

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	21 Thomas Street, Camberwell 3124	
Vendor's name	Thomas Twenty One Pty Ltd ACN 620 167 286	Date / /
Vendor's signature	Director/Secretary	
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) Their total does not exceed:

\$16,000.00

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

	To	
--	----	--

Other particulars (including dates and times of payments):

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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.

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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

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 under 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:

Are contained in the attached certificates and/or statements.

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):

Are contained in the attached certificate.

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*.

Not Applicable.

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

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 <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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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*.

Not Applicable.

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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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 consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

From www.planning.vic.gov.au on 06 November 2019 11:52 AM

PROPERTY DETAILS

Address: **21 THOMAS STREET CAMBERWELL 3124**
Lot and Plan Number: **Lot 2 LP16273**
Standard Parcel Identifier (SPI): **2\LP16273**
Local Government Area (Council): **BOROONDARA**
Council Property Number: **216005**
Planning Scheme: **Boroondara**
Directory Reference: **Melway 60 G4**

www.boroondara.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/boroondara

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
Legislative Assembly: **BURWOOD**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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GRZ - General Residential
PPRZ - Public Park & Recreation
PUZ2 - Public Use - Education
RDZ1 - Road - Category 1

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

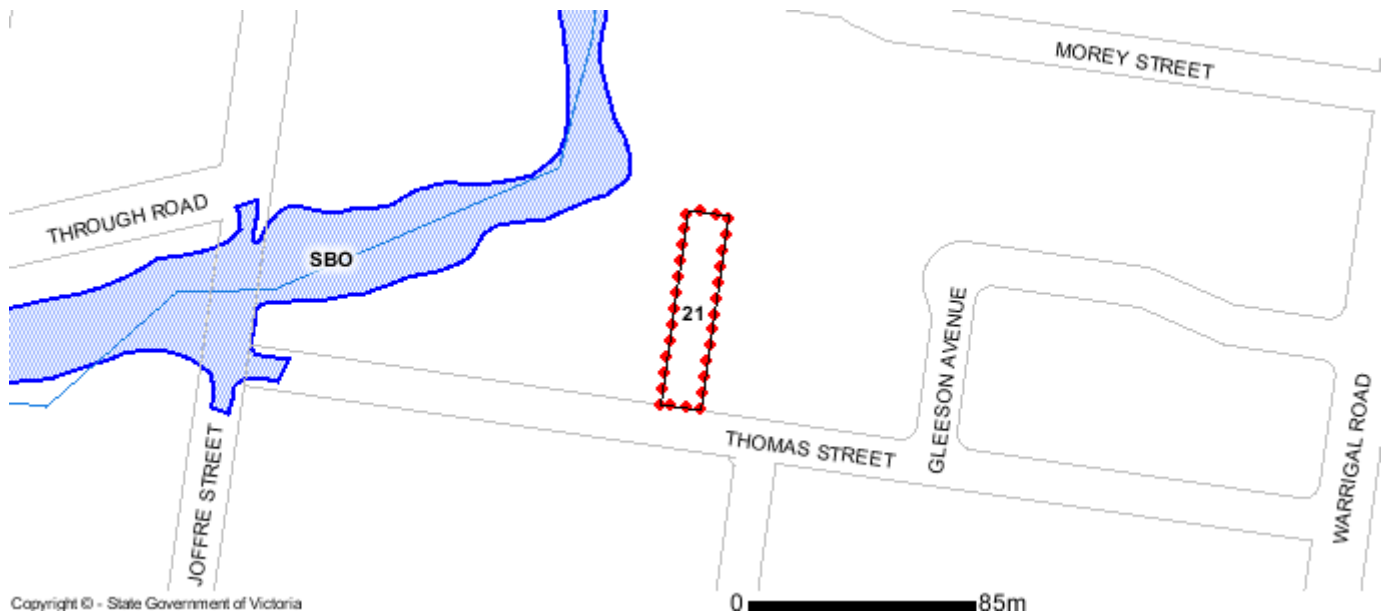
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity



 SBO - Special Building

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

Further Planning Information

Planning scheme data last updated on 30 October 2019.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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

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

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

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

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

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

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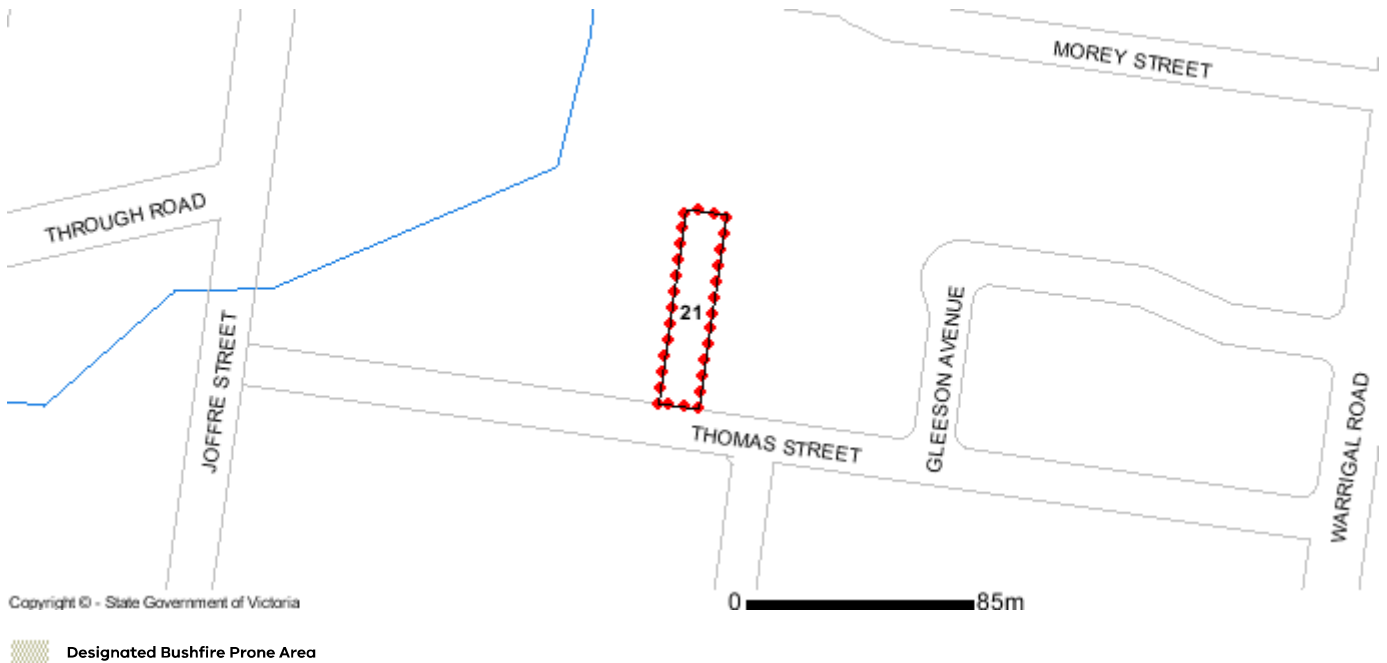
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Designated Bushfire Prone Area

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

620181

APPLICANT'S NAME & ADDRESS

SARAH FRANCIS C/- GXS
MELBOURNE

VENDOR

THOMAS TWENTY ONE PTY LTD

PURCHASER

REFERENCE

1179_19

This certificate is issued for:

LOT 2 PLAN LP16273 ALSO KNOWN AS 21 THOMAS STREET CAMBERWELL
BOROONDARA CITY

The land is covered by the:

BOROONDARA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/boroondara>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

31 October 2019

Hon. Richard Wynne MP
Minister for Planning

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.

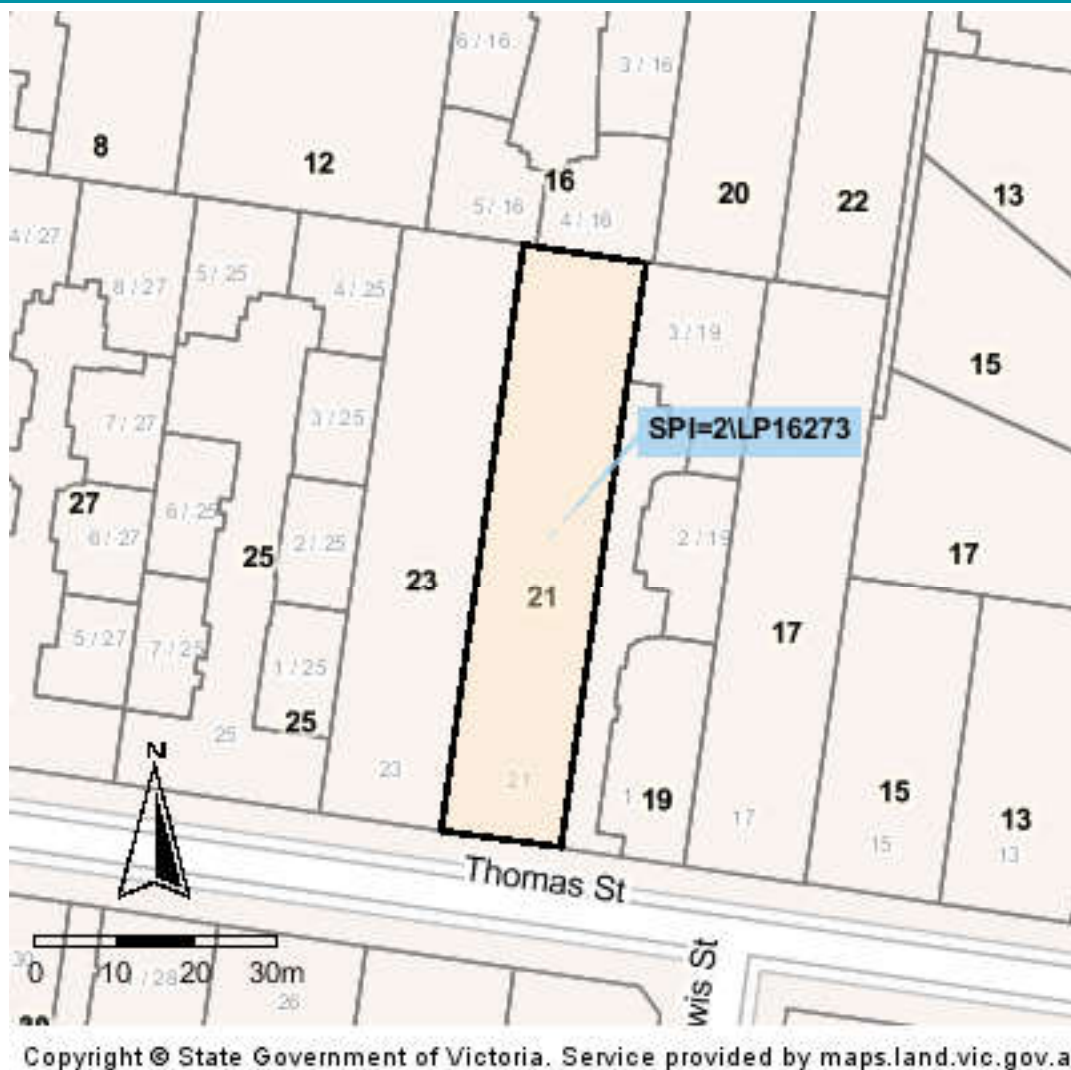
LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.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.

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Sarah Francis
PO Box 52
CHIRNSIDE PARK 3116

Client Reference: 1179_19

NO PROPOSALS. As at the 31st October 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

21 THOMAS STREET, CAMBERWELL 3124
CITY OF BOROONDARA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 31st October 2019

Telephone enquiries regarding content of certificate: 13 11 71

BUILDING PERMIT INFORMATION
Building Regulations 2018



06 November 2019

Landata Vic
GPO Box 527
MELBOURNE VIC 3001

Dear Sir/Madam

RE: 21 Thomas Street CAMBERWELL VIC 3124
OUR REF: Blnf19/23509
YOUR REF: 33279626-013-0

In response to your request received on 31 Oct 2019 for building approval particulars in accordance with Regulation 51 of the Building Regulations 2018, the following is provided -

Details of any Building Permits/Occupancy Permits and Certificates of Final Inspection issued within the last 10 years as listed on the attached table.

Details of any current Building Notice or Order issued under the Building Act 1993 are listed on the attached table where applicable.

Council is unaware of any current statement(s) issued under regulation 64(1) or 231(2) of the Building Regulation 2018.

The information contained within this letter is based on current council electronic records available as at the date of this letter. An archive search has not been carried out.

For your information I wish to draw your attention to the following safety issues:

- (a) requirements for safety barriers for all swimming pools and spas pursuant to regulation 136 to 139 of the Building Regulations 2018
- (b) maintenance and operation of swimming pool and spa safety barriers pursuant to Regulation 140 & 143 of the Building Regulation 2018, and
- (c) requirements for smoke alarms in existing residential building pursuant to Regulation 145 of the Building Regulation 2018.

Note: Tree removal and pruning of trees may require a permit under Tree Protection Local Law 1F. Trees that are affected by the Local Law include significant trees and canopy trees as defined under Local Law 1F, and any multi-stemmed tree where the total circumference of all its stems measured at 1.5m from the ground equals or is greater than 110 cm (centimetres).

If you have any further queries, please contact Nyrie Zougab on 9278 4863.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Asanka Kodikara', with a stylized flourish at the end.

Asanka Kodikara
MANAGER BUILDING SERVICES
MUNICIPAL BUILDING SURVEYOR

Details of any Building Permits issued in the last 10 years

Building Permits issued by Private Building Surveyors

Permit No	Date Issued	Building Works Authorized	Certificate of Final Inspection issued	Occupancy Permit issued	Relevant Building Surveyor	Building Surveying Company	Contact Phone
CBS-U53666/20190598/0	12/12/2018	Demolition of a Dwelling & Associated Outbuildings	Not Received	N/A	Michael Flanagan	Metro Building Surveying Pty Ltd	9497 4522

Building Permits issued by City of Boroondara

Permit No	Date Issued	Building Works Authorized	Certificate of Final Inspection issued	Occupancy Permit issued
NIL				

Please note: building permits for all building and demolition works approved after 1 July 1994 are subject to the issuance of a Certificate of Final Inspection or an Occupancy Permit.

Details of any current Building Notices or Orders issued

Council issued

Type of Notice or Order	Date Issued	Details of Notice or Order
NIL		

Council issued prior to 2009

Type of Notice or Order	Date Issued	Details of Notice or Order
NIL		

Issued by a Private Building Surveyor

Type of Notice or Order	Date Issued	Details of Notice or Order	Relevant Building Surveyor	Building Surveying Company	Contact phone
NIL					

RATES AND CHARGES STATEMENT

1st July 2019 to 30th June 2020

As at 17 June 2020



Thomas Twenty One Pty Ltd
3/19 Thomas Street
CAMBERWELL VIC 3124

Property: 21 Thomas Street
CAMBERWELL VIC 3124
Title Details: Lot 2 LP 16273 Vol 7108 Fol 415
Property No: 216005

Valuation Base Date: 1/1/2019
SV 1920000
CIV 1920000
NAV 96000

Details of Rates and Charges

Arrears:	3,639.16
Current:	3,406.75
Interest/Legal:	259.15
Rebates:	0.00
Payments/Adjustments:	0.00
Total Due:	\$ 7,305.06



Billpay Code **93633**
Ref No **00204552**



Biller Code **0386**
Ref No **00204552**

Payment of Rates and Charges (Including Fire Services Property Levy)

You may pay this account by one of the following options:

- Payment in full: The current rates and charges due are required to be paid on or before 15 February 2020. Any arrears, if shown, are due immediately to avoid further interest. Arrears not paid immediately will continue to accrue interest and may be subject to legal action without further notice.
- Four Equal Instalments: The instalment due dates are:

1st Instalment	30 September, 2019	3rd Instalment	29 February, 2020
2nd Instalment	30 November, 2019	4th Instalment	31 May, 2020
- Direct Debit: If this option is chosen you will need to complete a Direct Debit Request form and return it to the Council by 26 August 2019, as the first withdrawal from your account will occur on 31 August 2019. The form can be obtained by contacting the Council offices on 9278 4444. Alternatively you can collect a form in person from any one of the Council offices, or download the form from Councils website.

Penalty Interest

Penalty interest on any arrears of rates and charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received. The interest rate is 10.0% per annum as set under Section 2 of the Penalty Interest Rate Act 1983. Where rates and charges are payable either in instalments or in a lump sum, and a person fails to pay the first instalment or a lump sum by their respective dates, penalty interest will be charged from the date on which each missed payment is due. In other words, where a lump sum is not paid by the due date penalty interest will be calculated as if the person was paying their rates by instalments. This ensures that irrespective of whether rates and charges are payable by instalments only or either in instalments or a lump sum, penalty interest becomes payable from the date when the relevant instalment(s) was due to be paid.

Credit Card Surcharge

Please note that payments to Council made by credit card and debit card may incur a payment surcharge that reflects the cost charged to Council per transaction for the relevant payment method. Payment surcharge amounts may change from time to time to reflect a change in the cost charged to Council per transaction for a payment method. Current payment surcharge amounts can be found at <https://www.boroondara.vic.gov.au/about-council/payments> and at Council's Customer Service centres.

METHODS OF PAYMENT



Internet



Mail

POSTbillpay – in person at any post office or phone 13 18 16

Payment may be made by credit card (VISA, MasterCard or Diners Club). Quote the Billpay Code and Reference Number shown above.

Credit Card surcharge will apply.

Rate payments through BPAY may be made by calling the customer service division at your participating bank. Quote the Biller Code and your Reference Number. Payment can be made by credit card (Visa or Mastercard) or from your savings or cheque account. More info: www.bpay.com.au

Log onto Council's home page www.boroondara.vic.gov.au then select "Rates" and then "Rates payment portal"

Credit Card surcharge will apply.

Mail this notice with your cheque or money order made payable to City of Boroondara and crossed not negotiable to:

City of Boroondara
PO Box 14608
Melbourne VIC 8001

LAND INFORMATION CERTIFICATE

Section 229 of the Local Government Act 1989

Applicant:

Victorian Land Registry Services Pty Ltd
Level 1, Casselden Place
2 Lonsdale Street
MELBOURNE VIC 3000

Issue Date: **31/10/2019**Your Reference: **1179_19**Certificate No: **wLIC25695**Property No.: **216005**

This Certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under local law or by-law of the Council, and specified flood level by Council (if any). This Certificate is not required to include information regarding planning, building, health, landfill, land slip, other 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 Location:

21 Thomas Street CAMBERWELL VIC 3124

Property Description:

Lot 2 LP 16273 Vol 7108 Fol 415Site Value: **1920000**Capital Improved Value: **1940000**Net Annual Value: **97000**Level of Value Date: **1/01/2019**Effective Date of Valuation: **1/07/2019**

Rates are levied on the Capital Improved Value.

RATES, CHARGES AND OTHER MONIES

Rates for the year ending 30th June 2020

Details of Rates, Charges, Outstanding Notices and Works for which a charge has been made:

Total Arrears	\$3,651.96
Current Year's Rates & Charges	
General Rates	\$3,189.05
Fire Services Property Levy	\$217.70
Interest	\$147.45
Current Balance	\$7,206.16

LAND INFORMATION CERTIFICATE (Cont.)

Property Address: **21 Thomas Street CAMBERWELL VIC 3124**

Property No.: **216005** Certificate No.: **wLIC25695**

ADDITIONAL INFORMATION

Street Information

Properties abutting unmade streets may be liable for street construction charges should a private street construction scheme be implemented.

Flood Level Information

Other (If Applicable)

Important Notes:

1. This certificate may be updated verbally within a period of **THREE MONTHS** from date of issue. It should be noted that Council would only be held responsible for information given in writing i.e. a new certificate and not information provided or confirmed verbally.
2. Payments not made by the due dates are subject to penalty interest. Interest will continue to accrue at the rate fixed under Section 2 of the Penalty Interest Rates Act 1983 until such time as payment of outstanding rates and charges is made.
3. Payments shown are subject to clearance by the bank.
4. Date for declaring council rates and charges for **01/07/2019 to 30/06/2020** on **24/06/2019**.
5. In accordance with Section 175 of the Local Government Act 1989, after settlement any rates or charges (including interest) that are unpaid are the responsibility of the new owner and are due and payable:
 - Full payment due by: **15/02/2020**.
 - Instalments due by: **30/09/2019; 30/11/2019; 29/02/2020; 31/5/2020**.
 - If in arrears: **Immediately**

	Biller Code: 93633 Ref: 00204552
Telephone & Internet Banking – BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au	

For further information, please contact Council's Property Services on ☎ (03) 9278 4325

Receipt for the sum of \$27.00 being the fee for this certificate is acknowledged.

I hereby certify at the date of this certificate the information supplied is true and correct for the property described in this certificate.



J. G. Lorkin
Coordinator Revenue & Property Services

31st October 2019

Sarah Francis C/- GXS
LANDATA

Dear Sarah Francis C/- GXS,

RE: Application for Water Information Statement


Property Address:	21 THOMAS STREET CAMBERWELL 3124
Applicant	Sarah Francis C/- GXS LANDATA
Information Statement	30499319
Conveyancing Account Number	7959580000
Your Reference	1179_19

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,



Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Encumbrance

Property Address	21 THOMAS STREET CAMBERWELL 3124
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Encumbrance

Property Address	21 THOMAS STREET CAMBERWELL 3124
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

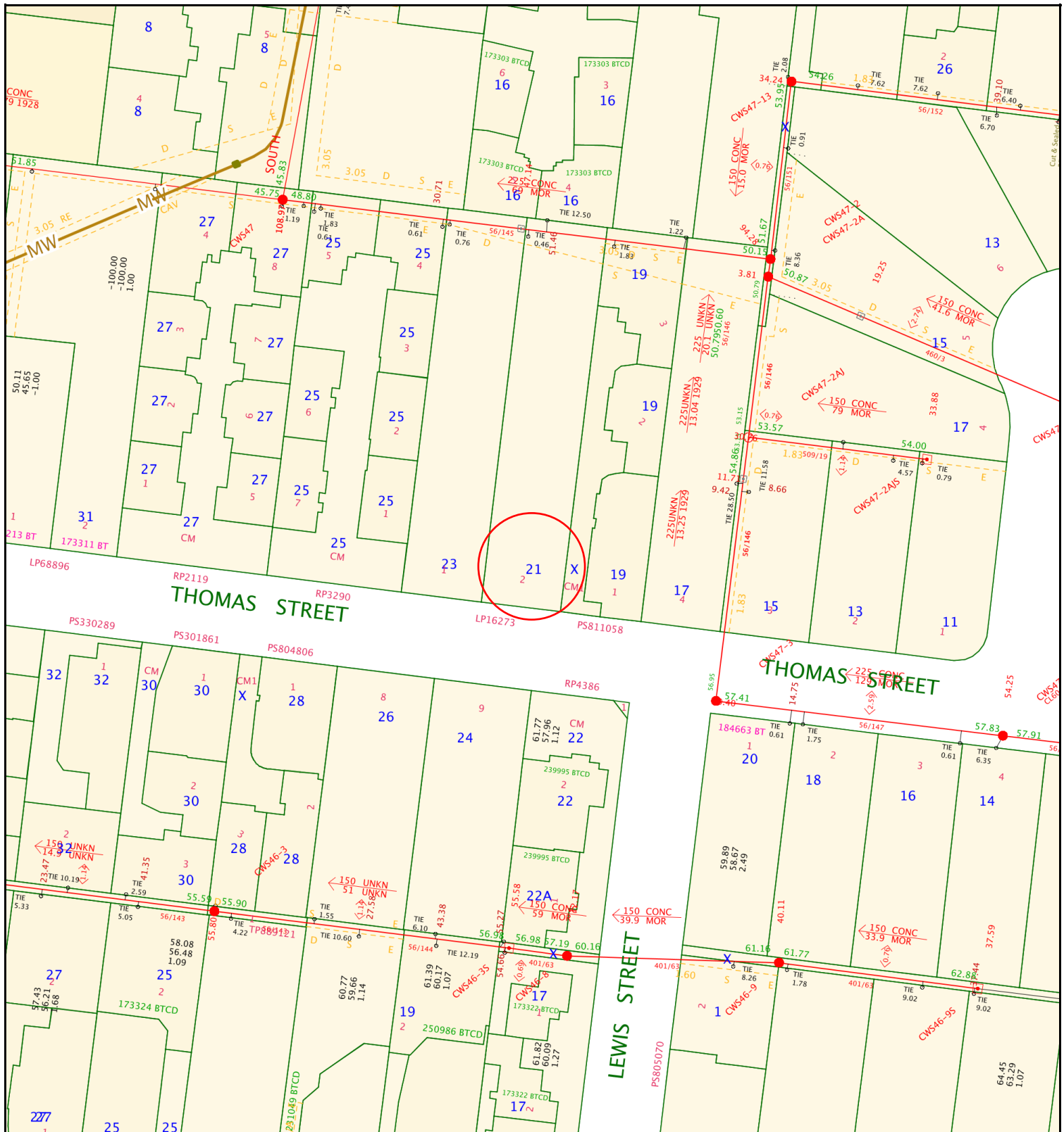
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



**Yarra Valley Water
Information Statement
Number: 30499319**

Address	21 THOMAS STREET CAMBERWELL 3124
Date	31/10/2019
Scale	1:1000



ABN 93 066 902 501

Existing Title	Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title	Sewer Manhole		MW Drainage Underground Centreline	
Easement	Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer	Sewer Offset	<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer	Sewer Branch			

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

Sarah Francis C/- GXS
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 9539026449
Rate Certificate No: 30499319

Date of Issue: 31/10/2019
Your Ref: 1179_19

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
21 THOMAS ST, CAMBERWELL VIC 3124	2\LP16273	1087941	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2019 to 31-12-2019	\$19.63	\$19.63
Residential Water Usage Charge Estimated Average Daily Usage \$0.00	11-07-2019 to 10-10-2019	\$0.00	\$0.00
Residential Sewer Service Charge	01-10-2019 to 31-12-2019	\$115.19	\$115.19
Residential Sewer Usage Charge Estimated Average Daily Usage \$0.00	11-07-2019 to 10-10-2019	\$0.00	\$0.00
Parks Fee	01-07-2019 to 30-06-2020	\$79.02	\$79.02
Drainage Fee	01-10-2019 to 31-12-2019	\$25.66	\$25.66
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$1040.31
Total for This Property			\$1279.81
Total Due			\$1279.81

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due

and payable to the end of the current financial quarter.

3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Any deferred property debt is included in the arrears figures.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

9. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

10. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

Property No: 1087941

Address: 21 THOMAS ST, CAMBERWELL VIC 3124

Water Information Statement Number: 30499319

HOW TO PAY



Biller Code: 344366
Ref: 95390264494



Mail a Cheque with the Remittance Advice
below to:
Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1087941

Address: 21 THOMAS ST, CAMBERWELL VIC 3124

Water Information Statement Number: 30499319

Cheque Amount: \$

Did you know?

PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.

Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.

There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

Key benefits for you

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyancers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

Want to know more or register?

Please visit the PEXA website or contact them directly:

<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: support@pexa.com.au



YOUR STATEMENT

Thomas Twenty One Pty Ltd
Level 3
Suite 301 50 Market St
MELBOURNE VIC 3000

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 789

Account number	9539026449
Issue date	16 Mar 2020
Property address	21 Thomas St Camberwell
Property reference	1087941

Yarra Valley Water ABN 93 066 902 501

yvwm.com.au

STATEMENT OF TRANSACTIONS

Statement period 15 Mar 2018 to 16 Mar 2020

Date	Transaction	Period	Usage	Debit	Credit	Balance
15/03/18	Waterways and Drainage Charge	01/01/18 - 31/03/18		\$24.38		\$24.38
15/03/18	Annual Parks Charge	01/07/17 - 30/06/18		\$75.85		\$100.23
15/03/18	Sewerage System Charge	01/01/18 - 31/03/18		\$87.98		\$188.21
15/03/18	Water Supply System Charge	01/01/18 - 31/03/18		\$43.86		\$232.07
15/03/18	Transfer Property Based Charges				\$232.07	\$0.00
27/03/18	Payment				\$37.52	-\$37.52
11/04/18	Waterways and Drainage Charge	31/03/18 - 30/06/18		\$24.65		-\$12.87
11/04/18	Sewerage System Charge	31/03/18 - 30/06/18		\$88.96		\$76.09
11/04/18	Water Supply System Charge	31/03/18 - 30/06/18		\$44.35		\$120.44
13/04/18	Sewage Disposal Charge	11/01/18 - 12/04/18	2kL	\$2.51		\$122.95
13/04/18	Water Usage Charge	11/01/18 - 12/04/18	2kL	\$5.29		\$128.24
10/07/18	Waterways and Drainage Charge	30/06/18 - 30/09/18		\$25.39		\$153.63
10/07/18	Annual Parks Charge	30/06/18 - 30/06/19		\$77.10		\$230.73
10/07/18	Sewerage System Charge	30/06/18 - 30/09/18		\$115.14		\$345.87
10/07/18	Water Supply System Charge	30/06/18 - 30/09/18		\$19.63		\$365.50
18/07/18	Sewage Disposal Charge	12/04/18 - 17/07/18	2kL	\$3.21		\$368.71
18/07/18	Water Usage Charge	12/04/18 - 17/07/18	2kL	\$5.29		\$374.00
09/10/18	Waterways and Drainage Charge	30/09/18 - 31/12/18		\$25.39		\$399.39
09/10/18	Sewerage System Charge	30/09/18 - 31/12/18		\$115.14		\$514.53
09/10/18	Water Supply System Charge	30/09/18 - 31/12/18		\$19.63		\$534.16

Continued next page

Download a statement anytime online

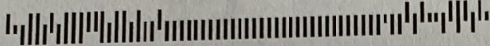
Log in or register for an online account at yvwm.com.au/online

Go to Bills & Payments to download a detailed transaction history

Choose your preferred dates and format(PDF or Excel)

Date	Transaction	Period	Usage	Debit	Credit	Balance
10/01/19	Waterways and Drainage Charge	31/12/18 - 31/03/19		\$24.84		\$559.00
10/01/19	Sewerage System Charge	31/12/18 - 31/03/19		\$112.64		\$671.64
10/01/19	Water Supply System Charge	31/12/18 - 31/03/19		\$19.20		\$690.84
15/01/19	Sewage Disposal Charge	11/10/18 - 14/01/19	9kL	\$6.77		\$697.61
15/01/19	Water Usage Charge	11/10/18 - 14/01/19	9kL	\$23.79		\$721.40
09/04/19	Waterways and Drainage Charge	31/03/19 - 30/06/19		\$25.13		\$746.53
09/04/19	Sewerage System Charge	31/03/19 - 30/06/19		\$113.89		\$860.42
09/04/19	Water Supply System Charge	31/03/19 - 30/06/19		\$19.41		\$879.83
09/07/19	Waterways and Drainage Charge	30/06/19 - 30/09/19		\$25.66		\$905.49
09/07/19	Annual Parks Charge	30/06/19 - 30/06/20		\$79.02		\$984.51
09/07/19	Sewerage System Charge	30/06/19 - 30/09/19		\$115.19		\$1,099.70
09/07/19	Water Supply System Charge	30/06/19 - 30/09/19		\$19.63		\$1,119.33
09/10/19	Waterways and Drainage Charge	30/09/19 - 31/12/19		\$25.66		\$1,144.99
09/10/19	Sewerage System Charge	30/09/19 - 31/12/19		\$115.19		\$1,260.18
09/10/19	Water Supply System Charge	30/09/19 - 31/12/19		\$19.63		\$1,279.81
10/01/20	Waterways and Drainage Charge	31/12/19 - 31/03/20		\$25.38		\$1,305.19
10/01/20	Sewerage System Charge	31/12/19 - 31/03/20		\$113.94		\$1,419.13
10/01/20	Water Supply System Charge	31/12/19 - 31/03/20		\$19.42		\$1,438.55
Balance				\$1,708.14	\$269.59	\$1,438.55

2020 Land Tax Assessment Notice



704244402100500669

R03

THOMAS TWENTY ONE PTY LTD
ATTN: MR WEIWANG ZHENG
UNIT 3,
19 THOMAS STREET
CAMBERWELL VIC 3124



CUSTOMER NUMBER QUOTE IF YOU CONTACT US	101636369
ASSESSMENT NUMBER THIS CHANGES EVERY YEAR	38853099
ISSUE DATE	5 JUN 2020
TOTAL PAYABLE	\$10,935.00
INTEREST IS CHARGED ON LATE PAYMENTS	

TWO WAYS TO PAY

1 IN FULL

PAY BY **16 OCT 2020**

2 INSTALMENTS

MUST BE SET UP BY **3 JUL 2020**

Instalments are **ONLY** payable via the online system, **AutoPay**.

AutoPay allows you to set up automated payments using your credit card or transaction account.

Choose from the following options:

FOUR MONTHLY FORTNIGHTLY
INSTALMENTS INSTALMENTS INSTALMENTS
(EQUAL AMOUNTS)



sro.vic.gov.au/autopay

Manage your land tax online

- View and pay assessments
- Apply for exemptions
- Update property ownership

sro.vic.gov.au/mylandtaxregister

Paul Broderick
Commissioner of State Revenue

PAY IN FULL BY DUE DATE USING ONE OF THESE PAYMENT METHODS

BPAY®

BPAY Biller Code: 5249
REF: 38853099

Telephone and internet banking
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
bpay.com.au

CARD

Customer No: 101636369
REF: 38853099

Visa or Mastercard only
Pay via our website or phone 13 21 61.
A card payment fee applies.
sro.vic.gov.au/paylandtax

BRANCH

Westpac
Westpac Banking Corporation

Pay in person
Take this notice to any Westpac branch and ensure the teller includes **your reference number below** as the transfer description.

BSB: 033222 ACC: 170110
REF: 3885309



Statement of lands for period 1 January 2020 to 31 December 2020

Assessment number: 38853099

Level of value date: 1 January 2019

Lands owned as at midnight 31 December 2019 — Where a property was sold after 31 December, the vendor (seller) is still liable for the land tax. Any adjustment (pro-rata) of the assessed amount is a private arrangement between the buyer and seller.

Item	Address/Municipality	Land ID/References	Single holding tax [†]	Proportional tax ^{††}	Taxable value
1	21 THOMAS ST, CAMBERWELL, 3124 BOROONDARA	005703728 2 L16273	\$10,935.00	\$10,935.00	\$1,920,000
Total taxable value					\$1,920,000

Penalties for failing to notify of errors and omissions

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify us within 60 days of the issue of this assessment. If you have not already, you must also notify us if you hold land as trustee for a trust or if you are an absentee owner. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting sro.vic.gov.au/assessment.

Explanation of codes (for details, go to sro.vic.gov.au/codes)

[†]SINGLE HOLDING TAX

This is the amount of tax you would pay on the one property.

^{††}PROPORTIONAL TAX

This is the tax applicable to the specific land as a proportion of the total land tax liability of your assessment.

Land Tax Clearance Certificate

Land Tax Act 2005



SARAH FRANCIS

Your Reference: LD:33279626-009-3.1179_19

Certificate No: 32290625

Issue Date: 01 NOV 2019

Enquiries: CXC4

Land Address: 21 THOMAS STREET CAMBERWELL VIC 3124

Land Id	Lot	Plan	Volume	Folio	Tax Payable
5703728	2	16273	7108	415	\$16,720.00

Vendor: THOMAS TWENTY ONE PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
THOMAS TWENTY ONE PTY LTD	2019	\$2,365,000	\$16,720.00	\$0.00	\$16,720.00

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 IMP VALUE: \$2,385,000

SITE VALUE: \$2,365,000

AMOUNT PAYABLE: \$16,720.00

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 32290625

- Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
- If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - vendor, or
 - purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
- You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP


Land Tax = \$16,720.00

Taxable Value = \$2,365,000

Calculated as \$9,375 plus (\$2,365,000 - \$1,800,000) multiplied by 1.300 cents.

Land Tax Clearance Certificate - Payment Options

BPAY 	Biller Code: 5249 Ref: 32290625
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: 32290625
Visa or Mastercard.	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

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

VOLUME 07108 FOLIO 415

Security no : 124083786366R
Produced 17/06/2020 03:53 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 016273.
PARENT TITLE Volume 06482 Folio 202
Created by instrument 2134267 02/04/1948

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THOMAS TWENTY ONE PTY LTD of UNIT 3, LEVEL 4, 50 MARKET STREET MELBOURNE VIC
3000
AQ838727Q 20/03/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ838728N 20/03/2018
NATIONAL AUSTRALIA BANK LTD

CAVEAT AS649246T 25/10/2019
Caveator
XIAOHE ZHUANG, XIAOHUANG ZHUANG
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
VSTAR LAWYERS
Notices to
XIAOHE & XIAOHUANG ZHUANG of 10 ORLOFF COURT BURWOOD EAST VIC 3151
AMENDMENT OF ADDRESS ON CAVEAT AS678470Y 04/11/2019

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP016273 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: 21 THOMAS STREET CAMBERWELL VIC 3124

ADMINISTRATIVE NOTICES

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

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 20/03/2018

DOCUMENT END

PLAN OF SUBDIVISION
 OF PART OF CROWN ALLOTMENT 150 C
 PARISH OF BOROONDARA

LP 16273

EDITION 2

PLAN MAY BE LODGED 24.3.44

COUNTY OF BOURKE
 SCALE 50 FEET TO AN INCH

VOL 6481 FOL 169
 VOL 6482 FOL 202

COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED
 H=HATCH CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BLUE AND GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

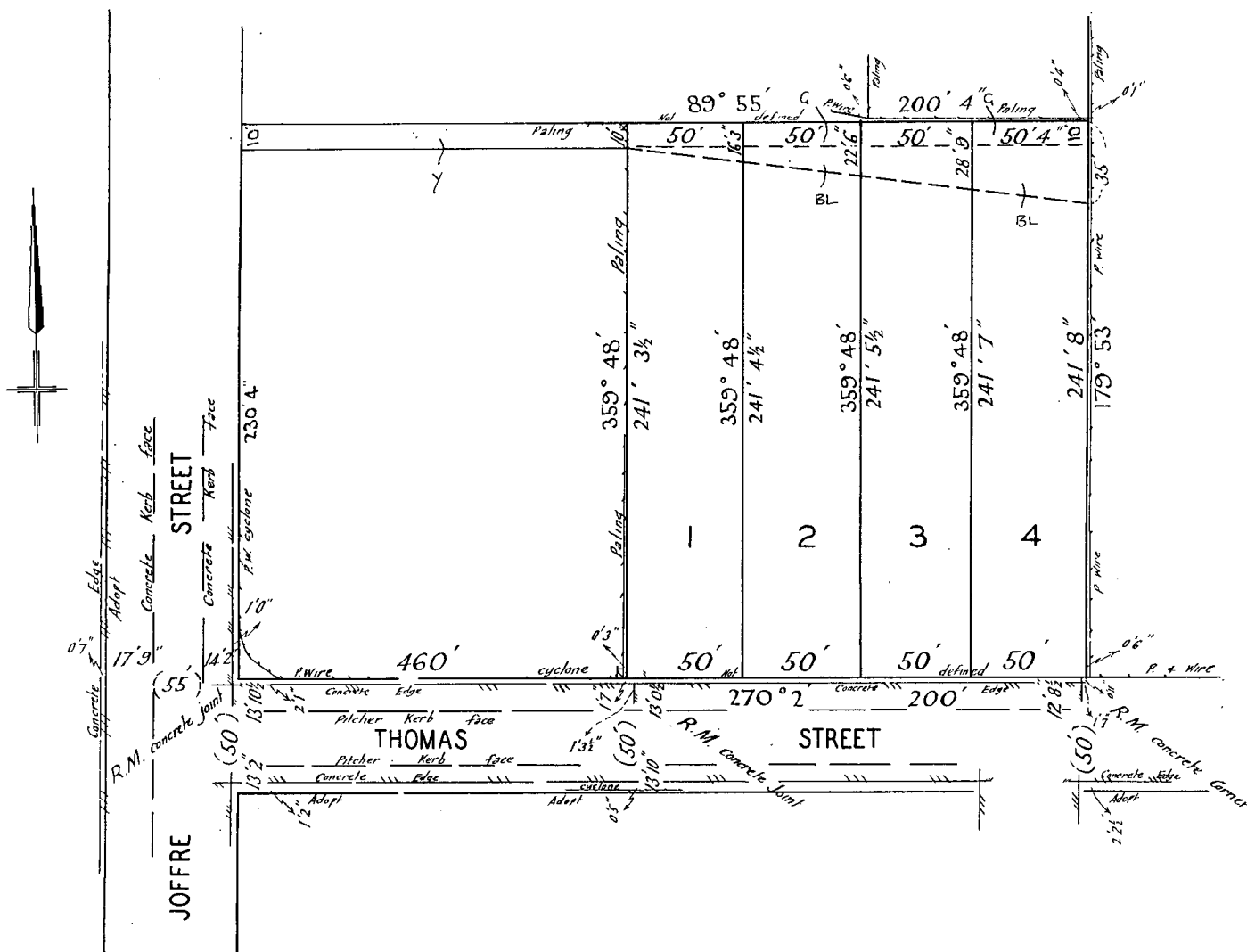
ENCUMBRANCES

AS TO THE LAND COLOURED GREEN ANY EASEMENTS AFFECTING THE SAME

APPURTENANCIES

THE LAND COLOURED YELLOW IS AN APPURTENANT DRAINAGE EASEMENT
 SEE VOL.6481 FOL.169
 Vol.6482 FOL.202

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ASSISTANT REGISTRAR OF TITLES
LOTS 2-4		EASEMENTS ENHANCED		2	A.D.





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 17/06/2020 03:57:48 PM

Status	Registered	Dealing Number	AS649246T
Date and Time Lodged	25/10/2019 10:56:11 AM		

Lodger Details

Lodger Code	19354F
Name	VSTAR LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	726219

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

7108/415

Caveator

Given Name(s)	XIAOHUANG
Family Name	ZHUANG
Given Name(s)	XIAOHE
Family Name	ZHUANG

Grounds of claim

Implied, Resulting or Constructive Trust.

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

XIAOHUANG ZHUANG

Address

Street Number	12
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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Name	KARRI
Street Type	DRIVE
Locality	DERNANCOURT
State	SA
Postcode	5075

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	XIAOHUANG ZHUANG XIAOHE ZHUANG
Signer Name	ZHAOJIANG LU
Signer Organisation	VSTAR LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2019

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.