



Dandenong



Frankston



Geelong

5

INVESTMENT OPPORTUNITIES

including new **6** year leases +
options to



Commonwealth Bank

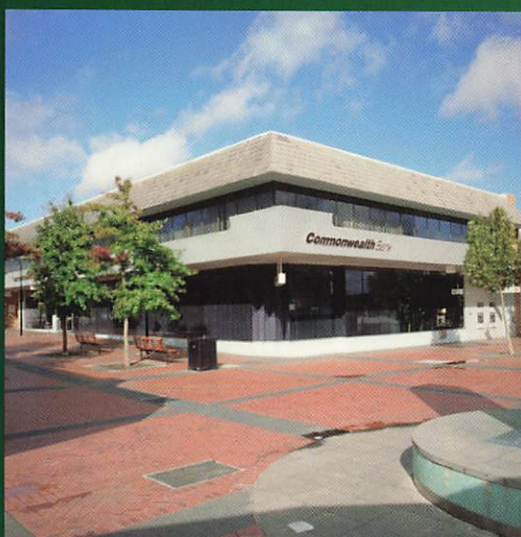
AUCTION THURSDAY 18 JUNE, 1998

FPD First Pacific Davies
INTEGRATED PROPERTY SERVICES

**Knight
Frank** 



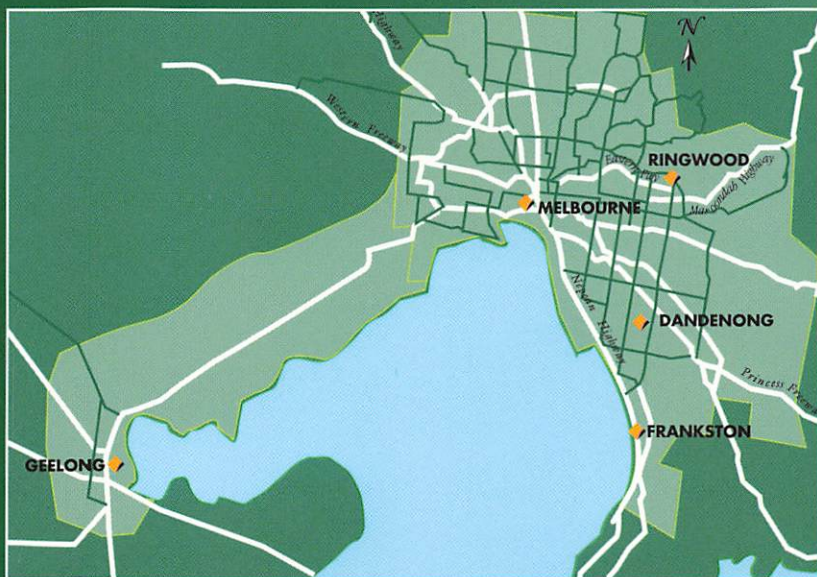
21 Swanston Street,
Melbourne



Ringwood

	Net Rental
Dandenong	\$ 235,300
Frankston#	\$ 263,150
Geelong#	\$ 377,347
21 Swanston Street	\$ 431,900
Ringwood#	\$ 315,519

#partial leaseback only.



AUCTION THURSDAY 18 JUNE, 1998 11AM

*Venue: Knight Frank Boardroom,
Level 32, 360 Collins Street, Melbourne.*

Each offering includes a new 6 year lease, with
3 x 3 year options and regular rental reviews, on
Commonwealth Bank of Australia tenancies.

FOR FURTHER INFORMATION CONTACT

MATTHEW NICHOLS
DAVID M'INTOSH
Tel: (03) 9654 1111
Fax: (03) 9654 7058

FRANK NAGLE
FRED NUCARA
Tel: (03) 9602 5722
Fax: (03) 9670 1314



MARKETING REPORT FOR CBA BRANCH

20 MELBOURNE STREET, RINGWOOD

Location:

The suburb of Ringwood is located approximately 24 kilometres east of Melbourne's Central Business District. The subject property is located on the northern side of Maroondah Highway on the corners of Melbourne Street and Civil Place, centrally located between the Ringwood Railway Station and the Eastland Shopping Centre.

Improvements:

The building comprises a two storey building, predominantly occupied by the Commonwealth Bank of Australia and an additional five retail shops.

Of the Commonwealth Bank component, the first floor areas are used for central business banking and the ground floor is used for a retail banking facility with staff amenities located on both floors. The adjoining tenancies are situated on both Maroondah Highway and Melbourne Street maximising exposure and high traffic volumes.

The building comprises double brick construction, solar plate glass aluminium frame windows and a feature metal deck verandah. The banking component features a large ground floor retail area recently remodelled into a new customer relationship model (CRM) and includes airconditioning, fluorescent lighting, suspended acoustic tile ceiling and carpet floor coverings.

The first level comprises modern office and banking accommodation with exposed double brick feature walls, suspended acoustic tile ceilings, airconditioning and carpet floor coverings.

Excellent natural light is provided through three wide street frontages and access to the first floor is via a separate stairwell located in Melbourne Street.

Site Details:

The site is essentially regular in shape with a frontage to Maroondah Highway of approximately 22.83 metres, Melbourne Street of approximately 52.48 metres and Civic Place of approximately 21.64 metres.

The total site area is approximately 1,214 square metres.

Title Particulars:

The subject property is described in Certificate of Title Volume 8892 Folio 906.

Town Planning:

The property is zoned "District Centre Ringwood, Zone No. 4" under the Maroondah Planning Scheme.

Lease Term:

Commowearth Bank of Australia will leaseback their occupied areas for six (6) years from the day of settlement date with an option for three further three year terms.

The other adjoining tenancies are nominated in the following tenancy schedule.

**Building Area & Rental
Calculations:**

The building area has recently been surveyed in accordance with the Property Council of Australia (PCA) method of measurement (March 1997 revision) for Gross Lettable Area - Retail (GLAR).

Except where otherwise stated, a net rental has been attributed to the following Gross Lettable Areas - Retail (GLAR):

Commonwealth Bank Leased Areas

Ground Floor	538 sq.m. x \$250	\$134,500
First Floor	1,128 sq.m. x \$100	\$112,800
Total	1,666 sq.m.	
Net Annual Rental		\$247,300

Additional Tenancies

The Spectacle Place	70 sq.m.	\$ 19,200
Hayes	61 sq.m.	\$ 11,000
Burdines	119 sq.m.	\$ 26,553
Graylon	55 sq.m.	\$ 11,466
Total	305 sq.m.	
Additional Estimated Net Annual Rental		\$ 68,219
Total Net Annual Rental		\$315,519

\$ 275 m² \$ 25.50/H
 \$ 180 m² \$ 16.75
 \$ 223 m² \$ 20.75
 \$ 208 \$ 19.35

Vacant Area

Shop 11 202 sq.m.

TENANCY SCHEDULE							
Tenancy	Tenant	Area sq.m.	Rental Rate \$/sq.m.	Net Rental \$/p.a.	Comm Date	Term	Review
Grd	CBA	538	\$250	\$134,500	19.8.98	6+3+3+3 yrs	2 yrly to mkt
Grd Fl. Shop 7	The Spectacle Place	70	\$274	\$ 19,200	22.02.96	3 yrs	Fixed.
Grd Fl. Shop 8	BJ & JG Hayes	61	\$180	\$ 11,000	01.11.97	5 yrs	Fixed 4% p.a.
Grd Fl. Shops 9a & 9b	Burdines P/L	119	\$223	\$ 26,553	10.12.96	5+3+3 yrs	Fixed 3% p.a. Yrs 3 & 6 to mkt
Grd Fl. Shop 12	Graylon P/L	55	\$198	\$ 11,466	13.05.96	5 + 5 yrs	5% p.a. yrs 2-5
Grd Fl. Shop 11	Vacant	202					
1st Fl.	CBA	1,128	\$100	\$112,800	19.8.98	6+3+3+3 yrs	2 yrly to mkt
Total		2,173		\$315,519			

Financial Summary

Commonwealth Bank:	\$247,300
The Spectacle Place:	\$ 19,200
BJ & JG Hayes:	\$ 11,000
Burdines P/L:	\$ 26,553
Graylon P/L:	\$ 11,466

Estimated Net Annual Income \$315,519

Outgoings:

In addition to rental, each Lessee will be responsible to pay or reimburse the (if applicable) Lessor for the following outgoings:

- Municipal rates.
- Water, sewerage and drainage rates.
- Land tax calculated on a single holding basis.
- Insurance.
- Electricity.
- Gas (if connected).
- Regular servicing and routine maintenance of plant and equipment.

The Lessor will be responsible for any outgoings of a capital or structural nature.

Investment Commentary: The suburb of Ringwood benefits from a high volume of vehicular traffic along Maroondah Highway linking the large catchment area to east of Melbourne's Central Business District. The subject property is centrally located between the Eastland Shopping Centre supporting retailers such as Myer, Target and Coles and the Ringwood Railway Station. The rear of the property also benefits from being located on a mall, therefore, commanding high volumes of pedestrian traffic.

SURVEY REPORT

PREPARED FOR : COMMONWEALTH BANK OF AUSTRALIA

SITE ADDRESS : 20 MELBOURNE STREET, RINGWOOD
C.B.A. PROPERTY NO. 93721

REFERENCE : 18626/42 DATE : MARCH 1998

REEDS CONSULTING PTY LTD
SURVEYORS & ENGINEERS
8 MARKET STREET
MELBOURNE VIC 3000

Ph. 9614 4911
Fax 9614 3877

1. PURPOSE OF THE SURVEY

A limited Title re-establishment survey has been undertaken for the purpose of identifying and checking the Title boundaries.

This survey will not be lodged or registered at the Land Titles Office.. The survey has been carried out generally in accordance with the relevant cadastral survey regulations however further works would be required to upgrade the survey to a standard which would be acceptable to the Land Titles Office.

2. THE SUBJECT SITE

The site is totally occupied by a two storey brick building with a plant room on the roof. Parts of each floor are currently occupied by the CBA. Five retail tenancies are located on the ground floor while an office tenancy can be found on the first floor. An electrical sub-station, operated by Eastern Energy, lies between the bank and the retail outlets on ground floor. No carparking facilities are provided on the site although road frontage is available to three boundaries of the parcel.

The land is contained in Certificate of Title Volume 8892 Folio 906 and is also described as Lot 1 on Plan of Subdivision LP 80718. A copy of the Title is attached.

DRAFT

The Title is encumbered by a caveat (Instrument R571356M) in favour of Eastern Energy Ltd (formerly SECV) creating a lease and various easements. Reference is made to the Plan of Identification Survey where the encumbrances are referred to as follows:

E-1	Lease for sub-station purposes
E-2 & E-4	Carriageway Easement
E-3 & E-4	Underground Powerline Easement

2. THE SUBJECT SITE (Cont.)

A copy of the Caveat is attached. This document provides the dimensions of the relevant encumbrances.

An area of 1214 square metres is contained within the Title.

3. SURVEY ANALYSIS

Refer to the attached Plan of Identification Survey.

The dimensions on the Certificate of Title provide an acceptable mathematical closure and no adjustment is necessary.

The Title boundaries have been checked in accordance with surveys registered at the Land Titles Office. The building on the site is in accordance with these Title boundaries.

The position of the internal walls provides practical agreement with the sub-station lease locality. A question does exist however as to the suitability of the position of the southern-most portion of the Carriageway easement E-2 which does not appear to coincide with the passageway separating the bank from the tenancies. Additional investigation is required to ascertain the origins of this easement to enable verification of its documented position.

DRAFT

4. FLOOR AREAS

Refer to the attached Plan of Floor Areas.

Floor areas have been calculated in accordance with the B.O.M.A. Method of Measurement with the relevant method of calculation being determined by the usage of the premises.

The Gross Lettable Area of the building occupied for the sole use of the C.B.A. is as follows:

Ground Floor	565m ²	(6,080 sq ft)
Ceiling height less than 1.5m	7m ²	(80 sq ft)
First Floor	877m ²	(9,440 sq ft)
<hr/>		
Total	1,449m ²	(15,600 sq ft)

Gross Lettable Area (Retail) has been used to determine the area of the retail tenancies on the ground floor:-

22 Melbourne Street	61m ²	(660 sq ft)
24 Melbourne Street	70m ²	(750 sq ft)
Other	119m ²	(1,280 sq ft)
149 Maroondah Highway	55m ²	(590 sq ft)
Other	202m ²	(2,170 sq ft)
<hr/>		
Total	507m ²	(5,450 sq ft)

Net Lettable Area tenancy on the first floor:-

201m² (2,160 sq ft)

4. FLOOR AREAS (Cont.)

Access was not available to this first floor tenancy whose area has been determined by reference to dimensions for the abutting bank and service area in conjunction with those for the ground floor.

A plant room with a Gross Lettable Area of 41 square metres is situated on the roof of the building.

Licensed Surveyor:

[Handwritten Signature]

Date: 23-7-96



CIVIC PLACE

VOID OVER
STAIRS

4m²

LUNCH
ROOM

TOILETS

1128m²

ROOF

PLANT
ROOM

41m²

KITCHEN

LIGHT
WELL

STAIRS

AREA LESS
THAN 1.5m
HIGH
4m²

538m²

STREET

SUBSTATION

STORE
ROOM

AREA LESS
THAN 1.5m
HIGH
7m²

SERVICE

70m²

No. 24

61m²

No. 22

119m²

55m²

No. 149

202m²

MELBOURNE

MAROONDAH HIGHWAY

FIRST FLOOR

GROUND FLOOR

TOTAL GROSS LETTABLE AREA - RETAIL* = 2173m²

I, ALAN DAVID NORMAN of 8 MARKET STREET MELBOURNE CERTIFY THAT THIS PLAN REPRESENTS THE GROSS LETTABLE AREA - RETAIL* IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (MARCH 1997) METHOD OF MEASUREMENT AND THE DATE OF THE SURVEY WAS 17/3/98.

LICENSED SURVEYOR

* AS MODIFIED AT DIRECTION OF C.B.A. - SEE ATTACHED REPORT

PLAN OF FLOOR AREAS

20 MELBOURNE STREET, RINGWOOD.
PARISH OF RINGWOOD

SHEET
SIZE
A4

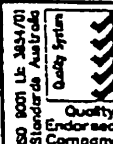
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REFERENCE: 18626/42

VERSION: B SHEET 1 of 1

LENGTHS ARE IN
METRES

DATE: 20/3/98 42BP18.DGN



Ph: (03) 9614 4911

Fax: (03) 9614 3877

Email: survey@reedscan.com.au

REEDS
CONSULTING

8 MARKET STREET MELBOURNE 3000
REEDS CONSULTING PTY LTD A.C.N. 079 642 818

4. FLOOR AREAS

Refer to the attached Plan of Floor Areas.

Floor areas have been calculated in accordance with the Property Council of Australia (B.O.M.A.) Method of Measurement, March 1997 revision but have included toilet areas as directed by the Commonwealth Bank of Australia.

The Gross Lettable Area - Retail plus toilet areas of the building occupied for the sole use of the C.B.A. is as follows:

Ground Floor	538m ²	(5,790 sq ft)
First Floor	1,128m ²	(12,140 sq ft)
<hr/>		
Total	1,666m ²	(17,930 sq ft)

The Ground Floor contains areas less than 1.5m high totalling 11m².

The second Floor contains a void over stairs of 4m².

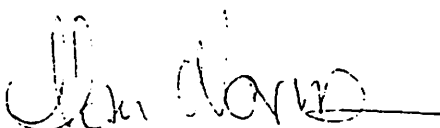
The Gross Lettable Area - Retail of the retail tenancies on the ground floor is as follows:

22 Melbourne Street	61m ²	(660 sq ft)
24 Melbourne Street	70m ²	(750 sq ft)
Other	119m ²	(1,280 sq ft)
149 Maroondah Highway	55m ²	(590 sq ft)
Other	202m ²	(2,170 sq ft)
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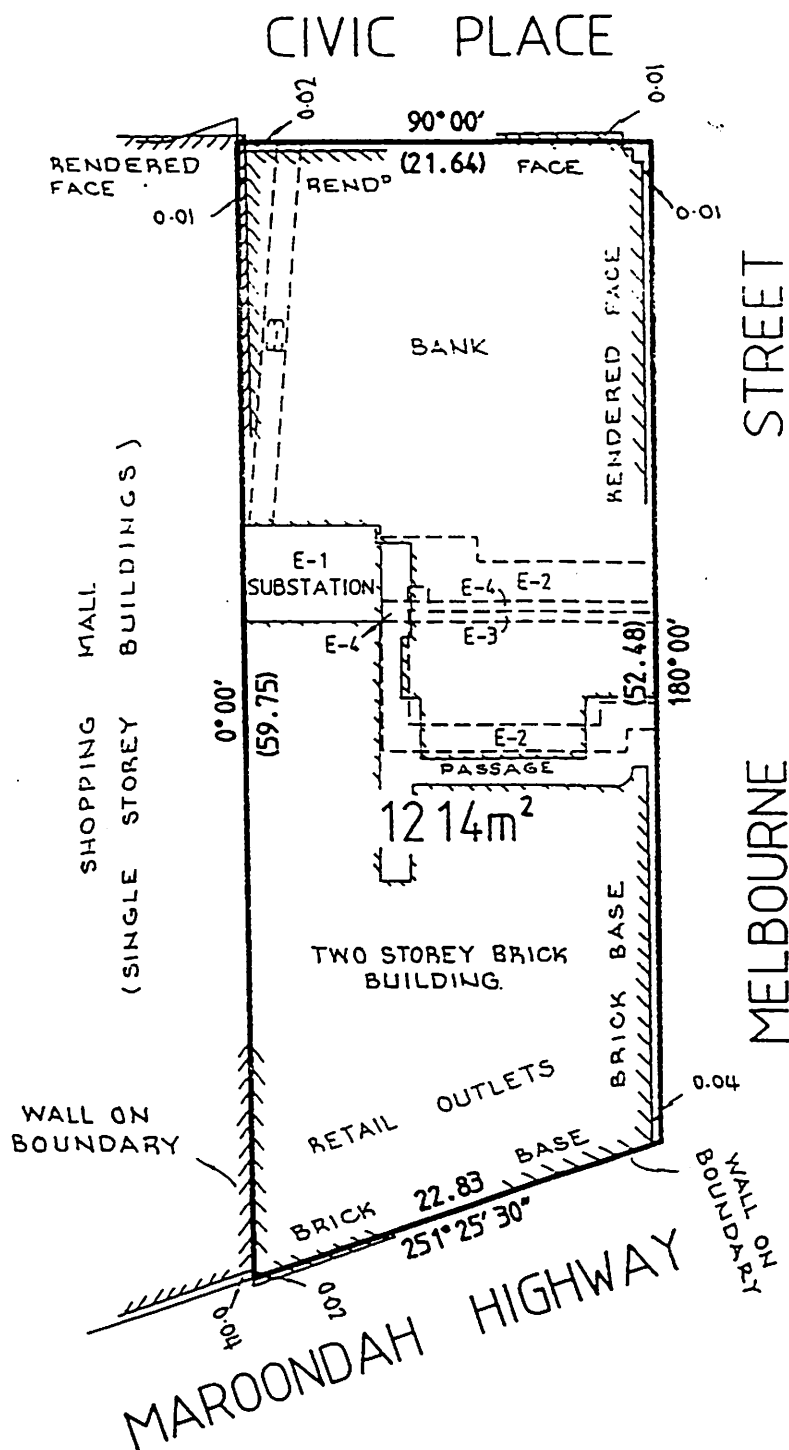
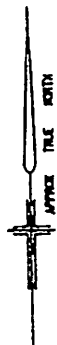
Total	507m ²	(5,450 sq ft)
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A plant room with a Gross Lettable Area of 41 square metres is situated on the roof of the building.

Licensed Surveyor:



Date: 20.3.98



ENCUMBRANCES: REFER TO INSTRUMENT R571356M FOR DIMENSIONS
E-1: SUBSTATION LEASE VIDE INSTRUMENT R571356M
E-2 & E-4: CARRIAGEWAY EASEMENT VIDE INSTRUMENT R571356M
E-3 & E-4: UNDERGROUND POWERLINE EASEMENT VIDE INST. R571356M

TITLE REF: VOL.8892 FOL.906

LAST PLAN REF: LP 80718 LOT 1

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

PLAN OF IDENTIFICATION SURVEY

20 MELBOURNE STREET, RINGWOOD
PARISH OF RINGWOOD

SHEET
SIZE

A4

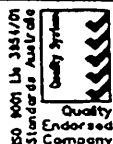
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REFERENCE: 18626/42

VERSION: A

DATE: 19/7/96 42CS1A.DGN



K.A. REED & CO. PTY. LTD.

A.C.N. 005 550 756

SURVEYORS & ENGINEERS

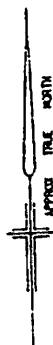
8 MARKET STREET MELBOURNE 3000

PH: (03) 614 4911 FAX: (03) 614 3877

**REED
GROUP**



LENGTHS ARE IN
METRES



ROOF
PLANT ROOM



17m²
N.L.A.

COMMONWEALTH
BANK
877m²
G.L.A.

SERVICE

STAIRS

201m²
N.L.A.

FIRST FLOOR

CIVIC PLACE

COMMONWEALTH
BANK
572m²
G.L.A.

SUBSTATION

SERVICE

STORE

7m²

70m²
G.L.A.R.

6m²
G.L.A.R.

119m²
G.L.A.R.

202m²
G.L.A.R.

11m²
G.L.A.R.

No. 749

STREET

MELBOURNE

MAROONDAH HIGHWAY

GROUND FLOOR

I, **ALAN D NORMAN** OF **8 MARKET STREET MELBOURNE 3000**
CERTIFY THAT THIS PLAN REPRESENTS THE GROSS & NET LETTABLE
AREAS IN ACCORDANCE WITH THE BOMA METHOD OF MEASUREMENT
AND THE DATE OF THE SURVEY WAS 19 DECEMBER 1995

Alan Norman

LICENSED SURVEYOR

PLAN OF FLOOR AREAS

20 MELBOURNE STREET, RINGWOOD
PARISH OF RINGWOOD

SHEET
SIZE

A4

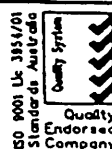
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VERSION: A

DATE: 19/7/96 42BP1A.DGN



K.A. REED & CO. PTY. LTD.

A.C.N. 005 550 756

SURVEYORS & ENGINEERS

8 MARKET STREET MELBOURNE 3000

PH: (03) 9614 4911 FAX: (03) 9614 3877



LENGTHS ARE IN
METRES

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"

HAHOVER 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.80718 Parish of Ringwood County - of Morningside - - - - -

Lot 2 Area 1.11 ha

DATED the 29th day of June 1971

V. Whowden

Assistant Registrar of Titles

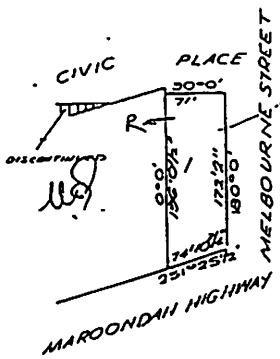


ENCUMBRANCES REFERRED TO

Not
A.O. in L.G.D. 3577
8-12-82

Unsub. Plan
2/11

2/11
4/8/96



IAN D. CLARKE & ASSOC.
P.O. BOX 5037Y
G.P.O. MELB 3001
Mobile 019 174 124
DX 434

DUPLICATE AMENDED
[Signature]
K 4-8-83
DATE 9-8-83



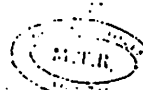












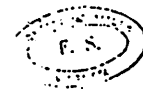


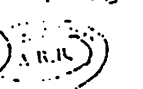
NO DEEDS
TO BE REGISTERED UNTIL
PLAN IS AMENDED ON DUPLICATE
SEE L.G.D. 3577

MEASUREMENTS ARE IN Feet and inches

Derived from Vol. 3668 Fol. 745

EQ5636



VOL.	FOL.	INSTRUMENT	APPLICATION
CAVEAT NO. E87694 LODGED 21 JULY 1971 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 CITY OF RINGWOOD Registered 20th June 1971 No.145637			
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 20th March 1979 No.H450927	 		CAVEAT NO. L575843 LODGED 25 MAR 1985 CAVEAT WILL LAPSE ON REGISTRATION OF L668303F 14 JUN 1985  
MORTGAGE to THE NEW ZEALAND NATIONAL COMMERCE LIMITED Registered 26 NOV 1981	 	PROPRIETOR THE COMMISSIONERS OF THE STATE BANK OF VICTORIA REGISTERED 15/5/85 L668303F 	
CAVEAT NO. J521447 LODGED 2-7-81 CAVEAT WILL LAPSE ON REGISTRATION OF J729949 21 JAN 1982			
CAVEAT NO. J698005 LODGED 30/10/81 CAVEAT WILL LAPSE ON REGISTRATION OF J729950 21 JAN 1982	 		IAN D. CLARKE & ASSOC. P.O. BOX 5037 G.P.O. MELB 3001 Mobile 019 174 124 DX 434 V.8892 F.906

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IAN D. CLARKE & ASSOC.
100 NEW GERRY
ALBANY, N.Y. 12208
TEL: 518/537-1234
FAX: 518/537-1234

Lodged at the Titles Office by

PRINCIPAL CONVEYANCING OFFICER, S.E.C.V.

Code 0362H

R571356M

VICTORIA

CAVEAT

Section 89 of the *Transfer of Land Act 1958*

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as transferee or proprietor of and of any instrument affecting that estate or interest to the extent specified.

(Notes 1-3)

Land

(Note 4)

ALL those pieces of land marked E-1, E-2, E-3 and E-4 on the plan hereon and being part of the land described in Certificate of Title Volume 8892 Folio 906

Caveator

(Note 5)

STATE ELECTRICITY COMMISSION OF VICTORIA of 15 William Street, Melbourne

Estate or Interest Claimed

(Note 6)

An equitable interest as Lessee

Grounds of Claim

(Note 7)

As Lessee by virtue of an unregistered Lease dated 12th September, 1991 between COMMONWEALTH BANK OF AUSTRALIA formerly THE STATE BANK of VICTORIA and STATE ELECTRICITY COMMISSION OF VICTORIA

Extent of Prohibition

(Note 8)

~~ABSOLUTELY~~

Unless such instrument is expressed to be subject to the Caveator's claim

Registered Proprietor

(Note 9)

THE COMMISSIONERS OF THE STATE BANK OF VICTORIA

Address in Victoria for Service of Notice

C/- Principal Conveyancing Officer, S.E.C.V. of 15 William Street, Melbourne

Date 30th day of September 1991.

Execution by the Caveator or his Agent

(Note 10)

ANTHONY WILLIAM KELLY
Solicitor and Agent for the Caveator

CAVEAT

V. 2712 F. 4106 (11.)

FILE NO: 330F/901/X7332

D. 23.10.91

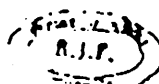


Office Use Only



Approval C/I

LW 11/10/91



E. 27/10/91

		<p>NOTATIONS</p> <p>E-1 REQUIRED FOR INDOOR TYPE SUBSTATION</p> <p>E-2 & E-4 REQUIRED FOR CARRIAGEWAY EASEMENT</p> <p>E-3 & E-4 REQUIRED FOR UNDERGROUND POWERLINE EASEMENT</p>
<p>PLAN FOR CREATION OF LEASE AND EASEMENTS</p> <p>COUNTY MORRISON PARISH RINGWOOD SECTION CROWN ALLOTMENT</p>		<p>THE INSTRUMENT FILE NO. 8892 VOL. 908 IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES</p> <p>LAST PLAN REF. -</p>
<p>DEV. "A" REDRAWN, CARRIAGEWAY RESURFACED & AIRMAID</p> <p>STATE ELECTRICITY COMMISSION OF VICTORIA (ENTIRELY ALIGNED WITH HIGHWAYS)</p> <p>SUBSTATION - CIVIC MELBOURNE SUB NUMBER : 7760-0673</p> <p>LEASE & EASEMENTS FOR SUBSTATION SITE MELBOURNE STREET & CIVIC PLACE RINGWOOD</p> <p>DRG. No. VC2/5/17 A</p>		<p>SCALE</p> <p>1" = 100'</p> <p>SCALE</p> <p>SHEET</p> <p>OF</p> <p>A.1</p>

NOTES

1. Caveats may be lodged as an original only and must be typed or completed in ink.
2. All signatures must be in ink.
3. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
4. If the caveat affects land in a Crown grant or certificate of title the volume and folio references must be given. If the whole of the land in a title is affected no other description should be used. If the caveat affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
If the caveat affects a mortgage, charge or lease the type and reference number of the instrument should be given.
5. Insert full name and address.
6. Specify the estate or interest claimed.
eg. "an estate in fee simple"
"an interest as mortgagee"
7. Specify the derivation of the claim
eg. "as purchaser under a contract of sale from A.B. dated"
"as mortgagee under an instrument of mortgage from A.B. dated"
or as the case may be.
8. If other than absolutely delete "absolutely" and specify the conditions under which registration may be effected eg. "unless such instrument is expressed to be subject to my claim".
9. Insert full name only. Address is not necessary.
10. The caveat may be signed by the caveator or by an authorized agent of the caveator.
The execution by the caveator or his agent need not be witnessed. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

OUTGOINGS SCHEDULE		
PROPERTY: 20 MELBOURNE STREET, RINGWOOD		
WATER RATES		
Lot 3	\$296.60	
Lot , Office 4	\$157.55	
Shop 11	\$648.90	
Lot 1	\$7.15	
CBA 316793721	\$2,317.50	\$3,427.70
LAND TAX		\$52,354.06
COUNCIL RATES		
Lot 1/2/7/15	\$3,509.95	
Lot 1/2/7/15	\$761.70	
Office 4	\$308.55	
Shop 8	\$283.75	
Office 3	\$403.25	\$5,267.20
TOTAL OUTGOINGS:		\$61,048.96