1412L	109	109
Lot 1412R	111	111
Lot 1412S	68	68
Lot 1413L	107	107
Lot 1413R	83	83
Lot 1413S	96	96
Lot 1414S	68	68
Lot 1415S	96	96
Lot 1416S	68	68
Lot 1417S	102	102
Lot 1418S	78	78
Lot 1501B	98	98
Lot 1501L	91	91
Lot 1501R	72	72
Lot 1501S	78	78
Lot 1501W	1	1
Lot 1502B	91	91
Lot 1502L	91	91
Lot 1502R	103	103
Lot 1502S	98	98

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1502W	1	1
Lot 1503B	74	74
Lot 1503L	73	73
Lot 1503R	103	103
Lot 1503S	98	98
Lot 1503W	1	1
Lot 1504B	91	91
Lot 1504L	73	73
Lot 1504R	80	80
Lot 1504S	57	57
Lot 1504W	1	1
Lot 1505B	102	102
Lot 1505L	94	94
Lot 1505R	90	90
Lot 1505S	57	57
Lot 1505W	1	1
Lot 1506B	96	96
Lot 1506L	99	99
Lot 1506R	72	72
Lot 1506S	57	57
Lot 1507B	89	89
Lot 1507L	70	70
Lot 1507R	153	153
Lot 1507S	57	57
Lot 1508B	89	89
Lot 1508L	87	87
Lot 1508R	87	87
Lot 1509B	93	93
Lot 1509L	94	94

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 1509R	91	91
Lot 1509S	62	62
Lot 1510L	104	104
Lot 1510R	91	91
Lot 1510S	81	81
Lot 1511L	104	104
Lot 1511R	114	114
Lot 1511S	102	102
Lot 1512L	109	109
Lot 1512R	111	111
Lot 1512S	68	68
Lot 1513L	107	107
Lot 1513R	83	83
Lot 1513S	97	97
Lot 1514S	68	68
Lot 1515S	97	97
Lot 1516S	68	68
Lot 1517S	102	102
Lot 1518S	78	78
Lot 1601B	98	98
Lot 1601L	92	92
Lot 1601R	72	72
Lot 1601S	78	78
Lot 1602B	91	91
Lot 1602L	92	92
Lot 1602R	103	103
Lot 1602S	98	98
Lot 1603B	74	74
Lot 1603L	74	74

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 1603R	103	103
Lot 1603S	98	98
Lot 1604B	91	91
Lot 1604L	74	74
Lot 1604R	80	80
Lot 1604S	57	57
Lot 1605B	102	102
Lot 1605L	95	95
Lot 1605R	90	90
Lot 1605S	57	57
Lot 1606B	96	96
Lot 1606L	100	100
Lot 1606R	72	72
Lot 1606S	57	57
Lot 1607B	89	89
Lot 1607L	71	71
Lot 1607R	153	153
Lot 1607S	57	57
Lot 1608B	89	89
Lot 1608L	88	88
Lot 1608R	86	86
Lot 1609B	93	93
Lot 1609L	95	95
Lot 1609R	91	91
Lot 1609S	62	62
Lot 1610L	105	105
Lot 1610R	89	89
Lot 1610S	81	81
Lot 1611L	105	105

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1611R	114	114
Lot 1611S	102	102
Lot 1612L	110	110
Lot 1612R	111	111
Lot 1612S	68	68
Lot 1613L	108	108
Lot 1613R	83	83
Lot 1613S	97	97
Lot 1614S	68	68
Lot 1615S	97	97
Lot 1616S	68	68
Lot 1617S	102	102
Lot 1618S	78	78
Lot 1701B	98	98
Lot 1701L	92	92
Lot 1701R	72	72
Lot 1701S	78	78
Lot 1702B	91	91
Lot 1702L	92	92
Lot 1702R	103	103
Lot 1702S	98	98
Lot 1703B	74	74
Lot 1703L	74	74
Lot 1703R	103	103
Lot 1703S	98	98
Lot 1704B	91	91
Lot 1704L	74	74
Lot 1704R	80	80
Lot 1704S	57	57

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1705B	102	102
Lot 1705L	95	95
Lot 1705R	90	90
Lot 1705S	57	57
Lot 1706B	96	96
Lot 1706L	100	100
Lot 1706R	72	72
Lot 1706S	57	57
Lot 1707B	89	89
Lot 1707L	71	71
Lot 1707R	153	153
Lot 1707S	57	57
Lot 1708B	89	89
Lot 1708L	88	88
Lot 1708R	87	87
Lot 1709B	93	93
Lot 1709L	95	95
Lot 1709R	91	91
Lot 1709S	62	62
Lot 1710L	105	105
Lot 1710R	91	91
Lot 1710S	81	81
Lot 1711L	105	105
Lot 1711R	114	114
Lot 1711S	103	103
Lot 1712L	110	110
Lot 1712R	111	111
Lot 1712S	68	68
Lot 1713L	108	108

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1713R	83	83
Lot 1713S	97	97
Lot 1714S	68	68
Lot 1715S	97	97
Lot 1716S	68	68
Lot 1717S	103	103
Lot 1718S	78	78
Lot 1801B	99	99
Lot 1801L	92	92
Lot 1801R	72	72
Lot 1801S	78	78
Lot 1802B	92	92
Lot 1802L	92	92
Lot 1802R	103	103
Lot 1802S	98	98
Lot 1803B	75	75
Lot 1803L	74	74
Lot 1803R	103	103
Lot 1803S	98	98
Lot 1804B	92	92
Lot 1804L	74	74
Lot 1804R	80	80
Lot 1804S	57	57
Lot 1805B	103	103
Lot 1805L	95	95
Lot 1805R	90	90
Lot 1805S	57	57
Lot 1806B	97	97
Lot 1806L	100	100

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1806R	72	72
Lot 1806S	57	57
Lot 1807B	90	90
Lot 1807L	71	71
Lot 1807R	153	153
Lot 1807S	57	57
Lot 1808B	90	90
Lot 1808L	88	88
Lot 1808R	86	86
Lot 1809B	94	94
Lot 1809L	95	95
Lot 1809R	91	91
Lot 1809S	63	63
Lot 1810L	105	105
Lot 1810R	89	89
Lot 1810S	81	81
Lot 1811L	105	105
Lot 1811R	114	114
Lot 1811S	103	103
Lot 1812L	110	110
Lot 1812R	111	111
Lot 1812S	69	69
Lot 1813L	108	108
Lot 1813R	83	83
Lot 1813S	97	97
Lot 1814S	69	69
Lot 1815S	97	97
Lot 1816S	69	69
Lot 1817S	103	103

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1818S	78	78
Lot 1901B	99	99
Lot 1901L	92	92
Lot 1901R	72	72
Lot 1901S	79	79
Lot 1901V	1	1
Lot 1902B	92	92
Lot 1902L	92	92
Lot 1902R	103	103
Lot 1902S	99	99
Lot 1902V	1	1
Lot 1903B	75	75
Lot 1903L	74	74
Lot 1903R	103	103
Lot 1903S	99	99
Lot 1903V	1	1
Lot 1904B	92	92
Lot 1904L	74	74
Lot 1904R	80	80
Lot 1904S	57	57
Lot 1904V	1	1
Lot 1905B	103	103
Lot 1905L	95	95
Lot 1905R	90	90
Lot 1905S	57	57
Lot 1905V	1	1
Lot 1906B	97	97
Lot 1906L	100	100
Lot 1906R	72	72

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 1906S	57	57
Lot 1906V	1	1
Lot 1907B	90	90
Lot 1907L	71	71
Lot 1907R	153	153
Lot 1907S	57	57
Lot 1907V	1	1
Lot 1908B	90	90
Lot 1908L	88	88
Lot 1908R	87	87
Lot 1908V	1	1
Lot 1909B	94	94
Lot 1909L	95	95
Lot 1909R	91	91
Lot 1909S	63	63
Lot 1909V	1	1
Lot 1910L	105	105
Lot 1910R	91	91
Lot 1910S	82	82
Lot 1910V	1	1
Lot 1911L	105	105
Lot 1911R	114	114
Lot 1911S	103	103
Lot 1911V	1	1
Lot 1912L	110	110
Lot 1912R	111	111
Lot 1912S	69	69
Lot 1913L	108	108
Lot 1913R	83	83

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 1913S	97	97
Lot 1914S	69	69
Lot 1915S	97	97
Lot 1915V	2	2
Lot 1916S	69	69
Lot 1916V	1	1
Lot 1917S	103	103
Lot 1917V	1	1
Lot 1918S	79	79
Lot 1918V	1	1
Lot 1920V	1	1
Lot 1921V	1	1
Lot 1922V	1	1
Lot 1923V	1	1
Lot 1924V	1	1
Lot 1926V	2	2
Lot 1927V	1	1
Lot 1928V	2	2
Lot 1929V	1	1
Lot 1930V	1	1
Lot 1931V	1	1
Lot 1932V	1	1
Lot 1936V	1	1
Lot 1937V	1	1
Lot 1938V	1	1
Lot 1941V	1	1
Lot 1951V	1	1
Lot 1964V	1	1
Lot 1965V	9	9

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2001B	99	99
Lot 2001L	92	92
Lot 2001R	72	72
Lot 2001S	79	79
Lot 2001Y	10	10
Lot 2002B	92	92
Lot 2002L	92	92
Lot 2002R	103	103
Lot 2002S	99	99
Lot 2002Y	10	10
Lot 2003B	75	75
Lot 2003L	74	74
Lot 2003R	103	103
Lot 2003S	99	99
Lot 2003Y	10	10
Lot 2004B	92	92
Lot 2004L	74	74
Lot 2004R	80	80
Lot 2004S	57	57
Lot 2004Y	10	10
Lot 2005B	103	103
Lot 2005L	95	95
Lot 2005R	90	90
Lot 2005S	57	57
Lot 2005Y	10	10
Lot 2006B	97	97
Lot 2006L	100	100
Lot 2006R	72	72
Lot 2006S	57	57

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2006Y	10	10
Lot 2007B	90	90
Lot 2007L	71	71
Lot 2007R	153	153
Lot 2007S	57	57
Lot 2007Y	10	10
Lot 2008B	90	90
Lot 2008L	88	88
Lot 2008R	86	86
Lot 2008Y	10	10
Lot 2009B	94	94
Lot 2009L	95	95
Lot 2009R	91	91
Lot 2009S	63	63
Lot 2009Y	10	10
Lot 2010L	105	105
Lot 2010R	89	89
Lot 2010S	82	82
Lot 2010Z	11	11
Lot 2011L	105	105
Lot 2011R	114	114
Lot 2011S	103	103
Lot 2011Y	10	10
Lot 2012L	110	110
Lot 2012R	111	111
Lot 2012S	69	69
Lot 2013L	108	108
Lot 2013R	83	83
Lot 2013S	98	98

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 2014S	69	69
Lot 2015S	98	98
Lot 2015Y	10	10
Lot 2016S	69	69
Lot 2016Y	10	10
Lot 2017S	103	103
Lot 2017Y	10	10
Lot 2018S	79	79
Lot 2018Y	10	10
Lot 2019Y	10	10
Lot 2020Y	10	10
Lot 2021Z	11	11
Lot 2022Z	11	11
Lot 2023Z	12	12
Lot 2024Z	11	11
Lot 2025Z	11	11
Lot 2026Z	11	11
Lot 2030Y	10	10
Lot 2031Z	11	11
Lot 2032Z	11	11
Lot 2033Z	11	11
Lot 2034Y	10	10
Lot 2035Z	11	11
Lot 2036Y	10	10
Lot 2037Y	10	10
Lot 2038Y	10	10
Lot 2039Y	10	10
Lot 2040Y	10	10
Lot 2041Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2042Y	10	10
Lot 2043Y	10	10
Lot 2044Y	10	10
Lot 2045Z	11	11
Lot 2046Y	10	10
Lot 2047Y	10	10
Lot 2048Y	10	10
Lot 2049Y	10	10
Lot 2055Y	10	10
Lot 2056Y	10	10
Lot 2057Y	10	10
Lot 2058Y	10	10
Lot 2059Y	10	10
Lot 2060Y	10	10
Lot 2061Y	10	10
Lot 2062Y	10	10
Lot 2063Y	10	10
Lot 2064Y	10	10
Lot 2065Y	10	10
Lot 2066Y	10	10
Lot 2067Y	10	10
Lot 2068Y	10	10
Lot 2069Y	10	10
Lot 2075Y	10	10
Lot 2076Y	10	10
Lot 2077Y	10	10
Lot 2078Y	10	10
Lot 2079Y	10	10
Lot 2080Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2081Y	10	10
Lot 2082Y	10	10
Lot 2083Y	10	10
Lot 2084Y	10	10
Lot 2085Y	10	10
Lot 2086Y	10	10
Lot 2087Z	11	11
Lot 2090Y	10	10
Lot 2091Y	10	10
Lot 2092Y	10	10
Lot 2093Y	10	10
Lot 2094Y	10	10
Lot 2095Y	10	10
Lot 2096Y	10	10
Lot 2097Y	10	10
Lot 2098Y	10	10
Lot 2099Y	10	10
Lot 2101B	103	103
Lot 2101L	93	93
Lot 2101R	72	72
Lot 2101S	79	79
Lot 2102B	94	94
Lot 2102L	93	93
Lot 2102R	103	103
Lot 2102S	99	99
Lot 2103B	79	79
Lot 2103L	75	75
Lot 2103R	103	103
Lot 2103S	99	99

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2104B	94	94
Lot 2104L	75	75
Lot 2104R	80	80
Lot 2104S	57	57
Lot 2105B	107	107
Lot 2105L	96	96
Lot 2105R	90	90
Lot 2105S	57	57
Lot 2106B	97	97
Lot 2106L	101	101
Lot 2106R	72	72
Lot 2106S	57	57
Lot 2106Y	10	10
Lot 2107B	90	90
Lot 2107L	72	72
Lot 2107R	153	153
Lot 2107S	57	57
Lot 2107Y	10	10
Lot 2108B	90	90
Lot 2108L	89	89
Lot 2108R	87	87
Lot 2108Y	10	10
Lot 2109B	94	94
Lot 2109L	96	96
Lot 2109R	91	91
Lot 2109S	63	63
Lot 2109Y	10	10
Lot 2110L	106	106
Lot 2110R	91	91

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2110S	82	82
Lot 2110Y	10	10
Lot 2111L	106	106
Lot 2111R	114	114
Lot 2111S	103	103
Lot 2111Y	10	10
Lot 2112L	111	111
Lot 2112R	111	111
Lot 2112S	69	69
Lot 2113L	109	109
Lot 2113R	83	83
Lot 2113S	95	95
Lot 2114S	69	69
Lot 2115S	95	95
Lot 2115Y	10	10
Lot 2116S	69	69
Lot 2117S	103	103
Lot 2118S	79	79
Lot 2124Y	10	10
Lot 2125Y	10	10
Lot 2128Y	10	10
Lot 2131Y	10	10
Lot 2132Y	10	10
Lot 2133Y	10	10
Lot 2134Y	10	10
Lot 2135Y	10	10
Lot 2136Y	10	10
Lot 2137Y	10	10
Lot 2138Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2139Y	10	10
Lot 2140Y	10	10
Lot 2142Z	13	13
Lot 2143Y	10	10
Lot 2144Y	10	10
Lot 2145Y	10	10
Lot 2146Z	11	11
Lot 2147Z	11	11
Lot 2148Y	10	10
Lot 2149Z	11	11
Lot 2152Y	10	10
Lot 2153Z	13	13
Lot 2154Z	11	11
Lot 2155Z	10	10
Lot 2156Z	11	11
Lot 2157Y	10	10
Lot 2158Y	10	10
Lot 2159Y	10	10
Lot 2160Z	11	11
Lot 2164Z	10	10
Lot 2166Z	10	10
Lot 2169Y	10	10
Lot 2170Y	10	10
Lot 2172Z	11	11
Lot 2174Z	11	11
Lot 2176Z	11	11
Lot 2178Z	11	11
Lot 2179Z	11	11
Lot 2180Z	11	11

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

Department of Environment, Land, Water & Planning

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Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 2182Z	11	11
Lot 2183Z	11	11
Lot 2184Z	11	11
Lot 2185Y	10	10
Lot 2186Y	10	10
Lot 2187Y	10	10
Lot 2188Y	10	10
Lot 2189Y	10	10
Lot 2190Y	10	10
Lot 2191Y	10	10
Lot 2192Z	11	11
Lot 2193Y	10	10
Lot 2194Z	11	11
Lot 2195Y	10	10
Lot 2196Y	10	10
Lot 2197Z	10	10
Lot 2198Y	10	10
Lot 2199Z	10	10
Lot 2200Z	11	11
Lot 2201B	103	103
Lot 2201L	93	93
Lot 2201R	72	72
Lot 2201S	79	79
Lot 2202B	94	94
Lot 2202L	93	93
Lot 2202R	103	103
Lot 2202S	99	99
Lot 2203B	79	79
Lot 2203L	75	75

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Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2203R	103	103
Lot 2203S	99	99
Lot 2204B	94	94
Lot 2204L	75	75
Lot 2204R	80	80
Lot 2204S	57	57
Lot 2205B	107	107
Lot 2205L	96	96
Lot 2205R	90	90
Lot 2205S	57	57
Lot 2206B	97	97
Lot 2206L	101	101
Lot 2206R	72	72
Lot 2206S	57	57
Lot 2207B	90	90
Lot 2207L	72	72
Lot 2207R	153	153
Lot 2207S	57	57
Lot 2208B	90	90
Lot 2208L	89	89
Lot 2208R	86	86
Lot 2209B	94	94
Lot 2209L	96	96
Lot 2209R	91	91
Lot 2209S	63	63
Lot 2210L	106	106
Lot 2210R	89	89
Lot 2210S	82	82
Lot 2210Z	11	11

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2211L	106	106
Lot 2211R	114	114
Lot 2211S	104	104
Lot 2211Z	11	11
Lot 2212L	111	111
Lot 2212R	111	111
Lot 2212S	69	69
Lot 2212Z	11	11
Lot 2213L	109	109
Lot 2213R	83	83
Lot 2213S	96	96
Lot 2213Z	11	11
Lot 2214S	69	69
Lot 2214Z	11	11
Lot 2215S	96	96
Lot 2215Z	12	12
Lot 2216S	69	69
Lot 2216Z	13	13
Lot 2217S	104	104
Lot 2218S	98	98
Lot 2301B	104	104
Lot 2301L	93	93
Lot 2301R	72	72
Lot 2301S	79	79
Lot 2302B	95	95
Lot 2302L	93	93
Lot 2302R	103	103
Lot 2302S	99	99
Lot 2303B	80	80

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 2303L	75	75
Lot 2303R	103	103
Lot 2303S	99	99
Lot 2304B	95	95
Lot 2304L	75	75
Lot 2304R	80	80
Lot 2304S	58	58
Lot 2305B	108	108
Lot 2305L	96	96
Lot 2305R	90	90
Lot 2305S	58	58
Lot 2306B	98	98
Lot 2306L	101	101
Lot 2306R	72	72
Lot 2306S	58	58
Lot 2307B	91	91
Lot 2307L	72	72
Lot 2307R	153	153
Lot 2307S	58	58
Lot 2308B	91	91
Lot 2308L	89	89
Lot 2308R	87	87
Lot 2309B	95	95
Lot 2309L	96	96
Lot 2309R	91	91
Lot 2309S	64	64
Lot 2310L	106	106
Lot 2310R	91	91
Lot 2310S	82	82

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Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 2311L	106	106
Lot 2311R	114	114
Lot 2311S	104	104
Lot 2312L	111	111
Lot 2312R	111	111
Lot 2312S	70	70
Lot 2313L	109	109
Lot 2313R	83	83
Lot 2313S	96	96
Lot 2314S	70	70
Lot 2315S	96	96
Lot 2316S	70	70
Lot 2317S	104	104
Lot 2318S	98	98
Lot 2401B	104	104
Lot 2401L	93	93
Lot 2401R	72	72
Lot 2401S	80	80
Lot 2402B	95	95
Lot 2402L	93	93
Lot 2402R	103	103
Lot 2402S	100	100
Lot 2403B	80	80
Lot 2403L	75	75
Lot 2403R	103	103
Lot 2403S	100	100
Lot 2404B	95	95
Lot 2404L	75	75
Lot 2404R	80	80

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Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 2404S	58	58
Lot 2405B	108	108
Lot 2405L	96	96
Lot 2405R	90	90
Lot 2405S	58	58
Lot 2406B	98	98
Lot 2406L	101	101
Lot 2406R	72	72
Lot 2406S	58	58
Lot 2407B	91	91
Lot 2407L	72	72
Lot 2407R	153	153
Lot 2407S	58	58
Lot 2408B	91	91
Lot 2408L	89	89
Lot 2408R	86	86
Lot 2409B	95	95
Lot 2409L	96	96
Lot 2409R	91	91
Lot 2409S	64	64
Lot 2410L	106	106
Lot 2410R	89	89
Lot 2410S	83	83
Lot 2411L	106	106
Lot 2411R	114	114
Lot 2411S	104	104
Lot 2412L	111	111
Lot 2412R	111	111
Lot 2412S	70	70

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2413L	109	109
Lot 2413R	83	83
Lot 2413S	96	96
Lot 2414S	70	70
Lot 2415S	96	96
Lot 2416S	70	70
Lot 2417S	104	104
Lot 2418S	98	98
Lot 2501B	104	104
Lot 2501L	93	93
Lot 2501R	72	72
Lot 2501S	80	80
Lot 2501W	1	1
Lot 2502B	95	95
Lot 2502L	93	93
Lot 2502R	103	103
Lot 2502S	100	100
Lot 2502W	1	1
Lot 2503B	80	80
Lot 2503L	75	75
Lot 2503R	103	103
Lot 2503S	100	100
Lot 2503W	1	1
Lot 2504B	95	95
Lot 2504L	75	75
Lot 2504R	80	80
Lot 2504S	58	58
Lot 2504W	1	1
Lot 2505B	108	108

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2505L	96	96
Lot 2505R	90	90
Lot 2505S	58	58
Lot 2505W	1	1
Lot 2506B	98	98
Lot 2506L	101	101
Lot 2506R	72	72
Lot 2506S	58	58
Lot 2507B	91	91
Lot 2507L	72	72
Lot 2507R	153	153
Lot 2507S	58	58
Lot 2508B	91	91
Lot 2508L	89	89
Lot 2508R	87	87
Lot 2509B	95	95
Lot 2509L	96	96
Lot 2509R	91	91
Lot 2509S	64	64
Lot 2510L	106	106
Lot 2510R	91	91
Lot 2510S	83	83
Lot 2511L	106	106
Lot 2511R	114	114
Lot 2511S	104	104
Lot 2512L	111	111
Lot 2512R	111	111
Lot 2512S	70	70
Lot 2513L	109	109

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2513R	83	83
Lot 2513S	96	96
Lot 2514S	70	70
Lot 2515S	96	96
Lot 2516S	70	70
Lot 2517S	104	104
Lot 2518S	98	98
Lot 2601B	104	104
Lot 2601L	94	94
Lot 2601R	72	72
Lot 2601S	80	80
Lot 2602B	95	95
Lot 2602L	94	94
Lot 2602R	103	103
Lot 2602S	100	100
Lot 2603B	80	80
Lot 2603L	76	76
Lot 2603R	103	103
Lot 2603S	100	100
Lot 2604B	95	95
Lot 2604L	76	76
Lot 2604R	80	80
Lot 2604S	58	58
Lot 2605B	108	108
Lot 2605L	97	97
Lot 2605R	90	90
Lot 2605S	58	58
Lot 2606B	98	98
Lot 2606L	102	102

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ABN 86 627 986 396

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

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Land Parcel	Entitlement	Liability
Lot 2606R	72	72
Lot 2606S	58	58
Lot 2607B	91	91
Lot 2607L	73	73
Lot 2607R	153	153
Lot 2607S	58	58
Lot 2608B	91	91
Lot 2608L	90	90
Lot 2608R	86	86
Lot 2609B	95	95
Lot 2609L	97	97
Lot 2609R	91	91
Lot 2609S	64	64
Lot 2610L	107	107
Lot 2610R	89	89
Lot 2610S	83	83
Lot 2611L	107	107
Lot 2611R	114	114
Lot 2611S	104	104
Lot 2612L	112	112
Lot 2612R	111	111
Lot 2612S	70	70
Lot 2613L	110	110
Lot 2613R	83	83
Lot 2613S	96	96
Lot 2614S	70	70
Lot 2615S	96	96
Lot 2616S	70	70
Lot 2617S	104	104

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2618S	98	98
Lot 2701B	104	104
Lot 2701L	94	94
Lot 2701R	72	72
Lot 2701S	80	80
Lot 2702B	95	95
Lot 2702L	94	94
Lot 2702R	103	103
Lot 2702S	100	100
Lot 2703B	80	80
Lot 2703L	76	76
Lot 2703R	103	103
Lot 2703S	100	100
Lot 2704B	95	95
Lot 2704L	76	76
Lot 2704R	80	80
Lot 2704S	58	58
Lot 2705B	108	108
Lot 2705L	97	97
Lot 2705R	90	90
Lot 2705S	58	58
Lot 2706B	98	98
Lot 2706L	102	102
Lot 2706R	72	72
Lot 2706S	58	58
Lot 2707B	91	91
Lot 2707L	73	73
Lot 2707R	153	153
Lot 2707S	58	58

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Locked bag 20005, Melbourne 3001, DX 210189
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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 2708B	91	91
Lot 2708L	90	90
Lot 2708R	87	87
Lot 2709B	95	95
Lot 2709L	97	97
Lot 2709R	91	91
Lot 2709S	64	64
Lot 2710L	107	107
Lot 2710R	91	91
Lot 2710S	83	83
Lot 2711L	107	107
Lot 2711R	114	114
Lot 2711S	105	105
Lot 2712L	112	112
Lot 2712R	111	111
Lot 2712S	70	70
Lot 2713L	110	110
Lot 2713R	83	83
Lot 2713S	97	97
Lot 2714S	70	70
Lot 2715S	97	97
Lot 2716S	70	70
Lot 2717S	105	105
Lot 2718S	99	99
Lot 2801B	105	105
Lot 2801L	94	94
Lot 2801R	72	72
Lot 2801S	80	80
Lot 2802B	96	96

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 2802L	94	94
Lot 2802R	103	103
Lot 2802S	100	100
Lot 2803B	81	81
Lot 2803L	76	76
Lot 2803R	103	103
Lot 2803S	100	100
Lot 2804B	96	96
Lot 2804L	76	76
Lot 2804R	80	80
Lot 2804S	58	58
Lot 2805B	109	109
Lot 2805L	97	97
Lot 2805R	90	90
Lot 2805S	58	58
Lot 2806B	99	99
Lot 2806L	102	102
Lot 2806R	72	72
Lot 2806S	58	58
Lot 2807B	92	92
Lot 2807L	73	73
Lot 2807R	153	153
Lot 2807S	58	58
Lot 2808B	92	92
Lot 2808L	90	90
Lot 2808R	86	86
Lot 2809B	96	96
Lot 2809L	97	97
Lot 2809R	91	91

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2809S	65	65
Lot 2810L	107	107
Lot 2810R	89	89
Lot 2810S	83	83
Lot 2811L	107	107
Lot 2811R	114	114
Lot 2811S	105	105
Lot 2812L	112	112
Lot 2812R	111	111
Lot 2812S	71	71
Lot 2813L	137	137
Lot 2813R	83	83
Lot 2813S	97	97
Lot 2814S	71	71
Lot 2815S	97	97
Lot 2816S	71	71
Lot 2817S	105	105
Lot 2818S	99	99
Lot 2901B	105	105
Lot 2901L	94	94
Lot 2901R	72	72
Lot 2901S	81	81
Lot 2901V	1	1
Lot 2902B	96	96
Lot 2902L	94	94
Lot 2902R	103	103
Lot 2902S	101	101
Lot 2902V	1	1
Lot 2903B	81	81

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. PS633275D

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Land Parcel	Entitlement	Liability
Lot 2903L	76	76
Lot 2903R	103	103
Lot 2903S	101	101
Lot 2903V	1	1
Lot 2904B	96	96
Lot 2904L	76	76
Lot 2904R	80	80
Lot 2904S	58	58
Lot 2904V	1	1
Lot 2905B	109	109
Lot 2905L	97	97
Lot 2905R	90	90
Lot 2905S	58	58
Lot 2905V	1	1
Lot 2906B	99	99
Lot 2906L	102	102
Lot 2906R	72	72
Lot 2906S	58	58
Lot 2906V	1	1
Lot 2907B	92	92
Lot 2907L	73	73
Lot 2907R	153	153
Lot 2907S	58	58
Lot 2907V	1	1
Lot 2908B	92	92
Lot 2908L	90	90
Lot 2908R	87	87
Lot 2908V	1	1
Lot 2909B	96	96

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2909L	97	97
Lot 2909R	91	91
Lot 2909S	65	65
Lot 2909V	1	1
Lot 2910L	107	107
Lot 2910R	91	91
Lot 2910S	84	84
Lot 2910V	1	1
Lot 2911L	107	107
Lot 2911R	114	114
Lot 2911S	105	105
Lot 2911V	1	1
Lot 2912L	112	112
Lot 2912R	111	111
Lot 2912S	71	71
Lot 2913L	138	138
Lot 2913R	83	83
Lot 2913S	97	97
Lot 2914S	71	71
Lot 2915S	97	97
Lot 2915V	2	2
Lot 2916S	71	71
Lot 2916V	2	2
Lot 2917S	105	105
Lot 2917V	1	1
Lot 2918S	99	99
Lot 2918V	1	1
Lot 2919V	1	1
Lot 2920V	2	2

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 2921V	2	2
Lot 2922V	2	2
Lot 2923V	2	2
Lot 2924V	2	2
Lot 2925V	2	2
Lot 2933V	1	1
Lot 2936V	1	1
Lot 2937V	1	1
Lot 2941V	1	1
Lot 2946V	1	1
Lot 2947V	1	1
Lot 2948V	2	2
Lot 2952V	2	2
Lot 2965V	1	1
Lot 3001B	105	105
Lot 3001L	94	94
Lot 3001R	72	72
Lot 3001S	81	81
Lot 3001Z	10	10
Lot 3002B	96	96
Lot 3002L	94	94
Lot 3002R	103	103
Lot 3002S	101	101
Lot 3002Y	10	10
Lot 3003B	81	81
Lot 3003L	76	76
Lot 3003R	103	103
Lot 3003S	101	101
Lot 3003Y	10	10

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ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3004B	96	96
Lot 3004L	76	76
Lot 3004R	80	80
Lot 3004S	58	58
Lot 3004Y	10	10
Lot 3005B	109	109
Lot 3005L	97	97
Lot 3005R	90	90
Lot 3005S	58	58
Lot 3005Y	10	10
Lot 3006B	99	99
Lot 3006L	102	102
Lot 3006R	72	72
Lot 3006S	58	58
Lot 3006Z	10	10
Lot 3007B	92	92
Lot 3007L	73	73
Lot 3007R	153	153
Lot 3007S	58	58
Lot 3007Y	10	10
Lot 3008B	92	92
Lot 3008L	90	90
Lot 3008R	86	86
Lot 3008Y	10	10
Lot 3009B	96	96
Lot 3009L	97	97
Lot 3009R	91	91
Lot 3009S	65	65
Lot 3009Z	11	11

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

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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 3010L	107	107
Lot 3010R	89	89
Lot 3010S	84	84
Lot 3010Z	11	11
Lot 3011L	107	107
Lot 3011R	114	114
Lot 3011S	105	105
Lot 3011Z	11	11
Lot 3012L	112	112
Lot 3012R	111	111
Lot 3012S	71	71
Lot 3012Z	11	11
Lot 3013L	138	138
Lot 3013R	83	83
Lot 3013S	97	97
Lot 3013Z	11	11
Lot 3014S	71	71
Lot 3014Z	11	11
Lot 3015S	97	97
Lot 3015Y	10	10
Lot 3016S	71	71
Lot 3016Y	10	10
Lot 3017S	105	105
Lot 3017Y	10	10
Lot 3018S	99	99
Lot 3018Y	10	10
Lot 3019Y	10	10
Lot 3020Y	10	10
Lot 3021Y	10	10

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3022Z	11	11
Lot 3023Y	10	10
Lot 3024Z	11	11
Lot 3025Y	10	10
Lot 3026Y	10	10
Lot 3027Y	10	10
Lot 3028Y	10	10
Lot 3029Y	10	10
Lot 3030Z	11	11
Lot 3040Z	11	11
Lot 3041Z	11	11
Lot 3042Z	13	13
Lot 3043Z	11	11
Lot 3044Y	10	10
Lot 3050Z	11	11
Lot 3051Z	11	11
Lot 3052Z	11	11
Lot 3053Z	11	11
Lot 3054Z	11	11
Lot 3055Z	12	12
Lot 3056Z	13	13
Lot 3101L	95	95
Lot 3101R	72	72
Lot 3101S	81	81
Lot 3102L	95	95
Lot 3102R	103	103
Lot 3102S	101	101
Lot 3103L	77	77
Lot 3103R	103	103

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3103S	101	101
Lot 3104L	77	77
Lot 3104R	80	80
Lot 3104S	58	58
Lot 3105L	98	98
Lot 3105R	90	90
Lot 3105S	58	58
Lot 3106L	103	103
Lot 3106R	72	72
Lot 3106S	58	58
Lot 3107L	74	74
Lot 3107R	153	153
Lot 3107S	58	58
Lot 3108L	91	91
Lot 3108R	87	87
Lot 3109L	98	98
Lot 3109R	91	91
Lot 3109S	65	65
Lot 3110L	108	108
Lot 3110R	91	91
Lot 3110S	84	84
Lot 3111L	108	108
Lot 3111R	114	114
Lot 3111S	105	105
Lot 3112L	113	113
Lot 3112R	111	111
Lot 3112S	71	71
Lot 3113L	138	138
Lot 3113R	83	83

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3113S	97	97
Lot 3114S	71	71
Lot 3115S	97	97
Lot 3116S	71	71
Lot 3117S	105	105
Lot 3118S	99	99
Lot 3201L	95	95
Lot 3201R	72	72
Lot 3201S	81	81
Lot 3202L	95	95
Lot 3202R	103	103
Lot 3202S	101	101
Lot 3203L	77	77
Lot 3203R	103	103
Lot 3203S	101	101
Lot 3204L	77	77
Lot 3204R	80	80
Lot 3204S	58	58
Lot 3205L	98	98
Lot 3205R	90	90
Lot 3205S	58	58
Lot 3206L	103	103
Lot 3206R	72	72
Lot 3206S	58	58
Lot 3207L	74	74
Lot 3207R	153	153
Lot 3207S	58	58
Lot 3208L	91	91
Lot 3208R	86	86

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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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3209L	98	98
Lot 3209R	91	91
Lot 3209S	65	65
Lot 3210L	108	108
Lot 3210R	89	89
Lot 3210S	84	84
Lot 3211L	108	108
Lot 3211R	114	114
Lot 3211S	106	106
Lot 3212L	113	113
Lot 3212R	111	111
Lot 3212S	71	71
Lot 3213L	138	138
Lot 3213R	83	83
Lot 3213S	98	98
Lot 3214S	71	71
Lot 3215S	98	98
Lot 3216S	71	71
Lot 3217S	106	106
Lot 3218S	100	100
Lot 3301L	95	95
Lot 3301R	72	72
Lot 3301S	81	81
Lot 3302L	95	95
Lot 3302R	103	103
Lot 3302S	101	101
Lot 3303L	77	77
Lot 3303R	103	103
Lot 3303S	101	101

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3304L	77	77
Lot 3304R	80	80
Lot 3304S	59	59
Lot 3305L	98	98
Lot 3305R	90	90
Lot 3305S	59	59
Lot 3306L	103	103
Lot 3306R	72	72
Lot 3306S	59	59
Lot 3307L	74	74
Lot 3307R	153	153
Lot 3307S	59	59
Lot 3308L	91	91
Lot 3308R	87	87
Lot 3309L	98	98
Lot 3309R	91	91
Lot 3309S	66	66
Lot 3310L	108	108
Lot 3310R	91	91
Lot 3310S	84	84
Lot 3311L	108	108
Lot 3311R	114	114
Lot 3311S	106	106
Lot 3312L	113	113
Lot 3312R	111	111
Lot 3312S	72	72
Lot 3313L	138	138
Lot 3313R	83	83
Lot 3313S	98	98

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

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Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 3314S	72	72
Lot 3315S	98	98
Lot 3316S	72	72
Lot 3317S	106	106
Lot 3318S	100	100
Lot 3401L	95	95
Lot 3401R	72	72
Lot 3401S	82	82
Lot 3402L	95	95
Lot 3402R	103	103
Lot 3402S	102	102
Lot 3403L	77	77
Lot 3403R	103	103
Lot 3403S	102	102
Lot 3404L	77	77
Lot 3404R	80	80
Lot 3404S	59	59
Lot 3405L	98	98
Lot 3405R	90	90
Lot 3405S	59	59
Lot 3406L	103	103
Lot 3406R	72	72
Lot 3406S	59	59
Lot 3407L	74	74
Lot 3407R	153	153
Lot 3407S	59	59
Lot 3408L	91	91
Lot 3408R	86	86
Lot 3409L	98	98

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ABN 86 627 986 396

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Land Parcel	Entitlement	Liability
Lot 3409R	91	91
Lot 3409S	66	66
Lot 3410L	108	108
Lot 3410R	89	89
Lot 3410S	85	85
Lot 3411L	108	108
Lot 3411R	114	114
Lot 3411S	106	106
Lot 3412L	113	113
Lot 3412R	111	111
Lot 3412S	72	72
Lot 3413L	139	139
Lot 3413R	83	83
Lot 3413S	98	98
Lot 3414S	72	72
Lot 3415S	98	98
Lot 3416S	72	72
Lot 3417S	106	106
Lot 3418S	100	100
Lot 3501L	95	95
Lot 3501R	72	72
Lot 3501S	82	82
Lot 3502L	95	95
Lot 3502R	103	103
Lot 3502S	102	102
Lot 3503L	77	77
Lot 3503R	103	103
Lot 3503S	102	102
Lot 3504L	77	77

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3504R	80	80
Lot 3504S	59	59
Lot 3505L	98	98
Lot 3505R	90	90
Lot 3505S	59	59
Lot 3506L	103	103
Lot 3506R	72	72
Lot 3506S	59	59
Lot 3507L	74	74
Lot 3507R	153	153
Lot 3507S	59	59
Lot 3508L	91	91
Lot 3508R	87	87
Lot 3509L	98	98
Lot 3509R	91	91
Lot 3509S	66	66
Lot 3510L	108	108
Lot 3510R	91	91
Lot 3510S	85	85
Lot 3511L	108	108
Lot 3511R	114	114
Lot 3511S	106	106
Lot 3512L	113	113
Lot 3512R	111	111
Lot 3512S	72	72
Lot 3513L	139	139
Lot 3513R	83	83
Lot 3513S	98	98
Lot 3514S	72	72

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
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Land Parcel	Entitlement	Liability
Lot 3515S	98	98
Lot 3516S	72	72
Lot 3517S	106	106
Lot 3518S	100	100
Lot 3601L	96	96
Lot 3601R	72	72
Lot 3601S	82	82
Lot 3602L	96	96
Lot 3602R	103	103
Lot 3602S	102	102
Lot 3603L	78	78
Lot 3603R	103	103
Lot 3603S	102	102
Lot 3604L	78	78
Lot 3604R	80	80
Lot 3604S	59	59
Lot 3605L	99	99
Lot 3605R	90	90
Lot 3605S	59	59
Lot 3606L	104	104
Lot 3606R	72	72
Lot 3606S	59	59
Lot 3607L	75	75
Lot 3607R	153	153
Lot 3607S	59	59
Lot 3608L	92	92
Lot 3608R	86	86
Lot 3609L	99	99
Lot 3609R	91	91

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
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Land Parcel	Entitlement	Liability
Lot 3609S	66	66
Lot 3610L	109	109
Lot 3610R	89	89
Lot 3610S	85	85
Lot 3611L	109	109
Lot 3611R	114	114
Lot 3611S	106	106
Lot 3612L	114	114
Lot 3612R	111	111
Lot 3612S	72	72
Lot 3613L	139	139
Lot 3613R	83	83
Lot 3613S	98	98
Lot 3614S	72	72
Lot 3615S	98	98
Lot 3616S	72	72
Lot 3617S	106	106
Lot 3618S	100	100
Lot 3701L	96	96
Lot 3701R	72	72
Lot 3701S	82	82
Lot 3701V	1	1
Lot 3702L	96	96
Lot 3702R	103	103
Lot 3702S	102	102
Lot 3702V	1	1
Lot 3703L	78	78
Lot 3703R	103	103
Lot 3703S	102	102

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

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Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

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Land Parcel	Entitlement	Liability
Lot 3703V	1	1
Lot 3704L	78	78
Lot 3704R	80	80
Lot 3704S	59	59
Lot 3705L	99	99
Lot 3705R	90	90
Lot 3705S	59	59
Lot 3706L	104	104
Lot 3706R	72	72
Lot 3706S	59	59
Lot 3707L	75	75
Lot 3707R	153	153
Lot 3707S	59	59
Lot 3708L	92	92
Lot 3708R	87	87
Lot 3709L	99	99
Lot 3709R	91	91
Lot 3709S	66	66
Lot 3710L	109	109
Lot 3710R	91	91
Lot 3710S	85	85
Lot 3711L	109	109
Lot 3711R	114	114
Lot 3711S	107	107
Lot 3712L	114	114
Lot 3712R	111	111
Lot 3712S	72	72
Lot 3713L	139	139
Lot 3713R	83	83

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

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 3713S	99	99
Lot 3714S	72	72
Lot 3715S	99	99
Lot 3716S	72	72
Lot 3717S	107	107
Lot 3718S	101	101
Lot 3801L	96	96
Lot 3801R	72	72
Lot 3801S	82	82
Lot 3802L	96	96
Lot 3802R	103	103
Lot 3802S	102	102
Lot 3803L	78	78
Lot 3803R	103	103
Lot 3803S	102	102
Lot 3804L	78	78
Lot 3804R	80	80
Lot 3804S	59	59
Lot 3805L	99	99
Lot 3805R	90	90
Lot 3805S	59	59
Lot 3806L	104	104
Lot 3806R	72	72
Lot 3806S	59	59
Lot 3807L	75	75
Lot 3807R	153	153
Lot 3807S	59	59
Lot 3808L	92	92
Lot 3808R	86	86

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Land Parcel	Entitlement	Liability
Lot 3809L	99	99
Lot 3809R	91	91
Lot 3809S	67	67
Lot 3810L	109	109
Lot 3810R	89	89
Lot 3810S	85	85
Lot 3811L	109	109
Lot 3811R	114	114
Lot 3811S	107	107
Lot 3812L	114	114
Lot 3812R	111	111
Lot 3812S	73	73
Lot 3813L	139	139
Lot 3813R	83	83
Lot 3813S	99	99
Lot 3814S	73	73
Lot 3815S	99	99
Lot 3816S	73	73
Lot 3817S	107	107
Lot 3818S	101	101
Lot 3901L	96	96
Lot 3901R	72	72
Lot 3901S	83	83
Lot 3902L	96	96
Lot 3902R	103	103
Lot 3902S	103	103
Lot 3903L	78	78
Lot 3903R	103	103
Lot 3903S	103	103

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
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Land Parcel	Entitlement	Liability
Lot 3904L	78	78
Lot 3904R	80	80
Lot 3904S	59	59
Lot 3905L	99	99
Lot 3905R	90	90
Lot 3905S	59	59
Lot 3905V	1	1
Lot 3906L	104	104
Lot 3906R	72	72
Lot 3906S	59	59
Lot 3907L	75	75
Lot 3907R	153	153
Lot 3907S	59	59
Lot 3908L	92	92
Lot 3908R	87	87
Lot 3908V	1	1
Lot 3909L	99	99
Lot 3909R	91	91
Lot 3909S	67	67
Lot 3909V	2	2
Lot 3910L	109	109
Lot 3910R	91	91
Lot 3910S	86	86
Lot 3910V	2	2
Lot 3911L	109	109
Lot 3911R	114	114
Lot 3911S	107	107
Lot 3911V	2	2
Lot 3912L	114	114

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Land Parcel	Entitlement	Liability
Lot 3912R	111	111
Lot 3912S	73	73
Lot 3912V	2	2
Lot 3913L	140	140
Lot 3913R	83	83
Lot 3913S	99	99
Lot 3913V	2	2
Lot 3914S	73	73
Lot 3915S	99	99
Lot 3916S	73	73
Lot 3917S	107	107
Lot 3918S	101	101
Lot 4001L	96	96
Lot 4001R	72	72
Lot 4001S	83	83
Lot 4002L	96	96
Lot 4002R	103	103
Lot 4002S	103	103
Lot 4003L	78	78
Lot 4003R	103	103
Lot 4003S	103	103
Lot 4004L	78	78
Lot 4004R	80	80
Lot 4004S	59	59
Lot 4005L	99	99
Lot 4005R	90	90
Lot 4005S	59	59
Lot 4005Y	10	10
Lot 4006L	104	104

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4006R	72	72
Lot 4006S	59	59
Lot 4006Y	10	10
Lot 4007L	75	75
Lot 4007R	153	153
Lot 4007S	59	59
Lot 4007Y	10	10
Lot 4008L	92	92
Lot 4008R	86	86
Lot 4008Y	10	10
Lot 4009L	99	99
Lot 4009R	91	91
Lot 4009S	67	67
Lot 4009Z	12	12
Lot 4010L	109	109
Lot 4010R	89	89
Lot 4010S	86	86
Lot 4010Y	10	10
Lot 4011L	109	109
Lot 4011R	114	114
Lot 4011S	107	107
Lot 4011Y	10	10
Lot 4012L	114	114
Lot 4012R	111	111
Lot 4012S	73	73
Lot 4012Y	10	10
Lot 4013L	140	140
Lot 4013R	83	83
Lot 4013S	99	99

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 4014S	73	73
Lot 4014Y	10	10
Lot 4015S	99	99
Lot 4015Z	11	11
Lot 4016S	73	73
Lot 4016Y	10	10
Lot 4017S	107	107
Lot 4017Y	10	10
Lot 4018S	101	101
Lot 4018Y	10	10
Lot 4019Y	10	10
Lot 4020Y	10	10
Lot 4021Y	10	10
Lot 4022Y	10	10
Lot 4023Y	10	10
Lot 4024Y	10	10
Lot 4025Y	10	10
Lot 4026Y	10	10
Lot 4027Y	10	10
Lot 4028Y	10	10
Lot 4029Y	10	10
Lot 4030Y	10	10
Lot 4031Y	10	10
Lot 4032Y	10	10
Lot 4033Y	10	10
Lot 4034Y	10	10
Lot 4035Y	10	10
Lot 4036Y	10	10
Lot 4037Y	10	10

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OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 4038Y	10	10
Lot 4040Y	10	10
Lot 4041Y	10	10
Lot 4042Y	10	10
Lot 4043Y	10	10
Lot 4044Y	10	10
Lot 4045Y	10	10
Lot 4046Y	10	10
Lot 4047Y	10	10
Lot 4048Y	10	10
Lot 4049Y	10	10
Lot 4050Z	12	12
Lot 4051Y	10	10
Lot 4055Y	10	10
Lot 4056Y	10	10
Lot 4057Y	10	10
Lot 4058Y	10	10
Lot 4059Y	10	10
Lot 4060Y	10	10
Lot 4061Y	10	10
Lot 4062Y	10	10
Lot 4063Y	10	10
Lot 4064Y	10	10
Lot 4065Y	10	10
Lot 4066Y	10	10
Lot 4067Y	10	10
Lot 4075Y	10	10
Lot 4076Y	10	10
Lot 4077Y	10	10

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Land Parcel	Entitlement	Liability
Lot 4078Y	10	10
Lot 4079Y	10	10
Lot 4080Y	10	10
Lot 4081Y	10	10
Lot 4082Z	11	11
Lot 4083Y	10	10
Lot 4084Y	10	10
Lot 4085Y	10	10
Lot 4086Y	10	10
Lot 4087Z	11	11
Lot 4089Z	11	11
Lot 4091Z	11	11
Lot 4092Y	10	10
Lot 4093Y	10	10
Lot 4094Y	10	10
Lot 4095Y	10	10
Lot 4096Y	10	10
Lot 4097Y	10	10
Lot 4100Y	10	10
Lot 4101L	97	97
Lot 4101R	72	72
Lot 4101S	83	83
Lot 4101Y	10	10
Lot 4102L	97	97
Lot 4102R	103	103
Lot 4102S	103	103
Lot 4102Z	11	11
Lot 4103L	79	79
Lot 4103R	103	103

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Land Parcel	Entitlement	Liability
Lot 4103S	103	103
Lot 4103Z	11	11
Lot 4104L	79	79
Lot 4104R	80	80
Lot 4104S	59	59
Lot 4104Z	12	12
Lot 4105L	100	100
Lot 4105R	90	90
Lot 4105S	59	59
Lot 4105Y	10	10
Lot 4106L	105	105
Lot 4106R	72	72
Lot 4106S	59	59
Lot 4106Y	10	10
Lot 4107L	76	76
Lot 4107R	153	153
Lot 4107S	59	59
Lot 4108L	93	93
Lot 4108R	87	87
Lot 4108Y	10	10
Lot 4109L	100	100
Lot 4109R	91	91
Lot 4109S	67	67
Lot 4109Y	10	10
Lot 4110L	110	110
Lot 4110R	91	91
Lot 4110S	86	86
Lot 4110Y	10	10
Lot 4111L	110	110

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Land Parcel	Entitlement	Liability
Lot 4111R	114	114
Lot 4111S	107	107
Lot 4112L	115	115
Lot 4112R	111	111
Lot 4112S	73	73
Lot 4113L	140	140
Lot 4113R	83	83
Lot 4113S	99	99
Lot 4114S	73	73
Lot 4114Y	10	10
Lot 4115S	99	99
Lot 4115Z	12	12
Lot 4116S	73	73
Lot 4117S	107	107
Lot 4118S	101	101
Lot 4201L	97	97
Lot 4201R	72	72
Lot 4201S	83	83
Lot 4202L	97	97
Lot 4202R	103	103
Lot 4202S	103	103
Lot 4203L	79	79
Lot 4203R	103	103
Lot 4203S	103	103
Lot 4204L	79	79
Lot 4204R	80	80
Lot 4204S	59	59
Lot 4205L	100	100
Lot 4205R	90	90

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Land Parcel	Entitlement	Liability
Lot 4205S	59	59
Lot 4206L	105	105
Lot 4206R	72	72
Lot 4206S	59	59
Lot 4207L	76	76
Lot 4207R	153	153
Lot 4207S	59	59
Lot 4208L	93	93
Lot 4208R	86	86
Lot 4209L	100	100
Lot 4209R	91	91
Lot 4209S	67	67
Lot 4210L	110	110
Lot 4210R	89	89
Lot 4210S	86	86
Lot 4211L	110	110
Lot 4211R	114	114
Lot 4211S	108	108
Lot 4212L	115	115
Lot 4212R	111	111
Lot 4212S	73	73
Lot 4213L	140	140
Lot 4213R	83	83
Lot 4213S	100	100
Lot 4214S	73	73
Lot 4215S	100	100
Lot 4216S	73	73
Lot 4217S	108	108
Lot 4218S	102	102

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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Land Parcel	Entitlement	Liability
Lot 4301L	97	97
Lot 4301R	72	72
Lot 4301S	83	83
Lot 4302L	97	97
Lot 4302R	103	103
Lot 4302S	103	103
Lot 4303L	79	79
Lot 4303R	103	103
Lot 4303S	103	103
Lot 4304L	79	79
Lot 4304R	80	80
Lot 4304S	60	60
Lot 4305L	100	100
Lot 4305R	90	90
Lot 4305S	60	60
Lot 4306L	105	105
Lot 4306R	72	72
Lot 4306S	60	60
Lot 4307L	76	76
Lot 4307R	153	153
Lot 4307S	60	60
Lot 4308L	93	93
Lot 4308R	87	87
Lot 4309L	100	100
Lot 4309R	91	91
Lot 4309S	68	68
Lot 4310L	110	110
Lot 4310R	91	91
Lot 4310S	86	86

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Land Parcel	Entitlement	Liability
Lot 4311L	110	110
Lot 4311R	114	114
Lot 4311S	108	108
Lot 4312L	115	115
Lot 4312R	111	111
Lot 4312S	74	74
Lot 4313L	140	140
Lot 4313R	83	83
Lot 4313S	100	100
Lot 4314S	74	74
Lot 4315S	100	100
Lot 4316S	74	74
Lot 4317S	108	108
Lot 4318S	102	102
Lot 4401L	97	97
Lot 4401R	72	72
Lot 4401S	84	84
Lot 4402L	97	97
Lot 4402R	103	103
Lot 4402S	104	104
Lot 4403L	79	79
Lot 4403R	103	103
Lot 4403S	104	104
Lot 4404L	79	79
Lot 4404R	80	80
Lot 4404S	60	60
Lot 4405L	100	100
Lot 4405R	90	90
Lot 4405S	60	60

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Land Parcel	Entitlement	Liability
Lot 4406L	105	105
Lot 4406R	72	72
Lot 4406S	50	50
Lot 4407L	76	76
Lot 4407R	153	153
Lot 4407S	60	60
Lot 4408L	93	93
Lot 4408R	86	86
Lot 4409L	100	100
Lot 4409R	91	91
Lot 4409S	68	68
Lot 4410L	110	110
Lot 4410R	89	89
Lot 4410S	87	87
Lot 4411L	110	110
Lot 4411R	114	114
Lot 4411S	108	108
Lot 4412L	115	115
Lot 4412R	111	111
Lot 4412S	74	74
Lot 4413L	141	141
Lot 4413R	83	83
Lot 4413S	100	100
Lot 4414S	74	74
Lot 4415S	100	100
Lot 4416S	74	74
Lot 4417S	108	108
Lot 4418S	102	102
Lot 4501L	97	97

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Land Parcel	Entitlement	Liability
Lot 4501R	72	72
Lot 4501S	84	84
Lot 4502L	97	97
Lot 4502R	103	103
Lot 4502S	104	104
Lot 4503L	79	79
Lot 4503R	103	103
Lot 4503S	104	104
Lot 4504L	79	79
Lot 4504R	80	80
Lot 4504S	60	60
Lot 4505L	100	100
Lot 4505R	90	90
Lot 4505S	60	60
Lot 4506L	105	105
Lot 4506R	72	72
Lot 4506S	50	50
Lot 4507L	76	76
Lot 4507R	153	153
Lot 4507S	60	60
Lot 4508L	93	93
Lot 4508R	87	87
Lot 4509L	100	100
Lot 4509R	91	91
Lot 4509S	68	68
Lot 4510L	110	110
Lot 4510R	91	91
Lot 4510S	87	87
Lot 4511L	110	110

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Land Parcel	Entitlement	Liability
Lot 4511R	114	114
Lot 4511S	108	108
Lot 4512L	115	115
Lot 4512R	111	111
Lot 4512S	74	74
Lot 4513L	141	141
Lot 4513R	83	83
Lot 4513S	100	100
Lot 4514S	74	74
Lot 4515S	100	100
Lot 4516S	74	74
Lot 4517S	108	108
Lot 4518S	102	102
Lot 4601L	98	98
Lot 4601R	72	72
Lot 4602L	98	98
Lot 4602R	103	103
Lot 4603L	80	80
Lot 4603R	103	103
Lot 4604L	80	80
Lot 4604R	80	80
Lot 4605L	101	101
Lot 4605R	90	90
Lot 4606L	106	106
Lot 4606R	72	72
Lot 4607L	77	77
Lot 4607R	153	153
Lot 4608L	94	94
Lot 4608R	86	86

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Land Parcel	Entitlement	Liability
Lot 4609L	101	101
Lot 4609R	91	91
Lot 4610L	111	111
Lot 4610R	89	89
Lot 4611L	111	111
Lot 4611R	114	114
Lot 4612L	116	116
Lot 4612R	111	111
Lot 4613L	141	141
Lot 4613R	83	83
Lot 4701L	98	98
Lot 4701R	72	72
Lot 4702L	98	98
Lot 4702R	103	103
Lot 4703L	80	80
Lot 4703R	103	103
Lot 4704L	80	80
Lot 4704R	80	80
Lot 4705L	101	101
Lot 4705R	90	90
Lot 4706L	106	106
Lot 4706R	72	72
Lot 4707L	77	77
Lot 4707R	153	153
Lot 4708L	94	94
Lot 4708R	87	87
Lot 4709L	101	101
Lot 4709R	91	91
Lot 4710L	111	111

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Land Parcel	Entitlement	Liability
Lot 4710R	91	91
Lot 4711L	111	111
Lot 4711R	114	114
Lot 4712L	116	116
Lot 4712R	111	111
Lot 4713R	83	83
Lot 4801L	98	98
Lot 4801R	72	72
Lot 4802L	98	98
Lot 4802R	103	103
Lot 4803L	80	80
Lot 4803R	103	103
Lot 4804L	80	80
Lot 4804R	80	80
Lot 4805L	101	101
Lot 4805R	90	90
Lot 4806L	106	106
Lot 4806R	72	72
Lot 4807L	77	77
Lot 4807R	153	153
Lot 4808L	94	94
Lot 4808R	86	86
Lot 4809L	101	101
Lot 4809R	91	91
Lot 4810L	111	111
Lot 4810R	89	89
Lot 4811L	111	111
Lot 4811R	114	114
Lot 4812L	116	116

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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Land Parcel	Entitlement	Liability
Lot 4812R	111	111
Lot 4813R	83	83
Lot 4901R	72	72
Lot 4901V	1	1
Lot 4902R	103	103
Lot 4902V	1	1
Lot 4903R	103	103
Lot 4904R	80	80
Lot 4905R	90	90
Lot 4906R	72	72
Lot 4907R	153	153
Lot 4908R	87	87
Lot 4909R	91	91
Lot 4910R	91	91
Lot 4911R	114	114
Lot 4911V	2	2
Lot 4912R	111	111
Lot 4912V	2	2
Lot 4913R	83	83
Lot 4913V	2	2
Lot 4914V	2	2
Lot 4915V	2	2
Lot 4916V	2	2
Lot 4917V	2	2
Lot 4918V	2	2
Lot 4919V	2	2
Lot 4920V	2	2
Lot 4921V	2	2
Lot 4922V	2	2

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 4923V	2	2
Lot 4924V	2	2
Lot 4925V	1	1
Lot 4926V	1	1
Lot 4927V	1	1
Lot 4928V	1	1
Lot 4929V	1	1
Lot 4930V	1	1
Lot 4931V	1	1
Lot 4932V	1	1
Lot 4933V	1	1
Lot 4934V	1	1
Lot 4935V	1	1
Lot 4936V	1	1
Lot 4937V	1	1
Lot 4938V	1	1
Lot 4939V	1	1
Lot 4940V	1	1
Lot 4941V	1	1
Lot 4942V	2	2
Lot 4943V	1	1
Lot 4944V	1	1
Lot 4945V	2	2
Lot 4947V	1	1
Lot 4948V	1	1
Lot 4949V	1	1
Lot 4950V	1	1
Lot 4951V	2	2
Lot 4952V	1	1

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 4953V	1	1
Lot 4954V	1	1
Lot 4955V	1	1
Lot 4956V	2	2
Lot 4957V	1	1
Lot 4958V	2	2
Lot 4959V	1	1
Lot 4960V	1	1
Lot 4961V	2	2
Lot 4962V	1	1
Lot 4963V	2	2
Lot 4964V	2	2
Lot 5001R	72	72
Lot 5001Z	12	12
Lot 5002R	103	103
Lot 5002Z	11	11
Lot 5003R	103	103
Lot 5003Z	12	12
Lot 5004R	80	80
Lot 5004Z	12	12
Lot 5005R	90	90
Lot 5005Z	11	11
Lot 5006R	72	72
Lot 5006Z	11	11
Lot 5007R	153	153
Lot 5007Y	10	10
Lot 5008R	86	86
Lot 5008Y	10	10
Lot 5009R	91	91

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Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 5009Y	10	10
Lot 5010R	89	89
Lot 5010Y	10	10
Lot 5011R	114	114
Lot 5011Y	10	10
Lot 5012R	111	111
Lot 5012Y	10	10
Lot 5013R	83	83
Lot 5013Y	10	10
Lot 5014Y	10	10
Lot 5015Y	10	10
Lot 5016Y	10	10
Lot 5017Y	10	10
Lot 5018Y	10	10
Lot 5019Y	10	10
Lot 5020Y	10	10
Lot 5021Y	10	10
Lot 5022Y	10	10
Lot 5023Z	11	11
Lot 5024Y	10	10
Lot 5025Y	10	10
Lot 5026Y	10	10
Lot 5027Y	10	10
Lot 5028Y	10	10
Lot 5029Y	10	10
Lot 5030Y	10	10
Lot 5031Y	10	10
Lot 5032Y	10	10
Lot 5033Y	10	10

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 5034Y	10	10
Lot 5035Y	10	10
Lot 5036Y	10	10
Lot 5037Y	10	10
Lot 5038Y	10	10
Lot 5039Y	10	10
Lot 5040Y	10	10
Lot 5041Y	10	10
Lot 5042Y	10	10
Lot 5043Y	10	10
Lot 5044Y	10	10
Lot 5045Y	10	10
Lot 5046Y	10	10
Lot 5050Y	10	10
Lot 5051Y	10	10
Lot 5052Y	10	10
Lot 5053Y	10	10
Lot 5054Y	10	10
Lot 5055Y	10	10
Lot 5056Y	10	10
Lot 5057Y	10	10
Lot 5058Y	10	10
Lot 5059Y	10	10
Lot 5060Z	12	12
Lot 5061Y	10	10
Lot 5062Y	10	10
Lot 5065Y	10	10
Lot 5066Y	10	10
Lot 5067Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 5068Y	10	10
Lot 5069Y	10	10
Lot 5070Y	10	10
Lot 5071Y	10	10
Lot 5072Y	10	10
Lot 5073Y	10	10
Lot 5074Y	10	10
Lot 5075Y	10	10
Lot 5076Y	10	10
Lot 5077Y	10	10
Lot 5081Y	10	10
Lot 5082Y	10	10
Lot 5083Y	10	10
Lot 5084Y	10	10
Lot 5085Y	10	10
Lot 5086Y	10	10
Lot 5087Y	10	10
Lot 5088Z	11	11
Lot 5089Y	10	10
Lot 5090Y	10	10
Lot 5091Y	10	10
Lot 5092Y	10	10
Lot 5093Z	11	11
Lot 5095Y	10	10
Lot 5097Z	11	11
Lot 5098Y	10	10
Lot 5099Y	10	10
Lot 5100Y	10	10
Lot 5101R	72	72

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

Department of Environment, Land, Water & Planning

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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 5101Y	10	10
Lot 5102R	103	103
Lot 5102Y	10	10
Lot 5103R	103	103
Lot 5103Y	10	10
Lot 5104R	80	80
Lot 5105R	90	90
Lot 5106R	72	72
Lot 5107R	153	153
Lot 5108R	87	87
Lot 5109R	91	91
Lot 5110R	91	91
Lot 5110Y	10	10
Lot 5111R	114	114
Lot 5111Y	10	10
Lot 5112R	111	111
Lot 5112Y	10	10
Lot 5113R	83	83
Lot 5113Y	10	10
Lot 5114Z	11	11
Lot 5115Z	12	12
Lot 5116Y	10	10
Lot 5117Y	10	10
Lot 5119Y	10	10
Lot 5120Y	10	10
Lot 5121Y	10	10
Lot 5125Y	10	10
Lot 5126Z	12	12
Lot 5201R	72	72

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

Produced: 08/11/2024 11:40:24 AM

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 5202R	103	103
Lot 5203R	103	103
Lot 5204R	80	80
Lot 5205R	90	90
Lot 5206R	72	72
Lot 5207R	153	153
Lot 5208R	86	86
Lot 5209R	91	91
Lot 5210R	89	89
Lot 5211R	114	114
Lot 5212R	111	111
Lot 5213R	83	83
Lot 5901V	1	1
Lot 5902V	1	1
Lot 5903V	1	1
Lot 5904V	1	1
Lot 5905V	1	1
Lot 5906V	1	1
Lot 5907V	1	1
Lot 5908V	1	1
Lot 5909V	1	1
Lot 5910V	1	1
Lot 5911V	1	1
Lot 5912V	1	1
Lot 5913V	1	1
Lot 5914V	1	1
Lot 5915V	1	1
Lot 5918V	1	1
Lot 5919V	1	1

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 5920V	1	1
Lot 5921V	1	1
Lot 5922V	1	1
Lot 5923V	1	1
Lot 5924V	1	1
Lot 5925V	1	1
Lot 5926V	1	1
Lot 5927V	1	1
Lot 5928V	2	2
Lot 5930V	1	1
Lot 5931V	2	2
Lot 5932V	2	2
Lot 5933V	1	1
Lot 5934V	1	1
Lot 5935V	1	1
Lot 5936V	1	1
Lot 5937V	2	2
Lot 5938V	1	1
Lot 5939V	2	2
Lot 5940V	1	1
Lot 5941V	1	1
Lot 5942V	1	1
Lot 5943V	1	1
Lot 5944V	1	1
Lot 5945V	1	1
Lot 5946V	1	1
Lot 5947V	2	2
Lot 5948V	1	1
Lot 5949V	2	2

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 1
PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 5950V	2	2
Lot 6001Z	12	12
Lot 6002Z	11	11
Lot 6003Z	12	12
Lot 6004Z	12	12
Lot 6005Z	11	11
Lot 6006Z	11	11
Lot 6007Y	10	10
Lot 6008Y	10	10
Lot 6009Y	10	10
Lot 6010Y	10	10
Lot 6011Y	10	10
Lot 6012Y	10	10
Lot 6013Y	10	10
Lot 6014Y	10	10
Lot 6015Y	10	10
Lot 6016Y	10	10
Lot 6017Y	10	10
Lot 6018Y	10	10
Lot 6019Y	10	10
Lot 6020Z	10	10
Lot 6021Z	10	10
Lot 6022Z	11	11
Lot 6023Z	11	11
Lot 6024Y	10	10
Lot 6025Z	11	11
Lot 6026Y	10	10
Lot 6027Z	11	11
Lot 6028Y	10	10

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

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 6029Y	10	10
Lot 6030Y	10	10
Lot 6031Y	10	10
Lot 6032Y	10	10
Lot 6033Y	10	10
Lot 6034Y	10	10
Lot 6035Y	10	10
Lot 6036Y	10	10
Lot 6037Y	10	10
Lot 6038Y	10	10
Lot 6039Y	10	10
Lot 6040Y	10	10
Lot 6041Y	10	10
Lot 6042Y	10	10
Lot 6043Y	10	10
Lot 6044Y	10	10
Lot 6045Y	10	10
Lot 6046Y	10	10
Lot 6047Y	10	10
Lot 6048Y	10	10
Lot 6049Y	10	10
Lot 6050Y	10	10
Lot 6055Y	10	10
Lot 6056Y	10	10
Lot 6057Y	10	10
Lot 6058Y	10	10
Lot 6059Y	10	10
Lot 6060Y	10	10
Lot 6061Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 6062Y	10	10
Lot 6063Y	10	10
Lot 6064Y	10	10
Lot 6065Z	12	12
Lot 6066Y	10	10
Lot 6067Y	10	10
Lot 6070Y	10	10
Lot 6071Y	10	10
Lot 6072Y	10	10
Lot 6073Y	10	10
Lot 6074Y	10	10
Lot 6075Y	10	10
Lot 6076Y	10	10
Lot 6077Y	10	10
Lot 6078Y	10	10
Lot 6079Y	10	10
Lot 6080Y	10	10
Lot 6081Y	10	10
Lot 6082Y	10	10
Lot 6086Y	10	10
Lot 6087Y	10	10
Lot 6088Y	10	10
Lot 6089Y	10	10
Lot 6090Y	10	10
Lot 6091Y	10	10
Lot 6092Y	10	10
Lot 6093Z	11	11
Lot 6094Y	10	10
Lot 6095Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

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PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 6096Y	10	10
Lot 6097Y	10	10
Lot 6098Z	11	11
Lot 6100Y	10	10
Lot 6102Z	11	11
Lot 6103Y	10	10
Lot 6104Y	10	10
Lot 6105Y	10	10
Lot 6106Y	10	10
Lot 6107Y	10	10
Lot 6108Y	10	10
Lot 6110Y	10	10
Lot 6111Y	10	10
Lot 6112Y	10	10
Lot 6113Y	10	10
Lot 6114Z	11	11
Lot 6115Z	12	12
Lot 6116Y	10	10
Lot 6117Y	10	10
Lot 6119Y	10	10
Lot 6120Z	11	11
Lot 6121Z	11	11
Lot 6122Y	10	10
Lot 6123Y	10	10
Lot 6124Y	10	10
Lot 6125Y	10	10
Lot 6126Z	12	12
Lot 6901V	1	1
Lot 6902V	1	1

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

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Produced: 08/11/2024 11:40:24 AM

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PLAN NO. PS633275D

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Land Parcel	Entitlement	Liability
Lot 6903V	1	1
Lot 6904V	1	1
Lot 6905V	1	1
Lot 6906V	1	1
Lot 6907V	1	1
Lot 6908V	1	1
Lot 6910V	1	1
Lot 6911V	1	1
Lot 6912V	1	1
Lot 6913V	1	1
Lot 6914V	1	1
Lot 6915V	1	1
Lot 6916V	1	1
Lot 6917V	1	1
Lot 6918V	1	1
Lot 6919V	1	1
Lot 6920V	1	1
Lot 6921V	1	1
Lot 6922V	1	1
Lot 6923V	1	1
Lot 6924V	1	1
Lot 6925V	1	1
Lot 6926V	1	1
Lot 6927V	1	1
Lot 6928V	2	2
Lot 6930V	1	1
Lot 6931V	2	2
Lot 6932V	2	2
Lot 6933V	1	1

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

Produced: 08/11/2024 11:40:24 AM

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PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 6934V	1	1
Lot 6935V	1	1
Lot 6936V	1	1
Lot 6937V	2	2
Lot 6938V	1	1
Lot 6939V	1	1
Lot 6940V	1	1
Lot 6941V	1	1
Lot 6942V	1	1
Lot 6943V	1	1
Lot 6944V	1	1
Lot 6945V	1	1
Lot 6955V	1	1
Lot 6956V	1	1
Lot 6957V	2	2
Lot 6958V	1	1
Lot 6959V	2	2
Lot 6960V	2	2
Lot 7001Z	12	12
Lot 7002Z	11	11
Lot 7003Z	12	12
Lot 7004Z	12	12
Lot 7005Z	11	11
Lot 7006Z	11	11
Lot 7007Y	10	10
Lot 7008Y	10	10
Lot 7009Y	10	10
Lot 7010Y	10	10
Lot 7011Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

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Land Parcel	Entitlement	Liability
Lot 7012Y	10	10
Lot 7013Y	10	10
Lot 7014Y	10	10
Lot 7015Y	10	10
Lot 7016Y	10	10
Lot 7017Y	10	10
Lot 7018Y	10	10
Lot 7019Y	10	10
Lot 7020Y	10	10
Lot 7021Y	10	10
Lot 7022Y	10	10
Lot 7023Y	10	10
Lot 7024Y	10	10
Lot 7025Z	10	10
Lot 7027Z	11	11
Lot 7028Y	10	10
Lot 7029Y	10	10
Lot 7030Y	10	10
Lot 7031Z	11	11
Lot 7032Y	10	10
Lot 7033Y	10	10
Lot 7034Y	10	10
Lot 7035Y	10	10
Lot 7036Y	10	10
Lot 7037Y	10	10
Lot 7038Y	10	10
Lot 7039Y	10	10
Lot 7040Y	10	10
Lot 7041Y	10	10

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

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OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 7042Y	10	10
Lot 7043Y	10	10
Lot 7044Y	10	10
Lot 7045Y	10	10
Lot 7046Y	10	10
Lot 7047Y	10	10
Lot 7048Y	10	10
Lot 7049Y	10	10
Lot 7050Y	10	10
Lot 7051Y	10	10
Lot 7052Y	10	10
Lot 7053Y	10	10
Lot 7054Y	10	10
Lot 7060Y	10	10
Lot 7061Y	10	10
Lot 7062Y	10	10
Lot 7063Y	10	10
Lot 7064Y	10	10
Lot 7065Y	10	10
Lot 7066Y	10	10
Lot 7067Y	10	10
Lot 7068Y	10	10
Lot 7069Y	10	10
Lot 7070Z	12	12
Lot 7071Y	10	10
Lot 7072Y	10	10
Lot 7075Y	10	10
Lot 7076Y	10	10
Lot 7077Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7078Y	10	10
Lot 7079Y	10	10
Lot 7080Y	10	10
Lot 7081Y	10	10
Lot 7082Y	10	10
Lot 7083Y	10	10
Lot 7084Y	10	10
Lot 7085Y	10	10
Lot 7086Y	10	10
Lot 7087Y	10	10
Lot 7091Y	10	10
Lot 7092Y	10	10
Lot 7093Y	10	10
Lot 7094Y	10	10
Lot 7095Y	10	10
Lot 7096Y	10	10
Lot 7097Y	10	10
Lot 7098Z	11	11
Lot 7099Z	12	12
Lot 7100Z	11	11
Lot 7101Y	10	10
Lot 7102Y	10	10
Lot 7103Y	10	10
Lot 7104Y	10	10
Lot 7105Y	10	10
Lot 7106Y	10	10
Lot 7110Y	10	10
Lot 7111Y	10	10
Lot 7112Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
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Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7113Y	10	10
Lot 7114Z	11	11
Lot 7115Z	12	12
Lot 7116Y	10	10
Lot 7117Y	10	10
Lot 7119Y	10	10
Lot 7120Z	11	11
Lot 7121Z	11	11
Lot 7122Y	10	10
Lot 7123Y	10	10
Lot 7124Y	10	10
Lot 7125Y	10	10
Lot 7126Z	12	12
Lot 7501W	1	1
Lot 7502W	1	1
Lot 7503W	1	1
Lot 7504W	1	1
Lot 7505W	1	1
Lot 7900V	1	1
Lot 7901V	1	1
Lot 7902V	1	1
Lot 7903V	1	1
Lot 7904V	1	1
Lot 7905V	1	1
Lot 7906V	1	1
Lot 7907V	1	1
Lot 7908V	1	1
Lot 7910V	1	1
Lot 7911V	1	1

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7912V	1	1
Lot 7913V	1	1
Lot 7914V	1	1
Lot 7915V	1	1
Lot 7916V	1	1
Lot 7917V	1	1
Lot 7918V	1	1
Lot 7919V	1	1
Lot 7920V	1	1
Lot 7921V	1	1
Lot 7922V	1	1
Lot 7925V	1	1
Lot 7926V	1	1
Lot 7927V	1	1
Lot 7928V	1	1
Lot 7929V	1	1
Lot 7930V	1	1
Lot 7931V	1	1
Lot 7932V	1	1
Lot 7933V	1	1
Lot 7934V	1	1
Lot 7935V	1	1
Lot 7936V	2	2
Lot 7938V	1	1
Lot 7939V	2	2
Lot 7940V	4	4
Lot 7941V	1	1
Lot 7942V	1	1
Lot 7943V	1	1

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 7944V	2	2
Lot 7945V	1	1
Lot 7946V	1	1
Lot 7947V	1	1
Lot 7948V	1	1
Lot 7949V	1	1
Lot 7950V	1	1
Lot 7951V	1	1
Lot 7952V	1	1
Lot 7953V	1	1
Lot 7954V	2	2
Lot 7955V	2	2
Lot 7956V	1	1
Lot 7957V	1	1
Lot 8001Z	12	12
Lot 8002Z	11	11
Lot 8003Z	12	12
Lot 8004Z	12	12
Lot 8005Z	11	11
Lot 8006Z	11	11
Lot 8007Y	10	10
Lot 8008Y	10	10
Lot 8009Y	10	10
Lot 8010Y	10	10
Lot 8011Y	10	10
Lot 8012Y	10	10
Lot 8013Y	10	10
Lot 8014Y	10	10
Lot 8015Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8016Y	10	10
Lot 8017Y	10	10
Lot 8018Y	10	10
Lot 8019Y	10	10
Lot 8021Z	11	11
Lot 8022Y	10	10
Lot 8023Y	10	10
Lot 8024Y	10	10
Lot 8025Z	11	11
Lot 8026Y	10	10
Lot 8027Y	10	10
Lot 8028Y	10	10
Lot 8029Y	10	10
Lot 8030Y	10	10
Lot 8035Y	10	10
Lot 8036Y	10	10
Lot 8037Y	10	10
Lot 8038Y	10	10
Lot 8039Y	10	10
Lot 8040Y	10	10
Lot 8041Y	10	10
Lot 8042Y	10	10
Lot 8043Y	10	10
Lot 8044Y	10	10
Lot 8050Y	10	10
Lot 8051Y	10	10
Lot 8052Y	10	10
Lot 8053Y	10	10
Lot 8054Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8055Y	10	10
Lot 8056Y	10	10
Lot 8057Y	10	10
Lot 8058Y	10	10
Lot 8059Y	10	10
Lot 8060Z	12	12
Lot 8061Y	10	10
Lot 8062Y	10	10
Lot 8065Y	10	10
Lot 8066Y	10	10
Lot 8067Y	10	10
Lot 8068Y	10	10
Lot 8069Y	10	10
Lot 8070Y	10	10
Lot 8071Y	10	10
Lot 8072Y	10	10
Lot 8073Y	10	10
Lot 8074Y	10	10
Lot 8075Z	10	10
Lot 8080Y	10	10
Lot 8081Y	10	10
Lot 8082Y	10	10
Lot 8083Y	10	10
Lot 8084Y	10	10
Lot 8085Y	10	10
Lot 8086Y	10	10
Lot 8087Z	13	13
Lot 8089Z	11	11
Lot 8090Y	10	10

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

Produced: 08/11/2024 11:40:24 AM

OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 8091Y	10	10
Lot 8092Y	10	10
Lot 8093Y	10	10
Lot 8110Y	10	10
Lot 8111Y	10	10
Lot 8112Y	10	10
Lot 8113Y	10	10
Lot 8114Y	10	10
Lot 8115Y	10	10
Lot 8116Y	10	10
Lot 8117Y	10	10
Lot 8118Y	10	10
Lot 8119Y	10	10
Lot 8120Z	11	11
Lot 8501W	1	1
Lot 8502W	1	1
Lot 8503W	1	1
Lot 8504W	1	1
Lot 8505W	1	1
Lot 8900V	1	1
Lot 8901V	1	1
Lot 8902V	1	1
Lot 8903V	1	1
Lot 8904V	1	1
Lot 8905V	1	1
Lot 8906V	1	1
Lot 8907V	1	1
Lot 8908V	1	1
Lot 8909V	2	2

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
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Land Parcel	Entitlement	Liability
Lot 8910V	1	1
Lot 8911V	1	1
Lot 8912V	1	1
Lot 8913V	1	1
Lot 8914V	1	1
Lot 8915V	1	1
Lot 8916V	1	1
Lot 8917V	1	1
Lot 8918V	1	1
Lot 8919V	1	1
Lot 8920V	1	1
Lot 8921V	1	1
Lot 8922V	1	1
Lot 8925V	1	1
Lot 8926V	1	1
Lot 8927V	1	1
Lot 8928V	1	1
Lot 8929V	1	1
Lot 8930V	1	1
Lot 8931V	1	1
Lot 8932V	1	1
Lot 8933V	1	1
Lot 8934V	1	1
Lot 8935V	2	2
Lot 8936V	1	1
Lot 8940V	1	1
Lot 8941V	1	1
Lot 8942V	1	1
Lot 8943V	1	1

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
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OWNERS CORPORATION 1
PLAN NO. PS633275D

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 8944V	1	1
Lot 8945V	1	1
Lot 8946V	1	1
Lot 8947V	1	1
Lot 8948V	1	1
Lot 8953V	5	5
Lot 8954V	1	1
Lot 8955V	1	1
Lot 8956V	1	1
Lot 8957V	1	1
Lot 8958V	3	3
Lot 8959V	1	1
Lot 8960V	2	2
Lot 8961V	2	2
Lot 8962V	1	1
Total	**213842.00**	**213842.00**

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

PROPERTY REPORT

Energy, Environment and Climate Action

From www.land.vic.gov.au at 29 November 2024 06:10 PM

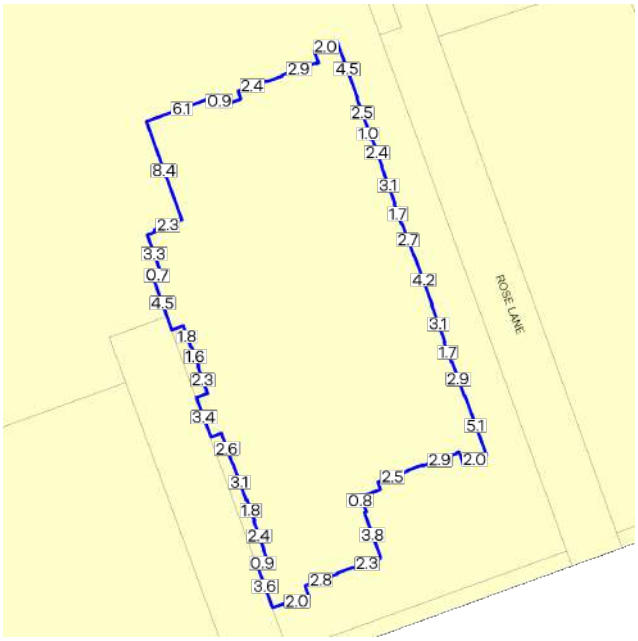
PROPERTY DETAILS

Address:	**3811/33 ROSE LANE MELBOURNE 3000**
Lot and Plan Number:	**Lot 3811R PS633275**
Standard Parcel Identifier (SPI):	**3811R\PS633275**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**675884**
Directory Reference:	**Melway 2F A4**

Note: There are 1435 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: 685 sq. m
Perimeter: 132 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.

56 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

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

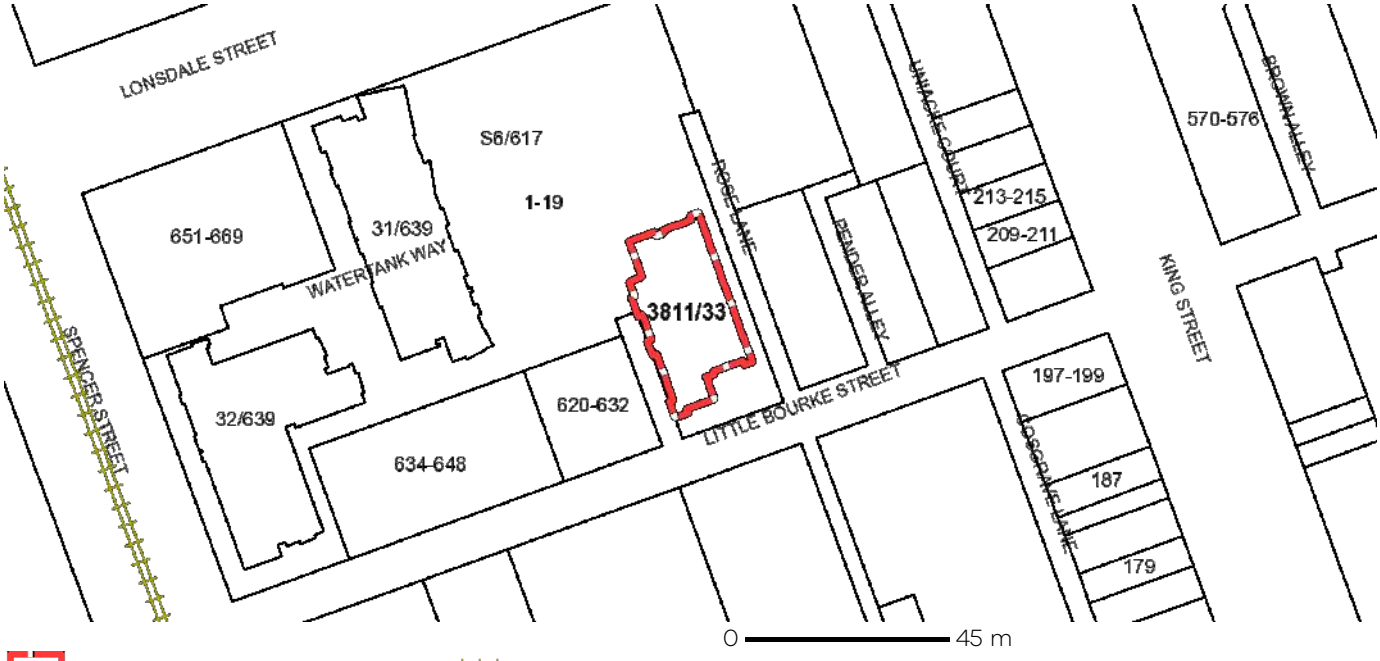
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

Tram line

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 29 November 2024 06:10 PM

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Directory Reference:	**Melway 2F A4**

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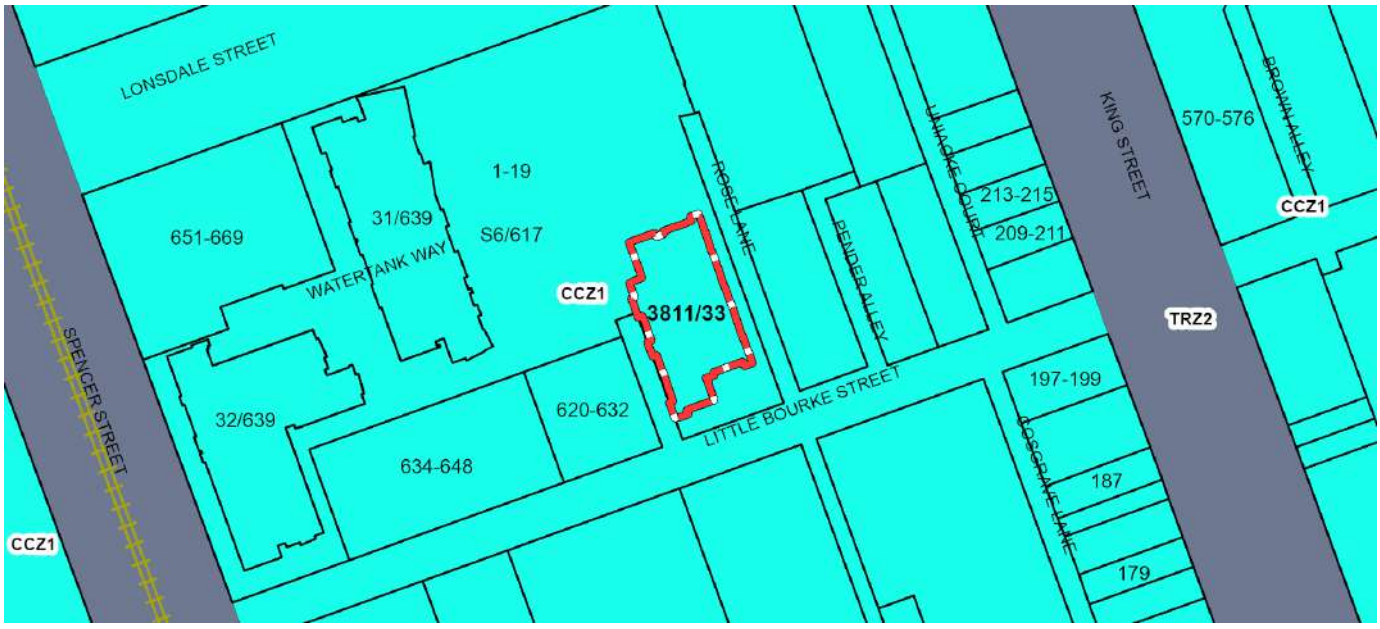
OTHER

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)



CCZ - Capital City | TRZ2 - Principal Road Network | Tram line

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

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

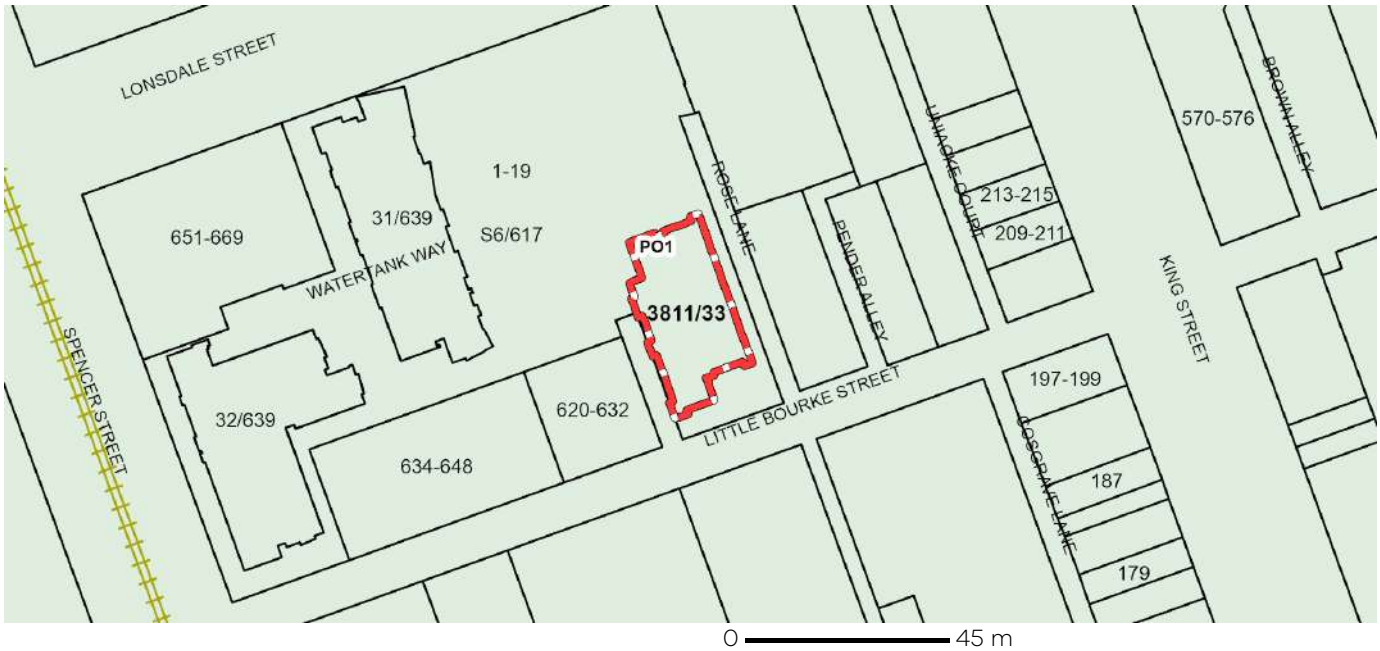
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12 (DDO12)



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

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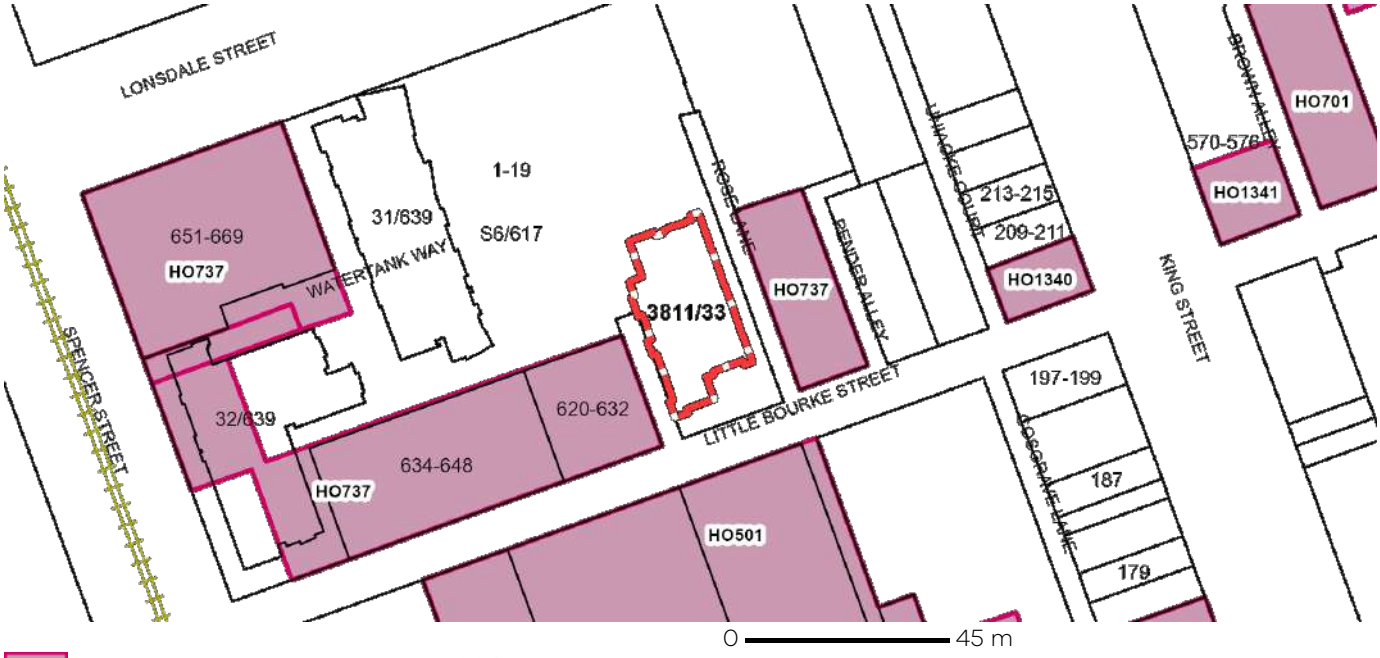
PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay

Tram line

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Further Planning Information

Planning scheme data last updated on 27 November 2024.

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

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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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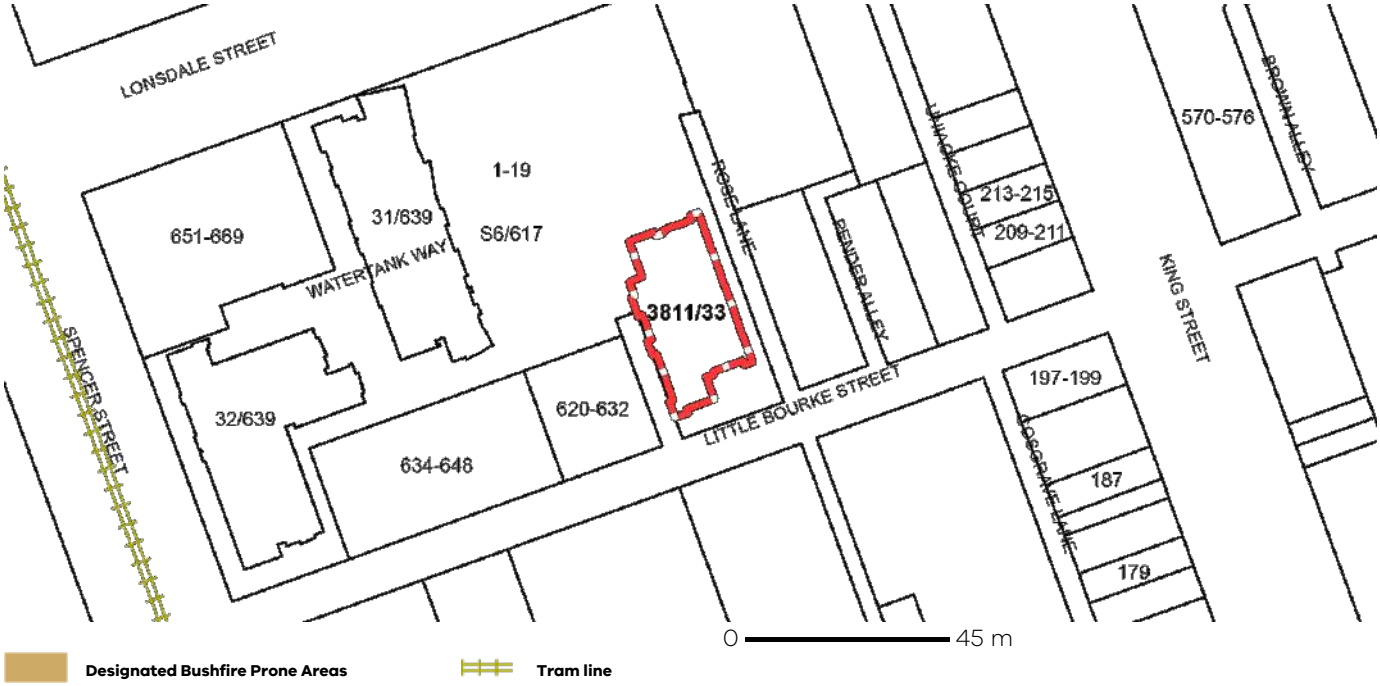
PLANNING PROPERTY REPORT

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.

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 29 November 2024 06:11 PM

PROPERTY DETAILS

Address:	**6122Y/33 ROSE LANE MELBOURNE 3000**
Lot and Plan Number:	**Lot 6122Y PS633275**
Standard Parcel Identifier (SPI):	**6122Y\PS633275**
Local Government Area (Council):	**MELBOURNE** www.melbourne.vic.gov.au
Council Property Number:	**676174**
Planning Scheme:	**Melbourne** Planning Scheme - Melbourne
Directory Reference:	**Melway 2F A4**

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**NORTHERN METROPOLITAN**
Legislative Assembly:	**MELBOURNE**

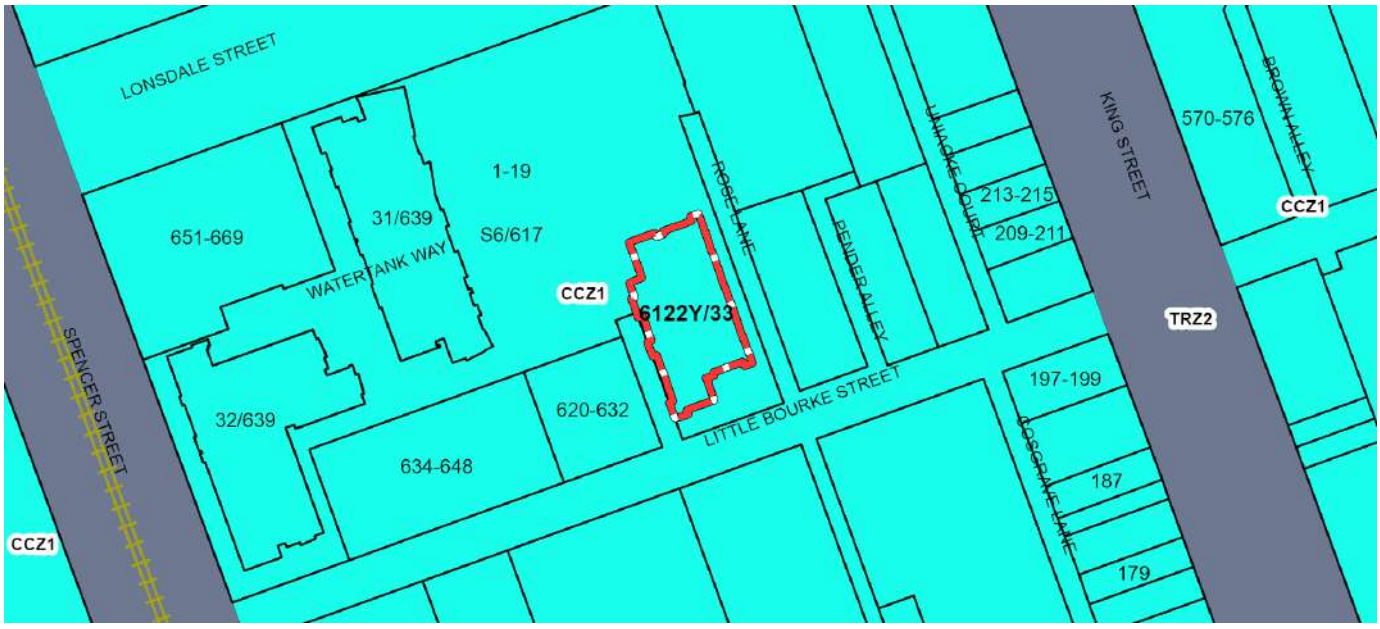
OTHER

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)



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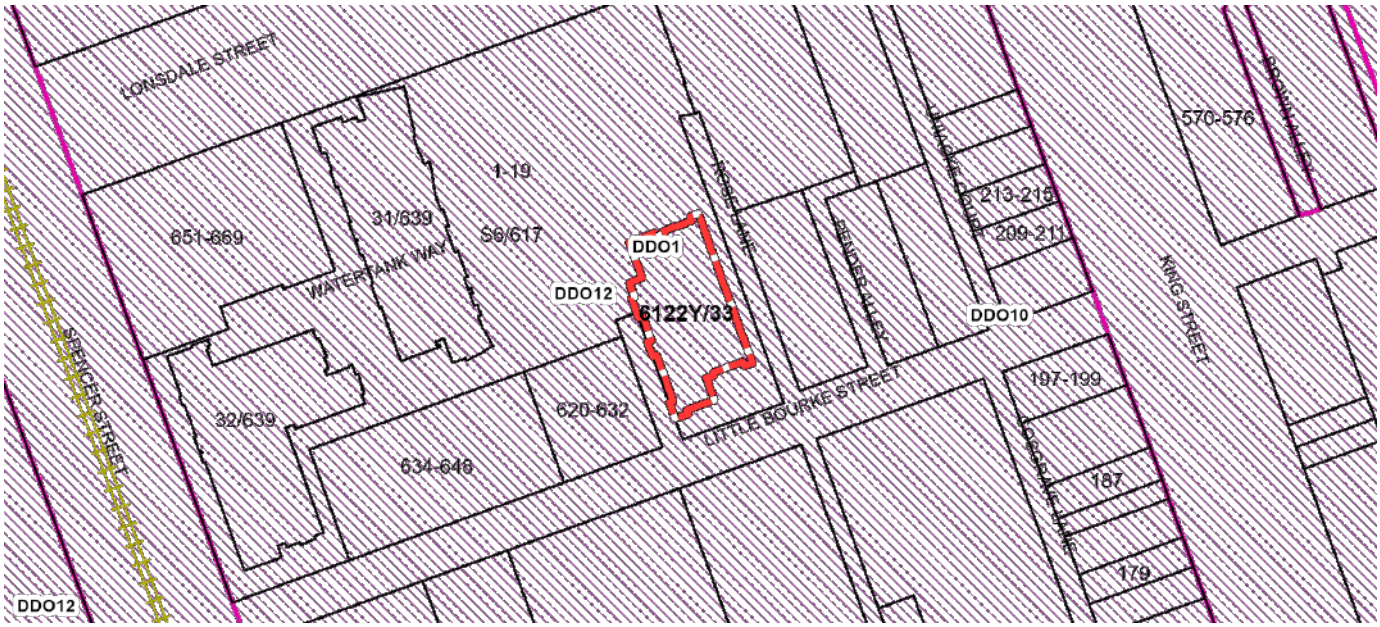
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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

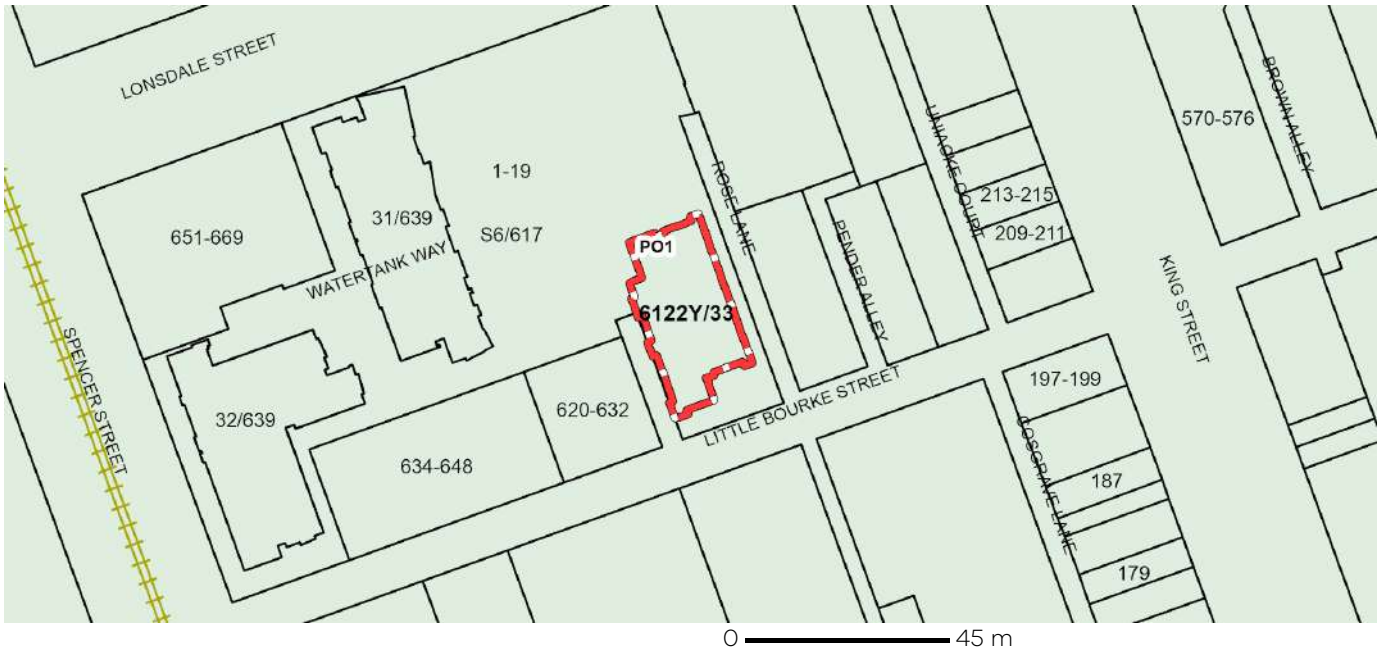
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DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12 (DDO12)



DDO - Design and Development Overlay Tram line

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



PO - Parking Overlay Tram line

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PLANNING PROPERTY REPORT

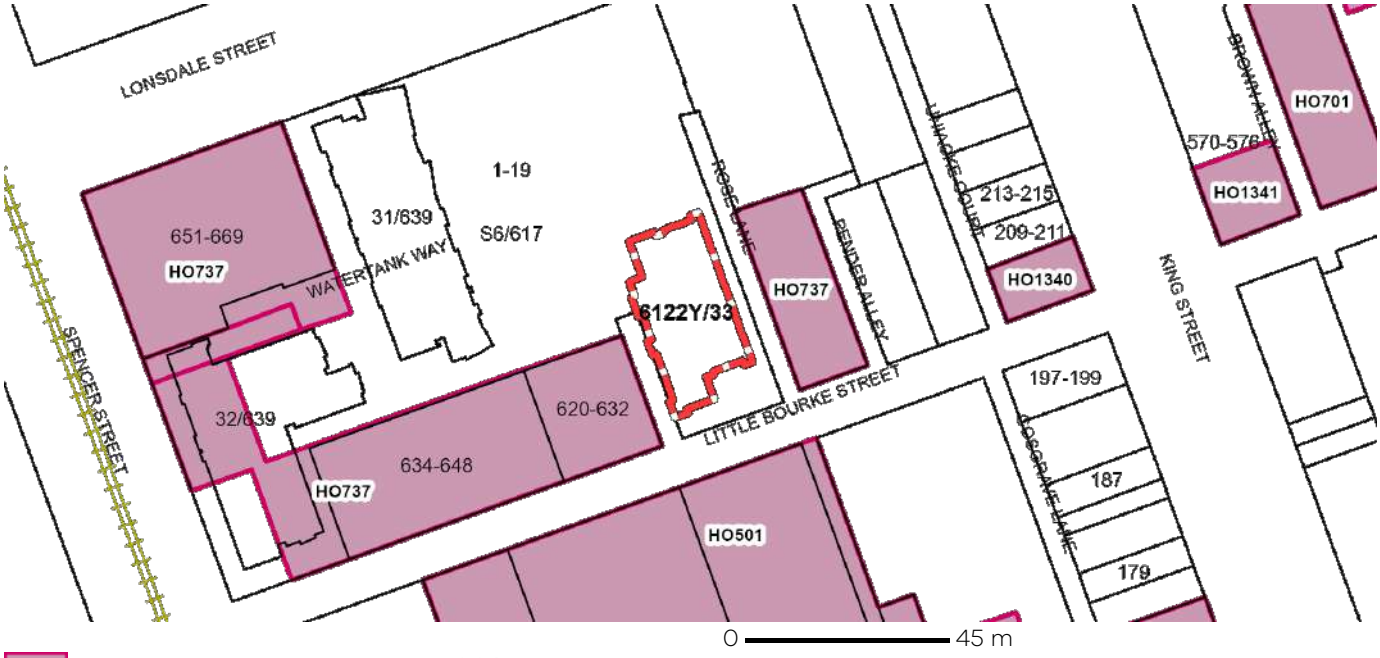
Environment, Land, Water and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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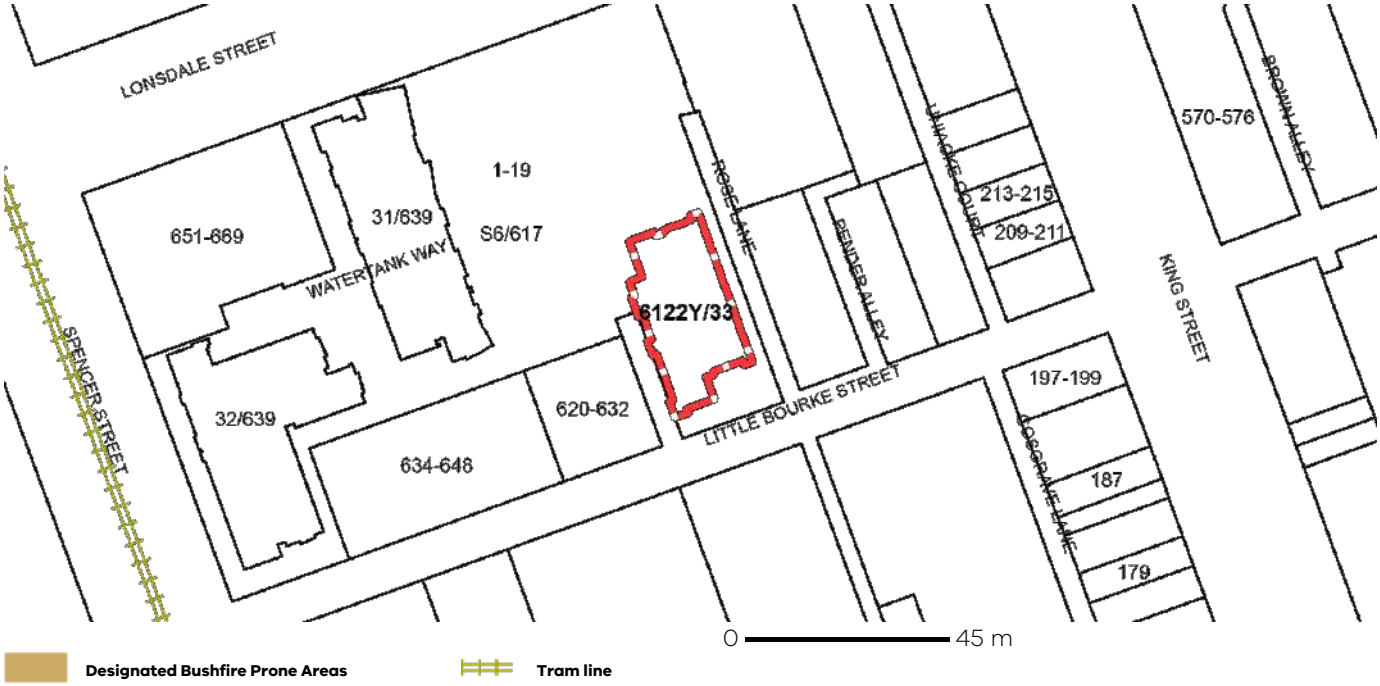
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PROPERTY REPORT

Energy, Environment and Climate Action

From www.land.vic.gov.au at 29 November 2024 06:11 PM

PROPERTY DETAILS

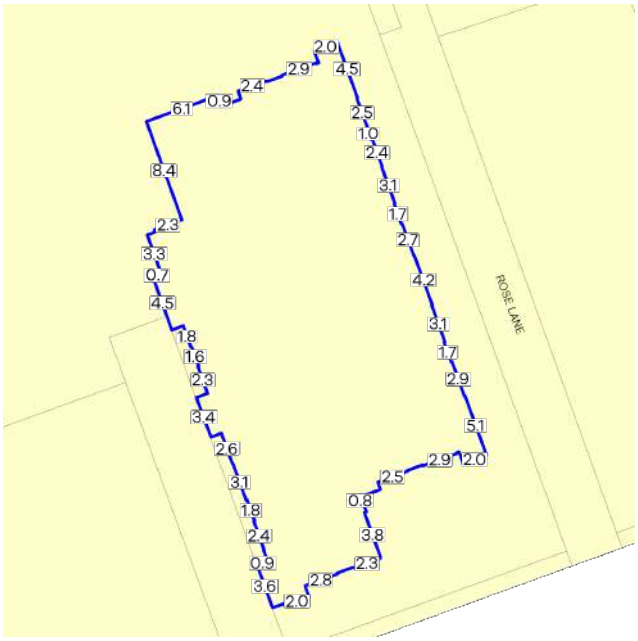
Address:	**6122Y/33 ROSE LANE MELBOURNE 3000**
Lot and Plan Number:	**Lot 6122Y PS633275**
Standard Parcel Identifier (SPI):	**6122Y\PS633275**
Local Government Area (Council):	**MELBOURNE**
Council Property Number:	**676174**
Directory Reference:	**Melway 2F A4**

www.melbourne.vic.gov.au

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Legislative Assembly:	**MELBOURNE**

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

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

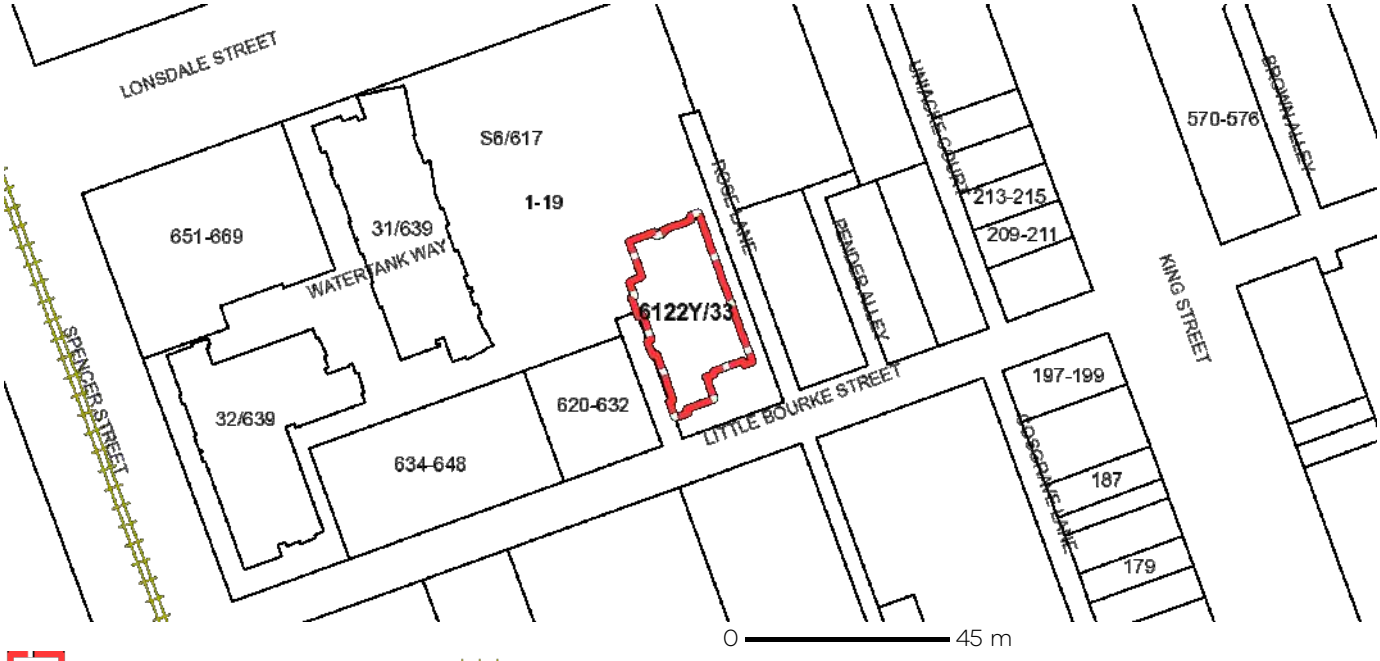
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

Tram line

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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1086573

APPLICANT'S NAME & ADDRESS

VIVIAN VO C/- LANDATA

MELBOURNE

VENDOR

NI, ZHONGHUA

PURCHASER

NA, NA

REFERENCE

UNIT 2811, 33 ROSE ANE

This certificate is issued for:

LOT CM7 PLAN PS633275, LOT CM5 PLAN PS633275, LOT CM4 PLAN PS633275, LOT CM3 PLAN PS633275, LOT 3811R PLAN PS633275, LOT CM1 PLAN PS633275, LOT CM2 PLAN PS633275, LOT CM6 PLAN PS633275 ALSO KNOWN AS 3811/33 ROSE LANE MELBOURNE
MELBOURNE CITY

The land is covered by the:
MELBOURNE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a	CAPITAL CITY ZONE SCHEDULE 1 - OUTSIDE THE RETAIL CORE
- is within a	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 12
and a	HERITAGE OVERLAY (HO950)
and a	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10
and a	HERITAGE OVERLAY (HO737)
and a	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
and a	PARKING OVERLAY - PRECINCT 1
- and abuts a	TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

A Proposed Amending Planning Scheme C376melb has been placed on public exhibition which shows this property :

- is within a	DESIGN AND DEVELOPMENT OVERLAY - C376melb

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/melbourne)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

08 November 2024

Sonya Kilkenny
Minister for Planning

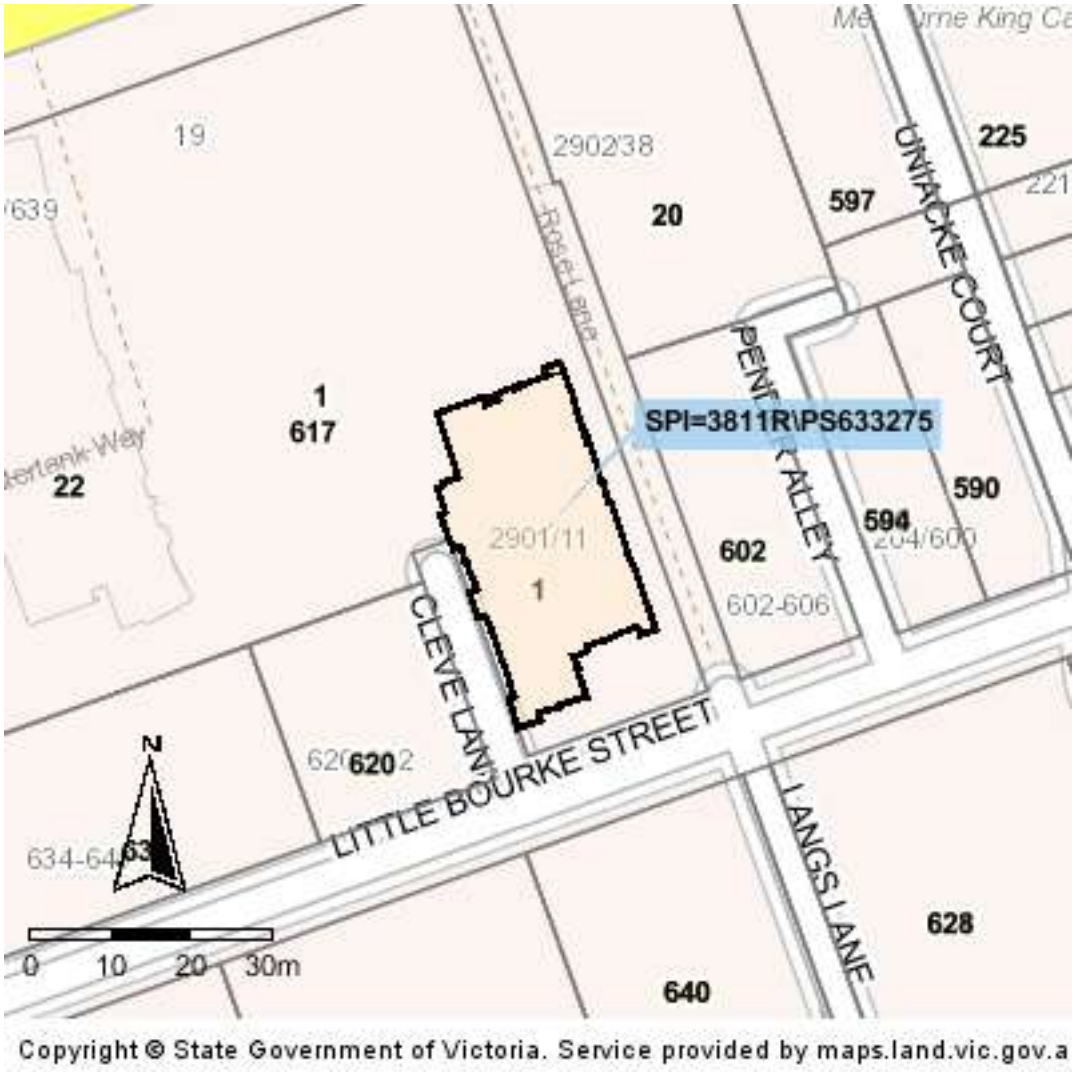
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

CITY OF MELBOURNE
LAND INFORMATION CERTIFICATE
(SECTION 121 LOCAL GOVERNMENT ACT 2020)

CERTIFICATE NO: 213772
DATE OF ISSUE: 08-Nov-2024
YEAR ENDING: 30-Jun-2025

1) This certificate provides information regarding Valuations, Rates, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by-law of the council.

2) This certificate is not required to include information regarding Planning, Health, Land Fill, Land Slip, flooding information or service easements. Information regarding these matters may be available from the council or relevant authority. A fee may be charged for such information.

Property situated at: Unit 3811, Level 38, 33 Rose Lane, MELBOURNE VIC 3000

Legal Description: Lot 3811R PS633275D CT-11685/491

Valuation Date: 01-Jul-2024 **Assessment No:** 234418 2

Net Annual Value: 22,750 **Capital Improved Value:** 455,000 **Site Value:** 60,000

Owner recorded by Council: Mr Zhonghua Ni

RATES AND CHARGES
for the period 01/07/2024 to 30/06/2025

		Balance Owing
General Rates	$	861.00
Fire Services Levy	$	171.59
Waste Services	$	145.00
Town Rate Arrears	$	0.00
Interest on overdue amounts	$	0.00
Legal Costs	$	0.00
Total Payments	$	-588.78

TOTAL DUE **$ 588.81**

The total due as shown on this certificate may change prior to settlement

Please note: After settlement, the responsibility for payment of outstanding rates rests with the purchaser. Please advise your client accordingly**.**

How to Pay

By Mail

To GPO Box 2158
Melbourne Vic 3001

In person

Melbourne Town Hall
Business Hours
Monday to Friday
Cash Payments not accepted. Card payment available.

Phone and Internet

Mastercard or Visa only

Tel: Call 1300 130453
Internet: www.melbourne.vic.gov.au/rates

BPAY BPAY VIEW

Biller code: **79616**
Ref : **102344182**

Landata
DX250639 MELBOURNE

OTHER INFORMATION

Local Government (General) Regulations

13(1)(d)(v)	Money owed for works under the Local Government Act 1958	Nil
13(1)(d)(vi)	Potential liability for rates under the Cultural and Recreational Lands Act 1963	N/A
13(1)(d)(vii)	Potential liability for land to become rateable under section 173 or 174A of the act	N/A
13(1)(d)(viii)	any money owed in relation to land under section 94(5) of the Electricity Industry act 2000	N/A
13(1)(d)(ix)	Any outstanding amount required to be paid for recreational purposes or any transfer of land to the council for recreational purposes under Section 18 of the Subdivision Act 1988 or LGA 1958.	Nil
13(1)(d)(x)	Money owed under Section 227 of the Local Government Act 1989	Nil
13(1)(d)(xi)	any environmental upgrade charge in relation to the land which is owed under section 27O of the City of Melbourne Act 2001	N/A
13(1)(e)	any notice or order on the land has continuing application under the Act, the Local Government Act 1958 or under a local law of the Council and, if so, the details of the notice or order	N/A

Applicants Reference 74852029-033-3:228664

Authorised Officer _____

Updates on this certificate will only be provided for a period of 90 days

For inquiries regarding this certificate:

Phone: 9658 9759
Email: rates@melbourne.vic.gov.au

To lodge Notice of Acquisition/Disposition

Mail: GPO Box 2158, Melbourne, VIC 3001
Email: propertydata@melbourne.vic.gov.au

Information Statement Certificate

Reference number

74852029-044-9

Date of issue

15-Nov-2024

Total amount

$537.47

Total amount to end of June 2025 and includes any unbilled amount

Please see page 2 for detailed information

GIS plots

GIS plots are temporarily unavailable on information statements and if required can be found on byda.com.au. If you need to request this information from us, please email info_statement@gww.com.au and include the reference number on this statement in the subject line.

Water Act, 1989, Section 158

This Statement details all tariffs, charges and penalties due and payable to Greater Western Water, as at the date of this Statement, and also includes tariffs and charges, (other than for water yet to be consumed), which are due and payable to the 30 June 2025, as well as any relevant orders, notices and encumbrances applicable to the property, described hereafter.

Service address	UN 3811/33 ROSE LANE, MELBOURNE 3000
Property number	PID000405282
Title(s)	11685/491
Comments	

This property is connected to water

This property is connected to sewer

This property is not connected to recycled water

Payment options

Greater Western Water ABN 70 066 902 467

BPAY
Biller code: **8789**
Ref: **88089300009**
Go to **bpay.com.au**

Post Billpay
Australia Post
Billpay code: **0362**
Ref: **088089300005**
Pay at any post office, by phone **13 18 16**, at **postbillpay.com.au**, or via Auspost app

Network Charge Type	Annual Charge 01/07/2024 - 30/06/2025	Billing Frequency	Outstanding Amount
WATERWAYS & DRAINAGE CHARGE	122.09	Quarterly	91.57
PARKS CHARGE	87.19	Quarterly	65.39
WATER NETWORK CHARGE	220.28	Quarterly	165.21
SEWERAGE NETWORK CHARGE	287.07	Quarterly	215.30
RECYCLED WATER NETWORK CHARGE	N/A	Quarterly	N/A
FIRE SERVICE CHARGE	N/A	Quarterly	N/A
TOTAL	716.63		537.47

Network charges owing to 30/06/2024	0.00
Network charges owing for this financial year	537.47
Volumetric charges owing	0.00
Adjustments	0.00
BALANCE including unbilled network charges	$537.47

Disclaimer

Greater Western Water hereby certify that the information detailed in this statement is true and correct according to records held and that the prescribed fee has been received. However, Greater Western Water does not guarantee or make any representation or warranty as to the accuracy of the information provided. It is provided in good faith as the best information available at the time. Greater Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in the information. Please refer to https://www.propertyandlandtitles.vic.gov.au/ for further property and land title queries arising from information provided herein or contact Greater Western Water 13 44 99. This statement is valid for a period of 90 days from date of issue.

1: Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

General information

If a final meter reading is required for settlement purposes, please contact Greater Western Water on 13 44 99 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date to the final meter read date will be forwarded to the vendor of the property.

Please contact Greater Western Water prior to settlement on 13 44 99 for an update on these charges and remit payment to Greater Western Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.

Authorized Officer,



Rohan Charrett
General Manager, Customer Service
Greater Western Water Corporation

Property Clearance Certificate

Land Tax

VIVIAN VO

Your Reference:	LD:74852029-027-2.UNIT 281
Certificate No:	80658160
Issue Date:	08 NOV 2024
Enquiries:	ESYSPROD

Land Address: UNIT 3811, 33 ROSE LANE MELBOURNE VIC 3000

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43165249	3811R	633275	11685	491	$519.47

Vendor: ZHONGHUA NI

Purchaser: NA NA

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ZHONGHUA NI	2024	$65,000	$519.47	$0.00	$519.47

Comments:

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$445,000
SITE VALUE:	$65,000
CURRENT LAND TAX CHARGE:	**$519.47**

Notes to Certificate - Land Tax

Certificate No: 80658160

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
   - Land tax that has been assessed but is not yet due,
   - Land tax for the current tax year that has not yet been assessed, and
   - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $500.00

Taxable Value = $65,000

Calculated as $500 plus ($65,000 - $50,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 80658160

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 80658160

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

VIVIAN VO

Your Reference:	LD:74852029-027-2.UNIT 2811, 3
Certificate No:	80658160
Issue Date:	08 NOV 2024
Enquires:	ESYSPROD

Land Address:	UNIT 3811, 33 ROSE LANE MELBOURNE VIC 3000

Land Id	Lot	Plan	Volume	Folio	Tax Payable
43165249	3811R	633275	11685	491	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$445,000
SITE VALUE:	$65,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80658160

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
    - the request is within 90 days of the original Certificate's issue date, and
    - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

VIVIAN VO

Your Reference:	LD:74852029-027-2.UNIT 2811, 3
Certificate No:	80658160
Issue Date:	08 NOV 2024

Land Address:	UNIT 3811, 33 ROSE LANE MELBOURNE VIC 3000

Lot	Plan	Volume	Folio
3811R	633275	11685	491

Vendor: ZHONGHUA NI

Purchaser: NA NA

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 80658160

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 80658164

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 80658164

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

OWNERS CORPORATION CERTIFICATE

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

Owners Corporation No 1 Plan No. PS 633275D

Address: 220 Spencer St/639 Lonsdale Street, Melbourne VIC 3000

This certificate is issued for Lot: 3811R

On Plan of Subdivision No: 633275D

Postal address is Building 5, 303 Burwood Highway, Burwood East, VIC 3151.

Applicant for the certificate is: SAF Conveyancing

Address for delivery of certificate: info@safconveyancing.com.au

Date that the application was received: 31/10/2024

IMPORTANT: The information in this certificate is issued and valid on 08/11/2024

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 annual fees for the lot are $2,474.67 and are due and payable quarterly on the 1st February, May, August and November until resolved otherwise. Administration Fund Fees $1,829.61 Maintenance Fund Fees $645.06
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/01/2025 Maintenance Fund 31/01/2025
3.	The total of any unpaid fees or charges for the lot are: Nil
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil
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 in the above annual fees, maintenance fund and special fees are: Nil
6.	The owners corporation has the following insurance cover: (a) the name of the company – Chubb Insurance Australia Limited (b) the number of the policy – 02GS034593 (c) the kind of policy – Residential Insurance (d) the buildings covered – All (e) the building amount is $896,302,000.00 (f) the public liability amount is $40,000,000.00 (g) the renewal date is 30/04/2025
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: The total funds should report the best available financial position of the owners corporation inclusive GST; Administration Fund $ 153,234.62 Maintenance Fund $ 992,065.70 **Total Owner Funds: $ 1,145,300.32**
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: None to our knowledge
10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, then provide details: **Contracts:** • Network Pacific Strata Management Pty Ltd – Contract of Appointment • 24Seven Maintenance Solutions – Facilities Management • AESM – Fire Services • D&E – Mechanical Services • Focus Fire – Essential Services • Initial Hygiene – Sanitary • Wastech – Bin compactor equipment • City Wide – Waste removal • Hightech Cleaning – Cleaning services • Ropetech High Access – Anchor Points and Window Cleaning • Alerton – BMS Management • We Wumbo – Communication Software • Crownland Security – Security Patrols • Poseidon – Grey Water systems • Metro Roller Doors – Roller Door Maintenance • Assa Abloy – Auto Doors • Fuji Elevators – Lift Servicing • G2G Building Maintenance – Gardening • Melbourne Pest Control – Pest services • Life Fitness Gym Maintenance • Life Fitness Finance – Gym Lease • Active Utilities – Embedded Electricity • Active Utilities – Embedded Hot Water • Greater Western Water – Water • Poolkare – Pool maintenance • Supagas – CO2 supply • Opticomm/ LBN Co – Embedded Communications network • AllPurpose Pumps – Pump Maintenance • Origin – Natural Gas • Sauna and Steam Australia – Sauna Maintenance • ADT Fire Monitoring – Fire Monitoring • Foliage Indoor Plant Hire – Indoor plants • Access Hardware – Restricted Key Systems • Stradbroke Security – Access Control • Brave Security – Intercom and CCTV **Leases and Licences:** 1. LICENCE TO BROOKFIELD MULTIPLEX CONSTRUCTIONS PTY (MULTIPLEX) AND FAR EAST CONSORTIUM AUSTRALIA PTY LTD (FEC) Members resolved to grant a licence to Multiplex as Builder and FEC as developer over common property for ongoing construction work to complete the Upper West Side

	development on the terms and conditions of the Licence, tabled at the Inaugural General Meeting. 2. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over parts of the common property in the Retail Precinct on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting. 3. INCORPORATE THE RETAIL TENANCY GUIDELINES Members resolved to incorporate the Retail Tenancy Guidelines which were tabled at the Inaugural General Meeting to form part of the registered Owners Corporation Rules for Upper West Side. 4. LICENCE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD ("APM") Members resolved to grant a licence to Australian Property Management Pty Ltd over common property on the terms and conditions set out in the Licence which was tabled at the Inaugural General Meeting. 5. PROVISION OF SERVICES TO MEMBERS AND OCCUPIERS Members resolved to authorise the Owners Corporation to provide the intermediary distribution or supply of electricity and the metered intermediary sale of electricity, and to enter into agreements in connection with the provision of those services to members and occupiers. 6. ENTRY INTO ACCESS AND AGENCY AGREEMENT Members resolved to enter into the access and agency agreement on the terms and conditions of the access and agency agreement which was tabled at the Inaugural General Meeting. 7. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over part of the common property for temporary car parking on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting. 8. LEASE FROM ROBERT COOKE FOR CARETAKER'S RESIDENCE Members resolved to enter into a lease from Robert John Cooke of Apartment 506S for the Caretaker's residence in accordance with the lease tabled at the Inaugural General Meeting. 9. SUB-LEASE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD Members resolved to grant a sub-lease to Australian Property Management Pty Ltd of Apartment 506S for the Caretaker's Residence in accordance with the sub-lease tabled at the Inaugural General Meeting. 10. SECTION 173 AGREEMENT – PEDESTRIAN LINK Members resolved to enter into the Section 173 Agreement for pedestrian access with Melbourne City Council on the terms and conditions of the Section 173 Agreement tabled at the Inaugural General Meeting. 11. LOAN AGREEMENT WITH FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to enter into a loan agreement with Far East Consortium (Australia) Pty Ltd on the terms and conditions of the loan agreement tabled at the Inaugural General Meeting.
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, then provide details: Embedded Electricity, Hot water and Communications

12.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied? If so, then provide details: On 23 March 2020 Building Notice 324297 was issued in relation to Madison Tower, 639 Lonsdale Street Melbourne, requiring the provision of all Essential Safety Measures showing the system is operational to the design intent. In response Philip Chun and Associates were engaged to witness fire testing, review fire testing results against applicable requirements. This project is nearing completion with a Mechanical System Interface Test to be completed and the five yearly fire pump service to be completed before a response is provided to the Council.
13.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation are aware that are likely to give rise to proceedings? If so, then provide details: • Recovery of the debts of members should significant arrears arise.
14.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details: A manager is appointed. Network Pacific Strata Management Pty Ltd, Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ABN 57 158 476 165
15.	Has an administrator been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator? No administrator is appointed.
16.	The minutes of the most recent Annual General Meeting of the owners corporation are attached.
17.	The rules of the owners corporation are the Model rules and/or Special Rules, which are attached.
18.	Additional Comments (if any) Any queries in relation to the information contained in this Owners Corporation Certificate **will not** be provided verbally and will only be provided by way of an inspection of records and/or the register of the Owners Corporation or a further updated Owners Corporation Certificate. Updates in relation to Owners Corporation Fees owing will not be provided verbally or by email. You will need to purchase another or updated Owners Corporation Certificate prior to settlement to confirm this information. Should you wish to inspect the records or register, please email reception@networkpacific.com.au and the required forms will be provided to you for you to complete and return. You must be an eligible person to inspect the records or register of the Owners Corporation. Once the records or register are inspected, copies of records or the register can be provided subject to payment of a reasonable set in accordance with the prescribed fee as outlined by Consumer Affairs Victoria.
19.	**ATTACHMENTS** • Minutes of the Annual General Meeting held on 02/08/2024 • Model/Special Rules registered at Land Victoria • Statement of Advice and Information for Prospective Purchasers and Lot Owners
20.	ELECTRONIC PAYMENT DETAILS FOR OWNERS CORPORATION FEES AND CHARGES: Biller Code: 74625 Ref: 9745 5506 3
21.	**NOTE:** More information can be obtained by an inspection of the owners corporation records and register. Please make your request to inspect the owners corporation records and/or register by email to: owncorp@networkpacific.com.au. Prescribed fees for copies applies

22.	The Common Seal of Owners Corporation 1 PS 633275D was affixed and witnessed by the registered manager in accordance with sections 20(1) and 21(2A)(a) of the Owners Corporation Act 2006  ……. Registered Manager Network Pacific Strata Management Pty Ltd, (ACN 158 476 165) Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ☎ +61 3 9816 4722 as agent of the Owners Corporation.

OWNERS CORPORATION CERTIFICATE

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

Owners Corporation No 1 Plan No. PS 633275D

Address: 220 Spencer St/639 Lonsdale Street, Melbourne VIC 3000

This certificate is issued for Lot: 6122Y

On Plan of Subdivision No: 633275D

Postal address is Building 5, 303 Burwood Highway, Burwood East, VIC 3151.

Applicant for the certificate is: SAF Conveyancing

Address for delivery of certificate: info@safconveyancing.com.au

Date that the application was received: 31/10/2024

IMPORTANT: The information in this certificate is issued and valid on 08/11/2024

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 annual fees for the lot are $217.07 and are due and payable quarterly on the 1st February, May, August and November until resolved otherwise. Administration Fund Fees $160.49 Maintenance Fund Fees $56.58
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/01/2025 Maintenance Fund 31/01/2025
3.	The total of any unpaid fees or charges for the lot are: Nil
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil
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 in the above annual fees, maintenance fund and special fees are: Nil
6.	The owners corporation has the following insurance cover: (a) the name of the company – Chubb Insurance Australia Limited (b) the number of the policy – 02GS034593 (c) the kind of policy – Residential Insurance (d) the buildings covered – All (e) the building amount is $896,302,000.00 (f) the public liability amount is $40,000,000.00 (g) the renewal date is 30/04/2025
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: The total funds should report the best available financial position of the owners corporation inclusive GST; Administration Fund $ 153,234.62 Maintenance Fund $ 992,065.70 **Total Owner Funds: $ 1,145,300.32**
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: None to our knowledge
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MINUTES OF ANNUAL GENERAL MEETING

FOR OWNERS CORPORATION # 1 PLAN NO. PS 633275D

OC 1 - 220 SPENCER ST / 639 LONSDALE ST / 11 & 33 ROSE LANE MELBOURNE VIC 3000

Members of the Owners Corporation subdivision plan PS 633275D #1 are advised that the Annual General Meeting for the Owners Corporation was held as follows:

Date:	Friday, 2 August 2024
Time:	7:00 PM
Held:	In Person & Via Zoom
Place:	Robert Burke Room, Batman's Hill on Collins Hotel. 623 Collins Street, Melbourne Vic 3000

MOTIONS

1. MEMBERS IN ATTENDANCE

IN PERSON

Lot 5106R	Miranda Tsui**
Lot 4306R	Jie Liang**
Lot 3006B & 1606R	Boon Jin Gan**
Lot 1202R	R Thomas**
Lot 2812R	Salimatu Koroma**
Lot 2502L	Daniel Kusuma**
Lot 703S	Jake Welsh
Lot 905B	Andrew Shelton & Wendy Chew
Lot 1005S	Chi Zhang
Lot 1806B	Wai Onn Kwok
Lot 2407B	Gia Lam Boi
Lot 2506B	Wai Shing Lau
Lot 2510S	Fae Brigino
Lot 2810L	Jessica Salisbury
Lot 3007L	Sophie W - SYW Super Pty Ltd
Lot 3303R	Wei Fu & Hongxia Qi
Lot 3414S	Monica Mu
Lot 3613L	Ben Farrar

Lot 3614S	Ingrid Mathew
Lot 3911S	Afshan Madan
Lot 4909R	Mathew Ronald
Lot 2515S & 6014Y	Julie Blasioli
Lot 9074S	Hongjun Li
Lot 3411S, 4111S, 1906V, 1927V, 1107Y, 6906V, 2107Y	Yu Chen
Lot 1112R, 6090Y & 6930V	Kerry Trotter

BY PROXY

Lot 1011R	Zakariah Hanyn	as proxy for	Cy Mok & S L Tan
Lot 1015Y	Chi Zhang	as proxy for	Crystal Si Qin**
Lot 1018Y	Afshan Madan	as proxy for	Teik Meng Ooi
Lot 1101L	Philip Middlemiss	as proxy for	Fanny Lin
Lot 1101R	Philip Middlemiss	as proxy for	Jenny Jie Yan
Lot 1108B	Philip Middlemiss	as proxy for	Qun Zhang
Lot 1108R	Mathew Ronald	as proxy for	Jiqiu
Lot 1178Z	Mathew Ronald	as proxy for	Soon Y Koo, Vincent Ho
Lot 1204R	Mathew Ronald	as proxy for	Wei Chen
Lot 1217S	Sarah Lian	as proxy for	X Quan & J Liu**
Lot 1304R	Zakariah Hanyn	as proxy for	Ruth Harper
Lot 1305R	Zakariah Hanyn	as proxy for	Sek K Foo & Tan P Han
Lot 1403R	Zakariah Hanyn	as proxy for	Asimina Favotto
Lot 1404R	Mathew Ronald	as proxy for	Qing Fang
Lot 1501B	Andrew Shelton	as proxy for	Jordon Kenmen Gan
Lot 1505L	Afshan Madan	as proxy for	YBK Holdings Pty Ltd
Lot 1505R	Philip Middlemiss	as proxy for	Qianwen Liang
Lot 1515S	Afshan Madan	as proxy for	Teik Meng Ooi
Lot 1604B	Philip Middlemiss	as proxy for	Hanlin Xu
Lot 1604B	Philip Middlemiss	as proxy for	Hanlin Xu
Lot 1605S	Francis Quah	as proxy for	Chwee Neo Lee**
Lot 1607L	Zakariah Hanyn	as proxy for	Chung Hin Aaron Chow
Lot 1616S	Afshan Madan	as proxy for	Hock Pin Chua

Lot 1703S	Chi Zhang	as proxy for	Crystal Si Qin**
Lot 1804R	Zakariah Hanyn	as proxy for	Chung Hin Aaron Chow
Lot 1902B	Andrew Shelton	as proxy for	Mun P Chow & B G Ng
Lot 1905L	Mathew Ronald	as proxy for	I Goharjon & K C Kok
Lot 1908L	Mathew Ronald	as proxy for	Cahn C Boo & Y K Fong
Lot 1912S	Afshan Madan	as proxy for	G Chan & L Cheng
Lot 2001L	Mathew Ronald	as proxy for	Andrys Tin & Vidya Jap
Lot 2001R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 2003S	Afshan Madan	as proxy for	G Chan & L Cheng
Lot 201R	Mathew Ronald	as proxy for	Qing Fang
Lot 201R	Mathew Ronald	as proxy for	Qing Fang
Lot 2031Z	Afshan Madan	as proxy for	David & Deirdre Byatt
Lot 2034Y	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 204R	Zakariah Hanyn	as proxy for	Thi Thieu Hoa Le
Lot 2101R	Philip Middlemiss	as proxy for	Mun Leung Hung
Lot 2109B	Andrew Shelton	as proxy for	Wei Tang, Xiaofen Zhou
Lot 2111R	Philip Middlemiss	as proxy for	Xi Chen
Lot 2198Y	Mathew Ronald	as proxy for	Ying Zhu
Lot 2202S	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 2305S	Sarah Lian	as proxy for	Chee S Goh & Dean G**
Lot 2308R	Mathew Ronald	as proxy for	Leo Ding
Lot 2403B	Andrew Shelton	as proxy for	Suehiro Pty Ltd
Lot 2410L	Philip Middlemiss	as proxy for	Leigh Gerrard Dwyer
Lot 2511R	Philip Middlemiss	as proxy for	Jing Guo
Lot 2602B	Andrew Shelton	as proxy for	J Towers & M Scanlon
Lot 2602L	Philip Middlemiss	as proxy for	Pin S Quah & Yew P Ho
Lot 2602R	Mathew Ronald	as proxy for	Yudong Zheng
Lot 2704B	Mathew Ronald	as proxy for	Ying Zhu
Lot 2708R	Mathew Ronald	as proxy for	Haiyan Li
Lot 2709S	Andrew Shelton	as proxy for	W Hin, L S Leng, R Yen
Lot 2711S	Mathew Ronald	as proxy for	David X Gu

Lot 2806L	Marcus Littlewood	as proxy for	Keng FTing & Chui H Ooi
Lot 2913S	Afshan Madan	as proxy for	Alan Broadley
Lot 2919V	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 3001R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 3002R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 3009L	Philip Middlemiss	as proxy for	Jianqiang Li
Lot 308S	Mathew Ronald	as proxy for	Yoke K Chew
Lot 3109L	Zakariah Hanyn	as proxy for	Thi Thieu Hoa Le
Lot 3112S	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 3206S	Sarah Lian	as proxy for	Gregory & S Sebastian**
Lot 3209S	Afshan Madan	as proxy for	Christopher Tosevic
Lot 3513S	Afshan Madan	as proxy for	Nicole Boyd
Lot 3602S	Sarah Lian	as proxy for	Pei K Le & Hao Yu Wu**
Lot 3607R	Marcus Littlewood	as proxy for	Pao Lung Chen
Lot 3707L	Mathew Ronald	as proxy for	Xueqiang Wang & H Li
Lot 3713R	Sarah Lian	as proxy for	Lijuan Mi**
Lot 3717S	Afshan Madan	as proxy for	Laurence M Harewood
Lot 3807L	Philip Middlemiss	as proxy for	Xiaoshu Zhang
Lot 3817S	Afshan Madan	as proxy for	Kerr Inv Group Lty Ltd
Lot 3902R	Mathew Ronald	as proxy for	Qianming Cai
Lot 3905R	Zakariah Hanyn	as proxy for	Nathan Foale
Lot 3912R	Mathew Ronald	as proxy for	Soon Y Koo, Vincent Ho
Lot 4006S	Sarah Lian	as proxy for	Yeo Lamg Eng**
Lot 4110R	Philip Middlemiss	as proxy for	Yuhu Pan
Lot 4204R	Philip Middlemiss	as proxy for	Haoyu Wu
Lot 4206R	Mathew Ronald	as proxy for	S & K Koh, H Jean, T Lim
Lot 4217S	Afshan Madan	as proxy for	Robert & Jennifer Bartl
Lot 4305L	Marcus Littlewood	as proxy for	C Rodriquez-Hurria P Cano-Zanabria
Lot 4306R	Mathew Ronald	as proxy for	Jie Liang
Lot 4313S	Afshan Madan	as proxy for	David & Deirdre Byatt
Lot 4409R	Philip Middlemiss	as proxy for	Wei Wang

Lot 4512R	Mathew Ronald	as proxy for	Djoko Prajitno
Lot 4909R	Mathew Ronald	as proxy for	Kiewa Inv Pty Ltd
Lot 4923V	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 5030Y	Mathew Ronald	as proxy for	David X Gu
Lot 5909V	Philip Middlemiss	as proxy for	Chau Ng
Lot 603R	Andrew Shelton	as proxy for	Xiaoyan Yang
Lot 606B	Andrew Shelton	as proxy for	Wfree Pty Ltd
Lot 6074Y	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 6086Y	Andrew Shelton	as proxy for	Jordon Kenmen Gan
Lot 6097Y	Mathew Ronald	as proxy for	Qing Fang
Lot 610S	Afshan Madan	as proxy for	Alexander Scott
Lot 6113Y	Mathew Ronald	as proxy for	S & K Koh, H Jean, T Lim
Lot 614L	Zakariah Hanyn	as proxy for	Ashley Schmid
Lot 7047Y	Sarah Lian	as proxy for	X Quan & J Liu**
Lot 7123Y	Marcus Littlewood	as proxy for	Pao Lung Chen
Lot 7124Y	Marcus Littlewood	as proxy for	Pao Lung Chen
Lot 801R	Zakariah Hanyn	as proxy for	Wen Xuan Gao
Lot 803B	Andrew Shelton	as proxy for	Hseuh-Fun Chang
Lot 811L	Afshan Madan	as proxy for	A Prashant
Lot 905L	Philip Middlemiss	as proxy for	Chau Ng
Lot 908R	Mathew Ronald	as proxy for	Fang Fang Li
Lot*	Gino Giacobbe	as proxy for	Far East Consortium**

<u>For the following lots:</u>

Lot 101S, 201S, 304S, 1019Y, 1020Y, 1047Y, 1048Y,1055Y, 1056Y, 1057Z, 1058Z, 1059Y, 1060Y, Lot 101S, 101T, 102T, 103T, 105T, 106T, 201S, 201T, 202T, 203T, 204T, 205T, 206T, 207T, 208T, 209T, 210T, 211T, 212T, 301T, 302T, 303T, 304S, 304T, 305T, 306T, 401T, 402T, 403T, 404T, 405T, 406T, 407T, 408T, 409T, 410T, 411T, 1019Y, 1020Y, 1047Y, 1048Y,1055Y, 1056Y, 1057Z, 1058Z, 1059Y, 1060Y, 1061Y, 1062Y, 1063Y, 1064Y, 1065Y, 1066Y, 1067Y, 1068Y, 1069Y, 1092Y, 1093Y, 1127Z, 1135Y, 1136Y, 1137Y, 1139Z, 1141Z, 1142Z, 1151Z, 1153Z, 1154Z, 1155Z, 1158Z, 1159Y, 1161Z, 1163Z, 1164Y, 1172Z, 1174Z, 1176Y, 1177Z, 1180Z, 1182Z, 1183Z, 1184Z, 1194Z, 1197Z, 1199Z, 1200Z, 1501W, 1502W, 1503W, 1504W, 1505W, 1904V, 1905V, 1907V, 1908V, 1909V, 1910V, 1911V, 1915V, 1916V, 1917V, 1918V, 1921V, 1922V, 1928V, 1929V, 1938V, 1951V, 1964V, 1965V, 2004S, 2006S, 2011Y, 2023Z, 2047Y, 2048Y, 2094Y, 2097Y, 2098Y, 2104S, 2137Y, 2138Y, 2139Y, 2154Z, 2155Z, 2156Z, 2160Z, 2164Z, 2169Y, 2176Z, 2178Z, 2179Z, 2180Z, 2182Z, 2183Z, 2184Z, 2200Z, 2210Z, 2211Z, 2212Z, 2213Z, 2214Z, 2501W, 2503W, 2504W, 2505S, 2505W, 2605S, 2906S, 2910V, 2924V, 2925V, 2933V, 2936V, 2937V, 2946V, 2948V, 2965V, 3001Z, 3002Y, 3004S, 3004Y, 3005Y, 3006Z, 3007Y, 3009Z, 3010Z, 3011Z, 3012Z, 3013Z,

3014Z, 3015Y, 3016Y, 3017Y, 3024Z, 3025Y, 3026Y, 3027Y, 3028Y, 3029Y, 3030Z, 3040Z, 3041Z, 3042Z, 3043Z, 3044Y, 3050Z, 3051Z, 3052Z, 3053Z, 3054Z, 3055Z, 3056Z, 3305S, 3701V, 3702V, 3703V, 3706S, 3905V, 3908V, 3909V, 3910V, 3911V, 3912V, 3913V, 4505S, 4912V, 4913V, 4915V, 4916V, 4918V, 4919V, 4921V, 4922V, 4924V, 4931V, 4932V, 4936V, 4937V, 4938V, 4940V, 4941V, 4942V, 4948V, 4949V, 4950V, 4951V, 4952V, 4953V, 4955V, 4956V, 4958V, 4959V, 4960V, 4961V, 4962V, 4963V, 4964V, 5081Y, 5082Y, 5100Y, 5101Y, 5114Z, 5117Y, 5918V, 5922V, 5923V, 5924V, 5928V, 5930V, 5936V, 5937V, 5938V, 5939V, 5940V, 5942V, 5943V, 5944V, 5947V, 5948V, 5949V, 5950V, 6010Y, 6018Y, 6019Y, 6070Y, 6078Y, 6079Y, 6087Y, 6088Y, 6089Y, 6093Z, 6098Z, 6105Y, 6106Y, 6107Y, 6108Y, 6114Z, 6117Y, 6119Y, 6120Z, 6121Z, 6911V, 6920V, 6922V, 6923V, 6924V, 6925V, 6926V, 6927V, 6932V, 6936V, 6937V, 6938V, 6939V, 6940V, 6941V, 6942V, 6943V, 6944V, 6955V, 6956V, 6958V, 6959V, 6960V, 7062Y, 7064Y, 7065Y, 7114Z, 7115Z, 7117Y, 7120Z, 7121Z, 7126Z, 7501W, 7502W, 7503W, 7504W, 7505W, 7911V, 7912V, 7913V, 7914V, 7915V, 7916V, 7919V, 7922V, 7925V, 7927V, 7928V, 7929V, 7930V, 7931V, 7932V, 7933V, 7935V, 7936V, 7938V, 7939V, 7940V, 7941V, 7942V, 7943V, 7944V, 7946V, 7947V, 7948V, 7949V, 7950V, 7951V, 7952V, 7954V, 7955V, 7956V, 7957V, 8038Y, 8042Y, 8044Y, 8050Y, 8051Y, 8052Y, 8053Y, 8056Y, 8058Y, 8059Y, 8061Y, 8062Y, 8066Y, 8067Y, 8069Y, 8070Y, 8074Y, 8081Y, 8089Z, 8118Y, 8120Z, 8503W, 8504W, 8505W, 8900V, 8901V, 8902V, 8903V, 8904V, 8908V, 8911V, 8913V, 8914V, 8915V, 8916V, 8917V, 8918V, 8919V, 8920V, 8925V, 8926V, 8928V, 8929V, 8930V, 8931V, 8932V, 8933V, 8934V, 8935V, 8936V, 8941V, 8942V, 8943V, 8944V, 8945V, 8946V, 8947V, 8948V, 8953V, 8954V, 8955V, 8956V, 8957V, 8959V, 8961V.

*** Note: No voting paper was submitted therefore no votes recorded.*

2. NON-MEMBERS IN ATTENDANCE

Stephen Briffa	Network Pacific Strata Management Pty Ltd
Tina Di Camillo	Network Pacific Strata Management Pty Ltd
Jessica Bettiol	Network Pacific Strata Management Pty Ltd
John Farrugia	Network Pacific Strata Management Pty Ltd
Marcus Littlewood	Network Pacific Strata Management Pty Ltd
Yangchen Lui	Network Pacific Strata Management Pty Ltd
Wendy Jiang	Network Pacific Strata Management Pty Ltd
Gino Di Natale	24:seven Maintenance Solutions Pty Ltd
Narisah Saharinen	Attending for Lot 3703R

3. APOLOGIES

Michael Lazic	Lot 1909S
Sam Smith	Lot 109B
Tong Cui	Lot 606B

4. ENTITLEMENT TO VOTE

Not all members were financial and hence those members were only able to vote on special or unanimous resolutions.

An attendee requested that all motions and the election of the committee be conducted via a Poll Vote. As such all votes were calculated on lot entitlements.

5. QUORUM

A quorum was not established and accordingly all decisions are interim resolutions for a period of 28 days.

6. APPOINTMENT OF CHAIRPERSON OF MEETING

It was resolved that Stephen Briffa of Network Pacific Strata Management Pty Ltd be elected as the Chairperson of the Meeting.

For: 8093	Against: 83	Abstain: 0

Moton Carried

7. APPOINTMENT OF MINUTE TAKER

It was resolved that Marcus Littlewood of Network Pacific Strata Management Pty Ltd be elected as the Chairperson of the Meeting.

For: 8093	Against: 83	Abstain: 0

Moton Carried

8. CONFIRMATION OF PREVIOUS MINUTES

It was resolved that the Owners Corporation approves and adopts the minutes of the Annual General Meeting held 3 May 2023 save that resolution 9.2 be amended to record that the following people were elected to the Committee:

- Afshan Madan Lot 3911S
- Debraj Bandyopadhyay Lot 1217S
- Matthew Ronald Lot 4909R
- Zakariah Hanyn Lot 1304R
- Phillip Middlemiss Lot 4301S
- Andrew Shelton Lot 905B
- Hui Ning Lim Lot 311B

For: 8176	Against: 0	Abstain: 0

Moton Carried

9. CONFIRMATION OF REPORTS

It was resolved that the Owners Corporation adopts the following reports:

- Managers' Report
- Committee Report
- Insurance Valuation Report
- Report on Complaints and Disputes

For: 8070	Against: 0	Abstain: 246

Moton Carried

10. CONSIDERATION OF FINANCIAL MATTERS

It was resolved that the Owners Corporation approves and adopts the financial statements, as audited by LSA Partners, for the period 01/02/2023 to 31/01/2024.

For: 7973	Against: 0	Abstain: 203

Moton Carried

11. AUDIT OF FINANCIAL STATEMENTS

It was resolved that the Owners Corporation approve the appointment of an auditor for the financial year 01/02/2024 to 31/01/2025.

For: 8079	Against: 97	Abstain: 0

Moton Carried

12. ADMINISTRATION FUND LEVY

It was resolved that the Owners Corporation raises an Administration Fund Levy for the period 01/02/2024 to 31/01/2025 in the amount of **$3,120,000.00 + GST** to be levied on the basis of lot liability in accordance with the Plan of Subdivision and charged quarterly as follows:

Period	**Due date**	**Sum to collect**
01/02/24-30/04/24	1 February 2024	$750,000.00+GST
01/05/24-31/07/24	1 May 2024	$750,000.00+GST
01/08/24-31/10/24	1 August 2024	$750,000.00+GST
01/11/24- 31/01/25	1 November 2024	$870,000.00+GST

It was further resolved that the Owners Corporation continues to raise the Administration Fund Levy from 01/02/2025 in the **revised amount** of **$3,244,800.00 +GST** until otherwise resolved and issue the below levies:

Period	**Due date**	**Sum to collect**
01/02/25-30/04/25	1 February 2025	$811,200.00+GST
01/05/25-31/07/25	1 May 2025	$811,200.00+GST

For: 7795	Against: 186	Abstain: 195

Moton Carried

13. MAINTENANCE PLAN

It was resolved that the Owners Corporation approves and adopts the Maintenance Plan prepared by Leary and Partners on 11 April 2024 (as tabled) and in accordance with Section 40 of the *Owners Corporations Act (Vic)* 2006, establishes a Maintenance Fund and collects levies in a Maintenance Fund to meet the costs forecast by the Maintenance Plan.

For: 7795	Against: 83	Abstain: 298

Moton Carried

14. MAINTENANCE FUND LEVY

It was resolved that the Owners Corporation raises a Maintenance Fund Levy for the period 01/02/2024 to 31/01/2025 in the amount of **$1,100,000.00 + GST,** as set out in the Maintenance Plan to be levied onthe basis of lot liability in accordance with the Plan of Subdivision and charged quarterly as follows

Period	**Due date**	**Sum to collect**
01/02/24-30/04/24	1 February 2024	$250,000.00+GST
01/05/24-31/07/24	1 May 2024	$250,000.00+GST

01/08/24-31/10/24	1 August 2024	$250,000.00+GST
01/11/24- 28/02/25	1 November 2024	$350,000.00+GST

It was further resolved that the Owners Corporation continues to raise the Maintenance Fund Levy from 01/02/2025 in the revised amount of $1,210,000.00 + GST until otherwise resolved and issue the below levies:

Period	**Due date**	**Sum to collect**
01/02/25-30/04/25	1 February 2025	$302,500.00+GST
01/05/25-31/07/25	1 May 2025	$302,500.00+GST

For: 7795	Against: 186	Abstain: 195

Moton Carried

15. INSURANCE

It was resolved that the Owners Corporation, in accordance section 59 and 60 of the Owners Corporations Act (Vic) 2006 takes out reinstatement and replacement insurance for all buildings on the common property and public liability insurance.

For: 8093	Against: 0	Abstain: 83

Moton Carried

16. NUMBER OF COMMITTEE MEMBERS

It was resolved that the Owners Corporation elect a committee of at least three and not more than seven members.

For: 8176	Against: 0	Abstain: 0

Moton Carried

17. ELECTION OF COMMITTEE

The following members were elected to the Committee:

• Afshan Madan	Lot 3911S	8176	votes
• Andrew Shelton	Lot 905B	8176	votes
• Mathew Ronald	Lot 4909R	8073	votes
• Philip Middlemiss	Lot 4409R	8073	votes
• Sarah Liang	Lot 1217S	8176	votes
• Zakariah Hanyn	Lot 1304R	8176	votes

18. INSTRUMENT OF DELEGATION FO THE COMMITTEE

It was resolved that the Owners Corporation delegate all powers and functions that are capable of being delegated to the Owners Corporation Committee to make decisions on behalf of the Owners Corporation save for powers and functions that require a unanimous or special resolution of the Owners Corporation.

For: 7990	Against: 0	Abstain: 186

Moton Carried

19. INSTRUMENT OF DELEGATION TO THE MANAGER

It was resolved that the Owners Corporation delegates to the Manager those powers and functions under s 11of *Owners Corporations Act (Vic)* 2006 required to enable the Manager to perform the duties under the Contract of Appointment and comply with the requirements of the *Owners Corporations Act (Vic)* 2006 and *Owners Corporations Regulations (Vic)* 2018.

For: 7990	Against: 0	Abstain: 186

Moton Carried

20. PENALTY INTEREST

It was resolved that the Owners Corporation charge penalty interest at the maximum rate of interest payable under the *Penalty Interest Rates Act (Vic)* 1983 on any amount payable by a Lot Owner to the Owners Corporation that is still outstanding 30 days after the due date for payment. The interest rate is currently 10% and is subject to change.

For: 7918	Against: 83	Abstain: 175

Moton Carried

21. DEBT RECOVERY

It was resolved that the Owners Corporation authorises Network Pacific Strata Management Pty Ltd to collect outstanding fees and charges and for that purpose to issue a Letter of Demand, engage a lawyerand carry out all other actions and proceedings in VCAT, Magistrates Court or any other Court asrequired for the recovery of those fees and to proceed to the execution of any orders made.

For: 8021	Against: 0	Abstain: 155

Moton Carried

22. COMMON SEAL

It was resolved that the Owners Corporation authorises the Manager to affix the common seal to all documentswhere it is legally or commercially required including the Contract of Appointment, common property leases and licenses, including the assignment or transfer of same, settlement agreements and each owners corporation certificate.

For: 8104	Against: 0	Abstain: 72

Moton Carried

23. MEETING CLOSE

With no further business the meeting was closed at 8:07 PM.

NETWORK PACIFIC
Strata Management

NETWORK PACIFIC STRATA MANAGEMENT
PO Box 4353, Burwood East VIC 3151
Ph: 03 9816 4722 • Fax: 03 9816 4799
www.networkpacific.com.au
info@networkpacific.com.au

Plan of Subdivision No. PS 633275D #1

Owner Corporation 1 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	3,047,185.13	3,000,000.00	3,120,000.00
Interest On Overdue Levies	70,698.06	0.00	0.00
Embedded Network Income	316,665.90	0.00	400,000.00
Recoverable Expenses	7,738.00	0.00	0.00
Other Income	253,372.06	0.00	0.00
Insurance Claim Refund	15,689.50	0.00	0.00
TOTAL ADMIN. FUND INCOME	**3,711,348.65**	**3,000,000.00**	**3,520,000.00**
EXPENDITURE - ADMIN. FUND			
Accountancy Fees	150.00	0.00	0.00
Handover Fee	13,526.48	0.00	0.00
Administration Costs	246,304.68	0.00	206,383.00
Air Freshener	1,800.00	0.00	1,800.00
Audit Fees	2,000.00	0.00	2,000.00
Bank Charges	87.17	0.00	100.00
Building Consumables	4,761.79	0.00	5,000.00
Bldg Mgmt - Manager Contract	392,599.10	0.00	244,000.00
Bldg Mgmt - Security Contract	1,068,591.50	0.00	869,882.16
Building Management Systems	19,500.00	0.00	27,300.00
Communication Software	64,183.60	0.00	50,715.00
Business Activity Statement	422.50	0.00	1,000.00
Common Area Cleaning	55,604.51	0.00	40,000.00
Disbursement Fees	51,954.58	0.00	39,347.10
Electrical Repairs	2,050.00	0.00	5,000.00
Electricity	22,332.16	0.00	9,480.00
Essential Services Compliance	2,145.00	0.00	2,400.00
Auto Doors - Contract	4,247.64	0.00	11,700.00
Auto Doors - Repairs	14,628.34	0.00	5,000.00
Fire Monitoring	6,257.93	0.00	4,276.00
Fire Protection - Contract	81,625.84	0.00	70,030.00
Fire Protection - Repairs	34,363.25	0.00	25,000.00
General Maintenance	44,657.92	0.00	30,000.00
Tax Return Preparation	0.00	0.00	220.00
Insurance - Premium	1,206,060.86	0.00	1,015,222.51
Insurance - Stamp Duty	0.00	0.00	94,074.48

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Plan of Subdivision No. PS 633275D #1

Owner Corporation 1 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
Insurance - Financing Costs	14,379.30	0.00	0.00
Ins Claim Repairs - Settled	105,728.15	0.00	0.00
Intercom Repairs	12,000.00	0.00	0.00
Internet Services	359.40	0.00	1,090.36
Keys & Swipes	4,328.88	0.00	0.00
Legal Costs	171,544.60	0.00	7,500.00
Lift Maintenance - Contract	6,148.92	0.00	4,580.00
Lift Maint-Non-Contracted Wrks	960.00	0.00	800.00
Mech Ventilation - Contract	4,924.00	0.00	7,620.00
Mech Ventilation - Repairs	276.00	0.00	1,000.00
Meeting Expenses	3,280.11	0.00	0.00
Pest Control	3,865.60	0.00	2,880.00
Plant & Equipment	12,274.52	0.00	0.00
Plumbing Repairs	16,587.57	0.00	15,000.00
Pump Servicing	6,304.00	0.00	2,440.00
Reimbursement	57,490.49	0.00	0.00
Roller Door Maintenance	8,266.00	0.00	1,800.00
Rubbish Compactor	45,274.71	0.00	42,795.96
Rubbish Removal	70,170.23	0.00	70,000.00
Sanitary Disposal	328.57	0.00	0.00
Security Equipment Repairs	7,354.27	0.00	2,500.00
Stratapay & Software Charges	32,073.38	0.00	43,230.00
Income Tax Expense	0.00	0.00	120,000.00
Telephone Expenses	17,210.47	0.00	3,501.12
Television System Maintenance	66,240.00	0.00	66,240.00
Title Searches	520.00	0.00	200.00
Water	464,914.89	0.00	460,000.00
Window Cleaning	219,976.70	0.00	206,040.00
Prior Year Adjustment With Gst	5,992.73	0.00	0.00
Prior Manager Adjustment	3,451.84	0.00	0.00
TOTAL ADMIN. EXPENDITURE	**4,702,080.18**	**0.00**	**3,819,147.69**
SURPLUS / DEFICIT	**$ (990,731.53)**	**$ 3,000,000.00**	**$ (299,147.69)**
Opening Admin. Balance	1,161,164.62	1,161,164.62	170,433.09
ADMINISTRATIVE FUND BALANCE	**$ 170,433.09**	**$ 4,161,164.62**	**$ (128,714.60)**
NUMBER OF UNITS OF LOT LIABILITY:		213,842	213,842
AMOUNT PER UNIT OF LOT LIABILITY:		$ 14.02904949	$ 14.59021146

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Plan of Subdivision No. PS 633275D #1

Owner Corporation 1 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
MAINTENANCE FUND			
INCOME			
Levies - Maintenance Fund	999,998.24	1,000,000.00	1,100,000.00
TOTAL MAINTENANCE FUND INCOME	**999,998.24**	**1,000,000.00**	**1,100,000.00**
EXPENDITURE - MAINTENANCE FUND			
Capital Maintenance Fund	0.00	0.00	347,275.00
Electrical Works	6,100.00	0.00	0.00
Fire Protection Works	20,284.19	0.00	0.00
Plant & Equipment	13,485.56	0.00	0.00
Plumbing Works	54,977.21	0.00	0.00
Security Equipment	3,989.07	0.00	0.00
Windows & Doors	35,060.40	0.00	0.00
TOTAL MAINT. FUND EXPENDITURE	**133,896.43**	**0.00**	**347,275.00**
SURPLUS / DEFICIT	**$ 866,101.81**	**$ 1,000,000.00**	**$ 752,725.00**
Opening Maint Fund Balance	391,954.35	391,954.35	1,258,056.16
MAINTENANCE FUND BALANCE	**$ 1,258,056.16**	**$ 1,391,954.35**	**$ 2,010,781.16**
NUMBER OF UNITS OF LOT LIABILITY:		213,842	213,842
AMOUNT PER UNIT OF LOT LIABILITY:		$ 4.67634983	$ 5.14398481

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Owners Corporation Notification of Making Rules

OC016951E
10/01/2013 $55.10 OCR

Section 27E(1) Subdivision Act 1988 (when lodged with Plan)

Lodged by

Name: Thomsons Lawyers
Phone: 03 8080 3500
Address: Level 39, 525 Collins Street, Melbourne 3000
Reference: MK:3361586
Customer Code: 13557X

Applicant: *(full name and address including postcode)*
Far East Consortium (Australia) Pty Ltd ACN 006 166 034 of Suite 501, Level 5, 370 St Kilda Road, Melbourne 3004

Plan No.:	Owners Corporation No.:
PS633275D	1

Supplied with this notification is:

A copy of the proposed rules of the Owners Corporation

Date: 10 January 2013

Signature of Australian Legal Practitioner within the meaning of the *Legal Profession Act 2004* for the applicant

Mark Kemp
525 Collins Street, Melbourne
An Australian Legal Practitioner
within the meaning of the
Legal Profession Act 2004.

OC5

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

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OC016951E
10/01/2013 $55.10 OCR

PART A

DEFINITIONS AND INTERPRETATION

These Rules are made by Owners Corporation 1 of Plan No. PS633275D for Upper West Side.

The Regulations provide for:

(a) the powers of the Owners Corporation;

(b) the general duties of Members and Occupiers;

(c) meetings and administration of the Owners Corporation;

(d) insurance; and

(e) and other miscellaneous matters.

DEFINITIONS

1.1. In these Rules:

"Act" means the Owners Corporations Act 2006;

"Additional Rules" means all of the:

(a) Residential Rules;

(b) Retail Rules;

(c) Car Space Rules;

(d) Storage Rules; and;

(e) Motorcycle Rules;

"Attachment" means an attachment to these Rules;

"Authority" means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency;

"Back of House Area" means the entrance off Cleve Lane to Upper West Side;

"Bicycle Storage Facilities" means the bicycle storage facilities located on the Common Property;

"Building" means the building and improvements located on the Land, including where applicable the Common Property;

"Building Facilities" means the facilities located on the Common Property from time to time;

Building Services" means:

(a) water, gas, artificially heated or cooled air, or heating oil;

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OC016951E
10/01/2013 $55.10 OCR

(b) sewerage and drainage;

(c) telephone, radio and television;

(d) security systems; and

(e) any other facility, supply or transmission;

"Building Works" are any works, alterations, additions, repairs or replacement of:

(a) Common Property structures including Common Property walls, floor and ceiling enclosing a Lot;

(b) Building Facilities;

(c) Building Services;

(d) the structure of a Lot including dividing walls between Lots; and

(e) a load bearing wall;

"Car Park" means that part of the Building and Land designated for entry and exit of Motor Vehicles and Motorcycles to and from the Car Space Lots, Motorcycle Lots and the Visitor Car Spaces;

"Car Space Rules" means the rules set out in Part E - 'Additional Rules for Car Space Lots';

"Car Space Lots" means Lots with a number which includes the letter 'Y' or 'W';

"Common Property" means the Common Property shown as Common Property 1 on the Plan;

"Common Property Ductwork" means ductwork installed in the Building;

"Condenser Dryer" means a clothes dryer that does not require an external vent;

"Conventional Dryer" means a clothes dryer that requires an external vent;

"**Developer**" means Far East Consortium (Australia) Pty Ltd;

"Developer's Mortgagee" means any person or corporation which has taken from the Developer a mortgage or charge over any part of Upper West Side;

"Facade" means the exterior walls of the Building, including any glass walls or windows;

"Fire Safety Device" means any structure or device contained within a Lot or Common Property that:

(a) monitors or signals the incidence of smoke, heat or fire within the Building;

(b) provides lighting in the case of smoke, heat or fire within the Building;

(c) controls access throughout the Building in the case of smoke, heat or fire in the Building including doors, stairs and lifts;

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(d) extinguishes or decreases the spread of fire, smoke or heat through the Building; and

(e) is required by Law for fire safety or that otherwise improves fire safety;

"Garden Recreation Area" means those parts of the Common Property allocated for:

(a) use as a garden; and

(b) recreation activities;

"Grease Arrestor" means any system installed to arrest or trap grease and similar substances including any tank, pumps, filter and plant and equipment in relation to a Retail Lot;

"Hard Flooring" means flooring or floor covering other than carpet of at least the minimum thickness of the carpet laid in a Residential Lot when the Building was constructed;

"Kitchen Exhaust" means a kitchen exhaust installed by a Member or Occupier on its Retail Lot;

"Kitchen Exhaust Services" means ductwork, air intake, fan, filter, vents and access panels installed in relation to a Kitchen Exhaust;

"Land" means all of the land in the Plan;

"Law" means any statute, regulation, proclamation, ordinance, order or by-laws enacted under any statute or subordinate legislation;

"Loading Dock Area" means that part of the Common Property located on the loading level of the Building comprising a loading dock;

"Lot" means all of the:

(a) Residential Lots;

(b) Retail Lots;

(c) Car Space Lots;

(d) Storage Lots; and

(e) Motorcycle Lots

shown on the Plan;

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"Manager" means

(a) a manager appointed by the Owners Corporation pursuant to Section 119 of the *Owners Corporations Act 2006*; and

(b) a building manager appointed by the Owners Corporation;

"Member" means a member of the Owners Corporation, and where applicable, agents, licensees, invitees, contractors, visitors etc of a Member;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 5 of 78

"Model Rules" means the rules set out in Part B;

Motorcycle means a vehicle designed to travel on more than 3 wheels with a seat for the operator;

Motorcycle Lots means Lots with a number which includes the letter 'W';

Motorcycle Rules means the rules set out in Part G – 'Additional Rules for Motorcycle Lots';

"Motor Vehicle" means a motor vehicle:

(a) with a tare weight not more than 2 tonnes; and

(b) with dimensions capable of fitting within a Car Space Lot and gaining entry to the Car Space Lots without causing damage to the Building;

"Occupier" means a person lawfully in occupation of a Lot;

"Owners Corporation" means Owners Corporation 1 on the Plan and as otherwise defined by the Act;

"Plan" means Plan of Subdivision No. PS 633275D;

"Pool Area" means the area surrounding any pool located in Upper West Side for use by Members or Occupiers;

"Prohibited Use" means:

(a) brothel;

(b) tavern;

(c) licensed club;

(d) multi-purpose youth centres including drop in centres;

(e) amusement centre;

(f) charity or second hand goods shop;

(g) reject or $2 shop;

(h) disposal shop;

(i) fire arm shop;

(j) tattoo shop;

(k) drug rehabilitation clinic;

(l) factory outlet or discount shop;

(m) souvenir shop;

(n) bottle shop;

(o) cigarette or tobacco shop;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 6 of 78

OC016951E
10/01/2013 $55.10 OCR

(p) internet cafe;

(q) night club;

(r) discotheque;

(s) grocery or convenience retailing;

(t) any other use that causes a nuisance to the Members and Occupiers of any other Lot and the Retail Precinct;

(u) any other use that adversely affects the reputation of Upper West Side; and

(v) any other use that prevents or detracts from the creation and maintenance of a cafe culture in the Retail Precinct;

"Regulations" means the Owners Corporation Regulations 2007;

"Residential Lot" means Lots with a number which includes the letter 'S', 'L' or 'B';

"Residential Rules" means the rules set out in Part C – 'Additional Rules for Residential Lots';

"Retail Lot" means Lots with a number which includes the letter 'T';

"Retail Permit" means any permit, consent or approval required by any Authority to operate a business from a Retail Lot;

"Retail Precinct" means:

(a) the Retail Lots; and

(b) the Common Property adjacent to the Retail Lots;

"Retail Rules" means the rules set out in Part D – 'Additional Rules for Retail Lots';

"Retail Tenancy Guidelines" means the tenancy guidelines for the Retail Lots available on request from the Manager;

"Rules" means all of the:

(a) Model Rules;

(b) Residential Rules;

(c) Retail Rules;

(d) Car Space Rules;

(e) Storage Rules;

(f) Motorcycle Rules; and

(g) any other rules of use;

"Security Key" means an FOB key, security access card and similar security device;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 7 of 78

"Special Resolution" has the same meaning as in the Act;

"Storage Lot" means Lots with a number which includes the letter 'V', 'Z' or 'M';

"Storage Rules" means the rules set out in Part F – 'Additional Rules for Storage Lots';

"Upper West Side" means all of the Lots and the Common Property;

"Visitor Car Spaces" means that part of the Common Property designated for the parking of Motor Vehicles by visitors to Upper West Side; and

"Window Covering" means any internal or external covering to a window of a Lot.

INTERPRETATION

1.2. These Rules must be read in conjunction with the Act and the Regulations.

1.3. Where there is any inconsistency between the Model Rules and the Additional Rules, the Additional Rules prevail to the extent of the inconsistency.

1.4. The index and headings in these Rules are not:

(a) part of these Rules; and

(b) to be taken into account in interpreting these Rules.

1.5. A word which is in these Rules but is not defined has the meaning set out in the Act.

1.6. An obligation imposed on more than 1 person is enforceable against each person separately, together or in any combination.

1.7. The singular includes the plural and vice-versa and a gender includes both genders.

1.8. Where any form of the word 'include' is used it is to be read as if followed by the words 'without limitation'.

1.9. A reference to any document, instrument or Law includes any variation of replacement.

1.10. A consent given by the Owners Corporation in accordance with these Rules, except where otherwise stated, may be:

(a) granted or withheld in the absolute discretion of the Owners Corporation;

(b) revocable; and

(c) given subject to conditions.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 8 of 78

OC016951E
10/01/2013 $55.10 OCR

PART B

MODEL RULES

1. Health, Safety and Security

1.1. Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2. Storage of Flammable Liquids and Other Dangerous Substances and Materials

1. Except with the approval in writing of the Owners Corporation, an Owner or Occupier of a Lot must not use or store on the Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to:
   a. chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
   b. any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3. Waste Disposal

An Owner or Occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the Occupiers or users of other Lots.

2. Management and Administration

2.1. Metering of Services and Apportionment of Costs of Services

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

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 9 of 78

3. Use of Common Property

3.1. Use of Common Property

1. An Owner or Occupier of a Lot must not obstruct the lawful use and enjoyment of the Common Property by any other person entitled to use the Common Property.
2. An Owner or Occupier of a Lot must not, without the written approval of the Owners Corporation, use for his or her own purposes as a garden any portion of the Common Property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the Owners Corporation has resolved that an animal is a danger or is causing a nuisance to the Common Property, it must give reasonable notice of this resolution to the Owner or Occupier who is keeping the animal.
5. An Owner or Occupier of a Lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2. Vehicles and Parking on Common Property

An Owner or Occupier of a Lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle:

1. to be parked or left in parking spaces situated on Common Property and allocated for other Lots; or
2. on the Common Property so as to obstruct a driveway, pathway, entrance or exit to a Lot; or
3. in any place other than a parking area situated on Common Property specified for that purpose by the Owners Corporation.

3.3. Damage to Common Property

1. An Owner or Occupier of a Lot must not damage or alter the Common Property without the written approval of the Owners Corporation.
2. An Owner or Occupier of a Lot must not damage or alter a structure that forms part of the Common Property without the written approval of the Owners Corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An Owner or person authorised by an Owner may install a locking or safety device to protect the Lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

5 The Owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 10 of 78

OC016951E
10/01/2013 $55.10 OCR

4. Lots

4.1. Change of Use of Lots

An Owner or Occupier of a Lot must give written notification to the Owners Corporation if the Owner or Occupier changes the existing use of the Lot in a way that will affect the insurance premiums for the Owners Corporation.

Example

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

5. Behaviour of Persons

5.1. Behaviour of Owners, Occupiers and Invitees on Common Property

An Owner or Occupier of a Lot must take all reasonable steps to ensure that guests of the Owner or Occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the Common Property.

5.2. Noise and Other Nuisance Control

1. An Owner or Occupier of a Lot, or a guest of an Owner or Occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the Common Property.
2. Subrule (1) does not apply to the making of a noise if the Owners Corporation has given written permission for the noise to be made.

6. Dispute Resolution

1. The grievance procedure set out in this rule applies to disputes involving a Lot Owner, manager, or an Occupier or the Owners Corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the Owners Corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the Owners Corporation must be notified of any dispute by the complainant, regardless of whether the Owners Corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the Owners Corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or Owners Corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.
8. This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 11 of 78

PART C
ADDITIONAL RULES FOR RESIDENTIAL LOTS

1. RESIDENTIAL - USE OF LOTS

1.1 A Member or Occupier of a Residential Lot must not :

a. use or permit its Residential Lot to be used for any purpose which may be illegal or damaging to the reputation of Upper West Side or may cause a nuisance or hazard to any other Member or Occupier of any Lot or the invitees of any such Member or Occupier;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Residential Lot onto any Common Property and other Lots;

c. make or permit to be made any noise which may be heard outside its Residential Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on its Residential Lot unless it obtains the prior written consent of the Manager, and pays the costs of the Owners Corporation in relation to that consent;

f. use a Conventional Dryer on its Residential Lot. Installation of any dryer requires prior written consent of the Owners Corporation and only a Condenser Dryer will be approved;

g. conduct a business out of or use its Residential Lot for the conduct of a business including as a serviced apartment; and

h. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct.

2. RESIDENTIAL - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Residential Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. subject to Residential Rule 18, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles, tricycles, motor scooters, scooters or the like in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or Occupier of any other Lot;

OC016951E 10/09/2013 $65.10 OCR

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written consent;

i. park or leave a vehicle:

A. on the Common Property which obstructs any driveway or entrance to a Lot; or

B. within the Visitor Car Spaces; and

C. in any place other than the Car Park;

j. permit a visitor to its Residential Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

A. plant room;

B. machine housing;

C. waste disposal room;

D. electricity switch room; and

E. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

A. thermostat;

B. board control;

C. electricity;

D. gas;

E. heating or cooling controls; and

F. any other Building Services.

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3. RESIDENTIAL - MOVING IN - MOVING OUT

3.1 A Member or Occupier of a Residential Lot must only move in or out through the Back of House Area section via Cleve Lane.

3.2 A Member or Occupier of a Residential Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Residential Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Residential Lot.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 13 of 78

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation

3.5 A Member or Occupier of a Residential Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Residential Lot must give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier of a Residential Lot .

3.9 A Member or Occupier of a Residential Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Residential Lot must comply with all directions made by the Manager or Owners Corporation regarding moving in or moving out of its Residential Lot.

4. RESIDENTIAL - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Residential Lot must promptly notify the Manager of any damage to the Common Property.

5. RESIDENTIAL - SECURITY

5.1 A Member or Occupier of a Residential Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Residential Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of a Residential Lot, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Residential Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Residential Lots under these Rules the Owners Corporation must make 2 Security Keys available to each Member.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member or Occupier of a Residential Lot.

5.6 A Member of a Residential Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Residential Lot including without limitation, entering into an appropriate agreement

OC016951E 10/09/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 14 of 78

under any lease or licence agreement of a Residential Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member of a Residential Lot in possession of a Security Key must:

a. not duplicate or permit the Security Key to be duplicated; and

b. take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Residential Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Residential Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. RESIDENTIAL - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Residential Lot must pay:

a. administrative levies set by the Owners Corporation; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Residential Rules by a Member or Occupier of a Residential Lot.

7. RESIDENTIAL - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Residential Lot must at its cost promptly comply with all laws relating to its Residential Lot including any requirements, notices and orders of an Authority.

8. RESIDENTIAL - RIGHT OF WAY

8.1 Each Member and Occupier of a Residential Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("**Easement**") over the Residential Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Residential Lots which is for the benefit of each Residential Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Residential Lots and the Common Property by Members and Occupiers of Residential Lots;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Residential Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

OC016951E 10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 15 of 78

OC016951E
10/01/2013 $55.10 OCR

9. RESIDENTIAL - APPEARANCE OF LOT

9.1 A Member or Occupier of a Residential Lot must not:

a. alter the exterior walls, glass walls or windows of its Residential Lot without the prior written consent of the Owners Corporation,;

b. maintain inside its Residential Lot anything visible from outside its Residential Lot which is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

c. install or permit to be installed bars or grilles or other safety devices to the exterior of any windows or doors of its Residential Lot;

d. install or permit to be installed in any part of its Residential Lot any bars, enclosures or grilles visible from outside its Residential Lot not in keeping with the rest of the Building;

e. operate or permit to be operated on its Residential Lot any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

f. attach to or hang from the exterior of its Residential Lot any aerial or any security device or wires;

g. install or operate or permit to be installed or operated on its Residential Lot any intruder alarm which emits an audible signal;

h. change any glazed, tinted or treated portions of its Residential Lot or the surrounding Common Property in a manner which alters the exterior appearance of its Residential Lot;

i. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Residential Lot that can be viewed from the exterior of the Building; and

j. place any washing, towel, bedding, clothing or other article in its Residential Lot visible from outside its Residential Lot without the prior written consent of the Owners Corporation.

10. RESIDENTIAL – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Residential Lot must:

a. only use Building Facilities and Building Services in its Residential Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services; and

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Residential Lot will be its responsibility.

11. RESIDENTIAL - FIRE CONTROL

11.1 A Member or Occupier of a Residential Lot must:

a. not use, interfere with or obstruct any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 16 of 78

OC016951E 10/01/2013 $55.10 OCR

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Residential Lot, as appropriate:

a. consult with any relevant Authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Residential Lot;

b. ensure that the appropriate contractors are engaged for the provision of all adequate Fire Safety Devices in the Upper West Side precinct or to a Residential Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or a Residential Lot; and

d. ensure that a Member or Occupier of a Residential Lot or any other person does not interfere with or activate any Fire Safety Device in the Common Property area or Building except in an emergency.

11.3 A Member or Occupier of a Residential Lot must not store on its Residential Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Residential Lot at any time.

11.4 A Member or Occupier of a Residential Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. RESIDENTIAL - AIR CONDITIONING AND HEATING

12.1 A Member or Occupier of a Residential Lot must not install any reverse cycle air-conditioning unit in its Residential Lot:

a. unless it meets the specifications of the original unit installed in its Residential Lot; and

b. without the prior written consent of the Owners Corporation.

13. RESIDENTIAL - PLANTS

13.1 A Member or Occupier of a Residential Lot who has plants on its Residential Lot must at its cost:

a. ensure that the plants are properly maintained and securely fixed or tethered;

b. not water the plants and the soil in such pots so that water may escape onto its Residential Lot, Common Property or other Lots; and

c. ensure that all pot plants have a suitable saucer/dish for the collection of excess water.

14. RESIDENTIAL - COMPLIANCE WITH RULES AND RULES OF USE

14.1 A Member or Occupier of a Residential Lot must at its cost comply with:

a. the Model Rules and Residential Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 17 of 78

14.2 A Member or Occupier of a Residential Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and Residential Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

14.3 A breach of any directions or rules of use is a breach of the Residential Rules.

14.4 A Member or Occupier of a Residential Lot uses the Common Property at its own risk.

14.5 A Member or Occupier of a Residential Lot must pay, within 7 days of notice from the Owners Corporation, the costs of the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Residential Rules; and

b. any damage caused by any breach by it of the Model Rules and Residential Rules.

15. RESIDENTIAL - PETS AND ANIMALS

15.1 A Member or Occupier of a Residential Lot may keep a domestic animal or pet on its Residential Lot if it has:

a. obtained the prior written consent of the Owners Corporation;

b. registered the domestic animal or pet with the City of Melbourne Council;

c. registered the domestic animal or pet with the Owners Corporation and/or the Manager; and

d. provided a photograph of the domestic animal or pet to the Owners Corporation and/or the Manager.

15.2 A Member or Occupier of a Residential Lot must at its cost ensure that any domestic animal or pet belonging to it:

a. does not vomit, urinate or defecate on any Common Property;

b. does not access the front of the Building or the Garden/Recreation Area;

c. is kept within its Residential Lot;

d. is kept on a lead and/or carried in a cage whilst on the Common Property;

e. is not left or tied up on Common Property for longer than is reasonably necessary; and

f. does not unreasonably interfere with a Member or Occupier of any other Lot.

15.3 A Member or Occupier:

a. must at its cost immediately clean any vomit, urine, faeces and any other mess or untidiness caused by the domestic animal or pet, including footprints; and

b. is liable to the Members or Occupiers of any other Lot for any damage to any person, a Lot or the Common Property caused by its domestic pet or animal.

16. RESIDENTIAL – CLEANING OF LOT AND RANGEHOOD

OC016951E
10/01/2013 $55.10 OCR

16.1 A Member or Occupier of a Residential Lot must at its cost:

a. keep its Residential Lot in a clean and tidy condition;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 18 of 78

b. keep its Residential Lot free of pests and vermin; and

c. clean the filters of any rangehood installed in its Residential Lot at least once every 3 months.

17. RESIDENTIAL - GARBAGE/RUBBISH

17.1 A Member or Occupier of a Residential Lot must at its cost

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

17.2 A Member or Occupier of a Residential Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

18. RESIDENTIAL - STORAGE OF BICYCLES

18.1 A Member or Occupier of a Residential Lot must:

a. not permit any bicycle to be stored in any place other than the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Residential Lot;

c. not enter any part of the Building with a bicycle except by the Cleve Lane or Lonsdale Street Car Park entrances; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

19. RESIDENTIAL - SIGNS, BLINDS, UMBRELLAS AND AWNINGS

19.1 A Member or Occupier of a Residential Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Residential Lot which is visible from outside its Residential Lot.

19.2 A Member or Occupier of a Residential Lot must only install the Window Coverings which have been approved by the Owners Corporation.

19.3 A Member or Occupier of a Residential Lot must not install:

a. any type of awnings, external umbrella or other shade coverings to the terrace or balcony; and

b. venetian or vertical blinds to the windows,

of its Residential Lot.

OC016951E
10/01/2013 $5.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 19 of 78

20. RESIDENTIAL – FLY SCREENS AND SECURITY DOORS

20.1 A Member or Occupier of a Residential Lot must not install any fly screen or security door on the outside of:

a. the entrance door; and

b. the sliding door on the balcony,

of its Residential Lot.

20.2 A Member or Occupier of a Residential Lot may install a fly screen or security door on the inside of any door on its Residential Lot if it:

a. provides the Owners Corporation with:

i. an engineer's report; and

ii. scope of works; and

b. obtains the prior written consent of the Owners Corporation.

21. RESIDENTIAL - MAIL

21.1 A Member or Occupier of a Residential Lot must:

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for more than one night.

22. RESIDENTIAL - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

22.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Residential Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land; and

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

22.2 Each Member of a Residential Lot consents to:

a. this Residential Rule 22;

b. the entitlements of the Developer granted by this Residential Rule 22; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Residential Rule 22.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 20 of 78

OC016951E
10/01/2013 $55.10 OCR

22.3 A Member or Occupier of a Residential Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Residential Rule 22.

22.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

23. RESIDENTIAL - BUILDING WORKS

23.1 A Member or Occupier of a Residential Lot must not undertake any Building Works without a professional acoustic report.

23.2 A Member or Occupier of a Residential Lot must not undertake any Building Works in relation to its Residential Lot except in accordance with the following requirements:

a. all requisite permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 21 of 78

OC016951E
10/01/2013 $55.10 OCR

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic ratings of the Building.

23.3 A Member or Occupier of a Residential Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works.

23.4 A Member or Occupier of a Residential Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Residential Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 22 of 78

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

23.5 A Member or Occupier of a Residential Lot must at its cost repair any damage to:

a. the Common Property;

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

OC016951E
10/01/2013 $55.10 OCR

23.6 The Manager may, in its absolute discretion require a Member or Occupier of a Residential Lot to pay a security deposit or bond (Bond) in relation to its obligations under this Residential Rule.

23.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Residential Rule 23.5 if a Member of Occupier of a Residential Lot does not comply with its obligations under Residential Rule 23.5.

23.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Residential Lot has not complied with this Residential Rule 23.

24. RESIDENTIAL - CLEANING OF BUILDING

24.1 A Member or Occupier of a Residential Lot must allow the Owners Corporation cleaners access to the balconies and terraces on its Residential Lot to clean the Façade of the Building.

24.2 A Member or Occupier of a Residential Lot where anchor points are located must provide access with or without notice should notice not be able to be given in an emergency.

24.3 A Member or Occupier of a Residential Lot must at its cost clean:

a. balconies and terraces;

b. windows;

c. glass doors/areas, and

d. external and internal facing,

of its Residential Lot at least once per calendar month or within 7 days of a written notice from the Owners Corporation.

25. RESIDENTIAL – LEASING A LOT

25.1 If a Member of a Residential Lot grants a lease or licence (Lease) its Residential Lot to an Occupier it must at its cost:

a. ensure that Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease as an essential term;

d. ensure that the Occupier and its visitors and invitees comply at all times with the Rules;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 23 of 78

e. take all action available to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

26. RESIDENTIAL - FLOORING

26.1 A Member or Occupier of a Residential Lot must not, except for floor space comprising a kitchen, laundry, lavatory or bathroom, install Hard Flooring in its Residential Lot.

26.2 A Member or Occupier of a Residential Lot must not install Hard Flooring in accordance with Residential Rule 26.1 without:

a. a professional acoustic report;

b. a professional report setting out waterproof membrane requirements; and

c. the prior written consent of the Owners Corporation.

27. RESIDENTIAL - GARDEN RECREATION AREA

27.1 The Garden Recreation Area is for the exclusive use of Members or Occupiers of a Residential Lot and their guests.

27.2 A Member or Occupier of a Residential Lot must:

a. only use the Garden Recreation Area between the hours 6.00am and 11.00pm 7 days a week or as otherwise directed by the Owners Corporation or Manager; and

b. be in appropriate attire at all times in the Garden Recreation Area;

27.3 Any persons under the age of 14 must be accompanied by an adult at all times whilst in the Garden/Recreation Area.

27.4 Only two guests per Residential Lot are permitted in the Garden Recreation Area at any one time.

27.5 Guests must be accompanied by the relevant Member or Occupier of a Residential Lot at all times.

27.6 All users of the Garden Recreation Area do so at their own risk.

27.7 The following items are not permitted in the Garden/Recreation Area:

a. alcohol;

b. smoking;

c. pets;

d. amplified music;

e. glass objects;

f. drinking glasses;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 24 of 78

OC016951E
10/01/2013 $55.10 OCR

g. sharp objects; and

h. portable personal and private barbeques.

27.8 A Member or Occupier of a Residential Lot must comply with the following conditions in relation to the barbeques:

a. the use of a barbecue must be booked with the Manager prior to use;

b. the hours of use for the barbeques are 8.00 am to 10:00 pm;

c. the barbeques (including the barbeque area) must be properly cleaned after use; and

d. any rules of use for the Garden Recreation Area.

27.9 A Special Resolution of the Owners Corporation must be obtained before any part of the Garden/Recreation Area is used by Members or Occupiers of Residential Lots for community services or community use.

27.10 Any Special Resolution made in accordance with Residential Rule 27.9 will form part of the rules of use under Residential Rule 27.8b).

28. RESIDENTIAL - POOL AREA

28.1 The Pool Area is for use by Members or Occupiers of a Residential Lot and their guests.

28.2 A Member or Occupier of a Residential Lot must only use the Pool Area between the hours 6.00 am and 11:00 pm, or as otherwise directed by the Owners Corporation or Manager.

28.3 Children may use the Pool Area only if supervised by an adult at all times.

28.4 Only two guests per lot are permitted in the Pool Area at any one time.

28.5 Guests must be accompanied by the relevant Member or Occupier of a Residential Lot at all times.

28.6 All users of the Pool Area do so at their own risk and must:

a. shower before entering the pool;

b. dry off before leaving the Pool Area;

c. wear foot wear to and from the Pool Area;

d. be appropriately attired in the Pool Area;

e. not carry out nude bathing;

f. not engage in running, ball playing, noisy, diving or any other hazardous activities in the Pool Area; and

g. not, operate or adjust any pool equipment without the prior written consent of the Manager.

28.7 The following items are not permitted in the Pool Area:

a. alcohol;

OC016951E
10/01/2013 $55.10 OCR

b. smoking;

c. pets;

d. amplified music;

e. glass objects;

f. drinking glasses;

g. sharp objects;

h. portable personal and private barbeques; and

i. boogie boards and large inflatable objects.

29. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

29.1 The Owners Corporation may collect personal information about Members and Occupiers of Residential Lots, including but not limited to their name and address.

29.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Residential Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 26 of 78

PART D

ADDITIONAL RULES FOR RETAIL LOTS

1. RETAIL - USE OF LOTS

1.1 A Member or Occupier of a Retail Lot must not:

a. use or permit its Retail Lot to be used for any purpose which may be illegal or injurious to the reputation of Upper West Side or may cause a nuisance or hazard to any other Member or Occupier of any Lot or the invitees of any such Member or Occupier;

b. use or permit its Retail Lot to be used for a Prohibited Use;

c. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Retail Lot onto any Common Property and other Lots;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on its Retail Lot unless it obtains the prior written consent of the Manager, and pays the costs of the Owners Corporation in relation to that consent;

f. reside on its Retail Lot;

g. install electronic gaming machines on its Retail Lot;

h. install vending or dispensing machines on its Retail Lot; and

i. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct.

2. RETAIL - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Retail Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property except in an area of the Common Property that has been leased or licensed to it for a use associated with the use of its Retail Lot;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

OC016951E 10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 27 of 78

e. subject to Retail Rule 17, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters, scooters or the like in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written consent;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Retail Lot to use the Visitor Car Spaces for more than 12 hours without prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any opening of any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 28 of 78

OC016951E
10/01/2013 $55.10 OCR

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

3. RETAIL – MOVING IN – MOVING OUT

3.1 A Member or Occupier of a Retail Lot must only move in or out through the Back of House Area section via Cleve Lane.

3.2 A Member or Occupier of a Retail Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Retail Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Retail Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Retail Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Retail Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier of a Retail Lot.

3.9 A Member or Occupier of a Retail Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Retail Lot must comply with all directions made by the Manager or Owners Corporation from time to time, regarding moving in or moving out of its Retail Lot.

3.11 A Member or Occupier of a Retail Lot must:

a. book the use of the Loading Dock Area with the Manger.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 29 of 78

b. not park or allow to park vehicles of a Member or Occupier or delivery vehicles in the Loading Dock Area for any other purpose than loading and unloading;

c. only use the Loading Dock Area for moving goods to or from the Retail Lot; and

d. not use the Loading Dock Area without prior approval by the Manager.

4. RETAIL – DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Retail Lot must promptly notify the Manager of any damage to the Common Property.

5. RETAIL - SECURITY

5.1 A Member or Occupier of a Retail Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Retail Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Retail Lot, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Retail Lots of one level of Upper West Side to any other level of Upper West Side.

OC016951E 10/01/2013 $55.10 OCR

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of a Retail Lot under these Rules the Owners Corporation must make available to each Member or Occupier of a Retail Lot free of charge 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member or Occupier of a Retail Lot.

5.6 A Member of a Retail Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Retail Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Retail Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key must:

a. not duplicate or permit the Security Key to be duplicated; and

b. take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than another than an Occupier of its Retail Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 30 of 78

5.8 A Member or Occupier of a Retail Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. RETAIL - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Retail Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Retail Rules by a Member or Occupier of a Retail Lot.

7. RETAIL - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Retail Lot must at its cost promptly comply with all laws and requirements of any Authority relating to the business conducted from its Retail Lot.

8. RETAIL - RIGHT OF WAY

8.1 Each Member and Occupier of a Retail Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Retail Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Retail Lots which is for the benefit of each Retail Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Retail Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

OC016951E 10/01/2013 $55.10 OCR

9. RETAIL - APPEARANCE OF RETAIL LOT

9.1 A Member or Occupier of a Retail Lot must not:

a. alter the exterior walls, glass walls or windows of its Retail Lot without the prior written consent of the Owners Corporation;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 31 of 78

b. maintain inside its Retail Lot anything visible from outside its Retail Lot which is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

c. operate or permit to be operated on its Retail Lot any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

d. attach to or hang from the exterior of its Retail Lot any aerial or any security device or wires;

e. install or operate or permit to be installed or operated on its Retail Lot any intruder alarm which emits an audible signal;

f. change any glazed, tinted or treated portions of its Retail Lot or the surrounding Common Property in a manner which alters the exterior appearance of its Retail Lot;

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Retail Lot that can be viewed from the exterior of the Building; and

h. place any washing, towel, bedding, clothing or other article in its Retail Lot visible from outside its Retail Lot.

OC016951E 10/01/2013 $55.10 OCR

10. RETAIL – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Retail Lot must:

a. only use Building Facilities and Building Services in its Retail Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Retail Lot will be its responsibility.

11. RETAIL - FIRE CONTROL

11.1 A Member or Occupier of a Retail Lot must:

a. not use, obstruct or interfere with any Fire Safety Devices except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Retail Lot, as appropriate:

a. consult with any relevant Authority as to Fire Safety Devices for the Upper West Side precinct or a Retail Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 32 of 78

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Retail Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or a Retail Lot; and

d. ensure that a Member or Occupier of a Retail Lot or any other person does not interfere with or activate any Fire Safety Device in the Common Property area or Building except in an emergency.

11.3 A Member or Occupier of a Retail Lot must not store on its Retail Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Retail Lot at any time.

11.4 A Member or Occupier of a Retail Lot will be responsible for all isolation and de-isolation of sprinklers, smoke detectors and fire alarm requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. RETAIL - AIR CONDITIONING AND HEATING

12.1 A Member or Occupier of a Retail Lot may only maintain and operate an air-conditioning or heating unit ('Unit') in its the Retail Lot in accordance with the following conditions:

a. the brand of Unit has been approved by the Owners Corporation in writing prior to installation;

b. the model, type, make, size and brochure or information on the proposed Unit is provided to the Owners Corporation or Manager;

c. the proposed installation location, the scope of works and any required drillings are approved by the Manager;

d. information in relation to any condenser unit, collection of water from the Unit and maintenance of the Unit is provided to the Owners Corporation;

e. the Member or Occupier must:

- ensure that the Unit has appropriate screening where it is visible from the ground;
- ensure that the Unit does not cause any interference (EMF) to TV, radio signals, internet signals or soundwaves of any type;
- list any Building penetrations that will be carried out and detail in a drawing where and how the pipes and cables will run;
- provide an engineer's report on the structural impact the additional load will have on the floor slab and roof if any;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 33 of 78

- confirm that the penetrations do not impact the structural integrity of the Building, weather proofing of the roof and its Retail Lot;
- ensure that adequate measures are taken to control noise, vibration and dust issues and provide details;
- ensure that any condenser unit is mounted on acoustic absorbing rubber pads;
- ensure that the installation does not breach any Environment Protection Agency (EPA) noise regulations;
- ensure that the installation of the Unit will have no impact on the electricity supply quality of Upper West Side;
- ensure that the expelled hot air does not cause a nuisance to the surrounding Retail Lots;
- ensure that all gas pipes are acoustically insulated, paying particular attention where pipes pass through any wall penetrations. Wall penetrations are to be located as close to the floor level as possible;
- ensure that the Unit when operated does not damage or affect the operation of the Common Property; and
- ensure that the Unit does not emit noise, vibrations or odours which, in the Owners Corporation opinion, interferes with the quiet use and enjoyment of the Common Property or other Lots.

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10/01/2013 $55.10 OCR


13. RETAIL - PLANTS

13.1 A Member or Occupier of a Retail Lot which has plants on its Retail Lot must at its cost:

a. ensure that the plants are properly maintained and securely fixed or tethered;

b. not water the plants and the soil in such pots so that water may escape onto its Retail Lot, Common Property or other Lots; and

c. ensure that all pot plants have a suitable saucer/dish for the collection of excess water.

14. RETAIL - COMPLIANCE WITH RULES AND RULES OF USE

14.1 A Member or Occupier of a Retail Lot must, at its cost, comply with:

a. the Model Rules and the Retail Rules;

b. the Retail Tenancy Guidelines; and

c. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

14.2 A Member or Occupier of a Retail Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and Retail Rules;

b. the Retail Tenancy Guidelines; and

c. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 34 of 78

14.3 A breach of any directions or rules of use is a breach of the Retail Rules.

14.4 A Member or Occupier of a Retail Lot uses the Common Property at their own risk.

14.5 The Member or Occupier of a Retail Lot must pay, within 7 days of notice from the Owners Corporation, the costs of the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Retail Rules; and

b. any damage caused by any breach by it of the Model Rules and Retail Rules.

15. RETAIL - PETS AND ANIMALS

15.1 A Member or Occupier of a Retail Lot must not keep a domestic animal or pet on its Retail Lot.

16. RETAIL - GARBAGE RECYCLING AND WASTE DISPOSAL

16.1 Each Member or Occupier of a Retail Lot must at its cost:

a. not leave garbage or recyclable materials:

i. on Common Property; or

ii. in an area on its Retail Lot which is visible or detectable by smell from outside its Retail Lot;

b. remove all garbage and waste materials from its Retail Lot;

c. keep all waste and rubbish on its Retail Lot or where the Owners Corporation determines to be an appropriate location. All garbage/rubbish placed in bins and recyclable bins must be properly drained before their removal; and

d. immediately remove any spilled waste materials from the Common Property arising from its rubbish, act or omission and immediately clean any residue from the Common Property.

17. RETAIL - STORAGE OF BICYCLES

17.1 A Member or Occupier of a Retail Lot must:

a. not permit any bicycle to be stored in any area except the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Retail Lot;

c. only enter the Retail Precinct via the Common Property of the Retail Precinct; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

18. RETAIL - MAIL

18.1 A Member or Occupier of a Retail Lot must:

a. clear its mail box every day; and

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 35 of 78

b. at its cost, arrange for its mail box to be cleared by another person if it is absent for more than one night.

19. RETAIL - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

19.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Retail Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land;

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property ; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

19.2 Each Member of a Retail Lot consents to:

a. this Retail Rule 19;

b. the entitlements of the Developer granted by this Retail Rule 19; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Retail Rule 19.

19.3 A Member or Occupier of a Retail Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Retail Rule 19.

19.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 36 of 78

d. restricting access to any part of the Common Property.

20. RETAIL - BUILDING WORKS

20.1 A Member or Occupier of a Retail Lot must not undertake any Building Works without a professional acoustic report.

20.2 A Member or Occupier of a Retail Lot must not undertake any Building Works in relation to its Retail Lot except in accordance with the following requirements:

a. all requisite permits, approvals and consent ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays;

d. all Retail Lots must have a ceiling height of 3150mm;

e. bulkheads must be painted with Dulux PW1 G9Q;

f. signage or advertising must not be affixed to bulkheads; and

g. Building Works must not affect:

i. the external appearance of the Building;

ii. the structure of the Building;

iii. the Building Facilities;

iv. the Building Services;

v. the Fire Safety Devices and fire rating of the Building;

vi. the acoustic rating of the Building; and

vii. the creation and maintenance of a cafe culture within the Retail Precinct.

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10/01/2013 $55.10 OCR

20.3 A Member or Occupier of a Retail Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works including dimensioned:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 37 of 78

OC016951E
10/01/2013 $55.10 OCR

i. floor plans;

ii. elevation including all external signage; and

iii. sections;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works.

20.4 A Member or Occupier of a Retail Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Retail Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, reflecting that the Owners Corporation is an interested and insured party, to the satisfaction of the Owners Corporation during the Building Works; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

20.5 A Member or Occupier of a Retail Lot must at its cost repair any damage to:

a. the Common Property;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 38 of 78

OC016951E
10/01/2013 $55.10 OCR

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

20.6 The Manager may, in its absolute discretion require a Member or Occupier of a Retail Lot to provide a security deposit or bond (Bond) in relation to the obligations under this Retail Rule.

20.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Retail Rule 20.5 if a Member or Occupier of a Retail Lot has not complied with its obligations under Retail Rule 20.5.

20.8 The Owners Corporation may stop all Building Works if a Member or Occupier of a Retail Lot has not complied with this Retail Rule 20.

21. RETAIL – LEASING A LOT

21.1 If a Member of a Retail Lot grants a lease or licence (Lease) of its Retail Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 1 year;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Lease does not allow the Occupier to use its Retail Lot for a Prohibited Use;

e. ensure that the Occupier and its visitors comply with the Rules;

f. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

g. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier;

iii. a copy of the Lease and any disclosure statement required by the Retail Leases Act (2003); and

iv. a copy of any Retail Permit obtained by the Occupier.

22. RETAIL - RETAIL TENANCY GUIDELINES

22.1 The Retail Tenancy Guidelines form part of the Retail Rules.

22.2 A Member of Occupier of a Retail Lot must, at its cost, comply with the Retail Tenancy Guidelines.

22.3 The Owners Corporation may, in its absolute discretion amend the Retail Tenancy Guidelines at any time.

22.4 A breach of the Retail Tenancy Guidelines is a breach of the Retail Rules.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 39 of 78

22.5 If there is an inconsistency between the Retail Tenancy Guidelines and the Retail Rules, the Retail Tenancy Guidelines prevail to the extent of the inconsistency.

23. RETAIL – APPLICATION FOR RETAIL PERMITS

23.1 Nothing in the Retail Rules prohibits a Member or Occupier of a Retail Lot applying for and obtaining any Retail Permit provided it:

a. complies with the Model Rules and the Retail Rules;

b. operates its business lawfully;

c. does not conduct a Prohibited Use from its Retail Lot;

d. obtains every required Retail Permit;

e. operates within the terms of the relevant Retail Permits; and

f. does not conduct a business which detracts from the creation and maintenance of a cafe culture in the Retail Precinct.

24. RETAIL – TRADING HOURS

24.1 A Member or Occupier of a Retail Lot must, at its cost, ensure that the trading hours and days of the business conducted on its Retail Lot comply with:

a. its Retail Permits;

b. the requirements of any Authority;

c. any applicable Law; and

d. any other relevant Model Rule and Retail Rule.

25. RETAIL - USE OF COMMON PROPERTY

25.1 A Member or Occupier of a Retail Lot must not:

a. use any part of the Common Property for:

i. business or commercial purposes; and

ii. displays or advertising; and

b. place any stock or other items on the Common Property,

without the prior written consent of the Owners Corporation.

26. RETAIL – EXCLUSIVE AREA FOR SIGNAGE

26.1 A Member of Occupier of a Retail Lot has the exclusive use and enjoyment of an area of the Common Property extending for the distance set out in the Retail Tenancy Guidelines from the shopfront of its Retail Lot (Exclusive Area) to install signage in accordance with Retail Rule 26.3.(Signage)

26.2 A Member or Occupier of a Retail Lot must at its cost:

a. keep the Exclusive Area clean and tidy;

b. repair and maintain the Exclusive Area;

OC016951E
10/01/2013 $55.10 OCR



Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 40 of 78

c. take out and maintain appropriate insurance for the Exclusive Area including public liability insurance for an amount required by the Owners Corporation from time to time; and

d. repair any damage to the Exclusive Area caused by the installation and removal of the Signage to the reasonable satisfaction of the Owners Corporation.

26.3 A Member or Occupier must, at its cost, ensure that the Signage:

a. is professionally manufactured and installed;

b. advertises the business conducted from its Retail Lot;

c. does not adversely impact on the use and enjoyment of the Common Property;

d. is not offensive;

e. does not adversely affect the reputation of Upper West Side;

f. is in keeping with the creation and maintenance of a cafe culture within the Retail Precinct;

g. is properly maintained and repaired;

h. complies with any applicable Retail Permit;

i. complies with the requirements of any Authority;

j. complies with any applicable Law;

k. if it requires power, is connected to its Retail Lot and not to any Common Property power supply;

l. if it includes light emission, is only operated during the trading hours of the business conducted from its Retail Lot; and

m. does not have any light emission that may cause disruption to the Member or Occupier of any other Lot.

26.4 A Member of Occupier of a Retail Lot must not affix any posters to the windows of its Retail Lot.

27. RETAIL – EXCLUSIVE USE OF SHOPFRONT WINDOWS

27.1 A Member or Occupier of a Retail Lot has exclusive use of the shopfront window including any automated door system forming part of its Retail Lot.

27.2 A Member or Occupier of a Retail Lot is responsible at its cost for the repair, maintenance and replacement of the shopfront windows forming part of its Retail Lot.

27.3 A Member or Occupier of a Retail Lot must keep the Owners Corporation indemnified from and against claims, demands and liability of any kind which may arise in respect of the shopfront windows of its Retail Lot.

27.4 A Member or Occupier of a Retail Lot:

OC016951E $55.90 OCR 10/01/2013

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 41 of 78

a. must not install any security roller shutters on the outside of any windows forming part of its Retail Lot; and

b. may install a security grille on the inside of any windows forming part of its Retail Lot which is see through and not solid metal.

28. RETAIL – MUSIC

28.1 A Member or Occupier of a Retail Lot must, at its cost, ensure that:

a. any noise made from music or other sound or audio visual electronic equipment from its Retail Lot does not exceed 8dB(k);

b. music noise from its Retail Lot complies with State Environment Protection Policy No. N-2 "Control of Music Noise from Public Premises";

c. speakers are not installed and music is not played in any outdoor seating area associated with its Retail Lot; and

d. any music noise complies with any:

i. other relevant Model Rules and Retail Rules; and

ii. rules of use.

29. RETAIL – NO FEEDING OF ANIMALS

29.1 A Member or Occupier of a Retail Lot must not allow any person on its Retail Lot to feed any animals or birds.

30. RETAIL – PEST CONTROL

30.1 A Member or Occupier, must at its cost, keep its Retail Lot clean and free from pests and vermin.

31. RETAIL – NO SPRUIKING/PUBLIC SPEAKING

31.1 A Member or Occupier of a Retail Lot must not spruik or allow spruiking or public speaking on or near its Retail Lot without the prior written consent of the Owners Corporation.

32. RETAIL – NO LIVE ENTERTAINMENT

32.1 A Member or Occupier of a Retail Lot must not permit any form of live entertainment on its Retail Lot.

33. RETAIL – INSTALLATION OF EQUIPMENT GENERALLY

33.1 A Member or Occupier of a Retail Lot must:

a. give 5 days prior written notice of all deliveries of equipment to the Manager;

b. obtain the Owners Corporation's prior written consent to the delivery and installation of any equipment on its Retail Lot ;

c. only install equipment on its Retail Lot that is necessary for carrying on its business;

d. not install equipment that may cause:

OC016951E 10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 42 of 78

i. any structural or other damage to the floors or other parts of its Retail Lot or the Common Property; and

ii. a nuisance (including noise or vibration) to any other Member or Occupier of any Lot; and

e. obey the Owners Corporations reasonable requirements in relation to the routing, installation and location of the equipment.

34. RETAIL – INSTALLATION OF KITCHEN EXHAUST

34.1 In addition to the requirements of Retail Rule 33 a Member or Occupier of a Retail Lot who proposes to install a Kitchen Exhaust in its Retail Lot must at its cost:

a. obtain the prior written consent of the Owners Corporation;

b. give to the Manager:

i. a report from a specialist kitchen exhaust engineer certifying the Kitchen Exhaust Services and Kitchen Exhaust will operate efficiently with the Common Property Ductwork;

ii. drawings by a specialist kitchen exhaust engineer showing access panel locations; and

iii. a maintenance plan prepared by a specialist kitchen exhaust maintenance contractor certifying that the design of the Kitchen Exhaust and its connection to the Common Property Ductwork and the Kitchen Exhaust Services allows for the necessary access for maintenance.

34.2 After the installation of the Kitchen Exhaust on its Retail Lot a Member or Occupier of a Retail Lot at its cost:

a. is responsible for the operation, cleaning, replacement, repair and maintenance of the Kitchen Exhaust, Common Property Ductwork and Kitchen Exhaust Services;

b. must clean out all vents, filters and traps at least once in every 1 month period and immediately if there are any leaks;

c. must ensure there is no build up of grease or other debris that may attract vermin or create a fire risk;

d. must clean the full duct run (including items in b above) and all fixtures and fittings within the duct run connecting the Kitchen Exhaust to the Common Property Ductwork; and

e. must keep the Owners Corporation indemnified from and against claims demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the rights conferred by this Retail Rule.

OC016951E 10/01/2013 $55.10 OCR

35. RETAIL – CONNECTION TO GREASE ARRESTOR

35.1 In addition to the requirements of Retail Rule 33 a Member or Occupier of a Retail Lot who proposes to connect its Retail Lot to the Grease Arrestor at its cost:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 43 of 78

a. is responsible for the operation, cleaning, replacement, repair and maintenance of the Grease Arrestor;

b. must only carry out maintenance of the Grease Arrestor between the hours of 9.00am and 5.00pm weekdays (excluding public holidays) and only with the prior written consent of the Manager;

c. must ensure there is no build up of grease that may attract vermin or create fire risk or other hazards;

d. must ensure that no trade waste enters the stormwater system via any inlet located on the Common Property or in its Retail Lot;

e. must ensure the operation, cleaning, repair and maintenance of the Grease Arrestor is carried out in a manner which reduces odour;

f. if required by the Owners Corporation or any Authority, must enter into a trade waste agreement with City West Water or any other appropriate Authority; and

g. must keep the Owners Corporation indemnified from and against claims demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the rights conferred by this Retail Rule.

36. RETAIL – CREATION AND MAINTENANCE OF RETAIL PRECINCT

36.1 The Owners Corporation and each Member and Occupier of a Retail Lot must take all reasonable steps to ensure:

a. that the use of the Retail Precinct is in accordance with the requirements and approvals of any Authority; and

b. the creation and maintenance of a 'Café Culture' within the Retail Precinct including outdoor seating areas for café style businesses.

37. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

37.1 The Owners Corporation may collect personal information about Members and Occupiers of Retail Lots, including but not limited to their name and address.

37.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Retail Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 44 of 78

PART E

ADDITIONAL RULES FOR CAR SPACE LOTS

1. CAR SPACE - USE OF LOTS

1.1 A Member or Occupier of a Car Space Lot must not:

a. use or permit its Car Space Lot to be used for any purpose other than the parking of a Motor Vehicle including but not limited to:

i. storage;

ii. residence;

iii. the repair, maintenance, servicing, disassembly or assembly of a Motor Vehicle; and

iv. the cleaning or washing of a Motor Vehicle;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Car Space Lot onto any Common Property and other Lots;

c. make or permit to be made any noise which may be heard outside its Car Space Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on a Car Space Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

f. conduct a business out of or use its Car Space Lot for the conduct of a business; or

g. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

h. leave any Motor Vehicle in any part of the Car Park other than in its Car Space Lot;

i. bring into its Car Space Lot or the Car Park any Motor Vehicle which is:

i. heavily soiled;

ii. un-roadworthy;

iii. excessively noisy;

iv. dangerous; or

v. leaking fuel, gas, oil or water;

j. enclose its Car Space Lot; and

k. affix any door, cage, storage cupboards or bicycle rack to its Car Space Lot without the prior written consent of the Owners Corporation.

OC016951E 10/01/2013 $55.10 OCR

2. CAR SPACE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Car Space Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property including the Building Facilities;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. Subject to Car Space Rule 16, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters and scooters or the like in the Car Park;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Car Space Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 46 of 78

r. adjust or permit any persons to adjust any:

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

3. CAR SPACE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Car Space Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Car Space Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Car Space Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Car Space Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Car Space Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Car Space Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Car Space Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Car Space Lot must pay the cost of removal of boxes, cartons and containers on its behalf.

3.11 A Member or Occupier of a Car Space Lot must comply with all directions made by the Manager or the Owners Corporation regarding moving in or moving out of its Car Space Lot.

4. CAR SPACE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Car Space Lot must promptly notify the Manager of any damage to the Common Property.

5. CAR SPACE - SECURITY

5.1 A Member or Occupier of a Car Space Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 47 of 78

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Car Space Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Car Space Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Car Space Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Car Space Lots under these rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Car Space must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Car Space Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Car Space Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Car Space Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Car Space Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. CAR SPACE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Car Space Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Car Space Rules by a Member or Occupier of a Car Space Lot.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 48 of 78

7. CAR SPACE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Car Space Lot must at its cost promptly comply with all laws relating to the Car Space Lot including any requirements, notices and orders of an Authority.

8. CAR SPACE - RIGHT OF WAY

8.1 Each Member and Occupier of a Car Space Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Car Space Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Car Space Lots which is for the benefit of each Car Space Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Car Space Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Car Space Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

9. CAR SPACE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Car Space Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Car Space Lot anything visible from outside its Car Space Lot that is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Car Space Lot;

c. install or permit to be installed in any part of its Car Space Lot any bars, screens, enclosures or grilles visible from outside its Car Space Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Car Space Lot or within it any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Car Space Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Car Space Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Car Space Lot that can be viewed from the exterior of the Building.

OC016951E 10/01/2013 $55.10 OCR

10. CAR SPACE – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Car Space Lot must:

a. only use electrical, plumbing or other Building Facilities and Building Services in its Car Space Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 49 of 78

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Car Space Lot will be its responsibility.

11. CAR SPACE - FIRE CONTROL

11.1 A Member or Occupier of a Car Space Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Car Space Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Car Space Lot;

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Car Space Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or Car Space Lot; and

d. ensure that the Members or Occupiers or any other person do not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

11.3 A Member or Occupier of a Car Space Lot must not store on its Car Space Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Car Space Lot at any time.

11.4 A Member or Occupier of a Car Space Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. CAR SPACE - COMPLIANCE WITH RULES AND RULES OF USE

12.1 A Member or Occupier of a Car Space Lot must at its cost comply with:

a. the Model Rules and Car Space Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

12.2 A Member or Occupier of a Car Space Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and the Car Space Rules; and.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 50 of 78

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

12.3 A breach of any directions or rules of use is a breach of the Car Space Rules.

12.4 A Member or Occupier of a Car Space Lot uses the Common Property at its own risk.

12.5 The Member or Occupier of a Car Space Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Car Space Rules; and

b. any damage caused by any breach by it of the Model Rules and Car Space Rules.

13. CAR SPACE - PETS AND ANIMALS

13.1. A Member or Occupier of a Car Space Lot must not keep a domestic animal or pet on its Car Space Lot.

14. CARSPACE – CLEANING OF LOT

14.1 A Member or Occupier of a Car Space Lot must at its cost:

a. keep its Car Space Lot in a clean and tidy condition; and

b. keep its Car Space Lot free of pests and vermin.

15. CAR SPACE - GARBAGE/RUBBISH

15.1 A Member or Occupier of a Car Space Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

15.2 A Member or Occupier of a Car Space Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

OC016951E 10/01/2013 $55.10 OCR

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

16. CAR SPACE - STORAGE OF BICYCLES

16.1 A Member or Occupier of a Car Space Lot must:

a. not permit any bicycle to be stored in any place other than the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Car Space Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 51 of 78

c. not enter any part of the Building with a bicycle except by the Cleve Lane or Lonsdale Street Car Park entrances; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

17. CAR SPACE - SIGNS

17.1 A Member or Occupier of a Car Space Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Car Space Lot visible from outside its Car Space Lot.

18. CAR SPACE - MAIL

18.1 A Member or Occupier of a Car Space Lot must:

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for any reason for more than one night.

19. CAR SPACE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

19.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Car Space Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

19.2 Each Member of a Car Space Lot consents to:

a. this Car Space Rule 19;

b. the entitlements of the Developer granted by this Car Space Rule 19; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Car Space Rule 19.

19.3 A Member or Occupier of a Car Space Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Car Space Rule 19.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 52 of 78

19.4 The Owners Corporation must to all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

20. CAR SPACE - BUILDING WORKS

20.1 A Member or Occupier of a Car Space Lot must not undertake any Building Works without a professional acoustic report.

20.2 A Member or Occupier of a Car Space Lot must not undertake any Building Works in relation to its Car Space Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise to any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic rating of the Building.

20.3 A Member or Occupier of a Car Space Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

OC016951E 10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 53 of 78

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works;

20.4 A Member or Occupier of a Car Space Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Car Space Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii: scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

20.5 A Member or Occupier of a Car Space Lot must at its cost repair any damage:

a. to the Common Property;

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

OC016951E
10/01/2013 $55.10 OCR



Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 54 of 78

20.6 The Manager may, in its absolute discretion require a Member or Occupier of a Car Space Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Car Space Rule.

20.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Car Space Rule 20.5 if a Member of Occupier of a Car Space Lot does not comply with its obligations under Car Space Rule 20.5.

20.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Car Space Lot has not complied with this Car Space Rule 20.

21. CAR SPACE - LEASING A LOT

21.1 A Member must only grant a lease or licence (Lease) of its Car Space Lot to:

a. another Member of an Owners Corporation of Upper West Side; or

b. an Occupier of a Retail Lot.

21.2 If a Member of a Car Space Lot grants a Lease of its Car Space Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

OC016951E
$55.10 OCR
10/01/2013

22. CAR SPACE - USE OF CAR PARK

22.1 A Member of Occupier of a Car Space Lot must at its cost comply with:

a. every traffic sign in or at the entrance or exit of the Car Park;

b. any conditions of entry imposed by the Owners Corporation in relation to the Car Park including but not limited to speed restrictions;

c. any traffic management plan imposed by the Owners Corporation; and

d. any enforcement measures imposed by the Owners Corporation in relation to the misuse of the Car Space Lots and the Car Park.

22.2 The Owners Corporation may:

a. remove any Motor Vehicle which:

i. is not parked wholly within a marked Car Space Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 55 of 78

ii. is not parked on the Car Space Lot designated for that Motor Vehicle; and

iii. does not comply with the Car Space Rules;

b. install traffic signs in the Car Park and the entrances and exit to the Car Park;

c. install speed humps and other traffic control devices in the Car Park;

d. impose conditions of use in relation to the Car Park including maximum speed restrictions; and

e. designate Car Space Lots by numbering, line marking or other means.

23. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

23.1 The Owners Corporation may collect personal information about Members and Occupiers of Car Space Lots, including but not limited to their name and address.

23.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Car Space Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 56 of 78

PART F

ADDITIONAL RULES FOR STORAGE LOTS

1. STORAGE - USE OF LOTS

1.1 A Member or Occupier of a Storage Lot must not:

a. use or permit its Storage Lot to be used for any purpose other than storage including but not limited to:

i. residence; and

ii. the parking of a Motor Vehicle;

b. store anything on its Storage Lot which:

i. emits odours;

ii. emits noise;

iii. is not dry or clean;

iv. is rubbish or waste materials including but not limited to any refuse or food or food waste or other putrescible matter; and

v. is not in conjunction with the use of a Residential Lot;

c. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Storage Lot onto any Common Property and other Lots;

d. make or permit to be made any noise which may be heard outside its Storage Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

e. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

f. install or permit to be installed any safe on its Storage Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

g. conduct a business out of or use its Storage Lot for the conduct of a business; and

h. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

OC016951E 10/01/2013 $55.10 OCR

2. STORAGE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Storage Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 57 of 78

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters and scooters or the like in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Storage Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written approval of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

   i. thermostat;

   ii. board control;

   iii. electricity;

   iv. gas;

   v. heating or cooling controls; and

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 58 of 78

vi. any other Building Services.

3. STORAGE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Storage Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Storage Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Storage Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Storage Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Storage Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Car Space Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Storage Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Storage Lot must pay the cost of removal of boxes, cartons and containers on their behalf.

3.11 A Member or Occupier of a Storage Lot must comply with all directions made by the Manager or Owners Corporation regarding moving in or moving out of its Storage Lot.

4. STORAGE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Storage Lot must promptly notify the Manager of any damage to the Common Property.

5. STORAGE - SECURITY

5.1 A Member or Occupier of a Storage Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Storage Lot on either a temporary or permanent basis;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 59 of 78

b. permitting, to the exclusion of Members or Occupiers of Storage Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Storage Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Storage Lots under these Rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Storage Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Storage Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Storage Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member of a Storage Lot in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Storage Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

OC016951E
10/01/2013 $55.10 OCR

6. STORAGE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Storage Lot must pay:

a. administrative levies set by the Owners Corporation; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Storage Rules by a Member or Occupier of a Storage Lot.

7. STORAGE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Storage Lot must at its cost promptly comply with all laws relating to its Storage Lot including any requirements, notices and orders of an Authority.

8. STORAGE - RIGHT OF WAY

8.1 Each Member and Occupier of a Storage Lot agrees and acknowledges that:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 60 of 78

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Storage Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Storage Lots which is for the benefit of each Storage Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Storage Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Storage Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

9. STORAGE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Storage Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Storage Lot anything visible from outside its Storage Lot which is not in keeping with the rest of the Building;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Storage Lot;

c. install or permit to be installed in any part of its Storage Lot any bars, screens, enclosures or grilles visible from outside its Storage Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Storage Lot any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Storage Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Storage Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Storage Lot that can be viewed from the exterior of the Building.

10. STORAGE – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Storage Lot must:

a. only use Building Facilities and Building Services in the Storage Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in the Building Facilities and Building Services;

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them;

d. ensure that ventilation of its Storage Lot is not adversely affected by the items stored; and

e. ensure that there is a minimum clearance of 500mm to the underside of any sprinkler head or other services located in its Storage Lot.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 61 of 78

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Storage Lot will be its responsibility.

11. STORAGE - FIRE CONTROL

11.1 A Member or Occupier of a Storage Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Storage Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Storage Lot;

b. ensure that the appropriate contractors are engaged for the provision of all adequate Fire Safety Devices in the Upper West Side precinct or to a Storage Lot to the satisfaction of all relevant Governmental Agencies;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or Storage Lot; and

d. ensure that a Member or Occupier of a Storage Lot or any other person does not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

OC016951E 10/01/2013 $55.10 OCR

11.3 A Member or Occupier of a Storage Lot must not store on its Storage Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Storage Lot at any time.

11.4 A Member or Occupier of a Storage Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by them at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. STORAGE - COMPLIANCE WITH RULES AND RULES OF USE

12.1 A Member or Occupier of a Storage Lot must at its cost comply with:

a. the Model Rules and Storage Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

12.2 A Member or Occupier of a Storage Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and the Storage Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

12.3 A breach of any directions or rules of use is a breach of the Storage Rules.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 62 of 78

12.4 A Member or Occupier of a Storage Lot uses the Common Property at its own risk.

12.5 A Member or Occupier of a Storage Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Storage Rules; and

b. any damage caused by any breach by it of the Model Rules and Storage Rules.

13. STORAGE - PETS AND ANIMALS

13.1 A Member or Occupier of a Storage Lot must not keep a domestic animal or pet on its Storage Lot.

14. STORAGE – CLEANING OF LOT

14.1 A Member or Occupier of a Storage Lot must at its cost:

a. keep its Storage Lot in a clean and tidy condition; and

b. keep its Storage Lot free of pests and vermin.

15. STORAGE - GARBAGE/RUBBISH

15.1 A Member or Occupier of a Storage Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

15.2 A Member or Occupier of a Storage Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

16. STORAGE - SIGNS

16.1 A Member or Occupier of a Storage Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Storage Lot visible from outside its Storage Lot.

17. STORAGE - MAIL

17.1 A Member or Occupier of a Storage Lot must:

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 63 of 78

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for more than one night.

18. STORAGE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

18.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Storage Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land;

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

OC016951E 10/01/2013 $55.10 OCR

18.2 Each Member of a Storage Lot consents to:

a. this Storage Rule 18;

b. the entitlements of the Developer granted by this Storage Rule 18; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Storage Rule 18.

18.3 A Member or Occupier of a Storage Lot must not:

a. prevent;

b. interfere with; or

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Storage Rule 18.

18.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

19. STORAGE - BUILDING WORKS

19.1 A Member or Occupier of a Storage Lot must not undertake any Building Works without a professional acoustic report.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 64 of 78

19.2 A Member or Occupier of a Storage Lot must not undertake any Building Works in relation to its Storage Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. The Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic ratings of any component of the Building.

19.3 A Member or Occupier of a Storage Lot must not proceed with any Building Works until that Member or Occupier:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works.

19.4 A Member or Occupier of a Storage Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 65 of 78

OC016951E
10/01/2013 $55.10 OCR

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Storage Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

19.5 A Member or Occupier of a Storage Lot must at its cost repair any damage to:

a. the Common Property;

b. any other Lot; and

c. Building Facilities and Building Services,

caused by the Building Works.

19.6 The Manager may, in its absolute discretion require a Member or Occupier of a Storage Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Storage Rule.

19.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Storage Rule 19.6 if a Member or Occupier of a Storage Lot has not complied with its obligations under Storage Rule 19.6.

19.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Storage Lot has not complied with this Storage Rule 19.

20. STORAGE - LEASING A LOT

20.1 A Member must only grant a lease or licence (Lease) of its Storage Lot to a Member of an Owners Corporation of Upper West Side.

20.2 If a Member of a Storage grants a Lease of its Storage Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 66 of 78

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

21. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

21.1 The Owners Corporation may collect personal information about Members and Occupiers of Storage Lots, including but not limited to their name and address.

21.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Storage Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 67 of 78

PART G

ADDITIONAL RULES FOR MOTORCYCLE LOTS

1. MOTORCYCLE - USE OF LOTS

1.1 A Member or Occupier of a Motorcycle Lot must not:

a. use or permit its Motorcycle Lot to be used for any purpose other than the parking of a Motorcycle including but not limited to:

i. storage;

ii. residence;

iii. the repair, maintenance, servicing, disassembly or assembly of a Motorcycle; and

iv. the cleaning or washing of a Motorcycle;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Motorcycle Lot onto any Common Property and other Lots;

c. make or permit to be made any noise which may be heard outside its Motorcycle Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on a Motorcycle Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

f. conduct a business out of or use its Motorcycle Lot for the conduct of a business; or

g. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

h. leave any Motorcycle in any part of the Car Park other than in its Motorcycle Lot;

i. bring into its Motorcycle Lot or the Car Park any Motorcycle which is:

i. heavily soiled;

ii. un-roadworthy;

iii. excessively noisy;

iv. dangerous; or

v. leaking fuel, gas, oil or water;

j. enclose its Motorcycle Lot; and

k. affix any door, cage, storage cupboards or bicycle rack to its Motorcycle Lot without the prior written consent of the Owners Corporation.

2. MOTORCYCLE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Motorcycle Lot must not:

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 68 of 78

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property including the Building Facilities;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles, tricycles, motor scooters and scooters or the like in the Car Park;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Car Space Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 69 of 78

r. adjust or permit any persons to adjust any:

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

3. MOTORCYCLE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Motorcycle Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Motorcycle Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Motorcycle Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Motorcycle Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Motorcycle Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Motorcycle Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Motorcycle Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Motorcycle Lot must pay the cost of removal of boxes, cartons and containers on its behalf.

3.11 A Member or Occupier of a Motorcycle Lot must comply with all directions made by the Manager or the Owners Corporation regarding moving in or moving out of its Motorcycle Lot.

4. MOTORCYCLE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Motorcycle Lot must promptly notify the Manager of any damage to the Common Property.

5. MOTORCYCLE - SECURITY

5.1 A Member or Occupier of a Motorcycle Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 70 of 78

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Motorcycle Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Motorcycle Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Motorcycle Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Motorcycle Lots under these rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Motorcycle Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Motorcycle Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Motorcycle Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Motorcycle Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Motorcycle Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. MOTORCYCLE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Motorcycle Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Motorcycle Rules by a Member or Occupier of a Motorcycle Lot.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 71 of 78

7. MOTORCYCLE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Motorcycle Lot must at its cost promptly comply with all laws relating to the Motorcycle Lot including any requirements, notices and orders of an Authority.

8. MOTORCYCLE - RIGHT OF WAY

8.1 Each Member and Occupier of a Motorcycle Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Motorcycle Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Motorcycle Lots which is for the benefit of each Motorcycle Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Motorcycle Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Motorcycle Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

9. MOTORCYCLE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Motorcycle Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Motorcycle Lot anything visible from outside its Motorcycle Lot that is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Motorcycle Lot;

c. install or permit to be installed in any part of its Motorcycle Lot any bars, screens, enclosures or grilles visible from outside its Motorcycle Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Motorcycle Lot or within it any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Motorcycle Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Motorcycle Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Motorcycle Lot that can be viewed from the exterior of the Building.

OC016951E 10/01/2013 $55.10 OCR

10. MOTORCYCLE – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Motorcycle Lot must:

a. only use electrical, plumbing or other Building Facilities and Building Services in its Motorcycle Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 72 of 78

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Motorcycle Lot will be its responsibility.

11. MOTORCYCLE - FIRE CONTROL

11.1 A Member or Occupier of a motorcycle Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Motorcycle Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Motorcycle Lot;

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Motorcycle Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or its Motorcycle Lot; and

d. ensure that the Members or Occupiers or any other person do not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

11.3 A Member or Occupier of a Motorcycle Lot must not store on its Motorcycle Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Motorcycle Lot at any time.

11.4 A Member or Occupier of a Motorcycle Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. MOTORCYCLE - COMPLIANCE WITH RULES AND RULES OF USE

12.1 A Member or Occupier of a Motorcycle Lot must at its cost comply with:

a. the Model Rules and Motorcycle Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

12.2 A Member or Occupier of a Motorcycle Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and the Motorcycle Rules; and.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 73 of 78

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

12.3 A breach of any directions or rules of use is a breach of the Motorcycle Rules.

12.4 A Member or Occupier of a Motorcycle Lot uses the Common Property at its own risk.

12.5 The Member or Occupier of a Motorcycle Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Motorcycle Rules; and

b. any damage caused by any breach by it of the Model Rules and Motorcycle Rules.

13. MOTORCYCLE - PETS AND ANIMALS

13.1 A Member or Occupier of a Motorcycle Lot must not keep a domestic animal or pet on its Motorcycle Lot.

14. MOTORCYCLE – CLEANING OF LOT

14.1 A Member or Occupier of a Motorcycle Lot must at its cost:

a. keep its Motorcycle Lot in a clean and tidy condition; and

b. keep its Motorcycle Lot free of pests and vermin.

15. MOTORCYCLE - GARBAGE/RUBBISH

15.1 A Member or Occupier of a Motorcycle Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

15.2 A Member or Occupier of a Motorcycle Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

OC016951E 10/01/2013 $55.10 OCR

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

16. MOTORCYCLE - STORAGE OF BICYCLES

16.1 A Member or Occupier of a Motorcycle Lot must:

a. not permit any bicycle to be stored in any place other than the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Motorcycle Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 74 of 78

c. not enter any part of the Building with a bicycle except by the Cleve Lane or Lonsdale Street Car Park entrances; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

17. MOTORCYCLE - SIGNS

17.1 A Member or Occupier of a motorcycle Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Motorcycle Lot visible from outside its Motorcycle Lot.

18. MOTORCYCLE - MAIL

18.1 A Member or Occupier of a Motorcycle Lot must:

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for any reason for more than one night.

19. MOTORCYCLE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

19.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Motorcycle Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

19.2 Each Member of a Motorcycle Lot consents to:

a. this Motorcycle Rule 19;

b. the entitlements of the Developer granted by this Motorcycle Rule 19; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Motorcycle Rule 19.

19.3 A Member or Occupier of a Motorcycle Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Motorcycle Rule 19.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 75 of 78

19.4 The Owners Corporation must to all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

20. MOTORCYCLE - BUILDING WORKS

20.1 A Member or Occupier of a Motorcycle Lot must not undertake any Building Works without a professional acoustic report.

20.2 A Member or Occupier of a Motorcycle Lot must not undertake any Building Works in relation to its Motorcycle Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise to any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic rating of the Building.

20.3 A Member or Occupier of a Motorcycle Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

OC016951E 10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 76 of 78

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works;

20.4 A Member or Occupier of a Motorcycle Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Motorcycle Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

20.5 A Member or Occupier of a Motorcycle Lot must at its cost repair any damage:

a. to the Common Property;

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 77 of 78

20.6 The Manager may, in its absolute discretion require a Member or Occupier of a Motorcycle Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Motorcycle Rule.

20.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Motorcycle Rule 20.5 if a Member of Occupier of a Motorcycle Lot does not comply with its obligations under Motorcycle Rule 20.5.

20.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Motorcycle Lot has not complied with this Motorcycle Rule 20.

21. MOTORCYCLE - LEASING A LOT

21.1 A Member must only grant a lease or licence (Lease) of its Motorcycle Lot to:

a. another Member of an Owners Corporation of Upper West Side; or

b. an Occupier of a Retail Lot.

21.2 If a Member of a Motorcycle Lot grants a Lease of its Motorcycle Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

22. MOTORCYCLE - USE OF CAR PARK

22.1 A Member of Occupier of a Motorcycle Lot must at its cost comply with:

a. every traffic sign in or at the entrance or exit of the Car Park;

b. any conditions of entry imposed by the Owners Corporation in relation to the Car Park including but not limited to speed restrictions;

c. any traffic management plan imposed by the Owners Corporation; and

d. any enforcement measures imposed by the Owners Corporation in relation to the misuse of the Motorcycle Lots and the Car Park.

22.2 The Owners Corporation may:

a. remove any Motorcycle which:

i. is not parked wholly within a marked Motorcycle Lot;

OC016951E
10/01/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 78 of 78

ii. is not parked on the Motorcycle Lot designated for that Motorcycle; and

iii. does not comply with the Motorcycle Rules;

b. install traffic signs in the Car Park and the entrances and exit to the Car Park;

c. install speed humps and other traffic control devices in the Car Park;

d. impose conditions of use in relation to the Car Park including maximum speed restrictions; and

e. designate Motorcycle Lots by numbering, line marking or other means.

23. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

23.1 The Owners Corporation may collect personal information about Members and Occupiers of Motorcycle Lots, including but not limited to their name and address.

23.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Motorcycle Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC016951E
10/01/2013 $55.10 OCR

Schedule 2—Model Rules for an Owners Corporation

Regulation 11

1 Health, Safety and Security

1.1 Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2 Storage of Flammable Liquids and other Dangerous Substances and Materials

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

(2) This rule does not apply to—

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

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

1.3 Waste Disposal

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

2 Committees and Sub-Committees

2.1 Functions, Powers and reporting of Committees and Sub-Committees

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

3 Management and Administration

3.1 Metering of Services and Apportionment of Costs of Services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability. **4.2 Vehicles and parking on common property**

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to Common Property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of Use of Lots

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

Example

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

5.2 External Appearance of Lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring Notice to the Owners Corporation of Renovations to Lots

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

6 Behaviour of Persons

6.1 Behaviour of Owners, Occupiers and Invitees on Common Property

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

6.2 Noise and Other Nuisance Control

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

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

7 Dispute Resolution

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

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

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

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

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

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

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

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

Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation12, Owners Corporations Regulations 2007 OC 10 (12/07)

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 manger, 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.

OWNERS CORPORATION CERTIFICATE

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

Owners Corporation No 2 Plan No. PS 633275D

Address: 220 Spencer St/639 Lonsdale Street, Melbourne VIC 3000

This certificate is issued for Lot: 3811R

On Plan of Subdivision No: 633275D

Postal address is Building 5, 303 Burwood Highway, Burwood East, VIC 3151.

Applicant for the certificate is: SAF Conveyancing

Address for delivery of certificate: info@safconveyancing.com.au

Date that the application was received: 31/10/2024

IMPORTANT: The information in this certificate is issued and valid on 08/11/2024

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 annual fees for the lot are $517.97 and are due and payable quarterly on the 1st February, May, August and November until resolved otherwise. Administration Fund Fees $384.30 Maintenance Fund Fees $133.67
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/01/2025 Maintenance Fund 31/01/2025
3.	The total of any unpaid fees or charges for the lot are: Nil
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil
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 in the above annual fees, maintenance fund and special fees are: Nil
6.	Owners Corporation # 1 (the unlimited Owners Corporation) has the legislative requirement to place insurance. For a copy of the insurance policy please refer to Owners Corporation # 1.
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: The total funds should report the best available financial position of the owners corporation inclusive GST; Administration Fund $ 229,791.50 Maintenance Fund $ 160,843.35 **Total Owner Funds: $ 390,634.85**
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: None to our knowledge

10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, then provide details: **Contracts:** • Network Pacific Strata Management Pty Ltd – Contract of Appointment • 24Seven Maintenance Solutions – Facilities Management • AESM – Fire Services • D&E – Mechanical Services • Focus Fire – Essential Services • Initial Hygiene – Sanitary • Wastech – Bin compactor equipment • City Wide – Waste removal • Hightech Cleaning – Cleaning services • Ropetech High Access – Anchor Points and Window Cleaning • Alerton – BMS Management • We Wumbo – Communication Software • Crownland Security – Security Patrols • Poseidon – Grey Water systems • Metro Roller Doors – Roller Door Maintenance • Assa Abloy – Auto Doors • Fuji Elevators – Lift Servicing • G2G Building Maintenance – Gardening • Melbourne Pest Control – Pest services • Life Fitness Gym Maintenance • Life Fitness Finance – Gym Lease • Active Utilities – Embedded Electricity • Active Utilities – Embedded Hot Water • Greater Western Water – Water • Poolkare – Pool maintenance • Supagas – CO2 supply • Opticomm/ LBN Co– Embedded Communications network • AllPurpose Pumps – Pump Maintenance • Origin – Natural Gas • Sauna and Steam Australia – Sauna Maintenance • ADT Fire Monitoring – Fire Monitoring • Foliage Indoor Plant Hire – Indoor plants • Access Hardware – Restricted Key Systems • Stradbroke Security – Access Control • Brave Security – Intercom and CCTV **Leases and Licences:** 1. LICENCE TO BROOKFIELD MULTIPLEX CONSTRUCTIONS PTY (MULTIPLEX) AND FAR EAST CONSORTIUM AUSTRALIA PTY LTD (FEC) Members resolved to grant a licence to Multiplex as Builder and FEC as developer over common property for ongoing construction work to complete the Upper West Side development on the terms and conditions of the Licence, tabled at the Inaugural General Meeting. 2. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over parts of the common property in the Retail Precinct on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting.

	3. INCORPORATE THE RETAIL TENANCY GUIDELINES Members resolved to incorporate the Retail Tenancy Guidelines which were tabled at the Inaugural General Meeting to form part of the registered Owners Corporation Rules for Upper West Side. 4. LICENCE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD ("APM") Members resolved to grant a licence to Australian Property Management Pty Ltd over common property on the terms and conditions set out in the Licence which was tabled at the Inaugural General Meeting. 5. PROVISION OF SERVICES TO MEMBERS AND OCCUPIERS Members resolved to authorise the Owners Corporation to provide the intermediary distribution or supply of electricity and the metered intermediary sale of electricity, and to enter into agreements in connection with the provision of those services to members and occupiers. 6. ENTRY INTO ACCESS AND AGENCY AGREEMENT Members resolved to enter into the access and agency agreement on the terms and conditions of the access and agency agreement which was tabled at the Inaugural General Meeting. 7. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over part of the common property for temporary car parking on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting. 8. LEASE FROM ROBERT COOKE FOR CARETAKER'S RESIDENCE Members resolved to enter into a lease from Robert John Cooke of Apartment 506S for the Caretaker's residence in accordance with the lease tabled at the Inaugural General Meeting. 9. SUB-LEASE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD Members resolved to grant a sub-lease to Australian Property Management Pty Ltd of Apartment 506S for the Caretaker's Residence in accordance with the sub-lease tabled at the Inaugural General Meeting. 10. SECTION 173 AGREEMENT – PEDESTRIAN LINK Members resolved to enter into the Section 173 Agreement for pedestrian access with Melbourne City Council on the terms and conditions of the Section 173 Agreement tabled at the Inaugural General Meeting. 11. LOAN AGREEMENT WITH FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to enter into a loan agreement with Far East Consortium (Australia) Pty Ltd on the terms and conditions of the loan agreement tabled at the Inaugural General Meeting.
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, then provide details: Embedded Electricity, Hot water and Communications
12.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied? If so, then provide details: There are no notices or orders outstanding to our knowledge as at 08/11/2024
13.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation are aware that are likely to give rise to proceedings? If so, then provide details: • Recovery of the debts of members should significant arrears arise.

14.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details: A manager is appointed. Network Pacific Strata Management Pty Ltd, Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ABN 57 158 476 165
15.	Has an administrator been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator? No administrator is appointed.
16.	The minutes of the most recent Annual General Meeting of the owners corporation are attached.
17.	The rules of the owners corporation are the Model rules and/or Special Rules, which are attached.
18.	Additional Comments (if any) Any queries in relation to the information contained in this Owners Corporation Certificate **will not** be provided verbally and will only be provided by way of an inspection of records and/or the register of the Owners Corporation or a further updated Owners Corporation Certificate. Updates in relation to Owners Corporation Fees owing will not be provided verbally or by email. You will need to purchase another or updated Owners Corporation Certificate prior to settlement to confirm this information. Should you wish to inspect the records or register, please email reception@networkpacific.com.au and the required forms will be provided to you for you to complete and return. You must be an eligible person to inspect the records or register of the Owners Corporation. Once the records or register are inspected, copies of records or the register can be provided subject to payment of a reasonable set in accordance with the prescribed fee as outlined by Consumer Affairs Victoria.
19.	**ATTACHMENTS** • Minutes of the Annual General Meeting held on 02/08/2024 • Model/Special Rules registered at Land Victoria • Statement of Advice and Information for Prospective Purchasers and Lot Owners
20.	ELECTRONIC PAYMENT DETAILS FOR OWNERS CORPORATION FEES AND CHARGES: Biller Code: 74625 Ref: 9745 8947 2
21.	**NOTE:** More information can be obtained by an inspection of the owners corporation records and register. Please make your request to inspect the owners corporation records and/or register by email to: owncorp@networkpacific.com.au. Prescribed fees for copies applies
22.	The Common Seal of Owners Corporation 2 PS 633275D was affixed and witnessed by the registered manager in accordance with sections 20(1) and 21(2A)(a) of the Owners Corporation Act 2006  ..... Registered Manager Network Pacific Strata Management Pty Ltd, (ACN 158 476 165) Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ☎ +61 3 9816 4722 as agent of the Owners Corporation.

OWNERS CORPORATION CERTIFICATE

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

Owners Corporation No 2 Plan No. PS 633275D

Address: 220 Spencer St/639 Lonsdale Street, Melbourne VIC 3000

This certificate is issued for Lot: 6122Y

On Plan of Subdivision No: 633275D

Postal address is Building 5, 303 Burwood Highway, Burwood East, VIC 3151.

Applicant for the certificate is: SAF Conveyancing

Address for delivery of certificate: info@safconveyancing.com.au

Date that the application was received: 31/10/2024

IMPORTANT: The information in this certificate is issued and valid on 08/11/2024

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 annual fees for the lot are $681.53 and are due and payable quarterly on the 1st February, May, August and November until resolved otherwise. Administration Fund Fees $505.65 Maintenance Fund Fees $175.88
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/10/2024 Maintenance Fund 31/10/2024
3.	The total of any unpaid fees or charges for the lot are $189.26: Administration Fund Fee 01/11/2024 – 31/01/2025 $141.00 Due 01/11/2024 Maintenance Fund Fee 01/11/2024 to 31/01/2025 $48.26 Due 01/11/2024
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil
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 in the above annual fees, maintenance fund and special fees are: Nil
6.	Owners Corporation # 1 (the unlimited Owners Corporation) has the legislative requirement to place insurance. For a copy of the insurance policy please refer to Owners Corporation # 1.
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: The total funds should report the best available financial position of the owners corporation inclusive GST; Administration Fund $ 229,791.50 Maintenance Fund $ 160,843.35 **Total Owner Funds: $ 390,634.85**

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: None to our knowledge
10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, then provide details: **Contracts:** • Network Pacific Strata Management Pty Ltd – Contract of Appointment • 24Seven Maintenance Solutions – Facilities Management • AESM – Fire Services • D&E – Mechanical Services • Focus Fire – Essential Services • Initial Hygiene – Sanitary • Wastech – Bin compactor equipment • City Wide – Waste removal • Hightech Cleaning – Cleaning services • Ropetech High Access – Anchor Points and Window Cleaning • Alerton – BMS Management • We Wumbo – Communication Software • Crownland Security – Security Patrols • Poseidon – Grey Water systems • Metro Roller Doors – Roller Door Maintenance • Assa Abloy – Auto Doors • Fuji Elevators – Lift Servicing • G2G Building Maintenance – Gardening • Melbourne Pest Control – Pest services • Life Fitness Gym Maintenance • Life Fitness Finance – Gym Lease • Active Utilities – Embedded Electricity • Active Utilities – Embedded Hot Water • Greater Western Water – Water • Poolkare – Pool maintenance • Supagas – CO2 supply • Opticomm/ LBN Co– Embedded Communications network • AllPurpose Pumps – Pump Maintenance • Origin – Natural Gas • Sauna and Steam Australia – Sauna Maintenance • ADT Fire Monitoring – Fire Monitoring • Foliage Indoor Plant Hire – Indoor plants • Access Hardware – Restricted Key Systems • Stradbroke Security – Access Control • Brave Security – Intercom and CCTV **Leases and Licences:** 1. LICENCE TO BROOKFIELD MULTIPLEX CONSTRUCTIONS PTY (MULTIPLEX) AND FAR EAST CONSORTIUM AUSTRALIA PTY LTD (FEC) Members resolved to grant a licence to Multiplex as Builder and FEC as developer over common property for ongoing construction work to complete the Upper West Side development on the terms and conditions of the Licence, tabled at the Inaugural General Meeting. 2. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD

	Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over parts of the common property in the Retail Precinct on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting. 3. INCORPORATE THE RETAIL TENANCY GUIDELINES Members resolved to incorporate the Retail Tenancy Guidelines which were tabled at the Inaugural General Meeting to form part of the registered Owners Corporation Rules for Upper West Side. 4. LICENCE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD ("APM") Members resolved to grant a licence to Australian Property Management Pty Ltd over common property on the terms and conditions set out in the Licence which was tabled at the Inaugural General Meeting. 5. PROVISION OF SERVICES TO MEMBERS AND OCCUPIERS Members resolved to authorise the Owners Corporation to provide the intermediary distribution or supply of electricity and the metered intermediary sale of electricity, and to enter into agreements in connection with the provision of those services to members and occupiers. 6. ENTRY INTO ACCESS AND AGENCY AGREEMENT Members resolved to enter into the access and agency agreement on the terms and conditions of the access and agency agreement which was tabled at the Inaugural General Meeting. 7. LEASE TO FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to grant a lease to Far East Consortium (Australia) Pty Ltd over part of the common property for temporary car parking on the terms and conditions of the Lease which was tabled at the Inaugural General Meeting. 8. LEASE FROM ROBERT COOKE FOR CARETAKER'S RESIDENCE Members resolved to enter into a lease from Robert John Cooke of Apartment 506S for the Caretaker's residence in accordance with the lease tabled at the Inaugural General Meeting. 9. SUB-LEASE TO AUSTRALIAN PROPERTY MANAGEMENT PTY LTD Members resolved to grant a sub-lease to Australian Property Management Pty Ltd of Apartment 506S for the Caretaker's Residence in accordance with the sub-lease tabled at the Inaugural General Meeting. 10. SECTION 173 AGREEMENT – PEDESTRIAN LINK Members resolved to enter into the Section 173 Agreement for pedestrian access with Melbourne City Council on the terms and conditions of the Section 173 Agreement tabled at the Inaugural General Meeting. 11. LOAN AGREEMENT WITH FAR EAST CONSORTIUM (AUSTRALIA) PTY LTD Members resolved to enter into a loan agreement with Far East Consortium (Australia) Pty Ltd on the terms and conditions of the loan agreement tabled at the Inaugural General Meeting.
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, then provide details: Embedded Electricity, Hot water and Communications
12.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied? If so, then provide details: There are no notices or orders outstanding to our knowledge as at 08/11/2024

13.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation are aware that are likely to give rise to proceedings? If so, then provide details: • Recovery of the debts of members should significant arrears arise.
14.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details: A manager is appointed. Network Pacific Strata Management Pty Ltd, Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ABN 57 158 476 165
15.	Has an administrator been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator? No administrator is appointed.
16.	The minutes of the most recent Annual General Meeting of the owners corporation are attached.
17.	The rules of the owners corporation are the Model rules and/or Special Rules, which are attached.
18.	Additional Comments (if any) Any queries in relation to the information contained in this Owners Corporation Certificate **will not** be provided verbally and will only be provided by way of an inspection of records and/or the register of the Owners Corporation or a further updated Owners Corporation Certificate. Updates in relation to Owners Corporation Fees owing will not be provided verbally or by email. You will need to purchase another or updated Owners Corporation Certificate prior to settlement to confirm this information. Should you wish to inspect the records or register, please email reception@networkpacific.com.au and the required forms will be provided to you for you to complete and return. You must be an eligible person to inspect the records or register of the Owners Corporation. Once the records or register are inspected, copies of records or the register can be provided subject to payment of a reasonable set in accordance with the prescribed fee as outlined by Consumer Affairs Victoria.
19.	**ATTACHMENTS** • Minutes of the Annual General Meeting held on 02/08/2024 • Model/Special Rules registered at Land Victoria • Statement of Advice and Information for Prospective Purchasers and Lot Owners
20.	ELECTRONIC PAYMENT DETAILS FOR OWNERS CORPORATION FEES AND CHARGES: Biller Code: 74625 Ref: 9745 9907 7
21.	**NOTE:** More information can be obtained by an inspection of the owners corporation records and register. Please make your request to inspect the owners corporation records and/or register by email to: owncorp@networkpacific.com.au. Prescribed fees for copies applies

22.	The Common Seal of Owners Corporation 2 PS 633275D was affixed and witnessed by the registered manager in accordance with sections 20(1) and 21(2A)(a) of the Owners Corporation Act 2006  …… Registered Manager Network Pacific Strata Management Pty Ltd, (ACN 158 476 165) Building 5, 303 Burwood Highway, Burwood East, VIC 3151 ☎ +61 3 9816 4722 as agent of the Owners Corporation.

MINUTES OF ANNUAL GENERAL MEETING

FOR OWNERS CORPORATION # 2 PLAN NO. PS 633275D

OC 2 - 220 SPENCER ST / 639 LONSDALE ST / 11 & 33 ROSE LANE MELBOURNE VIC 3000

Members of the Owners Corporation subdivision plan PS 633275D #2 are advised that the Annual General Meeting for the Owners Corporation was held as follows:

Date:	Friday, 2 August 2024
Time:	7:00 PM
Held:	In Person & Via Zoom
Place:	Robert Burke Room, Batman's Hill on Collins Hotel. 623 Collins Street, Melbourne Vic 3000

MOTIONS

1. MEMBERS IN ATTENDANCE

IN PERSON

Lot 703S	Jake Welsh
Lot 905B	Andrew Shelton & Wendy Chew
Lot 1005S	Chi Zhang
Lot 1202R	R Thomas
Lot 1806B	Wai Onn Kwok
Lot 2407B	Gia Lam Boi
Lot 2502L	Daniel Kusuma
Lot 2506B	Wai Shing Lau
Lot 2510S	Fae Brigino
Lot 2810L	Jessica Salisbury
Lot 2812R	Salimatu Koroma
Lot 3007L	Sophie W – SYW Super Pty Ltd
Lot 3303R	Wei Fu & Hongxia Qi
Lot 3414S	Monica Mu
Lot 3613L	Ben Farrar
Lot 3614S	Ingrid Mathew
Lot 3911S	Afshan Madan
Lot 4306R	Jie Liang

Lot 3006B & 1606R	Boon Jin Gan
Lot 4909R	Mathew Ronald
Lot 5106R	Miranda Tsui
Lot 2515S & 6014Y	Julie Blasioli
Lot 9074S	Hongjun Li
Lot 3411S, 4111S, 1906V, 1927V, 1107Y, 6906V, 2107Y	Yu Chen
Lot 1112R, 6090Y & 6930V	Kerry Trotter

BY PROXY

Lot 201R	Mathew Ronald	as proxy for	Qing Fang
Lot 204R	Zakariah Hanyn	as proxy for	Thi Thieu Hoa Le
Lot 308S	Mathew Ronald	as proxy for	Yoke K Chew
Lot 603R	Andrew Shelton	as proxy for	Xiaoyan Yang
Lot 606B	Andrew Shelton	as proxy for	Wfree Pty Ltd
Lot 610S	Afshan Madan	as proxy for	Alexander Scott
Lot 614L	Zakariah Hanyn	as proxy for	Ashley Schmid
Lot 801R	Zakariah Hanyn	as proxy for	Wen Xuan Gao
Lot 803B	Andrew Shelton	as proxy for	Hseuh-Fun Chang
Lot 811L	Afshan Madan	as proxy for	A Prashant
Lot 905L	Philip Middlemiss	as proxy for	Chau Ng
Lot 908R	Mathew Ronald	as proxy for	Fang Fang Li
Lot 1011R	Zakariah Hanyn	as proxy for	Cy Mok & S L Tan
Lot 1015Y	Chi Zhang	as proxy for	Crystal Si Qin**
Lot 1018Y	Afshan Madan	as proxy for	Teik Meng Ooi
Lot 1101L	Philip Middlemiss	as proxy for	Fanny Lin
Lot 1101R	Philip Middlemiss	as proxy for	Jenny Jie Yan
Lot 1108R	Mathew Ronald	as proxy for	Jiqiu
Lot 1108B	Philip Middlemiss	as proxy for	Qun Zhang
Lot 1178Z	Mathew Ronald	as proxy for	Soon Y Koo, Vincent Ho
Lot 1204R	Mathew Ronald	as proxy for	Wei Chen
Lot 1217S	Sarah Lian	as proxy for	X Quan & J Liu**

Lot 1304R	Zakariah Hanyn	as proxy for	Ruth Harper
Lot 1305R	Zakariah Hanyn	as proxy for	Sek K Foo & Tan P Han
Lot 1403R	Zakariah Hanyn	as proxy for	Asimina Favotto
Lot 1404R	Mathew Ronald	as proxy for	Qing Fang
Lot 1501B	Andrew Shelton	as proxy for	Jordon Kenmen Gan
Lot 1505L	Afshan Madan	as proxy for	YBK Holdings Pty Ltd
Lot 1505R	Philip Middlemiss	as proxy for	Qianwen Liang
Lot 1515S	Afshan Madan	as proxy for	Teik Meng Ooi
Lot 1604B	Philip Middlemiss	as proxy for	Hanlin Xu
Lot 1604B	Philip Middlemiss	as proxy for	Hanlin Xu
Lot 1605S	Francis Quah	as proxy for	Chwee Neo Lee
Lot 1607L	Zakariah Hanyn	as proxy for	Chung Hin Aaron Chow
Lot 1616S	Afshan Madan	as proxy for	Hock Pin Chua
Lot 1703S	Chi Zhang	as proxy for	Crystal Si Qin**
Lot 1804R	Zakariah Hanyn	as proxy for	Chung Hin Aaron Chow
Lot 1902B	Andrew Shelton	as proxy for	Mun P Chow & B G Ng
Lot 1905L	Mathew Ronald	as proxy for	I Goharjon & K C Kok
Lot 1908L	Mathew Ronald	as proxy for	Cahn C Boo & Y K Fong
Lot 1912S	Afshan Madan	as proxy for	G Chan & L Cheng
Lot 2001L	Mathew Ronald	as proxy for	Andrys Tin & Vidya Jap
Lot 2001R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 2003S	Afshan Madan	as proxy for	G Chan & L Cheng
Lot 2031Z	Afshan Madan	as proxy for	David & Deirdre Byatt
Lot 2034Y	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 2101R	Philip Middlemiss	as proxy for	Mun Leung Hung
Lot 2109B	Andrew Shelton	as proxy for	Wei Tang, Xiaofen Zhou
Lot 2111R	Philip Middlemiss	as proxy for	Xi Chen
Lot 2198Y	Mathew Ronald	as proxy for	Ying Zhu
Lot 2202S	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 2305S	Sarah Lian	as proxy for	Chee S Goh & Dean G**
Lot 2308R	Mathew Ronald	as proxy for	Leo Ding
Lot 2403B	Andrew Shelton	as proxy for	Suehiro Pty Ltd

Lot 2410L	Philip Middlemiss	as proxy for	Leigh Gerrard Dwyer
Lot 2511R	Philip Middlemiss	as proxy for	Jing Guo
Lot 2602B	Andrew Shelton	as proxy for	J Towers & M Scanlon
Lot 2602R	Mathew Ronald	as proxy for	Yudong Zheng
Lot 2602L	Philip Middlemiss	as proxy for	Pin S Quah & Yew P Ho
Lot 2704B	Mathew Ronald	as proxy for	Ying Zhu
Lot 2708R	Mathew Ronald	as proxy for	Haiyan Li
Lot 2709S	Andrew Shelton	as proxy for	W Hin, L S Leng, R Yen
Lot 2711S	Mathew Ronald	as proxy for	David X Gu
Lot 2806L	Marcus Littlewood	as proxy for	Keng FTing & Chui H Ooi
Lot 2913S	Afshan Madan	as proxy for	Alan Broadley
Lot 2919V	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 3001R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 3002R	Mathew Ronald	as proxy for	Poh Geok Kiow
Lot 3009L	Philip Middlemiss	as proxy for	Jianqiang Li
Lot 3109L	Zakariah Hanyn	as proxy for	Thi Thieu Hoa Le
Lot 3112S	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 3206S	Sarah Lian	as proxy for	Gregory & S Sebastian**
Lot 3209S	Afshan Madan	as proxy for	Christopher Tosevic
Lot 3513S	Afshan Madan	as proxy for	Nicole Boyd
Lot 3602S	Sarah Lian	as proxy for	Pei K Le & Hao Yu Wu**
Lot 3607R	Stephen Briffa	as proxy for	Pao Lung Chen**
Lot 3707L	Mathew Ronald	as proxy for	Xueqiang Wang & H Li
Lot 3713R	Sarah Lian	as proxy for	Lijuan Mi**
Lot 3717S	Afshan Madan	as proxy for	Laurence M Harewood
Lot 3807L	Philip Middlemiss	as proxy for	Xiaoshu Zhang
Lot 3817S	Afshan Madan	as proxy for	Kerr Inv Group Lty Ltd
Lot 3902R	Mathew Ronald	as proxy for	Qianming Cai
Lot 3905R	Zakariah Hanyn	as proxy for	Nathan Foale
Lot 3912R	Mathew Ronald	as proxy for	Soon Y Koo, Vincent Ho
Lot 4006S	Sarah Lian	as proxy for	Yeo Lamg Eng**
Lot 4110R	Philip Middlemiss	as proxy for	Yuhu Pan

Lot 4204R	Philip Middlemiss	as proxy for	Haoyu Wu
Lot 4206R	Mathew Ronald	as proxy for	S & K Koh, H Jean, T Lim
Lot 4217S	Afshan Madan	as proxy for	Robert & Jennifer Bartl
Lot 4305L	Marcus Littlewood	as proxy for	C Rodriquez-Hurria P Cano-Zanabria
Lot 4306R	Mathew Ronald	as proxy for	Jie Liang
Lot 4313S	Afshan Madan	as proxy for	David & Deirdre Byatt
Lot 4409R	Philip Middlemiss	as proxy for	Wei Wang
Lot 4512R	Mathew Ronald	as proxy for	Djoko Prajitno
Lot 4909R	Mathew Ronald	as proxy for	Kiewa Inv Pty Ltd
Lot 4923V	Zakariah Hanyn	as proxy for	Kathryn Bertacchini
Lot 5030Y	Mathew Ronald	as proxy for	David X Gu
Lot 5909V	Philip Middlemiss	as proxy for	Chau Ng
Lot 6074Y	Afshan Madan	as proxy for	Mary E F McCaughey
Lot 6086Y	Andrew Shelton	as proxy for	Jordon Kenmen Gan
Lot 6097Y	Mathew Ronald	as proxy for	Qing Fang
Lot 6113Y	Mathew Ronald	as proxy for	S & K Koh, H Jean, T Lim
Lot 7047Y	Sarah Lian	as proxy for	X Quan & J Liu**
Lot 7123Y	Stephen Briffa	as proxy for	Pao Lung Chen**
Lot 7124Y	Tina Di Camillo	as proxy for	Pao Lung Chen**
Lot*	Gino Giacobbe	as proxy for	Far East Consortium**

For the following lots:

Lot 101S, 201S, 304S, 1019Y, 1020Y, 1047Y, 1048Y,1055Y, 1056Y, 1057Z, 1058Z, 1059Y, 1060Y, 1061Y, 1062Y, 1063Y, 1064Y, 1065Y, 1066Y, 1067Y, 1068Y, 1069Y, 1092Y, 1093Y, 1127Z, 1135Y, 1136Y, 1137Y, 1139Z, 1141Z, 1142Z, 1151Z, 1153Z, 1154Z, 1155Z, 1158Z, 1159Y, 1161Z, 1163Z, 1164Y, 1172Z, 1174Z, 1176Y, 1177Z, 1180Z, 1182Z, 1183Z, 1184Z, 1194Z, 1197Z, 1199Z, 1200Z, 1501W, 1502W, 1503W, 1504W, 1505W, 1904V, 1905V, 1907V, 1908V, 1909V, 1910V, 1911V, 1915V, 1916V, 1917V, 1918V, 1921V, 1922V, 1928V, 1929V, 1938V, 1951V, 1964V, 1965V, 2004S, 2006S, 2011Y, 2023Z, 2047Y, 2048Y, 2094Y, 2097Y, 2098Y, 2104S, 2137Y, 2138Y, 2139Y, 2154Z, 2155Z, 2156Z, 2160Z, 2164Z, 2169Y, 2176Z, 2178Z, 2179Z, 2180Z, 2182Z, 2183Z, 2184Z, 2200Z, 2210Z, 2211Z, 2212Z, 2213Z, 2214Z, 2501W, 2503W, 2504W, 2505S, 2505W, 2605S, 2906S, 2910V, 2924V, 2925V, 2933V, 2936V, 2937V, 2946V, 2948V, 2965V, 3001Z, 3002Y, 3004S, 3004Y, 3005Y, 3006Z, 3007Y, 3009Z, 3010Z, 3011Z, 3012Z, 3013Z, 3014Z, 3015Y, 3016Y, 3017Y, 3024Z, 3025Y, 3026Y, 3027Y, 3028Y, 3029Y, 3030Z, 3040Z, 3041Z, 3042Z, 3043Z, 3044Y, 3050Z, 3051Z, 3052Z, 3053Z, 3054Z, 3055Z, 3056Z, 3305S, 3701V, 3702V, 3703V, 3706S, 3905V, 3908V, 3909V, 3910V, 3911V, 3912V, 3913V, 4505S, 4912V, 4913V, 4915V, 4916V, 4918V, 4919V, 4921V, 4922V, 4924V, 4931V, 4932V, 4936V, 4937V, 4938V, 4940V, 4941V, 4942V, 4948V, 4949V, 4950V, 4951V, 4952V, 4953V, 4955V, 4956V, 4958V, 4959V, 4960V, 4961V, 4962V, 4963V, 4964V, 5081Y, 5082Y, 5100Y, 5101Y, 5114Z, 5117Y, 5918V, 5922V, 5923V, 5924V, 5928V,

5930V, 5936V, 5937V, 5938V, 5939V, 5940V, 5942V, 5943V, 5944V, 5947V, 5948V, 5949V, 5950V, 6010Y, 6018Y, 6019Y, 6070Y, 6078Y, 6079Y, 6087Y, 6088Y, 6089Y, 6093Z, 6098Z, 6105Y, 6106Y, 6107Y, 6108Y, 6114Z, 6117Y, 6119Y, 6120Z, 6121Z, 6911V, 6920V, 6922V, 6923V, 6924V, 6925V, 6926V, 6927V, 6932V, 6936V, 6937V, 6938V, 6939V, 6940V, 6941V, 6942V, 6943V, 6944V, 6955V, 6956V, 6958V, 6959V, 6960V, 7062Y, 7064Y, 7065Y, 7114Z, 7115Z, 7117Y, 7120Z, 7121Z, 7126Z, 7501W, 7502W, 7503W, 7504W, 7505W, 7911V, 7912V, 7913V, 7914V, 7915V, 7916V, 7919V, 7922V, 7925V, 7927V, 7928V, 7929V, 7930V, 7931V, 7932V, 7933V, 7935V, 7936V, 7938V, 7939V, 7940V, 7941V, 7942V, 7943V, 7944V, 7946V, 7947V, 7948V, 7949V, 7950V, 7951V, 7952V, 7954V, 7955V, 7956V, 7957V, 8038Y, 8042Y, 8044Y, 8050Y, 8051Y, 8052Y, 8053Y, 8056Y, 8058Y, 8059Y, 8061Y, 8062Y, 8066Y, 8067Y, 8069Y, 8070Y, 8074Y, 8081Y, 8089Z, 8118Y, 8120Z, 8503W, 8504W, 8505W, 8900V, 8901V, 8902V, 8903V, 8904V, 8908V, 8911V, 8913V, 8914V, 8915V, 8916V, 8917V, 8918V, 8919V, 8920V, 8925V, 8926V, 8928V, 8929V, 8930V, 8931V, 8932V, 8933V, 8934V, 8935V, 8936V, 8941V, 8942V, 8943V, 8944V, 8945V, 8946V, 8947V, 8948V, 8953V, 8954V, 8955V, 8956V, 8957V, 8959V, 8961V.

*** Note: No voting paper was submitted therefore no votes recorded.*

2. NON-MEMBERS IN ATTENDANCE

Stephen Briffa	Network Pacific Strata Management Pty Ltd
Tina Di Camillo	Network Pacific Strata Management Pty Ltd
Jessica Bettiol	Network Pacific Strata Management Pty Ltd
John Farrugia	Network Pacific Strata Management Pty Ltd
Marcus Littlewood	Network Pacific Strata Management Pty Ltd
Yangchen Lui	Network Pacific Strata Management Pty Ltd
Wendy Jiang	Network Pacific Strata Management Pty Ltd
Gino Di Natale	24:seven Maintenance Solutions Pty Ltd
Narisah Saharinen	Attending for Lot 3703R

3. APOLOGIES

Michael Lazic	Lot 1909S
Sam Smith	Lot 109B
Tong Cui	Lot 606B

4. ENTITLEMENT TO VOTE

Not all members were financial and hence those members were only able to vote on special or unanimous resolutions.

An attendee requested that all motions and the election of the committee be conducted via a Poll Vote. As such all votes were calculated on lot entitlements.

5. QUORUM

A quorum was not established and accordingly all decisions are interim resolutions for a period of 28 days.

6. APPOINTMENT OF CHAIRPERSON OF MEETING

It was resolved that Stephen Briffa of Network Pacific Strata Management Pty Ltd be elected as the Chairperson of the Meeting.

For: 9753	Against: 83	Abstain: 0

Moton Carried

7. APPOINTMENT OF MINUTE TAKER

It was resolved that Marcus Littlewood of Network Pacific Strata Management Pty Ltd be elected as the Chairperson of the Meeting.

For: 9753	Against: 83	Abstain: 0

Moton Carried

8. CONFIRMATION OF PREVIOUS MINUTES

It was resolved that the Owners Corporation approves and adopts the minutes of the Annual General Meeting held 3 May 2023 save that resolution 9.2 be amended to record that the following people were elected to the Committee:

- Afshan Madan Lot 3911S
- Debraj Bandyopadhyay Lot 1217S
- Matthew Ronald Lot 4909R
- Zakariah Hanyn Lot 1304R
- Phillip Middlemiss Lot 4301S
- Andrew Shelton Lot 905B
- Hui Ning Lim Lot 311B

For: 9836	Against: 0	Abstain: 0

Moton Carried

9. CONFIRMATION OF REPORTS

Resolved that the Owners Corporation adopts the following reports:

- Managers' Report
- Committee Report
- Insurance Valuation Report
- Report on Complaints and Disputes

For: 9590	Against: 0	Abstain: 246

Moton Carried

10. CONSIDERATION OF FINANCIAL MATTERS

It was resolved that the Owners Corporation approves and adopts the financial statements, as audited by LSA Partners, for the period 01/02/2023 to 31/01/2024.

For: 9493	Against: 0	Abstain: 343

Moton Carried

11. AUDIT OF FINANCIAL STATEMENTS

It was resolved that the Owners Corporation approve the appointment of an auditor for the financial year 01/02/2024 to 31/01/2025.

For: 9739	Against: 0	Abstain: 97

Moton Carried

12. ADMINISTRATION FUND LEVY

It was resolved that the Owners Corporation raises an Administration Fund Levy for the period 01/02/2024 to 31/01/2025 in the amount of **$1,040,000.00 + GST** to be levied on the basis of lot liability in accordancewith the Plan of Subdivision and charged quarterly as follows:

Period	**Due date**	**Sum to collect**
01/02/24-30/04/24	1 February 2024	$250,000.00+GST
01/05/24-31/07/24	1 May 2024	$250,000.00+GST
01/08/24-31/10/24	1 August 2024	$250,000.00+GST
01/11/24- 31/01/25	1 November 2024	$290,000.00+GST

It was further resolve that the Owners Corporation continues to raise the Administration Fund Levy from 01/02/2025 in the revised amount of **$1,081,600.00 + GST** until otherwise resolved and issue the below levy as a one-off annual levy due on 1 February each year and accordingly the below levy is to be issued:

Period	**Due date**	**Sum to collect**
01/02/25-31/01/26	1 February 2025	$1,081,600.00+GST

For: 9455	Against: 186	Abstain: 195

Moton Carried

13. MAINTENANCE PLAN

It was resolved that the Owners Corporation approves and adopts the Maintenance Plan prepared by Leary and Partners on 11 April 2024 (as tabled) and in accordance with Section 40 of the *Owners Corporations Act (Vic)* 2006, establishes a Maintenance Fund and collects levies in a Maintenance Fund to meet the costs forecast by the Maintenance Plan.

For: 9455	Against: 83	Abstain: 298

Moton Carried

14. MAINTENANCE FUND LEVY

It was resolved that the Owners Corporation raises a Maintenance Fund Levy for the period 01/02/2024 to 31/01/2025 in the amount of **$361,742.00 + GST**, as set out in the Maintenance Plan to be levied on the basis of lot liability in accordance with the Plan of Subdivision and charged quarterly as follows:

Period	**Due date**	**Sum to collect**
01/02/24-30/04/24	1 February 2024	$87,500.00+GST
01/05/24-31/07/24	1 May 2024	$87,500.00+GST
01/08/24-31/10/24	1 August 2024	$87,500.00+GST
01/11/24- 31/01/25	1 November 2024	$99,242.00+GST

It was further resolved that the Owners Corporation continues to raise the Maintenance Fund Levy from 01/02/2025 in the revised amount of **$376,573.00.00 + GST** as a one-off annual levy due on 1 February each year and accordingly the below levy is to be issued:

Period	**Due date**	**Sum to collect**
01/02/25-31/01/26	1 February 2025	$376,573.00+GST

For: 9455	Against: 186	Abstain: 195

Moton Carried

15. INSURANCE

Insurance is placed by Owners Corporation #1.

16. NUMBER OF COMMITTEE MEMBERS

It was resolved that the Owners Corporation elect a committee of at least three and not more than seven members.

For: 9836	Against: 0	Abstain: 0

Moton Carried

17. ELECTION OF COMMITTEE

The following members were elected to the Committee:

• Afshan Madan	Lot 3911S	9836	votes
• Andrew Shelton	Lot 905B	9836	votes
• Mathew Ronald	Lot 4909R	9733	votes
• Philip Middlemiss	Lot 4409R	9733	votes
• Sarah Liang	Lot 1217S	9836	votes
• Zakariah Hanyn	Lot 1304R	9836	votes

18. INSTRUMENT OF DELEGATION FO THE COMMITTEE

It was resolved that the Owners Corporation delegate all powers and functions that are capable of being delegated to the Owners Corporation Committee to make decisions on behalf of the Owners Corporation save for powers and functions that require a unanimous or special resolution of the Owners Corporation.

For: 9650	Against: 0	Abstain: 186

Moton Carried

19. INSTRUMENT OF DELEGATION TO THE MANAGER

It was resolved that the Owners Corporation delegates to the Manager those powers and functions under s 11of *Owners Corporations Act (Vic)* 2006 required to enable the Manager to perform the duties under the Contract of Appointment and comply with the requirements of the *Owners Corporations Act (Vic)* 2006 and *Owners Corporations Regulations (Vic)* 2018.

For: 9650	Against: 0	Abstain: 786

Moton Carried

20. PENALTY INTEREST

It was resolved that the Owners Corporation charge penalty interest at the maximum rate of interest payable under the *Penalty Interest Rates Act (Vic)* 1983 on any amount payable by a Lot Owner to the Owners Corporation that is still outstanding 30 days after the due date for payment. The interestrate is currently 10% and is subject to change.

For: 9578	Against: 83	Abstain: 175

Moton Carried

21. DEBT RECOVERY

It was resolved that the Owners Corporation authorises Network Pacific Strata Management Pty Ltd to collect outstanding fees and charges and for that purpose to issue a Letter of Demand, engage a lawyerand carry out all other actions and proceedings in VCAT, Magistrates Court or any other Court asrequired for the recovery of those fees and to proceed to the execution of any orders made.

For: 9681	Against: 0	Abstain: 155

Moton Carried

22. COMMON SEAL

It was resolved that the Owners Corporation authorises the Manager to affix the common seal to all documentswhere it is legally or commercially required including the Contract of Appointment, common property leases and licenses, including the assignment or transfer of same, settlement agreements and each owners corporation certificate.

For: 9761	Against: 0	Abstain: 72

Moton Carried

23. MEETING CLOSE

With no further business the meeting was closed at 8:07 PM.

NETWORK PACIFIC STRATA MANAGEMENT
PO Box 4353, Burwood East VIC 3151
Ph: 03 9816 4722 • Fax: 03 9816 4799
www.networkpacific.com.au
info@networkpacific.com.au

Plan of Subdivision No. PS 633275D #2

Owner Corporation 2 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	1,001,855.66	1,000,000.00	1,040,000.00
Interest On Overdue Levies	2,336.76	0.00	0.00
Interest On Investment Account	88.15	0.00	0.00
Other Income	3,819.07	0.00	0.00
TOTAL ADMIN. FUND INCOME	**1,008,099.64**	**1,000,000.00**	**1,040,000.00**
EXPENDITURE - ADMIN. FUND			
Accountancy Fees	150.00	0.00	0.00
Administration Costs	18,746.80	0.00	18,083.33
Audit Fees	1,750.00	0.00	1,750.00
Building Consumables	863.49	0.00	5,000.00
Bldg Mgmt - Manager Contract	76,214.38	0.00	155,000.00
Business Activity Statement	400.00	0.00	1,000.00
Carpark Cleaning	1,896.00	0.00	10,000.00
Common Area Cleaning	61,283.99	0.00	160,000.00
Electrical Repairs	6,605.00	0.00	10,000.00
Electricity	210,096.51	0.00	218,200.00
Essential Services Compliance	2,736.50	0.00	0.00
Auto Doors - Contract	6,362.00	0.00	984.00
Auto Doors - Repairs	1,744.96	0.00	500.00
Fire Protection - Repairs	2,713.00	0.00	10,000.00
Gardening	97,127.55	0.00	76,252.50
Gas Usage	71,023.27	0.00	72,000.00
General Maintenance	14,717.00	0.00	25,000.00
Gym Equipment Leasing	118,441.85	0.00	118,441.85
Lift Maintenance - Contract	19,864.62	0.00	11,410.00
Lift Maint-Non-Contracted Wrks	6,190.00	0.00	1,500.00
Lift Phone Lines	0.00	0.00	541.20
Mech Ventilation - Contract	9,110.12	0.00	10,464.00
Mech Ventilation - Repairs	4,558.58	0.00	1,000.00
Pest Control	2,400.00	0.00	2,400.00
Plant & Equipment	16,020.00	0.00	21,360.00
Plumbing Repairs	6,746.10	0.00	15,000.00
Reimbursement	3,644.27	0.00	42,747.04
Roller Door Maintenance	3,160.00	0.00	2,000.00

NETWORK PACIFIC
Strata Management

NETWORK PACIFIC STRATA MANAGEMENT
PO Box 4353, Burwood East VIC 3151
Ph: 03 9816 4722 • Fax: 03 9816 4799
www.networkpacific.com.au
info@networkpacific.com.au

Plan of Subdivision No. PS 633275D #2

Owner Corporation 2 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
Sanitary Disposal	3,018.95	0.00	1,000.00
Sauna/Steam Room Maintenance	1,170.00	0.00	1,200.00
Security Equipment Repairs	563.50	0.00	0.00
Signage	569.07	0.00	0.00
Stratapay & Software Charges	12,768.05	0.00	13,254.00
Swimming Pool Maintenance	60,169.80	0.00	27,000.00
Prior Manager Adjustment	(1.57)	0.00	0.00
TOTAL ADMIN. EXPENDITURE	**842,823.79**	**0.00**	**1,033,087.92**
SURPLUS / DEFICIT	**$ 165,275.85**	**$ 1,000,000.00**	**$ 6,912.08**
Opening Admin. Balance	(1,052.23)	(1,052.23)	164,223.62
ADMINISTRATIVE FUND BALANCE	**$ 164,223.62**	**$ 998,947.77**	**$ 171,135.70**
NUMBER OF UNITS OF LOT LIABILITY:		339,362	339,362
AMOUNT PER UNIT OF LOT LIABILITY:		$ 2.94670588	$ 3.06457411

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Plan of Subdivision No. PS 633275D #2

Owner Corporation 2 220 Spencer St/639 Lonsdale St Melbourne VIC 3000

ANNUAL BUDGET

	ACTUAL 01/02/23-31/01/24	BUDGET 01/02/23-31/01/24	BUDGET 01/02/24-31/01/25
MAINTENANCE FUND			
INCOME			
Levies - Maintenance Fund	349,998.73	350,000.00	361,742.00
TOTAL MAINTENANCE FUND INCOME	**349,998.73**	**350,000.00**	**361,742.00**
EXPENDITURE - MAINTENANCE FUND			
Capital Maintenance Fund	10,863.64	0.00	283,186.00
Electrical Works	4,644.00	0.00	0.00
General Repairs/Maintenance	7,280.00	0.00	0.00
Plant & Equipment	8,750.00	0.00	0.00
TOTAL MAINT. FUND EXPENDITURE	**31,537.64**	**0.00**	**283,186.00**
SURPLUS / DEFICIT	**$ 318,461.09**	**$ 350,000.00**	**$ 78,556.00**
Opening Maint Fund Balance	48,757.13	48,757.13	367,218.22
MAINTENANCE FUND BALANCE	**$ 367,218.22**	**$ 398,757.13**	**$ 445,774.22**
NUMBER OF UNITS OF LOT LIABILITY:		339,362	339,362
AMOUNT PER UNIT OF LOT LIABILITY:		$ 1.03134706	$ 1.06594728

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Owners Corporation Notification of Making Rules

OC017233G
06/02/2013 $55.10 OCR

Section 27E(1) Subdivision Act 1988
(when lodged with Plan)

Lodged by

Name: Thomsons Lawyers
Phone: 03 8080 3500
Address: Level 39, 525 Collins Street, Melbourne 3000
Reference: MK:3361586
Customer Code: 13557X

Applicant: *(full name and address including postcode)*
Far East Consortium (Australia) Pty Ltd ACN 006 166 034 of Suite 501, Level 5, 370 St Kilda Road, Melbourne 3004

Plan No.:	Owners Corporation No.:
PS633275D	2

Supplied with this notification is:

A copy of the proposed rules of the Owners Corporation

Date: 10 January 2013

Signature of Australian Legal Practitioner within the meaning of the *Legal Profession Act 2004* for the applicant

Mark Kemp
525 Collins Street, Melbourne
An Australian Legal Practitioner
within the meaning of the
Legal Profession Act 2004.

OC5

THE BACK OF THIS FORM MUST NOT BE USED

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

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PART A

DEFINITIONS AND INTERPRETATION

These Rules are made by Owners Corporation 2 of Plan No. PS633275D for Upper West Side.

The Regulations provide for:

(a) the powers of the Owners Corporation;

(b) the general duties of Members and Occupiers;

(c) meetings and administration of the Owners Corporation;

(d) insurance; and

(e) and other miscellaneous matters.

DEFINITIONS

1.1. In these Rules:

"Act" means the Owners Corporations Act 2006;

"Additional Rules" means all of the:

(a) Car Space Rules;

(b) Storage Rules; and;

(c) Motorcycle Rules;

"Attachment" means an attachment to these Rules;

"Authority" means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency;

"Back of House Area" means the entrance off Cleve Lane to Upper West Side;

"**Bicycle Storage Facilities**" means the bicycle storage facilities located on the Common Property;

"Building" means the building and improvements located on the Land, including where applicable the Common Property;

"Building Facilities" means the facilities located on the Common Property from time to time;

Building Services" means:

(a) water, gas, artificially heated or cooled air, or heating oil;

(b) sewerage and drainage;

(c) telephone, radio and television;

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OC017233G
06/02/2013 $55.10 OCR

(d) security systems; and

(e) any other facility, supply or transmission;

"Building Works" are any works, alterations, additions, repairs or replacement of:

(a) Common Property structures including Common Property walls, floor and ceiling enclosing a Lot;

(b) Building Facilities;

(c) Building Services;

(d) the structure of a Lot including dividing walls between Lots; and

(e) a load bearing wall;

"Car Park" means that part of the Building and Land designated for entry and exit of Motor Vehicles and Motorcycles to and from the Car Space Lots, Motorcycle Lots and the Visitor Car Spaces;

"Car Space Rules" means the rules set out in Part C - 'Additional Rules for Car Space Lots';

"Car Space Lots" means Lots with a number which includes the letter 'Y' or 'W';

"Common Property" means the Common Property shown as Common Property 2 on the Plan;

"Common Property Ductwork" means ductwork installed in the Building;

"**Developer**" means Far East Consortium (Australia) Pty Ltd;

"Developer's Mortgagee" means any person or corporation which has taken from the Developer a mortgage or charge over any part of Upper West Side;

"Facade" means the exterior walls of the Building, including any glass walls or windows;

"Fire Safety Device" means any structure or device contained within a Lot or Common Property that:

(a) monitors or signals the incidence of smoke, heat or fire within the Building;

(b) provides lighting in the case of smoke, heat or fire within the Building;

(c) controls access throughout the Building in the case of smoke, heat or fire in the Building including doors, stairs and lifts;

(d) extinguishes or decreases the spread of fire, smoke or heat through the Building; and

(e) is required by Law for fire safety or that otherwise improves fire safety;

"Land" means all of the land in the Plan;

"Law" means any statute, regulation, proclamation, ordinance, order or by-laws enacted under any statute or subordinate legislation;

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"Loading Dock Area" means that part of the Common Property located on the loading level of the Building comprising a loading dock;

"Lot" means all of the:

OC017233G
06/02/2013 $55.10 OCR

(a) Residential Lots;

(b) Retail Lots;

(c) Car Space Lots;

(d) Storage Lots; and

(e) Motorcycle Lots

shown on the Plan;

"Manager" means

(a) a manager appointed by the Owners Corporation pursuant to Section 119 of the *Owners Corporations Act 2006*; and

(b) a building manager appointed by the Owners Corporation;

"Member" means a member of the Owners Corporation, and where applicable, agents, licensees, invitees, contractors, visitors etc of a Member;

"Model Rules" means the rules set out in Part B;

Motorcycle means a vehicle designed to travel on more than 3 wheels with a seat for the operator;

Motorcycle Lots means Lots with a number which includes the letter 'W';

Motorcycle Rules means the rules set out in Part E – 'Additional Rules for Motorcycle Lots';

"Motor Vehicle" means a motor vehicle:

(a) with a tare weight not more than 2 tonnes; and

(b) with dimensions capable of fitting within a Car Space Lot and gaining entry to the Car Space Lots without causing damage to the Building;

"Occupier" means a person lawfully in occupation of a Lot;

"Owners Corporation" means Owners Corporation 2 on the Plan and as otherwise defined by the Act;

"Plan" means Plan of Subdivision No. PS 633275D;

"Regulations" means the Owners Corporation Regulations 2007;

"Residential Lot" means Lots with a number which includes the letter 'S', 'L' or 'B';

"Retail Lot" means Lots with a number which includes the letter 'T';

"Rules" means all of the:

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OC017233G
06/02/2013 $55.10 OCR

(a) Model Rules;

(b) Car Space Rules;

(c) Storage Rules;

(d) Motorcycle Rules; and

(e) any other rules of use;

"Security Key" means an FOB key, security access card and similar security device;

"Special Resolution" has the same meaning as in the Act;

"Storage Lot" means Lots with a number which includes the letter 'V', 'Z' or 'M';

"Storage Rules" means the rules set out in Part D – 'Additional Rules for Storage Lots';

"Upper West Side" means all of the Lots and the Common Property;

"Visitor Car Spaces" means that part of the Common Property designated for the parking of Motor Vehicles by visitors to Upper West Side; and

"Window Covering" means any internal or external covering to a window of a Lot.

INTERPRETATION

1.2. These Rules must be read in conjunction with the Act and the Regulations.

1.3. Where there is any inconsistency between the Model Rules and the Additional Rules, the Additional Rules prevail to the extent of the inconsistency.

1.4. The index and headings in these Rules are not:

(a) part of these Rules; and

(b) to be taken into account in interpreting these Rules.

1.5. A word which is in these Rules but is not defined has the meaning set out in the Act.

1.6. An obligation imposed on more than 1 person is enforceable against each person separately, together or in any combination.

1.7. The singular includes the plural and vice-versa and a gender includes both genders.

1.8. Where any form of the word 'include' is used it is to be read as if followed by the words 'without limitation'.

1.9. A reference to any document, instrument or Law includes any variation of replacement.

1.10. A consent given by the Owners Corporation in accordance with these Rules, except where otherwise stated, may be:

(a) granted or withheld in the absolute discretion of the Owners Corporation;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 6 of 71

OC017233G
06/02/2013 $55.10 OCR

(b) revocable; and

(c) given subject to conditions.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 7 of 71

OC017233G
06/02/2013 $55.10 OCR

PART B

MODEL RULES

1. Health, Safety and Security

1.1. Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2. Storage of Flammable Liquids and Other Dangerous Substances and Materials

1. Except with the approval in writing of the Owners Corporation, an Owner or Occupier of a Lot must not use or store on the Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to:
   a. chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
   b. any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3. Waste Disposal

An Owner or Occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the Occupiers or users of other Lots.

2. Management and Administration

2.1. Metering of Services and Apportionment of Costs of Services

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

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3. Use of Common Property

3.1. Use of Common Property

1. An Owner or Occupier of a Lot must not obstruct the lawful use and enjoyment of the Common Property by any other person entitled to use the Common Property.
2. An Owner or Occupier of a Lot must not, without the written approval of the Owners Corporation, use for his or her own purposes as a garden any portion of the Common Property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the Owners Corporation has resolved that an animal is a danger or is causing a nuisance to the Common Property, it must give reasonable notice of this resolution to the Owner or Occupier who is keeping the animal.
5. An Owner or Occupier of a Lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2. Vehicles and Parking on Common Property

An Owner or Occupier of a Lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle:

1. to be parked or left in parking spaces situated on Common Property and allocated for other Lots; or
2. on the Common Property so as to obstruct a driveway, pathway, entrance or exit to a Lot; or
3. in any place other than a parking area situated on Common Property specified for that purpose by the Owners Corporation.

3.3. Damage to Common Property

1. An Owner or Occupier of a Lot must not damage or alter the Common Property without the written approval of the Owners Corporation.
2. An Owner or Occupier of a Lot must not damage or alter a structure that forms part of the Common Property without the written approval of the Owners Corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An Owner or person authorised by an Owner may install a locking or safety device to protect the Lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

5 The Owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

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06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 9 of 71

4. Lots

4.1. Change of Use of Lots

An Owner or Occupier of a Lot must give written notification to the Owners Corporation if the Owner or Occupier changes the existing use of the Lot in a way that will affect the insurance premiums for the Owners Corporation.

Example

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

5. Behaviour of Persons

5.1. Behaviour of Owners, Occupiers and Invitees on Common Property

An Owner or Occupier of a Lot must take all reasonable steps to ensure that guests of the Owner or Occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the Common Property.

5.2. Noise and Other Nuisance Control

1. An Owner or Occupier of a Lot, or a guest of an Owner or Occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the Common Property.
2. Subrule (1) does not apply to the making of a noise if the Owners Corporation has given written permission for the noise to be made.

6. Dispute Resolution

1. The grievance procedure set out in this rule applies to disputes involving a Lot Owner, manager, or an Occupier or the Owners Corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the Owners Corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the Owners Corporation must be notified of any dispute by the complainant, regardless of whether the Owners Corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the Owners Corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or Owners Corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.
8. This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.



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PART C

ADDITIONAL RULES FOR CAR SPACE LOTS

1. CAR SPACE - USE OF LOTS

1.1 A Member or Occupier of a Car Space Lot must not:

a. use or permit its Car Space Lot to be used for any purpose other than the parking of a Motor Vehicle including but not limited to:

i. storage;

ii. residence;

iii. the repair, maintenance, servicing, disassembly or assembly of a Motor Vehicle; and

iv. the cleaning or washing of a Motor Vehicle;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Car Space Lot onto any Common Property and other Lots;

c. make or permit to be made any noise which may be heard outside its Car Space Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on a Car Space Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

f. conduct a business out of or use its Car Space Lot for the conduct of a business; or

g. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

h. leave any Motor Vehicle in any part of the Car Park other than in its Car Space Lot;

i. bring into its Car Space Lot or the Car Park any Motor Vehicle which is:

i. heavily soiled;

ii. un-roadworthy;

iii. excessively noisy;

iv. dangerous; or

v. leaking fuel, gas, oil or water;

j. enclose its Car Space Lot; and

k. affix any door, cage, storage cupboards or bicycle rack to its Car Space Lot without the prior written consent of the Owners Corporation.

OC017233G
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2. CAR SPACE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Car Space Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property including the Building Facilities;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. Subject to Car Space Rule 16, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters and scooters or the like in the Car Park;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

i. on the Common Property which obstructs any driveway or entrance to a Lot; or

ii. within the Visitor Car Spaces; and

iii. in any place other than the Car Park;

j. permit a visitor to its Car Space Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

i. plant room;

ii. machine housing;

iii. waste disposal room;

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OC017233G
06/02/2013 $55.10 OCR

iv. electricity switch room; and

v. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

3. CAR SPACE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Car Space Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Car Space Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Car Space Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Car Space Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Car Space Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Car Space Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Car Space Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Car Space Lot must pay the cost of removal of boxes, cartons and containers on its behalf.

3.11 A Member or Occupier of a Car Space Lot must comply with all directions made by the Manager or the Owners Corporation regarding moving in or moving out of its Car Space Lot.

4. CAR SPACE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Car Space Lot must promptly notify the Manager of any damage to the Common Property.

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OC017233G 06/02/2013 $55.10 OCR

5. CAR SPACE - SECURITY

5.1 A Member or Occupier of a Car Space Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Car Space Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Car Space Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Car Space Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Car Space Lots under these rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Car Space must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Car Space Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Car Space Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Car Space Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Car Space Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. CAR SPACE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Car Space Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

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b. a breach of the Model Rules or Car Space Rules by a Member or Occupier of a Car Space Lot.

7. CAR SPACE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Car Space Lot must at its cost promptly comply with all laws relating to the Car Space Lot including any requirements, notices and orders of an Authority.

8. CAR SPACE - RIGHT OF WAY

8.1 Each Member and Occupier of a Car Space Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Car Space Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Car Space Lots which is for the benefit of each Car Space Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Car Space Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Car Space Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

OC017233G 06/02/2013 155.10 OCR

9. CAR SPACE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Car Space Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Car Space Lot anything visible from outside its Car Space Lot that is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Car Space Lot;

c. install or permit to be installed in any part of its Car Space Lot any bars, screens, enclosures or grilles visible from outside its Car Space Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Car Space Lot or within it any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Car Space Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Car Space Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Car Space Lot that can be viewed from the exterior of the Building.

1. CAR SPACE – BUILDING FACILITIES AND BUILDING SERVICES

1.1 A Member or Occupier of a Car Space Lot must:

a. only use electrical, plumbing or other Building Facilities and Building Services in its Car Space Lot and the Common Property for their proper purpose;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 15 of 71

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

1.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Car Space Lot will be its responsibility.

2. CAR SPACE - FIRE CONTROL

2.1 A Member or Occupier of a Car Space Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

2.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Car Space Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Car Space Lot;

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Car Space Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or Car Space Lot; and

d. ensure that the Members or Occupiers or any other person do not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

OC017233G 06/02/2013 $55.10 OCR

2.3 A Member or Occupier of a Car Space Lot must not store on its Car Space Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Car Space Lot at any time.

2.4 A Member or Occupier of a Car Space Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

3. CAR SPACE - COMPLIANCE WITH RULES AND RULES OF USE

3.1 A Member or Occupier of a Car Space Lot must at its cost comply with:

a. the Model Rules and Car Space Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

3.2 A Member or Occupier of a Car Space Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 16 of 71

a. the Model Rules and the Car Space Rules; and.

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

3.3 A breach of any directions or rules of use is a breach of the Car Space Rules.

3.4 A Member or Occupier of a Car Space Lot uses the Common Property at its own risk.

3.5 The Member or Occupier of a Car Space Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Car Space Rules; and

b. any damage caused by any breach by it of the Model Rules and Car Space Rules.

4. CAR SPACE - PETS AND ANIMALS

4.1 A Member or Occupier of a Car Space Lot must not keep a domestic animal or pet on its Car Space Lot.

5. CARSPACE – CLEANING OF LOT

5.1 A Member or Occupier of a Car Space Lot must at its cost:

a. keep its Car Space Lot in a clean and tidy condition; and

b. keep its Car Space Lot free of pests and vermin.

6. CAR SPACE - GARBAGE/RUBBISH

6.1 A Member or Occupier of a Car Space Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

6.2 A Member or Occupier of a Car Space Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

OC017233G 06/02/2013 $55.10 OCR

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

7. CAR SPACE - STORAGE OF BICYCLES

7.1 A Member or Occupier of a Car Space Lot must:

a. not permit any bicycle to be stored in any place other than the Bicycle Storage Facilities;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 17 of 71

b. not use the lifts in the Building for taking bicycles to and from its Car Space Lot;

c. not enter any part of the Building with a bicycle except by the Cleve Lane or Lonsdale Street Car Park entrances; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

8. CAR SPACE - SIGNS

8.1 A Member or Occupier of a Car Space Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Car Space Lot visible from outside its Car Space Lot.

9. CAR SPACE - MAIL

9.1 A Member or Occupier of a Car Space Lot must:

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for any reason for more than one night.

10. CAR SPACE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

10.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Car Space Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

OC017233G 06/02/2013 $55.10 OCR

a. completing construction and/or improvements on the Land

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

10.2 Each Member of a Car Space Lot consents to:

a. this Car Space Rule 10;

b. the entitlements of the Developer granted by this Car Space Rule 10; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Car Space Rule 10.

10.3 A Member or Occupier of a Car Space Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 18 of 71

the Developer or the Developer's Mortgagee carrying out the activities set out in this Car Space Rule 10.

10.4 The Owners Corporation must to all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

11. CAR SPACE - BUILDING WORKS

11.1 A Member or Occupier of a Car Space Lot must not undertake any Building Works without a professional acoustic report.

11.2 A Member or Occupier of a Car Space Lot must not undertake any Building Works in relation to its Car Space Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise to any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic rating of the Building.

11.3 A Member or Occupier of a Car Space Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works;

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 19 of 71

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works;

11.4 A Member or Occupier of a Car Space Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Car Space Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

11.5 A Member or Occupier of a Car Space Lot must at its cost repair any damage:

a. to the Common Property;

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

OC017233G 06/02/2013 155.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 20 of 71

11.6 The Manager may, in its absolute discretion require a Member or Occupier of a Car Space Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Car Space Rule.

11.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Car Space Rule 11.5 if a Member of Occupier of a Car Space Lot does not comply with its obligations under Car Space Rule 11.5.

11.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Car Space Lot has not complied with this Car Space Rule 11.

12. CAR SPACE - LEASING A LOT

12.1 A Member must only grant a lease or licence (Lease) of its Car Space Lot to:

a. another Member of an Owners Corporation of Upper West Side; or

b. an Occupier of a Retail Lot.

12.2 If a Member of a Car Space Lot grants a Lease of its Car Space Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

OC017233G 06/02/2013 $55.10 OCR

13. CAR SPACE - USE OF CAR PARK

13.1 A Member of Occupier of a Car Space Lot must at its cost comply with:

a. every traffic sign in or at the entrance or exit of the Car Park;

b. any conditions of entry imposed by the Owners Corporation in relation to the Car Park including but not limited to speed restrictions;

c. any traffic management plan imposed by the Owners Corporation; and

d. any enforcement measures imposed by the Owners Corporation in relation to the misuse of the Car Space Lots and the Car Park.

13.2 The Owners Corporation may:

a. remove any Motor Vehicle which:

i. is not parked wholly within a marked Car Space Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 21 of 71

ii. is not parked on the Car Space Lot designated for that Motor Vehicle; and

iii. does not comply with the Car Space Rules;

b. install traffic signs in the Car Park and the entrances and exit to the Car Park;

c. install speed humps and other traffic control devices in the Car Park;

d. impose conditions of use in relation to the Car Park including maximum speed restrictions; and

e. designate Car Space Lots by numbering, line marking or other means.

14. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

14.1 The Owners Corporation may collect personal information about Members and Occupiers of Car Space Lots, including but not limited to their name and address.

14.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Car Space Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 22 of 71

PART D

ADDITIONAL RULES FOR STORAGE LOTS

1. STORAGE - USE OF LOTS

1.1 A Member or Occupier of a Storage Lot must not:

a. use or permit its Storage Lot to be used for any purpose other than storage including but not limited to:

i. residence; and

ii. the parking of a Motor Vehicle;

b. store anything on its Storage Lot which:

i. emits odours;

ii. emits noise;

iii. is not dry or clean;

iv. is rubbish or waste materials including but not limited to any refuse or food or food waste or other putrescible matter; and

v. is not in conjunction with the use of a Residential Lot;

OC017233G 06/02/2013 $55.10 OCR

c. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Storage Lot onto any Common Property and other Lots;

d. make or permit to be made any noise which may be heard outside its Storage Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

e. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

f. install or permit to be installed any safe on its Storage Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

g. conduct a business out of or use its Storage Lot for the conduct of a business; and

h. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

2. STORAGE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Storage Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 23 of 71

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters and scooters or the like in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Storage Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written approval of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

   i. thermostat;

   ii. board control;

   iii. electricity;

   iv. gas;

   v. heating or cooling controls; and

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 24 of 71

vi. any other Building Services.

3. STORAGE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Storage Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Storage Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Storage Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Storage Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Storage Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Car Space Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Storage Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Storage Lot must pay the cost of removal of boxes, cartons and containers on their behalf.

3.11 A Member or Occupier of a Storage Lot must comply with all directions made by the Manager or Owners Corporation regarding moving in or moving out of its Storage Lot.

4. STORAGE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Storage Lot must promptly notify the Manager of any damage to the Common Property.

5. STORAGE - SECURITY

5.1. A Member or Occupier of a Storage Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Storage Lot on either a temporary or permanent basis;

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 25 of 71

b. permitting, to the exclusion of Members or Occupiers of Storage Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Storage Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Storage Lots under these Rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Storage Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Storage Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Storage Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member of a Storage Lot in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Storage Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. STORAGE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Storage Lot must pay:

a. administrative levies set by the Owners Corporation; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot entitlement in the Plan.

OC017233G 06/02/2013 $55.10 OCR

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Storage Rules by a Member or Occupier of a Storage Lot.

7. STORAGE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Storage Lot must at its cost promptly comply with all laws relating to its Storage Lot including any requirements, notices and orders of an Authority.

8. STORAGE - RIGHT OF WAY

8.1 Each Member and Occupier of a Storage Lot agrees and acknowledges that:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 26 of 71

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Storage Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Storage Lots which is for the benefit of each Storage Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Storage Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Storage Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

9. STORAGE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Storage Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Storage Lot anything visible from outside its Storage Lot which is not in keeping with the rest of the Building;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Storage Lot;

c. install or permit to be installed in any part of its Storage Lot any bars, screens, enclosures or grilles visible from outside its Storage Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Storage Lot any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Storage Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Storage Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Storage Lot that can be viewed from the exterior of the Building.

OC017233G 06/02/2013 $55.10 OCR

10. STORAGE – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Storage Lot must:

a. only use Building Facilities and Building Services in the Storage Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in the Building Facilities and Building Services;

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them;

d. ensure that ventilation of its Storage Lot is not adversely affected by the items stored; and

e. ensure that there is a minimum clearance of 500mm to the underside of any sprinkler head or other services located in its Storage Lot.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 27 of 71

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Storage Lot will be its responsibility.

11. STORAGE - FIRE CONTROL

11.1 A Member or Occupier of a Storage Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Storage Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Storage Lot;

b. ensure that the appropriate contractors are engaged for the provision of all adequate Fire Safety Devices in the Upper West Side precinct or to a Storage Lot to the satisfaction of all relevant Governmental Agencies;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or Storage Lot; and

d. ensure that a Member or Occupier of a Storage Lot or any other person does not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

OC017233G 06/02/2013 $55.10 OCR

11.3 A Member or Occupier of a Storage Lot must not store on its Storage Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Storage Lot at any time.

11.4 A Member or Occupier of a Storage Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by them at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. STORAGE - COMPLIANCE WITH RULES AND RULES OF USE

12.1 A Member or Occupier of a Storage Lot must at its cost comply with:

a. the Model Rules and Storage Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

12.2 A Member or Occupier of a Storage Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and the Storage Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

12.3 A breach of any directions or rules of use is a breach of the Storage Rules.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 28 of 71

12.4 A Member or Occupier of a Storage Lot uses the Common Property at its own risk.

12.5 A Member or Occupier of a Storage Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Storage Rules; and

b. any damage caused by any breach by it of the Model Rules and Storage Rules.

13. STORAGE - PETS AND ANIMALS

13.1 A Member or Occupier of a Storage Lot must not keep a domestic animal or pet on its Storage Lot.

14. STORAGE – CLEANING OF LOT

14.1 A Member or Occupier of a Storage Lot must at its cost:

a. keep its Storage Lot in a clean and tidy condition; and

b. keep its Storage Lot free of pests and vermin.

15. STORAGE - GARBAGE/RUBBISH

15.1 A Member or Occupier of a Storage Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

15.2 A Member or Occupier of a Storage Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

OC017233G 06/02/2013 $55.10 OCR

16. STORAGE - SIGNS

16.1 A Member or Occupier of a Storage Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Storage Lot visible from outside its Storage Lot.

17. STORAGE - MAIL

17.1 A Member or Occupier of a Storage Lot must:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 29 of 71

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for more than one night.

18. STORAGE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

18.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Storage Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land;

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

18.2 Each Member of a Storage Lot consents to:

a. this Storage Rule 18;

b. the entitlements of the Developer granted by this Storage Rule 18; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Storage Rule 18.

18.3 A Member or Occupier of a Storage Lot must not:

OC017233G
06/02/2013 $55.10 OCR

a. prevent;

b. interfere with; or

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Storage Rule 18.

18.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

19. STORAGE - BUILDING WORKS

19.1 A Member or Occupier of a Storage Lot must not undertake any Building Works without a professional acoustic report.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 30 of 71

19.2 A Member or Occupier of a Storage Lot must not undertake any Building Works in relation to its Storage Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. The Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic ratings of any component of the Building.

19.3 A Member or Occupier of a Storage Lot must not proceed with any Building Works until that Member or Occupier:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works.

19.4 A Member or Occupier of a Storage Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 31 of 71

OC017233G
05/02/2013 $55.10 OCR

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Storage Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

19.5 A Member or Occupier of a Storage Lot must at its cost repair any damage to:

a. the Common Property;

b. any other Lot; and

c. Building Facilities and Building Services,

caused by the Building Works.

19.6 The Manager may, in its absolute discretion require a Member or Occupier of a Storage Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Storage Rule.

19.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Storage Rule 19.6 if a Member or Occupier of a Storage Lot has not complied with its obligations under Storage Rule 19.6.

19.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Storage Lot has not complied with this Storage Rule 19.

20. STORAGE - LEASING A LOT

20.1 A Member must only grant a lease or licence (Lease) of its Storage Lot to a Member of an Owners Corporation of Upper West Side.

20.2 If a Member of a Storage grants a Lease of its Storage Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 32 of 71

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

21. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

21.1 The Owners Corporation may collect personal information about Members and Occupiers of Storage Lots, including but not limited to their name and address.

21.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Storage Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 33 of 71

PART E

ADDITIONAL RULES FOR MOTORCYCLE LOTS

1. MOTORCYCLE - USE OF LOTS

1.1 A Member or Occupier of a Motorcycle Lot must not:

a. use or permit its Motorcycle Lot to be used for any purpose other than the parking of a Motorcycle including but not limited to:

i. storage;

ii. residence;

iii. the repair, maintenance, servicing, disassembly or assembly of a Motorcycle; and

iv. the cleaning or washing of a Motorcycle;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Motorcycle Lot onto any Common Property and other Lots;

c. make or permit to be made any noise which may be heard outside its Motorcycle Lot between the hours of Monday to Friday from 10.00pm to 7.00am, Saturday from 11.00pm to 8.00am and Sunday from 10.00pm to 7.00am;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on a Motorcycle Lot unless it obtains the prior written consent of the Manager, which costs (including costs of any consultant's reports or other costs in relation to the consideration of the request) must be paid for by the Member;

OC017233G 06/02/2013 $55.10 OCR

f. conduct a business out of or use its Motorcycle Lot for the conduct of a business; or

g. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct;

h. leave any Motorcycle in any part of the Car Park other than in its Motorcycle Lot;

i. bring into its Motorcycle Lot or the Car Park any Motorcycle which is:

i. heavily soiled;

ii. un-roadworthy;

iii. excessively noisy;

iv. dangerous; or

v. leaking fuel, gas, oil or water;

j. enclose its Motorcycle Lot; and

k. affix any door, cage, storage cupboards or bicycle rack to its Motorcycle Lot without the prior written consent of the Owners Corporation.

2. MOTORCYCLE - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Motorcycle Lot must not:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 34 of 71

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property including the Building Facilities;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles, tricycles, motor scooters and scooters or the like in the Car Park;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or any Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written approval;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Car Space Lot to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 35 of 71

r. adjust or permit any persons to adjust any:

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

OC017233G
06/02/2013 $55.10 OCR

3. MOTORCYCLE - MOVING IN - MOVING OUT AND DELIVERIES

3.1 A Member or Occupier of a Motorcycle Lot must only move in or out through the Back of House section via Cleve Lane.

3.2 A Member or Occupier of a Motorcycle Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Motorcycle Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Motorcycle Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Motorcycle Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Motorcycle Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier.

3.9 A Member or Occupier of a Motorcycle Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Motorcycle Lot must pay the cost of removal of boxes, cartons and containers on its behalf.

3.11 A Member or Occupier of a Motorcycle Lot must comply with all directions made by the Manager or the Owners Corporation regarding moving in or moving out of its Motorcycle Lot.

4. MOTORCYCLE - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Motorcycle Lot must promptly notify the Manager of any damage to the Common Property.

5. MOTORCYCLE - SECURITY

5.1 A Member or Occupier of a Motorcycle Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 36 of 71

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Motorcycle Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Motorcycle Lots, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Motorcycle Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Motorcycle Lots under these rules the Owners Corporation must make available to each Member 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member.

5.6 A Member of a Motorcycle Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Motorcycle Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Motorcycle Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key:

a. must not duplicate or permit the Security Key to be duplicated; and

b. must take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than an Occupier of its Motorcycle Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

5.8 A Member or Occupier of a Motorcycle Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. MOTORCYCLE - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Motorcycle Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Motorcycle Rules by a Member or Occupier of a Motorcycle Lot.

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 37 of 71

7. MOTORCYCLE - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Motorcycle Lot must at its cost promptly comply with all laws relating to the Motorcycle Lot including any requirements, notices and orders of an Authority.

8. MOTORCYCLE - RIGHT OF WAY

8.1 Each Member and Occupier of a Motorcycle Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Motorcycle Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Motorcycle Lots which is for the benefit of each Motorcycle Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Motorcycle Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Motorcycle Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

9. MOTORCYCLE - APPEARANCE OF LOT

9.1 A Member or Occupier of a Motorcycle Lot must not:

a. without prior written consent of the Owners Corporation maintain inside its Motorcycle Lot anything visible from outside its Motorcycle Lot that is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

b. install or permit to be installed bars, screens or grilles or other safety devices to the exterior of its Motorcycle Lot;

c. install or permit to be installed in any part of its Motorcycle Lot any bars, screens, enclosures or grilles visible from outside its Motorcycle Lot not in keeping with the rest of the Building;

d. operate or permit to be operated on its Motorcycle Lot or within it any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

e. attach to or hang from the exterior of its Motorcycle Lot any aerial or any security device or wires;

f. install or operate or permit to be installed or operated on its Motorcycle Lot any intruder alarm which emits an audible signal; and

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Motorcycle Lot that can be viewed from the exterior of the Building.

OC017233G 06/02/2013 $55.10 OCR

10. MOTORCYCLE – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Motorcycle Lot must:

a. only use electrical, plumbing or other Building Facilities and Building Services in its Motorcycle Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 38 of 71

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Motorcycle Lot will be its responsibility.

11. MOTORCYCLE - FIRE CONTROL

11.1 A Member or Occupier of a motorcycle Lot must:

a. not use, obstruct or interfere with any Fire Safety Device except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Motorcycle Lot, as appropriate:

a. consult with any relevant authority as to appropriate Fire Safety Devices for the Upper West Side precinct or a Motorcycle Lot;

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Motorcycle Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or its Motorcycle Lot; and

d. ensure that the Members or Occupiers or any other person do not interfere with or activate any Fire Safety Devices in the Common Property area or Building except in an emergency.

OC017233G 06/02/2013 $55.10 OCR

11.3 A Member or Occupier of a Motorcycle Lot must not store on its Motorcycle Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Motorcycle Lot at any time.

11.4 A Member or Occupier of a Motorcycle Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. MOTORCYCLE - COMPLIANCE WITH RULES AND RULES OF USE

12.1 A Member or Occupier of a Motorcycle Lot must at its cost comply with:

a. the Model Rules and Motorcycle Rules; and

b. all directions and rules of use set by the Manager or the Owners Corporation.

12.2 A Member or Occupier of a Motorcycle Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and the Motorcycle Rules; and.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 39 of 71

b. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

12.3 A breach of any directions or rules of use is a breach of the Motorcycle Rules.

12.4 A Member or Occupier of a Motorcycle Lot uses the Common Property at its own risk.

12.5 The Member or Occupier of a Motorcycle Lot must pay, within 7 days of notice from the Owners Corporation, the costs incurred by the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Motorcycle Rules; and

b. any damage caused by any breach by it of the Model Rules and Motorcycle Rules.

13. MOTORCYCLE - PETS AND ANIMALS

13.1 A Member or Occupier of a Motorcycle Lot must not keep a domestic animal or pet on its Motorcycle Lot.

14. MOTORCYCLE – CLEANING OF LOT

14.1 A Member or Occupier of a Motorcycle Lot must at its cost:

a. keep its Motorcycle Lot in a clean and tidy condition; and

b. keep its Motorcycle Lot free of pests and vermin.

15. MOTORCYCLE - GARBAGE/RUBBISH

15.1 A Member or Occupier of a Motorcycle Lot must at its cost:

a. not dispose of garbage/rubbish onto the Common Property; and

b. deposit all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

15.2 A Member or Occupier of a Motorcycle Lot must dispose of garbage in the manner specified by the Owners Corporation or the Manager from time to time but otherwise:

OC017233G 06/02/2013 $55.10 OCR

a. rubbish or refuse from a vacuum cleaner must be placed in a rubbish bag and securely closed before disposing of it in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and deposited in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic are to be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and deposited in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

16. MOTORCYCLE - STORAGE OF BICYCLES

16.1 A Member or Occupier of a Motorcycle Lot must:

a. not permit any bicycle to be stored in any place other than the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Motorcycle Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 40 of 71

c. not enter any part of the Building with a bicycle except by the Cleve Lane or Lonsdale Street Car Park entrances; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

17. MOTORCYCLE - SIGNS

17.1 A Member or Occupier of a motorcycle Lot must not erect or affix any sign or notice (including any for sale or for lease boards) to any part of the Common Property or its Motorcycle Lot visible from outside its Motorcycle Lot.

18. MOTORCYCLE - MAIL

18.1 A Member or Occupier of a Motorcycle Lot must:

a. clear its mail box every day; and

b. at its cost arrange for its mail box to be cleared by another person if it is absent for any reason for more than one night.

19. MOTORCYCLE - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

19.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Motorcycle Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

OC017233G 06/02/2013 $55.10 OCR

19.2 Each Member of a Motorcycle Lot consents to:

a. this Motorcycle Rule 19;

b. the entitlements of the Developer granted by this Motorcycle Rule 19; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Motorcycle Rule 19.

19.3 A Member or Occupier of a Motorcycle Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Motorcycle Rule 19.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 41 of 71

19.4 The Owners Corporation must to all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

d. restricting access to any part of the Common Property.

20. MOTORCYCLE - BUILDING WORKS

20.1 A Member or Occupier of a Motorcycle Lot must not undertake any Building Works without a professional acoustic report.

20.2 A Member or Occupier of a Motorcycle Lot must not undertake any Building Works in relation to its Motorcycle Lot except in accordance with the following requirements:

a. all required permits, approvals and consent under all relevant laws ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise to any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

OC017233G 05/02/2013 $55.10 OCR

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays; and

d. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic rating of the Building.

20.3 A Member or Occupier of a Motorcycle Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 42 of 71

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works;

20.4 A Member or Occupier of a Motorcycle Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Motorcycle Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

20.5 A Member or Occupier of a Motorcycle Lot must at its cost repair any damage:

a. to the Common Property;

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 43 of 71

20.6 The Manager may, in its absolute discretion require a Member or Occupier of a Motorcycle Lot to provide a security deposit or bond (Bond) in relation to its obligations under this Motorcycle Rule.

20.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Motorcycle Rule 11.5 if a Member of Occupier of a Motorcycle Lot does not comply with its obligations under Motorcycle Rule 11.5.

20.8 The Owners Corporation may stop all Building Works if the Member or Occupier of a Motorcycle Lot has not complied with this Motorcycle Rule 11.

21. MOTORCYCLE - LEASING A LOT

21.1 A Member must only grant a lease or licence (Lease) of its Motorcycle Lot to:

a. another Member of an Owners Corporation of Upper West Side; or

b. an Occupier of a Retail Lot.

21.2 If a Member of a Motorcycle Lot grants a Lease of its Motorcycle Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Occupier and its visitors comply with the Rules;

e. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

OC017233G 06/02/2013 $55.10 OCR

22. MOTORCYCLE - USE OF CAR PARK

22.1 A Member of Occupier of a Motorcycle Lot must at its cost comply with:

a. every traffic sign in or at the entrance or exit of the Car Park;

b. any conditions of entry imposed by the Owners Corporation in relation to the Car Park including but not limited to speed restrictions;

c. any traffic management plan imposed by the Owners Corporation; and

d. any enforcement measures imposed by the Owners Corporation in relation to the misuse of the Motorcycle Lots and the Car Park.

22.2 The Owners Corporation may:

a. remove any Motorcycle which:

i. is not parked wholly within a marked Motorcycle Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 44 of 71

ii. is not parked on the Motorcycle Lot designated for that Motorcycle; and

iii. does not comply with the Motorcycle Rules;

b. install traffic signs in the Car Park and the entrances and exit to the Car Park;

c. install speed humps and other traffic control devices in the Car Park;

d. impose conditions of use in relation to the Car Park including maximum speed restrictions; and

e. designate Motorcycle Lots by numbering, line marking or other means.

23. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

23.1 The Owners Corporation may collect personal information about Members and Occupiers of Motorcycle Lots, including but not limited to their name and address.

23.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Motorcycle Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

OC017233G
06/02/2013 $55.10 OCR



Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 45 of 71

OC017233G
06/02/2013 $55.10 OCR

PART A

DEFINITIONS AND INTERPRETATION

These Rules are made by Owners Corporation 3 of Plan No. PS633275D for Upper West Side.

The Regulations provide for:

(a) the powers of the Owners Corporation;

(b) the general duties of Members and Occupiers;

(c) meetings and administration of the Owners Corporation;

(d) insurance; and

(e) and other miscellaneous matters.

DEFINITIONS

1.1. In these Rules:

"Act" means the Owners Corporations Act 2006;

"Additional Rules" means all of the Retail Rules;

"Attachment" means an attachment to these Rules;

"Authority" means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency;

"Back of House Area" means the entrance off Cleve Lane to Upper West Side;

"Bicycle Storage Facilities" means the bicycle storage facilities located on the Common Property;

"Building" means the building and improvements located on the Land, including where applicable the Common Property;

"Building Facilities" means the facilities located on the Common Property from time to time;

Building Services" means:

(a) water, gas, artificially heated or cooled air, or heating oil;

(b) sewerage and drainage;

(c) telephone, radio and television;

(d) security systems; and

(e) any other facility, supply or transmission;

"Building Works" are any works, alterations, additions, repairs or replacement of:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 46 of 71

(a) Common Property structures including Common Property walls, floor and ceiling enclosing a Lot;

(b) Building Facilities;

(c) Building Services;

(d) the structure of a Lot including dividing walls between Lots; and

(e) a load bearing wall;

"Car Park" means that part of the Building and Land designated for entry and exit of Motor Vehicles and Motorcycles to and from the Car Space Lots, Motorcycle Lots and the Visitor Car Spaces;

"Car Space Lots" means Lots with a number which includes the letter 'Y' or 'W';

"Common Property" means the Common Property shown as Common Property 3 4 on the Plan;

"Common Property Ductwork" means ductwork installed in the Building;

"Developer" means Far East Consortium (Australia) Pty Ltd;

"Developer's Mortgagee" means any person or corporation which has taken from the Developer a mortgage or charge over any part of Upper West Side;

"Facade" means the exterior walls of the Building, including any glass walls or windows;

"Fire Safety Device" means any structure or device contained within a Lot or Common Property that:

OC017233G 06/02/2013 $55.10 OCR

(a) monitors or signals the incidence of smoke, heat or fire within the Building;

(b) provides lighting in the case of smoke, heat or fire within the Building;

(c) controls access throughout the Building in the case of smoke, heat or fire in the Building including doors, stairs and lifts;

(d) extinguishes or decreases the spread of fire, smoke or heat through the Building; and

(e) is required by Law for fire safety or that otherwise improves fire safety;

"Grease Arrestor" means any system installed to arrest or trap grease and similar substances including any tank, pumps, filter and plant and equipment in relation to a Retail Lot;

"Kitchen Exhaust" means a kitchen exhaust installed by a Member or Occupier on its Retail Lot;

"Kitchen Exhaust Services" means ductwork, air intake, fan, filter, vents and access panels installed in relation to a Kitchen Exhaust;

"Land" means all of the land in the Plan;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 47 of 71

"Law" means any statute, regulation, proclamation, ordinance, order or by-laws enacted under any statute or subordinate legislation;

"Loading Dock Area" means that part of the Common Property located on the loading level of the Building comprising a loading dock;

"Lot" means all of the:

(a) Residential Lots;

(b) Retail Lots;

(c) Car Space Lots;

(d) Storage Lots; and

(e) Motorcycle Lots

shown on the Plan;

"Manager" means

(a) a manager appointed by the Owners Corporation pursuant to Section 119 of the *Owners Corporations Act 2006*; and

(b) a building manager appointed by the Owners Corporation;

"Member" means a member of the Owners Corporation, and where applicable, agents, licensees, invitees, contractors, visitors etc of a Member;

"Model Rules" means the rules set out in Part B;

Motorcycle means a vehicle designed to travel on more than 3 wheels with a seat for the operator;

OC017233G 06/02/2013 $5.10 OCR

Motorcycle Lots means Lots with a number which includes the letter 'W';

"Motor Vehicle" means a motor vehicle:

(a) with a tare weight not more than 2 tonnes; and

(b) with dimensions capable of fitting within a Car Space Lot and gaining entry to the Car Space Lots without causing damage to the Building;

"Occupier" means a person lawfully in occupation of a Lot;

"Owners Corporation" means Owners Corporation 3 on the Plan and as otherwise defined by the Act;

"Plan" means Plan of Subdivision No. PS 633275D;

"Prohibited Use" means:

(a) brothel;

(b) tavern;

(c) licensed club;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 48 of 71

(d) multi-purpose youth centres including drop in centres;

(e) amusement centre;

(f) charity or second hand goods shop;

(g) reject or $2 shop;

(h) disposal shop;

(i) fire arm shop;

(j) tattoo shop;

(k) drug rehabilitation clinic;

(l) factory outlet or discount shop;

(m) souvenir shop;

(n) bottle shop;

(o) cigarette or tobacco shop;

(p) internet cafe;

(q) night club;

(r) discotheque;

(s) grocery or convenience retailing;

(t) any other use that causes a nuisance to the Members and Occupiers of any other Lot and the Retail Precinct;

(u) any other use that adversely affects the reputation of Upper West Side; and

(v) any other use that prevents or detracts from the creation and maintenance of a cafe culture in the Retail Precinct;

"Regulations" means the Owners Corporation Regulations 2007;

"Residential Lot" means Lots with a number which includes the letter 'S', 'L' or 'B';

"Retail Lot" means Lots with a number which includes the letter 'T';

OC017233G 06/02/2013 $55.10 OCR

"Retail Permit" means any permit, consent or approval required by any Authority to operate a business from a Retail Lot;

"Retail Precinct" means:

(a) the Retail Lots; and

(b) the Common Property adjacent to the Retail Lots;

"Retail Rules" means the rules set out in Part C – 'Additional Rules for Retail Lots';

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 49 of 71

"Retail Tenancy Guidelines" means the tenancy guidelines for the Retail Lots available on request from the Manager;

"Rules" means all of the:

(a) Model Rules;

(b) Retail Rules; and

(c) any other rules of use.

OC017233G 06/02/2013 $55.10 OCR

"Security Key" means an FOB key, security access card and similar security device;

"Special Resolution" has the same meaning as in the Act;

"Storage Lot" means Lots with a number which includes the letter 'V', 'Z' or 'M';

"Upper West Side" means all of the Lots and the Common Property;

"Visitor Car Spaces" means that part of the Common Property designated for the parking of Motor Vehicles by visitors to Upper West Side; and

"Window Covering" means any internal or external covering to a window of a Lot.

INTERPRETATION

1.2. These Rules must be read in conjunction with the Act and the Regulations.

1.3. Where there is any inconsistency between the Model Rules and the Additional Rules, the Additional Rules prevail to the extent of the inconsistency.

1.4. The index and headings in these Rules are not:

(a) part of these Rules; and

(b) to be taken into account in interpreting these Rules.

1.5. A word which is in these Rules but is not defined has the meaning set out in the Act.

1.6. An obligation imposed on more than 1 person is enforceable against each person separately, together or in any combination.

1.7. The singular includes the plural and vice-versa and a gender includes both genders.

1.8. Where any form of the word 'include' is used it is to be read as if followed by the words 'without limitation'.

1.9. A reference to any document, instrument or Law includes any variation of replacement.

1.10. A consent given by the Owners Corporation in accordance with these Rules, except where otherwise stated, may be:

(a) granted or withheld in the absolute discretion of the Owners Corporation;

(b) revocable; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 50 of 71

(c) given subject to conditions.

OC017233G
06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 51 of 71

OC017233G
06/02/2013 $55.10 OCR

PART B

MODEL RULES

1. Health, Safety and Security

1.1. Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2. Storage of Flammable Liquids and Other Dangerous Substances and Materials

1. Except with the approval in writing of the Owners Corporation, an Owner or Occupier of a Lot must not use or store on the Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to:
   a. chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
   b. any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3. Waste Disposal

An Owner or Occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the Occupiers or users of other Lots.

2. Management and Administration

2.1. Metering of Services and Apportionment of Costs of Services

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

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 52 of 71

3. Use of Common Property

3.1. Use of Common Property

1. An Owner or Occupier of a Lot must not obstruct the lawful use and enjoyment of the Common Property by any other person entitled to use the Common Property.
2. An Owner or Occupier of a Lot must not, without the written approval of the Owners Corporation, use for his or her own purposes as a garden any portion of the Common Property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the Owners Corporation has resolved that an animal is a danger or is causing a nuisance to the Common Property, it must give reasonable notice of this resolution to the Owner or Occupier who is keeping the animal.
5. An Owner or Occupier of a Lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

OC017233G 06/02/2013 $55.10 OCR

3.2. Vehicles and Parking on Common Property

An Owner or Occupier of a Lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle:

1. to be parked or left in parking spaces situated on Common Property and allocated for other Lots; or
2. on the Common Property so as to obstruct a driveway, pathway, entrance or exit to a Lot; or
3. in any place other than a parking area situated on Common Property specified for that purpose by the Owners Corporation.

3.3. Damage to Common Property

1. An Owner or Occupier of a Lot must not damage or alter the Common Property without the written approval of the Owners Corporation.
2. An Owner or Occupier of a Lot must not damage or alter a structure that forms part of the Common Property without the written approval of the Owners Corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An Owner or person authorised by an Owner may install a locking or safety device to protect the Lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

5 The Owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 53 of 71

OC017233G
06/02/2013 $55.10 OCR

4. Lots

4.1. Change of Use of Lots

An Owner or Occupier of a Lot must give written notification to the Owners Corporation if the Owner or Occupier changes the existing use of the Lot in a way that will affect the insurance premiums for the Owners Corporation.

Example

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

5. Behaviour of Persons

5.1. Behaviour of Owners, Occupiers and Invitees on Common Property

An Owner or Occupier of a Lot must take all reasonable steps to ensure that guests of the Owner or Occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the Common Property.

5.2. Noise and Other Nuisance Control

1. An Owner or Occupier of a Lot, or a guest of an Owner or Occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the Common Property.
2. Subrule (1) does not apply to the making of a noise if the Owners Corporation has given written permission for the noise to be made.

6. Dispute Resolution

1. The grievance procedure set out in this rule applies to disputes involving a Lot Owner, manager, or an Occupier or the Owners Corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the Owners Corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the Owners Corporation must be notified of any dispute by the complainant, regardless of whether the Owners Corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the Owners Corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or Owners Corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.
8. This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 54 of 71

OC017233G
06/02/2013 $55.10 OCR

PART C

ADDITIONAL RULES FOR RETAIL LOTS

1. RETAIL - USE OF LOTS

1.1 A Member or Occupier of a Retail Lot must not:

a. use or permit its Retail Lot to be used for any purpose which may be illegal or injurious to the reputation of Upper West Side or may cause a nuisance or hazard to any other Member or Occupier of any Lot or the invitees of any such Member or Occupier;

b. use or permit its Retail Lot to be used for a Prohibited Use;

c. dispose or permit disposal of cigarette butts, cigarette ash or any other materials, including rubbish, plastic/glass bottles, glass objects, etc from its Retail Lot onto any Common Property and other Lots;

d. do or permit anything which may invalidate, suspend or increase the premium for any insurance effected by the Owners Corporation;

e. install or permit to be installed any safe on its Retail Lot unless it obtains the prior written consent of the Manager, and pays the costs of the Owners Corporation in relation to that consent;

f. reside on its Retail Lot;

g. install electronic gaming machines on its Retail Lot;

h. install vending or dispensing machines on its Retail Lot; and

i. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements and approvals of any Authority and including but not limited to the creation and maintenance of a café culture within the Retail Precinct.

2. RETAIL - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Retail Lot must not:

a. use or permit the Common Property to be used in such a manner as to unreasonably interfere with or prevent its use by any other Member or any Occupier of any Lot;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property except in an area of the Common Property that has been leased or licensed to it for a use associated with the use of its Retail Lot;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 55 of 71

e. subject to Retail Rule 17, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles tricycles, motor scooters, scooters or the like in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by a Member or Occupier of any other Lot;

g. obstruct any hallways, passage ways, stairwells or lifts of the Common Property;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written consent;

i. park or leave a vehicle:

   i. on the Common Property which obstructs any driveway or entrance to a Lot; or

   ii. within the Visitor Car Spaces; and

   iii. in any place other than the Car Park;

j. permit a visitor to its Retail Lot to use the Visitor Car Spaces for more than 12 hours without prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything to damage or deface or interfere with the Common Property or interfere with the smooth running of the Common Property by the Owners Corporation;

m. interfere with any personal property owned by the Owners Corporation;

n. interfere with the operation of any equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any opening of any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

   i. plant room;

   ii. machine housing;

   iii. waste disposal room;

   iv. electricity switch room; and

   v. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 56 of 71

OC017233G
06/02/2013 $55.10 OCR

i. thermostat;

ii. board control;

iii. electricity;

iv. gas;

v. heating or cooling controls; and

vi. any other Building Services.

3. RETAIL – MOVING IN – MOVING OUT

3.1 A Member or Occupier of a Retail Lot must only move in or out through the Back of House Area section via Cleve Lane.

3.2 A Member or Occupier of a Retail Lot must, not less than 7 working days prior to the intended date for moving into or moving out of its Retail Lot, contact the Manager to arrange and register a suitable date and time to facilitate that move.

3.3 Only those Members or Occupiers that have prior authorisation from the Manager will be permitted to move in or out of a Retail Lot.

3.4 All moves in and out of the Building will only be permitted between the hours of 8.00 am and 4.30 pm Monday to Friday and between the hours of 8.00am to 1.00pm on Saturday, with no moves permitted to be made on Sundays or Public Holidays. Any moves requested out of these hours will be at the absolute discretion of the Owners Corporation.

3.5 A Member or Occupier of a Retail Lot must complete an indemnity form prior to and after the move.

3.6 A Member or Occupier of a Retail Lot must first book with the Owners Corporation Manager or Manager and give at least 48 hours written notice prior to accepting delivery of or moving any large items or any heavy items, including but not limited to large articles, whitegoods and furniture.

3.7 No moving of any heavy or large items will be permitted if it has not been booked with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed and taken away by the relevant Member or Occupier of a Retail Lot.

3.9 A Member or Occupier of a Retail Lot must make arrangements with the Manager as to a suitable location to leave boxes, cartons and containers used in the move in or move out process.

3.10 A Member or Occupier of a Retail Lot must comply with all directions made by the Manager or Owners Corporation from time to time, regarding moving in or moving out of its Retail Lot.

3.11 A Member or Occupier of a Retail Lot must:

a. book the use of the Loading Dock Area with the Manger.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 57 of 71

b. not park or allow to park vehicles of a Member or Occupier or delivery vehicles in the Loading Dock Area for any other purpose than loading and unloading;

c. only use the Loading Dock Area for moving goods to or from the Retail Lot; and

d. not use the Loading Dock Area without prior approval by the Manager.

4. RETAIL – DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Retail Lot must promptly notify the Manager of any damage to the Common Property.

5. RETAIL - SECURITY

5.1 A Member or Occupier of a Retail Lot must at its cost comply with the requirements of the Manager or the Owners Corporation regarding the security of the Common Property.

5.2 The Owners Corporation must take all reasonable steps to ensure the security of Upper West Side from intruders and to preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Retail Lot on either a temporary or permanent basis;

b. permitting, to the exclusion of Members or Occupiers of Retail Lot, any part of the Common Property to be used by any security person as a means of monitoring the security of Upper West Side; and

c. restricting access of Members and Occupiers of Retail Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use to ensure the security of Upper West Side from intruders.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of a Retail Lot under these Rules the Owners Corporation must make available to each Member or Occupier of a Retail Lot free of charge 2 Security Keys.

5.5 The Owners Corporation may charge a reasonable fee for any additional Security Key required by a Member or Occupier of a Retail Lot.

5.6 A Member of a Retail Lot must exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Retail Lot including without limitation, entering into an appropriate agreement under any lease or licence agreement of a Retail Lot to ensure return of the Security Key to the Member or the Manager upon expiry of the Occupier's lease or licence.

5.7 A Member in possession of a Security Key must:

a. not duplicate or permit the Security Key to be duplicated; and

b. take all reasonable steps to ensure that the Security Key is not lost or handed to any person other than another than an Occupier of its Retail Lot and is not disposed of otherwise than by returning it to the Member or the Manager.

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 58 of 71

5.8 A Member or Occupier of a Retail Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. RETAIL - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Retail Lot must pay:

a. administrative levies set by the Owners Corporation ; and

b. special levies set by the Owners Corporation on the due date,

according to its Lot Entitlement in the Plan.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover all of its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Model Rules or Retail Rules by a Member or Occupier of a Retail Lot.

7. RETAIL - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Retail Lot must at its cost promptly comply with all laws and requirements of any Authority relating to the business conducted from its Retail Lot.

8. RETAIL - RIGHT OF WAY

8.1 Each Member and Occupier of a Retail Lot agrees and acknowledges that:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, it agrees to grant an easement of way ("Easement") over the Retail Lots for the purpose of the Owners Corporation gaining access to the plant and service areas and any service pipes or ducts located in the Retail Lots which is for the benefit of each Retail Lot and the Common Property and is necessary for the reasonable use and enjoyment of the Retail Lots and the Common Property by Members and Occupiers;

b. it must allow the Owners Corporation and its respective employees, agents, licensees, visitors and contractors to use the Easement for the purposes of gaining access to the plant and service areas and any service pipes or ducts located in the Lots without interruption and disruption; and

c. it must not unreasonably interfere with or prevent the use of the Easement.

OC017233G 06/02/2013 $55.10 OCR

9. RETAIL - APPEARANCE OF RETAIL LOT

9.1 A Member or Occupier of a Retail Lot must not:

a. alter the exterior walls, glass walls or windows of its Retail Lot without the prior written consent of the Owners Corporation;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 59 of 71

b. maintain inside its Retail Lot anything visible from outside its Retail Lot which is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

c. operate or permit to be operated on its Retail Lot any device or electronic equipment which interferes with any appliance on the Common Property, another Lot or another part of the Building;

d. attach to or hang from the exterior of its Retail Lot any aerial or any security device or wires;

OC017233G 06/02/2013 $55.10 OCR

e. install or operate or permit to be installed or operated on its Retail Lot any intruder alarm which emits an audible signal;

f. change any glazed, tinted or treated portions of its Retail Lot or the surrounding Common Property in a manner which alters the exterior appearance of its Retail Lot;

g. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Retail Lot that can be viewed from the exterior of the Building; and

h. place any washing, towel, bedding, clothing or other article in its Retail Lot visible from outside its Retail Lot.

10. RETAIL – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Retail Lot must:

a. only use Building Facilities and Building Services in its Retail Lot and the Common Property for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services at any time; and

c. not use the Building Facilities and Building Services for any purpose other than those for which they were constructed and not sweep or allow rubbish or other substances to be deposited in them.

10.2 Any costs or expenses resulting from damage or blockage to the Building Facilities and Building Services caused by a Member or Occupier of a Retail Lot will be its responsibility.

11. RETAIL - FIRE CONTROL

11.1 A Member or Occupier of a Retail Lot must:

a. not use, obstruct or interfere with any Fire Safety Devices except in an emergency; and

b. observe and comply with all fire or emergency drills conducted in relation to the Building.

11.2 The Owners Corporation or Manager must, in respect of Upper West Side or a Retail Lot, as appropriate:

a. consult with any relevant Authority as to Fire Safety Devices for the Upper West Side precinct or a Retail Lot;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 60 of 71

b. ensure that the appropriate contractors are engaged for the provision of all Fire Safety Devices in the Upper West Side precinct or to a Retail Lot to the satisfaction of all relevant Authorities;

c. ensure that the appropriate contractors are engaged to take all reasonable steps to ensure compliance with all fire laws in respect of the Upper West Side precinct or a Retail Lot; and

d. ensure that a Member or Occupier of a Retail Lot or any other person does not interfere with or activate any Fire Safety Device in the Common Property area or Building except in an emergency.

11.3 A Member or Occupier of a Retail Lot must not store on its Retail Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle suitable for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Retail Lot at any time.

11.4 A Member or Occupier of a Retail Lot will be responsible for all isolation and de-isolation of sprinklers, smoke detectors and fire alarm requests made by it at the cost rate set out by the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. RETAIL - AIR CONDITIONING AND HEATING

12.1 A Member or Occupier of a Retail Lot may only maintain and operate an air-conditioning or heating unit ('Unit') in its the Retail Lot in accordance with the following conditions:

a. the brand of Unit has been approved by the Owners Corporation in writing prior to installation;

b. the model, type, make, size and brochure or information on the proposed Unit is provided to the Owners Corporation or Manager;

c. the proposed installation location, the scope of works and any required drillings are approved by the Manager;

d. information in relation to any condenser unit, collection of water from the Unit and maintenance of the Unit is provided to the Owners Corporation;

e. the Member or Occupier must:

- ensure that the Unit has appropriate screening where it is visible from the ground;
- ensure that the Unit does not cause any interference (EMF) to TV, radio signals, internet signals or soundwaves of any type;
- list any Building penetrations that will be carried out and detail in a drawing where and how the pipes and cables will run;
- provide an engineer's report on the structural impact the additional load will have on the floor slab and roof if any;

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 61 of 71

- confirm that the penetrations do not impact the structural integrity of the Building, weather proofing of the roof and its Retail Lot;
- ensure that adequate measures are taken to control noise, vibration and dust issues and provide details;
- ensure that any condenser unit is mounted on acoustic absorbing rubber pads;
- ensure that the installation does not breach any Environment Protection Agency (EPA) noise regulations;
- ensure that the installation of the Unit will have no impact on the electricity supply quality of Upper West Side;
- ensure that the expelled hot air does not cause a nuisance to the surrounding Retail Lots;
- ensure that all gas pipes are acoustically insulated, paying particular attention where pipes pass through any wall penetrations. Wall penetrations are to be located as close to the floor level as possible;
- ensure that the Unit when operated does not damage or affect the operation of the Common Property; and
- ensure that the Unit does not emit noise, vibrations or odours which, in the Owners Corporation opinion, interferes with the quiet use and enjoyment of the Common Property or other Lots.

OC017233G 06/02/2013 $55.10 OCR

13. RETAIL - PLANTS

13.1 A Member or Occupier of a Retail Lot which has plants on its Retail Lot must at its cost:

a. ensure that the plants are properly maintained and securely fixed or tethered;

b. not water the plants and the soil in such pots so that water may escape onto its Retail Lot, Common Property or other Lots; and

c. ensure that all pot plants have a suitable saucer/dish for the collection of excess water.

14. RETAIL - COMPLIANCE WITH RULES AND RULES OF USE

14.1 A Member or Occupier of a Retail Lot must, at its cost, comply with:

a. the Model Rules and the Retail Rules;

b. the Retail Tenancy Guidelines; and

c. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

14.2 A Member or Occupier of a Retail Lot must at its cost ensure that its agents, licensees, invitees, contractors and visitors comply with:

a. the Model Rules and Retail Rules;

b. the Retail Tenancy Guidelines; and

c. all directions and rules of use set by the Manager or the Owners Corporation from time to time.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 62 of 71

14.3 A breach of any directions or rules of use is a breach of the Retail Rules.

14.4 A Member or Occupier of a Retail Lot uses the Common Property at their own risk.

14.5 The Member or Occupier of a Retail Lot must pay, within 7 days of notice from the Owners Corporation, the costs of the Owners Corporation in relation to:

a. remedying any breach by it of the Model Rules and Retail Rules; and

b. any damage caused by any breach by it of the Model Rules and Retail Rules.

15. RETAIL - PETS AND ANIMALS

15.1 A Member or Occupier of a Retail Lot must not keep a domestic animal or pet on its Retail Lot.

16. RETAIL - GARBAGE RECYCLING AND WASTE DISPOSAL

16.1 Each Member or Occupier of a Retail Lot must at its cost:

a. not leave garbage or recyclable materials:

i. on Common Property; or

ii. in an area on its Retail Lot which is visible or detectable by smell from outside its Retail Lot;

b. remove all garbage and waste materials from its Retail Lot;

c. keep all waste and rubbish on its Retail Lot or where the Owners Corporation determines to be an appropriate location. All garbage/rubbish placed in bins and recyclable bins must be properly drained before their removal; and

d. immediately remove any spilled waste materials from the Common Property arising from its rubbish, act or omission and immediately clean any residue from the Common Property.

OC017233G OCR $55.10 06/02/2013

17. RETAIL - STORAGE OF BICYCLES

17.1 A Member or Occupier of a Retail Lot must:

a. not permit any bicycle to be stored in any area except the Bicycle Storage Facilities;

b. not use the lifts in the Building for taking bicycles to and from its Retail Lot;

c. only enter the Retail Precinct via the Common Property of the Retail Precinct; and

d. comply with the rules of use for bicycles set by the Owners Corporation or Manager.

18. RETAIL - MAIL

18.1 A Member or Occupier of a Retail Lot must:

a. clear its mail box every day; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 63 of 71

b. at its cost, arrange for its mail box to be cleared by another person if it is absent for more than one night.

19. RETAIL - SPECIAL RIGHTS FOR THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

19.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Retail Rules will not prevent or hinder the Developer or the Developer's Mortgagee from:

a. completing construction and/or improvements on the Land;

b. selling or leasing any Lot;

c. using any Lot as a display Lot to assist in the marketing and sale of the other Lots;

d. placing signs and other materials relating to the sale and/or lease of Lots on the Common Property;

e. conducting an auction sale in a Lot or on the Common Property ; and

f. using the Common Property to assist in the completion of construction works and the sale of any Lot.

OC017233G 06/02/2013 $55.90 OCR

19.2 Each Member of a Retail Lot consents to:

a. this Retail Rule 19;

b. the entitlements of the Developer granted by this Retail Rule 19; and

c. the Developer or the Developer's Mortgagee carrying out the activities set out in this Retail Rule 19.

19.3 A Member or Occupier of a Retail Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the activities set out in this Retail Rule 19.

19.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to facilitate the:

a. efficient and economic completion of the construction of Upper West Side; and

b. sale of the Lots,

including:

c. signing all necessary consents; and

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 64 of 71

d. restricting access to any part of the Common Property.

20. RETAIL - BUILDING WORKS

20.1 A Member or Occupier of a Retail Lot must not undertake any Building Works without a professional acoustic report.

20.2 A Member or Occupier of a Retail Lot must not undertake any Building Works in relation to its Retail Lot except in accordance with the following requirements:

a. all requisite permits, approvals and consent ('Approvals') must be obtained from any relevant Authority;

b. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. in a reasonable manner to minimise any nuisance, annoyance, disturbance and inconvenience to Members and Occupiers of other Lots;

iii. using high quality finishes and materials; and

iv. in a proper and workmanlike manner by qualified and licensed building contractors;

c. Building Works which include the use of heavy machinery, or jack hammer or the like must not be undertaken before 8:00 am or after 4:00 pm weekdays (or other times as specified by the Manager from time to time), or at any time during weekends or public holidays;

d. all Retail Lots must have a ceiling height of 3150mm;

e. bulkheads must be painted with Dulux PW1 G9Q;

f. signage or advertising must not be affixed to bulkheads; and

g. Building Works must not affect:

i. the external appearance of the Building;

ii. the structure of the Building;

iii. the Building Facilities;

iv. the Building Services;

v. the Fire Safety Devices and fire rating of the Building;

vi. the acoustic rating of the Building; and

vii. the creation and maintenance of a cafe culture within the Retail Precinct.

OC017233G 06/02/2013 $55.10 OCR

20.3 A Member or Occupier of a Retail Lot must not proceed with any Building Works until it:

a. gives the Owners Corporation plans and specifications of the Building Works including dimensioned:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 65 of 71

i. floor plans;

ii. elevation including all external signage; and

iii. sections;

b. gives the Owners Corporation any further information in relation to the Building Works requested by the Owners Corporation;

c. receives written consent for the Building Works from the Owners Corporation; and

d. pays the Owners Corporation's reasonable costs in relation to the Building Works before the commencement of the Building Works.

20.4 A Member or Occupier of a Retail Lot must when undertaking the Building Works:

a. comply with the proper and reasonable directions of the Owners Corporation in relation to:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. all the requirements of any relevant Authority; and

ii. any other relevant Model Rules and Retail Rules;

c. ensure that its building contractors:

i. are supervised in the carrying out of the Building Works; and

ii. effect and maintain, a contractor's all risk insurance policy, reflecting that the Owners Corporation is an interested and insured party, to the satisfaction of the Owners Corporation during the Building Works; and

d. ensure that:

i. building materials are not stacked or stored in the front side or rear of any Common Property or the Building;

ii. scaffolding is not erected on the Common Property or the exterior of the Building; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

20.5 A Member or Occupier of a Retail Lot must at its cost repair any damage to:

a. the Common Property;

OC017233G 06/02/2013 $55.10 OCR

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 66 of 71

b. any other Lot;

c. Building Facilities; and

d. Building Services,

caused by the Building Works.

20.6 The Manager may, in its absolute discretion require a Member or Occupier of a Retail Lot to provide a security deposit or bond (Bond) in relation to the obligations under this Retail Rule.

20.7 The Owners Corporation may, in its absolute discretion, use the Bond to repair any damage to the items set out in Retail Rule 20.5 if a Member or Occupier of a Retail Lot has not complied with its obligations under Retail Rule 20.5.

20.8 The Owners Corporation may stop all Building Works if a Member or Occupier of a Retail Lot has not complied with this Retail Rule 20.

21. RETAIL – LEASING A LOT

21.1 If a Member of a Retail Lot grants a lease or licence (Lease) of its Retail Lot to an Occupier it must at its cost:

a. ensure that the Lease is not less than 1 year;

b. give the Occupier a current copy of the Rules;

c. ensure that the Rules are incorporated in the Lease, as an essential term;

d. ensure that the Lease does not allow the Occupier to use its Retail Lot for a Prohibited Use;

e. ensure that the Occupier and its visitors comply with the Rules;

f. take all available action to remedy a breach of the Rules by the Occupier and its visitors; and

g. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier;

iii. a copy of the Lease and any disclosure statement required by the Retail Leases Act (2003); and

iv. a copy of any Retail Permit obtained by the Occupier.

OC017233G 06/02/2013 $55.10 OCR

22. RETAIL - RETAIL TENANCY GUIDELINES

22.1 The Retail Tenancy Guidelines form part of the Retail Rules.

22.2 A Member of Occupier of a Retail Lot must, at its cost, comply with the Retail Tenancy Guidelines.

22.3 The Owners Corporation may, in its absolute discretion amend the Retail Tenancy Guidelines at any time.

22.4 A breach of the Retail Tenancy Guidelines is a breach of the Retail Rules.

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 67 of 71

22.5 If there is an inconsistency between the Retail Tenancy Guidelines and the Retail Rules, the Retail Tenancy Guidelines prevail to the extent of the inconsistency.

23. RETAIL – APPLICATION FOR RETAIL PERMITS

23.1 Nothing in the Retail Rules prohibits a Member or Occupier of a Retail Lot applying for and obtaining any Retail Permit provided it:

a. complies with the Model Rules and the Retail Rules;

b. operates its business lawfully;

c. does not conduct a Prohibited Use from its Retail Lot;

d. obtains every required Retail Permit;

e. operates within the terms of the relevant Retail Permits; and

f. does not conduct a business which detracts from the creation and maintenance of a cafe culture in the Retail Precinct.

OC017233G 06/02/2013 $55.40 OCR

24. RETAIL – TRADING HOURS

24.1 A Member or Occupier of a Retail Lot must, at its cost, ensure that the trading hours and days of the business conducted on its Retail Lot comply with:

a. its Retail Permits;

b. the requirements of any Authority;

c. any applicable Law; and

d. any other relevant Model Rule and Retail Rule.

25. RETAIL - USE OF COMMON PROPERTY

25.1 A Member or Occupier of a Retail Lot must not:

a. use any part of the Common Property for:

i. business or commercial purposes; and

ii. displays or advertising; and

b. place any stock or other items on the Common Property,

without the prior written consent of the Owners Corporation.

26. RETAIL – EXCLUSIVE AREA FOR SIGNAGE

26.1 A Member of Occupier of a Retail Lot has the exclusive use and enjoyment of an area of the Common Property extending for the distance set out in the Retail Tenancy Guidelines from the shopfront of its Retail Lot (Exclusive Area) to install signage in accordance with Retail Rule 26.3.(Signage)

26.2 A Member or Occupier of a Retail Lot must at its cost:

a. keep the Exclusive Area clean and tidy;

b. repair and maintain the Exclusive Area;

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 68 of 71

c. take out and maintain appropriate insurance for the Exclusive Area including public liability insurance for an amount required by the Owners Corporation from time to time; and

d. repair any damage to the Exclusive Area caused by the installation and removal of the Signage to the reasonable satisfaction of the Owners Corporation.

26.3 A Member or Occupier must, at its cost, ensure that the Signage:

a. is professionally manufactured and installed;

b. advertises the business conducted from its Retail Lot;

c. does not adversely impact on the use and enjoyment of the Common Property;

d. is not offensive;

e. does not adversely affect the reputation of Upper West Side;

f. is in keeping with the creation and maintenance of a cafe culture within the Retail Precinct;

OC017233G 06/02/2013 $55.10 OCR

g. is properly maintained and repaired;

h. complies with any applicable Retail Permit;

i. complies with the requirements of any Authority;

j. complies with any applicable Law;

k. if it requires power, is connected to its Retail Lot and not to any Common Property power supply;

l. if it includes light emission, is only operated during the trading hours of the business conducted from its Retail Lot; and

m. does not have any light emission that may cause disruption to the Member or Occupier of any other Lot.

26.4 A Member of Occupier of a Retail Lot must not affix any posters to the windows of its Retail Lot.

27. RETAIL – EXCLUSIVE USE OF SHOPFRONT WINDOWS

27.1 A Member or Occupier of a Retail Lot has exclusive use of the shopfront window including any automated door system forming part of its Retail Lot.

27.2 A Member or Occupier of a Retail Lot is responsible at its cost for the repair, maintenance and replacement of the shopfront windows forming part of its Retail Lot.

27.3 A Member or Occupier of a Retail Lot must keep the Owners Corporation indemnified from and against claims, demands and liability of any kind which may arise in respect of the shopfront windows of its Retail Lot.

27.4 A Member or Occupier of a Retail Lot:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 69 of 71

a. must not install any security roller shutters on the outside of any windows forming part of its Retail Lot; and

b. may install a security grille on the inside of any windows forming part of its Retail Lot which is see through and not solid metal.

28. RETAIL – MUSIC

28.1 A Member or Occupier of a Retail Lot must, at its cost, ensure that:

a. any noise made from music or other sound or audio visual electronic equipment from its Retail Lot does not exceed 8dB(k);

b. music noise from its Retail Lot complies with State Environment Protection Policy No. N-2 "Control of Music Noise from Public Premises";

c. speakers are not installed and music is not played in any outdoor seating area associated with its Retail Lot; and

d. any music noise complies with any:

i. other relevant Model Rules and Retail Rules; and

ii. rules of use.

OC017233G 06/02/2013 $55.10 OCR

29. RETAIL – NO FEEDING OF ANIMALS

29.1 A Member or Occupier of a Retail Lot must not allow any person on its Retail Lot to feed any animals or birds.

30. RETAIL – PEST CONTROL

30.1 A Member or Occupier, must at its cost, keep its Retail Lot clean and free from pests and vermin.

31. RETAIL – NO SPRUIKING/PUBLIC SPEAKING

31.1 A Member or Occupier of a Retail Lot must not spruik or allow spruiking or public speaking on or near its Retail Lot without the prior written consent of the Owners Corporation.

32. RETAIL – NO LIVE ENTERTAINMENT

32.1 A Member or Occupier of a Retail Lot must not permit any form of live entertainment on its Retail Lot.

33. RETAIL – INSTALLATION OF EQUIPMENT GENERALLY

33.1 A Member or Occupier of a Retail Lot must:

a. give 5 days prior written notice of all deliveries of equipment to the Manager;

b. obtain the Owners Corporation's prior written consent to the delivery and installation of any equipment on its Retail Lot ;

c. only install equipment on its Retail Lot that is necessary for carrying on its business;

d. not install equipment that may cause:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 70 of 71

i. any structural or other damage to the floors or other parts of its Retail Lot or the Common Property; and

ii. a nuisance (including noise or vibration) to any other Member or Occupier of any Lot; and

e. obey the Owners Corporations reasonable requirements in relation to the routing, installation and location of the equipment.

34. RETAIL – INSTALLATION OF KITCHEN EXHAUST

34.1 In addition to the requirements of Retail Rule 33 a Member or Occupier of a Retail Lot who proposes to install a Kitchen Exhaust in its Retail Lot must at its cost:

a. obtain the prior written consent of the Owners Corporation;

b. give to the Manager:

i. a report from a specialist kitchen exhaust engineer certifying the Kitchen Exhaust Services and Kitchen Exhaust will operate efficiently with the Common Property Ductwork;

ii. drawings by a specialist kitchen exhaust engineer showing access panel locations; and

iii. a maintenance plan prepared by a specialist kitchen exhaust maintenance contractor certifying that the design of the Kitchen Exhaust and its connection to the Common Property Ductwork and the Kitchen Exhaust Services allows for the necessary access for maintenance.

OC017233G 06/02/2013 $55.10 OCR

34.2 After the installation of the Kitchen Exhaust on its Retail Lot a Member or Occupier of a Retail Lot at its cost:

a. is responsible for the operation, cleaning, replacement, repair and maintenance of the Kitchen Exhaust, Common Property Ductwork and Kitchen Exhaust Services;

b. must clean out all vents, filters and traps at least once in every 1 month period and immediately if there are any leaks;

c. must ensure there is no build up of grease or other debris that may attract vermin or create a fire risk;

d. must clean the full duct run (including items in b above) and all fixtures and fittings within the duct run connecting the Kitchen Exhaust to the Common Property Ductwork; and

e. must keep the Owners Corporation indemnified from and against claims demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the rights conferred by this Retail Rule.

35. RETAIL – CONNECTION TO GREASE ARRESTOR

35.1 In addition to the requirements of Retail Rule 33 a Member or Occupier of a Retail Lot who proposes to connect its Retail Lot to the Grease Arrestor at its cost:

Delivered by LANDATA®. Land Victoria timestamp 19/09/2014 13:12 Page 71 of 71

a. is responsible for the operation, cleaning, replacement, repair and maintenance of the Grease Arrestor;

b. must only carry out maintenance of the Grease Arrestor between the hours of 9.00am and 5.00pm weekdays (excluding public holidays) and only with the prior written consent of the Manager;

c. must ensure there is no build up of grease that may attract vermin or create fire risk or other hazards;



d. must ensure that no trade waste enters the stormwater system via any inlet located on the Common Property or in its Retail Lot;

e. must ensure the operation, cleaning, repair and maintenance of the Grease Arrestor is carried out in a manner which reduces odour;

f. if required by the Owners Corporation or any Authority, must enter into a trade waste agreement with City West Water or any other appropriate Authority; and

g. must keep the Owners Corporation indemnified from and against claims demands and liability of any kind which may arise in respect of damage to any property or death of or injury to any person arising out of the rights conferred by this Retail Rule.

36. RETAIL – CREATION AND MAINTENANCE OF RETAIL PRECINCT

36.1 The Owners Corporation and each Member and Occupier of a Retail Lot must take all reasonable steps to ensure:

a. that the use of the Retail Precinct is in accordance with the requirements and approvals of any Authority; and

b. the creation and maintenance of a 'Café Culture' within the Retail Precinct including outdoor seating areas for café style businesses.

37. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

37.1 The Owners Corporation may collect personal information about Members and Occupiers of Retail Lots, including but not limited to their name and address.

37.2 Personal information collected by the Owners Corporation regarding Members and Occupiers of Retail Lots may be disclosed to the Owners Corporation's agents and any sub-agents appointed, amongst other things, for the purpose of providing services to or carrying out functions on behalf of the Owners Corporation.

Schedule 2—Model Rules for an Owners Corporation

Regulation 11

1 Health, Safety and Security

1.1 Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2 Storage of Flammable Liquids and other Dangerous Substances and Materials

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

(2) This rule does not apply to—

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

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

1.3 Waste Disposal

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

2 Committees and Sub-Committees

2.1 Functions, Powers and reporting of Committees and Sub-Committees

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

3 Management and Administration

3.1 Metering of Services and Apportionment of Costs of Services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability. **4.2 Vehicles and parking on common property**

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to Common Property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of Use of Lots

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

Example

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

5.2 External Appearance of Lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring Notice to the Owners Corporation of Renovations to Lots

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

6 Behaviour of Persons

6.1 Behaviour of Owners, Occupiers and Invitees on Common Property

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

6.2 Noise and Other Nuisance Control

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

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

7 Dispute Resolution

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

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

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

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

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

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

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

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

Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation12, Owners Corporations Regulations 2007 OC 10 (12/07)

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 manger, 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.

OWNERS CORPORATION CERTIFICATE

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

Owners Corporation **No. 6** Plan No. PS 633275D

Address: 33 Rose Lane, Melbourne VIC 3000

This certificate is issued for Lot: 3811R in Owners Corporation 6

On Plan of Subdivision No: 633275D

Postal address is Building 5, 303 Burwood Highway, Burwood East, VIC 3151.

Applicant for the certificate is: SAF Conveyancing

Address for delivery of certificate: info@safconveyancing.com.au

Date that the application was received: 31/10/2024

IMPORTANT: The information in this certificate is issued and valid on 08/11/2024

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 annual fees for the lot are $3,059.72 and are due and payable quarterly on 1st February, May, August and November until resolved otherwise. Administration Fund Fees $2,451.83 Maintenance Fund Fees $607.89
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/01/2025 Maintenance Fund 31/01/2025
3.	The total of any unpaid fees or charges for the lot are: Nil
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil.
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 in the above annual fees, maintenance fund and special fees are: Nil at this time.
6.	Owners Corporation # 1 (the unlimited Owners Corporation) has the legislative requirement to place insurance. For a copy of the insurance policy please refer to Owners Corporation # 1.
7.	Has the owner's 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 Administration Fund $ 487,253.14 Maintenance Fund $ 130,343.43 **Total Owner Funds: $ 617,596.57**
9.	Are there any liabilities of the owner's corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, then provide details: None to the manager's knowledge

10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, then provide details: • Network Pacific Strata Management Pty Ltd – Contract of Appointment • 24:Seven Pty Ltd – Building Management Agreement • Australian Facilities Management Pty Ltd – Facilities Management Agreement • Security 123 Pty Ltd – Security Contract. • SDKD Management Pty Ltd - Cleaning Contract • Active Utilities Pty Ltd – Embedded Network (Gas, Hot Water and Electricity) • Otis – Elevator Service and Maintenance Agreement • Sally – Community Management Software. • Focus Fire – Fire Compliance Auditing. • AESM – Fire Servicing– Extinguishers, Paths of Egress and Passives. • D&E Air Pty Ltd – Mechanical Ventilation and Air Conditioner Servicing. • Brave Security - CCTV
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, then provide details: • Active Utilities/ Owners Corporation #1 - Embedded Electricity, Internet, Gas and Hot Water - Sale of utilities.
12.	Are there any notices or orders served on the owner's corporation in the last 12 months that have not been satisfied? If so, then provide details: Refer to Owners Corporation # 1.
13.	Are there any legal proceedings to which the owner's corporation is a party and any circumstances of which the owner's corporation are aware that are likely to give rise to proceedings? If so, then provide details: [A] Carepark (APM) Vs OC PS 633275D#6 – repudiation - OC Mgmt Agreement [B] Carepark (APM) Vs OC PS 633275D#6 – repudiation - Cleaning Contract [C] Carepark (APM) Vs OC PS 633275D#6 – repudiation - Building Mgmt Contract [D] OC PS 633275D#6 Vs Carepark – Counterclaim - re OC Mgmt Agreement [E] OC PS 633275D#6 Vs Carepark – Counterclaim - re Cleaning Contract [F] OC PS 633275D #6 Vs Carepark – Counterclaim - re Building Mgmt Contract [G] OC PS 633275D#6 Vs Far East Consortium – Joinder - re OC Mgmt Agreement [H] OC PS 633275D#6 Vs Far East Consortium – Joinder - re Cleaning Contract [I] OC PS 633275D #6 Vs Far East Consortium – Joinder - re Building Mgmt Contract
14.	Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details: A manager is appointed. Network Pacific Strata Management Pty Ltd, Building 5, 303 Burwood Hwy, Burwood East VIC 3151 ABN 57 158 476 165
15.	Has an administrator been appointed for the owner's corporation, or has there been a proposal for the appointment of an administrator? No administrator is appointed.
16.	The minutes of the most recent Annual General Meeting of the owner's corporation are attached.
17.	The rules of the owner's corporation are the Model rules and/or Special Rules, which are attached.

18.	Additional Comments (if any) Any queries in relation to the information contained in this Owners Corporation Certificate **will not** be provided verbally and will only be provided by way of an inspection of records and/or the register of the Owners Corporation or a further updated Owners Corporation Certificate. Updates in relation to Owners Corporation Fees owing will not be provided verbally or by email. You will need to purchase another or updated Owners Corporation Certificate prior to settlement to confirm this information. Should you wish to inspect the records or register, please email reception@networkpacific.com.au and the required forms will be provided to you for you to complete and return. You must be an eligible person to inspect the records or register of the Owners Corporation. Once the records or register are inspected, copies of records or the register can be provided subject to payment of a reasonable set in accordance with the prescribed fee as outlined by Consumer Affairs Victoria
19.	**ATTACHMENTS** • Minutes of the Annual General Meeting held on 09/05/2024 • Model/Special Rules registered at Land Victoria • Statement of Advice and Information for Prospective Purchasers and Lot Owners
20.	ELECTRONIC PAYMENT DETAILS FOR OWNERS CORPORATION FEES AND CHARGES: Biller Code: 74625 Ref: 1552 2343 3
21.	**NOTE:** More information can be obtained by an inspection of the owners corporation records and register. Please make your request to inspect the owners corporation records and/or register by email to: owncorp@networkpacific.com.au. Prescribed fees for copies applies
22.	The Common Seal of Owners Corporation 6 PS 633275D was affixed and witnessed by the registered manager in accordance with sections 20(1) and 21(2A)(a) of the Owners Corporation Act 2006.   ..... Registered Manager Network Pacific Strata Management Pty Ltd (ACN 158 476 165) Building 5, 303 Burwood Hwy, Burwood East, VIC 3151 ☎ +61 3 9816 4722 as agent of the Owners Corporation.

MINUTES OF ANNUAL GENERAL MEETING

FOR OWNERS CORPORATION 06 PLAN NO. 633275D #6
33 ROSE LANE MELBOURNE VIC 3000.

Members of the Owners Corporation subdivision plan 633275D #6 are advised that the Annual General Meeting for the Owners Corporation was held as follows:

Date:	Thursday, 9 May 2024
Time:	6.03 PM
Held:	In Person
Place:	Garden Lounge - Upper West Side, Level 6, 220 Spencer Street, Melbourne.

AGENDA

1. MEMBERS IN ATTENDANCE

IN PERSON:

Veeravah Saharinen – Lot 3703R

Chun Yeen (Bruce) Mok – Lot 1011R

BY PROXY:

Flora Lim Lian Neo – Lot 3307R in favour of Elline Khoo

Pao Lung Chen – Lot 3607R in favour of Elline Khoo

Qianming Cai – Lot 3902R in favour of Elline Khoo

Yudong Zheng – Lot 2602R in favour of Elline Khoo

Cara Aitken – Lot 2903R in favour of Loki Noir

Pan Chen – Lot 2103R in favour of Philip Middlemiss

Xi Chen – Lot 2111R in favour of Philip Middlemiss

Yanhua Gu – Lot 2704R in favour of Philip Middlemiss

Hui Shao – Lot 3108R in favour of Philip Middlemiss

Fusheng Wen – Lot 3208R in favour of Philip Middlemiss

Yuhu Pan – Lot 4110R in favour of Philip Middlemiss *

Haoyu Wu – Lot 4204R in favour of Philip Middlemiss

Wei Wang – Lot 4409R in favour of Philip Middlemiss

Aziz Ismail & Rose Asmara Paki – Lot 4506R in favour of Andrea Ranca

Nuoxi Wang – Lot 4913R in favour of Sarah Lian

Weiping Huang – Lot 4410R in favour of Sarah Lian

Jianjing Dong – Lot 1513R in favour of Sarah Lian

Xiaobing Luo – Lot 5009R in favour of Sarah Lian

Qing Qing Zhang – Lot 4807R in favour of Feifei Wang

2. NON-MEMBERS IN ATTENDANCE

Marcus Littlewood representing Network Pacific Strata Management Pty Ltd

Jessica Bettiol representing Network Pacific Strata Management Pty Ltd

Stephen Briffa representing Network Pacific Strata management Pty Ltd

Elline Khoo – as proxy

Philip Middlemiss – Re-Define Real Estate - as proxy

Sarah Lian – Ironfish Real Estate – as proxy

Andrea Ranca – as proxy

Feifei Wang – as proxy

Narisah Saharinen – in attendance with Lot 3703R

Andy Surya – in attendance for Lots 2102R and 4104R (no proxy)

Jenny Li – in attendance for 1701R (no proxy)

3. APOLOGIES

Zak Hanyn – Lot 1304R

4. ENTITLEMENT TO VOTE

It was resolved that some members present were not financial and only able to vote on special or unanomius resolutions.

5. QUORUM

It was resolved that a quorum was not established and all decisions will be deemed interim resolutions for a period of 28 days.

6. APPPOINTMENT OF CHAIRPERSON OF MEETING

It was resolved that the Owners Corporation Manager be elected as the Chairperson of the Meeting.

7. APPOINTMENT OF MINUTE TAKER

It was resolved that the Owners Corporation Manager be elected to take the minutes of the Meeting.

8. CONFIRMATION OF PREVIOUS MINUTES

It was resolved that the Owners Corporation approves and adopts the minutes of the Annual General Meeting held 18 April 2023.

9. CONFIRMATION REPORTS

- Managers' Report
- Committee Report
- Report on Complaints and Disputes

10. CONSIDERATION OF FINANCIAL MATTERS

It was resolved that the Owners Corporation approves and adopt the audited financial statements for the period 01/02/2023 to 31/01/2024.

11. AUDIT FINANCIAL STATEMENTS

It was resolved that the Owners Corporation appoints an auditor, as required under Section 35 (1) of the Owners Corporation Act.

12. ADMINISTRATION FUND

It was resolved that the Owners Corporation approves and adopt the Administration Fund budget for the period 01/02/2024 to 31/01/2025 in the amount of $1,210,000.00 plus GST.

It was resolved that the Owners Corporation raises the Administration Fund Levy to be calculated on lot liability in accordance with the Plan of Subdivision and to be levied quarterly.

I. 1 FEBRUARY 2024	$310,000.00 + GST
II. 1 MAY 2024	$310,000.00 + GST
III. 1 AUGUST 2024	$295,000.00 + GST
IV. 1 NOVEMBER 2024	$295,000.00 + GST

That the owners Corporation continues to raise the Administration Fund Levy until otherwise resolved towards a budget of $1,180,000.00 plus GSTand sets the initial levies:

I. 1 FEBRUARY 2025	$295,000.00 + GST
II. 1 MAY 2025	$295,000.00 + GST

13. MAINTENANCE PLAN & FUND

It was noted that the Owners Corporation has an approved and current maintenance plan that was prepared by Leary and Partners on 8 February 2021.

14. MAINTENANCE FUND LEVY

It was resolved that the Owners Corporation approves and adopt the Maintenance Fund budget for the period 01/02/2024 to 31/01/2025 in accordance with the Maintenance plan at the amount of $300,000.00 plus GST.

It was resolved that the Owners Corporation raises the Maintenance Fund Levy to be calculated on lot liability in accordance with the Plan of Subdivision and to be levied quarterly.

I. 1 FEBRUARY 2024	$75,000.00 + GST
II. 1 MAY 2024	$75,000.00 + GST
III. 1 AUGUST 2024	$75,000.00 + GST
IV. 1 NOVEMBER 2024	$75,000.00 + GST

It was resolved the Owners Corporation continues to raise the Maintenance Fund Levy in accordance with the Maintenance Plan until otherwise resolved and accordingly sets the interim levies, towards a budget of $310,000.00 plus GST.

I.	1 FEBRUARY 2025	$77,500.00 + GST
II.	1 MAY 2025	$77,500.00 + GST

15. INSURANCE

Insurance is placed by Owners Corporation #1.

16. INSURANCE VALUATION

Not applicable.

17. NUMBER OF COMMITTEE MEMBERS

It was resolved that the Owners Corporation elect a committee of at least three and not more than seven members.

18. ELECTION OF COMMITTEE

It was resolved that the Owners Corporation elected the following members to committee:

Elline Khoo	Lot 3607R (by Proxy)
Qianming (Charlene) Cai	Lot 3902R
Flora Lim Lian Neo	Lot 3307R
Yudong (Paul) Zheng	Lot 2602R
Wei (Steven) Chen	Lot 1204R
Loki Anton Noir	Lot 2903R (by Proxy)
Sarah Lian	Lot 5009R (by Proxy)

19. INSTRUMENT OF DELEGATION TO THE COMMITTEE

It was resolved that the Owners Corporation delegate all powers and functions that are capable of being delegated to the Owners Corporation Committee to make decisions on behalf of the Owners Corporation save for the power or function to engage, terminate, or otherwise vary the appointment of the Owners Corporation Manager and powers and functions that require a unanimous or special resolution of the Owners Corporation.

20. APPOINTMENT OF CHAIRPERSON

It was resolved that the Owners Corporation elect a chairperson at the first meeting of the Committee.

21. APPOINTMENT OF SECRETARY

It was resolved that the Owners Corporation appoint Network Pacific Strata Management Pty Ltd as the Secretary of the Owners Corporation.

22. CONTRACT OF APPOINTMENT

A current contract is in place.

23. INSTRUMENT OF DELEGATION TO MANAGER

It was resolved that the Owners Corporation delegates to the Manager those powers and functions under s 11 of The Act required to enable the Manager to perform the duties under the Contract of Appointment and comply with the requirements of The Act and Regulations. The Manager is to comply with all lawful resolutions of the committee.

24. PENALTY INTEREST

It was resolved that the Owners Corporation charge penalty interest at the maximum rate of interest payable under the Penalty Interest Rates Act (Vic) 1983 on any amount payable by a Lot Owner to the Owners Corporation that is still outstanding 30 days after the due date for payment. The interest rate is currently 10% and is subject to change.

25. DEBT RECOVERY

It was resolved that the Owners Corporation authorises Network Pacific Strata Management Pty Ltd to collect outstanding fees and charges and for that purpose to issue a Letter of Demand, engage a lawyer and carry out all other actions and proceedings in VCAT, Magistrates Court or any other Court as required for the recovery of those fees and to proceed to the execution of any orders made.

26. COMMON SEAL

It was resolved that the Owners Corporation authorises the Manager to affix the common seal to all documents where it is legally or commercially required including the Contract of Appointment, common property leases and licenses, including the assignment or transfer of same, settlement agreements and each owners corporation certificate.

27. NEXT ANNUAL GENERAL MEETING

It was resolved that the Owners Corporation Committee will set a proposed date for the next Annual General Meeting.

28. MEETING CLOSE

There being no further matters to discuss, the meeting was closed at 6:41 PM.

PART A

DEFINITIONS AND INTERPRETATION

These Rules are made by Owners Corporation 6 PS633275D for Residential Tower 3 at Upper West Side and provide for:

(a) the powers of the Owners Corporation;

(b) the general duties of Members and Occupiers;

(c) meetings and administration of the Owners Corporation;

(d) insurance; and

(e) and other miscellaneous matters.

DEFINITIONS

1.1. In these Rules:

"Act" means the Owners Corporations Act 2006;

"Authority" means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, authority, tribunal and agency;

"Back of House Area" means the entrance off Cleve Lane to Upper West Side;

"**Bicycle Storage Facilities**" means bicycle storage facilities on Common Property;

"Building" means Residential Tower 3 at Upper West Side;

"Building Facilities" means the facilities located on Common Property;

Building Services" means:

(a) water, gas, artificially heated or cooled air, or heating oil;

(b) sewerage and drainage;

(c) telephone, radio and television;

(d) security systems; and

(e) any other facility, supply or transmission;

"Building Works" are any works, alterations, additions, repairs or replacement of:

(a) Common Property including walls, floors and ceilings enclosing Lots;

(b) Building Facilities and Building Services;

(c) the structure of a Lot including dividing walls between Lots; and

(d) a load bearing wall;

"Car Park" means that part of the Building and Land designated for entry and exit of Motor Vehicles to the Visitor Car Spaces;

"Common Property" means Common Property 6 on the Plan;

"Common Property Ductwork" means ductwork installed in the Building;

"Condenser Dryer" means a clothes dryer that does not require an external vent;

"Conventional Dryer" means a clothes dryer that requires an external vent;

"**Developer**" means Far East Consortium (Australia) Pty Ltd;

"Developer's Mortgagee" means any person or corporation which has taken from the Developer a mortgage or charge over any part of Upper West Side;

"Facade" means the exterior walls of the Building, including glass walls or windows;

"Fire Safety Device" means any device in a Lot or Common Property that:

(a) monitors or signals the incidence of smoke, heat or fire;

(b) provides lighting in the case of smoke, heat or fire;

(c) controls access in the case of smoke, heat or fire;

(d) extinguishes or decreases the spread of fire, smoke or heat; and

(e) is required by Law for fire safety or that otherwise improves fire safety;

"Garden Recreation Area" means Common Property allocated for use as a garden and recreation activities;

"Hard Flooring" means flooring or floor covering other than carpet of at least the minimum thickness of the carpet laid in a Residential Lot when the Building was constructed;

"Land' means all of the land in Stage 6 of the Plan;

"Law" means any statute, regulation, proclamation, ordinance, order or by-laws;

"Loading Dock Area" means any loading docking on Common Property;

"Lot" means all of the lots in Stage 6 of the Plan;

"Manager" means a manager or building manager appointed by the Owners Corporation pursuant to the Act.

"Member" means a member of the Owners Corporation, and where applicable, its agents, licensees, invitees, contractors and visitors;

"Model Rules" means the rules set out in Part B;

"Motor Vehicle" means a motor vehicle with a tare weight not more than 2 tonnes;

"Occupier" means a person lawfully in occupation of a Lot;

"Owners Corporation" means Owners Corporation 6 on the Plan;

"Plan" means Plan of Subdivision No. PS 633275D;

"Pool Area" means the area surrounding any pool in Upper West Side;

"Regulations" means the Owners Corporation Regulations 2007;

"Residential Lot" means Lots with a number which includes the letter 'S', 'L' or 'B';

"Residential Rules" means the rules set out in Part C;

Retail Precinct means the retail lots and adjacent common property in the Plan;

"Rules" means the:

(a) Model Rules;

(b) Residential Rules; and

(c) any rules of use;

"Security Key" means a FOB key, security access card and similar security device;

"Special Resolution" has the same meaning as in the Act;

"Upper West Side" means all of the Lots and the Common Property in the Plan;

"Visitor Car Spaces" means that part of the Common Property designated for the parking of Motor Vehicles by visitors to Upper West Side; and

"Window Covering" means any internal or external covering to a window of a Lot.

INTERPRETATION

1.2. These Rules must be read in conjunction with the Act and the Regulations.

1.3. The Residential Rules prevail over the Model Rules if there is inconsistency

1.4. The index and headings do not affect the interpretation of these Rules.

1.5. A word in these Rules which is not defined has the meaning set out in the Act.

1.6. Multiple Members and Occupiers are bound jointly and severally.

1.7. The singular includes the plural and vice-versa.

1.8. A gender includes both genders.

1.9. The word 'include' is to be read as if followed by the words 'without limitation'.

1.10. Reference to a document, instrument or Law includes its variation or replacement.

1.11. Owners Corporation consent except where otherwise stated, may be:

(a) granted or withheld in the absolute discretion of the Owners Corporation;

(b) revocable; and

(c) granted subject to conditions.

PART B

MODEL RULES

1. Health, Safety and Security

1.1. Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2. Storage of Flammable Liquids and Other Dangerous Substances and Materials

1. Except with the approval in writing of the Owners Corporation, an Owner or Occupier of a Lot must not use or store on the Lot or on the Common Property any flammable chemical, liquid or gas or other flammable material.

2. This rule does not apply to:

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

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

1.3. Waste Disposal

An Owner or Occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the Occupiers or users of other Lots.

2. Management and Administration

2.1. Metering of Services and Apportionment of Costs of Services

1. The Owners Corporation must not seek payment or reimbursement for a cost or charge from a Lot Owner or Occupier that is more than the amount that the supplier would have charged the Lot Owner or Occupier for the same goods or services.

2. If a supplier has issued an account to the Owners Corporation, the Owners Corporation cannot recover from the Lot Owner or Occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the Lot Owner or Occupier from the relevant supplier.

3. Subrule (2) does not apply if the concession or rebate:

   a. must be claimed by the Lot Owner or Occupier and the Owners Corporation has given the Lot Owner or Occupier an opportunity to claim it and the Lot Owner or Occupier has not done so by the payment date set by the relevant supplier; or

   b. is paid directly to the Lot Owner or Occupier as a refund.

3. Use of Common Property

3.1. Use of Common Property

1. An Owner or Occupier of a Lot must not obstruct the lawful use and enjoyment of the Common Property by any other person entitled to use the Common Property.
2. An Owner or Occupier of a Lot must not, without the written approval of the Owners Corporation, use for his or her own purposes as a garden any portion of the Common Property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the Owners Corporation has resolved that an animal is a danger or is causing a nuisance to the Common Property, it must give reasonable notice of this resolution to the Owner or Occupier who is keeping the animal.
5. An Owner or Occupier of a Lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2. Vehicles and Parking on Common Property

An Owner or Occupier of a Lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle:

1. to be parked or left in parking spaces situated on Common Property and allocated for other Lots; or
2. on the Common Property so as to obstruct a driveway, pathway, entrance or exit to a Lot; or
3. in any place other than a parking area situated on Common Property specified for that purpose by the Owners Corporation.

3.3. Damage to Common Property

1. An Owner or Occupier of a Lot must not damage or alter the Common Property without the written approval of the Owners Corporation.
2. An Owner or Occupier of a Lot must not damage or alter a structure that forms part of the Common Property without the written approval of the Owners Corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An Owner or person authorised by an Owner may install a locking or safety device to protect the Lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

5 The Owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

4. Lots

4.1. Change of Use of Lots

An Owner or Occupier of a Lot must give written notification to the Owners Corporation if the Owner or Occupier changes the existing use of the Lot in a way that will affect the insurance premiums for the Owners Corporation.

Example

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

5. Behaviour of Persons

5.1. Behaviour of Owners, Occupiers and Invitees on Common Property

An Owner or Occupier of a Lot must take all reasonable steps to ensure that guests of the Owner or Occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the Common Property.

5.2. Noise and Other Nuisance Control

1. An Owner or Occupier of a Lot, or a guest of an Owner or Occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the Common Property.
2. Subrule (1) does not apply to the making of a noise if the Owners Corporation has given written permission for the noise to be made.

6. Dispute Resolution

1. The grievance procedure set out in this rule applies to disputes involving a Lot Owner, manager, or an Occupier or the Owners Corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the Owners Corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the Owners Corporation must be notified of any dispute by the complainant, regardless of whether the Owners Corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the Owners Corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or Owners Corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.
8. This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

PART C
ADDITIONAL RULES FOR RESIDENTIAL LOTS

1. RESIDENTIAL - USE OF LOTS

1.1 A Member or Occupier of a Residential Lot must not :

a. use or permit its Residential Lot to be used for any purpose which may:

i. be illegal or damaging to the reputation of Upper West Side; or

ii. may cause a nuisance or hazard to other Members or Occupiers;

b. dispose or permit disposal of cigarette butts, cigarette ash or any other materials from its Residential Lot onto any Common Property and other Lots;

c. make or permit any noise audible outside its Residential Lot between:

i. Monday to Friday from 10.00pm to 7.00am;

ii. Saturday from 11.00pm to 8.00am; and

iii. Sunday from 10.00pm to 7.00am;

d. do or permit anything which may detrimentally affect the Owners Corporation's insurance;

e. install or permit to be installed any safe on its Residential Lot without the prior written consent of the Manager, and pays the costs of the Owners Corporation in relation to that consent;

f. use a Conventional Dryer on its Residential Lot. Installation of any dryer requires prior written consent of the Owners Corporation and only a Condenser Dryer will be approved;

g. use its Residential Lot to conduct a business including a serviced apartment; and

h. do or permit anything which restricts or prevents the use and operation of the Retail Precinct in accordance with the requirements of any Authority.

2. RESIDENTIAL - USE OF COMMON PROPERTY

2.1 A Member or Occupier of a Residential Lot must not:

a. use or permit the Common Property to be used so as to unreasonably interfere with or prevent its use by other Members or Occupiers;

b. make or permit to be made any undue noise, odours or vibrations in or about the Common Property;

c. smoke or consume alcohol on the Common Property;

d. permit any child under the age of 14 years under its control to play or remain on any part of the Common Property or other area of possible danger or hazard to children unless supervised by an adult at all times;

e. subject to Residential Rule 18, use or permit persons under its control to use skateboards, roller skates, roller blades, bicycles, tricycles, motor scooters and, scooters in the Common Property;

f. do or allow to be done anything on the Common Property which causes a nuisance to, or interferes with, the use or quiet enjoyment of the Common Property by other Members or Occupiers;

g. obstruct any Common Property hallways, passage ways, stairwells or lifts;

h. hold or allow to be held any public auction on or near the Common Property without the Owners Corporation's prior written consent;

i. park or leave a vehicle:

A. on Common Property which obstructs any driveway or Lot entrance;

B. within the Visitor Car Spaces; and

C. in any place other than the Car Park;

j. permit its visitor to use the Visitor Car Spaces for more than 12 hours without the prior written consent of the Owners Corporation;

k. do or permit anything which might cause structural damage to the Building without the prior written consent of the Owners Corporation;

l. do anything which may damage, deface or interfere with Common Property;

m. interfere with any personal property of the Owners Corporation;

n. interfere with the operation of equipment installed in the Common Property;

o. use or permit to be used the Common Property other than in accordance with the directions of the Manager and the Owners Corporation;

p. open, close or adjust any louver window/s located on Common Property;

q. enter or permit any person to enter into any:

A. plant room;

B. machine housing;

C. waste disposal room;

D. electricity switch room; and

E. any other Building Facilities; and

r. adjust or permit any persons to adjust any:

A. thermostat;

B. board control;

C. electricity;

D. gas;

E. heating or cooling controls; and

F. any other Building Services.

3. RESIDENTIAL - MOVING IN - MOVING OUT

3.1 A Member or Occupier of a Residential Lot must only move in or out through the Back of House Area section via Cleve Lane.

3.2 A Member or Occupier of a Residential Lot must, not less than 7 working days prior to the moving in or moving out date, contact the Manager to register a suitable date and time for the move.

3.3 Only Members or Occupiers of Residential Lots with prior authorisation from the Manager will be permitted to move in or out.

3.4 Moves in and out of the Building will:

a. be permitted between the hours of:

i. 8.00 am and 4.30 pm Monday to Friday; and

ii. 8.00am to 1.00pm on Saturday; and

b. not be permitted on Sundays or Public Holidays.

Moves outside these hours are at the Owners Corporation's absolute discretion.

3.5 A Member or Occupier of a Residential Lot must complete an indemnity form in a form required by the Owners Corporation prior to and after the move.

3.6 A Member or Occupier of a Residential Lot must give at least 48 hours written notice of delivery or moving any large or heavy items, including whitegoods and furniture.

3.7 Moving heavy or large items will not be permitted without a booking with the Manager.

3.8 All boxes, cartons and containers used in the move in or move out must be removed by the Member or Occupier of a Residential Lot at its cost.

3.9 A Member or Occupier of a Residential Lot must arrange a suitable location with the Manager to leave boxes, cartons and containers used in the move in or move out.

3.10 A Member or Occupier of a Residential Lot must at its cost comply with all directions made by the Manager or Owners Corporation regarding moving in or moving out.

4. RESIDENTIAL - DAMAGE TO COMMON PROPERTY

4.1 A Member or Occupier of a Residential Lot must promptly notify the Manager of any damage to the Common Property.

5. RESIDENTIAL - SECURITY

5.1 A Member or Occupier of a Residential Lot must at its cost comply with the requirements of the Owners Corporation for the security of the Common Property

5.2 The Owners Corporation must take all reasonable steps to ensure the security and preserve the safety of Upper West Side from fire or other hazards including:

a. closing off or restricting access to any part of the Common Property not required for access to a Residential Lot on a temporary or permanent basis;

b. excluding of Members or Occupiers of a Residential Lot from any part of the Common Property to be used by any security person; and

c. restricting access of Members and Occupiers of Residential Lots of one level of Upper West Side to any other level of Upper West Side.

5.3 The Owners Corporation may make rules of use for the security of Upper West Side.

5.4 If the Owners Corporation restricts the access of Members or Occupiers of Residential Lots it must give 2 Security Keys to each Member.

5.5 The Owners Corporation may charge a reasonable fee for additional Security Keys.

5.6 A Member of a Residential Lot must:

a. exercise a high degree of caution and responsibility in making a Security Key available for use by an Occupier of its Residential Lot and;

b. enter into an agreement with the Occupier for the return of the Security Key to the Member or the Manager on expiry of the Occupier's lease or licence.

5.7 A Member of a Residential Lot must ensure that its Security Key is not:

a. duplicated;

b. lost or handed to any person other than its Occupier; and

c. disposed of otherwise than by returning it to the Manager.

5.8 A Member or Occupier of a Residential Lot must promptly notify the Manager if a Security Key is lost or destroyed.

5.9 Security Keys remain the property of the Owners Corporation.

6. RESIDENTIAL - OWNERS CORPORATION LEVIES

6.1 A Member or Occupier of a Residential Lot must pay on the due date:

a. administrative levies set by the Owners Corporation; and

b. special levies set by the Owners Corporation.

6.2 The Owners Corporation may charge interest on outstanding levies at the rate of interest payable under the Penalty Interest Rates Act 1983.

6.3 The Owners Corporation may recover its costs in relation to:

a. the recovery of outstanding levies; and

b. a breach of the Rules by a Member or Occupier of a Residential Lot.

7. RESIDENTIAL - COMPLIANCE WITH LAWS

7.1 A Member or Occupier of a Residential Lot must at its cost promptly comply with all laws relating to its Residential Lot including notices and orders of an Authority.

8. RESIDENTIAL - RIGHT OF WAY

8.1 Each Member and Occupier of a Residential Lot must:

a. without limiting the rights of the Owners Corporation under section 12(2) of the Subdivision Act 1988, grant an easement of way (**"Easement"**) over its Residential Lot for the Owners Corporation to access the plant and service areas and any service pipes or ducts located in its Residential Lot for the benefit of each Residential Lot and the Common Property and for the reasonable use and enjoyment of Residential Lots and the Common Property by Members and Occupiers of Residential Lots;

b. allow the Owners Corporation and its employees, agents, licensees, visitors and contractors to use the Easement to gain access to the plant and service areas and any service pipes or ducts in the Residential Lots without interruption and disruption; and

c. not unreasonably interfere with or prevent the use of the Easement.

9. RESIDENTIAL - APPEARANCE OF LOT

9.1 A Member or Occupier of a Residential Lot must not:

a. alter the exterior walls, glass walls or windows of its Residential Lot without the prior written consent of the Owners Corporation;

b. maintain inside its Residential Lot anything visible from outside its Residential Lot which is not in keeping with the rest of the Building without the prior written consent of the Owners Corporation;

c. install or permit to be installed bars or grilles or other safety devices to the exterior of any windows or doors of its Residential Lot;

d. install or permit to be installed in any part of its Residential Lot any bars, enclosures or grilles visible from outside its Residential Lot not in keeping with the rest of the Building;

e. operate or permit to be operated on its Residential Lot any device or electronic equipment which interferes with appliances in Upper West Side;

f. attach to or hang from the exterior of its Residential Lot any aerial or any security device or wires;

g. install or operate or permit to be installed or operated on its Residential Lot any intruder alarm which emits an audible signal;

h. change any glazed, tinted or treated portions of its Residential Lot or the surrounding Common Property in a manner which alters the exterior appearance of its Residential Lot;

i. install any external wireless, television aerial, sky dish receiver, satellite dish or receiver or any other apparatus on its Residential Lot that can be viewed from the exterior of the Building; and

j. place any washing, towel, bedding, clothing or other article in its Residential Lot visible from outside its Residential Lot without the prior written consent of the Owners Corporation.

10. RESIDENTIAL – BUILDING FACILITIES AND BUILDING SERVICES

10.1 A Member or Occupier of a Residential Lot must:

a. only use Building Facilities and Building Services for their proper purpose;

b. not allow any rubbish or foreign material or substance to be placed in any Building Facilities and Building Services; and

c. pay any costs resulting from damage or blockage to the Building Facilities and Building Services caused by it.

11. RESIDENTIAL - FIRE CONTROL

11.1 A Member or Occupier of a Residential Lot must:

a. not use, interfere with or obstruct any Fire Safety Device except in an emergency; and

b. comply with all fire or emergency drills conducted in the Building.

11.2 The Owners Corporation or Manager must:

a. consult with any relevant Authority as to appropriate Fire Safety Devices for Upper West Side;

b. ensure that the appropriate contractors are engaged to provide Fire Safety Devices in Upper West Side to the satisfaction of relevant Authorities;

c. ensure that the appropriate contractors are engaged to ensure compliance with all fire laws in respect of Upper West Side; and

d. ensure that a Member or Occupier of a Residential Lot or any other person does not interfere with or activate any Fire Safety Device in Common Property or Building except in an emergency.

11.3 A Member or Occupier of a Residential Lot must not store on its Residential Lot any flammable chemical, liquid, gas or other material other than a domestic gas bottle for barbecues, in accordance with the following conditions:

a. the gas bottle must not be more than 9kg;

b. the gas bottle must not be filled with more than 8.5kg of gas by weight; and

c. only 1 gas bottle may be stored on a Residential Lot at any time.

11.4 A Member or Occupier of a Residential Lot will be responsible for all isolation and de-isolation of Fire Safety Device requests made by it at the cost rate of the authorised relevant essential services contractor plus any administration costs incurred by the Owners Corporation.

12. RESIDENTIAL - AIR CONDITIONING AND HEATING

12.1 A Member or Occupier of a Residential Lot must not install any reverse cycle air-conditioning unit in its Residential Lot:

a. unless it meets the specifications of the original installed unit; and

b. without the prior written consent of the Owners Corporation.

13. RESIDENTIAL - PLANTS

13.1 A Member or Occupier of a Residential Lot with plants on its Residential Lot must at its cost ensure that:

a. the plants are properly maintained and securely fixed or tethered;

b. water does not enter the Common Property or other Lots; and

c. all pot plants have a suitable saucer/dish for the collection of excess water.

14. RESIDENTIAL - COMPLIANCE WITH RULES AND RULES OF USE

14.1 A Member or Occupier of a Residential Lot must at its cost:

a. comply with the Rules, all directions and rules of use; and

b. ensure that its agents, licensees, invitees, contractors and visitors comply with the Rules, all directions and rules of use.

14.2 A breach of any directions or rules of use is a breach of the Rules.

14.3 A Member or Occupier of a Residential Lot uses Common Property at its own risk.

14.4 A Member or Occupier of a Residential Lot must pay the costs of the Owners Corporation in relation to its breach of the Rules.

15. RESIDENTIAL - PETS AND ANIMALS

15.1 A Member or Occupier of a Residential Lot may keep a domestic animal or pet if it:

a. obtains the prior written consent of the Owners Corporation;

b. registers the domestic animal or pet with the City of Melbourne Council and the Owners Corporation; and

c. gives a photograph of the domestic animal or pet to the Owners Corporation.

15.2 A Member or Occupier of a Residential Lot must at its cost ensure that its domestic animal or pet:

a. does not vomit, urinate or defecate on any Common Property;

b. does not access the front of the Building or the Garden Recreation Area;

c. is kept within its Residential Lot;

d. is kept on a lead and/or carried in a cage whilst on the Common Property;

e. is not left or tied up on Common Property; and

f. does not unreasonably interfere with any other Member or Occupier.

15.3 A Member or Occupier:

a. must at its cost immediately clean any vomit, urine, faeces and other mess or untidiness caused by the domestic animal or pet; and

b. is liable for any damage to any person, any Lot or the Common Property caused by its domestic pet or animal.

16. RESIDENTIAL – CLEANING OF LOT AND RANGEHOOD

16.1 A Member or Occupier of a Residential Lot must at its cost:

a. keep its Residential Lot in a clean and tidy condition and free of pests and vermin; and

b. clean the filters of any range hood at least once every 3 months.

17. RESIDENTIAL - GARBAGE/RUBBISH

17.1 A Member or Occupier of a Residential Lot must at its cost

a. not dispose of garbage/rubbish onto the Common Property; and

b. place all garbage and rubbish in the allocated recyclable bins specifically provided for that purpose and/or garbage/rubbish chute for general waste.

17.2 A Member or Occupier of a Residential Lot must dispose of garbage as directed by the Owners Corporation or the Manager but otherwise:

a. rubbish from a vacuum cleaner must be placed in a rubbish bag and securely closed before placing in the garbage/rubbish chute;

b. glass items must be completely drained, cleaned and placed in the recycling bin for glass items;

c. recyclable items, such as paper, cardboard and plastic must be placed in the recycling bin for these items;

d. all other garbage must be drained and securely wrapped in small parcels and placed in the rubbish chute; and

e. all cardboard boxes and packaging must be broken down and neatly placed in an area designated by the Manager.

18. RESIDENTIAL - STORAGE OF BICYCLES

18.1 A Member or Occupier of a Residential Lot must:

a. only store a bicycle in the Bicycle Storage Facilities;

b. not use the lifts for bicycles;

c. not enter the Building with a bicycle; and

d. comply with any rules of use for bicycles.

19. RESIDENTIAL - SIGNS, BLINDS, UMBRELLAS AND AWNINGS

19.1 A Member or Occupier of a Residential Lot must not erect or affix any sign or notice including for sale or for lease boards to any part of:

a. the Common Property; or

b. its Residential Lot which is visible from outside its Residential Lot.

19.2 A Member or Occupier of a Residential Lot must only install Window Coverings approved by the Owners Corporation.

19.3 A Member or Occupier of a Residential Lot must not install in its Residential Lot:

a. awnings, umbrellas or other shade coverings to the terrace or balcony; and

b. venetian or vertical blinds to the windows.

20. RESIDENTIAL – FLY SCREENS AND SECURITY DOORS

20.1 A Member or Occupier of a Residential Lot must not install any fly screen or security door on the outside of:

a. the entrance door; and

b. the sliding door on the balcony,

of its Residential Lot.

20.2 A Member or Occupier of a Residential Lot may install a fly screen or security door on the inside of any door on its Residential Lot if it:

a. provides the Owners Corporation with:

i. an engineer's report; and

ii. scope of works; and

b. obtains the prior written consent of the Owners Corporation.

21. RESIDENTIAL - MAIL

21.1 A Member or Occupier of a Residential Lot must at its cost:

a. clear its mail box every day; and

b. arrange for its mail box to be cleared by another person if it is absent for more than one night.

22. RESIDENTIAL - THE DEVELOPER AND THE DEVELOPER'S MORTGAGEE

22.1 For a period of 10 years from the date of the first meeting of the Owners Corporation these Residential Rules will not prevent or hinder the Developer or the Developer's Mortgagee from carrying out the following activities (**Activities**):

a. completing construction and/or improvements on the Land; and

b. selling or leasing any Lot including signs and other materials on the Common Property;

c. using any Lot as a display Lot for the marketing and sale of the other Lots;

d. conducting an auction sale in a Lot or on the Common Property; and

e. using the Common Property for construction works and the sale of any Lot.

22.2 Each Member of a Residential Lot consents to:

a. this Residential Rule;

b. the entitlements of the Developer granted by this Residential Rule; and

c. the Developer or the Developer's Mortgagee carrying out the Activities.

22.3 A Member or Occupier of a Residential Lot must not:

a. prevent;

b. interfere with;

c. object to; or

d. make any claim against,

the Developer or the Developer's Mortgagee carrying out the Activities.

22.4 The Owners Corporation must do all things reasonably required by the Developer or the Developer's Mortgagee to assist the:

a. efficient and economic completion of Upper West Side; and

b. sale of the Lots,

including:

c. promptly signing all necessary consents; and

d. restricting access to any part of the Common Property.

23. RESIDENTIAL - BUILDING WORKS

23.1 A Member or Occupier of a Residential Lot must not undertake Building Works unless it complies with the following:

a. a professional acoustic report must be obtained;

b. all required permits and consents ('Approvals') must be obtained;

c. the Building Works must be carried out:

i. in accordance with the Approvals;

ii. to minimise nuisance, annoyance, disturbance and inconvenience to other Members and Occupiers;

iii. using high quality finishes and materials;

iv. in a proper and workmanlike manner; and

v. by qualified and licensed building contractors;

d. heavy machinery, jack hammers and the like must not be used:

i. outside 8:00 am to 4:00 pm weekdays; or

ii. at any time during weekends or public holidays; and

e. the Building Works must not affect:

i. the external appearance of the Building or the Common Property;

ii. the structure of the Building;

iii. the Building Facilities and Building Services;

iv. the Fire Safety Devices and fire rating of the Building; and

v. the acoustic ratings of the Building.

23.2 A Member or Occupier of a Residential Lot must not proceed with Building Works until it:

a. gives the Owners Corporation plans, specifications and other requested information;

b. receives written consent from the Owners Corporation; and

c. pays the Owners Corporation's reasonable costs.

23.3 A Member or Occupier of a Residential Lot must when undertaking Building Works:

a. comply with the reasonable directions of the Owners Corporation for:

i. Building operations;

ii. means of access;

iii. use of Common Property;

iv. on-site management;

v. Building protection; and

vi. hours of work;

b. comply with:

i. the requirements of any relevant Authority; and

ii. the Rules;

c. ensure that its building contractors:

i. are adequately supervised; and

ii. effect and maintain, a contractor's all risk insurance policy, noting the interest of the Owners Corporation; and

d. ensure that:

i. building materials are not placed in front of or at the rear of any Common Property or the Building;

ii. scaffolding is not erected on Common Property or the Building exterior; and

iii. construction vehicles and construction workers' vehicles are not brought into, or parked in, the Common Property.

23.4 A Member or Occupier of a Residential Lot must at its cost repair any damage to:

a. the Common Property;

b. any other Lot; and

c. Building Facilities and Building Services,

caused or contributed to by the Building Works.

23.5 The Manager may require a Member or Occupier of a Residential Lot to pay a security deposit (Bond) for Building Works.

23.6 The Owners Corporation may use the Bond to repair damage caused by Building Works.

23.7 The Owners Corporation may stop Building Works if the Member or Occupier of a Residential Lot does not comply with this Residential Rule.

24. RESIDENTIAL - CLEANING OF BUILDING

24.1 A Member or Occupier of a Residential Lot must allow Owners Corporation cleaners access to balconies and terraces on its Residential Lot to clean the Facade.

24.2 A Member or Occupier of a Residential Lot where anchor points are located must provide access with notice or without notice in an emergency.

24.3 A Member or Occupier of a Residential Lot must at its cost properly clean:

a. balconies and terraces;

b. windows;

c. glass doors/areas, and

d. external and internal facing,

of its Residential Lot at least once per calendar month or within 7 days of a written notice from the Owners Corporation.

25. RESIDENTIAL – LEASING A LOT

25.1 If a Member of a Residential Lot grants a lease or licence (**Lease**) of its Residential Lot it must at its cost:

a. ensure that Lease is not less than 6 months;

b. give the Occupier a current copy of the Rules;

c. incorporate the Rules in the Lease as an essential term;

d. ensure that the Occupier, its visitors and invitees comply with the Rules;

e. promptly remedy a breach of the Rules by the Occupier and its visitors; and

f. give to the Manager:

i. contact details of the real estate agent managing the Lease;

ii. written details of the Occupier; and

iii. a copy of the Lease.

26. RESIDENTIAL - FLOORING

26.1 A Member or Occupier of a Residential Lot must not install Hard Flooring in its Residential Lot except for the kitchen, laundry, toilet or bathroom.

26.2 Subject to Residential Rule 26.1 a Member or Occupier of a Residential Lot must not install Hard Flooring without:

a. a professional acoustic report;

b. a professional report setting out waterproof membrane requirements; and

c. the prior written consent of the Owners Corporation.

27. RESIDENTIAL - GARDEN RECREATION AREA

27.1 The Garden Recreation Area is for the exclusive use of Members or Occupiers of Residential Lots and their guests.

27.2 A Member or Occupier of a Residential Lot must:

a. only use the Garden Recreation Area between 6.00am and 11.00pm 7 days a week or as directed by the Owners Corporation or Manager; and

b. wear appropriate clothes at all times in the Garden Recreation Area;

27.3 A person under the age of 14 must be accompanied by an adult at all times whilst in the Garden Recreation Area.

27.4 Only two guests per Residential Lot are permitted in the Garden Recreation Area at any one time.

27.5 Guests must be accompanied by the relevant Member or Occupier of a Residential Lot at all times whilst in the Garden Recreation Area.

27.6 All users of the Garden Recreation Area do so at their own risk.

27.7 The following items/activities are not permitted in the Garden/Recreation Area:

a. alcohol;

b. smoking;

c. pets;

d. amplified music;

e. glass objects;

f. drinking glasses;

g. sharp objects; and

h. portable, personal and private barbeques.

27.8 A Member or Occupier of a Residential Lot must comply with:

a. the following conditions for use of barbeques:

i. barbecue use must be booked with the Manager prior to use;

ii. the hours of use are 8.00 am to 10:00 pm; and

iii. barbeques and the barbeque area must be cleaned after use; and

b. any rules of use for the Garden Recreation Area.

27.9 A Special Resolution is required for community services in the Garden Recreation Area and will form part of the rules of use.

28. RESIDENTIAL - POOL AREA

28.1 The Pool Area is for use by Members and Occupiers of Residential Lots and their guests.

28.2 A Member or Occupier of a Residential Lot must only use the Pool Area between 6.00 am and 11:00 pm or as directed by the Owners Corporation or Manager.

28.3 Children may use the Pool Area if supervised by an adult at all times.

28.4 Only two guests per Residential Lot are permitted in the Pool Area at any one time.

28.5 Guests must be accompanied by the relevant Member or Occupier of a Residential Lot at all times.

28.6 All users of the Pool Area do so at their own risk and must:

a. shower before entering the pool;

b. dry off before leaving the Pool Area;

c. wear foot wear to and from the Pool Area;

d. wear appropriate clothes in the Pool Area;

e. not carry out nude bathing;

f. not engage in running, ball playing or any other hazardous activities; and

g. not, operate pool equipment without the Manager's prior written consent.

28.7 The following items/activities are not permitted in the Pool Area:

a. alcohol;

b. smoking;

c. pets;

d. amplified music;

e. glass objects;

f. drinking glasses;

g. sharp objects;

h. portable personal and private barbeques; and

i. boogie boards and large inflatable objects.

29. PERSONAL INFORMATION OF MEMBERS AND OCCUPIERS

29.1 The Owners Corporation may collect personal information about Members and Occupiers of Residential Lots, including their name and address.

29.2 The personal information may be disclosed to the Owners Corporation's agents appointed to provide services or carry out functions for the Owners Corporation.

Schedule 2—Model Rules for an Owners Corporation

Regulation 11

1 Health, Safety and Security

1.1 Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2 Storage of Flammable Liquids and other Dangerous Substances and Materials

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

(2) This rule does not apply to—

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

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

1.3 Waste Disposal

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

2 Committees and Sub-Committees

2.1 Functions, Powers and reporting of Committees and Sub-Committees

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

3 Management and Administration

3.1 Metering of Services and Apportionment of Costs of Services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability. **4.2 Vehicles and parking on common property**

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to Common Property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of Use of Lots

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

Example

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

5.2 External Appearance of Lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring Notice to the Owners Corporation of Renovations to Lots

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

6 Behaviour of Persons

6.1 Behaviour of Owners, Occupiers and Invitees on Common Property

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

6.2 Noise and Other Nuisance Control

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

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

7 Dispute Resolution

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

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

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

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

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

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

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

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

Owners Corporation
Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation12, Owners Corporations Regulations 2007 OC 10 (12/07)

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 manger, 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.