

EDITION 2

PLAN OF SUBDIVISION NO.

LP 80718

Location of Land  
 Parish : RINGWOOD  
 Township : \_\_\_\_\_  
 Crown Allotment :  
 Crown Portion : 12 (PART)  
 AND PART OF A FORMER GOVT ROAD  
 Last Plan Reference:  
 Title Reference: VOL.8668 FOL. 745  
 Depth Limitation: NIL

PLAN APPROVED / REGISTERED : 06 / 06 / 1968  
 MUNICIPALITY : MAROONDAH CITY COUNCIL

Notations:

Easement Informallon

E - Encumbering Easement A - Appurtenant Easement

THIS EDITION HAS BEEN  
 PREPARED BY THE  
 VICTORIAN LAND TITLES  
 OFFICE

Easement Reference	Purpose/Authority		Origin	Land benefitted/in favour of
E-1	SEWERAGE	SEE PLAN	D730450	MMBW
E-2	WAY AND DRAINAGE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-3	SEWERAGE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN

Checked by

*[Signature]*

Date 12 / 21 / 97

Assistant Registrar of Titles

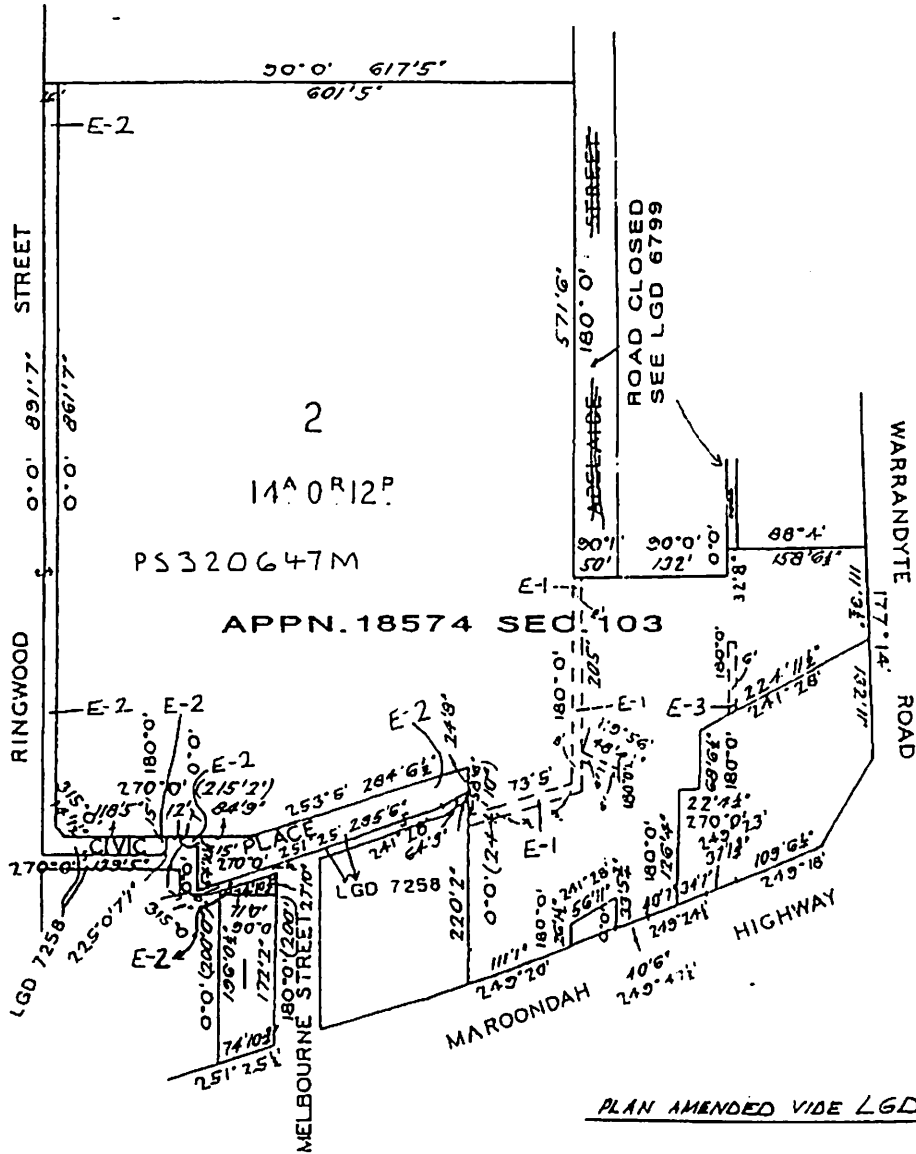
SEE SHEET 2 FOR DIAGRAM

LAND	MODIFICATION	DEALING REFERENCE	DATE REGISTERED	TIME RECORDED	NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
E-3	REMOVAL OF EASEMENT	U558542J	06/02/1997		2	<i>[Signature]</i>
	REMOVAL OF ABUTAL	LGD 6799			2	<i>[Signature]</i>

LENGTHS ARE IN FEET & INCHES

SCALE

SHEET SIZE A3



PLAN AMENDED VIDE LGD 3577

LENGTHS ARE IN FEET & INCHES

SCALE

SHEET SIZE AJ

**VENDORS STATEMENT TO THE PURCHASER  
OF REAL ESTATE PURSUANT TO  
SECTION 32 OF THE SALE OF LAND ACT 1962**

**DRAFT**

**VENDOR**      **COMMONWEALTH BANK OF AUSTRALIA ACN 123 123 124 of 385**  
Bourke Street, Melbourne

**PROPERTY**    **20 Melbourne Street, Ringwood**

**1. RESTRICTIONS**

Information concerning any easement, covenant or other similar restriction (including any caveat) affecting the property (registered or unregistered).

**1.1 Description -**

The lease-back to the Vendor of part of the property commencing on the Settlement Date at a commencing annual rental of \$247,300 for a period of 6 years and containing 3 options, each for 3 years.

The lease between Commonwealth Bank of Australia (formerly the State Bank of Victoria) and State Electricity Commission of Victoria commencing on 30 July 1991 for a term of 30 years at an annual rent of 10 cents, a photocopy of which is attached hereto.

The lease between Commonwealth Bank of Australia and The Spectacle Place Pty Ltd commencing on 22 February 1996 for a term of three years at a current annual rent of \$19,200, a photocopy of which is attached hereto.

The lease between Commonwealth Bank of Australia and Hayes commencing on 1 November 1997 for a term of five years at a current annual rent of \$11,000, a photocopy of which is attached hereto.

The lease between Commonwealth Bank of Australia and Burdines Pty Ltd commencing on 10 December 1996 for a term of five years at a current annual rent of \$26,553, a photocopy of which is attached hereto.

The lease between Commonwealth Bank of Australia and Graylon Pty Ltd commencing on 13 May 1996 for a term of five years at a current annual rent of \$11,466, a photocopy of which is attached hereto.

The Sewerage locations as described on the eight Yarra Valley Water Limited 239G Encumbrance Statements relating to the property, photocopies of which are attached hereto.

Caveat No. R571356M, a photocopy of which is attached hereto.

Otherwise, as set out in the attachments to this Vendor's Statement.

**1.2 Particulars of any existing failure to comply with their terms are as follows:**

None to the Vendor's knowledge.

**2. PLANNING AND ROAD ACCESS**

- 2.1 Information concerning any planning instrument is contained in the attached certificate.
- 2.2 There is access to the property by road.

**Important notice to Purchasers**

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.

**3. OUTGOINGS AND STATUTORY CHARGES**

- 3.1 Information concerning any rates, taxes, charges or other similar outgoings (including any body corporate charges) and any interest payable on any part of them is contained in the attached certificates.
- 3.2 There are no statutory charges affecting the property, except any in respect of unpaid rates or land tax or otherwise as disclosed in the attachments to this Vendor's Statement.

**4. SERVICES**

- 4.1 Information concerning the supply of the following services -

<b>Service</b>	<b>Connected</b>	<b>Name of Authority</b>
Electricity	Yes	Eastern Energy Ltd
Gas	Yes	Energy 21
Water	Yes	Yarra Valley Water Ltd
Sewerage	Yes	Yarra Valley Water Ltd
Telephone	Yes	Telstra/Optus

- 4.2 Where "Yes" appears in relation to a service it may nevertheless be necessary to request the supply of the service from the relevant authority.
- 4.3 You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

**5. BUILDING APPROVALS**

Particulars of any building approval granted during the past seven years under the Building Control Act 1981 (required only where the property includes a residence) :

not applicable.



# PLANNING CERTIFICATE

Schedule 1 Section 199(2) Planning & Environment Act 1987

Number

547188

Vendor

COMMONWEALTH BANK OF AUST

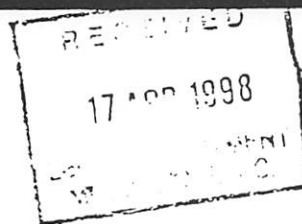
Purchaser

I F PURBRICK C/COMMONWEALTH BANK OF A  
DX 407  
MELBOURNE

Reference

MELBOURNE ST 1393095 NSH

This certificate is issued for :  
20 MELBOURNE STREET  
City of MAROONDAH



The land is covered by the :  
MAROONDAH PLANNING SCHEME.

The Minister for Planning and Local Government is the Responsible Authority issuing the Certificate.

The land :  
- is included in a RINGWOOD DISTRICT CENTRE ZONE NO 4 RETAIL SPECIALTY CORE.  
and abuts on a ROAD - EXISTING MAIN.

A new planning scheme has been prepared which affects this land. The scheme has been prepared under Section 18 of the Planning and Environment (Planning Schemes) Act 1996. The scheme is not approved and is not in operation. It shows this property to be within a proposed :

and abuts a BUSINESS 1 ZONE  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO1)  
ROAD ZONE CATEGORY 1

15 Apr 1998

*J. Barnes*  
SALES CO-ORDINATOR  
CLIENT SERVICES

*"Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully. Copies are available from the Local Government, Planning, Market Information Services Division and the municipality shown above."*

The above information includes all amendments and schemes 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 Nauru House and relevant Municipal Offices.**

**INFRASTRUCTURE**



**Heritage**  
VICTORIA

## CERTIFICATE

Pursuant to Section 50 of the *Heritage Act 1995*

CERTIFICATE NO. 14567

Nauru House  
Level 22  
30 Collins Street  
Melbourne 3000

Telephone (03) 9655 6519  
Facsimile (03) 9655 9720

This Certificate is issued for the following place:

**20 MELBOURNE STREET, RINGWOOD**

1. There is no current application for inclusion of the place in the Heritage Register.
2. The place is not being considered for inclusion in the Heritage Register.
3. The place is not included in the Heritage Register.
4. The place is not included in the Heritage Inventory as an archaeological site or relic.
5. The place is not included in the Register of Government Buildings.
6. There is not an Interim Protection Order in force in respect of the place.
7. There is not a Repair Order for the carrying out of works in force in respect of the place.
8. There is not an Order of the Supreme Court in force to remedy or restrain a breach of the Heritage Act 1995 in respect of a place.

  
**EXECUTIVE DIRECTOR**

**DATED:** April 6, 1998

You should be aware that this Certificate is valid at the date of issue and does not preclude the Heritage Council having a future interest in the property.

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



I F PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004274  
APPLICANT REFERENCE: MELBOURNE  
ST/1393095 NSH  
DATE: 6/04/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other flooding or service easements. Information regarding these matters may be available from Council or the relevant Authority. A fee may be charged for such information.

ASSESSMENT NO:	7001007504	VALUATIONS	
PROPERTY LOCATION:	149 MAROONDAH HWY RINGWOOD	SITE VALUE:	102000
TITLE DETAILS:	1.2.7.15 80718	CAPITAL IMPROVED VALUE:	295000
RATEPAYER:	COMMONWEALTH BANK OF AUSTRALIA	NET ANNUAL VALUE:	31200
		RELEVANT DATE:	30/06/94
		OPERATIVE DATE:	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	761.70	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

**SUB TOTAL RATES AND CHARGES OWING**

**SPECIAL RATES /SPECIAL CHARGES**

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000194 RINGWOOD CENTRAL - MAIN ST		

## TOTAL OUTSTANDING

Any monies outstanding are shown in the BALANCE column. Where blank, amounts are paid in full.

## FLOOD LEVEL

\*\*\*\*\* A FLOOD LEVEL HAS NOT BEEN DETERMINED UNDER THE VICTORIAN BUILDING REGULATIONS\*\*\*\*\*

## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

NOTE: Council will only be held responsible for information provided in writing, not information provided or confirmed verbally.

I acknowledge having received the sum of \$20.00 being the fee for this certificate.

Delegated Officer : 



# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



I F PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004275  
APPLICANT REFERENCE: MELBOURNE  
ST/1393095 NSH  
DATE: 6/04/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

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ASSESSMENT NO:	7001007512	VALUATIONS	
PROPERTY LOCATION:	149A MAROONDAH HWY	SITE VALUE:	33000
	RINGWOOD	CAPITAL IMPROVED VALUE:	94000
TITLE DETAILS:	1,2,7,15	NET ANNUAL VALUE:	10000
	80718	RELEVANT DATE:	30/06/94
RATEPAYER:	COMMONWEALTH BANK OF AUSTRALIA	OPERATIVE DATE:	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	246.40	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

## SUB TOTAL RATES AND CHARGES OWING

## SPECIAL RATES /SPECIAL CHARGES

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000195 RINGWOOD CENTRAL - MAIN ST		

## TOTAL OUTSTANDING

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## FLOOD LEVEL

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## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

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Delegated Officer : 

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



IF PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004276  
APPLICANT REFERENCE: MELBOURNE  
ST/1393095 NSH  
DATE: 6/04/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

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ASSESSMENT NO:	7001007520	VALUATIONS	
PROPERTY LOCATION:	149B MAROONDAH HWY RINGWOOD	SITE VALUE:	81000
TITLE DETAILS:	1,2,7,15 80718	CAPITAL IMPROVED VALUE:	235000
RATEPAYER:	BURDINES PTY LTD	NET ANNUAL VALUE:	25000
		RELEVANT DATE:	30/06/94
		OPERATIVE DATE:	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	604.90	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE	92.00	
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

## SUB TOTAL RATES AND CHARGES OWING

## SPECIAL RATES /SPECIAL CHARGES

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000196 RINGWOOD CENTRAL - MAIN ST		

## TOTAL OUTSTANDING

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## FLOOD LEVEL

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## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

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Delegated Officer: 

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



I F PURBRICK  
DX 407  
  
MELBOURNE

CERTIFICATE NO: LI 0004560  
APPLICANT REFERENCE: 20 MELB  
ST/1393095 NSH  
DATE: 23/04/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

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ASSESSMENT NO:	7028000050	VALUATIONS	
PROPERTY LOCATION:	8 CIVIC MALL RINGWOOD	SITE VALUE:	470000
TITLE DETAILS:	1/27/115. 82255	CAPITAL IMPROVED VALUE:	1350000
RATEPAYER:	COMMONWEALTH BANK OF AUSTRALIA	NET ANNUAL VALUE:	144000
		RELEVANT DATE:	30/06/94
		OPERATIVE DATE:	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	LEVIED	BALANCE
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	3509.95	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

SUB TOTAL RATES AND CHARGES OWING

SPECIAL RATES /SPECIAL CHARGES

	PRINCIPAL	INTEREST
S 5004.000265 RINGWOOD CENTRAL - MAIN ST		

## TOTAL OUTSTANDING

Any monies outstanding are shown in the BALANCE column. Where blank, amounts are paid in full.

## FLOOD LEVEL

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## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

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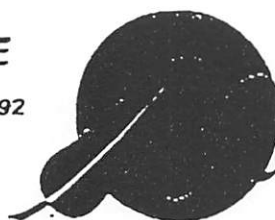
Delegated Officer : .....

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**LAND INFORMATION CERTIFICATE**

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989

**Maroondah**

City Council

IF PURBRICK  
DX 407

MELBOURNE

**CERTIFICATE NO:** LI 0004996  
**APPLICANT REFERENCE:** 20 MELB  
 ST/1393095 NSH  
**DATE:** 25/05/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

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<b>ASSESSMENT NO:</b>	7072000397	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b>	16 MELBOURNE ST MALL	<b>SITE VALUE:</b>	54000
	RINGWOOD	<b>CAPITAL IMPROVED VALUE:</b>	155000
<b>TITLE DETAILS:</b>	OFFICE 3	<b>NET ANNUAL VALUE:</b>	16500
	12622	<b>RELEVANT DATE:</b>	30/06/94
<b>RATEPAYER:</b>	COMMONWEALTH BANK OF AUSTRALIA	<b>OPERATIVE DATE:</b>	01/10/96

**PROPERTY RATES & CHARGES**

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	403.25	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		
<b>SUB TOTAL RATES AND CHARGES OWING</b>		
<b>SPECIAL RATES /SPECIAL CHARGES</b>		
	<b>PRINCIPAL</b>	<b>INTEREST</b>
S 5004.000282 RINGWOOD CENTRAL - MAIN ST		

**TOTAL OUTSTANDING**Any monies outstanding are shown in the **BALANCE** column. Where blank, amounts are paid in full.**FLOOD LEVEL**A FLOOD LEVEL ~~has~~ HAS NOT BEEN DETERMINED UNDER THE VICTORIAN BUILDING REGULATIONS**POTENTIAL LIABILITIES****ADDITIONAL INFORMATION**

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Delegated Officer : 

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



1 F PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004559  
APPLICANT REFERENCE: 20 MELB ST  
/1393095 NSH  
DATE: 23/04/98

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing subject to the clearance of all receipted cheques, and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the Council.

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A fee may be charged for such information.

<b>ASSESSMENT NO:</b>	7072000371	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b>	20 MELBOURNE ST MALL RINGWOOD	<b>SITE VALUE:</b>	29000
<b>TITLE DETAILS:</b>	OFFICE 4 12622	<b>CAPITAL IMPROVED VALUE:</b>	83000
<b>RATEPAYER:</b>	COMMONWEALTH BANK OF AUSTRALIA	<b>NET ANNUAL VALUE:</b>	8800
		<b>RELEVANT DATE:</b>	30/06/94
		<b>OPERATIVE DATE:</b>	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	216.55	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE	92.00	
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

**SUB TOTAL RATES AND CHARGES OWING**

**SPECIAL RATES /SPECIAL CHARGES**

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000280 RINGWOOD CENTRAL - MAIN ST		

## TOTAL OUTSTANDING

Any monies outstanding are shown in the **BALANCE** column. Where blank, amounts are paid in full.

## FLOOD LEVEL

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## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

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Delegated Officer: 

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



I F PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004530  
APPLICANT REFERENCE: 20 MELB  
ST/1393095 NSH  
DATE: 23/04/98

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<b>ASSESSMENT NO:</b>	7072000363	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b>	22 MELBOURNE ST MALL RINGWOOD	<b>SITE VALUE:</b>	43000
<b>TITLE DETAILS:</b>	1/27/15, 12622	<b>CAPITAL IMPROVED VALUE:</b>	125000
<b>RATEPAYER:</b>	JOHANSSON K & J	<b>NET ANNUAL VALUE:</b>	13200
		<b>RELEVANT DATE:</b>	30/06/94
		<b>OPERATIVE DATE:</b>	01/10/96

### PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) B/F 1/7/97		
RATES	321.10	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

### SUB TOTAL RATES AND CHARGES OWING

### SPECIAL RATES /SPECIAL CHARGES

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000279 RINGWOOD CENTRAL - MAIN ST		

### TOTAL OUTSTANDING

Any monies outstanding are shown in the **BALANCE** column. Where blank, amounts are paid in full.

### FLOOD LEVEL

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### POTENTIAL LIABILITIES

### ADDITIONAL INFORMATION

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Delegated Officer: \_\_\_\_\_

# LAND INFORMATION CERTIFICATE

LAND INFORMATION CERTIFICATE REGULATIONS 1992

SECTION 229 LOCAL GOVERNMENT ACT 1989



I F PURBRICK  
DX 407

MELBOURNE

CERTIFICATE NO: LI 0004558  
APPLICANT REFERENCE: 20 MELB  
ST/1393095 NSH  
DATE: 23/04/98

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ASSESSMENT NO:	7072000355	VALUATIONS	
PROPERTY LOCATION:	24 MELBOURNE ST MALL	SITE VALUE:	38000
	RINGWOOD	CAPITAL IMPROVED VALUE:	110000
TITLE DETAILS:	1.2.7.15	NET ANNUAL VALUE:	11700
	12622	RELEVANT DATE:	30/06/94
RATEPAYER:	TOMAINO N M	OPERATIVE DATE:	01/10/96

## PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30th June 1998, due and payable on the 16 February 1998.

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS (RATES, SANITARY, INTEREST, FHZ) 8/17/97		
RATES	283.75	
INTEREST		
LEGAL COSTS		
<u>SERVICE RATE OR CHARGE</u>		
GARBAGE		
C.B.D. CHARGE		
FIRE HAZARD CLEARING		

## SUB TOTAL RATES AND CHARGES OWING

## SPECIAL RATES /SPECIAL CHARGES

	<u>PRINCIPAL</u>	<u>INTEREST</u>
S 5004.000278 RINGWOOD CENTRAL - MAIN ST	3.37	3.37-

## TOTAL OUTSTANDING

Any monies outstanding are shown in the **BALANCE** column. Where blank, amounts are paid in full.

## FLOOD LEVEL

\*\*\*\*\* A FLOOD LEVEL HAS NOT BEEN DETERMINED UNDER THE VICTORIAN BUILDING REGULATIONS\*\*\*\*\*

## POTENTIAL LIABILITIES

## ADDITIONAL INFORMATION

**NOTE:** Council will only be held responsible for information provided in writing, not information provided or confirmed verbally.

I acknowledge having received the sum of \$20.00 being the fee for this certificate.

Delegated Officer : 



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

17 April 1998

I F PURBRICK C/- COMMONWEALTH BANK  
DX 407 MELBOURNE

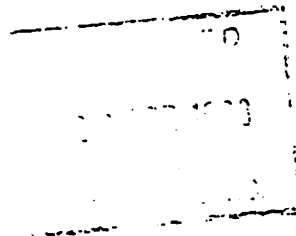
Application: 98463518

Your Ref: 20 MELB ST/1393905  
NSH

PROPERTY: SHOP 11 149 MAROONDAH HIGHWAY RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.



AUTHORISED OFFICER:

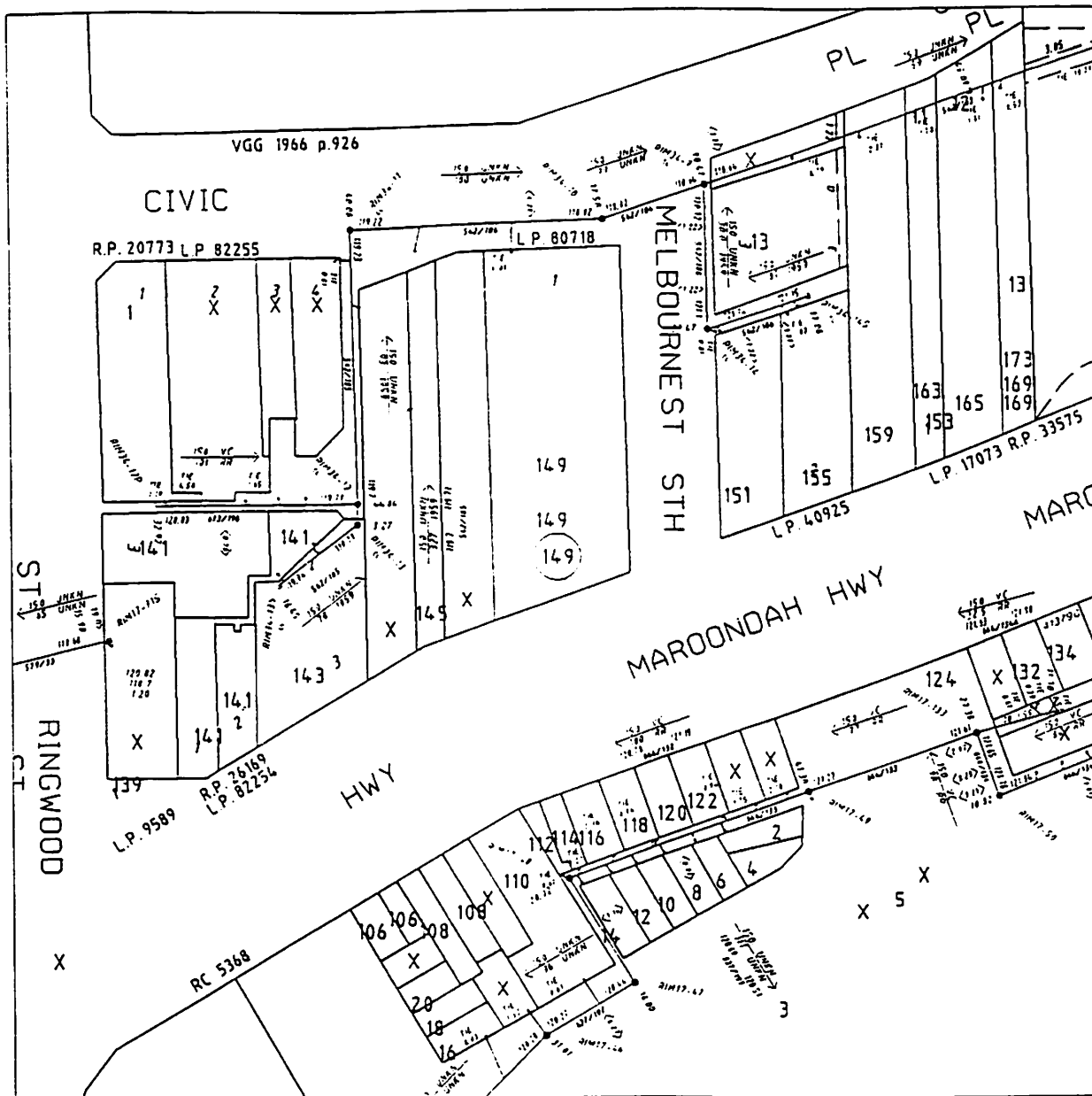
GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721





ENCUMBRANCE CERTIFICATE NO. 98463518

ADDRESS SHOP 11 149 MAROONDAH HIGHWAY, RINGWOOD 3134

DATE 17/04/1998

SEWERS ARE INDICATED THUS SUBJECT PROPERTY IS INDICATED THUS



Yarra Valley Water

This plan is to be used for the location of sewers only and is not to be used for any other purpose.

CADASTRE DETAIL

ACCESS POINTS

OTHER FEATURES

	1:500 Source	EXISTING TITLE AND ROAD ALIGNMENTS
	1:2500 Source	EXISTING EASEMENTS
	1:500 Source	PROPOSED TITLE AND ROAD ALIGNMENTS
	1:2500 Source	PROPOSED EASEMENTS

	ACCESS SHAFT
	CIRCULAR MANHOLE
	GAS CHECK MANHOLE
	SQUARE MANHOLE
	RECTANGULAR MANHOLE
	CHAMBERED MANHOLE
	INSPECTION SHAFT
	VENT IN-GROUND
	END OF PIPE

	CIRCULAR PUMP WELL
	PIPE JUNCTION
	LONG BRANCH REDUCER
	CHANGE OF GRADE
	PIPELINE EXTENSION
	PUMP
	ABC12-34
	EMERGENCY RELIEF STRUCTURE

	DIRECTION OF FLOW ARROW
	REFLUX VALVE
	ELEC CONTROL CABINET
	TREATMENT PLANT
	ABANDONED SEWER
	RENEWED SEWER
	RELEASED SEWER
	UNRELEASED SEWER



Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To: I F PURBRICK C/- COMMONWEALTH BANK  
DX 407 MELBOURNE

Date of Issue: 17/04/98

Account Number: a000431

*RATES CERTIFICATE no: 98463518*  
*Your Ref: 20 MELB ST/1393905 NSH*

With reference to your request for details regarding property at SHOP 11 149 MAROONDAH  
HIGHWAY RINGWOOD 3134 ref no: 23112304

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 53.81

Outstanding Charge Current Quarter \$ 53.81

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 90.30

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$305.54

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:

Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146.  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

20 April 1998

I F PRUBRICK  
DX 407 MELBOURNE

Application: 98463800

Your Ref: 20 MELB.  
ST/1393095 NSH

PROPERTY: SHOP 10 149A MAROONDAH HIGHWAY RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.

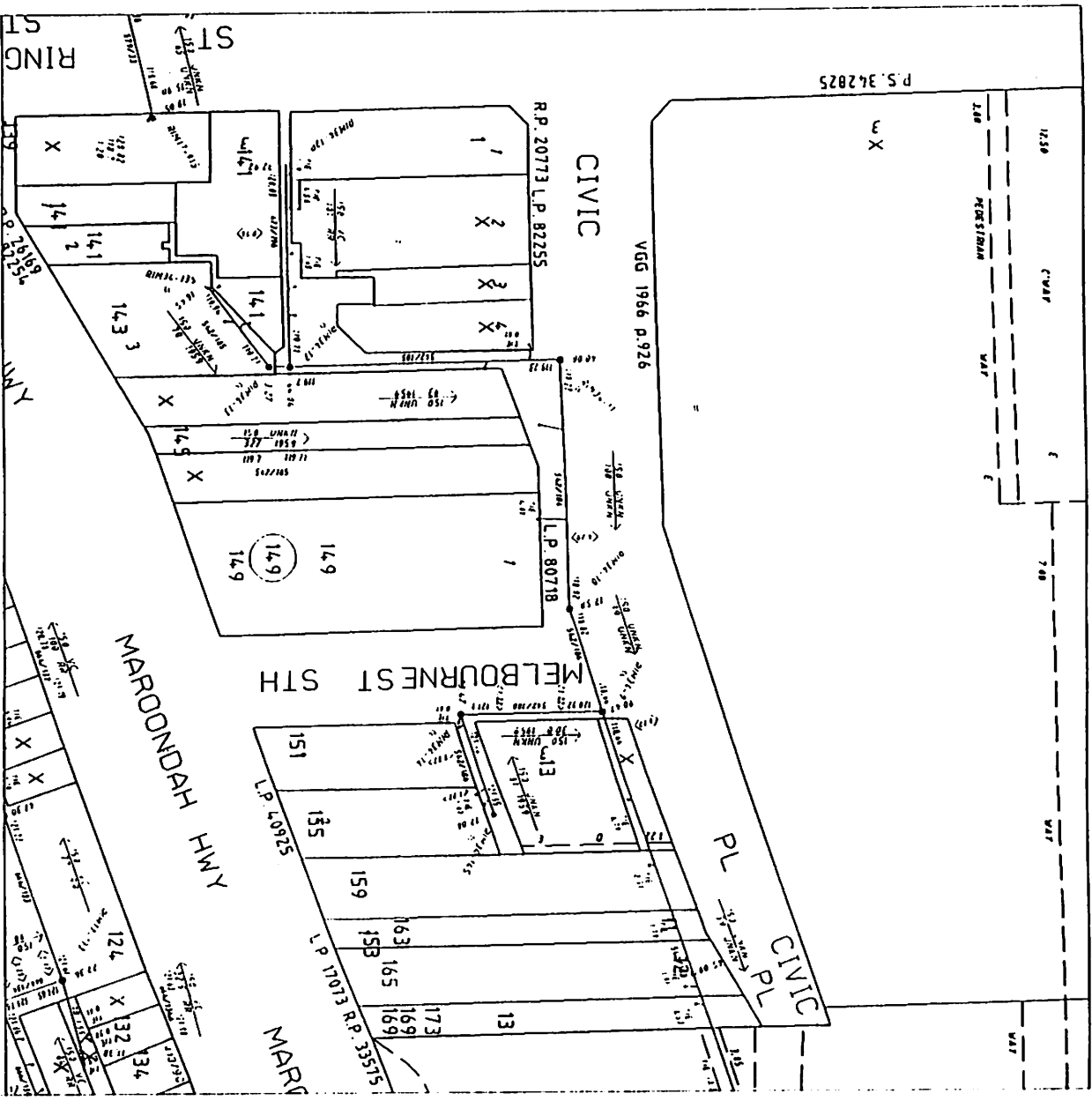
AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721



P.S. 342825

VGG 1966 p.926

CIVIC

R.P. 20773 L.P. 82255

L.P. 80718

MELBOURNE ST

MARONDAH HWY

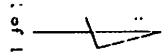
ENCUMBRANCE CERTIFICATE NO. 98463660

ADDRESS SHCP 10 149A MARONDAH HIGHWAY, RINGWOOD 3134

DATE 29/04/1998

10

Zaria Valley  
Water



SEALERS ARE INDICATED THIS \_\_\_\_\_ SUBJECT PROPERTY IS INDICATED THIS \_\_\_\_\_

This plan is to be used for the location of sealers only and is not to be used for any other purpose.



ADJUSTIVE DE-AIL	ACCESS POINTS	OTHER FEATURES
<ul style="list-style-type: none"> <li>1480 Source EXISTING TITLE AND ROAD ALIGNMENTS</li> <li>14780 Source EXISTING EASEMENTS</li> <li>14780 Source PROPOSED TITLE AND ROAD ALIGNMENTS</li> <li>14800 Source PROPOSED EASEMENTS</li> </ul>	<ul style="list-style-type: none"> <li>● ACCESS SHAFT</li> <li>● CIRCULAR MANHOLE</li> <li>● GAS CHECK MANHOLE</li> <li>■ SQUARE MANHOLE</li> <li>■ RECTANGULAR MANHOLE</li> <li>● CHANGED MANHOLE</li> <li>● INSPECTION SHAFT</li> <li>○ VENT IN-GROUND</li> <li>○ END OF PIPE</li> </ul>	<ul style="list-style-type: none"> <li>○ CIRCULAR PUMP WELL</li> <li>○ PIPE JUNCTION</li> <li>▶ LONG BRANCH REDUCER</li> <li>∨ CHANGE OF GRADE</li> <li>+ PIPELINE EXTENSION</li> <li>+ PUMP</li> <li>● ABC12-34</li> <li>○ EMERGENCY RELIEF STRUCTURE</li> </ul>
		<ul style="list-style-type: none"> <li>← REFLEX VALVE</li> <li>∧ ELEC CONTROL VALVE</li> <li>△ TREATMENT PLANT</li> <li>▭ SANITISED SEWER</li> <li>▭ SANITISED SEWER</li> <li>▭ SANITISED SEWER</li> <li>▭ SANITISED SEWER</li> </ul>



Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucinow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:

I F PRUBRICK  
DX 407 MELBOURNE

Date of Issue: 20/04/98

Account Number: **1618876**

**RATES CERTIFICATE no: 98463800**  
Your Ref: 20 MELB. ST/1393095 NSH

With reference to your request for details regarding property at SHOP 10 149A  
MAROONDAH HIGHWAY RINGWOOD 3134 ref no: 23112312

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 17.68

Outstanding Charge Current Quarter \$ 17.68

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 42.70

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$113.42

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:

Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958

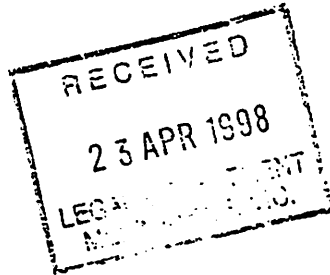


Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

20 April 1998

I F PURBRICK  
DX 407 MELBOURNE



Application: 98463801

Your Ref: 20 MLEB.  
ST/1393095 NSH

PROPERTY: SHOP 9 149B MAROONDAH HIGHWAY RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.

AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721





Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:

I F PURBRICK  
DX 407 MELBOURNE

Date of Issue: 20/04/98

Account Number: **1618877**

*RATES CERTIFICATE no: 98463801*  
*Your Ref: 20 MLEB. ST/1393095 NSH*

With reference to your request for details regarding property at SHOP 9 149B MAROONDAH HIGHWAY RINGWOOD 3134 ref no: 23112320

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 40.74

Outstanding Charge Current Quarter \$ 40.74

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 68.37

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$231.33

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:

Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958





Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

27 April 1998

I F PURBRICK  
DX 407 MELBOURNE

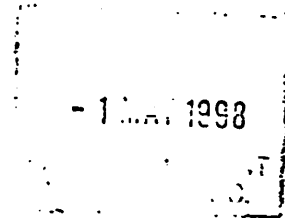
Application: 98463802

Your Ref: 20 MELB.  
ST/1393095 N

PROPERTY: 8 CIVIC PLACE RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.



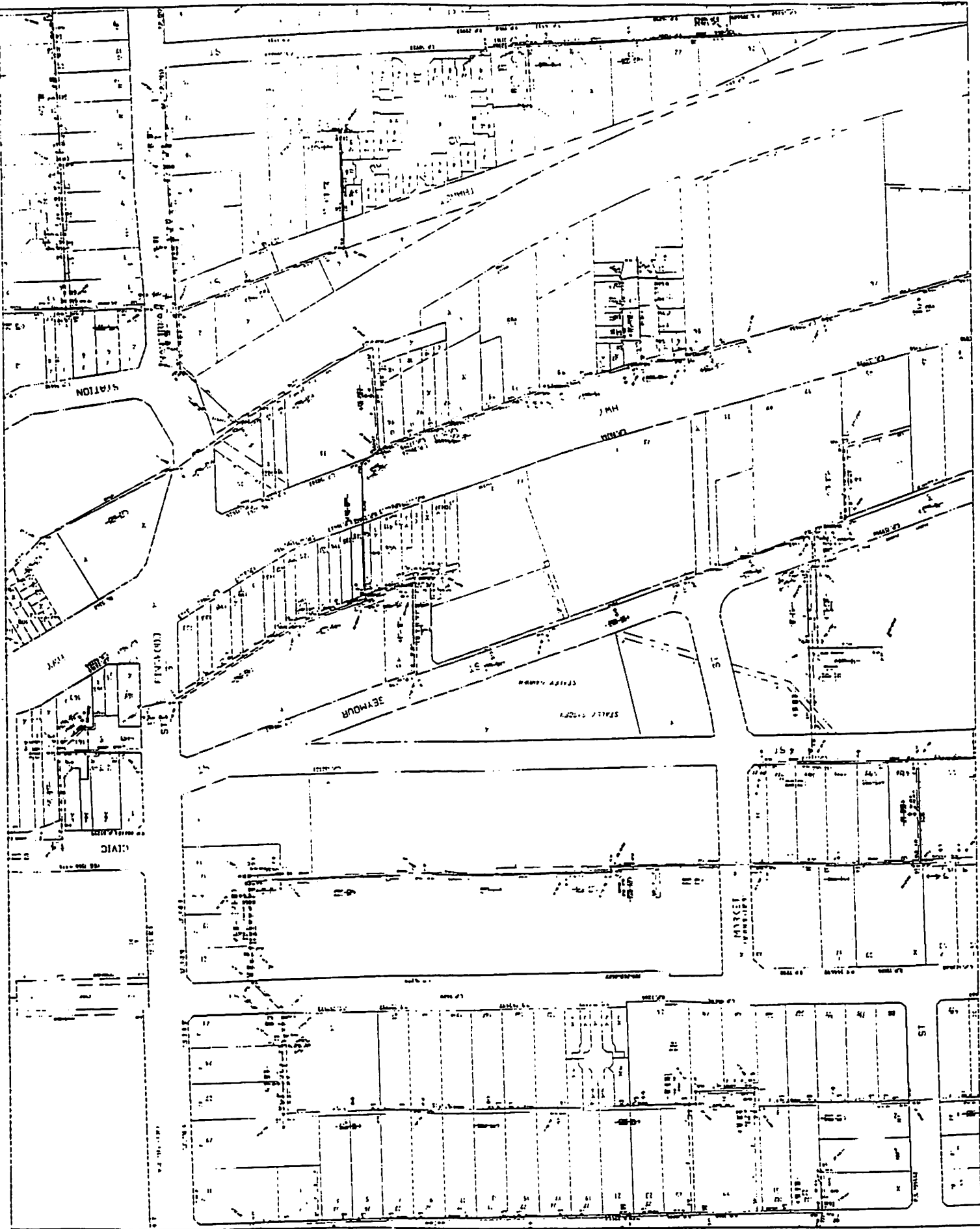
AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

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.

Mitcham Office, Lucknow St. Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721



This plan is to be used for the location of Yarra Valley Water's assets only and is not to be used for any other purpose. (c) Yarra Valley Water Ltd 1998

**SERVICE PLAN  
SCREEN PLOT**

SCALE 1:2500  
DATE 29/04/1998 11:26

YARRA VALLEY  
WATER





Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 301

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:  
I F PURBRICK  
DX 407 MELBOURNE

Date of Issue: 27/04/98

Account Number: a000431

*RATES CERTIFICATE no: 98463802*  
*Your Ref: 20 MELB. ST/1393095 N*

With reference to your request for details regarding property at 8 CIVIC PLACE RINGWOOD  
3134 ref no: 18941108

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 192.19

Outstanding Charge Current Quarter \$ 192.19

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 322.50

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$1,091.26

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:  
Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

21 April 1998

I F PURBRICK  
DX 407 MELBOURNE

Application: 98463798

Your Ref: 20 MELB.  
ST/1393095 NSH

PROPERTY: UNIT 3 20 MELBOURNE STREET RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.

AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

- 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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AU\$DOC 13204 Mitcham  
Account Enquiries: 131 721



Yarra Valley Water

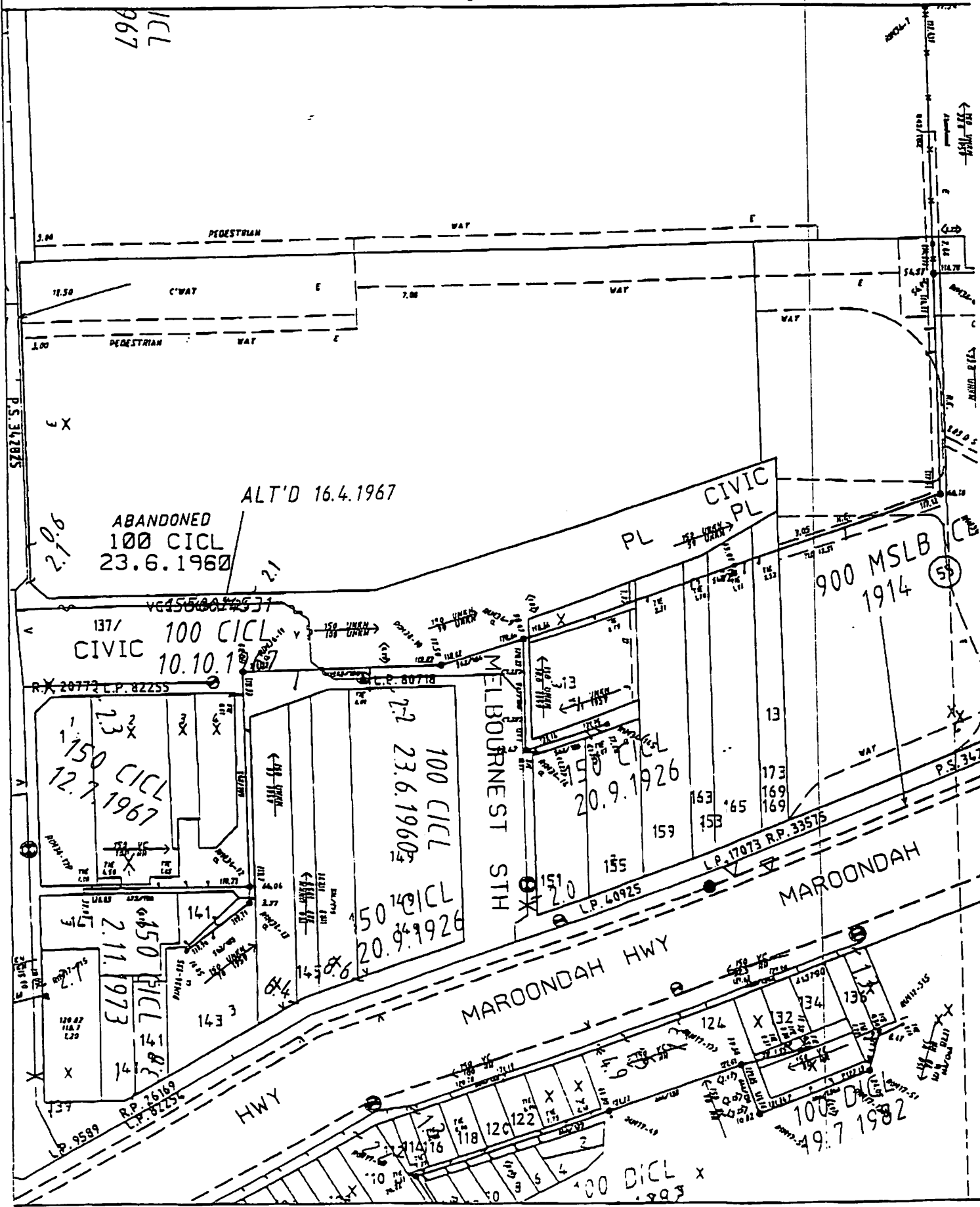
SCALE: 1:1000  
DATE: 25/05/1998 14.17

# SERVICE PLAN SCREEN PLOT



(c) Yarra Valley Water Ltd 1996

This plan is to be used for the location of Yarra Valley Water's assets only and is not to be used for any other purpose.





Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:

I F PURBRICK  
DX 407 MELBOURNE

Date of Issue: 21/04/98

Account Number: a000431

**RATES CERTIFICATE no: 98463798**  
Your Ref: 20 MELB. ST/1393095 NSH

With reference to your request for details regarding property at UNIT 3 20 MELBOURNE STREET RINGWOOD 3134 ref no: 28233535

This property incurs the following service charges:

**Quarterly Charges**

Drainage 01/04/98 to 30/06/98 \$ 24.60

Outstanding Charge Current Quarter \$ 24.60

**Annual Charges**

Parks 01/07/97 to 30/06/98 \$ 42.70

Outstanding Annual Charge \$ 0.00

**Arrears**

\$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$141.10

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:

Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

03 April 1998

IF PURBRICK C/- CBA  
DX 407 MELBOURNE

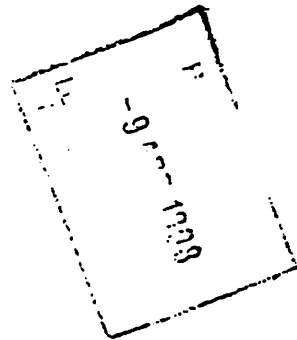
Application: 98461528

Your Ref: MELBOURNE  
ST/1393095 NSH

PROPERTY: OFFICE 4 20 MELBOURNE STREET RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.



AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721







Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To: IF PURBRICK C/- CBA  
DX 407 MELBOURNE

Date of Issue: 03/04/98

Account Number: a000431

**RATES CERTIFICATE no: 98461528**  
Your Ref: MELBOURNE ST/1393095 NSH

With reference to your request for details regarding property at OFFICE 4 20 MELBOURNE STREET RINGWOOD 3134 ref no: 28233519

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 13.07

Outstanding Charge Current Quarter \$ 13.07

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 42.70

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$94.98

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:

Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

20 April 1998

I F PURBRICK C/- COMMONWEALTH BANK  
DX 407 MELBOURNE

Application: 98463517

Your Ref: 20 MELB.  
ST/1393095 NSH

PROPERTY: SHOP 7 22 MELBOURNE STREET RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.

AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

- 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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AUSDOC 13204 Mitcham  
Account Enquiries: 131 721





Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:

I F PURBRICK C/- COMMONWEALTH BANK  
DX 407 MELBOURNE

Date of Issue: 20/04/98

Account Number: **a486608**

**RATES CERTIFICATE no: 98463517**  
Your Ref: 20 MELB. ST/1393095 NSH

With reference to your request for details regarding property at SHOP 7 22 MELBOURNE STREET RINGWOOD 3134 ref no: 18971120

This property incurs the following service charges:

**Quarterly Charges**

Drainage 01/04/98 to 30/06/98 \$ 23.83

Outstanding Charge Current Quarter \$ 23.83

**Annual Charges**

Parks 01/07/97 to 30/06/98 \$ 42.70

Outstanding Annual Charge \$ 0.00

**Arrears**

\$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$138.02

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

- Parks charges
- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:  
Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



Yarra Valley  
Water

YARRA VALLEY WATER LIMITED  
(ACN 066 902 501)  
STATEMENT UNDER SECTIONS 75 & 146,  
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES  
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

21 April 1998

Application: 98463799

I F PRUBRICK  
DX 407 MELBOURNE

Your Ref: 20 MELB.  
ST/1393095 NSH

PROPERTY: SHOP 8 24 MELBOURNE STREET RINGWOOD 3134

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25.146 & 239G(1)

Sewerage location is shown on the attached plan.

AUTHORISED OFFICER:

GENERAL MANAGER  
CUSTOMER OPERATIONS

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

- 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.

Mitcham Office, Lucknow St, Mitcham  
Private Bag 1 Mitcham, Vic 3132 AU\$DOC 13204 Mitcham  
Account Enquiries: 131 721





Yarra Valley  
Water

Yarra Valley Water Ltd  
ACN 066 902 501

Lucknow Street  
Mitcham, Victoria 3132  
PO Private Bag 1  
Mitcham 3132  
DX 13204

Telephone (03) 131 721

To:

I F PRUBRICK  
DX 407 MELBOURNE

Date of Issue: 21/04/98

Account Number: a486609

**RATES CERTIFICATE no: 98463799**  
Your Ref: 20 MELB. ST/1393095 NSH

With reference to your request for details regarding property at SHOP 8 24 MELBOURNE STREET RINGWOOD 3134 ref no: 18971139

This property incurs the following service charges:

Quarterly Charges

Drainage 01/04/98 to 30/06/98 \$ 20.76

Outstanding Charge Current Quarter \$ 20.76

Annual Charges

Parks 01/07/97 to 30/06/98 \$ 42.70

Outstanding Annual Charge \$ 0.00

Arrears \$ 0.00

Please note the calculated annual charge for Section 32 purposes is: \$125.74

**Note**

From 1 January 1998 a flat, fixed water and sewerage service charge and water usage and sewerage disposal charges will be billed direct to the owner similar to gas and electricity charges and consequently will not be required as a financial adjustment on settlement.

From that date Rates Certificates will include the following details for adjustment at property settlement:

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- Drainage charges
- Outstanding water and sewerage service charges incurred prior to 1 January 1998.

GENERAL MANAGER  
CUSTOMER OPERATIONS

The above information is supplied under the following:  
Service charges - water, sewerage, parks and other charges - S75 Water Industry Act 1994  
- Drainage - S239F MMBW act 1958



# LAND TAX CERTIFICATE UNDER SECTION 97

VICTORIA  
NSR

Issue Date	I F PURBRICK C/COMMONWEALTH BANK DX 407 MELBOURNE		
8 APR 1998			
Bill No.			
015722536			
Your Ref:	MELBOURNE ST/1393095	GPG0	

Land I.D.	000305444
Appl. No.	484932748

Land Tax pertaining to land at "CBA 93721", CIVIC PLACE, RINGWOOD, 3134  
MAROONDAH

Lot/Unit or Ref.                      Plan or Ref.                      Vol:                      Fol:

Unimproved Value:    \$978,000

Vendor: COMMONWEALTH BANK OF AUSTRALIA

Purchaser: AUCTION

Year	Assessed Owner	Primary Tax	Additional Tax	Total
1998	COMMONWEALTH BANK OF AUSTRALIA	\$47907.07	\$0.00	\$47907.07
Total Amount Payable:				\$47907.07
Comments: Land Tax will be payable but is not yet due - please see note 3 on reverse				

PLEASE REFER  
TO NOTES ON NEXT PAGE

DAVID POLLARD  
Commissioner of State Revenue

Please return this portion with your payment.

## REMITTANCE ADVICE CERTIFICATE UNDER SECTION 97

PAYEE'S NAME AND ADDRESS
Your Ref:

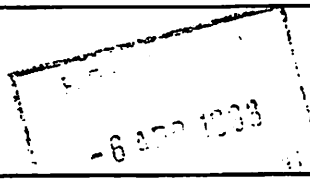
Bill No.	015722536
Amount Payable	\$47,907.07

PLEASE DO NOT MARK BELOW THIS LINE ▼



# PROPERTY ENQUIRY APPLICATION FORM

This application was lodged on 31-03-98 using the LANDATA Property Enquiry Application System. Please direct all enquiries to (03)9603 5109.	Agency Ref. Code Agency Application No.
AUTHORITY: <b>431</b>	Municipal Property No.
VICROADS DX 27 MELBOURNE	CERTIFICATE NAME: <b>VICROADS</b> FEE ENCLOSED: <b>\$13.00</b>



VENDOR: COMMONWEALTH BANK OF AUSTRALIA 385 BOURKE STREET MELBOURNE	PURCHASER: AUCTION
NAME AND ADDRESS OF REG'D PROP. IF NOT VENDOR: AS FOR VENDOR AS FOR VENDOR	VENDORS SOLICITOR: IF PURBRICK

APPLICANT: I F PURBRICK C/COMMONWEALTH BANK OF PO BOX 1966R MELBOURNE VIC 3000 DX No: 407 MELBOURNE	Applicant's Reference: <b>MELBOURNE ST/13930</b>  Total Sale Price: Auction/Settlement Date: <b>25/06/98</b> Terms of Sale: <b>Cash</b> Contract Date: Applicant's Telephone No: <b>03 9675 7020</b> Applicant's Facsimile No: <b>03 9675 6464</b>
---	---

Street No., Street, Road, etc. <b>20 MELBOURNE STREET</b>	Town or Suburb <b>RINGWOOD</b>
Lot No./Plan No. <b>1/80718</b>	Municipality <b>CITY OF MAROONDAH</b>
Volume/Folio or Book/Memorial <b>8892/906</b>	Postcode <b>3134</b>
Property Location	Area
Vacant Land or Nature of Building <b>OTHER</b>	Name of Directory <b>MELWAYS</b>
Additional References or Comments	Map Reference <b>49 H8</b>

<b>NO PROPOSALS</b>	PE	N
As at <b>02 APR 1998</b> the	- 510	<b>B</b>
ROADS CORPORATION has no	- 510	<b>RP</b>
approved proposals requiring any	- 510	<b>D</b>
part of the property described in	- 510	<b>R</b>
your application.	- 510	

PEA-0311097-0

THE FOLLOWING CERTIFICATE IS PROVIDED FROM LANDATA IN RESPONSE TO YOUR APPLICATION MADE VIA LAWPOINT

I F PURBRICK C/COMMONWEALTH BANK OF  
PO BOX 1966R  
MELBOURNE VIC 3000

31st March 1998  
Your Reference: MELBOURNE ST/13930

Dear Sir/Madam,

I refer to your enquiry regarding the property situated at:

20 MELBOURNE STREET, RINGWOOD

A search of the Priority Sites Register for the municipality of MAROONDAH has indicated there are no Priority Sites recorded for this municipality as of the above date.

You should be aware that the Priority Sites Register lists only those sites for which EPA possess conclusive evidence that soil contamination is presenting a risk to human health or to the environment. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and yet not appear on EPA records. EPA has published an information bulletin advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

Yours sincerely,

MANAGER INDUSTRY SERVICES  
ENVIRONMENT PROTECTION AUTHORITY

[EPA - Priority Sites] App 311097-1536450380638 'MELBOURNE ST/13930'

\*\*\* END OF REPORT \*\*\*

PRINTED BY LAWPOINT ON 31 MAR 1998 AT 3:37pm FOR NSH REF MELBOURNE ST/1393095

**CLOUR CODE**

Y - Yellow G - Green Bl - Blue O - Orange  
R - Red BR - Brown P - Purple H - Hatched  
CH - Cross Hatched

DATE: - 2 APR 1993

**ORIGINAL**

NOT TO BE TAKEN FROM THE OFFICE  
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8892 FOL. 906

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8892 FOL. 906

HANOVER DEVELOPMENTS PROPRIETARY LIMITED of 6 Riddell Parade Elsternwick is now the proprietor of an estate in fee simple subject to the encumbrances notified -- hereunder in ALL THAT piece of land delineated and coloured red on the map in the margin being Lot One on Plan of Subdivision No. 60710 Parish of Ringwood County -- of Mornington --

DATED the 29th day of June 1971

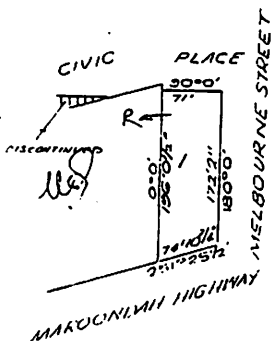
*V. Whowden*

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

*Wof*  
A.O. in L.G.D. 3577  
8-12-82



MEASUREMENTS ARE IN Feet and inches

DUPLICATE AMENDED  
K 481955  
DATE 7-8-83  
TO BE REGISTERED UNTIL  
PLAN IS AMENDED ON DUPLICATE  
SEE 6773577

Derived from Vol. 8861 Fol. 745

825036



Lawpoint Pty Limited

Level 4  
150 Queen St. Melbourne 3000  
Phone (03) 9642 4322  
FAX 469 888888

COLOR CODE

Y. Yellow G. Green Bl. Blue O. Orange  
R. Red BR. Brown P. Purple H. Hatched  
CH. Cross Hatched

DATE: - 2 APR 1988

VOL.

FOL.

INSTRUMENT

APPLICATION

CAVEAT No. 589694 LODGED 21 July 1972



CAVEAT LAPSED 21 JAN 1972



RICLEY INVESTMENT NOMINEES PTY. LTD.  
of 4th Floor No.83 York Street Sydney  
New South Wales is now the proprietor  
Registered 26th November 1981  
No. J729949

MORTGAGE

to THE MAYOR COUNCILLORS

CITIZENS OF THE CITY OF RINGWOOD

Registered 29 June 1971

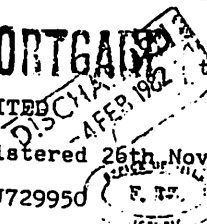
No. 235687



R.A.C.V. INSURANCE PTY. LTD. of 94 Queen  
Street Melbourne is now the proprietor  
Registered 7th December 1971  
No. E244707



MORTGAGE to ROYAUST FINANCE  
LIMITED  
Registered 26th November 1981  
No. J729950



KELSTEDGE INVESTMENTS PTY. LTD. of 158 City  
Road South Melbourne is now the proprietor  
Registered 20th March 1979  
No. H450927



MORTGAGE to THE TRUSTEES  
EXECUTORS AND AGENCY COMPANY LIMITED  
Registered 4th February 1982  
No. J806119



MORTGAGE to R.A.C.V. INSURANCE  
PTY. LTD.

Registered 29 March 1979

No. H450927

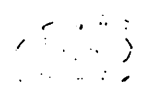


CAVEAT NO. 676457 LODGED 25 MAR 1985  
CAVEAT WILL LAPSE ON  
REGISTRATION OF L668303.F  
14 JUN 1985



PROPRIETOR

THE COMMISSIONERS OF THE STATE BANK  
OF VICTORIA.  
REGISTERED 15/5/85.  
L668303F



PROFESSIONAL LAWYER  
AND LEGAL CONSULTANT

CHARGED 26 NOV 1981



CAVEAT No. J527447 LODGED 3-7-81

CAVEAT WILL LAPSE ON

REGISTRATION OF J729949

21 JAN 1982



J688005 D. St. 30/10/81

CAVEAT WILL LAPSE ON

REGISTRATION OF J729950

21 JAN 1982



V. 8892 F. 906

COLOR CODE

Y - Yellow G - Green BL - Blue O - Orange  
R - Red BR - Brown P - Purple H - Hatched  
CH - Cross Hatched

DATE: - 2 APR 1998

This is the Sheet marked referred to in the Certificate of Title entered in the Register Book Vol. 55012 Fol. 6706

Assistant Registrar of Titles

CAVEAT

CAVEATOR: STATE ELECTRICITY COMMISSION  
OF VICTORIA

CAPACITY: SEE CAVEAT

LODGED BY: 362M PRINCIPAL CONVEYANCING  
OFFICER STATE ELECTRICITY  
COMMISSION OF VICTORIA OF 15  
WILLIAM ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: R571356M

DATE: 1/10/91